



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Sara Javoronok, AICP, sara.javoronok@slcgov.com, 801-535-7625
Date: January 24, 2024
Re: PLNPCM2023-00762 – Liberty Corner

Design Review

PROPERTY ADDRESSES: 1265 S 300 W, 1229 S 300 W, 265 W Lucy Ave., 257 W Lucy Ave., 274 W 1300 S, and 250 W 1300 S

PARCEL IDs: 15-12-458-003-0000, 15-12-458-002-0000, 15-12-458-001-0000, 15-12-458-011-0000, 15-12-458-004-0000, and 15-12-458-007-0000

MASTER PLAN: [Central Community Master Plan](#) – Regional Commercial/Industrial and High Density Transit Oriented Development (50 or more dwelling units/acre)

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

REQUEST:

Chris Zarek of Cowboy Partners is requesting Design Review approval for Liberty Corner, a proposed multifamily residential building at approximately 1265 South 300 West. The site consists of six parcels totaling approximately 89,305 sq. ft./2.05 acres. The subject property is in the CG zoning district. The proposed building is 7 stories tall and includes 200 two- to four-bedroom units (with average rents at 60% area median income (AMI), serving families ranging from 30% to 80% AMI), 269 parking spaces, and a first-floor daycare. Design Review approval is requested for the following:

1. Building height greater than 75 ft. The tallest architectural element on the proposed building is 85 ft.
2. Increase in the maximum front yard setback on 1300 South from 10 ft. to a maximum of 16 ft.

RECOMMENDATION:

Based on the findings in the staff report, planning staff recommends that the Planning Commission approve the Design Review subject to complying with all applicable regulations and the following conditions of approval:

1. Final approval of the details for signage, lighting, landscaping, screening of parking, and screening of mechanical equipment and utility boxes are delegated to Planning staff.
2. The involved lots shall be consolidated through the Lot Consolidation process as per Chapter 20.32 of the Subdivisions and Condominiums ordinance.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: CG Zoning Standards](#)
- E. [ATTACHMENT E: Design Review Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

The proposed building is seven stories, with a five-story wood frame over two story concrete podium. The building has an average height of 77'1" with a maximum height of 85'. The first floor includes a leasing office, residential amenities, a planned daycare, and 269 parking stalls on the first and second podium floors of the building. There are two entrances to the parking for the building, one on 1300 South and the other on Lucy Avenue. The building has 200 residential units on the upper floors with a mix of two, three, and four-bedroom units.

With the recent Downtown Building Height changes, the CG (General Commercial) zoning district permits 75' by right and up to 105' with Design Review. Additionally, a maximum yard setback of 10' was added. The applicant is requesting Design Review to allow for additional building height of up to 85' and to increase the maximum front yard setback on 1300 South from 10' to up to 16' along the westernmost portion of the property.



Rendering of the proposed building

Quick Facts

Height: Max. 85", average building height of 77'1" (7 stories)

Number of Residential Units: 200 units

Lot size: 89,305 sq. ft./2.05 acres

Ground Floor Uses: Lobby, leasing, resident facilities, daycare, and parking

Upper Floor Uses: Residential units and amenity areas

Exterior Materials (street facing facades): Glass, brick, metal, and stucco

Parking: 269 stalls

Review Process & Standards: Design Review, CG standards, and general zoning standards.

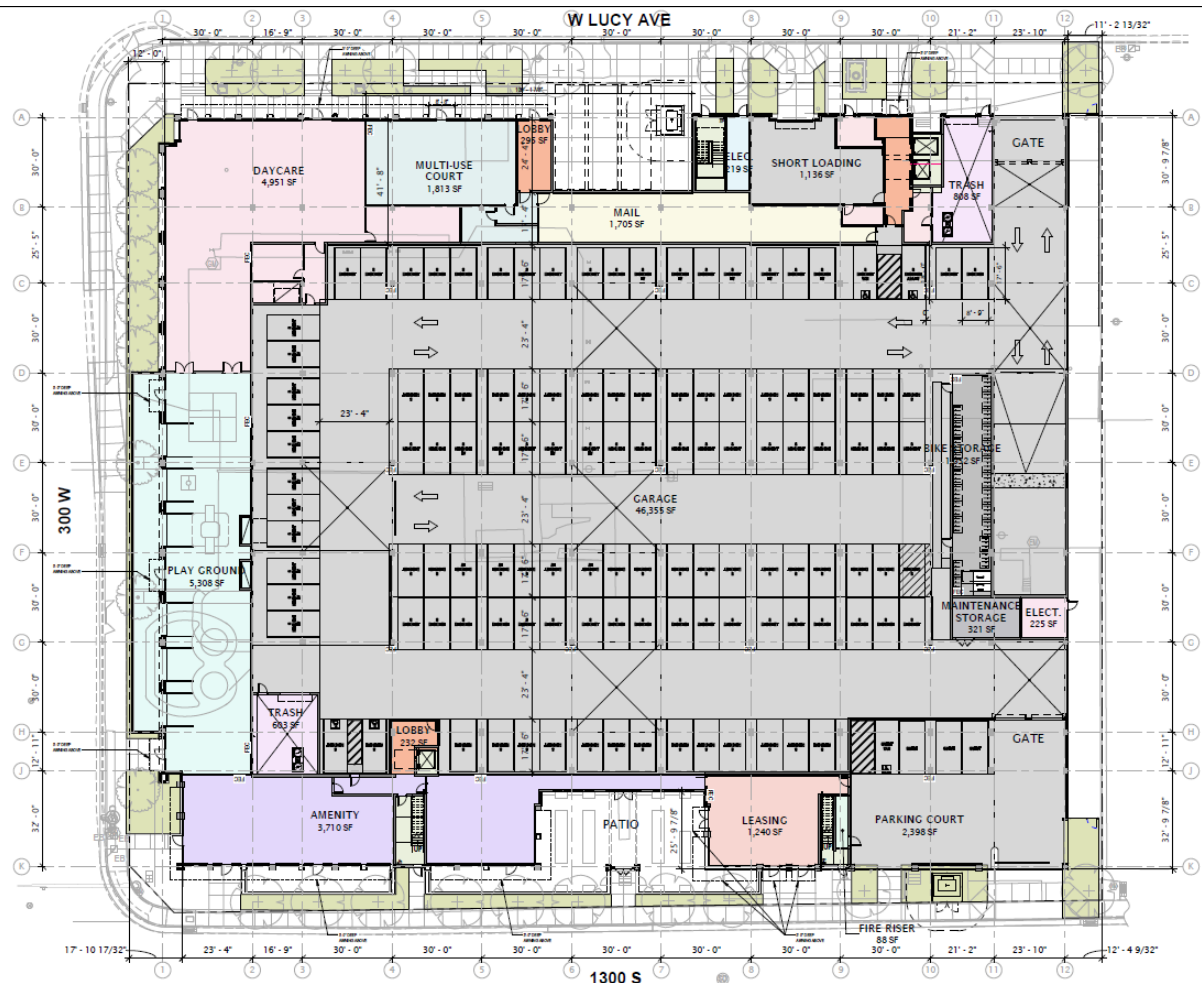
The project is in the CG (General Commercial) zoning district and is located at the northeast corner of 1300 South and 300 West. The building has frontages on three streets: 1300 South, 300 West, and Lucy Avenue. The site consists of six parcels that total 89,305 sq. ft./2.05 acres, which would be consolidated through a separate administrative process. The proposed 7-story building

would occupy approximately 83% of the two-acre site. The surrounding properties are within the CG zoning district and are generally occupied by one- to two-story buildings with commercial or light industrial uses. There are varying building footprint sizes from smaller buildings to the Lowe's located to the south.



Subject property and vicinity

The proposed length of the building is 304' on 1300 South and Lucy Avenue, and 250' on 300 West. Storefront glass comprises 38% of the first floor on the 1300 South façade and 71% of the first floor on the 300 West façade. On 1300 South, it is primarily on the western half of building, closest to 300 West. The storefront glazing extends to the second story of the building with the second level of parking occupying the interior.



Site Plan

The 1300 South frontage includes an entry to the enclosed parking, access to screened guest parking, leasing office, and resident amenity spaces within an area enclosed with a 4' wall and railing. A daycare is anticipated for the 300 West frontage and includes a playground with indoor and outdoor spaces. The playground is enclosed with a 4' wall and railing. The zoning ordinance limits the height of the wall to 4' and a higher wall would require a subsequent Planned Development application. The Lucy Avenue frontage serves as the primary entry for the planned daycare, and has a multi-use court, secondary lobby, mail room, loading and trash facilities, and additional access to the parking for the building. The upper floors of the building include resident amenity areas on the third floor and 200 residential units: 96 2-bedroom units, 80 3-bedroom units, and 24 4-bedroom units.



Rendering from the intersection of 1300 South and 300 West

The massing of the building is broken up by recessed areas on the 1300 South and Lucy Avenue facades and a stepback above the podium level on the 300 West façade. The recessed areas also allow for a change in materials and design for the eastern and western portions of the building. The primary building material on 1300 South is thin brick (42%) along with corrugated metal (16%) on the upper floor and as an accent. This is similar on 300 West with thin brick comprising 45% of the façade and corrugated metal 19%. Stucco is limited to 4% on 300 West and is also on the interior courtyard and interior side yard walls. The architectural detailing includes a belt course with a change in the brick color on the eastern portion of the building and vertical bands of brick on the western portion.

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Design Review approval per Salt Lake City Code Chapter 21A. 59. The Design Review process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve the Design Review request as proposed or may impose conditions necessary or appropriate for the Design Review to comply with the standards. The Planning Commission may deny an application for a Design Review if it finds that the proposal does not meet the purpose or standards for Design Review in Chapter 21A.59.

KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compliance with Zoning Requirements

Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.

The proposal is compatible with *Plan Salt Lake*, the *Ballpark Station Area Plan*, the *Central Community Plan*, and *Housing SLC*.

Plan Salt Lake (2015)

The proposed redevelopment of the site with 200 residential units is consistent with *Plan Salt Lake*. The plan identifies several principles and initiatives that the proposal helps to implement. In the Neighborhoods Chapter, the following initiative applies:

Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change.

The proposal provides larger, family sized units that could allow for multi-generational households and allow for residents to remain in the neighborhood.

In the Growth Chapter, several initiatives apply:

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 2. Encourage a mix of land uses.*
- 3. Promote infill and redevelopment of underutilized land.*

The proposed development is within a block of the 1300 S/Ballpark Trax light rail station. There is a Route 9 bus stop on the proposal's 300 West frontage. This route has frequent service between Poplar Grove and the University of Utah. The proposal, while predominantly residential, proposes a daycare and community spaces for residents on the first floor. The proposed development is a more intensive use of the site, which is appropriate given its proximity to light rail and on a frequent service bus route.

In the Housing Chapter, the Guiding Principle and several initiatives apply:

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Initiatives

- 1. Ensure access to affordable housing citywide (including rental and very low income).*
- 3. Encourage housing options that accommodate aging in place.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*
- 6. Promote energy efficient housing and rehabilitation of existing housing stock.*
- 7. Promote high density residential in areas served by transit.*

The proposal is consistent with the Guiding Principle and several Initiatives in the Housing Chapter. It includes 200 units of multifamily housing that are available to residents with incomes between 30% to 80% of the area median income (AMI) and the average rents will be affordable to those at less than 60% AMI. The larger units can allow for multi-generational households and requirements for construction will allow for aging in place. It will be energy efficient, including Energy Star 3.0 certified to a score of 90, and will receive Enterprise Green certification.

Additionally, the proposal is located near transit opportunities and retail services that can allow people to meet their daily needs near their residences. It is an expansion of housing opportunities in this neighborhood that is transitioning from car-oriented commercial and light industrial uses

to a combination of commercial and residential uses. This is aided by the transit opportunities and recent improvements to 300 West.

Ballpark Station Area Plan (2022)

The proposed redevelopment of the site with 200 residential units is consistent with the *Ballpark Station Area Plan*. The plan considers the site to be on the western edge of “The Heart of the Neighborhood.” This area is appropriate for higher densities and significant redevelopment. The proposal is consistent with the following goal, strategy, and action:

GOAL: Increase affordability and attainability of housing for current and future residents.

STRATEGY: Provide a diversity of housing types and options for different incomes, familial status, age, and needs.

ACTION: Promote a diversity in the size of new units in the neighborhood to accommodate residents in different stages of life, including families with children.

Central Community Plan (2005)

The proposed Design Review is consistent with the master plan goal to “Protect and improve the quality of life for everyone living in the community, regardless of age or ability.” The proposed development is within two land use categories. The western land use category “Regional Commercial/Industrial” encompasses larger commercial uses with regular deliveries, including big box stores. This reflects an earlier transition from more intensive industrial uses. Since the adoption of the Central Community Plan in 2005, the corridor has seen more intensive commercial and industrial uses leave the neighborhood and they are increasingly replaced with residential uses. The proposal supports the following policies:

Policy ILU-2.0 Limit Industrial land use development within the Central Community

ILU-2.1 Prevent expansion, intensification and location of industrial land uses near residential neighborhoods in the Central Community.

The eastern category, “High-density Transit Oriented Development (TOD)” calls for mixed-use developments with retail or office on the lower level(s) and residential units above them. The proposal is consistent with the following TOD land use policy:

TOD-2.1 Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.

While not in a strictly residential land use category, the proposal is consistent with several of the Residential Land Use Policies as follows:

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

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

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

RLU-3.5 Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighborhoods within the Central Community.

RLU-3.6 Identify properties for new residential construction or rehabilitation and work with local community development corporations (CDC's), the City Housing Division, and the Redevelopment Agency to develop new infill and rehabilitation projects.

As previously stated, the proposal is for affordable housing with larger, family sized units ranging from 2-4 bedrooms. It will add to the mix of housing options available in the neighborhood. The proposal is energy efficient. It is supported by Housing Stability (see the Department Comments in [Attachment G](#)) and is seeking funding from the Redevelopment Agency.

Housing SLC

The proposal is consistent with the recently adopted *Housing SLC*.

It is consistent with the following goal and metrics:

GOAL 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metrics: Entitle 10,000 new housing units throughout the city.

1. Minimum 2,000 units deeply affordable (30% AMI or below)
2. Minimum 2,000 units affordable (31% - 80% AMI)

The proposal is for 200 units, all of which will have rents affordable to those at 80% AMI or lower. 14 units will be affordable to those with incomes at or below 30% AMI and the remainder of the 186 units will be affordable to those with incomes between 31-80% AMI. The applicant previously anticipated some units affordable to those at 25% AMI, but without receiving 9% tax credits, these were removed.

Consideration 2: Compliance with Zoning Requirements

The Design Review request is necessary for the modification of two zoning requirements for the CG zoning district.

1) Modification to the Maximum Setback

As identified earlier, the Downtown Building Heights text amendment included a maximum front yard setback of 10'. It also reduced the minimum front yard setback from 10' to 5'. The applicant is requesting a modification to increase the maximum front yard setback from 10' to 16' on 1300 South. The property line is angled from east to west and increases approximately 6'. The building will be aligned east-west and the front yard setback increases from just over 10' at the eastern boundary to approximately 16' on the western boundary.

Staff supports this request as the existing sidewalk is 6' and there is not a park strip. The increased setback allows for additional separation between the building and the sidewalk. This is important given the high volume of both vehicular and pedestrian activity in this block of 1300 South. The yard will provide landscaping that meets the city's required 5' landscaping yard, a fenced amenity area for residents, and a larger paved area at the intersection of 1300 South and 300 West for people to walk and wait to cross the street.



1300 South elevation on right— shows proposed modification to increase the front yard setback to a maximum of 16' at the intersection with 300 West.



Existing view of intersection at 1300 South and 300 West

2) Additional Building Height

The building has a maximum height of approximately 85'. The average height of the building on the 1300 South and 300 West facades is 77'1". The maximum height permitted in the CG zoning district is 75' by right and 105' with Design Review. The surrounding properties are all in the CG zoning district. The maximum height permitted by right was recently increased from 65' to 75' with the Downtown Building Heights text amendments that went into effect in August 2023.

The proposal provides the additional required outdoor usable space that is equal to 10% of the gross floor area of the additional floors. One additional floor is provided with the height and there

While the amount of additional height requested is small, this increase allows for an additional story on the building, providing additional housing units. The proposed building is generally consistent with the Design Review standards. It is oriented to the sidewalk rather than interior spaces or a parking lot. Much of the ground level facades on 1300 South and 300 West provide storefront windows and provide visual interest for pedestrians. While it is a large building, it is oriented to the sidewalk with parking interior to the building. At the street level there is storefront glass, and, as practical, active uses facing the street.



300 West:

- Stepback of 5'2" on 300 West (shown above in yellow)
- Changes in material from predominantly brick to corrugated metal on the upper floor
- Changes in the orientation of the corrugated metal
- Modifications in the brick to create vertical bands between windows
- Varied roofline with gabled elements



- Central recess approximately 55' wide and 25'9" deep (shown above in yellow). This opens to the interior courtyard above the podium. The recess provides a break that allows for a change in architectural detailing and materials.
- Changes in material from predominantly brick to corrugated metal on the upper floor

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- This architectural elevation drawing shows a proposed 10-story building with a modern, multi-material facade. The ground floor features large glass windows and doors, suggesting a commercial or public use. The upper floors are clad in a combination of light-colored brick and dark, possibly metal or stone, panels. The building has a flat roof with a dark finish. The drawing includes a scale bar at the bottom right, indicating a height of 100 feet and a width of 100 feet.

There are similar elements on the Lucy Avenue elevation. The recess is slightly smaller, approximately 47' wide and 24' deep and does not open to the interior courtyard.

STAFF RECOMMENDATION

1. Final approval of the details for signage, lighting, landscaping, screening of parking, and screening of mechanical equipment and utility boxes are delegated to Planning staff.
2. The involved lots shall be consolidated through the Lot Consolidation process as per Chapter 20.32 of the Subdivisions and Condominiums ordinance.

If the design review is denied, the applicant cannot proceed with the project as designed and will be required to meet the design standards of the underlying zoning ordinance in order to develop the property.

ATTACHMENT A: Vicinity Map

1110 1108 1120 1125 1095 370 1154 1161 260 244 218 21 333 1174 1181 1185 1191 1195 259 255 249 243 235 225 203 354 1202 264 264 270 258 234 224 208 182 320 325 1220 1228 342 320 1290 1229 257 238 230 228 180 1315 1335 1388 330 1392 1391 1340 1328

Mead Ave
I-15 NB Fwy
300 W
1300 S
Paxton Ave
Lucy Ave
300 W
1300 S
0 65 130 260 390 Feet
N

Subject Property

ATTACHMENT B: Plan Set

Liberty Corner Project Description

Liberty Corner is a community of 200 affordable, family-sized homes located in the Ballpark Neighborhood of Salt Lake City. The project consists entirely of rent-restricted units and will utilize income averaging such that the entire project will average rents at less than 60% of Area Median Income (AMI) while serving families earning a range between 25% AMI to 80% AMI. Income averaging rents at 60% allows for deep penetration of affordable, extending to 25% AMI, all the while providing affordable housing to another underserved portion of the population at 80% AMI. Families needing 80% AMI units are not traditionally targeted by affordable housing subsidies, nor are they well-served by the market, and certainly not by current new construction cost basis. The need for Liberty Corner's large family units across the income spectrum is both crucial and urgent. Critical in terms of its importance and impact as part of a reasoned response to Salt Lake City's housing crisis, and urgent in terms of the need for affordable housing for families.

Liberty Corner is mission-designed. The intent of every element of the undertaking is to create an environment in which those families that move into Liberty Corner are given the opportunity to live in a safe and uplifting environment that fits their needs. The community is designed for families. The 200 residential units are designed as two-, three-, and four-bedroom apartments with a majority of the units in the community being three- and four-bedrooms. Every unit will include full kitchens, a complete appliance package of a range, oven, dishwasher, microwave, washer, and dryer, and at least two bathrooms. The units provide a complete home for an entire family that is safe, secure, and dignified. Liberty Corner provides a place that families can call their home and they can be proud of the home in which they live.

A critical complement to Liberty Corner's units are the community amenities. The community will provide a fitness center/gym, a clubroom with lounge, game area and a kids room, as well as flex space that can be used for group gatherings, additional lounge space, work/study space, community events, and life skills classes. As Liberty Corner is a family-oriented community, an outdoor water amenity is planned, along with generous outdoor open space, programming and equipment, including a tot-lot, delivering the experience of a 'backyard' within an urban residential apartment community.

Liberty Corner is a seven-story, Type IIIA over Type IA building applying for design review as required by the Commercial General zone for buildings seeking greater than 60' in height. The tallest point of architectural expression in Liberty Corner is 85'. The building's exterior materials are primarily brick, glass, metal and cement-fiber panel. Brick and glass are the dominant materials. The community's unit mix includes 96 2-bedroom units ranging from 870 sf to 1,016 SF; 80 3-bedroom units ranging from 1,107 sf to 1,273 sf; and 24 4-bedroom units ranging from 1,364 sf to 1,460 sf. The over site density is 98 units/acre. The breakdown of proposed uses and space can be found with the design package, along with parking calculations.

Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations.

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

As stated in 21A.26.070 under Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

Liberty Corner envisions a residential community mixed with commercial services accessible from the street (a large daycare and associated playground and outdoor area), visually engaging streetfront uses, generous landscaped and hardscaped building setbacks, quality façade design and materials, and improved walkability and connections to recently completed multimodal improvements on 300 West.

The recent Ballpark Station Area Plan outlines a goal to increase urban design quality in the neighborhood. It designates Liberty Corner's site as part of the "Heart of the Neighborhood", which the plan describes as appropriate for the highest densities allowed in Urban Station Areas. The plan notes a goal to "Increase affordability and attainability of housing for current and future residents," which includes a strategy of providing a diversity of housing types and options for different incomes, familial status, age and needs, paired with an action to "Promote a diversity in the size of new units in the neighborhood to accommodate residents in different stages of life, including families with children". Liberty Corner is seeking to additional height in order to allow for increased density to provide just these types of units – 200 affordable homes, all of them 2-, 3- and 4-bedroom units, with more than 50% of these units 3- or 4-bedrooms. The homes, programming and amenities are purpose-designed to support small, large and multi-generational families and residents across the age spectrum. Liberty Corner's units are 100% rent-restricted, serving households with incomes ranging from 25% of the Area Median Income (AMI) to 80% AMI, with homes designated for special needs and underserved populations, including veterans, domestic violence survivors, the mobility impaired, and families experiencing homelessness.

