



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Krissy Gilmore, Senior Planner, Kristina.Gilmore@slcgov.com, 801-535-7780  
**Date:** October 25, 2023  
**Re:** PLNPCM2022-00653 Design Review, PLNPCM2023-00685 Planned Development

## Design Review and Planned Development

**PROPERTY ADDRESS:** 57 N 1000 W  
**PARCEL ID:** 08-35-377-019-0000, 08-35-377-013-0000  
**MASTER PLAN:** [North Temple Boulevard Plan](#)  
**ZONING DISTRICT:** [TSA \(Transit Station Area District, Special Purpose, Transition Area\)](#)

### REQUEST:

A request by Jarod Hall of Develop Design LLC for Design Review and Planned Development approval for a residential building at approximately 57 N 1000 W. The project site is in the TSA-SP-T zoning district. The proposed building is approximately 75 feet in height with 160 one-bedroom units. The building will have two structured parking levels with 149 parking stalls and 5 levels of apartment units above.

The applicant is requesting a Design Review for:

- **Building Façade Length:** Modification of the maximum length of a street-facing building façade along 1000 West from 200 feet to 282 feet.
- **Active Ground Floor Use:** Along the Learned Avenue building façade the applicant is requesting to modify the active ground floor use required for 80% of the façade at least 25' deep to 37%.
- **Ground Floor Glass:** Modify the ground floor glass requirement on Learned Avenue from 45% to 34%.
- **Building Entrances:** Building entrances are required every 40' on a street-facing building façade. The applicant is requesting to modify this requirement on both the 1000 West and Learned Avenue facades. Additionally, the applicant is requesting modify the entry feature requirement to allow the ground floor residential doors to be perpendicular to the street.

The applicant is requesting Planned Development to:

- The applicant is seeking up to an additional 5' of building height. This is to accommodate increased floor height on the ground level so that the spaces could eventually be converted to commercial.

## RECOMMENDATION:

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

- Final review of the development is delegated to Staff. In addition to showing compliance with zoning regulations not modified through this request, the plans shall show compliance with the following Design Review standards:
  - I (Loading Area Screening)
  - J (Signage)
  - K (Lighting)
  - L (Streetscape Improvements)

## ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Narrative](#)
- C. [ATTACHMENT C: Plan Set](#)
- D. [ATTACHMENT D: Property & Vicinity Photos](#)
- E. [ATTACHMENT E: TSA-SP-T Zoning Standards](#)
- F. [ATTACHMENT F: Design Review Standards](#)
- G. [ATTACHMENT G: Planned Development Standards](#)
- H. [ATTACHMENT H: Public Process & Comments](#)
- I. [ATTACHMENT I: Department Review Comments](#)

## PROJECT DESCRIPTION



### Quick Facts

**Height:** 75 feet (7 stories)

**Number of Residential Units:** 160 units, all 1-bedroom units

**Uses:** Residential, leasing office, gym, amenity deck

**Exterior Materials:** Brick, fiber cement panels, glass

**Parking:** 149 stalls

**Review Process & Standards:** Planned Development, Design Review, TSA zoning

The proposed building is a 7-story, 160-unit multi-family residential apartment building. The subject property is approximately 1 acre (39,382 square feet) and is in the TSA-SP-T (Transit Station Area Special Purpose Transition) Zoning District. The subject parcel has frontage on 3 streets – North

Temple, 1000 West, and Learned Avenue. Above is a rendering of the development and a list of quick facts about the proposal.

The building will include a lobby, leasing space, and gym fronting North Temple and apartment units along the 1000 West and Learned Avenue facades. Parking will be interior to the building on the first and second levels. The second level is primarily devoted to parking. The applicant has provided a detailed narrative about their proposal and design considerations, provided in [Attachment B](#).

**Building Context:** The building is associated with a larger development project and is referenced in the provided plan set as Building B. Building A did not require a planning process and is in the building permit review stage. The image below shows how the two buildings relate and have interior upper story amenity courtyards that face one another, as well as a public alleyway between the two.

The building is located across the street from the Utah State Fairpark and is within walking distance of the Fairpark Trax Station. It is also located across the street and diagonal from Madsen Park on 1000 West.



**Building Details:** The building's street-facing ground and second level façade along North Temple will consist primarily of a brick veneer base with some wood finish fiber cement panels, as well as floor-to-ceiling ground-floor windows. All the building's street facing facades are constructed with 100% durable materials, exceeding the requirement of 60% for the upper floors. No stucco is proposed.



The 1000 West façade includes brick veneer in both black and light grey, and fiber cement panels. The submitted plans illustrate how the building's 1000 West street-facing façade will be broken up (as required by the Design Review Standards, found in Attachment F). Along the façade, the proposed building's mass has been broken up by a 30-foot long recessed break that helps divide the length into two distinct sections. The larger masses on either side of the recession will feature different materials



and are intended to appear as different buildings. The building materials and colors are proposed in a way to visually break up the mass of the building, with distinct vertical and horizontal sections of lighter-colored brick and fiber cement paneling on the edges of the building and dark metal paneling in the middle. The rear half of the façade uses colors and variation to appear to visually step down on the ground level and differentiate the two sections for the pedestrian experience. The Learned Avenue façade is the least varied of the three street-facing facades due to the nature of the façade as the rear of the building, however, it does continue the design theme of the dark brick from 1000 West façade. It incorporates high quality materials and changes in plane and texture, while also recognizing the nature of the façade as the service entry.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Design Review and Planned Development as proposed or may impose conditions necessary or appropriate to comply with the standards. The Planning Commission may deny an application for a Design Review or Planned Development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of a Design Review or Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55 or 21A.59.

## KEY CONSIDERATIONS

The key considerations listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

1. Requested Modifications
2. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

### Consideration 1: Requested Modifications

The Design Review request is necessary for the modification of multiple zoning requirements for the TSA zoning district.

#### 1) Modification to Maximum Building Façade Length

In TSA zoning districts, the maximum allowed building façade length is 200 feet. The Lusso 2 building proposed a length of around 282 feet along the east façade on 1000 West. The purpose of the maximum façade length rule is to break up large building expanses, creating pedestrian-friendly, human-scale spaces.

Staff expressed concerns to the applicant about this requested modification and stressed the importance of breaking up the building's mass and scale at both the pedestrian level and overall. The applicant collaborated with staff through multiple iterations to better align with the intent of façade length standard.



Original 1000 W Elevation





The 1000 West façade is divided into two distinct masses using color, material, and vertical and horizontal breaks. A 5-foot deep and 30-foot long recess at the middle of the façade creates a visual separation, giving the impression of two separate buildings from a pedestrian perspective. Further, the ground floor on both sides of the building features deliberate variations, creating a visual step-down effect from the front half to the back half. To enhance the pedestrian-level design, front porches were widened and extended to the second story on the front section, incorporating a sloping design element. Fences were added to the porches to better distinguish between public and private spaces, and windows were enlarged to add visual interest and adaptability for potential commercial use.

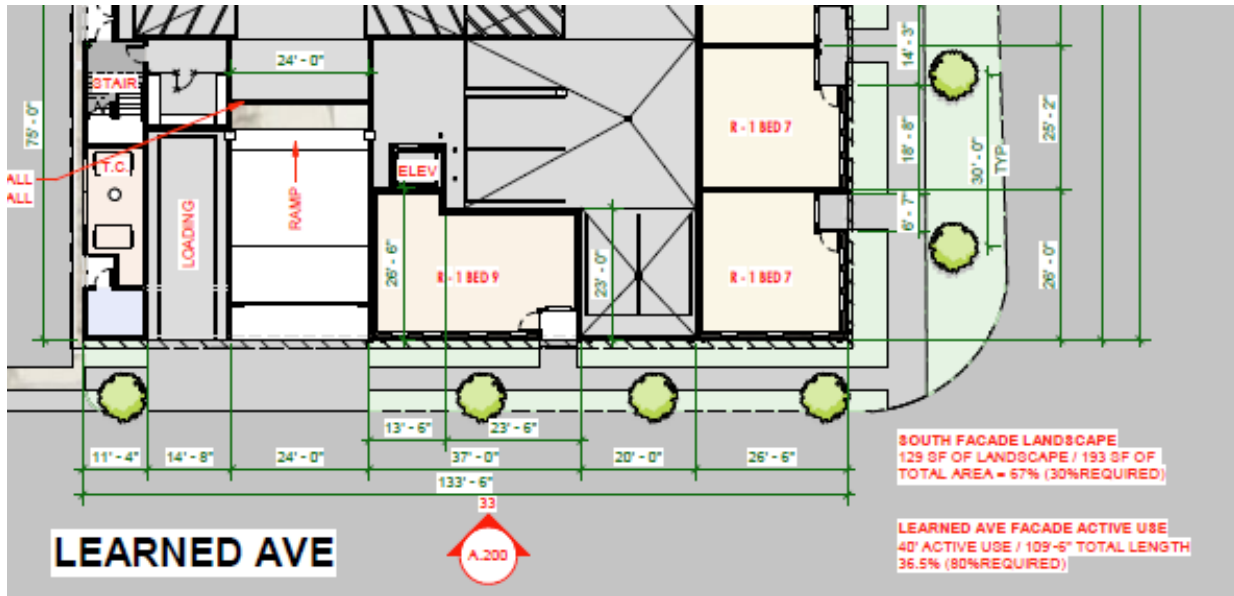
The proposed building, with its transparency, changes in building plane, and material variations, complies with the maximum building length standard. The purpose of Design Review is to ensure the effect of any modifications to the permitted building length are mitigated and the orientation of the building is toward the human scale and interacts appropriately to the street. The integration of these elements appears to meet this standard.



1000 West Rendering

## 2) Modifications to Ground Floor Glass & Use on the Learned Avenue Façade

The proposal is seeking Design Review approval to meet the ground floor use requirements for the Learned Avenue façade as indicated in Design Standards 21A.37.050.A.1. This standard requires that the ground floor of a new principal building on any street facing façade be occupied by an active use that extends at least 25 feet into the building for 80% of the façade length. The subject building has three street facing facades and exceeds this requirement on both the North Temple and 1000 West facades. The Learned Avenue façade is considered their 'back of house', with a loading area and trash collection entry, utilities, as well as one apartment unit. The proposal is below the 80% requirement, in part, because the apartment unit along Learned Avenue is only 23 feet deep in some portions. The proposed active ground floor use percentage is 36.5%.



Additionally, the applicant is requesting a modification to the ground floor glass percentage along Learned Avenue, which is required to be 45% per Design Standard Standards 21A.37.050.C. The applicant is proposing a total ground floor glass percentage of 39%, which is below the required 45%.

The design of the building is subject to the street facing requirements on three facades. This limits the options for where to place necessary services, such as loading and access for trash collection. The proposal well exceeds the required durable materials for the Learned Avenue façade at 100% and is designed to include balconies and vertical banding on the upper floors to create visual interest. The North Temple and 1000 West facades both exceed the ground floor glass requirement, which supports that the overall building provides pedestrian oriented design elements. Due to the minor degree of modifications needed for both standards, Planning Staff believes the intent of the standards has been met.



*Learned Avenue Facade*

### 3) Modifications to Building Entrances on the 1000 W & Learned Avenue Façades

The proposal is seeking Design Review approval to modify the building entrance requirements for the 1000 West and Learned Avenue façades as indicated in Design Standards 21A.37.050.D and 21A.37.050.L Residential units facing the street must have the entrance facing the street. The applicant is proposing to locate the apartment entrances perpendicular to the street. While the entrance doors are not visible when looking directly at the building, they will still be visible for pedestrians along the sidewalk and provide a more private entrance for residents. The large windows along each unit also help meet the intent of the standard.

Buildings in the TSA zone must also have a ground floor entrance every 40 feet and the entrance must face the public street. Due to the design of the Learned Avenue façade with only one apartment unit and the parking garage entrance, this façade does not meet the spacing requirement. The 1000 West façade meets the spacing requirement for all the apartment units, but the area in the middle of the façade used as a break in the building mass does not meet the 40-foot spacing requirement.

Although the 1000 West façade does not include pedestrian entries every 40 feet, the building meets the intent of this requirement by exceeding the number of doors that would be required, and spaces them out in such a way that the use of the structure is better laid out and the doors are spaced to fit in with the architectural design of each unit. The total number of doors provided is 9, while 7 are required. The Learned Avenue façade has one apartment unit and one garage entrance. Given the utilitarian nature of this façade, the number of entrances is appropriate.

#### **4) Modifications to Building Height**

The maximum height for buildings located in the TSA-SP-T zone is 60 feet; additionally, projects that achieve a TSA development review score that qualifies for administrative review are eligible for an increase in height that is limited to one story of habitable space. The height of the additional story shall be equal to or less than the average height of the other stories in the building.

Based on the applicant's development review score, the project is eligible for an additional story equal to the average height of the other floors of the proposed building, which is 10 feet.

$60' + 10' = 70'$  allowed by the TSA zoning district standards

Through the Planned Development process, the applicant is requesting the maximum of 5 feet of additional building height that can be requested through a Planned Development.

$70' + 5' = 75'$  maximum height allowed with Planned Development request

The intent of the Design Review standards is to break up the overall mass and scale of the building façade to provide for a human scale and pedestrian connectivity. Design Standard G specifically discusses creating a distinct base, middle, and top and creating a distinctive roofline. The building is designed with a transparent street facing base, mid-level vertical and horizontal elements, and the top is varied between the two sections of building with a lighter band on one side and varied parapet wall heights. The recess on the 1000 West façade also assists in breaking up the mass of the building.

The perceived scale of the proposed building height is reduced through both horizontal and vertical massing changes and an appropriate solid-to-void ratio. While the height of the building will be taller than some of the adjacent properties, it is anticipated that future redevelopment will follow this pattern. Additionally, it is very similar to the under-construction Lusso Building A and will only be a few feet taller to accommodate the increased floor height along 1000 West. The requested modifications to building height meet the goals and intent of applicable city plans and the Planned Development standards.

### **Consideration 2: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans**

#### **[North Temple Boulevard Plan \(2010\)](#)**

The project site is located within the Fairpark Station Area or the North Temple Boulevard Plan. The Plan describes the Fairpark Station as "Special Purpose" which is reflective of the station being centered around a dominant land use, in this case, the State Fairgrounds. The Plan calls for



intensifying the mix of uses around the State Fairpark, with the Utah State Fairpark frontage subject to the most amount of change and development.

The intent of the North Temple Boulevard Plan is to change North Temple Boulevard and its surrounding area into an environment of walkable communities, provide a diverse mix of uses and building types around the transit stations, and support long-term economic stability in this area. The proposed development meets the intent and vision of the goals of the North Temple Boulevard Plan and the Fairpark Station Area Plan by providing a development with architectural design elements that enhance the pedestrian experience at the street level along North Temple and 1000 West, and providing high quality, higher density housing in an area primarily composed of single-family residential housing; therefore, intensifying the mix of uses around the station area and providing a greater range of housing options. Additionally, because of the already existing high number of jobs around this station area (Utah State Offices), the plan calls for an increase in housing, as well as development that would support those commuting to the neighborhood. The proposed development accomplishes this by providing additional residential housing at a location with existing infrastructure that can support the greater density.

### **Plan Salt Lake (2015)**

The project is also supportive of Plan Salt Lake, a citywide plan which guides the direction of the city. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and neighborhoods. Of the goals listed in these sections the proposed amendments are supported by the following initiatives:

- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Create a safe and convenient place for people to carry out their daily lives.
- Accommodate and promote an increase in the City's population.
- Promote high density residential in areas served by transit.
- Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

The proposal meets the stated vision of the plan as it is a mid-rise building that will shape the street edge and provide residential and potential commercial development directly adjacent to the TRAX line and existing employment opportunities. Given the compliance with the goals and initiatives focusing in both the North Temple Boulevard Plan and Plan Salt Lake, Planning Staff is of the opinion that the applicant complies with the planned development Master Plan Implementation objective. The site layout, building orientation, and scale all harmonize well with the guiding plans for the area.

### **STAFF RECOMMENDATION**

In general, the proposal meets the intent of the TSA zoning district, the Design Review and Planned Development objectives and standards, and is compatible with the various general plans of the city. The proposed modifications have been appropriately mitigated with the proposed design elements intended to enhance the pedestrian experience. Staff recommends approval of the proposed project.

### **NEXT STEPS**

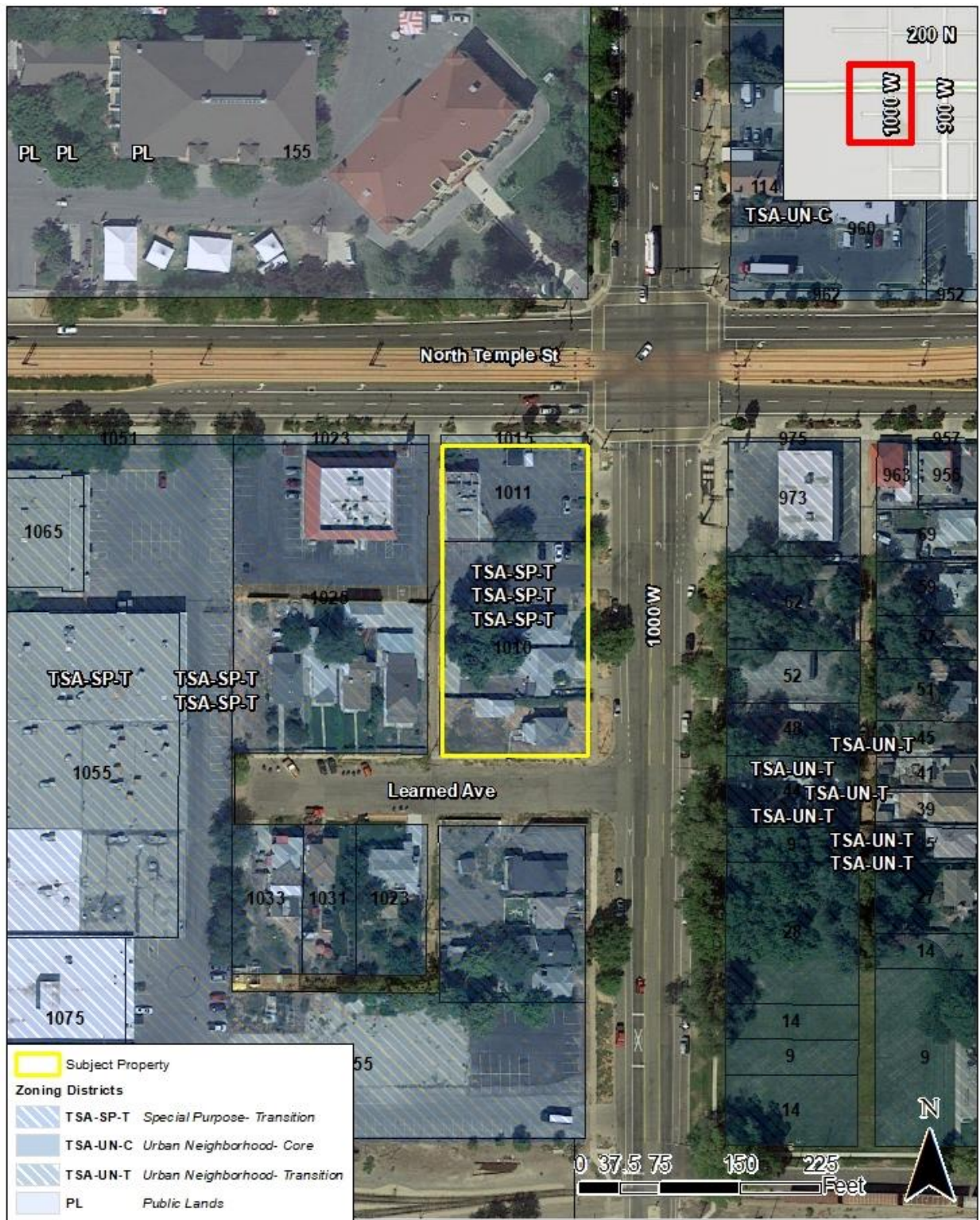
#### **Approval of the Request**

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 lot consolidation will need to be finalized and recorded with Salt Lake County. Unless specified in the zoning ordinance as a minor modification or through the conditions of approval, any modification to the development plan must be reviewed and approved by the Planning Commission.

**Denial of the Request**

If the petitions are denied, the applicant would be required to meet the base zoning code for building height, façade length, ground floor glass and use, and number of building entrances.

# ATTACHMENT A: Vicinity Map



Salt Lake City Planning Division 9/13/2023



# **ATTACHMENT B: Applicant Narrative**

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Aug 25, 2023

TSA Score Review Lusso Apartments

**Project Summary**

Lusso 2 Apartments is a proposed 160 unit apartment project located near the Utah State Fairpark. It will be one building on a single parcel that equals 0.9 acres. The building will have 1 Bedroom units. This project will be replacing several existing single family detached homes and a Mexican restaurant..

Each of our anticipated points and a description of how we are achieving those points is provided in the included drawings.

Sincerely,

**Jarod Hall, AIA**  
Manager  
di'velept design LLC

## 21A.59.050: STANDARDS FOR DESIGN REVIEW

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

21A.26.078

A. Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood....

4. Special Purpose Station (TSA-SP): The special purpose station is typically centered on a specific land use or large scale regional activity. These areas are generally served by a mix of transit options. Land uses such as restaurants and retail support the dominant land use and attract people to the area. A mix of housing types and sizes are appropriate in certain situations. Future development should be aimed at increasing the overall intensity and frequency of use in the station area by adding a mix of uses that can be arranged and designed to be compatible with the primary use.

This project provides apartments in an area that is mostly Single Family Residences, increasing the area's density and providing another housing type. The building includes a ground floor with a mix of uses for residents with a leasing office, gym, and club house.

This project is located within walking distance of the Fairpark Trax Station and currently has a bus stop directly in front of the building to encourage public transit use.

This project will be replacing a number of older homes and a restaurant. Which aligns with the zone's purpose to create increased development on underutilized parcels. The area around the trax station is meant to be a focus of future development, this project will be an instigator for further development in this area.

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.

The primary pedestrian and vehicular entrances face the street/public sidewalk and the main building facade faces the public sidewalk.

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.

All amenities spaces in the building other than the roof deck are located along North Temple creating the active ground floor near the public sidewalk and giving the building a direct visual connection to the street. Along 1000 W there are a number of apartments which help create activity as well.

Both the 1000 W and the North Temple facades are well above the required glazing amount. The glazing on Learned Ave is only slightly below the requirement, and we need somewhere to put the loading space, parking entry, and trash collection. The largest blank space on any of the street facing facades is 8'-4".

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.

The building is similar in scale to the future plans of the area. It is very similar in size to the apartment building just West of it. The 801 Convention Center, while only being 1 story, is a huge blank box just 1 lot over. Beyond that is a giant empty full city block parking lot. There are a number of different larger scale apartments planned for the immediate areas as well.

Both Buildings have been broken up in multiple ways to reduce the scale of the building. 'Bldg A' has been broken up into different parts through frames, there are changes in material and color at different balconies and recesses to further break things up. 'Bldg B' has a defined 1 story base to make the ground floor meet human scale and help it read differently from 'Bldg A'. It also has a top to the building helping break up the height. We have series of vertical sections broken up by material and color to help the building not read as one giant mass.

Almost every unit has a balcony other than other in the units in the facade break section. On Building A many of the units have a frame around them emphasizing the secondary elements.

Almost all units have a large window and a sliding doors, our upper floors have around 30% glazing

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.

We have provided a 30' large break in the building facade, 10% of the 1000W is dedicated to just providing a break in the facade to meet item 1 of the Design Review standards.

We have broken the building up into two smaller parts with a shift in material, that whole wall is wood textured fiber cement and storefront which creates a much different feel than the rest of the building.

To address item 3, we have two completely different designs that make it appear as though it is two different buildings.

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.

**None are provided.**

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

1. Human scale:

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

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

2. Negative impacts:

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

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

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

3. Cornices and rooflines:

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

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

c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually

compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

The section of the building facing North Temple includes clearly defined base and upper sections to create a more human scale along the street. The building height will be similar in scale to surrounding buildings as the area is further developed with the TSA standards. Elements such as farmed out balconies and architectural banding are proposed to further reduce the appearance of height.

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.

There are two Vehicular access points to the parking lot. One along Learned Ave to keep cars behind the building in an area with less pedestrian traffic. Another entrance to the parking lot is located along the North Temple facade. The North Temple entrance is set back to keep cars away from the sidewalk and provide visibility as you exit and enter the building.

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.)

Waste and recycling containers are fully concealed in a trash room.

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.

Large horizontal and vertical architectural banding wraps the corners and main entrances and will provide opportunities for attractive signage.

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.



Lighting will be provided to enhance safety for pedestrians while following anti-light-pollution strategies.

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. (Ord. 14-19, 2019)

Street trees and hardscape design will meet these standards.

# TSA Points Checklist

## 1.B) Intensity of Use - 12 points

This project has a density of 178 Units Per Acres.

160 Total Units / .9 Acres = 177.7777 Units Per Acres

## 6) Redevelopment of Surface Parking - 15 points

100% of the existing surface parking lot for the existing El Asadero Mexican Food restaurant will be covered by buildings

## 7) Redevelopment of Nonconforming Buildings - 10 points

The Existing El Asadero Mexican Food building does not comply with the maximum setback requirements. It will be replaced by a building that does comply.

## 9) Sustainable Site - 5 points

This project will use a white membrane roof which according to the EPA helps reduce the urban heat island effect.

<https://www.epa.gov/heatislands/using-cool-roofs-reduce-heat-islands>

## 14) Building materials - 20 points

This project's street facing facades will have thin brick and fiber cement paneling covering 100% of the facade. See A.200 for the calculations.

## 16) Rooftop Design - 6 points

There is a rooftop deck on the 3rd floor. The deck will have a hot tub and gather areas. See 1 / A.100

## 17) Eyes on the Street - 15 points

Each unit on both the North Temple, 1000 West, and Learned Ave facades will have a balcony and an operable window. See Floor Plans on A001 & A.100 and the Elevations A.200

## 18) Lighting - 6 points

To light the entries to the building there will be can lights in the soffits of the canopies and recessed entries to the apartment.

## 23) Connections and Walkways - 4 points

All sidewalks connecting from the public way to building entrances will be greater than 6' in width.

**25) Access to transit - 5 points**

This project is 961' from the Fairpark TRAX station.

**26) Public Walkways Interior to the Block - 30**

The existing alley between the new Lusso apartment and the Lusso Apartment building currently under construction will be redeveloped with new paving to make it more usable to pedestrians and people who are biking.

**27) Parking Structure Design - 25 points**

100% of the parking structure is wrapped in durable materials or habitable space.

**28) Alternative Vehicle Parking - 9 points**

This project is providing 6 electrical vehicle charging stations.

**29) Parking Ratios - 25 points**

This project has 158 parking spaces for 160 residential units for a parking ratio of 0.9875

# 21A.26.078.E TSA District Development Standards

## 2. Building Heights

In the TSA-MUEC-T Zone building heights are limited to 60'.

The building is 70' tall to the top of the roof. This equals the 60' limit per 21A.26.078.E.2 plus an additional floor as allowed in 21A.26.078.E.2.b. See section sheet for more information. Parapets have been added to the building height to screen the air conditioning compressors that are located on the roof.

## 3. Setback Standards

For streets with a right of way of more than 50 feet. 1000 W is 74' and Learned Ave is 66', There is no minimum setback. At least 50% of the building facade shall be within 5' of the property line.

The south facade is setback from the property line 1'-6". Reference A.001 for dimensions.

Given that this parcel is surrounded by TSA zoned property there are no required side yards.

## 4. Minimum Lot Area

At 39,382 sf this project complies with the minimum lot area of 2,500 sf. At 136'-6" width this project complies with the minimum lot width of 40'

## 5. Open Space Area

Between the open space on the ground floor and the roof deck on the second floor we have 16.6% Open Space on the site.

514 SF of Ground Floor Open Space + 6,028 SF of Roof Deck = 6,542 SF Open Space

$6,542 \text{ SF} / 39,382 \text{ SF} = 16.6\%$

## 6. Circulation and Connectivity

Parking lots comply with 21A.44.020. There is no parking between the street facing building and the front property line. All drive aisles are perpendicular to front property lines.

# TSA District Design Standards

## 1. Developments shall comply with chapter 21A.37

See detail description below

### 2a. EIFS and Stucco Limitation

The North, South, and East facade of the project will not have any stucco. Both facades will have 100% durable material, see elevations on Sheets A.200 for calculations.

### 2b. Front and Corner Side Yard Design Requirements

1. Yards greater than 10' shall have a shade tree planted for every 30' of street frontage

All setbacks around the building are below 10' wide.

2. At least 50% of front yards shall be covered in live plant material. Can be reduced to 30% if yard includes patios, etc.

We comply with the landscaping requirement with 85% landscaping on the East side of the building and 67% landscaping on the South side of the building. A 5' deep patio is provided for each ground floor unit. This meets the 30% requirement when patios are provided.

3. At least 30% of front yards shall be occupied by outdoor patios, dining, etc.

We comply with the landscaping requirement with 85% patio space on the East side of the building and 67% patio space on the South side of the building. A 5' deep patio is provided for each ground floor unit. This meets the 30% requirement A.001 for calculations.

4. Driveways are allowed regardless of required percentages.

### 2c. Entry Feature Requirements

All units on Learned Ave and 1000 W have 5' Recessed Patios. See A.001 & A.200

### 2d. Ground Floor Requirements on North Temple

Refer to A.200 for Glazing Calculations.

# 21A.37 Design Standards

## 50.A.1 Ground Floor Use

Along the North Temple facade, there is a leasing office and amenity space that includes a mailbox room and a gym, which screens the parking lot.. Those spaces are all over 25' deep.

Along the 1000 W facade, there are 9 apartments, at 25' deep.

Along the Learned Ave. facade we are asking for a modification to the zoning requirements. We are below the required 80% length of screening. There is a portion of the apartment facing Learned Ave has that is only 23' deep.

Including the 23' deep portion of the apartment we are just below the requirement.

74.5' of Screening / 94.5 Total Facade Length = 79%

The project meets the intent of the zoning requirements.

There is 1 apartment entry and the side of an apartment along the street providing a buffer between the parking and apartment buildings. The parking lot is not visible from the street and windows matching the surrounding apartments have been provided to make the sections without a buffer blend in. .

See A.001 for dimensions

## 50.B.1 Building Materials Ground Floor

Along the North Temple, 1000W & Learned Ave. facades the ground floor will be clad in thin brick. Both facades will have 100% durable material, see elevations on Sheets A.200 for calculations.

## 50.B.2 Building Materials Upper Floors

The upper floor materials on the North Temple, 1000W, & Learned Ave. facades will be fiber cement panels. Both facades will have 100% durable material, see elevations on Sheets A.200 for calculations.

## 50.C.1 Glass Ground Floor

The North Temple facade has 68.8% glazing on the ground floor which meets the 60% requirement.

Along the 1000 W facade we have 53% which meets the 45% requirement.

See A.200 for calculations

We are requesting a modification as part of the design review for the Learned Ave. facade glazing requirement, we have 34% which is under the 45% requirement. This is because of the design/layout requirements, we only have 2 apartments with walls on the Learned Facade. To meet general intent we are placing storefront glazing on the second floor around the perimeter of the parking structure and there is a large amount of glazing on the upper 4 floors.

## 50.D Building Entrances

Along the North Temple facade we are space below the required 40' max. See A.001 for dimensions.



On the 1000 W & Learned Ave facade, we are requesting a modification as part of the design review. There is one section on the 1000W facade that is over the 40' requirement because we are splitting the facade up with a notch that is 27' W, but we have entrances to 9 Units along the facade. On the Learned facade because of the layout, we only have 1 unit entrance and the entry to the parking structure.

#### **50.E Max. Blank Wall**

Along the North Temple facade the largest blank wall is 7'-3".

On 1000 W facade the largest blank wall is 8'-0".

The Learned Ave. facade 's largest blank wall is 14'-2".

The maximum allowable is 15'. See A.200 for dimensions

#### **50.F Max Wall Length**

The North Temple and Learned Facade are 133'-6,, which is less than the 200' allowed

We will need to ask for a modification as part of the design review for the street facing facade along the 1000W Facade, which is 272'-6". That is over the 200' requirement.

#### **50.H Exterior Lighting**

Exterior light shall all be down facing lights. To light the entries to the building there will be can lights in the soffits of the canopies and recessed entries to the apartment.

#### **50.I Parking Lot Lighting**

There are no exterior parking lots so this standard does not apply to this project.

#### **50.J Screening of Mechanical Equipment**

Mechanical equipment has been screened.

#### **50.K Screening of Service Areas**

Dumpsters for the project are located on the West side of the building inside of an enclosure.

#### **50.L Ground Floor Residential Entrances**

The project has 9 apartments along the East facade, the entry door for those units open onto 1000 W. The apartments along the South facade open onto Learned.

# PLANNED DEVELOPMENT REQUIREMENTS

## 21A.55.010: 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. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

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

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.

**Response:** The project is a larger scale apartment building which adds density and a type of product to the area, 1 bedroom apartments, that the area is in need of. The current building stock in the neighborhood is mostly single family residential and commercial spaces.

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)

**Response:** This project is consistent with the goals of the master plan. The building will help meet a number of goals for the area, including creating a frontage along both North Temple and 1000 West. It helps create density and a sense of community around the Fairpark TRAX station. The project exceeds the points required for the TSA requirements.

## **21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:**

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

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

**Response:** Refer to section above.

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.

**Response:** This project is consistent with the goals of the master plan. The building will help meet a number of goals for the area, including creating a frontage along both North Temple and 1000 West. It helps create density and a sense of community around the Fairpark TRAX station. The project exceeds the points required for the TSA requirements.

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.

**Response:** This project is in line with the city's vision for the area. The building meets the scale, mass, and density that the city has planned for around the State Fair Grounds. The project creates a sense of frontage for the street along both North Temple and 1000 W. By placing outdoor open space and amenity spaces for the building on North Temple, this matches the development to the West by the same owner and creates a consistent setback. It also brings activity to the street, making the area seem more lively. On the 1000 W there are a number of apartment entrances and patios, giving the facade of the building a more neighborhood feel.