The Central Community Master Plan speaks specifically to Liberty Corner in its Residential Land Use (RLU) policies for new construction. RLU 3.1 states "Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups and family size". RLU 3.4 recommends to "Encourage high performance, energy efficient residential development." Liberty Corner will be Energy Star 3.0 certified to a score of 90 (meaning that it performs higher than 90% of similar buildings nationwide) and will receive Enterprise Green certification. Enterprise Green is a LEED-style sustainability certification developed specifically for affordable housing.

As mentioned, Liberty Corner is 100% affordable, with homes offered at income-restricted rents affordable to families making a range of incomes from 30% to 80% AMI, including 14 homes offered to families of 4 to 8 at 30% AMI. Liberty Corner is currently seeking RDA support in funding these homes. A breakdown of income ranges is below:

Bedroom Count	Total Units	Market Rate	61%-80% AMI	41%-60% AMI	<40% AMI
2-Bed	96	-	40	34	22
3-Bed	80	-	30	32	18
4-Bed	24	-	8	12	4
Total	200	-	78	78	44
Breakdown by Low, Very Low, and Extremely Low Income:			39.0%	39.0%	22.0%
			60% AMI and below:		61.0%
			30% AMI and below:		7.0%

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

1. *Primary entrances to commercial and public areas face the public sidewalk; ground level spaces and storefront are oriented to the public realm*
2. *Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.*

The building and its ground level spaces are oriented to the public way, and the 10-foot setback required by the CG zone serves to combine with the public sidewalk to widen the public walkway and introduce additional pedestrian space, landscaped areas, streetscape and public – private zones.

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

Parking is located within the building. Refer to Site Plan.

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

The proposed community is architecturally interesting and interactive with the signage and mix of brick, glass, metal and detailing throughout the building. The ground floor includes visually interesting and engaging design, detailing, spaces and uses. Refer to Graphic Images.

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

The ground level spaces along the primary streets – 1300 South and 300 West – abuts the public sidewalk with additional setback for sidewalk, landscape and public-private area and active uses. The ground level uses include a large daycare and associated playground, leasing office, as well as a large lounge and event space and associated plaza for the use of the residential community. The Lucy Street ground level includes additional daycare frontage, a multi-use court for the residential community, and a secondary entrance to Liberty Corner. See Elevations and Graphic Images.

2. *Maximize transparency of the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.*

Transparency is maximized on ground floor facades with large storefront glazing and double-height spaces. Ground floor glass will not have reflective treatments, nor will the glazing front spaces with immediate interior walls.

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

Liberty Corner will incorporate all of these elements.

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.*

Liberty Corner will have a number of exterior open spaces with visual connection to the public street.

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.*

The large units require a large building with a much more window line than would be typical of other apartment communities with the same number of homes. Liberty Corner will utilize divided massing, setbacks, detailing, material change and articulation to break the large building into a much more neighborhood-friendly and human-scaled development.

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.*

See above. The divided massing and material changes are meant to break the large building down visually and create the perception of smaller-grained and more vertically-oriented set of buildings.

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

Balconies and masonry detailing articulate the façade. There is a strong vertical bay composition created by the break-up of the building through vertical detailing, material transitions, divided massing and variation in plane. The design works with material and massing to create a defined base, middle, and cap to the building.

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.*

Liberty Corner's ground level has a high ratio of glazing, similar to other retail uses along 1300 South and 300 West. The residential rhythm and solid-to-void ratio of the residential floors above the ground level reflect the newer residential uses immediately to the east on 1300 South. Building facades that exceed a combined continuous building length of two hundred feet (200') shall include:

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

Liberty Corner's facades feature all of these strategies in breaking down façade lengths and creating human scale and visual interest. See included elevations and perspectives.

- 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,
 3. Massing Changes,
 4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Director and/or Commission.
 5. Step back must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views,
 6. The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two (2) stories,
 7. A building over 200' in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

As a large building providing a large number of affordable, rent-restricted homes at almost double the average size of typical residential developments, Liberty Corner has incorporated design elements meant to break down the scale of the building and balance the needs of the residential community and ground level streetscape. The building has numerous breaks in vertical plan, material changes and massing changes, with a strategy to make the large building feel more like a collection of smaller discrete buildings.

The project is asking for consideration and approval an "active use" ground level requirement of less than 80%. Liberty Corner's unique site and program (three long street frontages for an affordable housing community with 200 large, family-sized homes with a high anticipated residential population) present a number of challenges and demands for the ground level program.

By virtue of its corner location along with a mid-block street, Liberty Corner has three significant frontages, totaling over 850 feet. The project has endeavored to program the street level with active and engaging uses, including a significant frontage dedicated to a daycare space and playground open to the public. As designed, 39% of Liberty Corner's ground level street front façade, totaling 328 feet of frontage, is dedicated to active uses open to the general public, including the daycare and the community leasing office. 23% is dedicated to operational spaces meant to support the community's significant population, expected to be between 700 and 900 residents. This operational program includes loading dock/move-in staging, trash rooms, mail and package room, vehicular entrances and a small court for utility and power. These operational spaces have been programmed and placed to be in the least visible and trafficked locations of the site.

38% of the project, or 323' of frontage, will be spaces dedicated to the residents of Liberty Corner, including a lounge, co-working space and flex space for events and classes, as well as a multi-use court. These spaces are important in an affordable housing community, for a number of reasons: 1) they provide amenities and spaces that lower-income residents might have a hard time accessing from a for-profit, open-to-the public scenario; 2) the common space amenities, then, are an important part of the resident experience and creating an environment where residents can lead a full and successful life, regardless of income; 3) these amenitized spaces are an important part of securing tax credit and other affordable housing subsidies; 4) shifting these amenities to the upper levels, if it is possible at all, would impact the quality and amount of the amenity space, the quality of life of neighboring residents, and result in the loss of affordable homes; 5) the flex space provides a location for life skills classes and community events that are important in the operation of an affordable housing community and successfully supporting underserved populations; 6) Liberty Corner has been specifically designed for an abundance of common space amenities in order to serve an expected resident population that rivals much larger residential communities and spreads across a wide range of ages, interests, and demographics.

Finally, commercial space presents a particular weight on affordable housing communities. Ground level concrete podium retail/commercial spaces aren't financially viable anywhere in Salt Lake City, much less so outside of downtown. A market-rate project would think of these spaces as an amenity, subsidized by market rate rents. However, income-restricted rents in an affordable housing community don't provide for this kind of financial support. Further, commercial space is not allowed to be included in tax credit basis, meaning that they do not qualify for tax credit support; as such, the financial "weight" of a commercial space is more than double that of a common space amenity, and thus particularly burdensome for an affordable housing community. Liberty Corner respectfully asks for approval of the current ground-level street front programming percentages.

The project has a setback along its 300 West elevation, at the third level, consisting of 5'2". The seventh level, above the allowed height limit of the CG zone, steps back another foot. The ground level meets the minimum and maximum heights. An additional 10 feet of setback at the top level would result in the loss of 15 affordable homes, as the homes on the street would no longer have a viable depth. Instead, the design has utilized an undulating, gabled roofline along much of the street frontage to reduce the amount of building mass above the height limit, created some additional setbacks and voids at locations at the top level, and created a lot of articulation and projections at the streetfront facades. The average building height is 77'-1", just two feet one inch above the height limit. Liberty Corner is asking for a variance to the setback design standard in the interest of keeping additional affordable family-sized homes.

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

1. *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; The roof deck amenity area features outdoor dining areas.*
6. *Other amenities not listed above that provide a public benefit.*

Not applicable as there are no privately-owned public spaces within the proposed community.

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 step backs 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.*

The building has a small step back at the top level, step backs at the ground level on the west elevation, and articulations at the ground level throughout the other streetfront elevations to emphasize the human scale.

- b. *The minimum setback for any building located in a zoning district that does not contain an upper level setback provision shall be ten feet (10'). This setback is only required for applications requesting additional height when authorized in the underlying zoning district. The setback shall be applied to the first full floor of the building that is seeking the request for additional height.*
- c. *For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base to reduce the sense of apparent height.*

The proposed building is designed with modern design features that is classically composed. There is a solid foundation established with brick and glass as well as fenestration and large openings to create a distinct base. The building has an interesting middle section with handsome masonry materials, variations in material and plane, vertical brick detailing to emphasize the verticality, and articulation and texture to create visual interest without being busy. The top floor has strong rooflines serving as a cap to the building, along with a change in material and color to help the level step back visually, in only 1 foot physically. The step back discussion and request for variance is discussed above.

2. Negative Impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards.

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

Liberty Corner's site is bordered by a public way on three sides; the east boundary is a warehouse currently, but is zoned for similar height to Liberty Corner.

- 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.*

Sidewalks are the only public or semi-public spaces impacted by the site. Shadow from the additional building height falls in the street.

- 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.*
- d. *Designed and oriented to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.*

Liberty Corner has a small stepback at the top level, additional stepback at the third level on the 300 West side, over 10 feet of setback from the property line on all sides to provide protection from snow, ice or water from falling into public spaces. Entrances to the building have 5' awnings for additional protection.

3. *Cornices and rooflines:*

- a. *Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least 6 inches, a change in material, utilizing at least one visible sloping plan along a minimum of 50% of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.*

Liberty Corner is using two different rooflines to emphasize the massing breaks and give each primary building mass its own character. The west building is using an undulating gable form on the top level, along with a step back and a material change, to relate to the eclectic, built-over-time quality of the light industrial and warehouse buildings that still dot the neighborhood. The east building mass uses a more modern roof plane as a cornice to differentiate the east building from the west and relate to the more flat-roofed residential buildings to the east, while still retaining the roof plane projection to provide a termination to the vertical height.

- b. *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 proposed community has a large roof amenity deck at the top of the podium, framed by the residential units, with an opening and visual connection to the south and 1300 South.

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. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

- 1. *Parking lots and structures shall be setback a minimum of twenty five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.*

In general, the project is reducing curb cuts across the property. Access to parking has been pushed as far away from the intersection as possible, on the NE and SE corners. The parking access on Lucy is located in a portion of the neighborhood and site that has the lowest pedestrian traffic; the access on the SE corner is recessed into the building so that the entry doors/gates are somewhat hidden and vehicles have standing area that will not conflict with the pedestrian way.

The project is requesting a variance from Transportation and/or Planning to allow for the loading dock to become a staging area, with loading happening from a loading zone adjacent to the loading room on Lucy Avenue. This will allow the project to load multiple trucks of different sizes in a more efficient manner, while also avoiding the need for trucks to back across the pedestrian zone/sidewalk and into/out of Lucy Avenue. The programmatic, spatial and structural demands of the project do not allow for all truck maneuvering to happen on site; the loading zone and loading/storage room allow the community to meet both the building constraints and loading demands of the project while providing safe circulation on Lucy Avenue.

- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure (See subsection 21A.37.050K of this title.).**

All services are screened from public view and located within the structure of the building. This includes mechanical equipment, loading areas, and waste and recycling.

- 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.*

The building has sign bands and columns for blade signs that will be utilized for signage that is visible for pedestrians, bicyclists, users of mass transit and drivers. The property would like to have a large primary sign either at the ground level or at the sign band level, and a space exists for either

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

The signage will work together with the massing, lighting and façade articulations to create a cohesive design.

- 3. Coordinate sign location with landscaping to avoid conflicts. Trees are coordinated to create sight lines to signage.*

Trees and landscaping are coordinated with signage to create sight lines from the sidewalk for pedestrian interest and interaction as well as with the street.

- 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.*

Street lighting will be designed in accordance with 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 up-lighting directly to the sky.*

Outdoor lighting is designed to minimize glare and light to trespass onto adjacent properties and vertical lights are directed downward.

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

Lighting is coordinated with the architecture to emphasize architectural features, columns, bays and signage. Lighting is included to illuminate pathways, points of entry, and sidewalks for pedestrian comfort and safety.

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 every 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.*

These standards for street trees and hardscape are applied in the design of the proposed community.

Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images.

As stated in 21A.26.070 under Purpose Statement: *The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and*

automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

The proposed community fulfills this purpose. The project introduces significant residential and retail services uses spaces with a location and site design that allows the general public to access the community and its daycare space by all modes of transit - pedestrian, bicycle, mass transit and automobile. In particular, the community provides a critical neighborhood service space (daycare) in a location that is easily accessible to the new 300 West multi-use path, UTA light rail and bus service, and major automobile arterials. The residential community provides critically needed family-sized and supported affordable units that will also serve to support the neighborhood and the purpose of the Commercial General through introducing residents to support mix of uses, access and environments.

The proposed community is compliant with the purpose of the applicable design standards of the individual zoning district. The individual zoning district has the following standards...

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

Minimum Lot Width: Sixty feet (60')

Front yard: Minimum of five feet (5'). Maximum of ten feet (10').

Corner Side Yard: Minimum of ten feet (10'). Maximum of ten feet (10')

Interior Side Yard: No setback required.

Rear yard: Minimum ten feet (10').

. The building was originally designed when the 10 feet was the minimum setback, as opposed to the maximum setback. Currently, the 1300 South side of the building – which has a canting boundary – moves from 10'-7 1/4" on the east side to 15'-9 3/8" on the west side. The other front yard along Lucy Avenue has setbacks of 10'-2" on the operational side and 12' at the daycare frontage. The 300 West elevation with the daycare and playground has a setback of 12'. The interior side yard has no required setback. Liberty Corner has a 11' – 2 3/8" setback on the interior side yard.

Liberty Corner is asking to keep these setbacks as designed, for a few reasons: 1) 1300 South and 300 West are very busy 5-6 lane roads; the public right of way on 1300 South is given almost entirely to automobile travel and the project (east) side of 300 west has a similar limited space between lanes of travel and property boundary, although it has a few extra feet compared to 1300 South. Giving the building some additional setback from the street gives residents some relief from the road noise and light pollution. 2) Further, 1300 South in particular, as well as Lucy Avenue, have little or no public sidewalk within the right of way and very little space for pedestrian life or semi-private space for residents to interact or engage with the neighborhood at the street level. This is an issue throughout the Ballpark neighborhood. The additional space gives extra room for entries, courts, patios, landscaping and other general elements that will start to build a better street and pedestrian environment in the area, building on recent City investments on 300 West. 3) The extra space on the Lucy Avenue Front Yard will provide additional area for entrances, operational space, and most importantly space for drop off and pick up choreography between the proposed loading zone and the daycare space. We are proposing to meet the additional setback requirement with properly-sized awnings at the building entrances.

Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title. The site does not abut a residential property.

Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title. The site does not have an accessory building or structure in the yards.

Landscape yard requirements A landscape yard of five feet (5') shall be required on all front or corner side yards, conforming to the requirements of Section 21A.48.090 of this title. The final landscaping and hardscaping will conform with the requirements of section 21A.48.090, specifically: *Landscape yards are yards devoted exclusively to landscaping except, however, that driveways and sidewalks needed to serve the use and buildings on the lot may be located within a required landscape yard. As used in this chapter, the term "landscaping" shall be defined as set forth in section [21A.62.040](#), "Definitions Of Terms", of this title. No specific improvements are required within landscape yards, except that all landscape areas shall be maintained with at least one-third ($\frac{1}{3}$) of the yard(s) area covered by vegetation, which may include trees, shrubs, grasses, annual or perennial plants and vegetable plants. Mulches such as organic mulch, gravel, rocks and boulders shall be a minimum depth of three inches to four inches (3" - 4"), dependent on the material used, to control weeds and erosion in unplanted areas and between plants, and that these aforementioned items at all times cover any installed weed block barriers that cover the ground surface.*

The design materials show planting areas, hardscape improvements and proposed driveways and sidewalks within in the landscape yard. The yards in the required setback areas will contain the required landscape areas, hardscape areas and sidewalks/access lanes necessary to serve the community and its uses.

Maximum Height: No building shall exceed seventy five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section (below)

1. Procedure For Modification: A modification to the height regulations, in this Subsection G may be granted through the design review process in conformance with the provisions of Chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the planning commission or in the case of an administrative approval the planning director or designee, shall find that the increased height will result in improved site layout and amenities.
2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10').
3. Maximum Additional Height for Properties Outside of Boundary Identified in Subsection G: Additional height shall be limited to thirty feet (30') subject to the provisions in Subsection G.2 for a maximum height of one hundred five feet (105').

This design review application is made as part of a request to increase the height from 75' to 85'. This will allow for an additional 49,345 square feet of building area at the top level, creating an additional 40 affordable 2-, 3-, and 4-bedroom homes. As part of this request, Liberty Corner will be required to create at least 4,935 sf of outdoor open space. Liberty Corner is proposing to satisfy that requirement with a roof amenity deck of at least 5,000 useable square feet for building residents. The current plans are for almost 8000 square feet of useable space at the amenity deck level, a number that may be reduced by planting areas or egress demands.

Midblock Walkways: A midblock walkway has not been identified on the property in any master plan.

Parking: All parking is incorporated into the building wrapped by uses allowed in the zone.

Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations.

There are no design standards specific to the individual zone other than those in the ordinance referenced earlier in the narrative.

LIBERTY CORNER
SALT LAKE CITY

ENTITLEMENT PACKAGE

REV	DATE	DESCRIPTION
1	11-14-23	ADD FORMER SALT LAKE COUNTY PARCEL TOPOGRAPHIC INFORMATION
2	12-8-23	
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PROJECT NO: 22537-A
CAD FILE: 22537 ALT
DRAWN BY: KSL
CALC BY: EAM
FIELD CREW: IQ
CHECKED BY: DBD
DATE: 12/08/23

ALTA/NSPS
LAND TITLE
SURVEY

TABLE "A" ITEMS

1. SEE GENERAL NOTE 2
2. ADDRESS SHOWN HEREON PER TITLE COMMITMENT
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE A-1 (BASE FLOOD ELEVATIONS DETERMINED) AND SHADY ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER MAP NO. 4903020282, EFFECTIVE AUGUST 2, 2012.
4. GROSS LAND AREA SHOWN HEREON
- 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- 7(B)(1). SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON
- 7(C). MEASURED HEIGHT OF ALL BUILDINGS
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
9. 12 REGULAR STALLS, 8 ADA STALLS, TOTALING 16 PARKING STALLS ON SITE.
10. NOT APPLICABLE
11. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES.
- OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
13. ADJOINING OWNERS SHOWN HEREON.

DESCRIPTION PER TITLE REPORT

PARCEL 1:
COMMENCING AT A POINT 151.10 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, AND RUNNING THENCE EAST 49.75 FEET TO THE WEST LINE OF A BUILDING, THENCE CONTINUING EAST ALONG THE NORTH FACE OF THE BUILDING PLASTER 87.00 FEET MORE OR LESS TO THE EAST LINE OF SAID BUILDING, THENCE CONTINUING EAST 110.75 FEET, (A TOTAL OF 247.5 FEET EAST) THENCE NORTH 129.00 FEET, THENCE WEST 243.30 FEET, THENCE SOUTH 129.00 FEET, TO BEGINNING, BEING A PART OF BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN TAX SALE RECORD RECORDED SEPTEMBER 4, 1988 AS ENTRY NO. 228449 IN BOOK 2687 AT PAGE 612 IN THE SALT LAKE COUNTY RECORDERS OFFICE, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 17, FOX'S SUBDIVISION, THENCE NORTH 26 FEET, THENCE WEST 16.5 FEET, THENCE SOUTH 26 FEET, THENCE EAST 16.5 FEET TO THE BEGINNING.

PARCEL 2:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, AND RUNNING THENCE NORTH 151.10 FEET, THENCE EAST 49.75 FEET TO THE WEST LINE OF A BUILDING, THENCE CONTINUING EAST ALONG THE NORTH FACE OF THE BUILDING PLASTER 87.00 FEET MORE OR LESS TO THE EAST LINE OF SAID BUILDING, THENCE CONTINUING EAST 108.55 FEET, (A TOTAL OF 245.30 FEET EAST), THENCE SOUTH 151.10 FEET, THENCE WEST 245.30 FEET TO BEGINNING, BEING A PART OF BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 30, 1974 AS ENTRY NO. 2661367 IN BOOK 3711 AT PAGE 339 IN THE SALT LAKE COUNTY RECORDERS OFFICE, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION OF LOT 2, BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 0°09'41" WEST ALONG THE PRESENT EAST LINE OF FOX 300 STREET 151.10 FEET, THENCE EAST 19.35 FEET, THENCE SOUTH 0°01'06" EAST 151.10 FEET, THENCE WEST 16.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 12, 1983 AS ENTRY NO. 3817062 IN BOOK 5474 AT PAGE 282 IN THE SALT LAKE COUNTY RECORDERS OFFICE, TO-WIT:

COMMENCING AT A POINT WHICH IS 18.97 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, WHICH POINT IS ALSO 48.0 FEET NORTH 89°56'37" EAST, ALONG THE 1300 SOUTH STREET MONUMENT LINE AND 18.87 FEET NORTH 0°01'06" WEST FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND 300 WEST STREET, AND RUNNING THENCE 18.88 FEET NORTH 0°01'06" WEST, THENCE 21.79 FEET SOUTH 43°29'30" EAST, THENCE 244.35 FEET NORTH 89°14'17" EAST, THENCE 6.07 FEET SOUTH 0°01'06" EAST, ALONG THE EAST PROPERTY LINE, THENCE 259.33 FEET SOUTH 89°56'37" WEST, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 3:
THE SOUTH 151.10 FEET OF THE EAST 2.2 FEET OF LOT 15, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 12, 1983 AS ENTRY NO. 3817062 IN BOOK 5474 AT PAGE 282 IN THE SALT LAKE COUNTY RECORDERS OFFICE, TO-WIT:

COMMENCING AT A POINT WHICH IS 18.97 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, WHICH POINT IS ALSO 48.0 FEET NORTH 89°56'37" EAST, ALONG THE 1300 SOUTH STREET MONUMENT LINE AND 18.87 FEET NORTH 0°01'06" WEST FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND 300 WEST STREET, AND RUNNING THENCE 18.88 FEET NORTH 0°01'06" WEST, THENCE 21.79 FEET SOUTH 43°29'30" EAST, THENCE 244.35 FEET NORTH 89°14'17" EAST, THENCE 6.07 FEET SOUTH 0°01'06" EAST, ALONG THE EAST PROPERTY LINE, THENCE 259.33 FEET SOUTH 89°56'37" WEST, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 4:
THE SOUTH HALF OF LOTS 12 AND 13, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT WARRANTY DEED RECORDED JULY 11, 1983 AS ENTRY NO. 3816322 IN BOOK 5472 AT PAGE 2148 IN THE SALT LAKE COUNTY RECORDERS OFFICE, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, FOX'S SUBDIVISION, WHICH POINT IS ALSO NORTH 89°56'37" EAST 307.33 FEET, ALONG THE 1300 SOUTH MONUMENT LINE, AND NORTH 0°01'06" WEST 18.87 FEET FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH AND 300 WEST, AND RUNNING THENCE NORTH 0°01'06" WEST 6.07 FEET, ALONG THE WEST PROPERTY LINE, THENCE NORTH 89°14'26" EAST 66.01 FEET, TO THE EAST PROPERTY LINE, THENCE SOUTH 0°01'06" EAST 6.88 FEET, THENCE SOUTH 89°56'37" WEST 66.0 FEET, ALONG THE SOUTH PROPERTY LINE, TO THE POINT OF BEGINNING.