We have also designed the building to buffer all dumpsters, loading docks, and service areas away from the main street faces. Interior parking has been screened on all sides by apartments or amenity space for the building. Meters, generators, and transformers are located in an alley to the west of the building and will be screened from view.

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:

**Response:** There is an open landscaped area in front of the building on the North Temple facade. There will also be trees along the parking strip in line with city code requirements.

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:

**Response:** The project is located near a number of different transportation options and it is part of the goal to build up around different TRAX stations, this is located near the Fairpark Station. The project meets the TSA goal of keeping parking under a space per unit, encouraging other forms of transportation.

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

**Response:** The project will upgrade existing utilities as required to serve the development.

## **21A.55.100: MODIFICATIONS TO DEVELOPMENT PLAN:**

We are requesting the following modifications.

### **1. Max Wall Length**

We are asking for a modification to the 200' Max Wall requirement.

The building is 272'-6" in length along the 1000 W street facade. In order to break up the mass of the building we have provided a 27' W alcove in the center of the building. This creates a mass on each side, which reads more as an individual building. While the overall design of each half is consistent, the color palette between the two contrasts to further this distinction.

### **2. Max Building Height**

We are requesting a building height of 75'.

As you probably already know we do quite a bit of design on projects in the Euclid Neighborhood. As such we attend quite a few community meetings and feel like we have a good sense of the neighbor's primary complaints and desires for the growth that is happening in that area. The biggest complaints are 1) Lack of parking and 2) lack of retail in new buildings.

We feel like the additional 5' of building height allows this project to better align with both of those concerns than is required under the base zoning.

Under the base zoning only street frontage along North Temple is additional clear height that is needed for potential retail usage. In order to achieve that and stay at the base zoning height we would be required to eliminate 12 parking spots on the second level and have double height space only along North Temple (similar to what was done on Lusso 1). Eliminating this parking would be counter to community concern #1. Also given the realities of how apartment buildings work and the limited amount of ground floor space along North Temple (2,700 SF), nearly all of the North Temple facade will be part of the apartment's amenities.

Alternatively with 5 extra feet of building height the units along 1000 W and Learned would have enough ceiling height that they could be converted into retail uses in the future once there is enough demand to support that retail. This is over 6,800 SF of area that would have the ceiling height needed to be able to have that area converted to retail in the future. We recognized the community's concern that few new projects have retail spaces along street frontage. Currently market studies don't support that retail space, but we think in the future they will. This extra building height will allow this project to fulfill this need.

### **3. Ground Floor Use on the Learned Ave Facade**

Along the Learned Ave. facade we are asking for a modification to the zoning requirements. We are below the required 80% length of screening. There is a portion of the apartment facing Learned Ave that is only 23' deep.

Including the 23' deep portion of the apartment we are just below the requirement.

There is 1 apartment entry and the side of an apartment along the street providing a buffer between the parking and apartment buildings. The parking lot is not visible from the street and windows matching the surrounding apartments have been provided to make the sections without a buffer blend in.

#### **4. Glass Ground Floor on the Learned Ave Facade**

We are requesting a modification as part of the design review for the Learned Ave. facade glazing requirement, we have 40% which is under the 45% requirement. This is because of the design/layout requirements, we only have 2 apartments with walls on the Learned Facade. To meet general intent we are placing storefront glazing on the second floor around the perimeter of the parking structure and there is a large amount of glazing on the upper 4 floors.

#### **5. Building Entrances**

On the 1000 W & Learned Ave facade, we are requesting a modification as part of the design review. There is one section on the 1000W facade that is over the 40' requirement because we are splitting the facade up with a notch that is 27' W, but we have entrances to 9 Units along the facade.

On the Learned facade because of the layout, we only have 1 unit entrance and the entry to the parking structure.



**Context Photos**





# ATTACHMENT C: Plan Set

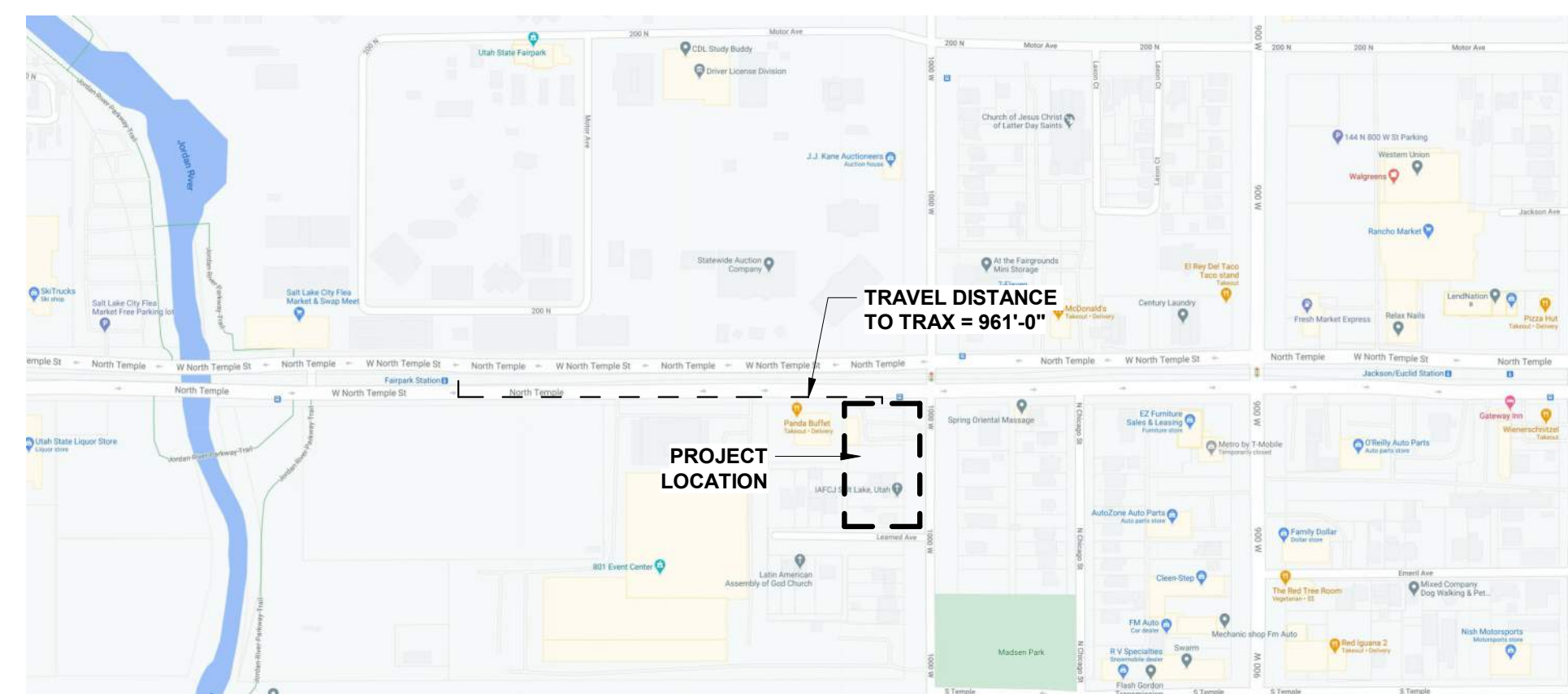
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**LUSO 2**

No.	Date	Description



**ZONING ANALYSIS**

ZONING JURISDICTION: SALT LAKE CITY  
ZONE: TSA-SP-T - SPECIAL PURPOSE TRANSIT STATION

	REQ'D	PROPOSED
<b>SETBACKS:</b>		
FRONT YARD	5'	5'
INTERIOR SIDE YARD	0'	2'
REAR YARD	0'	N/A
<b>LOT:</b>		
MINIMUM LOT AREA	2,500 SF	39,382 SF
MINIMUM LOT WIDTH	40'	137'
OPEN SPACE AREA	10% (3,938 SF)	16% (6,251 SF)
<b>BUILDING:</b>		
MAX BUILDING HEIGHT	60' + ONE STORY	75'
<b>PARKING: TABLE 21A.44.030</b>		
<b>MIN PARKING:</b>		
5 SPACE PER 1BR UNIT	94.5	
OFFICE ( 511 SF x 3/1000SF)	2 (1.5)	
GYM (733 SF x 3/1000SF)	3 (2.2)	
TOTAL	99.5	
TIMES .5 FOR TSA-T	50	
<b>MAX PARKING:</b>		
MAX. = 2/DWELLING UNIT	320	
<b>PROVIDED:</b>	148	
<b>LOADING SPACES</b>		
SECTION 21A.44.080	REQ. 1 SHORT	PROVIDED 1 SHORT
<b>ADA PARKING</b>	5 SPACES	5 SPACES
SECTION 21A.44.020		
<b>ELECTRIC VEHICLE PARKING</b>	6 SPACES	6 SPACES
1 PER 25 SECTION 21A.44.50.B.2		
<b>BICYCLE PARKING</b>	5%	8 (7.4) SPACES
SECTION 21A.44.50.B.3		

**SHEET INDEX.**

- A.000 COVER
- A.001 BIRD'S EYE VIEW
- A.002 STREET VIEW
- A.010 SITE PLAN
- A.100 FLOOR PLANS
- A.200 ELEVATIONS
- A.201 ELEVATIONS SECTIONS
- A.300 SECTIONS
- C101 COVER SHEET
- 1 OF 1 LUSO APARTMENT PROPERTY RECORD OF SURVEY
- C201 EXISTING CONDITIONS & DEMOLITION PLAN
- C202 CIVIL SITE AND MASTER UTILITY PLAN
- C203 GRADING AND DRAINAGE PLAN
- C301 LEARNED AVE PLAN AND PROFILE
- 6
- LS1.1 PLANTING PLAN
- LS2.1 IRRIGATION PLAN
- LS3.1 LANDSCAPE DETAILS
- LS4.1 IRRIGATION DETAILS
- LS4.2 IRRIGATION DETAILS
- 5
- Grand total: 19

VICINITY MAP  
NTS

**GROSS BUILDING**

NAME	LEVEL	AREA
APARTMENTS	LEVEL 1 - GND FL	5,954 SF
NON PARKING	LEVEL 1 - GND FL	3,540 SF
PARKING	LEVEL 1 - GND FL	26,355 SF
PARKING	LEVEL 2 - PARKING	36,404 SF
BUILDING TYPE IA		72,253 SF
APARTMENTS	LEVEL 3	27,666 SF
APARTMENTS	LEVEL 4	27,681 SF
APARTMENTS	LEVEL 5	27,452 SF
APARTMENTS	LEVEL 6	27,452 SF
APARTMENTS	LEVEL 7	27,452 SF
BUILDING TYPE IIIA		137,704 SF
TOTAL		209,957 SF

PROFESSIONAL SEAL

OWNER: LUSO APARTMENT, LLC  
PROJECT ADDRESS: 10XX NORTH TEMPLE SALT LAKE CITY, UT 84116  
CITY PERMIT #: BLD20XX-XXXX  
ARCH PROJECT #: 22-32  
A.O.A.: JDH  
PHASE: PERMIT SET  
PUBLISH DATE: DD MONTH YYYY  
SHEET SCALE: 1/8" = 1'-0"  
SHEET NAME: COVER





**LUSSO 2**

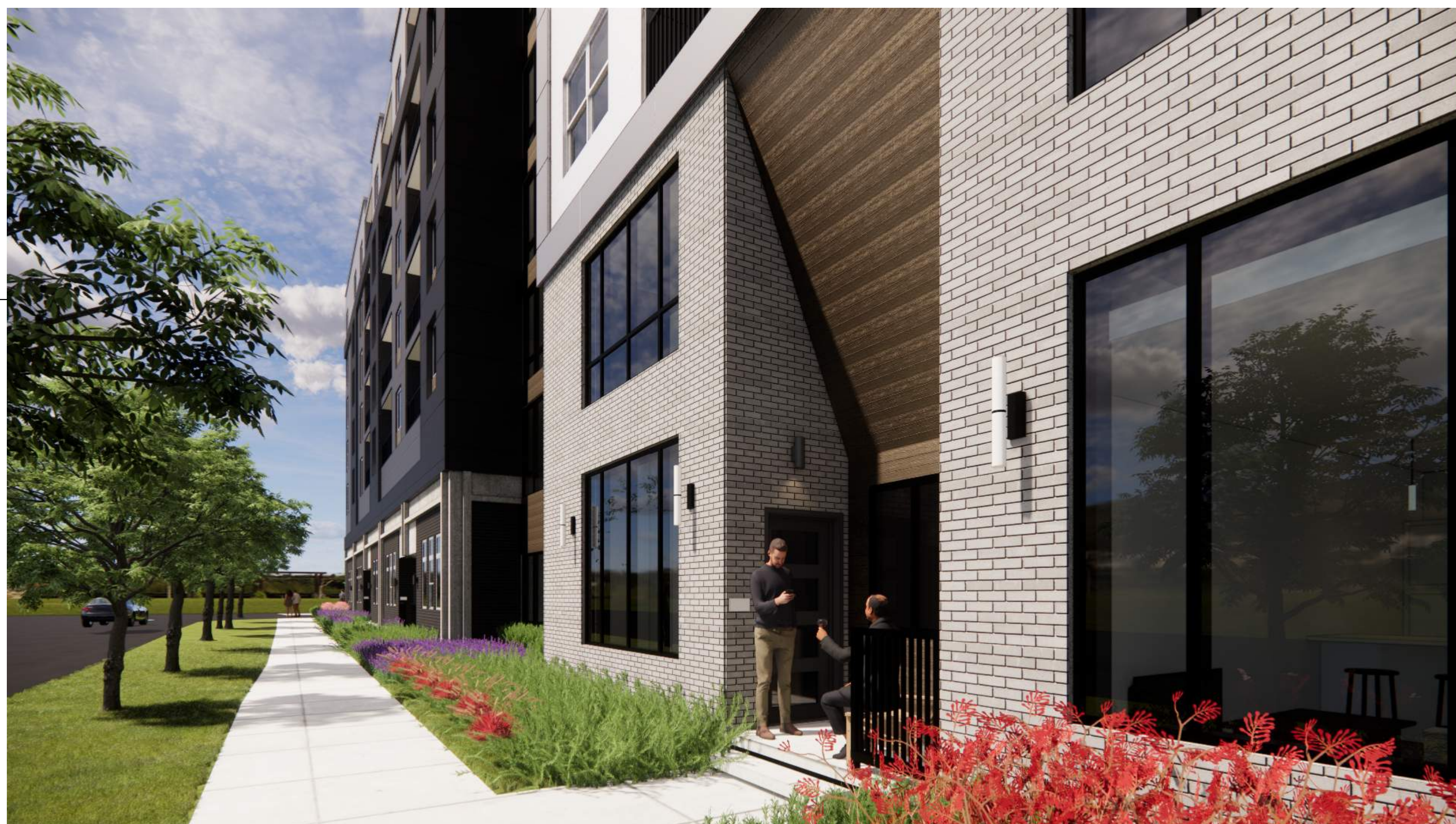
No.	Date	Description

PROFESSIONAL SEAL

OWNER: **LUSSO APARTMENT, LLC**  
 PROJECT ADDRESS: **10XX NORTH TEMPLE  
 SALT LAKE CITY, UT 84116**  
 CITY PERMIT #: **BLD20XX-XXXX**  
 ARCH PROJECT #: **22-32**  
 A.O.B.: **JDH**  
 PHASE: **PERMIT SET**  
 PUBLISH DATE: **DD MONTH YYYY**  
 SHEET SCALE:  
 SHEET NAME:

**BIRD'S EYE  
 VIEW**





**LUSSO 2**

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	LUSSO APARTMENT, LLC
PROJECT ADDRESS:	10XX NORTH TEMPLE SALT LAKE CITY, UT 84116
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-32
A.O.A.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	
SHEET NAME:	<b>STREET VIEW</b>



### PROPERTY

Name	Area	Acres
377-13	12,333 SF	0.28
377-019	27,045 SF	0.62
TOTAL	39,382 SF	0.90
	78,759 SF	1.81

### PARKING REQUIRED

UNIT TYPE	COUNT	PRKG REQD	TOTAL PARKING
R - 1 BED 1	92	0.25	23
R - 1 BED 1 - TYPE A	1	0.25	0.25
R - 1 BED 1.1	14	0.25	3.5
R - 1 BED 1.2	10	0.25	2.5
R - 1 BED 2	10	0.25	2.5
R - 1 BED 3	10	0.25	2.5
R - 1 BED 4	2	0.25	0.5
R - 1 BED 5	5	0.25	1.25
R - 1 BED 6	3	0.25	0.75
R - 1 BED 6.1	1	0.25	0.25
R - 1 BED 7	4	0.25	1
R - 1 BED 8	1	0.25	0.25
R - 1 BED 9	1	0.25	0.25
R - 1 BED 10	2	0.25	0.5
R - 1 BED 11	4	0.25	1
Grand total	160		40

### Department Legend

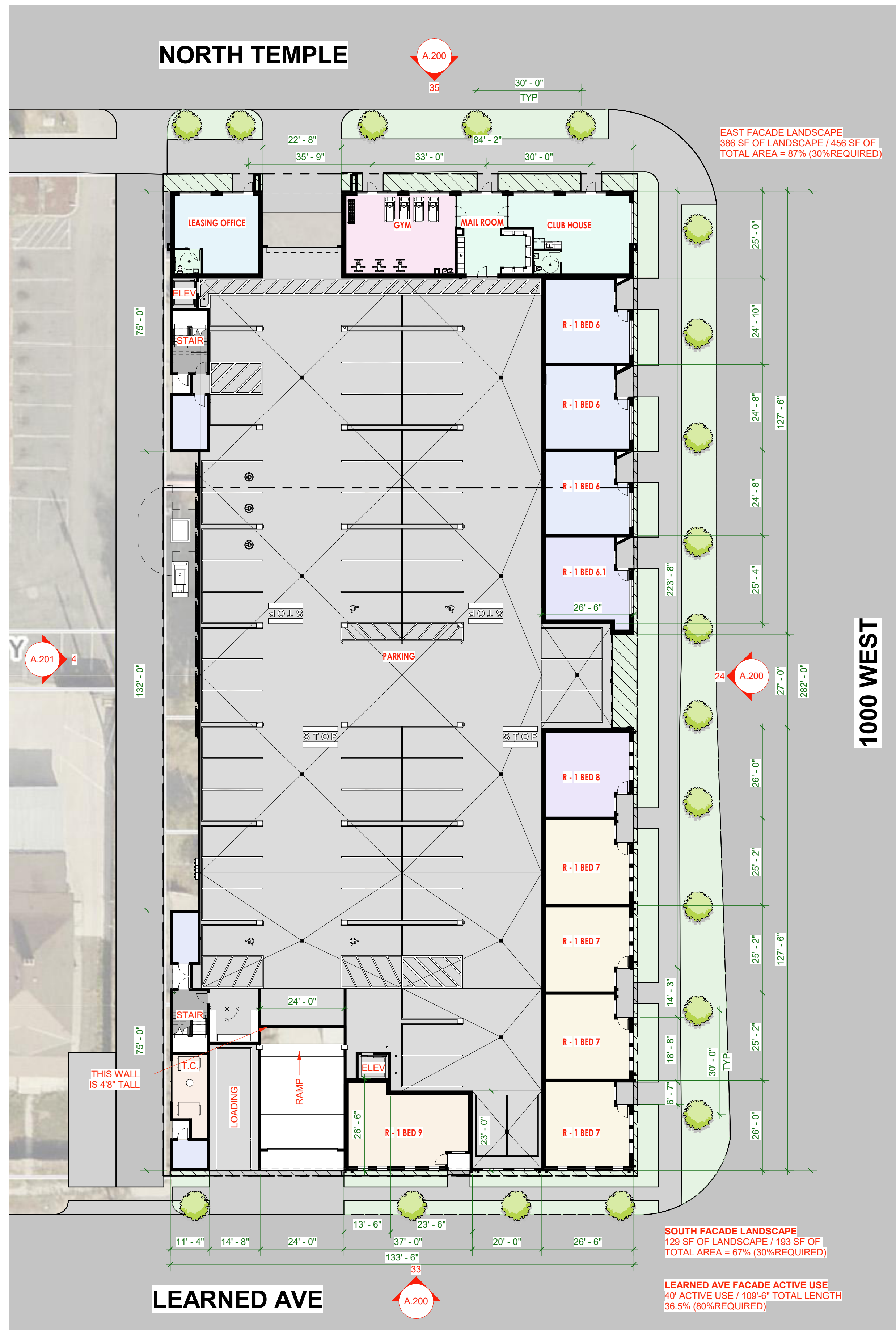
- CIRCULATION
- CLUB HOUSE
- GYM
- LEASING OFFICE
- MAIL ROOM
- PARKING
- R - 1 BED 6
- R - 1 BED 6.1
- R - 1 BED 7
- R - 1 BED 8
- R - 1 BED 9
- RESTROOM
- STAIRS
- TRASH
- UTILITY

### PARKING

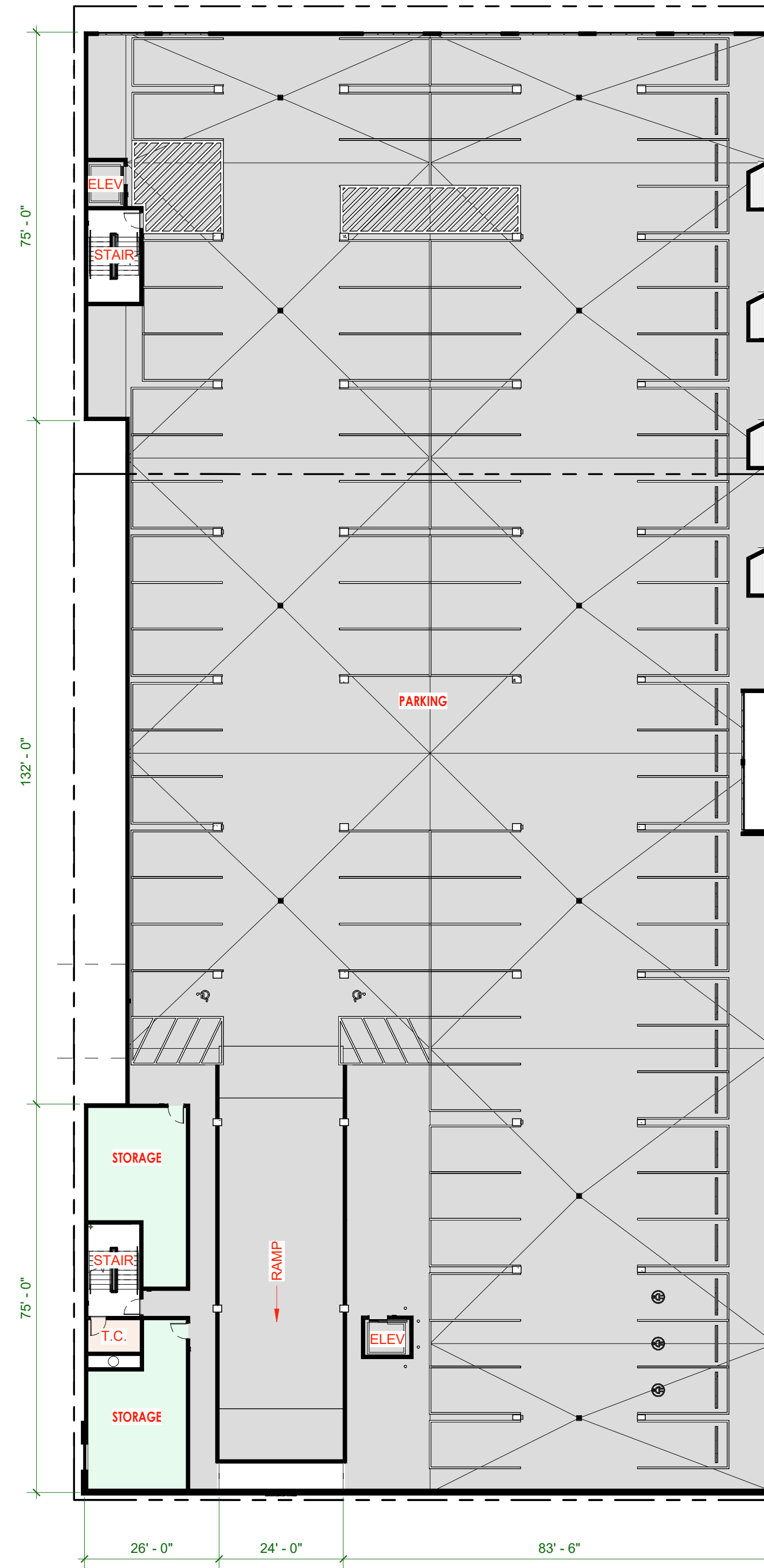
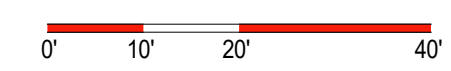
TYPE	COUNT
9'0" x 15'-4" COMPACT	6
9'0" x 17'-6"	130
9'0" x 17'-6" ELECTRIC VEHICLE	6
10x35 LOADING	1
ADA 9x18	5
ADA 9x18 VAN	1
149	

### GROSS BUILDING

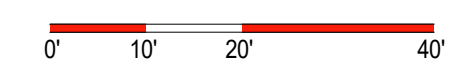
NAME	LEVEL	AREA
APARTMENTS	LEVEL 1 - GND FL	5,954 SF
NON PARKING	LEVEL 1 - GND FL	3,540 SF
PARKING	LEVEL 1 - GND FL	26,355 SF
PARKING	LEVEL 2 - PARKING	36,404 SF
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APARTMENTS	LEVEL 5	27,452 SF
APARTMENTS	LEVEL 6	27,452 SF
APARTMENTS	LEVEL 7	27,452 SF
BUILDING TYPE IIIA		137,704 SF
TOTAL		209,957 SF



1 SITE PLAN.  
1" = 20'-0"



2 LEVEL 2 - PARKING.  
1" = 20'-0"



# LUSSO 2

No.	Date	Description

PROFESSIONAL SEAL

OWNER: LUSSO APARTMENT, LLC  
PROJECT ADDRESS: 10XX NORTH TEMPLE SALT LAKE CITY, UT 84116  
CITY PERMIT #: BLD20XX-XXXXX  
ARCH PROJECT #: 22-32  
A.O.A.: JDH  
PHASE: PERMIT SET  
PUBLISH DATE: DD MONTH YYYY  
SHEET SCALE: 1" = 20'-0"  
SHEET NAME:

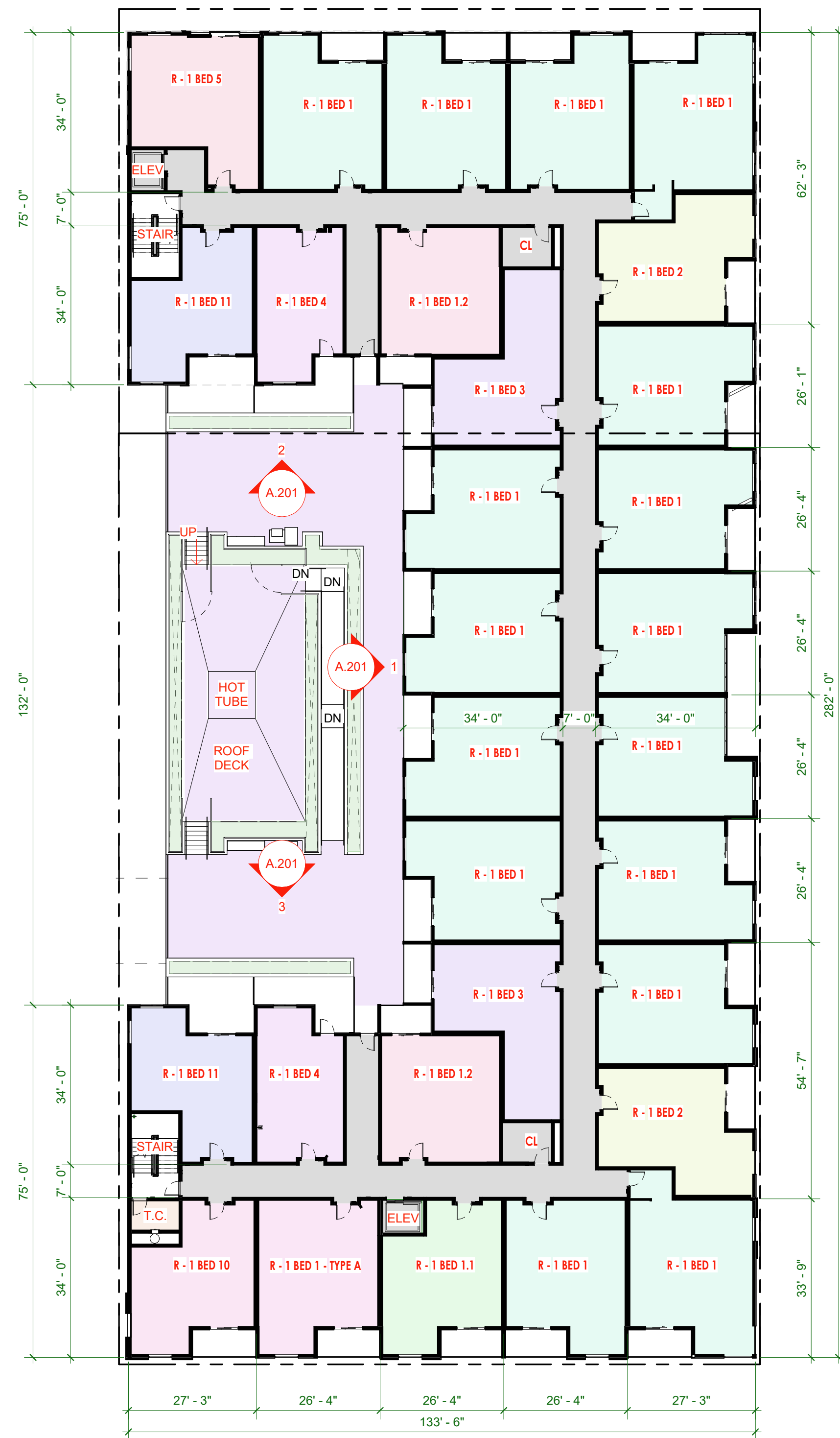
### SITE PLAN

### UNIT MIX

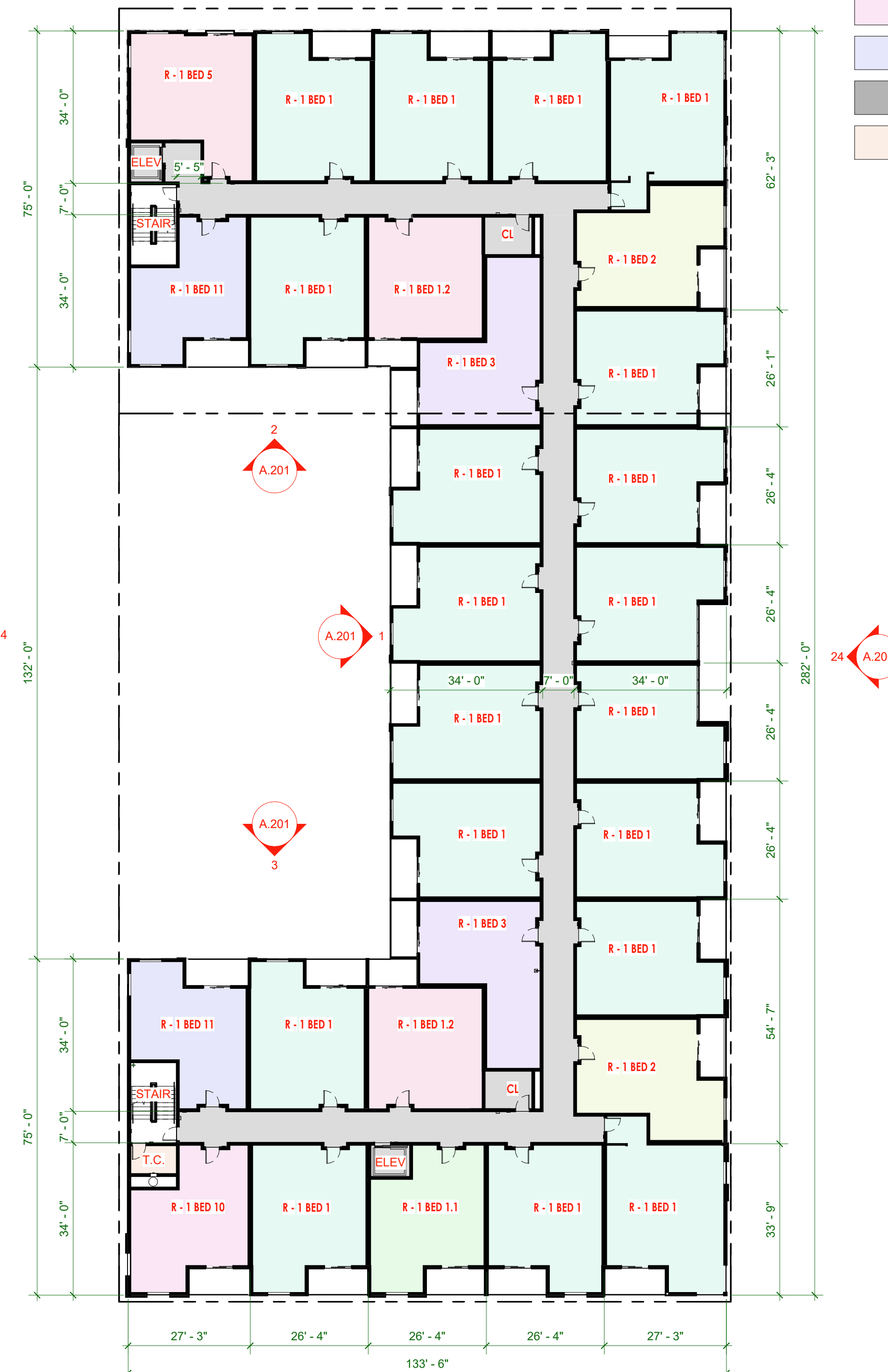
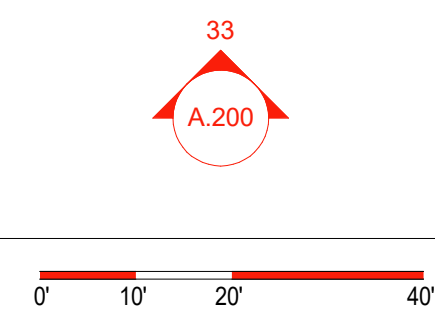
UNIT TYPE	COUNT	% BY # OF UNITS	% BY AREA	RENTABLE AREA
R - 1 BED 1	92	57.5%	60.5%	73,501 SF
R - 1 BED 1 - TYPE A	1	0.6%	0.6%	789 SF
R - 1 BED 1.1	14	8.8%	8.0%	9,767 SF
R - 1 BED 1.2	10	6.3%	5.9%	7,176 SF
R - 1 BED 2	10	6.3%	6.1%	7,462 SF
R - 1 BED 3	10	6.3%	6.3%	7,643 SF
R - 1 BED 4	2	1.3%	1.0%	1,188 SF
R - 1 BED 5	5	3.1%	3.2%	3,862 SF
R - 1 BED 6	3	1.9%	1.4%	1,700 SF
R - 1 BED 6.1	1	0.6%	0.5%	574 SF
R - 1 BED 7	4	2.5%	1.9%	2,350 SF
R - 1 BED 8	1	0.6%	0.5%	585 SF
R - 1 BED 9	1	0.6%	0.6%	754 SF
R - 1 BED 10	2	1.3%	1.2%	1,410 SF
R - 1 BED 11	4	2.5%	2.2%	2,709 SF
Grand total	160			121,470 SF