PARCEL 5:
THE NORTH HALF OF LOTS 12 AND 13, FOX'S SUBDIVISION OF LOT 2, BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY.

ALSO:
COMMENCING AT THE NORTHWEST CORNER OF LOT 13, SAID FOX'S SUBDIVISION, AND RUNNING THENCE NORTH 26 FEET, THENCE EAST 66 FEET, THENCE SOUTH 26 FEET, THENCE WEST 66 FEET TO THE PLACE OF BEGINNING.

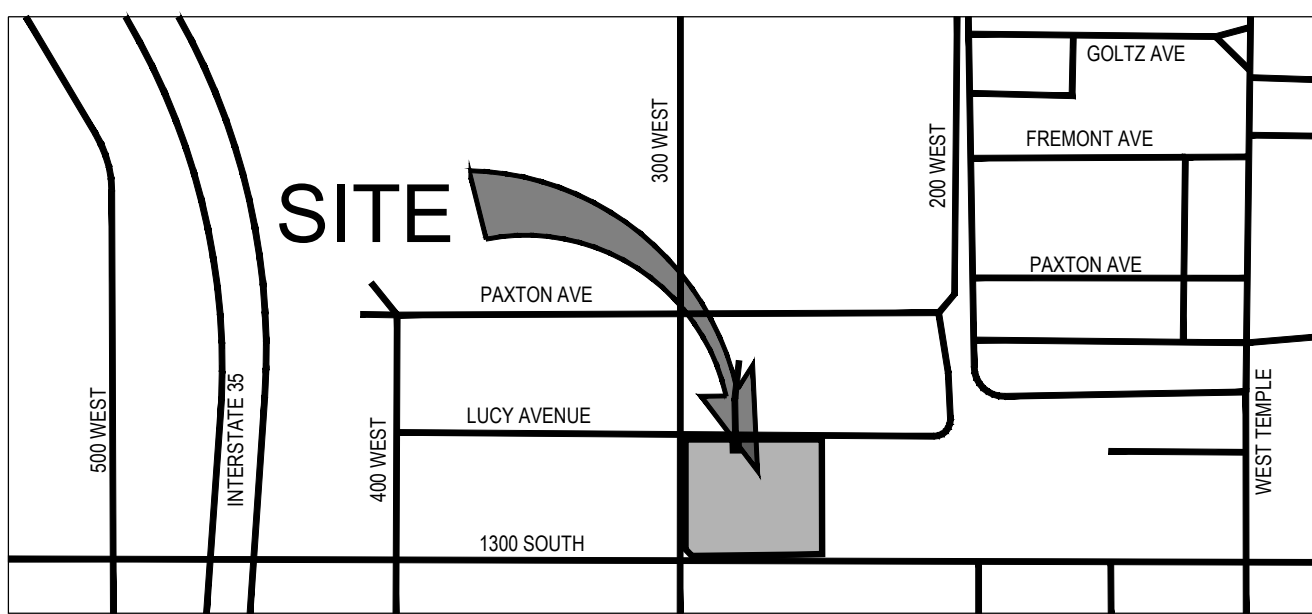
ALSO:
ALL OF LOT 14, FOX'S SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT.

ALSO:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, AND RUNNING THENCE NORTH 26 FEET, THENCE EAST 33 FEET, THENCE SOUTH 26 FEET, THENCE WEST 33 FEET TO THE PLACE OF BEGINNING.

LEGEND

RIGHT OF WAY LINE		FIRE HYDRANT
LOT LINE		WATER METER
PROPERTY LINE		WATER VALVE
SECTION LINE		ELECTRICAL BOX
EASEMENT LINE		ELECTRICAL METER
FENCE		UTILITY POLE
POWER LINE		CLEAN OUT
FIBER OPTIC LINE		SANITARY SEWER MANHOLE
TELEPHONE LINE		NATURAL GAS METER
WATER LINE		STORM DRAIN CATCH BASIN
SANITARY SEWER LINE		STORM DRAIN MANHOLE
STORM DRAIN LINE		SIGNAL LIGHT BOX
NATURAL GAS LINE		SIGN
CONCRETE		PROPERTY CORNER (SEE GENERAL NOTE 2)
BUILDING		MAJOR CONTOUR
EXCEPTION		MINOR CONTOUR

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ZAYO FIBER	FINN EDMUNDS	385-228-2413	SHOWN
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	SHOWN
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	801-813-6993	SHOWN
SLC PUBLIC UTILITIES	NICK KRYGER	801-463-6834	SHOWN



VICINITY MAP
SCALE: N.T.S.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO.161393-CAU PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: JULY 22, 2022, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME AS DISCLOSED BY THAT CERTAIN ORDINANCE RECORDED DECEMBER 4, 1952 AS ENTRY NO. 1389172 IN BOOK 970 AT PAGE 4110 AND BY THAT CERTAIN ORDINANCE RECORDED NOVEMBER 12, 1958 AS ENTRY NO. 1621024 IN BOOK 1559 AT PAGE 350.

SURVEY FINDINGS: VACATED ALLEY SHOWN HEREON
ANY RIGHT, TITLE, OR INTEREST OF SALT LAKE CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 30, 1974 AS ENTRY NO. 2661366 IN BOOK 3711 AT PAGE 337.
SURVEY FINDINGS: SHOWN HEREON, THE WESTERLY 19.35 FEET OF PARCEL 1 DEEDED TO SALT LAKE CITY (NOT LESS & EXCEPTED FROM PROVIDED DESCRIPTION)

EASEMENT IN FAVOR OF SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ITS SUCCESSORS IN INTEREST AND ASSIGNS FOR THE CONSTRUCTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, INSPECTION, RELOCATION AND REPLACEMENT OF A TRAFFIC SIGNAL BASE, POLE AND ASSOCIATED FACILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 16, 2001 AS ENTRY NO. 7845179, IN BOOK 8434, AT PAGE 7628.

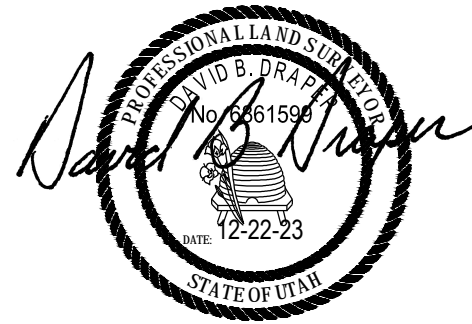
SURVEY FINDINGS: SHOWN HEREON
ABSTRACT OF FINDINGS AND ORDER WHEREIN THE REQUEST FOR A SPECIAL EXCEPTION TO ERECT A SIXTEEN FOOT WROUGHT IRON FENCE TEN FEET BACK FROM THE FRONT PROPERTY LINE IN A CG GENERAL COMMERCIAL ZONE WAS GRANTED, DATED JANUARY 11, 2011 AND RECORDED AUGUST 22, 2011 AS ENTRY NO. 11230680 IN BOOK 9944 AT PAGE 3829.
SURVEY FINDINGS: ASSUMED FENCE SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO LIBERTY CORNER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COTTONWOOD TITLE INSURANCE AGENCY, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, AND 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2022 AND REVISED NOVEMBER 20, 2023.

DATE OF PLAT OR MAP: DECEMBER 8, 2022.



DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'36" WEST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN TWO FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF PAXTON AVENUE AND 300 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO DEEDS OF RECORD, THE RECORDED SUBDIVISION PLAT AND THE SALT LAKE CITY ATLAS PLAT FOR BLOCK 23.

GENERAL NOTES

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. SURVEYED PARCELS HAVE DIRECT DRIVEWAY ACCESS TO 300 WEST STREET, 1300 SOUTH STREET AND LUCY AVENUE, PAVED PUBLIC RIGHTS OF WAY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

ADDITIONAL PROPERTY DESCRIPTION

COMMENCING AT NORTHWEST CORNER OF LOT 17, FOX'S SUB. NORTH 26 FEET, WEST 16.5 FEET, SOUTH 26 FEET, THENCE EAST 16.5 FEET TO BEGINNING.

NORTH

SCALE: 1" = 30'



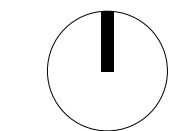


LIBERTY CORNER
SALT LAKE CITY, UT 84121

ENTITLEMENT PACKAGE

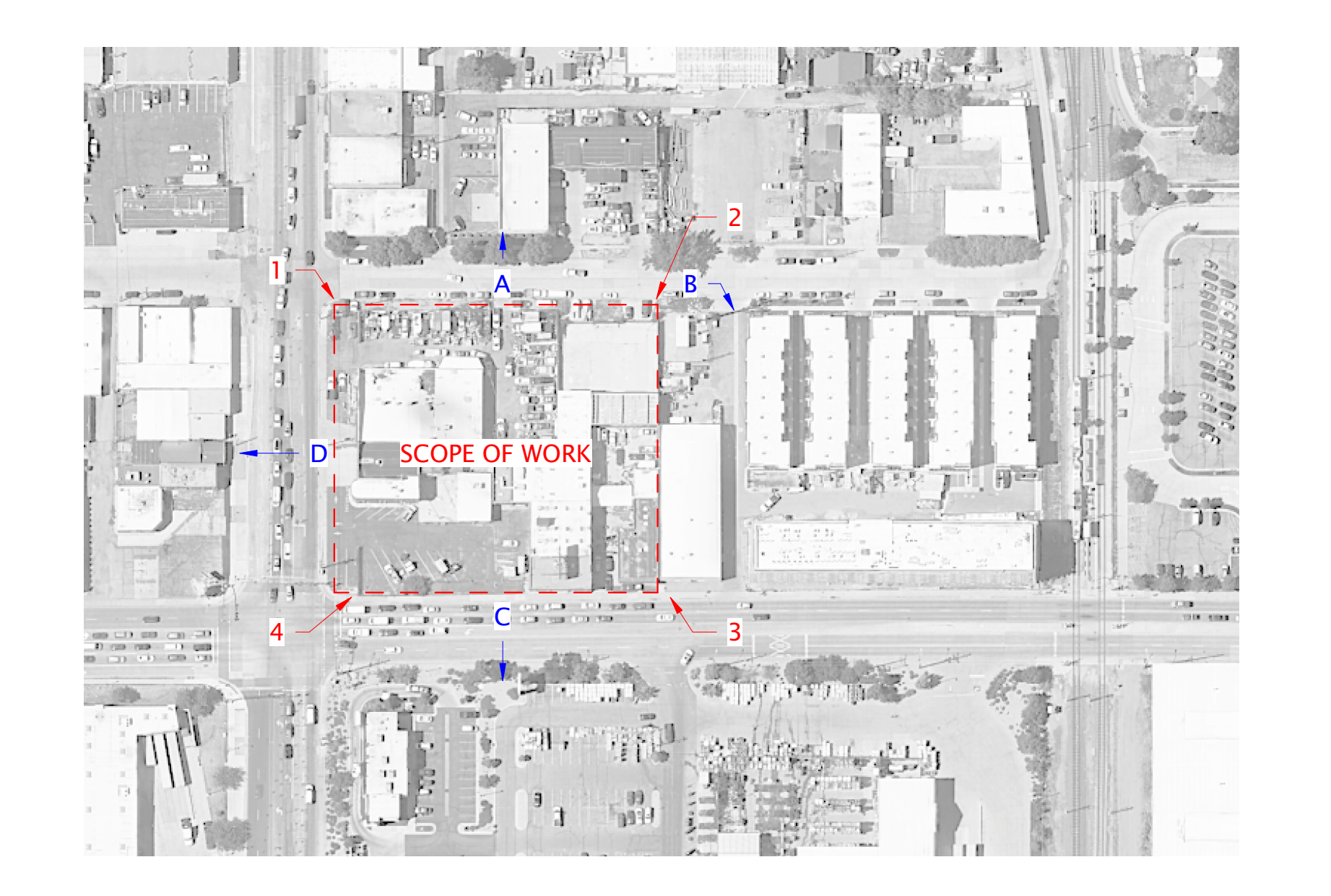
COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 100
SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388



A0-1
SITE CONTEXT

JANUARY 5, 2024



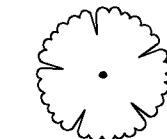
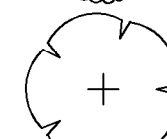
LIBERTY CORNER
SALT LAKE CITY, UT 84121
ENTITLEMENT PACKAGE

COWBOY PARTNERS
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SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

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1900 MAIN STREET, SUITE 800
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PHONE: 949.809.3388

A0-2
SITE CONTEXT IMAGERY
JANUARY 5, 2024

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	HZONE	QTY
TREES					
	ACER GRANDIDENTATUM 'MESA GLOW' / BIGTOOTH MAPLE	2" CAL.	B&B	TD4	8
	ZELKOVA SERRATA 'CITY SPRITE' / CITY SPRITE ZELKOVA	2" CAL.	B&B	TD4	20

SUMMARY DATA:

PARK STRIP TREES REQUIRED/PROVIDED:
LUCY AVENUE
300 WEST
1300 SOUTH

8 REQUIRED/8 PROVIDED
10 REQUIRED/10 PROVIDED

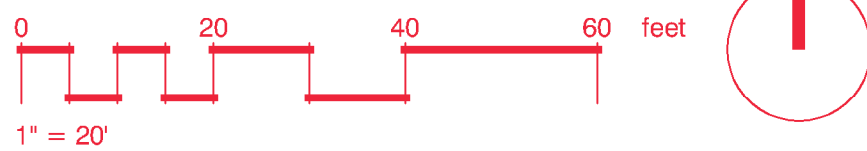
DROUGHT TOLERANT TREES (80% MINIMUM):
TREES: 100% PROVIDED - NOTE HYDROZONES ON PLANTING
SCHEDULE

PLEASE NOTE: TREE REMOVAL OR TREE PLANTING IN
THE PUBLIC WAY REQUIRES APPROVAL FROM
THE SLD URBAN FORESTRY (972-7818)

300 W

W LUCY AVE

W 13TH S



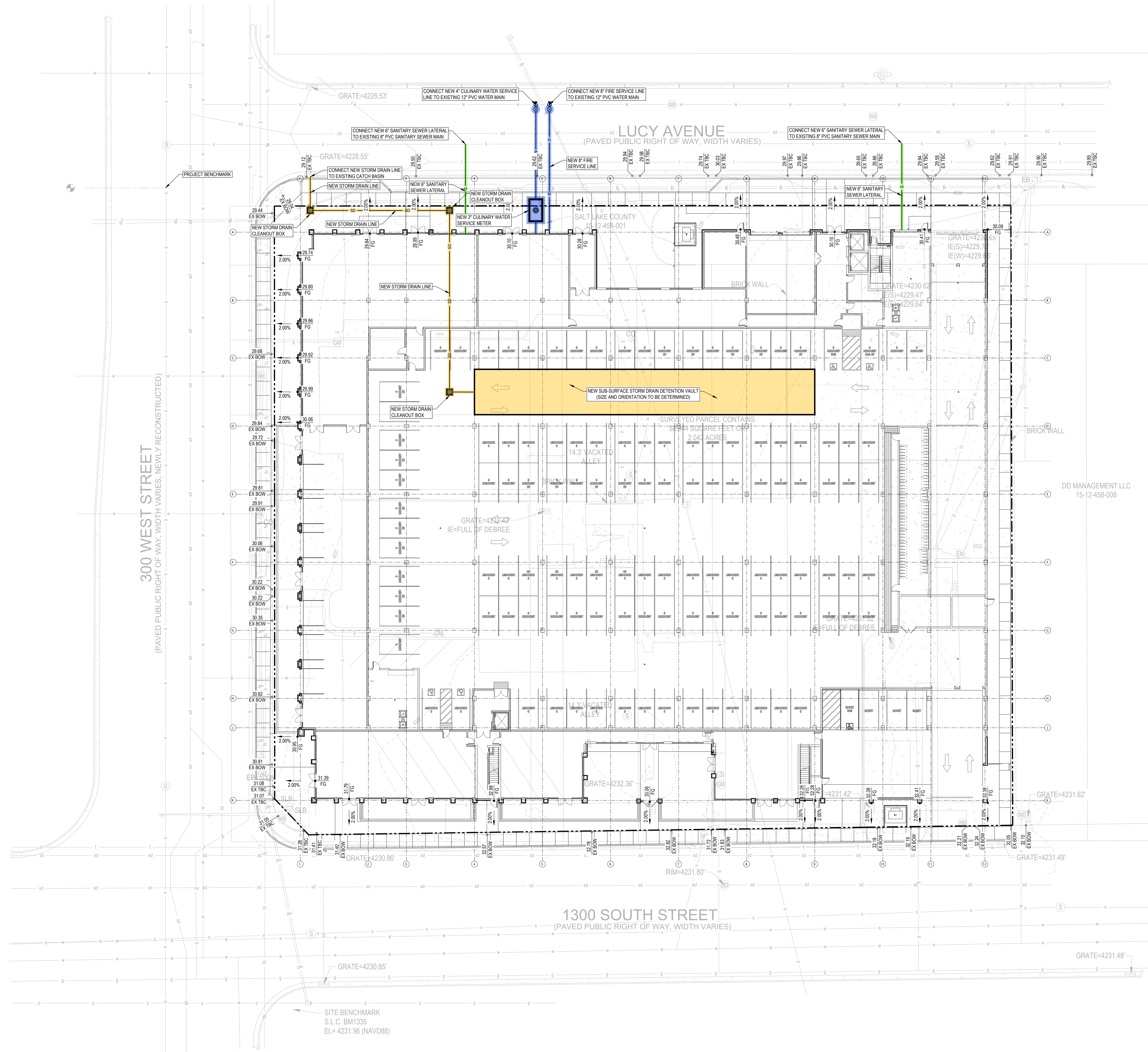
PROJECT NAME
LIBERTY CORNER
1265 South 300 West
Salt Lake City, UT 84101

SHEET TITLE
PLANTING PLAN - LEVEL 1

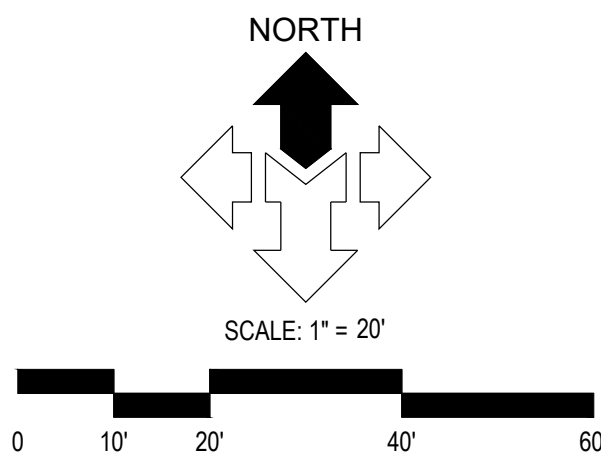
SHEET NUMBER
LP101

PROJECT NUMBER
300-400-000

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- URBAN FORESTRY NOTES:
- 1) TPZ PRIOR TO ANY WORK BEING DONE INSIDE THE TPZ, CONTRACTOR SHALL CONTACT URBAN FORESTRY TO SCHEDULE A SITE VISIT TO REVIEW TREE PRESERVATION PLANS.
 - 2) TREE PROTECTION SIGN: FILL IN APPROVED BUILDING PERMIT NUMBER ON THE FRONT SIDE. PRODUCE THIS THIS ENOUGH TIMES THAT IT CAN BE PLACED ON THE STREET SIDE AND THE PRIVATE PROPERTY SIDE OF EACH TREE IN THE TREE PROTECTION ZONE. PLASTIC LAMINATE THE SIGNS FOR WEATHER RESISTANCE. AFTER THE FILLED IN AND LAMINATED SIGNS TO THE TREE. PROTECTION FENCING USING 2P OR TWIST TIES. PLACE SIGNS ON FENCING SO IT IS VISIBLE TO CONSTRUCTION PERSONNEL, AND FROM THE STREET. KEEP THE SIGN IN REASONABLE CONDITION FOR THE ENTIRE DURATION OF THE PROJECT.



PROJECT BENCHMARK
FOUND FLAT BRASS CAP MONUMENT IN RING & LID, LOCATED AT THE INTERSECTION OF 300 WEST STREET AND LUCY AVENUE. BENCHMARK ELEVATION: 4229.47'



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

PROJECT NAME
LIBERTY CORNER
1265 South 300 West
Salt Lake City, UT 84101

SHEET TITLE
OVERALL CIVIL SITE PLAN

SHEET NUMBER
C1.00

PROJECT NUMBER
2022-10219



DESIGN DEVELOPMENT

STAMP

REVISIONS

NO.	DESCRIPTION	DATE

COWBOY PARTNERS
6441 S Wasatch Blvd., Suite 100
Salt Lake City, Utah 84121

SITE SUMMARY

Zoning: General Commercial (CG)

5 Levels Type IIIA over 2 Levels Type IA
200 DU
3,728 SF Ground Level Amenity
1,240 SF Ground Level Leasing Office
1,687 SF Multi-Use Court
4,878 SF Daycare with 5,574 SF Playground
4,987 SF Level 3 Amenity

*All building above grade

Note: The project will comply with the 2021 IBC Section 510.2 requirements.

Street Frontage Planting Area		
Street	Planting Area Required	Planting Area Provided
1300 S	1,490 SF	1,642 SF
300 W	1,263 SF	1,434 SF
W LUCY AVE	1,520 SF	2,007 SF
Total	4,273 SF	5,083 SF

Note: The project will comply with 21A.26.070 landscape requirement.