### Department Legend

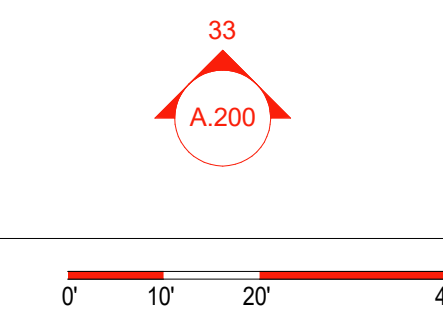
- CIRCULATION
- CL
- R - 1 BED 1
- R - 1 BED 1.1
- R - 1 BED 1.2
- R - 1 BED 2
- R - 1 BED 3
- R - 1 BED 5
- R - 1 BED 10
- R - 1 BED 11
- STAIRS
- TRASH



1 LEVEL 3 PLAN,  
1" = 20'-0"



2 LEVEL 4-7 PLAN,  
1" = 20'-0"



# LUSSO 2

No.	Date	Description

PROFESSIONAL SEAL

OWNER: **LUSSO APARTMENT, LLC**  
 PROJECT ADDRESS: **10XX NORTH TEMPLE SALT LAKE CITY, UT 84116**  
 CITY PERMIT #: **BLD20XX-XXXX**  
 ARCH PROJECT #: **22-32**  
 A.C.A.: **JDH**  
 PHASE: **PERMIT SET**  
 PUBLISH DATE: **DD MONTH YYYY**  
 SHEET SCALE: **1" = 20'-0"**  
 SHEET NAME: **FLOOR PLANS**



### KEYNOTES

- 1 FIBER CEMENT PANELS - GREY
- 2 FIBER CEMENT PANELS - WHITE
- 3 FIBER CEMENT PANELS - DARK GREY
- 4 FIBER CEMENT PANELS - WOOD FINISH & TEXTURE
- 5 THIN BRICK - BLACK
- 6 THIN BRICK - LIGHT GREY
- 9 CONCRETE - ARCHITECTURAL FINISH
- 10 OVERHEAD COILING DOOR
- 12 SLIDING DOOR
- 15 ALUMINUM STOREFRONT GLAZING SYSTEM - BLACK FRAME WINDOW
- 16 WINDOW
- 17 OPERABLE WINDOW
- 18 STEEL STUD FRAMING AT WINDOW OPENINGS TO ALLOW WINDOWS TO BE REPLACED BY STOREFRONT IF THE SPACE IS CONVERTED TO A COMMERCIAL SPACE IN THE FUTURE
- 20 GUARDRAIL
- 21 JULIETTE BALCONY GUARDRAIL
- 25 BUILDING MOUNTED SITE LIGHTING
- 30 ROOF LINE BEHIND PARAPET
- 35 FIBER CEMENT PANELS - BLACK
- 40 ILLUMINATED CHANNEL LETTER BUILDING SIGNAGE
- 41 DIRECTIONAL SIGNAGE



35 NORTH ELEVATION.  
1/16" = 1'-0"



33 SOUTH ELEVATION.  
1/16" = 1'-0"



24 EAST ELEVATION.  
1/16" = 1'-0"

# LUSSO 2

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	LUSSO APARTMENT, LLC
PROJECT ADDRESS:	10XX NORTH TEMPLE SALT LAKE CITY, UT 84116
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-32
A.O.A.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	1/16" = 1'-0"
SHEET NAME:	ELEVATIONS

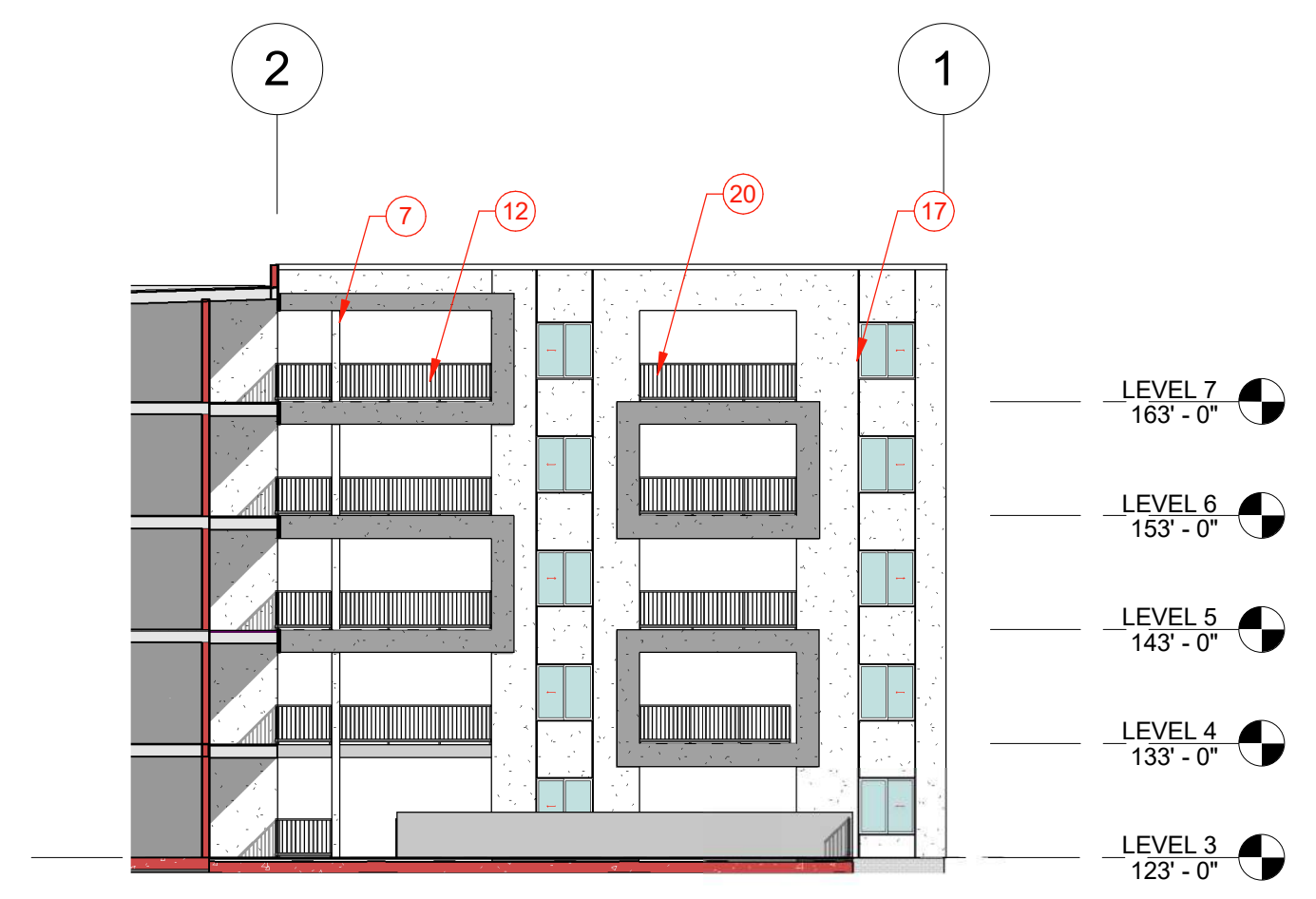


### KEYNOTES

- 1 FIBER CEMENT PANELS - GREY
- 2 FIBER CEMENT PANELS - WHITE
- 3 FIBER CEMENT PANELS - DARK GREY
- 4 FIBER CEMENT PANELS - WOOD FINISH & TEXTURE
- 6 THIN BRICK - LIGHT GREY
- 7 STUCCO - WHITE
- 8 STUCCO - GREY
- 12 SLIDING DOOR
- 13 STEEL FOLDING SECURITY GATE
- 16 WINDOW
- 17 OPERABLE WINDOW
- 18 STEEL STUD FRAMING AT WINDOW OPENINGS TO ALLOW WINDOWS TO BE REPLACED BY STOREFRONT IF THE SPACE IS CONVERTED TO A COMMERCIAL SPACE IN THE FUTURE
- 20 GUARDRAIL
- 30 ROOF LINE BEHIND PARAPET
- 31 GAS METERS
- 33 CONTROL JOINT



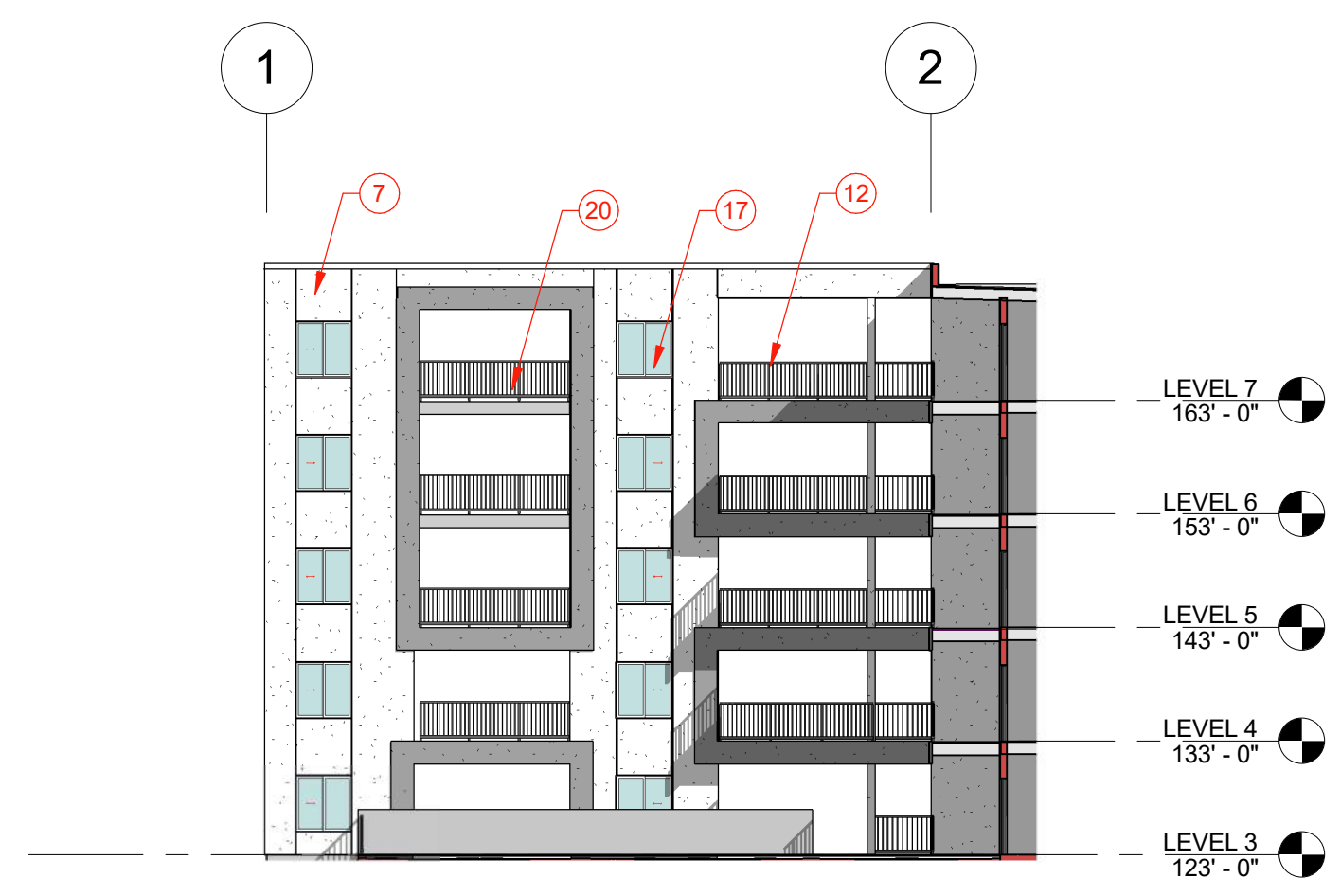
4 WEST ELEVATION.  
1/16" = 1'-0"  
0' 8' 16' 32'



3 COURTYARD SOUTH ELEVATION.  
1/16" = 1'-0"  
0' 8' 16' 32'



1 COURTYARD EAST ELEVATION.  
1/16" = 1'-0"  
0' 8' 16' 32'



2 COURTYARD NORTH ELEVATION.  
1/16" = 1'-0"  
0' 8' 16' 32'

# LUSSO 2

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	LUSSO APARTMENT, LLC
PROJECT ADDRESS:	10XX NORTH TEMPLE SALT LAKE CITY, UT 84116
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-32
A.O.A.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	1/16" = 1'-0"
SHEET NAME:	ELEVATIONS



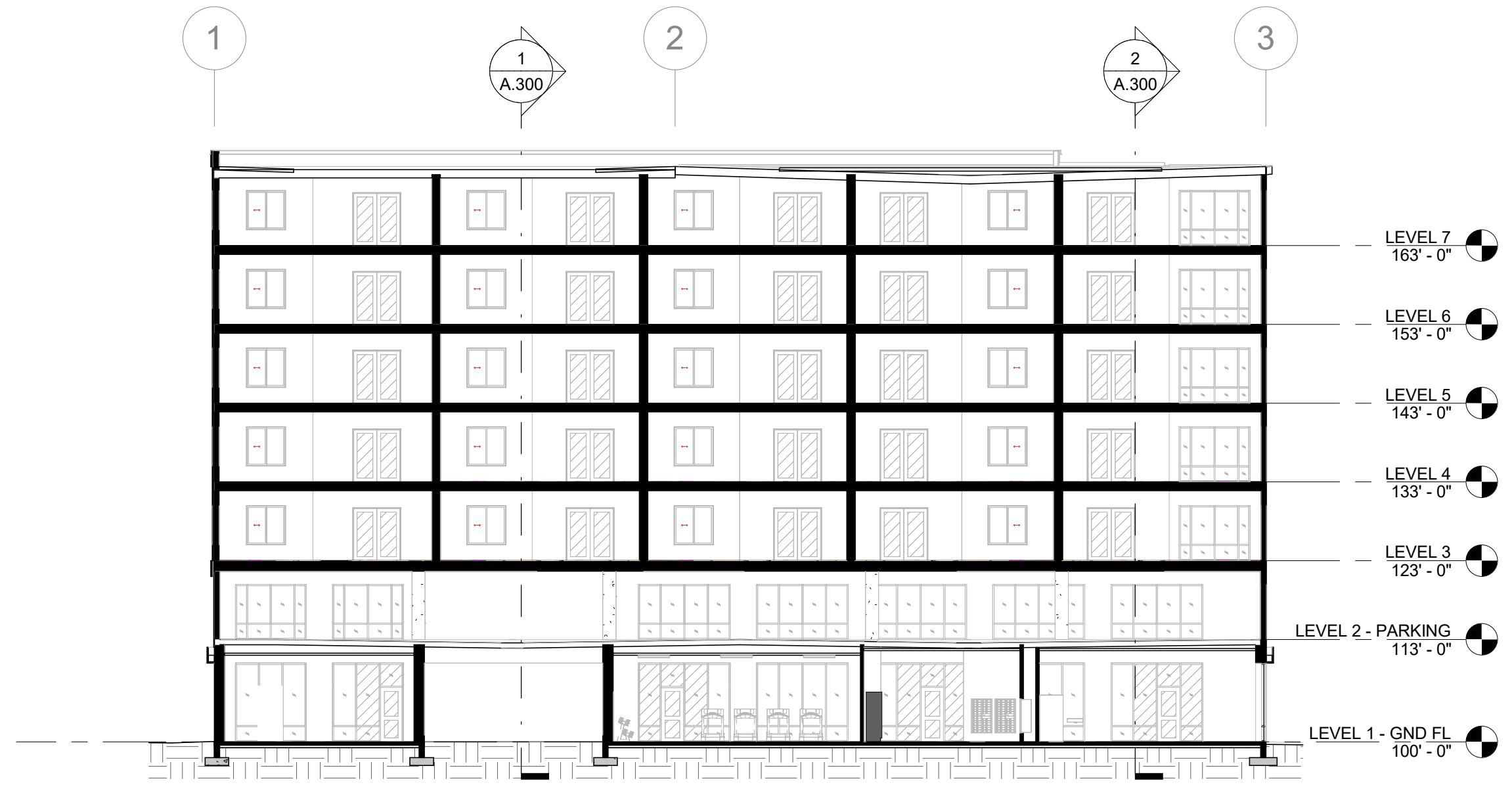
- LEVEL 7 163'-0"
- LEVEL 6 153'-0"
- LEVEL 5 143'-0"
- LEVEL 4 133'-0"
- LEVEL 3 123'-0"
- LEVEL 2 - PARKING 113'-0"
- LEVEL 1 - GND FL 100'-0"

1 BUILDING SECTION 01.  
1/16" = 1'-0"  
0' 8' 16' 32'



- LEVEL 7 163'-0"
- LEVEL 6 153'-0"
- LEVEL 5 143'-0"
- LEVEL 4 133'-0"
- LEVEL 3 123'-0"
- LEVEL 2 - PARKING 113'-0"
- LEVEL 1 - GND FL 100'-0"

2 BUILDING SECTION 02.  
1/16" = 1'-0"  
0' 8' 16' 32'



- LEVEL 7 163'-0"
- LEVEL 6 153'-0"
- LEVEL 5 143'-0"
- LEVEL 4 133'-0"
- LEVEL 3 123'-0"
- LEVEL 2 - PARKING 113'-0"
- LEVEL 1 - GND FL 100'-0"

33 BUILDING SECTION 03.  
1/16" = 1'-0"  
0' 8' 16' 32'

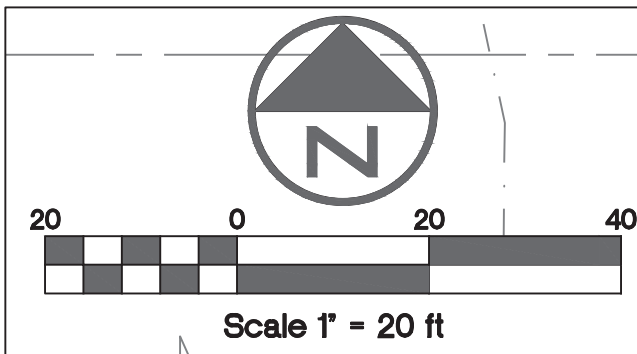
# LUSSO 2

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	LUSSO APARTMENT, LLC
PROJECT ADDRESS:	10XX NORTH TEMPLE SALT LAKE CITY, UT 84116
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-32
A.O.B.:	JDH
PHASE:	PERMIT SET
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	1/16" = 1'-0"
SHEET NAME:	SECTIONS

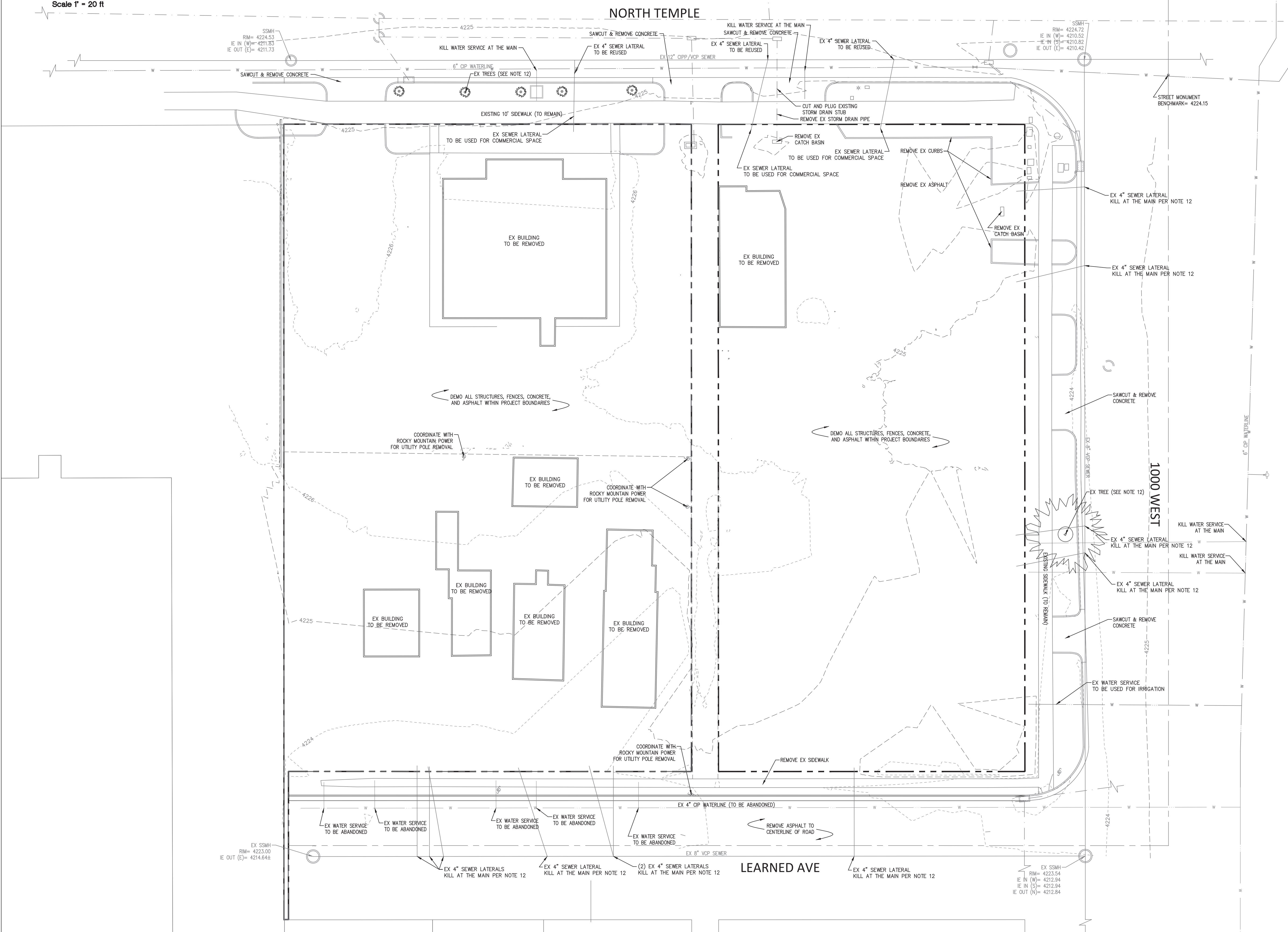




**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- DATE OF FIELD SURVEY: JULY 2020 AND OCTOBER 2022.
  - A DEMOLITION PERMIT SHALL BE REQUIRED FOR THE REMOVAL OF THE EXISTING BUILDINGS.
  - THE CONSTRUCTION WASTE MANAGEMENT PROVISIONS OF 21A.36.250 APPLY.
  - EXISTING WATER SERVICES TO THE PROPERTY SHALL BE KILLED AT THE WATER MAIN PER SLOCPU STANDARDS.
  - PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.
  - PUBLIC WAY PERMIT AND TRAFFIC CONTROL PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICE IN THE PUBLIC WAY.
  - CONCRETE PAVEMENT CUTS IN NORTH TEMPLE STREET TO BE RESTORED PER THE 2012 EDITION OF APWA STD. PLAN 256.
  - ALL EXISTING SITE TREES SHALL BE REMOVED, INCLUDING A LARGE PARKSTRIP TREE ALONG 1000 WEST THAT HAS SIGNS OF DAMAGE.
  - PROTECT THE STREETLIGHTS DURING CONSTRUCTION. IF RELOCATION IS NEEDED, THEN A CONFIRMATION FROM THE SLOCPU STREETLIGHT MANAGER MUST BE OBTAINED.
  - ANY UNUSED WATER SERVICES MUST BE KILLED AT THE WATER MAIN PER SLOCPU STANDARDS.
  - ANY UNUSED SEWER LATERALS MUST BE CAPPED AND PLUGGED AT THE MAIN PER SLOCPU STANDARDS.
  - PRESERVE AND PROTECT THE EXISTING STREET TREES SHOWN ON THIS PLAN WITH A 6' TALL TEMPORARY CHAIN LINK FENCE.



**Blue Stakes of UTAH 811**  
Bluestakes.org

G:\DATA\20267 Lusso Apartments.dwg \20267 Lusso Apartments Site Plan.dwg PLOT DATE: Nov 15, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

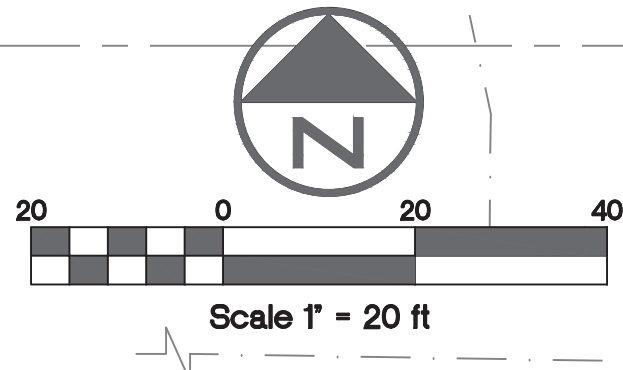
**LUSSO APARTMENTS**

EXISTING CONDITIONS & DEMOLITION PLAN

1025 W. NORTH TEMPLE  
SALT LAKE CITY, UTAH

DRAWN <b>MEC</b>	CHECKED	PROJECT # <b>20267</b>
		DATE <b>11/15/22</b>
ENGINEER'S STAMP		SCALE <b>1" = 20'</b>
		SHEET <b>C201</b>





**WILDING**  
ENGINEERING

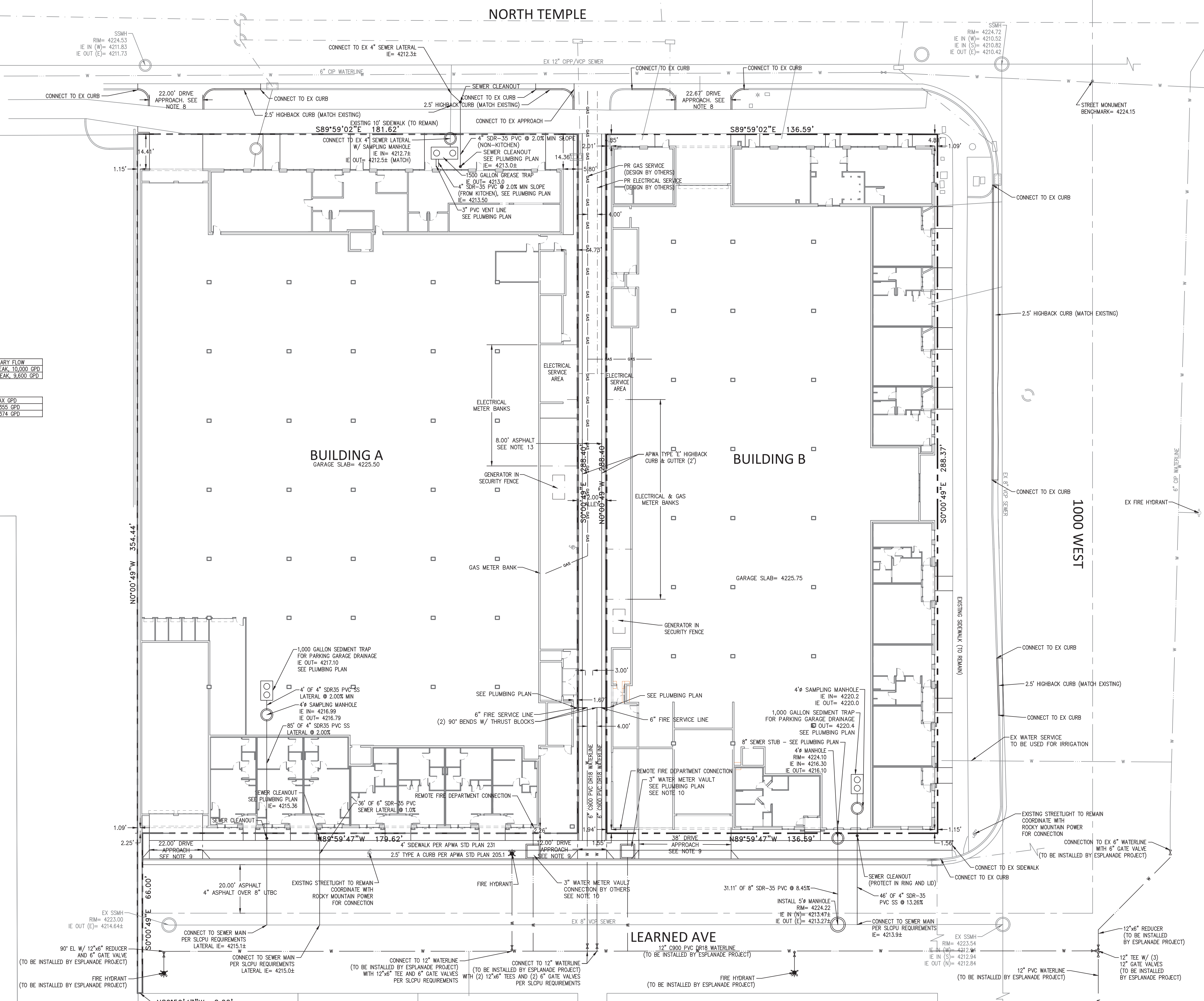
14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:**
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APWA STANDARDS AND SLOPU STANDARD PRACTICES.
  - ALL UTILITIES MUST MEET THE FOLLOWING MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS:  
WATER AND SEWER - 10" HORIZONTAL, 18" VERTICAL  
SEWER - 5" HORIZONTAL, 12" VERTICAL FROM ANY NON-WATER UTILITY  
WATER - 3" HORIZONTAL, 12" VERTICAL FROM ANY NON-SEWER UTILITY
  - UNUSED EXISTING WATER SERVICES TO THE PROPERTY SHALL BE KILLED AT THE WATER MAIN PER SLOPU STANDARDS.
  - THE EXISTING SEWER LATERALS TO THE PROPERTY ARE OVER 50 YEARS OLD AND THE DEVELOPER HAS ELECTED TO INSTALL NEW LATERALS AS SHOWN ON THIS PLAN. SHOULD THE DEVELOPER DECIDE TO TRY TO REUSE AN EXISTING LATERAL, SLOPU REQUIRES A VIDEO INSPECTION PRIOR TO APPROVAL FOR REUSE. IF ANY EXISTING SEWER LATERAL IS APPROVED FOR REUSE, THE PROPOSED LINE BETWEEN THE BUILDING AND THE EXISTING LATERAL SHALL BE 4" SDR-35 PVC @ 2.0% MIN SLOPE.
  - PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.
  - NEW WATER MAINS AND LATERALS SHALL BE INSTALLED IN THE FOLLOWING MANNER:  
a. DEPTH OF BURY SHALL BE NO LESS THAN 5 FEET  
b. PIPE BEDDING MATERIAL SHALL BE THE SAME AS REQUIRED BY SALT LAKE CITY PUBLIC WORKS.
  - IN WET CONDITIONS, ADDITIONAL FABRIC SHALL BE INSTALLED AS REQUIRED BY SALT LAKE CITY PUBLIC WORKS.
  - FIRE HYDRANTS SHALL BE PROVIDED WITH TWO 2-1/2" OUTLETS AND ONE 4-1/2" INCH OUTLET THAT ARE MALE NATIONAL STANDARD THREADS, DRY BARREL TYPE WITH A SINGLE CONTROL VALVE AND DRAIN VALVE AT THE BASE OF THE FIRE HYDRANT. THE HYDRANTS SHALL BE COLOR-CODED AS DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET. HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
  - DRIVE APPROACH APRONS AND ABUTTING SIDEWALKS FROM NORTH TEMPLE AND 1000 WEST STREETS TO BE 6" THICK CONCRETE PER APWA STD PLAN 225. 8" THICK CONCRETE IS REQUIRED FOR ANY DRIVE APPROACH THAT SERVICES ACCESS TO A TRASH DUMPSTER.
  - DRIVE APPROACHES FROM LEARNED AVE TO BE 6" THICK CONCRETE PER APWA STD PLAN 221. 8" THICK CONCRETE IS REQUIRED FOR ANY DRIVE APPROACH THAT SERVICES ACCESS TO A TRASH DUMPSTER.
  - THE WATER SERVICES MUST BE TYPE K COPPER AND MATCH THE SIZE OF THE WATER METER FROM THE WATER MAIN TO THE WATER METER AND FOR THREE FEET BEYOND THE WATER METER. WATER SERVICE CAN THEN UP/SIZE OR CHANGE MATERIAL. MATERIAL MUST BE DRINKING WATER APPROVED. THE WATER SERVICE MUST RUN PERPENDICULAR TO THE WATER MAIN FROM THE CONNECTION AT THE WATER MAIN TO THE WATER METER AND FOR THREE FEET BEYOND THE WATER METER. WATER SERVICE CAN THEN BEND AS NEEDED. THE WATER METER LID MUST BE WITHIN THE PARKSTRIP.
  - SEWER LATERALS MUST GRAVITY DRAIN ALL FLOORS AND MEET MINIMUM SLOPE REQUIREMENTS (2% FOR 4" LATERALS, 1% FOR 6" LATERALS).
  - A MINIMUM OF ONE EXTERIOR SEWER CLEANOUT IS REQUIRED ON THE SEWER LATERAL WITHIN 5 FEET OF THE BUILDING. ADDITIONAL CLEANOUTS ARE REQUIRED AT EACH BEND AND AT LEAST ONE EVERY 50 FEET FOR 4" LATERALS AND EVERY 100 FEET FOR 6" LATERALS.
  - ALLEY SECTION SHALL CONSIST OF 3" ASPHALT OVER 8" UTBC.