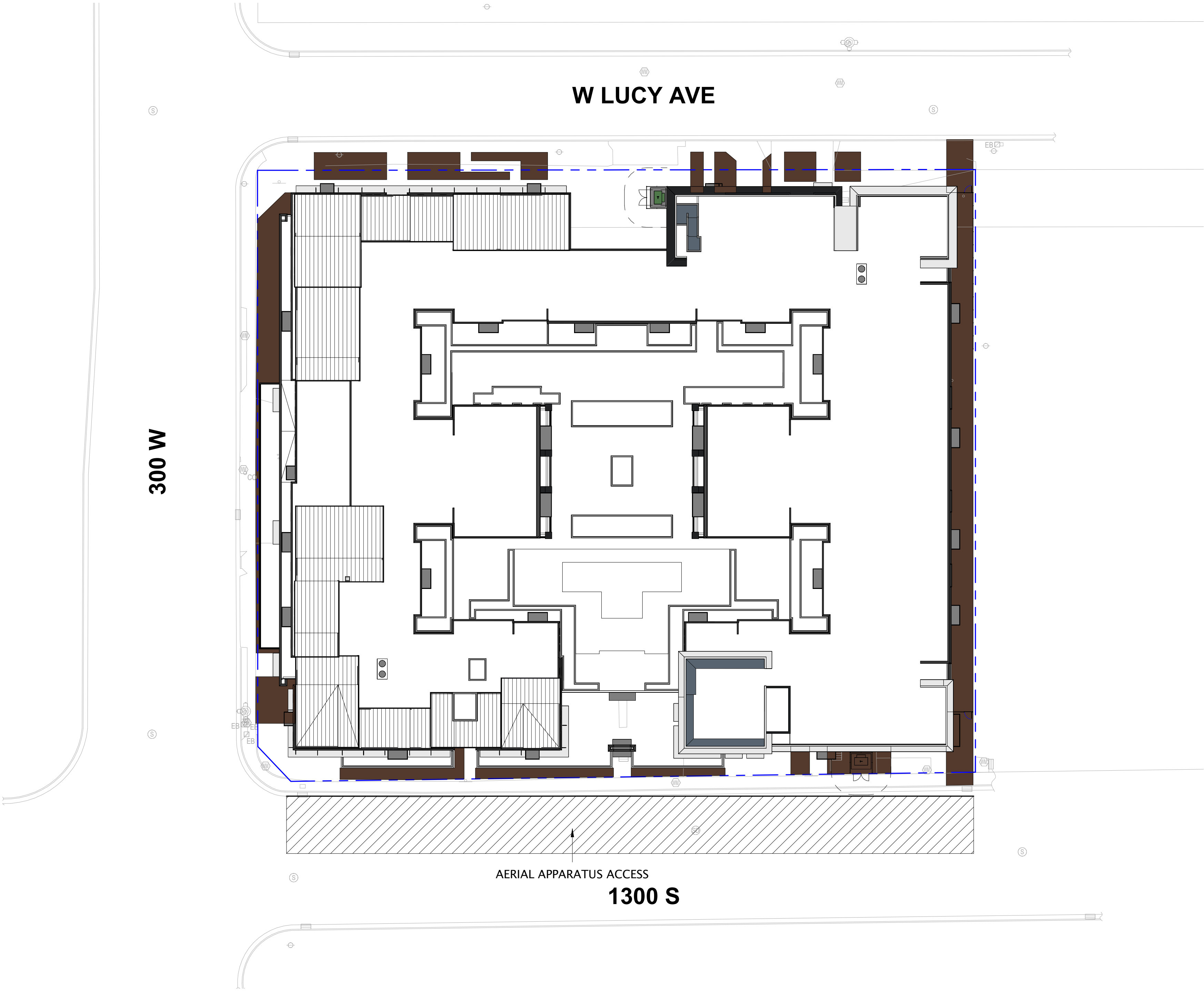


SITE SUMMARY

Zoning: General Commercial (CG)

5 Levels Type IIIA over 2 Levels Type IA
200 DU
3,728 SF Ground Level Amenity
1,240 SF Ground Level Leasing Office
1,687 SF Multi-Use Court
4,878 SF Daycare with 5,574 SF Playground
4,987 SF Level 3 Amenity

**All building above grade*



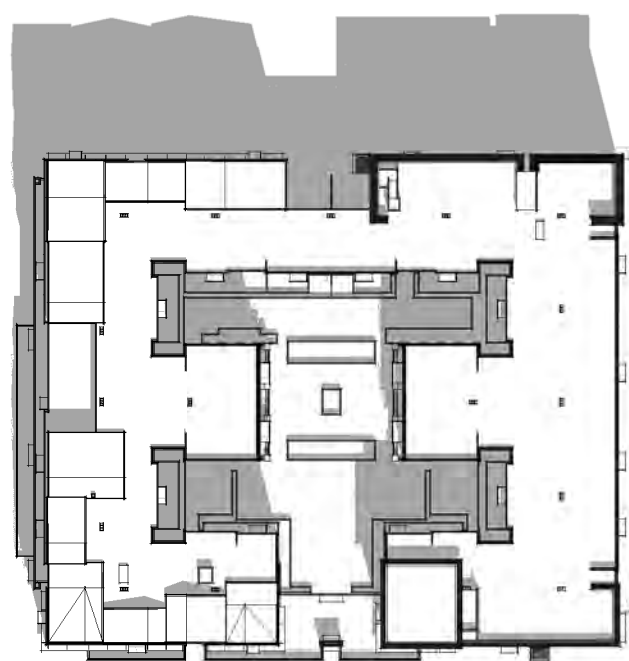
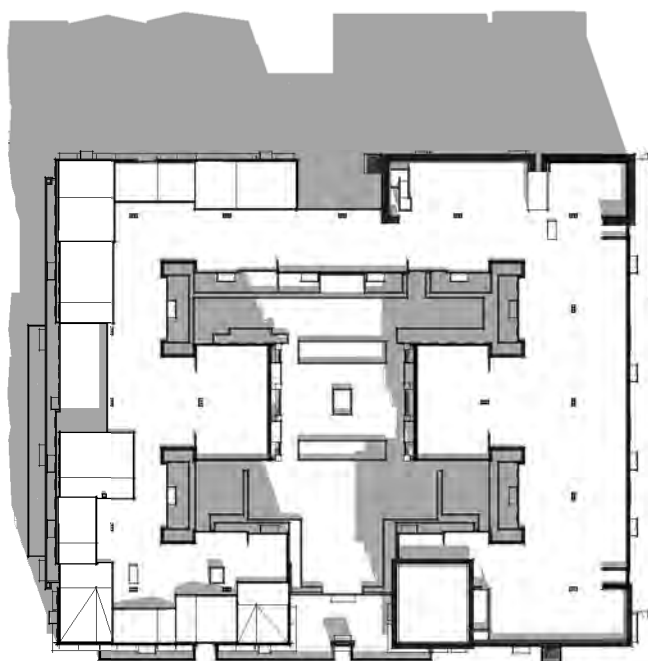
SPRING EQUINOX
MAR. 20

SUMMER SOLSTICE
JUN. 21

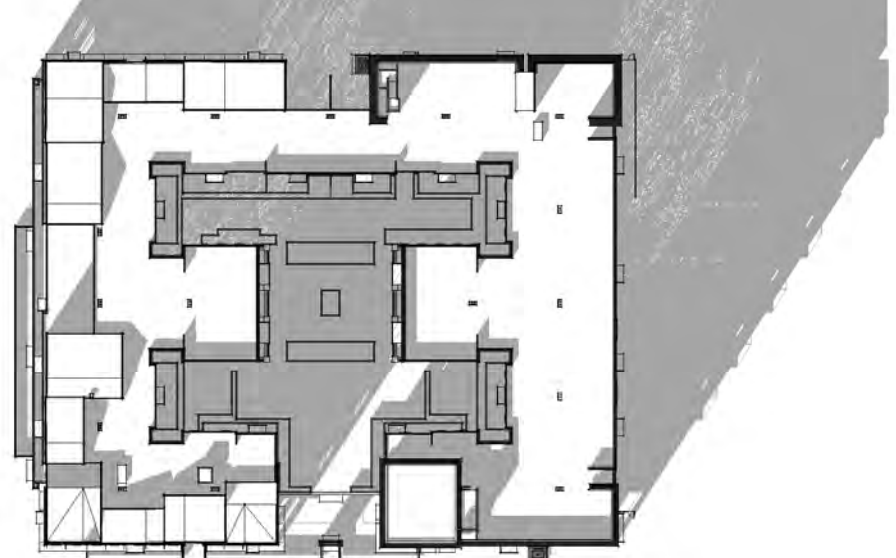
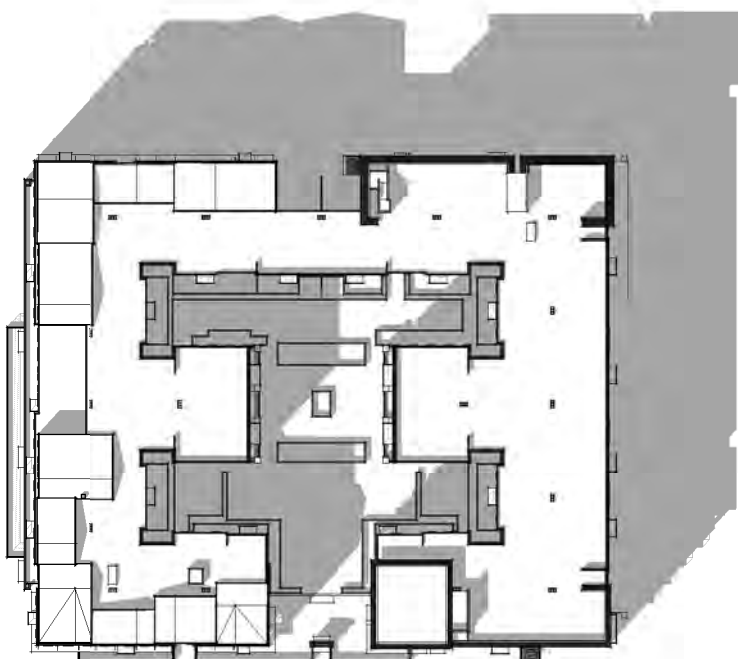
FALL EQUINOX
SEP. 22

WINTER SOLSTICE
DEC. 21

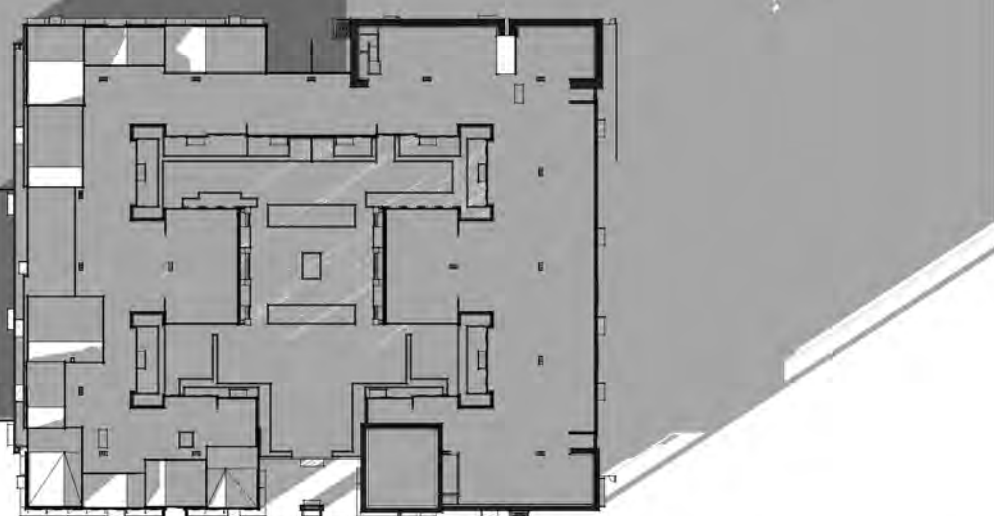
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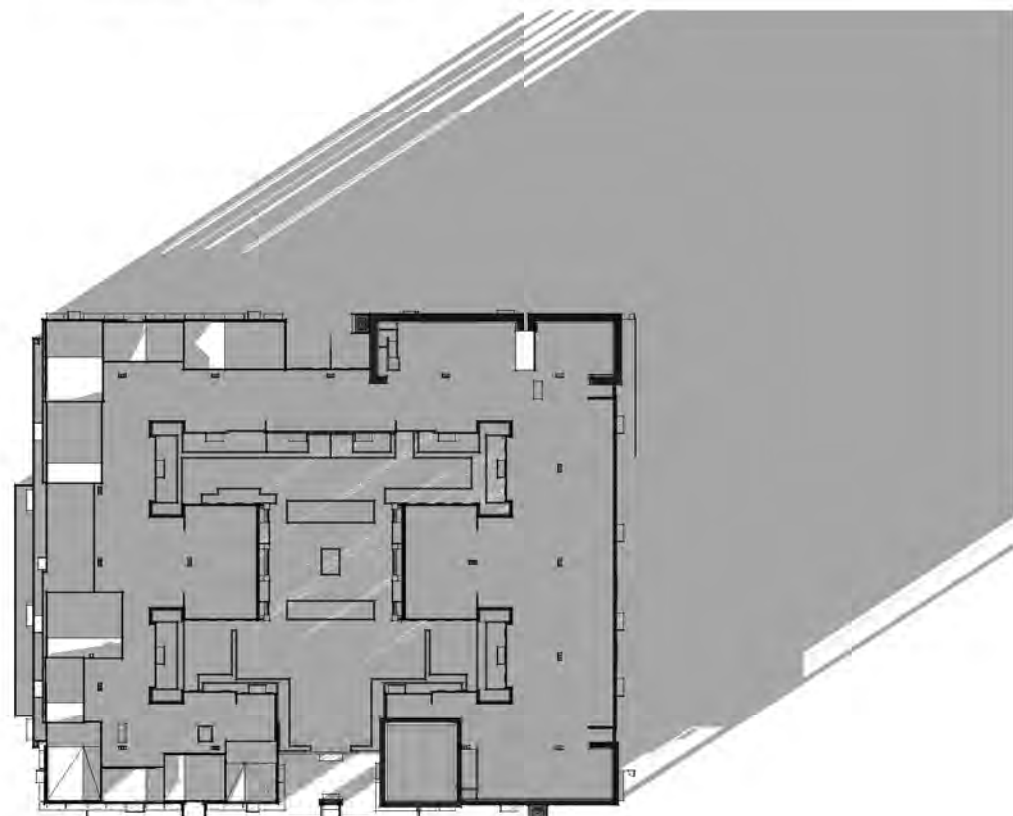
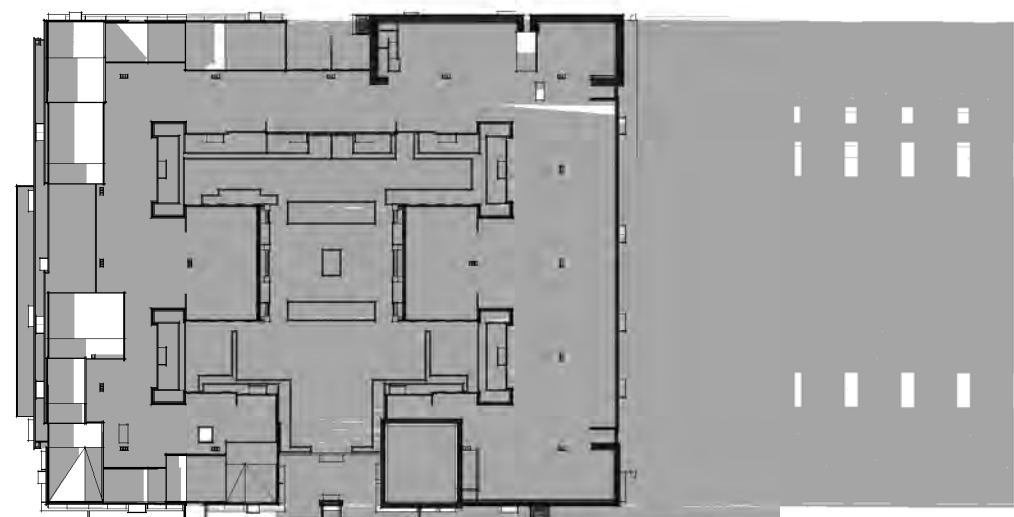
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03:00 PM



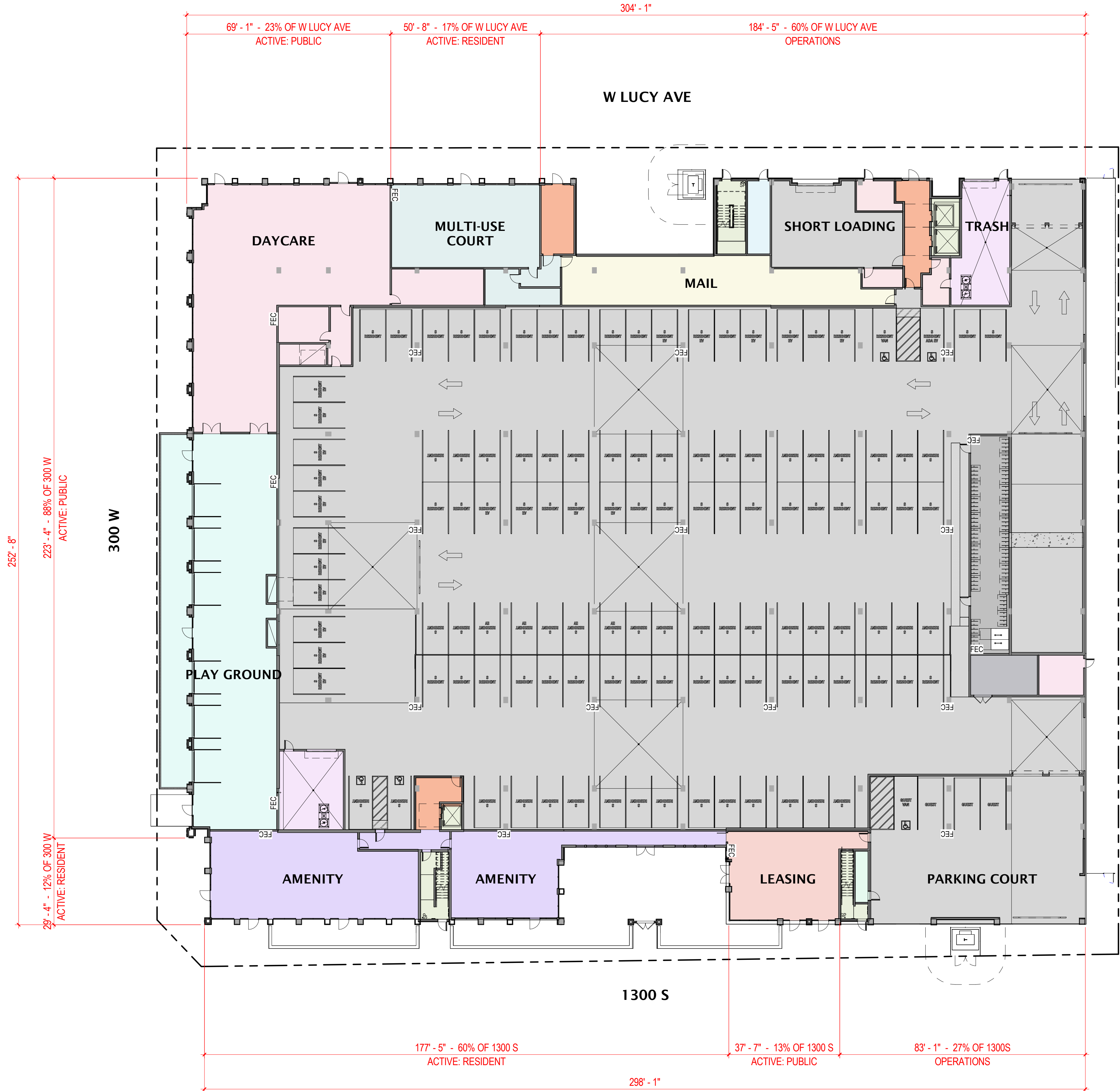
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The Percentage of W Lucy Ave Facing Facade Length Dedicated to Active Uses		
Uses	Length	Percentage of the 1300 S
Active: Public	69'-1"	23%
Active: Resident	50'-8"	17%
Operation	184'-5"	60%

The Percentage of 300 W Facing Facade Length Dedicated to Active Uses		
Uses	Length	Percentage of the 300 W
Active: Public	223'-4"	88%
Active: Resident	29'-4"	12%

The Percentage of 1300 S Facing Facade Length Dedicated to Active Uses		
Uses	Length	Percentage of the 1300 S
Active: Public	37'-7"	13%
Active: Resident	177'-5"	60%
Operation	83'-1"	27%



The Percentage of W Lucy Ave Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 1300 S
Active: Public	69'-1"	23%
Active: Resident	50'-8"	17%
Operation	184'-5"	60%



The Percentage of 300 W Facing Facade Length Dedicated to Active Uses

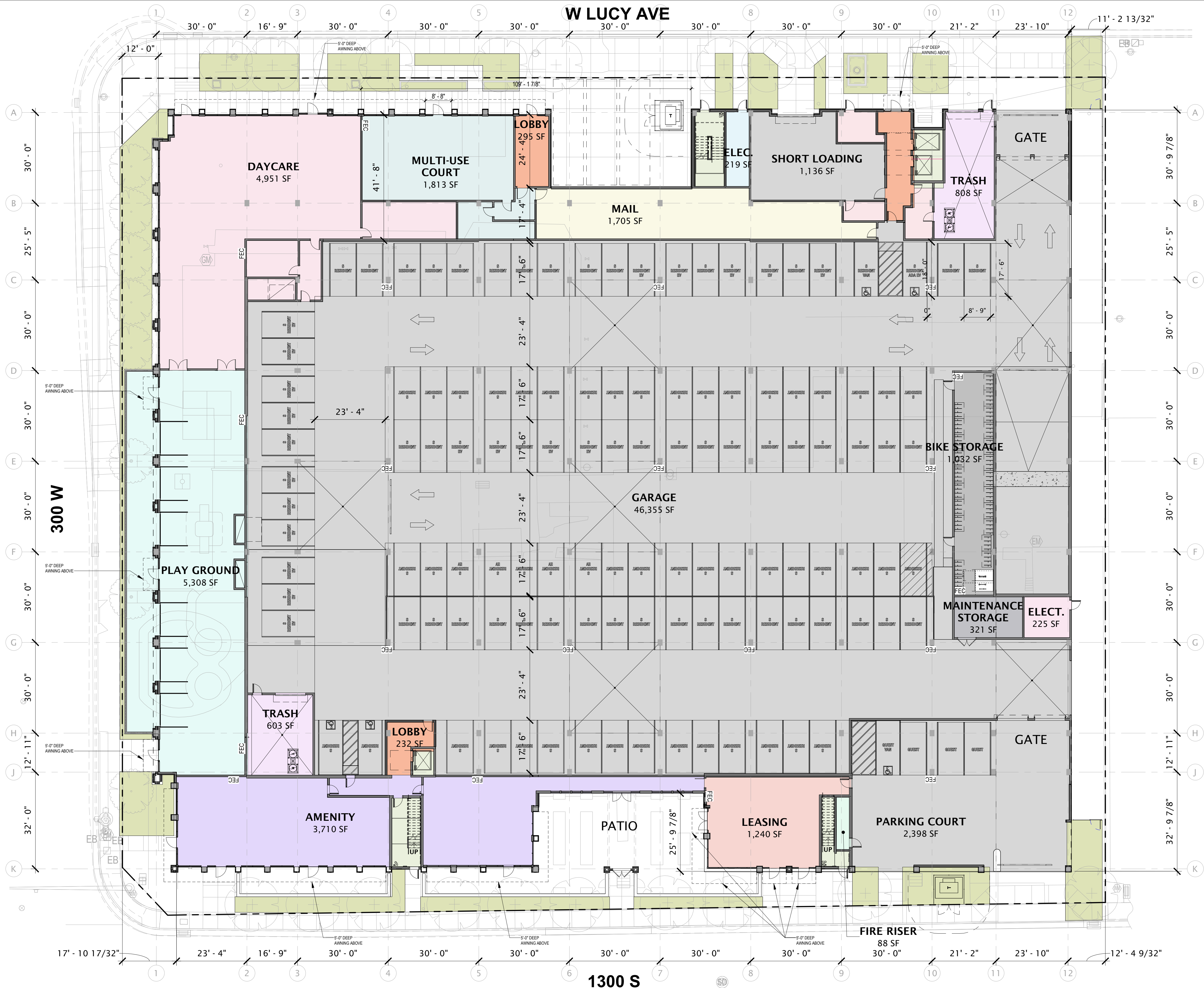
Uses	Length	Percentage of the 300 W
Active: Public	223'-4"	88%
Active: Resident	29'-4"	12%



The Percentage of 1300 S Facing Facade Length Dedicated to Active Uses

Uses	Length	Percentage of the 1300 S
Active: Public	37'-7"	13%
Active: Resident	177'-5"	60%
Operation	83'-1"	27%





1300 S



EXITING CALCULATIONS - LEVEL 3				
Name	Occupancy Type	Area	Occupant Load Factor (O.L.F.)	Occupancy Load
AMENITY A	A-3	794 SF	15	53
AMENITY B	A-3	1,031 SF	15	69
AMENITY C	A-3	815 SF	15	55
ELECT.	S-1	170 SF	300	1
ELECT.	S-1	134 SF	300	1
RESIDENTIAL 1A	R-2	23,886 SF	200	120
RESIDENTIAL 1B	R-2	23,610 SF	200	119
TRASH ROOM	S-1	53 SF	300	1
TRASH ROOM	S-1	53 SF	300	1
		50,545 SF		420

OUTDOOR DECK	A-3	4,777 SF	15	319
OUTDOOR DECK	A-3	3,324 SF	15	222
POOL	A-4	1,540 SF	50	31
		9,641 SF		572
		60,186 SF		992

LEVEL 3 - BASIC ASSUMPTIONS

RESIDENTIAL OCCUPANTS	
AREA 1A =	121
AREA 1B =	115
Total:	236

INDOOR AMENITY OCCUPANTS:	283
OUTDOOR DECK OCCUPANTS:	658
(Two separate areas with less than 300 ea.)	
Total:	1,177

STAIR CAPACITY (0.2 Egress Factor):	
Stair 1 (46" wide):	230
Stair 2 (46" wide):	230
Stair 3 (48" wide):	240
Total:	700

OUTDOOR PODIUM EGRESS CAPACITY (0.15 Egress Factor):	
North Exit (36" Door):	240
Southeast Exit (36" Door):	240
Southwest Exit (36" Door):	240
Total:	720

OCCUPANTS BEYOND STAIR CAPACITY

1,177 - 700 = 477

CAPACITY OF SINGLE HORIZONTAL EXIT: (0.15 Egress Factor)

36" DOOR / .15 = 240

CAPACITY OF TWO HORIZONTAL EXITS:

240 x 2 = 480

477 / 2 = 239 OCCUPANTS PER HORIZONTAL EXIT

121 (1A) + 240 = 361
REFUGE AREA REQUIRED = 361 x 3 = 1,083 SF
REFUGE AREA PROVIDED = 1,100 SF
115 (1B) + 240 = 355
REFUGE AREA REQUIRED = 355 x 3 = 1,065 SF
REFUGE AREA PROVIDED = 1,100 SF

NOTE: 1. The elevator will comply with the requirements of an Accessible Means of Egress Elevator as specified in the 2010 IBC Section 1009.2.1.
2. The corridor will comply with 2021 IBC Section 1020.5.

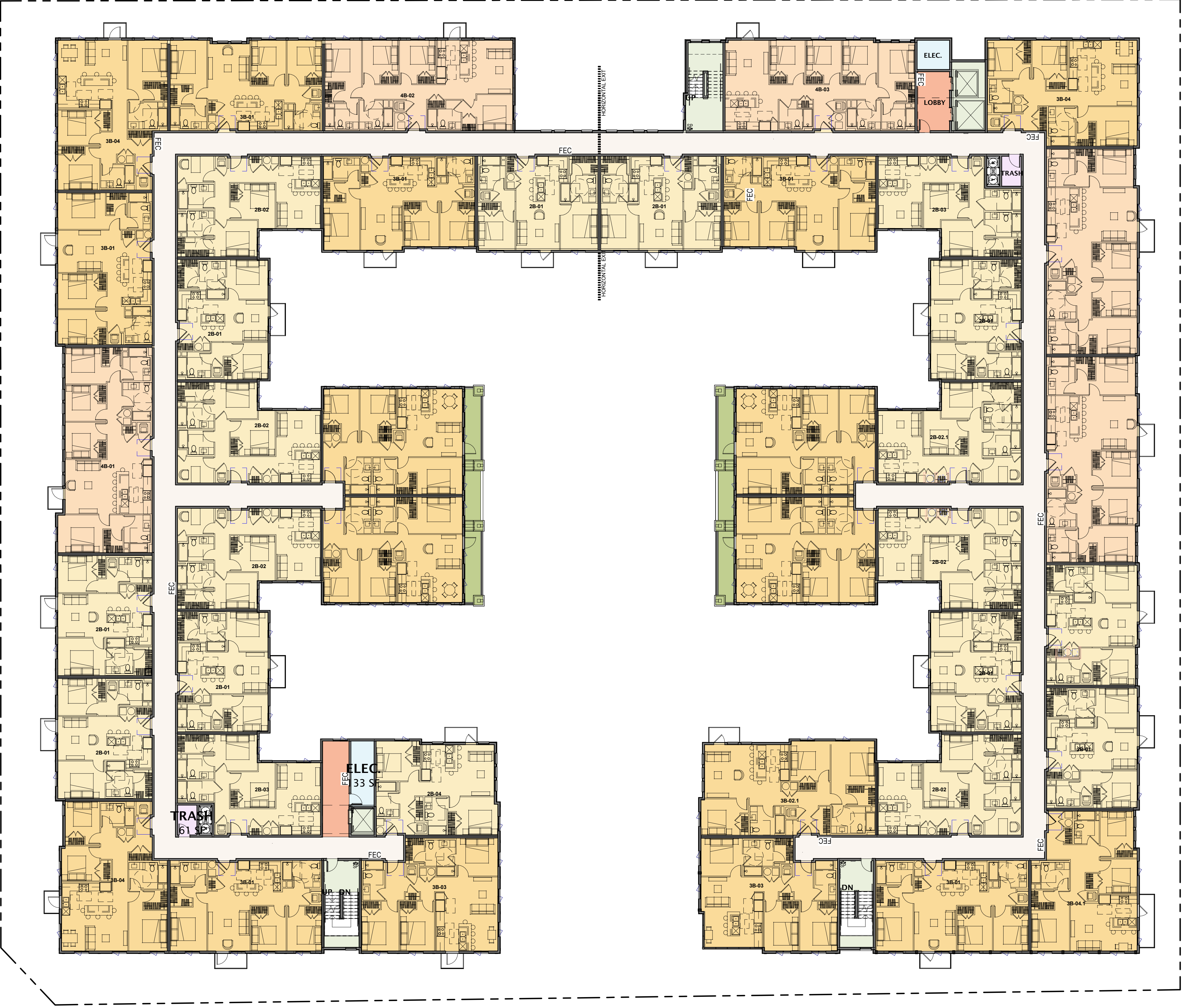
LIBERTY CORNER
SALT LAKE CITY, UT 84121

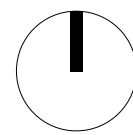
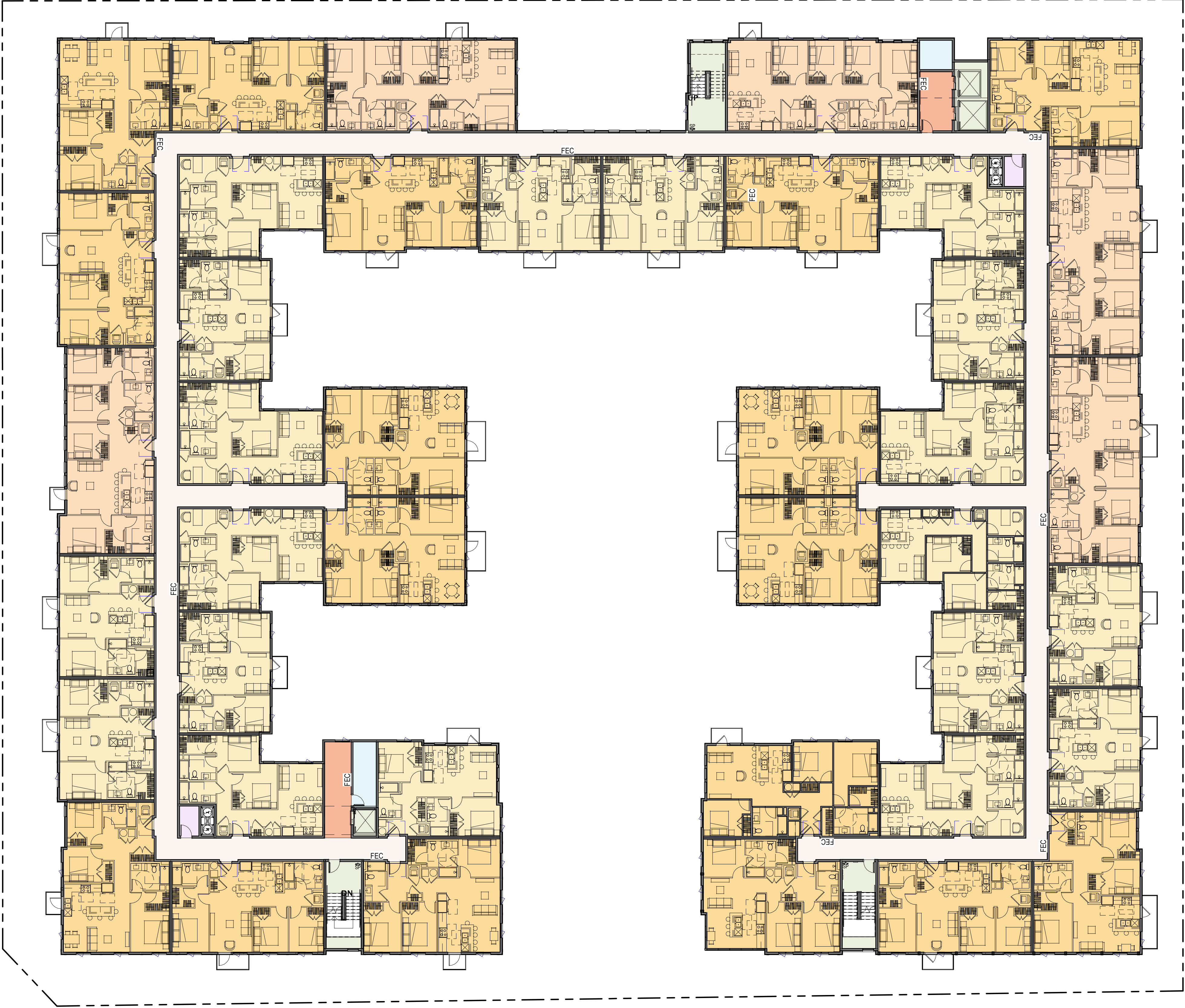
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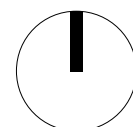
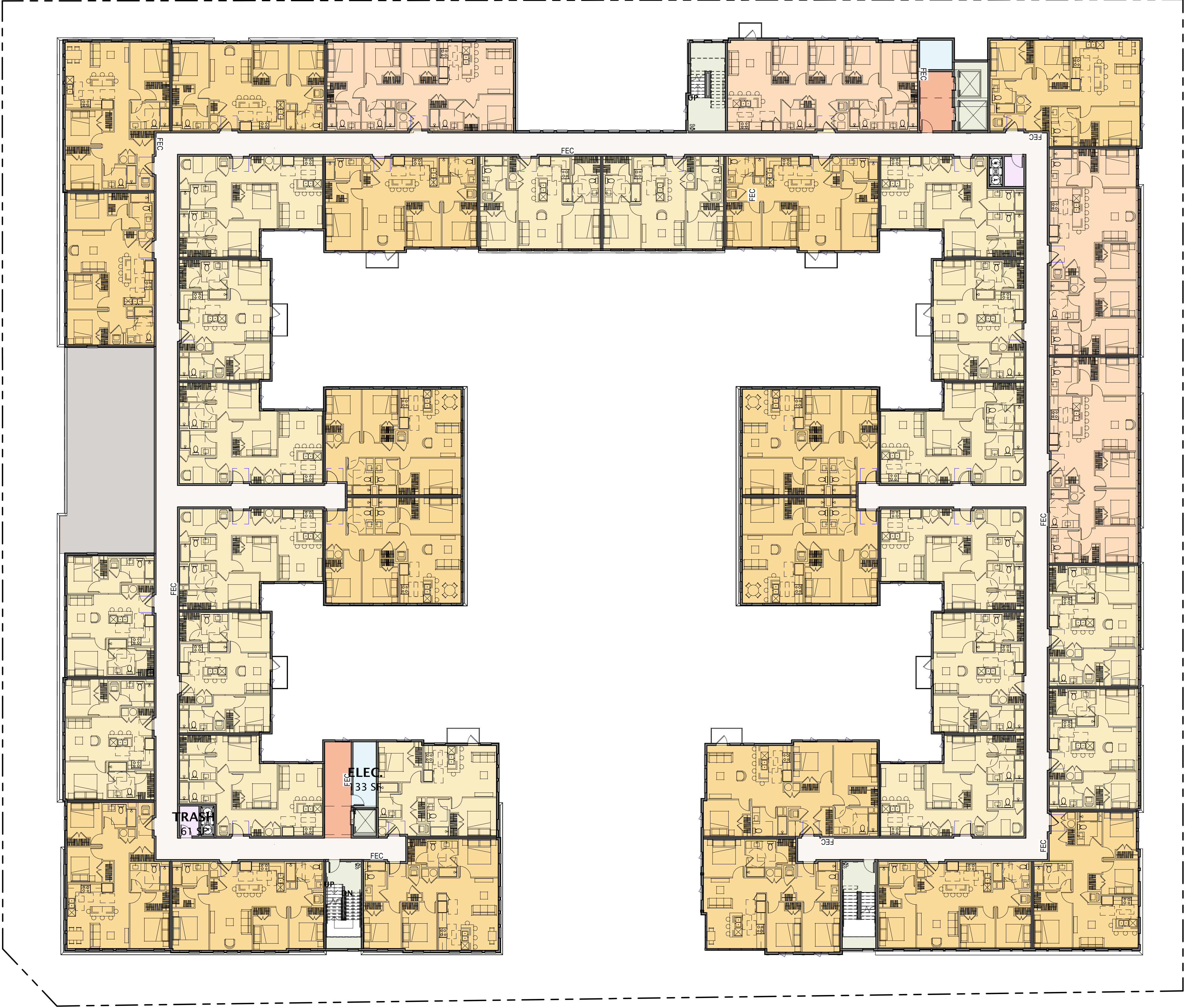
COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 200
SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

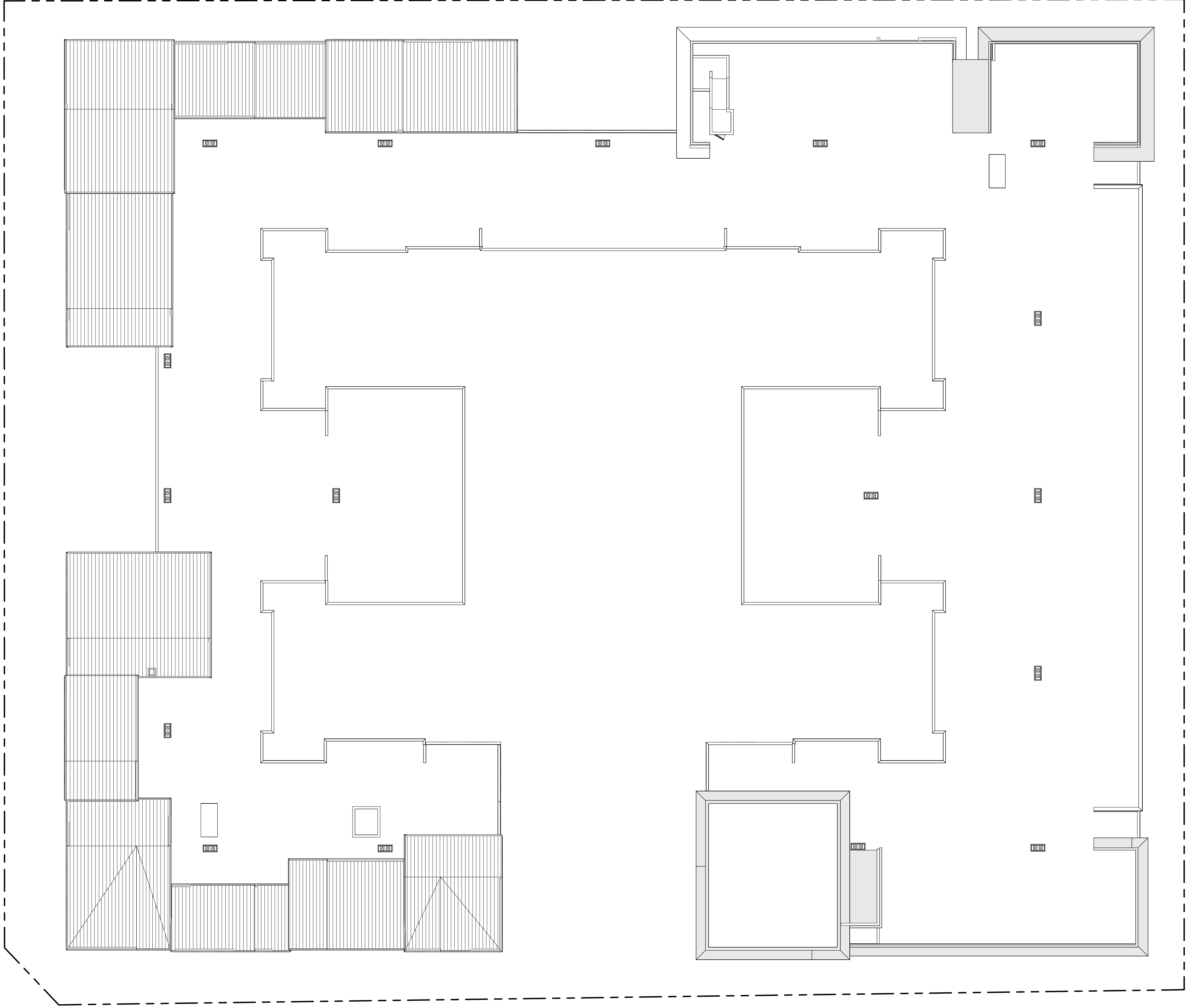
MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

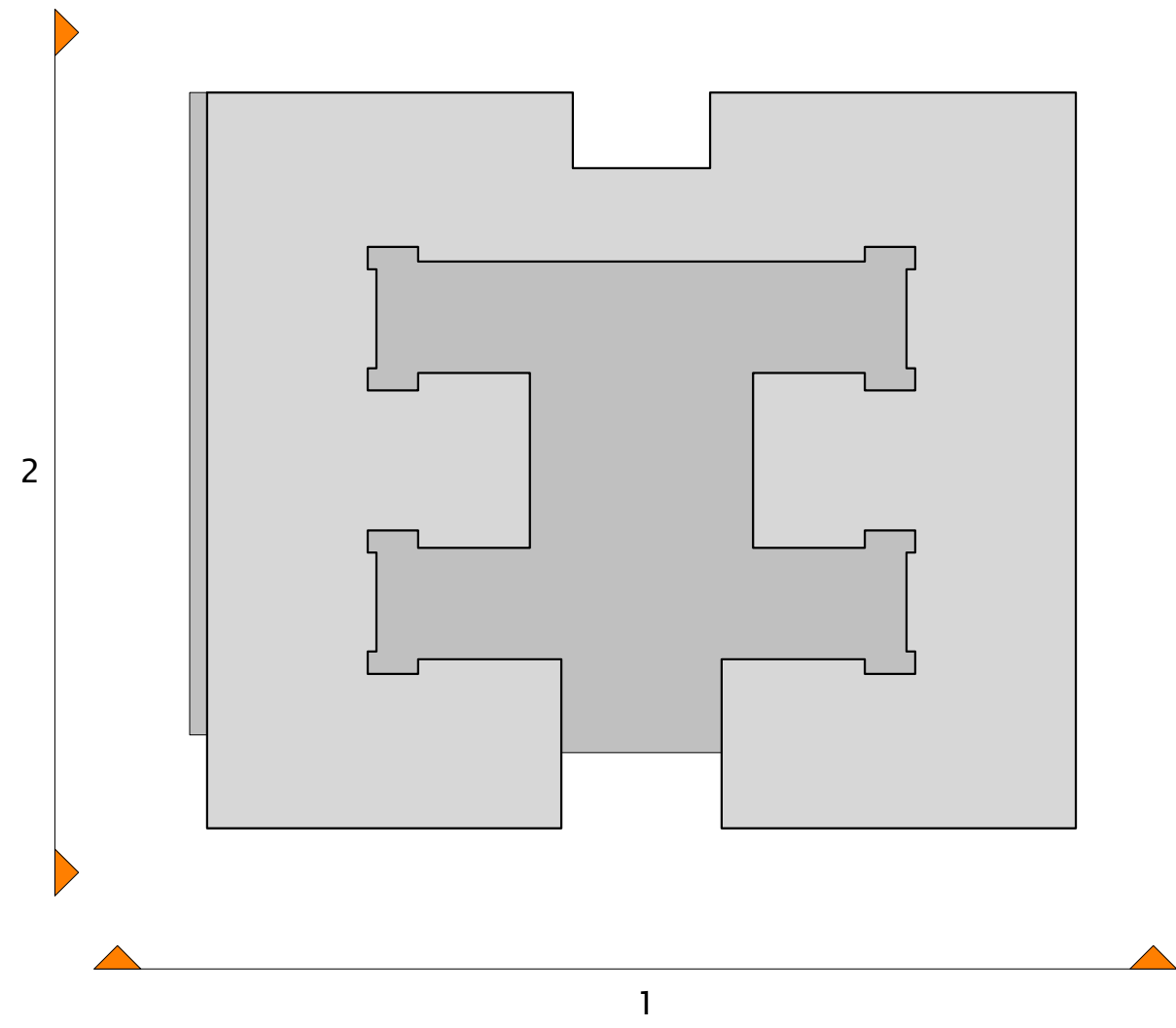












- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
- 03 BRICK, COLOR: TUNBRIDGE
- 04 BRICK, COLOR: DUNSMUIR DIESKIN
- 05 BRICK, COLOR: CUMBERLAND
- 06 POTENTIAL SIGNAGE LOCATION
- 07 CORRUGATED METAL
- 08 METAL LOUVER
- 09 GLASS STOREFRONT
- 10 VINYL WINDOW
- 11 STUCCO, COLOR TO MATCH BRICK
- 12 METAL RAILING
- 13 CMU WALL
- 14 STUCCO, COLOR TO MATCH CORRUGATED METAL

Note: Final material color, opening locations, and specification to be issued upon Building Permit Submittal.