PROJECT WATER DEMANDS		
	FIRE FLOW	CUININARY FLOW
BUILDING A	1,688 GPM FOR 4 HOURS	375 GPM PEAK, 10,000 GPD
BUILDING B	1,263 GPM FOR 4 HOURS	274 GPM PEAK, 9,600 GPD

PROJECT SEWER PEAK FLOWS		
	PEAK FLOW	MAX GPD
BUILDING A	276 GPM	23,355 GPD
BUILDING B	274 GPM	20,374 GPD



**Blue Stakes of**  
**UTAH 811**  
bluestakes.org

NO.	REVISION	DATE

PROJECT INFORMATION

**LUSSO APARTMENTS**

CIVIL SITE & UTILITY PLAN

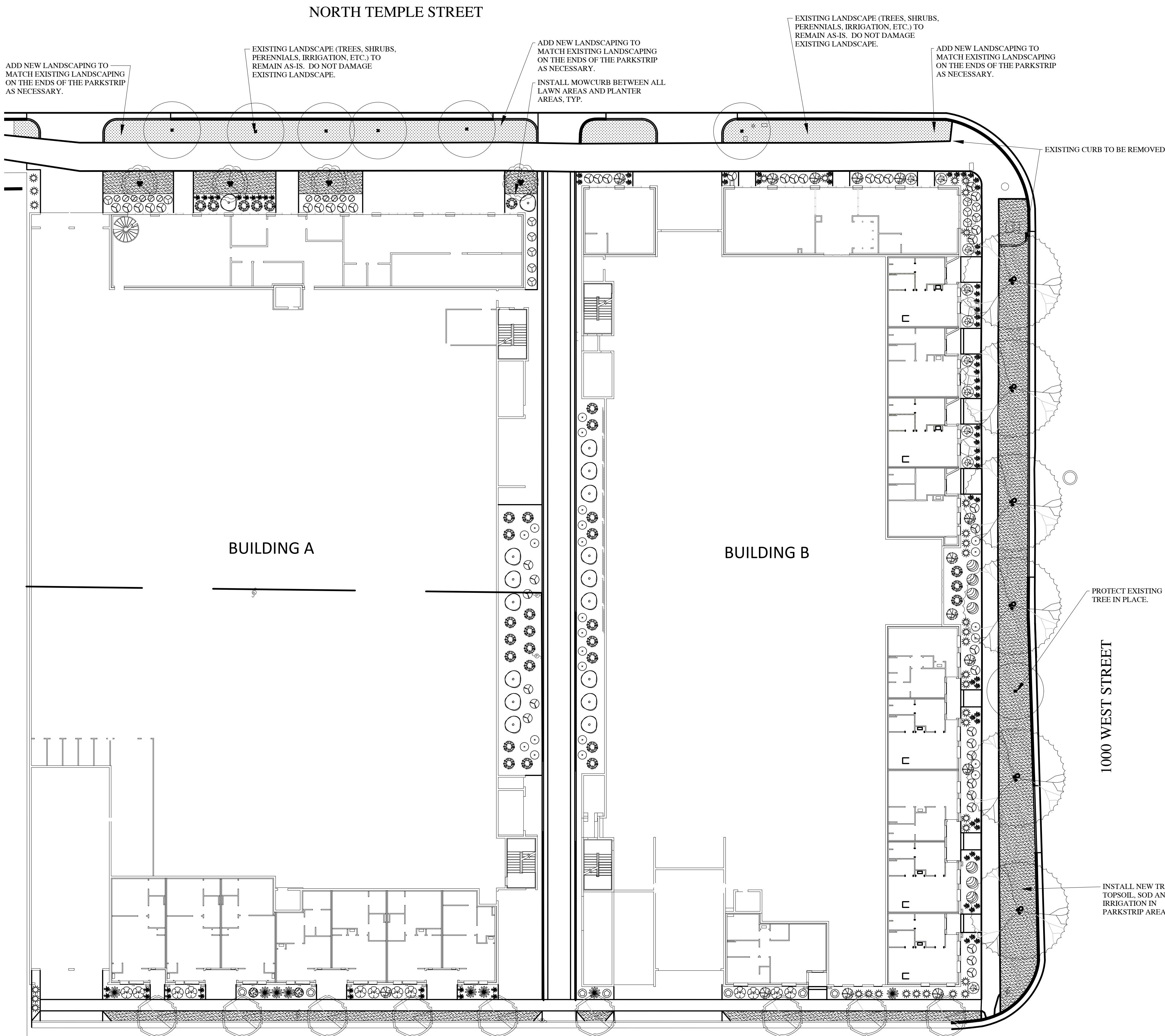
1025 W. NORTH TEMPLE  
SALT LAKE CITY, UTAH

DRAWN <b>MEC</b>	CHECKED	PROJECT # <b>20267</b>
DATE <b>11/15/22</b>		SCALE <b>1" = 20'</b>
SHEET <b>C202</b>		ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER  
No. 5251757  
**MIKE E. CARLTON**  
11/15/2022  
STATE OF UTAH

G:\DATA\20267\_Lusso Apartments.dwg\20267\_Lusso Apartments Site Plan.dwg  
PLOT DATE: Nov 15, 2022





**DECIDUOUS TREE LEGEND**

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	4	1.1/2" CAL
	GLEDITSIA TRICANTHOS 'INERMIS' SHADEMASTER' SHADEMASTER HONEYLOCUST	6	2" CAL
	EXISTING JAPANESE PAGODA TREE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE WITH 6' FENCE. SEE CIVIL PLANS FOR TREE PROTECTION PLANS AND NOTES	PER PLANS	EXISTING
	QUERCUS ROBUR X BICOLOR 'NADLER' PP17604 KINDRED SPIRIT® COLUMNAR ENGLISH OAK	9	1.1/2" CAL
	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY	3	1.1/2" CAL

**DECIDUOUS SHRUB LEGEND**

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'KESSLERINGII' KESSLERINGII DOGWOOD	17	5 GAL
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	12	5 GAL
	PHYSOCARPUS O. 'SMPOTW PP26749' TINY WINE NINEBARK	8	5 GAL
	SPIREA X BUMALDA 'GOLDMOUND' GOLDMOUND SPIREA	7	5 GAL
	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	12	5 GAL
	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION SERVICEBERRY	14	5 GAL
	EUONYMUS FORTUNEI 'EMERALD N GOLD' EMERALD N GOLD WINTERCREPPER	10	5 GAL
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	7	5 GAL

**EVERGREEN SHRUB LEGEND**

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUXUS X 'WINTER GEM' WINTER GEM BOXWOOD	48	5 GAL
	MAHONIA REPENS CREEPING OREGON GRAPE	23	1 GAL
	PINUS MUGO 'MUGUS' SLOWMOUND SLOW MOUND MUGO PINE	2	5 GAL
	TAXUS BACCATA 'REPANDENS' DWARF ENGLISH YEW	31	5 GAL

**GRASSES & PERENNIALS**

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'ROSEY RETURNS' ROSEY RETURNS DAYLILY	56	1 GAL
	HEMEROCALLIS X 'STELL D'ORO' STELLA D'ORO DAYLILY	26	1 GAL
	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' TUFTED HAIR GRASS	34	5 GAL
	ROSA X RADCOPINK PINK DOUBLE KNOCKOUT ROSE	12	5 GAL
	KENTUCKY BLUEGRASS MIN. 3 VARIETIES (MATCH EXISTING LAWN TYPE/VARIETY)	4,642	SOD S.F. ROLLS

**INERT MATERIALS**

INSTALL 3" DEPTH OF DOUBLE WASHED CRUSHED LANDSCAPE ROCK IN ALL PLANTER AREAS. ROCK TO BE SCREENED 1/2" TO 1-1/2" WITH NO MINUS MATERIAL. ROCK COLORS SHALL COMPLEMENT THE BUILDING MATERIALS. PROVIDE A SAMPLE TO THE OWNER FOR APPROVAL PRIOR TO SUBMITTING BID.

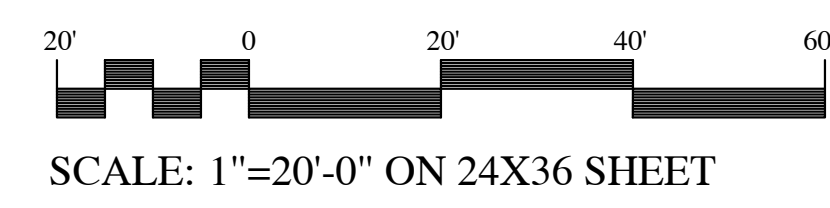
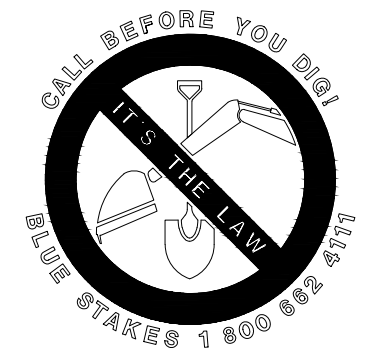
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**LANDSCAPE NOTES**

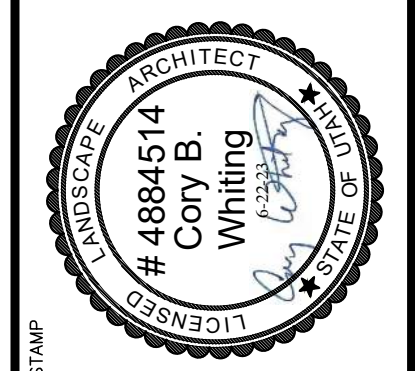
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO SPECIES OR SIZES TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES ON SHEET LS2 FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS. ORGANIC COMPOST IS AVAILABLE THROUGH MILLER COMPANIES (CONTACT FLOYD AT 435-757-2416) OR THOMPSON LOGGING (CONTACT TERRY AT 435-640-3094).
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- ALL PLANTER BEDS TO RECEIVE A 3" DEPTH CRUSHED ROCK. ROCK MULCH TO BE DOUBLE WASHED BY CONTRACTOR. HOLD PLANTER SOIL ELEVATION DOWN 4" FROM ADJACENT PAVING OR CURBING IN FOR ALL PLANTER AREAS. USE A DEWITT 50Z WEED CONTROL FABRIC OVER ALL PLANTING BEDS. THEN PLACE A CLEAN WASHED DECORATIVE ROCK MULCH 1/2" TO 1-1/2" WITH NO MINUS MATERIAL @ A 3" DEPTH IN ALL PLANTER BEDS. PRIOR TO PLACING FABRIC, BROADCAST A SLOW RELEASE PRE EMERGENT HERBICIDE IN A PLANTER BED AREAS. AFTER ALL PLANTS AND ROCK MULCH HAVE BEEN PLACE BROADCAST A SECOND APPLICATION OF A SLOW RELEASE PRE-EMERGENT HERBICIDE. PULL ROCK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- EVERGREEN TREES AND SHRUBS NEED TO BE WATERED MULTIPLE TIMES DURING THE FIRST WINTER OR TWO IF THERE IS NOT ENOUGH MOISTURE/SNOW COVER. CONSULT WITH A NURSERY PROFESSIONAL FOR PROPER CARE/WATERING OF ALL PLANTS INCLUDING DECIDUOUS SHRUBS AND PERENNIALS/GRASSES AS THEY MAY NEED SUPPLEMENTAL WATER DURING THE WINTER.
- CARE SHALL BE TAKEN NOT TO DAMAGE ANY EXISTING LANDSCAPING TO REMAIN OR ANY OTHER ASPECTS OF THE ADJACENT PROPERTIES. ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS BEING INCURRED BY THE OWNER.
- CONTRACTOR SHALL INSPECT ALL LANDSCAPE AND IRRIGATION DRAWINGS, DETAILS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP OR OWNER STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.
- CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS AND PAY FOR THE SAME.

**SOD LAYING NOTES**

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.



**InSite**  
DESIGN GROUP  
Landscape Architecture Land Planning  
17 North 470 West American Fork, Utah 84003  
801-756-5943 www.insitedesigngroup.com



**LUSSO APARTMENTS**  
SALT LAKE CITY, UT  
CITY SUBMITTAL - NOT FOR CONSTRUCTION

**PLANTING PLAN**

DRAWN BY: CBW  
CHECKED: CBW  
DATE: 6-22-23  
REVISIONS:  
JOB NO. 20-147  
SHEET: LS1.1

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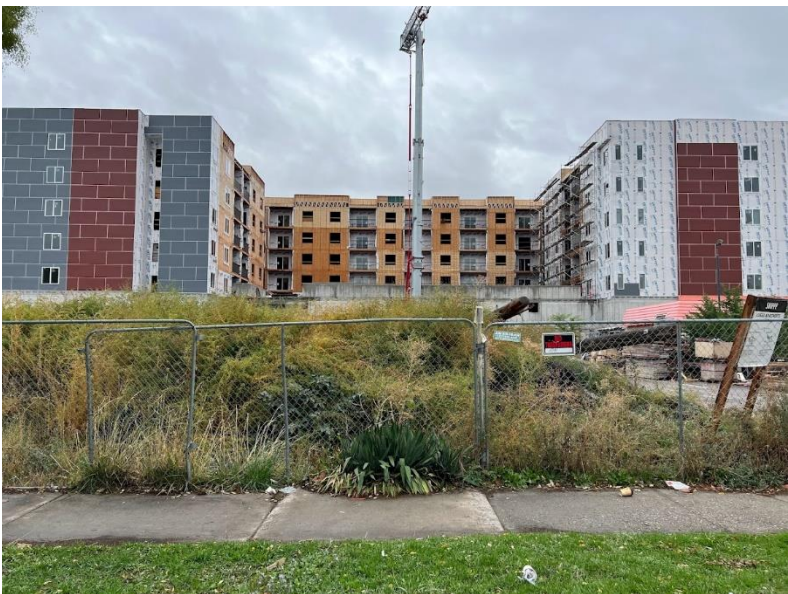


# **ATTACHMENT D: Property & Vicinity Photos**

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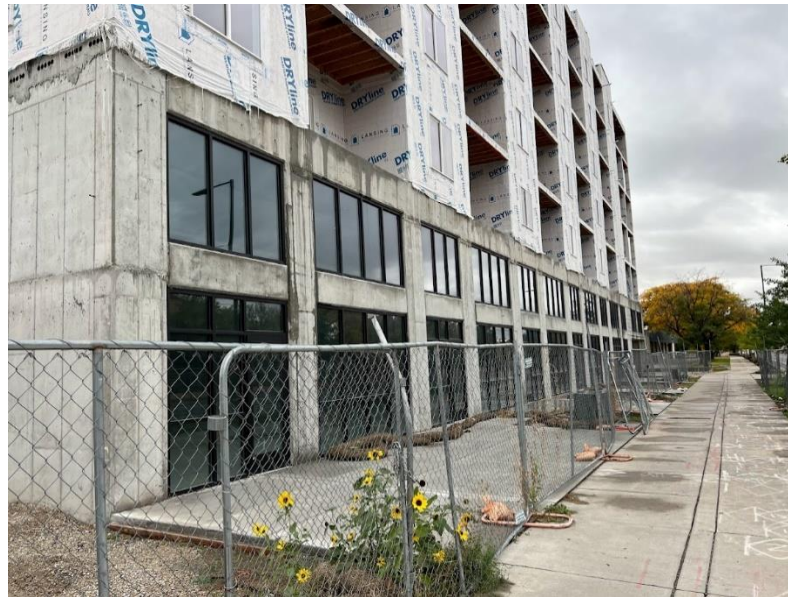
*Project site looking southwest toward Building A*



*Project site looking west*



*Alleyway between Building A and B*



*Building A North Temple Facade*





*Learned Avenue looking west*



*Learned Avenue looking southeast*



*44 North Apartments –Across North Temple northeast from the project site (image from [Building Salt Lake](#))*



*Properties across the street on 1000 W/Madsen Park*

# ATTACHMENT E: TSA-SP-T Zoning Standards

## TSA-SP-T (Transit Station Area Special Purpose Transition)

Purpose Statement: A. Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood.