LIBERTY CORNER
SALT LAKE CITY, UT 84121
ENTITLEMENT PACKAGE

COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 100
SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
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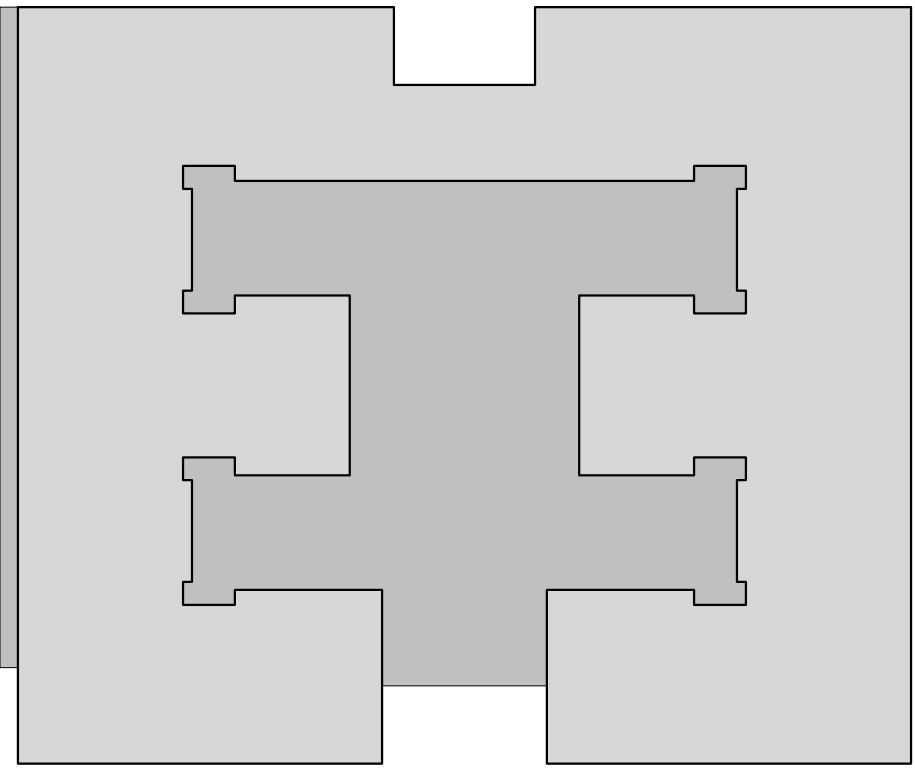
A2-1
EXTERIOR ELEVATIONS
As indicated
JANUARY 5, 2024



EAST 1/16" = 1'-0" 2



NORTH 1/16" = 1'-0" 1



- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
- 03 BRICK, COLOR: TUNBRIDGE
- 04 BRICK, COLOR: DUNSMUIR DIESKIN
- 05 BRICK, COLOR: CUMBERLAND
- 06 POTENTIAL SIGNAGE LOCATION
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- 11 STUCCO, COLOR TO MATCH BRICK
- 12 METAL RAILING
- 13 CMU WALL
- 14 STUCCO, COLOR TO MATCH CORRUGATED METAL

Note: Final material color, opening locations, and specification to be issued upon Building Permit Submittal.



WEST

Exterior Material Calculation on 300 W

BRICK = 14,387 SF - 5,162 SF (Glazing)
= 45% of the Facade

STUCCO = 813 SF = 4% of the Facade

CORRUGATED METAL = 5,297 SF -1,383 SF (Glazing)
= 19% of the Facade

Glazing Area on Ground Level on 300 W

GLAZING = 2,059 SF = 71% the Ground Level Facade



SOUTH

Exterior Material Calculation on 1300 S

BRICK = 13,782 SF - 5,009 SF (Glazing)
= 42% of the Facade

CONCRETE = 1,253 SF - 216 SF (Glazing)
= 5% of the Facade

CORRUGATED METAL = 4,480 SF -1183.5 SF (Glazing)
= 16% of the Facade

STOREFRONT GLAZING = 1,446 SF
= 7% of the Facade

Glazing Area on Ground Level on 1300 S

GLAZING = 1240.9 SF = 38% the Ground Level Facade



EAST

Exterior Material Calculation on the East

BRICK = 4,386 SF - 772 SF (Glazing)
= 18% of the Facade

STUCCO = 8,560 SF - 6,265 SF (Glazing)
= 31% of the Facade

CORRUGATED METAL = 3,038 SF - 780 SF (Glazing)
= 11% of the Facade

CONCRETE = 4,313 SF = 21% of the Facade



NORTH

Exterior Material Calculation on W LUCY AVE

BRICK = 16,085 SF - 3,987 SF (Glazing)
= 49% of the Facade

CONCRETE = 1,096 SF - 185 SF (Glazing)
= 4% of the Facade

CORRUGATED METAL = 7,474 SF - 1,735 SF (Glazing)
= 23% of the Facade

Glazing Area on Ground Level on W LUCY AVE

GLAZING = 1,160 SF = 31% the Ground Level Facade



LIBERTY CORNER
SALT LAKE CITY, UT 84121
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MVE + PARTNERS
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IRVINE, CA 92614
PHONE: 949.809.3388

A2-5
3D PERSPECTIVE
JANUARY 5, 2024



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A2-6
 3D PERSPECTIVE
 JANUARY 5, 2024



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A2-7
 3D PERSPECTIVE
 JANUARY 5, 2024



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A2-8
 3D PERSPECTIVE
 JANUARY 5, 2024

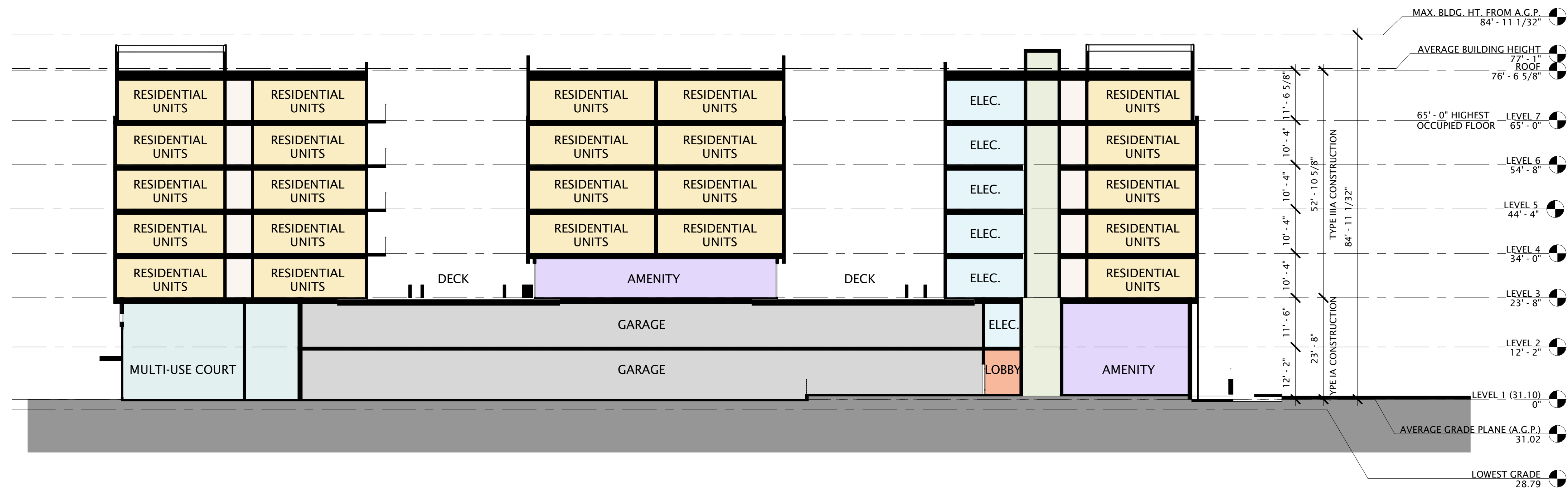


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ENTITLEMENT PACKAGE

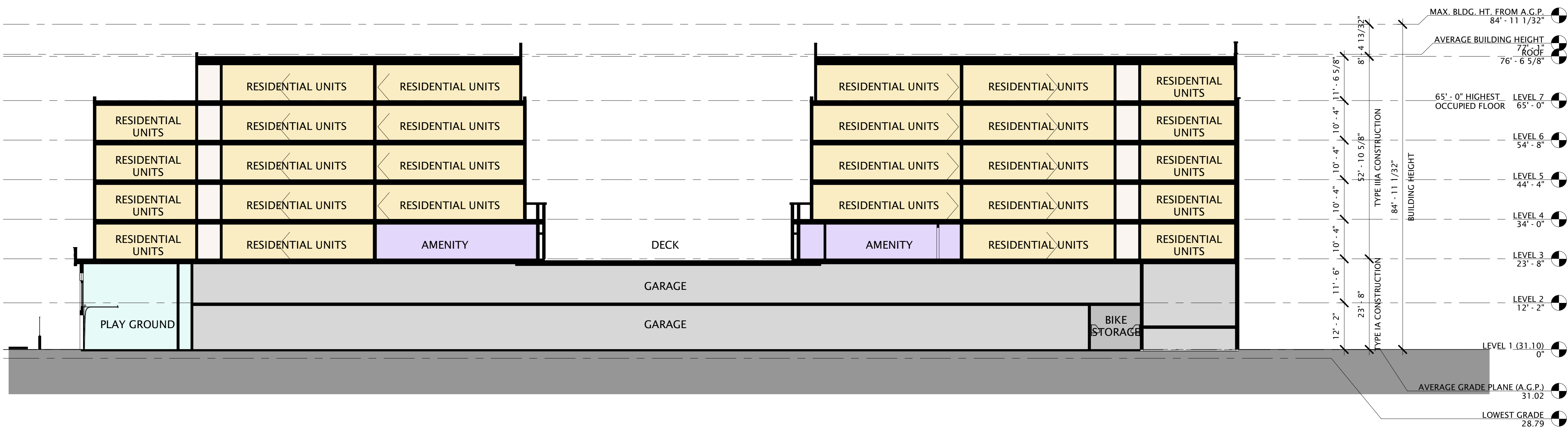
COWBOY PARTNERS
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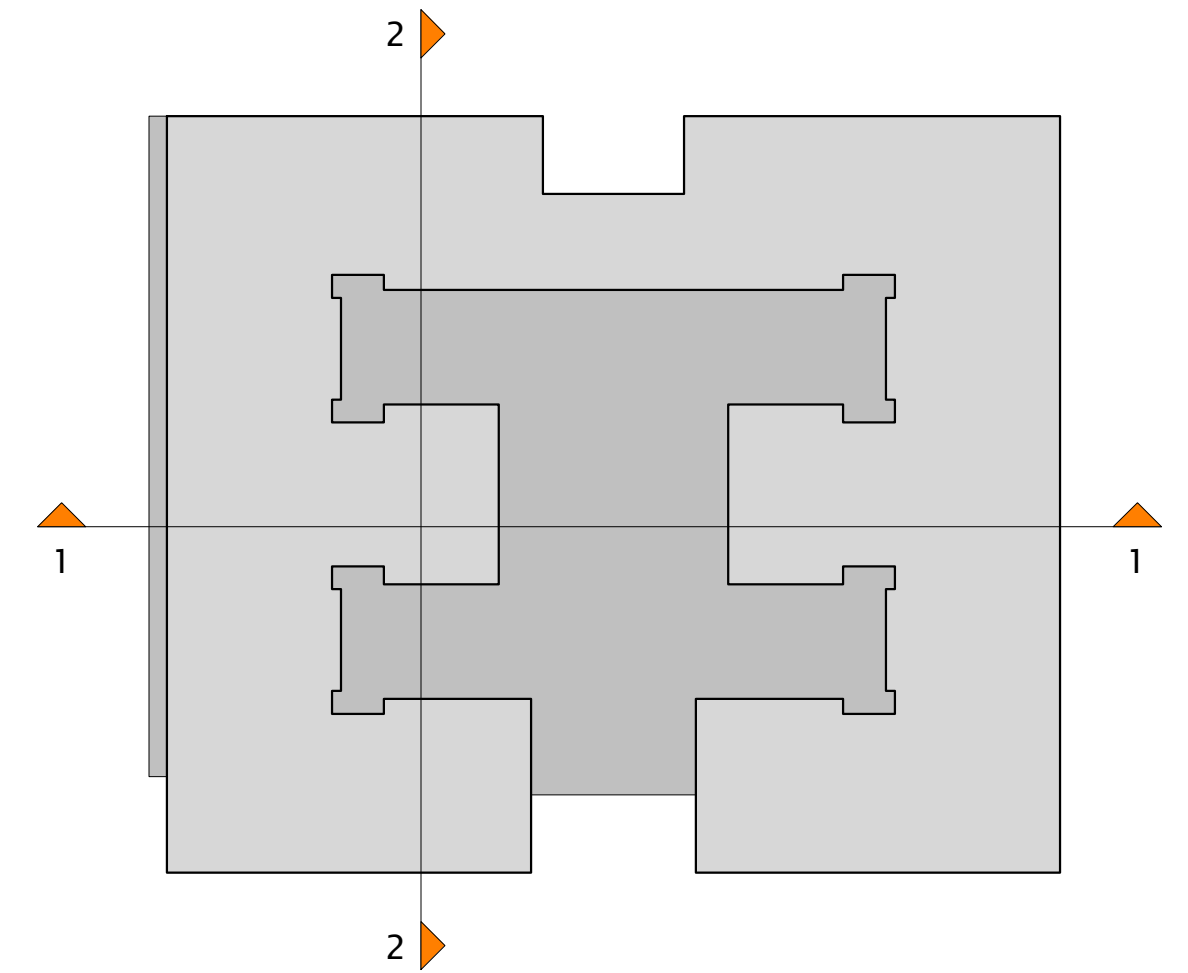
A2-9
3D PERSPECTIVE
JANUARY 5, 2024



BUILDING SECTION 2 1/16" = 1'-0"

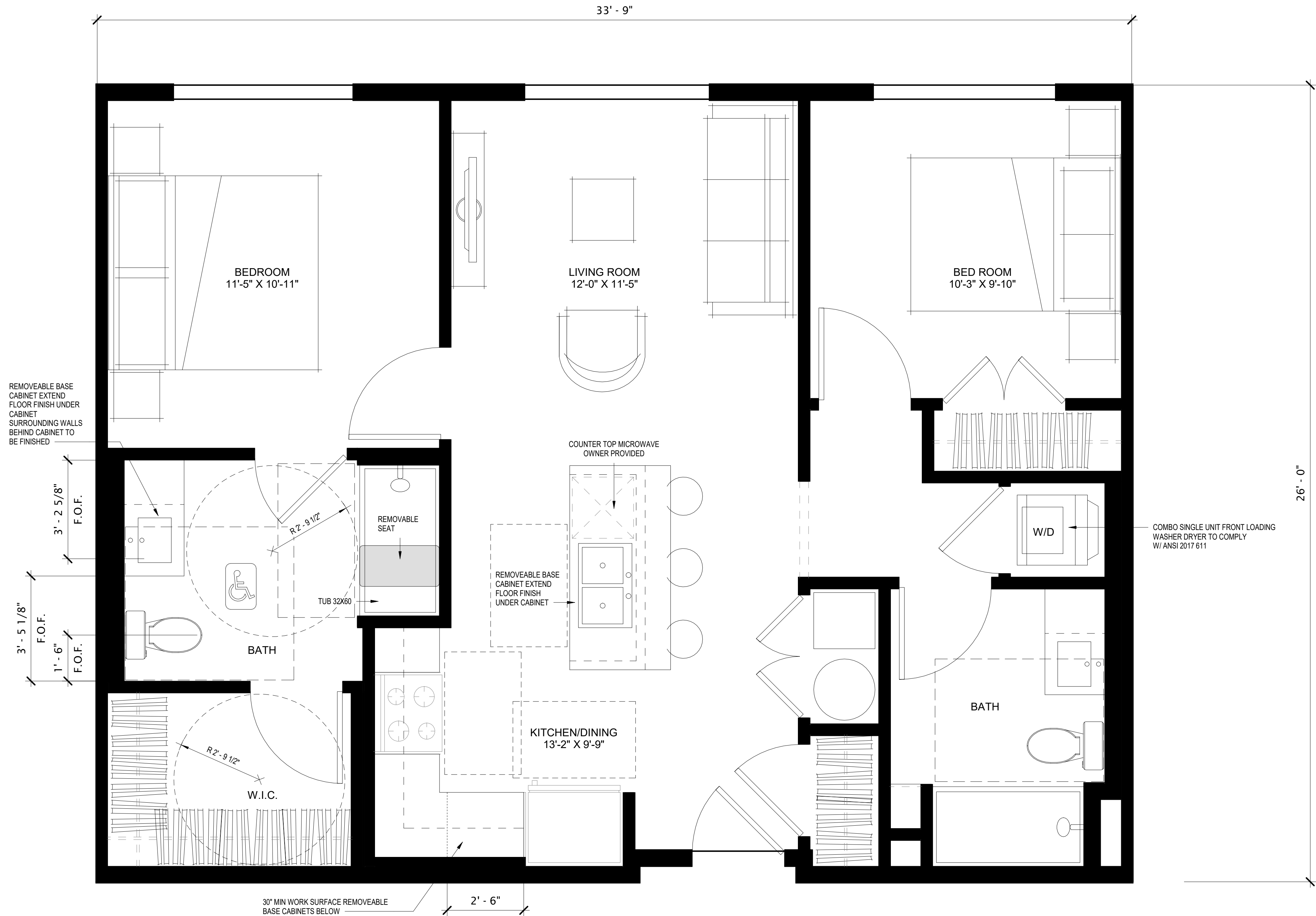


BUILDING SECTION 1 1/16" = 1'-0"