Special Purpose Station (TSA-SP): The special purpose station is typically centered on a specific land use or large scale regional activity. These areas are generally served by a mix of transit options. Land uses such as restaurants and retail support the dominant land use and attract people to the area. A mix of housing types and sizes are appropriate in certain situations. Future development should be aimed at increasing the overall intensity and frequency of use in the station area by adding a mix of uses that can be arranged and designed to be compatible with the primary use.

## TSA Development Standards ([21A.26.078](#))

Requirement	Standard	Proposed	Finding
<b>Lot Area/Lot Width</b>	2500 SF/40 FT	39,382 SF/ 136 FT	<b>Complies</b>
<b>Maximum Building Height</b>	60' + 1 additional story of habitable space that is equal to or less than the average height of the other stories in the building (for projects with a TSA score of 125 points or more)	75' is proposed. Project qualified for administrative review of the TSA score. 70' allowed by the TSA zoning district standards.  5' of building height requested through Planned Development. This is the max height that can be requested.	<b>Planned Development Approval Required</b>
<b>Front Yard</b>	None required, and at least 50% of the street facing building facade shall be within 5' of the front or corner side property line.	The North Temple and 1000 W façades are within 5' for 50% of the façade length.	<b>Complies</b>
<b>Interior / Side Yard</b>	None required	2'	<b>Complies</b>

<b>Rear Yard</b>	None required	No setback	<b>Complies</b>
<b>Open Space</b>	Open space totaling 10% of land area included in the development, up to 2,500 SF. Open space areas may include landscaped yards, patios, public plazas, courtyards, rooftop and terrace gardens and other similar types of open space amenities. All required open space areas shall be accessible to the users of the building.	Open space required: 3,938 SF (10% of total site area), a maximum of 2,500 SF  Provided: 6,251 SF (16%)	<b>Complies</b>

**Applicable Design Standards (see table [21A.37.060.B](#))**

Requirement	Standard	Proposed	Finding
<b>Ground Floor Use</b> <b>(<a href="#">21A.37.050.A</a>)</b>	Use other than parking must occupy at least <b>80%</b> of the ground-floor façade length (excluding parking access)	Learned Avenue –37% Active Use, 1000 W and North Temple comply.	<b>Modification Requested</b>
<b>Building Materials, ground floor</b> <b>(<a href="#">21A.37.050.B.1</a>)</b>	At least <b>90%</b> of street-facing facades must be clad in durable materials (excluding doors and windows)	All street-facing facades have 100% durable materials on all floors.	<b>Complies</b>
<b>Building Materials, upper floors</b> <b>(<a href="#">21A.37.050.B.2</a>)</b>	At least <b>60%</b> of street-facing facades must be clad in durable materials (excluding doors and windows)	All street-facing facades have 100% durable materials on all floors.	<b>Complies</b>

<b>Glass: ground floor</b> <b>(21A.37.050.C.1)</b>	<b>60%</b> of street-facing façades must have transparent glass	Learned Avenue. – 38% Ground Floor Glass	<b>Modification Requested</b>
<b>Building Entrances</b> <b>(21A.37.050.D)</b>	Required <b>every 40 feet</b>	1000 West - Largest distance between entrances is approximately 55 FT  Learned Avenue - Largest distance between entrances is approximately 51 FT	<b>Modification Requested</b>
<b>Blank wall Maximum Length</b> <b>(21A.37.050.E)</b>	<b>15 feet</b> along street-facing facades	No section of blank wall exceeds 15 feet	<b>Complies</b>
<b>Max Length of Street-facing Façade</b> <b>(21A.37.050.F)</b>	<b>200 ft</b>	1000 West: 282 feet	<b>Modification Requested</b>
<b>Lighting: exterior</b> <b>(21A.37.050.H)</b>	All proposed exterior lighting must be shielded and directed downward.	A lighting plan has not been submitted at this time. However, the proposed renderings illustrate an approximation of the final product, which appears to meet this standard. Staff recommends that the Commission delegate approval of the final lighting plan to staff when complete plans are submitted for building permit review.	<b>Defer to Staff</b>
<b>Lighting: parking lot</b> <b>(21A.37.050.I)</b>	All lighting for parking lots cannot exceed 16 feet in height and must be directed downward when adjacent to a residential zoning district	All parking is proposed to be located within the structure.	<b>N/A</b>
<b>Screening of mechanical equipment</b> <b>(21A.37.050.J)</b>	All mechanical equipment must be screened from public view	Mechanical equipment will not be visible from the public way.	<b>Complies</b>
<b>Screening of service areas</b> <b>(21A.37.050.K)</b>	Screened from public view	Proposed loading areas and trash receptacles are within the building, however, the entrance must be screened.	<b>Defer to Staff</b>



# ATTACHMENT F: Design Review Standards

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

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. 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:**

The proposed development is directly aligned with the purpose statement for the TSA zone. The project addresses the need for additional housing, high-quality urban development near transit, and many of the objectives of the North Temple Boulevard Plan. See Key Consideration 2 for staff discussion.

**Condition(s):**

**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:**

- The development and the primary building entrances are oriented toward North Temple and 1000 West and the public sidewalk.
- No front yard setback is required, and the maximum setback is 10 feet. The ground floor of the building is setback approximately 5 feet from the front property line, next to the public sidewalk, and 2 feet from the 1000 West(eastern) property line.
- The parking structure is integrated into the building and is accessed from North Temple or Learned Avenue. No surface parking is proposed.

**Condition(s):**

**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. This project provides shared amenities like a gym and a clubroom on the ground floor to keep the ground floor active and engaging. Additionally, both the 1000 West ground level residential units and North Temple units are constructed with taller ceiling heights and larger windows to more easily be converted to retail in the future.
2. 68% of the ground floor façades along North Temple is glass, helping bring pedestrian interest into the building. The amount of glass along 1000 West is lower, at 53%, but is higher than the minimum of 45% which balances the need of privacy for the residential units and interest to the pedestrian.
3. The building uses a storefront window design on 1000 West, and the North Temple façade includes floor to ceiling windows to facilitate pedestrian interest and connection to the street.
4. The main entrance on North Temple provides an active streetscape with landscaped areas and floor to ceiling windows. The private residential units along 1000 West provide front porch areas that facilitate an active and engaging streetscape.

**Condition(s):**

**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 building height is 75 feet, which is the maximum allowed with Planned Development approval. The building is a similar height and scale to many buildings along the North Temple corridor, including the apartment building to the west of it, and fits in with the expected mass and scale of the neighborhood as it redevelops. The existing development pattern directly adjacent to the subject parcels does not reflect the desired height or intensity of uses desired by North Temple Boulevard Plan or encouraged by the TSA Zone. Nearby properties within the TSA zoning district could also be redeveloped at a similar scale.
2. The verticality of the street facing façades is broken up through the use of different building materials and colors on both sections of the 1000 West façade. The transparent “base” along the sidewalk anchors the

building and reduces the perceived height. Additionally, the roof line varies between the two sections of building to further break up the mass.

3. The building facades have regular window fenestration, and each unit has a private balcony or patio.
4. Windows and balconies create a solid-to-void ratio throughout the building that is consistent with surrounding development in the area. The general surrounding area has actively been redeveloping over the last several years. The proposed project fits with the architectural style of the area as it has redeveloped.

**Condition(s):**

**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 1000 West façade is 282'. The proposed Lusso 2 will meet all three of these requirements.

1. The building uses considerable amounts of glass and features breaks in plane and materials to reduce the visual length and size of the building and for it to relate to the human scale.
2. The building uses multiple colors of brick and fiber cement on different planes to give variety and interest to the building while reducing the visual mass.
3. The façade includes a 5- foot deep recessed break for 30 feet in the middle of the building to visually break the building in two sections. Each section has its own unique design, with the ground floor stepping down from the first half to the second.

**Condition(s):**

**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:** No privately owned public spaces are proposed.

**Condition(s):**

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

**1. Human scale:**

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

**2. Negative impacts:**

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

**3. Cornices and rooflines:**

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

**Finding:** Complies

**Discussion:**

The building has been appropriately modulated so that the street level experience is pedestrian scale and so that it steps back from neighboring buildings. The building is consistent with the potential height of buildings on neighboring properties. The rooflines reflect the massing of the building in a cohesive manner. The variation of the roof line along 1000 West gives visual interest.

**Condition(s):**

**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 is located within the structure. All vehicle access points are sufficiently setback to provide adequate space for drivers to see pedestrians while exiting the building.

**Condition(s):**

**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 With Conditions

**Discussion:** All waste and recycling containers and loading areas will be interior to the building, however, the entrance on Learned Avenue must be screened.

**Condition(s):** Delegate approval authority to Planning Staff.

**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 With Conditions

**Discussion:** Signage for the building has not been finalized. The signage shown on renderings is conceptual only. When proposed, it will need to meet these standards. Staff is recommending approval for signage be delegated to staff.

**Condition(s):** Delegate approval authority to Planning Staff for all signage.

**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 With Conditions

**Discussion:**

While the submitted plans illustrate the intended lighting design for the property, a detailed lighting plan has yet to be provided. Staff recommends that the lighting plan be reviewed during the building permit phase of the project when electrical plans have been submitted to ensure compliance with this standard.

**Condition(s):** Delegate approval authority to Planning Staff for all lighting submitted with Building Permit application.

**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:** Approved street tree species are shown on the plans. The Urban Forester reviewed the plan set and raised no concerns. The plan features a mix of high quality, durable, pavers used for the public sidewalk, at building entrances, and in the midblock walkway.

**Condition(s):**



# ATTACHMENT G: Planned Development Standards

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

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

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

**Discussion:** The applicant seeks to achieve the Master Plan Implementation objective. Planning Staff has provided analysis of the relationship between the proposed modifications and the purpose of a planned development in the Key Considerations section and considers this project would provide for an enhanced project than allowed by the underlying zoning. Planning Staff is of the opinion that the proposal meets the Master Plan Implementation objective.

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

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

1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.

2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
3. Development of connected greenways and/or wildlife corridors.
4. Daylighting of creeks/water bodies.
5. Inclusion of local food production areas, such as community gardens.
6. Clustering of development to preserve open spaces.

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

**Finding:**  Objective Satisfied       Objective Not Satisfied

**B. Historic Preservation:**

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

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

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

**Discussion:** The applicant also states that they are providing a housing type that is not currently found in the surrounding neighborhood. The immediately surrounding neighborhood is primarily single family, and the current proposal matches the desire of the maser plan to add density surrounding the Fairpark street frontage.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

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

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

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

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

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

**Discussion:** The project helps implement the housing goals within Plan Salt Lake and the North Temple Boulevard Plan. Master Plan Implementation was discussed in Consideration 2 of the staff report.

**Finding:**  Objective Satisfied       Objective Not Satisfied

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

**Discussion:**

As explained in depth in the Key Considerations section, the proposed planned development is consistent with Plan Salt Lake (city wide general plan), the North Temple Boulevard Plan (neighborhood plan for that area).

**Condition(s):**

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

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

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

**Discussion:**

The proposed development is located within the TSA-SP-T zoning district which anticipates the size, scale, and intensity of the proposed development. The applicable plan specifically calls for increased scale and density immediately surrounding the Fair Park. While the immediately adjacent buildings to the east are largely single family, the proposed project is considered “in scale” with the general development along North Temple. The proposal matches expectations for mass and intensity.

**Condition(s):**

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

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

**Discussion:** The project has frontage along three public streets. North Temple is treated as the primary frontage and the building includes the lobby and gyms spaces for the residential units along this frontage. While the 1000 West is a secondary street, it still incorporates an active ground floor with residential units designed so that they could eventually be converted to commercial. The Learned Avenue façade is also a secondary façade; however, it includes 100% durable materials. This design is consistent with the vision for the area as stated in the adopted plan. The project also meets the durable building material requirements for projects located in the TSA zoning district.

**Condition(s):**

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

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

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

**Discussion:** The proposed project is in a visible location at the intersection from North Temple. Minimum setbacks in the TSA zone are not required but structures can only be a maximum of 10 feet in the front and corner side yards. With that being said, this proposal does maintain the visual character of the neighborhood, with small landscaped areas along 1000 West that buffer the building from the sidewalk and street. Maintenance space is provided in the rear of the building and along the alleyway.

**Condition(s):**

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

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

**Discussion:**  
Ground floor access, transparency, and architectural detailing have been addressed in the Design Review standards. Staff is of the opinion that the project facilitates pedestrian interest and interaction.

**Condition(s):**

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

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

**Discussion:**  
The submitted plans appear to be appropriate for this type of building, however a detailed lighting plan has not been provided. Staff recommends that the lighting plan be reviewed during the building permit phase of the project to ensure compliance with the specific Design Review standards.

**Condition(s):** Staff to review building permit plans for compliance.

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

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
<b>Discussion:</b> Dumpsters and loading are located within the parking area on the ground floor of the building. They will be easily accessible and appropriately screened.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
7. Whether parking areas are appropriately buffered from adjacent uses.
<b>Discussion:</b> Parking will be located behind the uses on the ground floor internal to the building.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

<b>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</b>
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
<b>Discussion:</b> At least one existing tree along 1000 West will be preserved. The proposed project appears to comply with all landscaping considerations.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
<b>Discussion:</b> There is no existing landscaping that provides buffering to abutting properties.
<b>Condition(s):</b>



<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
<b>Discussion:</b> Landscaping, including street trees is included along all three street frontages. The applicant has submitted plans showing grasses and trees in the public right-of-way areas which should be a significant improvement to the current condition of the site. The addition of the trees should considerably improve this site.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable
4. Whether proposed landscaping is appropriate for the scale of the development.
<b>Discussion:</b> The proposed landscaping appears to be appropriate for the scale of the development. While it is anticipated in the TSA zone that buildings be close to the property line and public right-of-way, it is important for new development to create safe and comfortable places for pedestrians. As part of this development, the applicant is proposing new street trees as well as additional streetscape landscaping that will grow to provide interest to the pedestrian and a buffer from North Temple and 1000 West.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

<b>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:</b>
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
<b>Discussion:</b> The proposed project complies with citywide transportation goals and enhances efficient transportation within the neighborhood and outward to the entire city.
<b>Condition(s):</b>
<b>Finding:</b> <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Complies with conditions <input type="checkbox"/> Does not comply <input type="checkbox"/> Not Applicable

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

**Discussion:**

The proposed access points into the parking garage will be from North Temple and Learned Avenue. The required curb cut should not negatively impact the safety, purpose, or character of the street. Transportation has reviewed the plan and provided no negative feedback. The development is also near two TRAX stops, as well as frequent service bus lines.

**Condition(s):**

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

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

**Discussion:**

The location of the project next to a TRAX line and a major bus route provides for a wide range of pedestrian options. All other adjacent uses and amenities are easily accessed via the public sidewalks.

**Condition(s):**

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

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

**Discussion:** A representative from the Fire Department reviewed the plans and provided the regulations that will be used when reviewing the building plans. No issues were raised concerning the existing plans.

**Condition(s):**

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

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

**Discussion:**

The loading access and service areas are to be located within the ground floor of the building within the parking area. They are adequate for the site and minimize impacts.

**Condition(s):**

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

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

**Discussion:**

The property is currently fully developed. No existing natural or built features on site contribute to the character of the neighborhood or the environment.

**Condition(s):**

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

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

**Discussion:**

Public Utilities included a recommended condition in their review that requires specific location of water meters and other vaults to be shown on final plans and verification that use of the public way for utility vaults or other improvements will not be necessary.

**Condition(s):**

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

# ATTACHMENT H: Public Process & Comments

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## Public Notice, Meetings, Comments

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

- August 30, 2022 – The Poplar Grove and Fairpark Community Councils were sent the 45 day required notice for recognized community organizations. No comments were provided as of the published date of this report.
- August 30, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- October 12, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve
- October 12, 2023
  - Public hearing notice sign posted on the property

## Public Input:

As of the publication of this Staff Report staff has not received any comments. If Staff receives additional comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

# ATTACHMENT I: Department Review Comments

Any requirement identified by a City Department is required to be complied with.

## **Fire:**

No building code or fire issues.

## **Public Utilities:**

Recommend a condition of the proposed modifications require specific location of water meters and other vaults and verification that use of the public way for utility vaults or other improvements will not be necessary.

Water, fire protection, and sewer demands will need to be provided to determine the required offsite improvements for this project. Offsite improvements of the water, sewer and storm drain system may be required.

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

- Public Utility permit, connection, survey, and inspection fees will apply.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers.
- 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.
- Unused utility connections must be capped at the main.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Additional requirements will be provided in building permit review if the conditional use is accepted

**Transportation:**

Transportation doesn't have any concerns with the proposed changes. I looked over the rest of the plans and they seemed in order. Please let me know if you have any questions.

**Engineering:**

No objections.