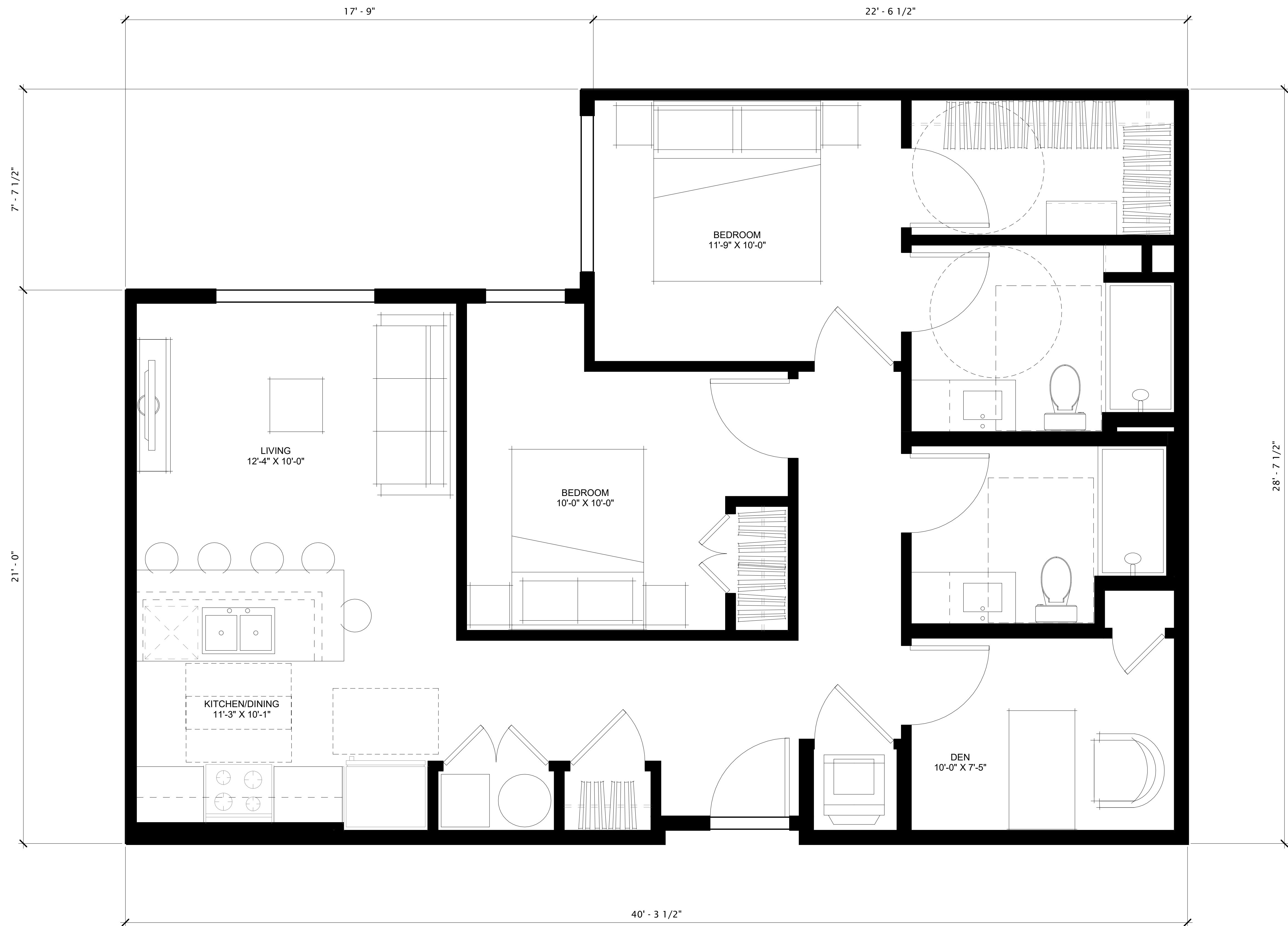




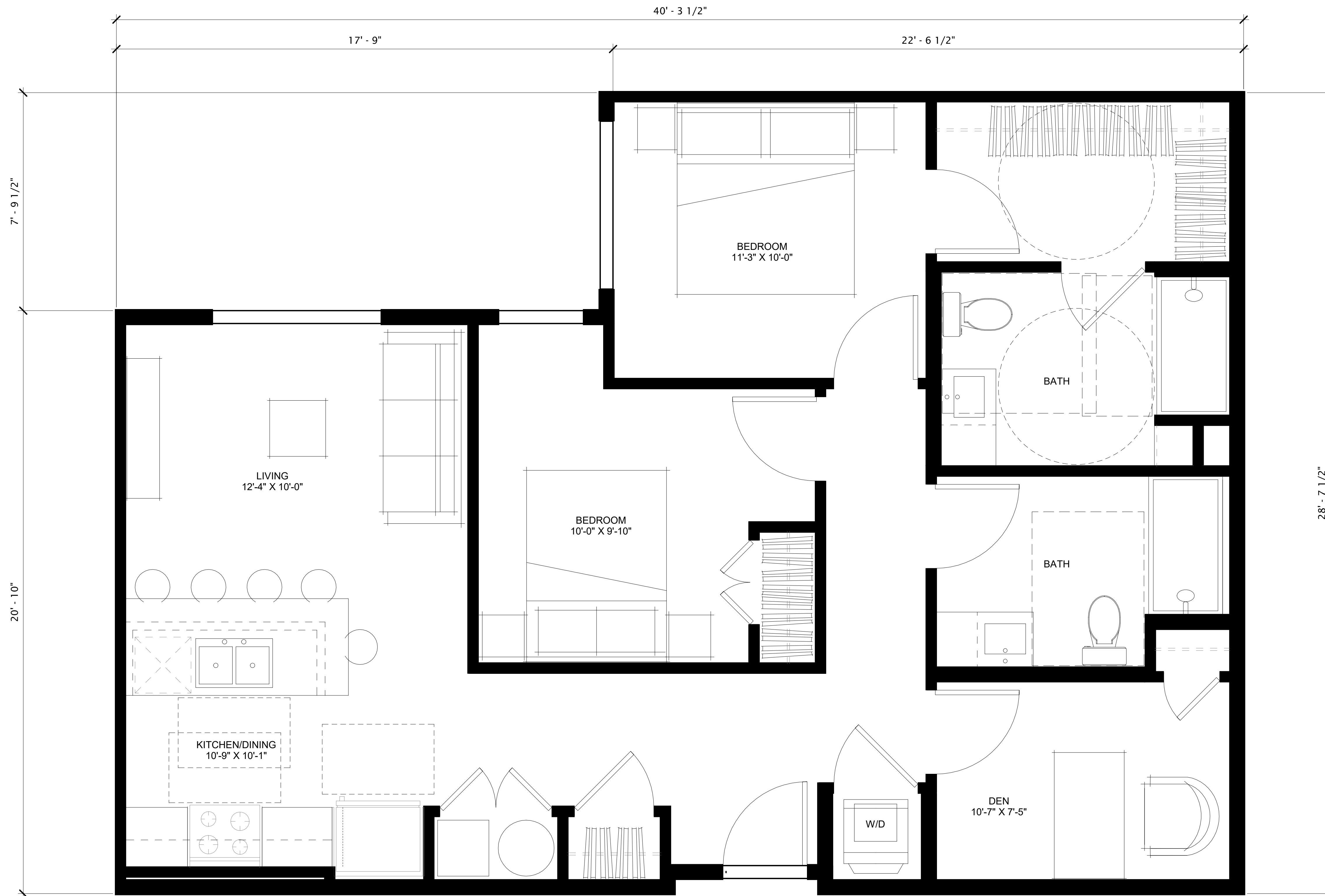
UNIT 2B-01
AREA: 879 SF
UNIT COUNT: 50



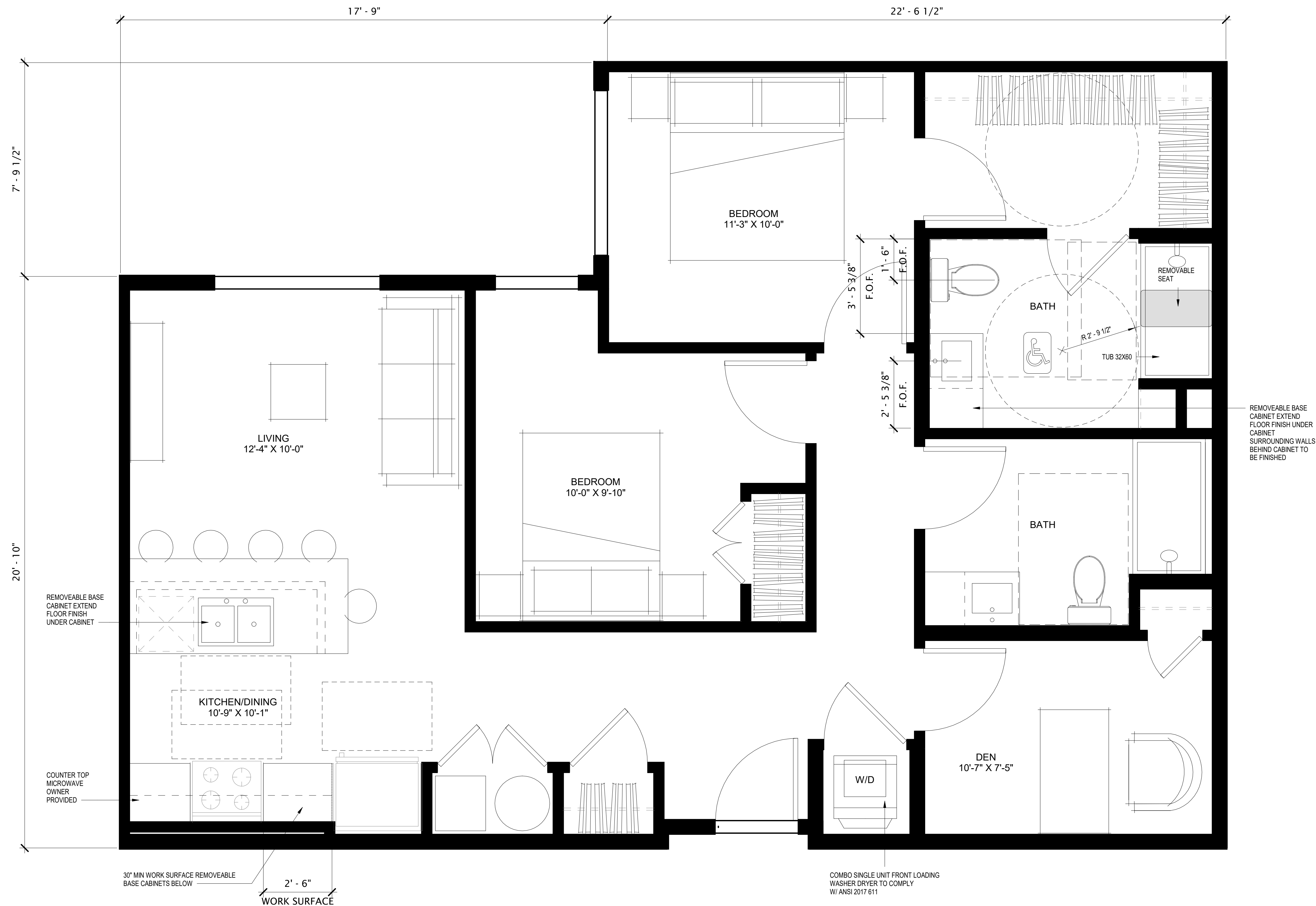
UNIT 2B-01 TYPE A
AREA: 879 SF
UNIT COUNT: 1



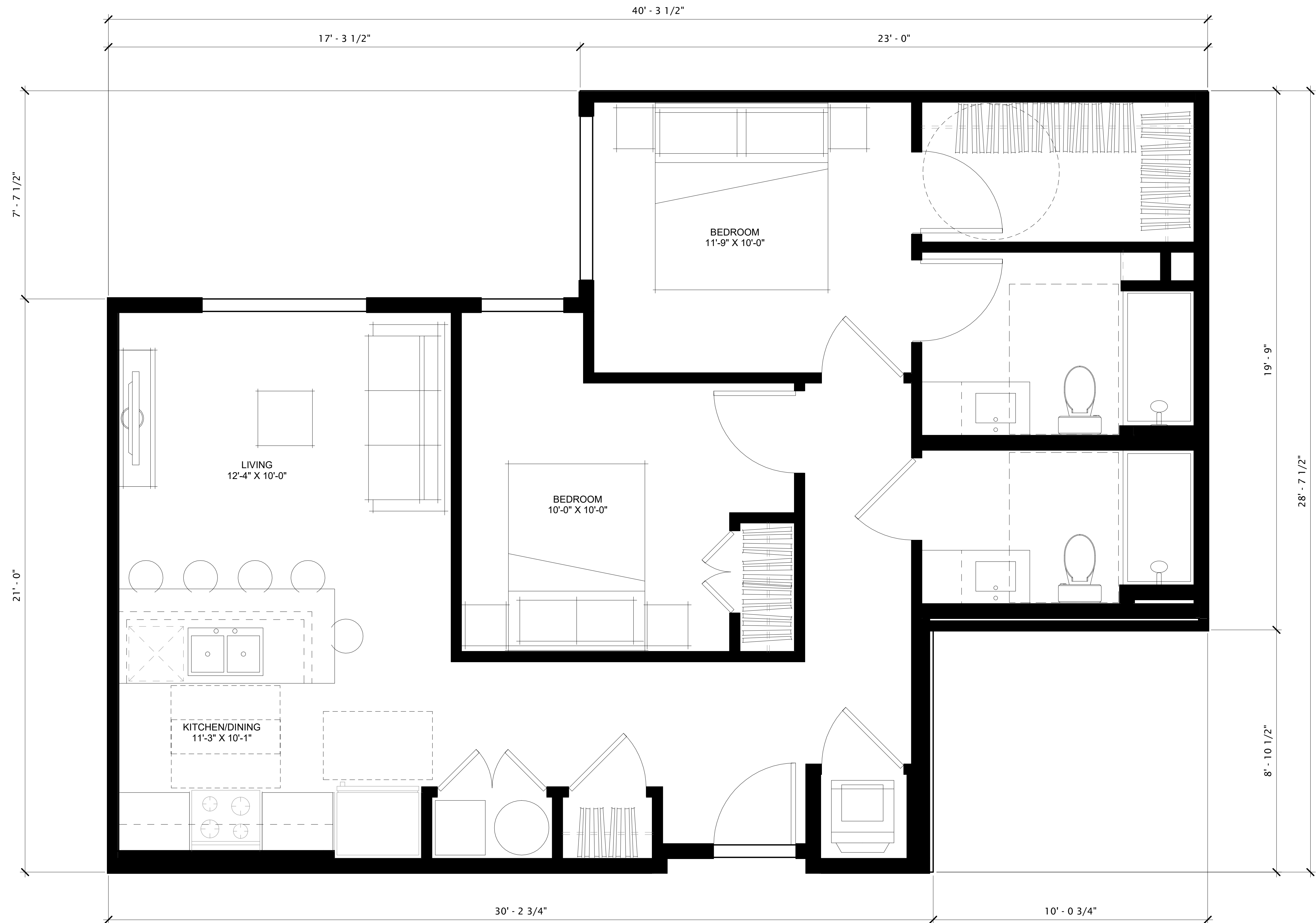
UNIT 2B-02
AREA: 1,016 SF
UNIT COUNT: 25



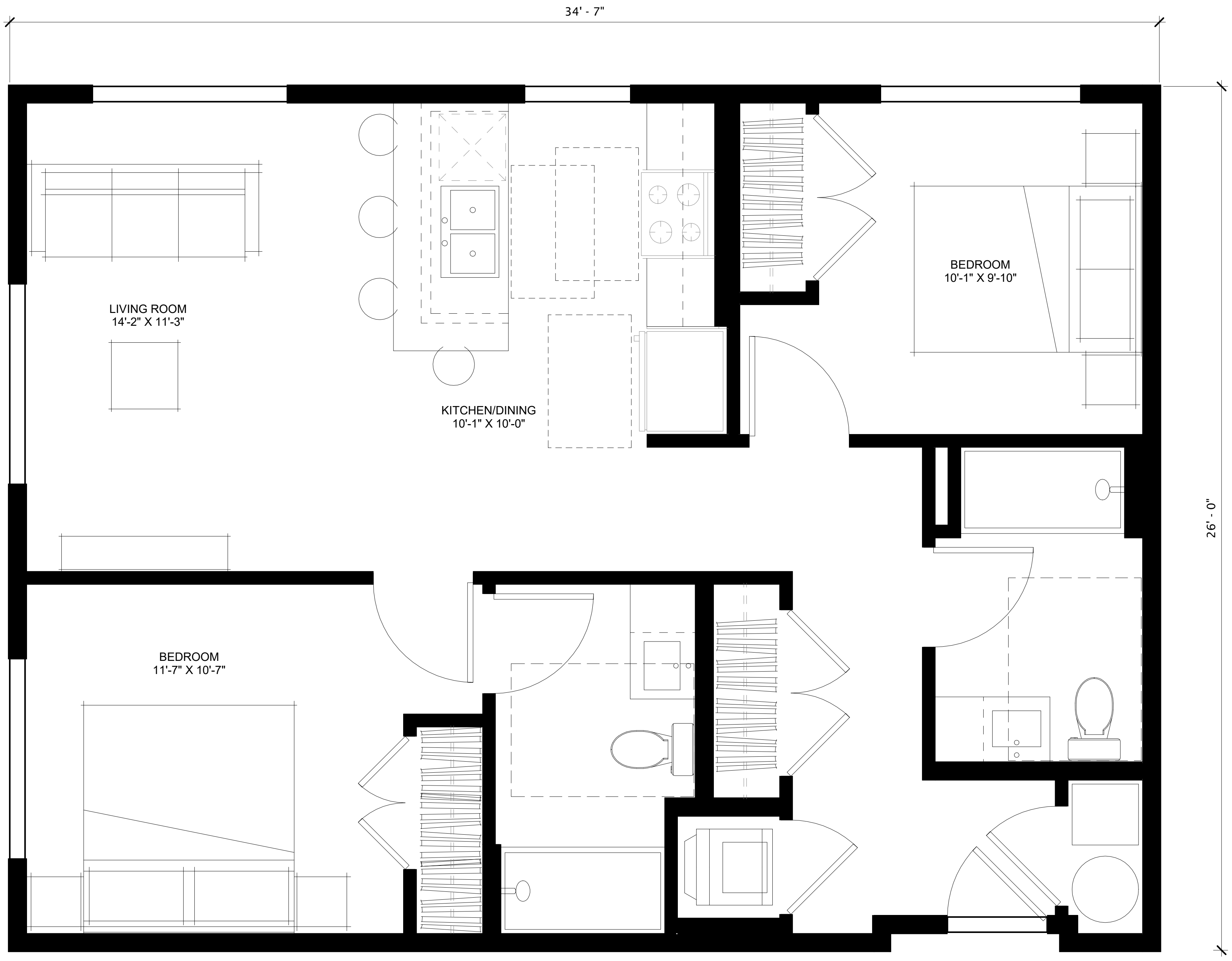
UNIT 2B-02.1
AREA: 1,016 SF
UNIT COUNT: 4



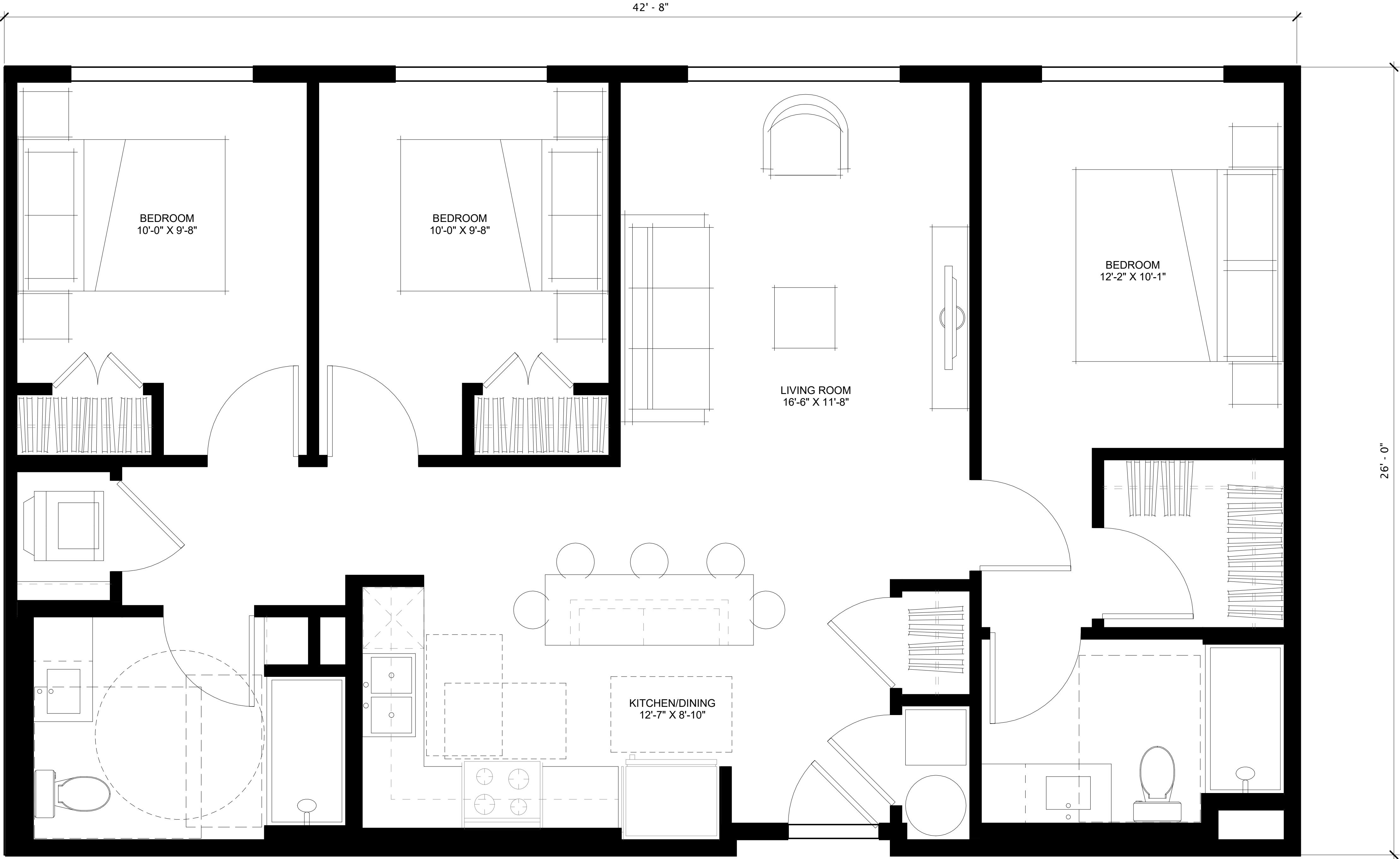
UNIT 2B-02.1 TYPE A
AREA: 1,016 SF
UNIT COUNT: 1



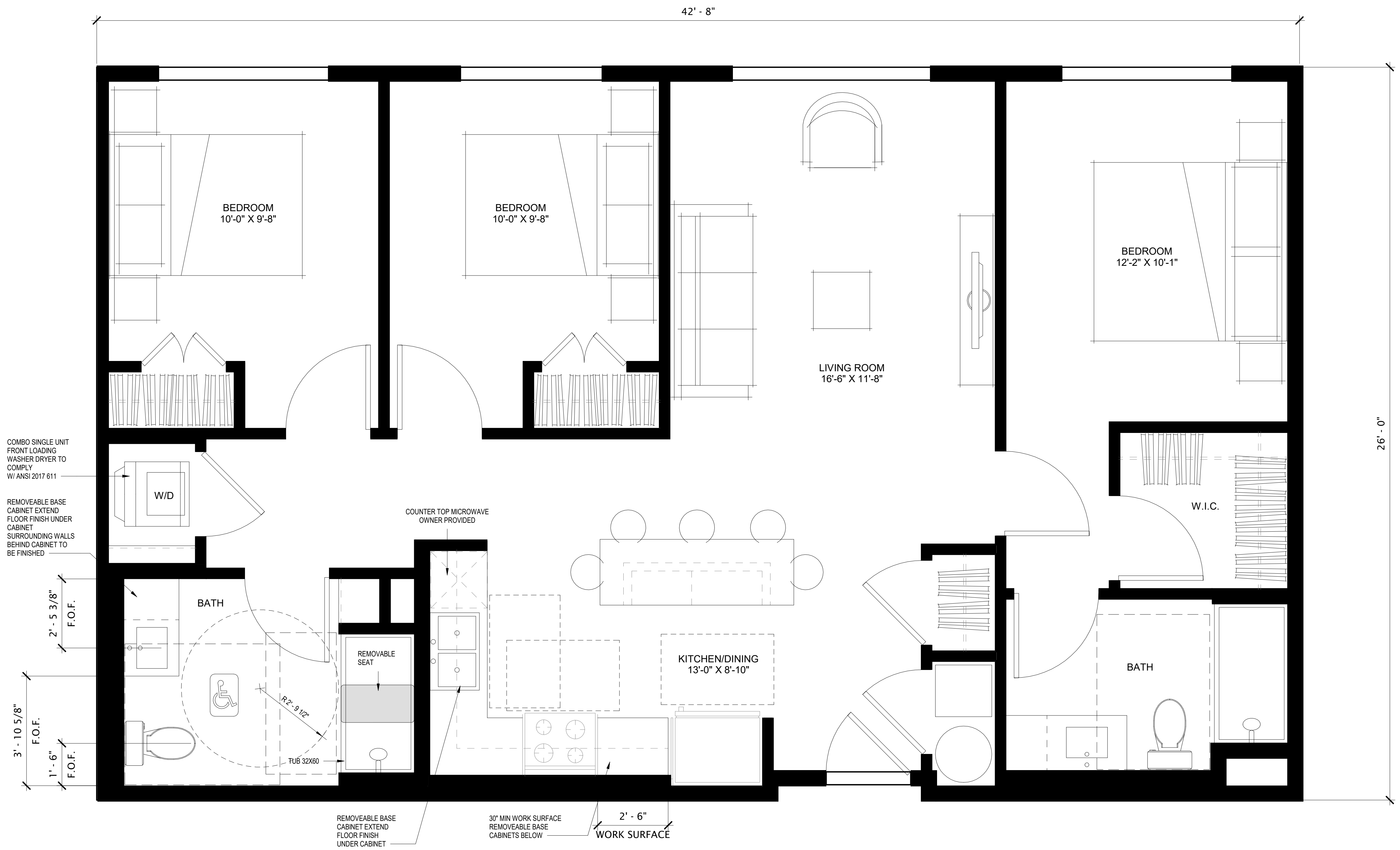
UNIT 2B-03
AREA: 939 SF
UNIT COUNT: 10



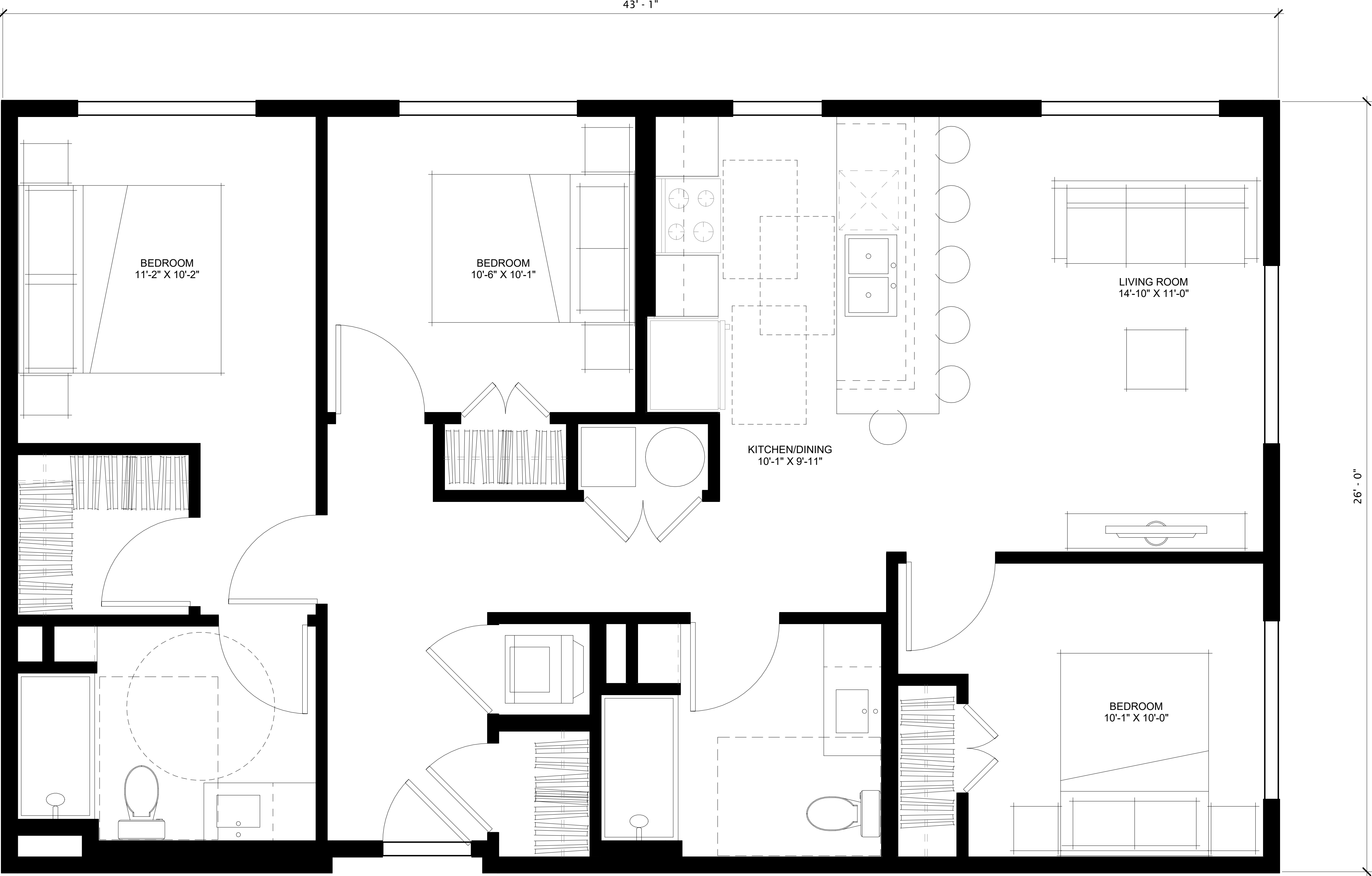
UNIT 2B-04
AREA: 896 SF
UNIT COUNT: 5



UNIT 3B-01
AREA: 1,107 SF
UNIT COUNT: 28



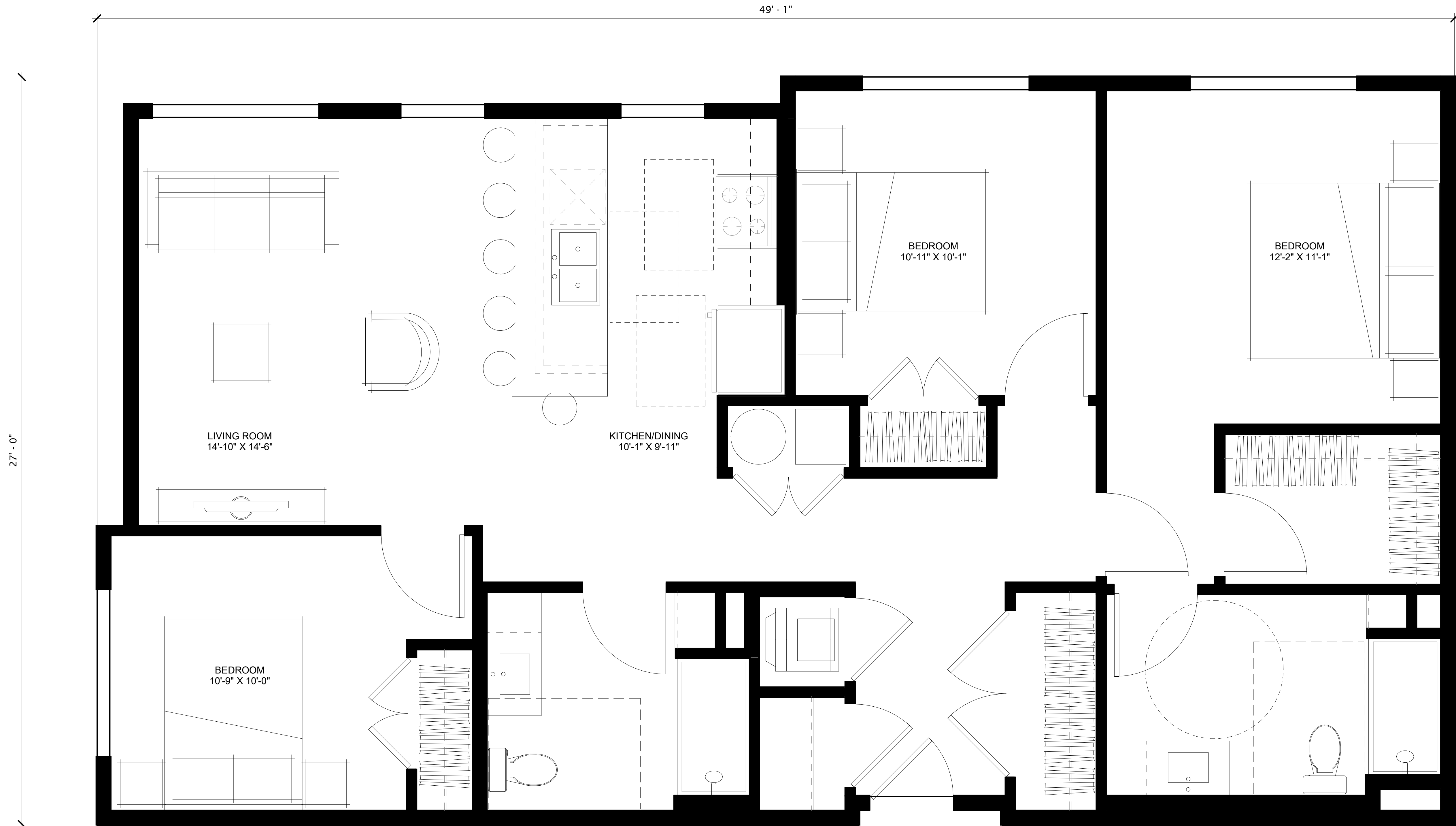
UNIT 3B-01 TYPE A
AREA: 1,107 SF
UNIT COUNT: 1



UNIT 3B-02

AREA: 1,117 SF

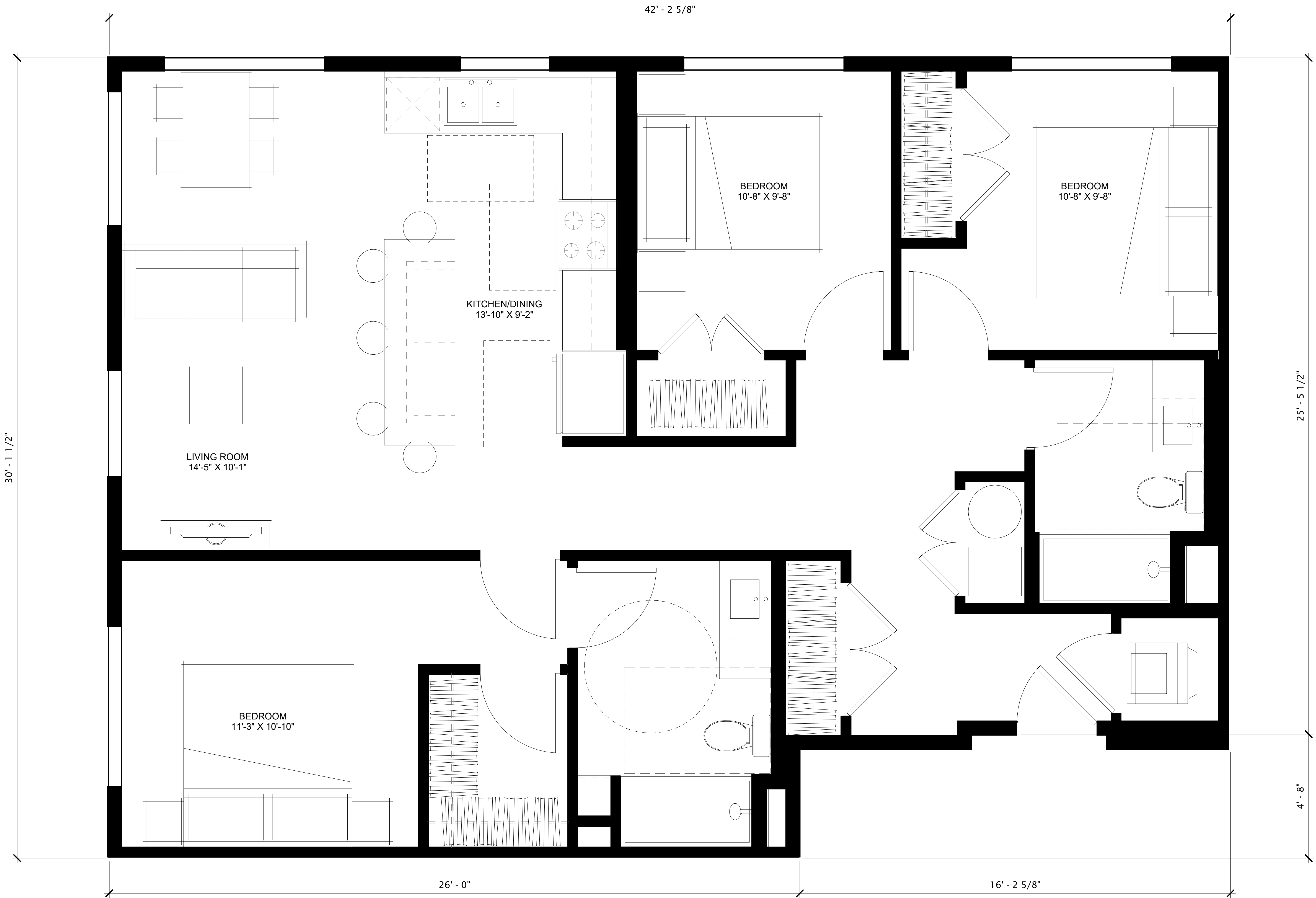
UNIT COUNT: 1



UNIT 3B-02.1
AREA: 1,273 SF
UNIT COUNT: 4



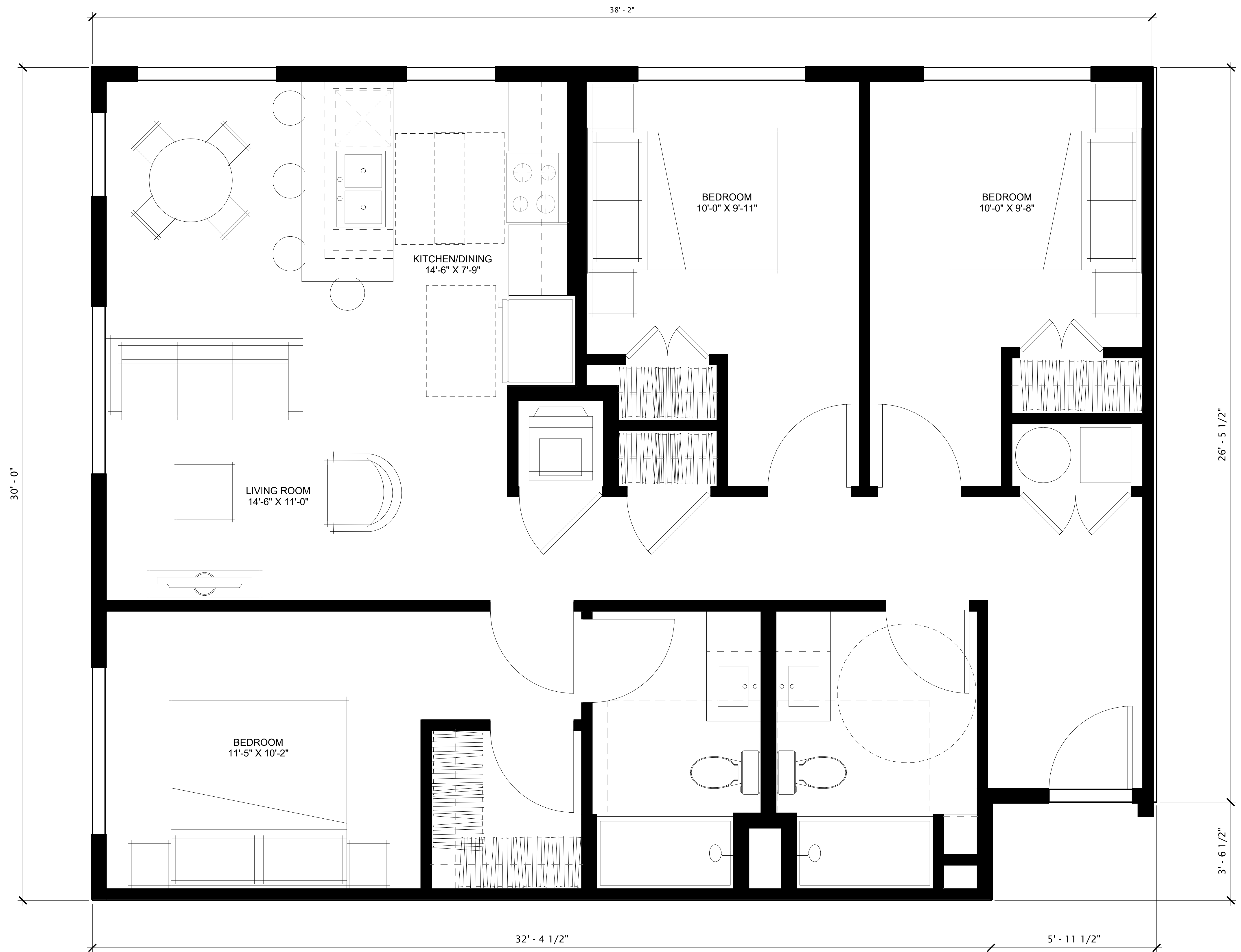
UNIT 3B-03
AREA: 1,141 SF
UNIT COUNT: 10



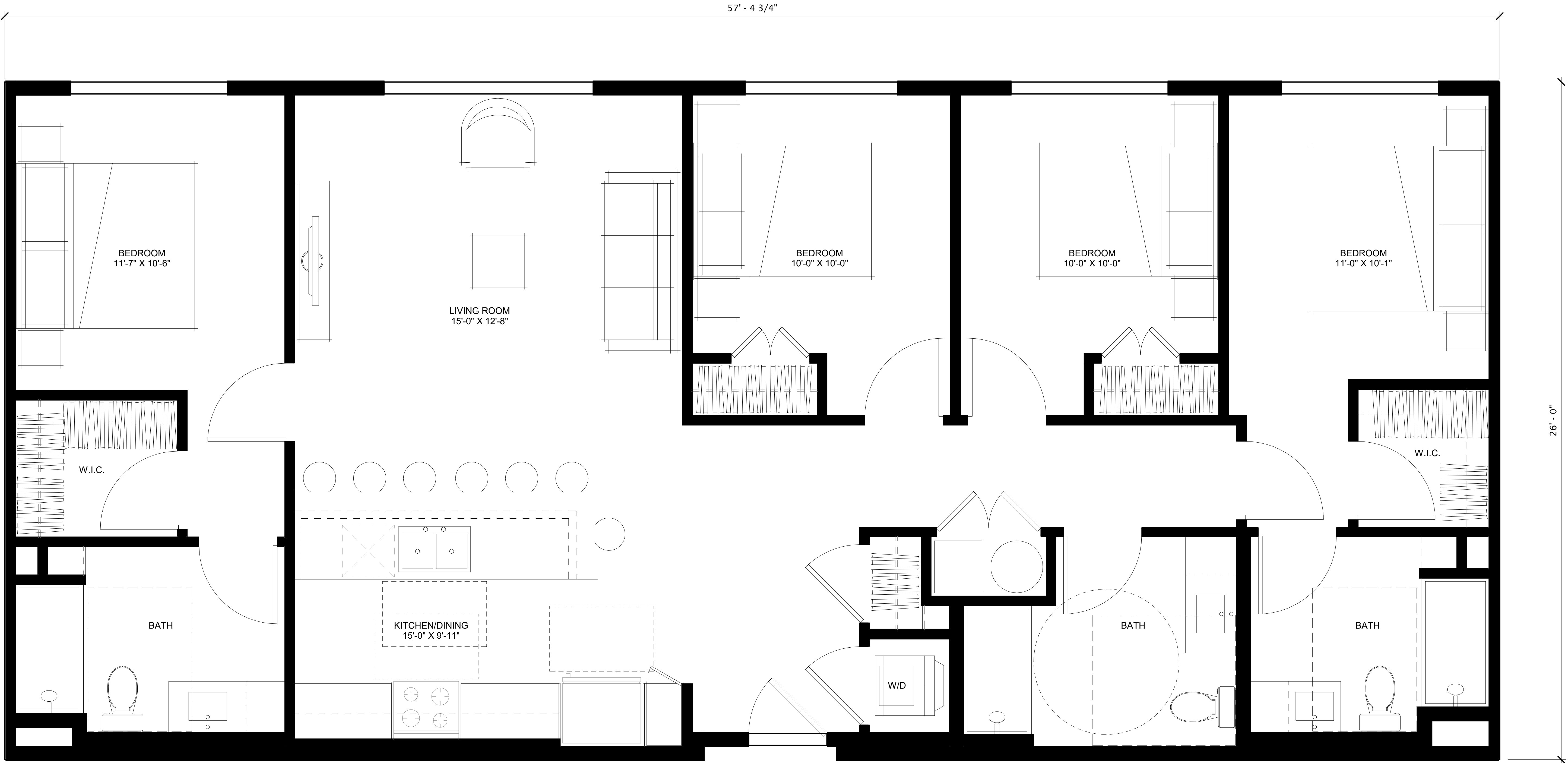
UNIT 3B-04
AREA: 1,202 SF
UNIT COUNT: 15



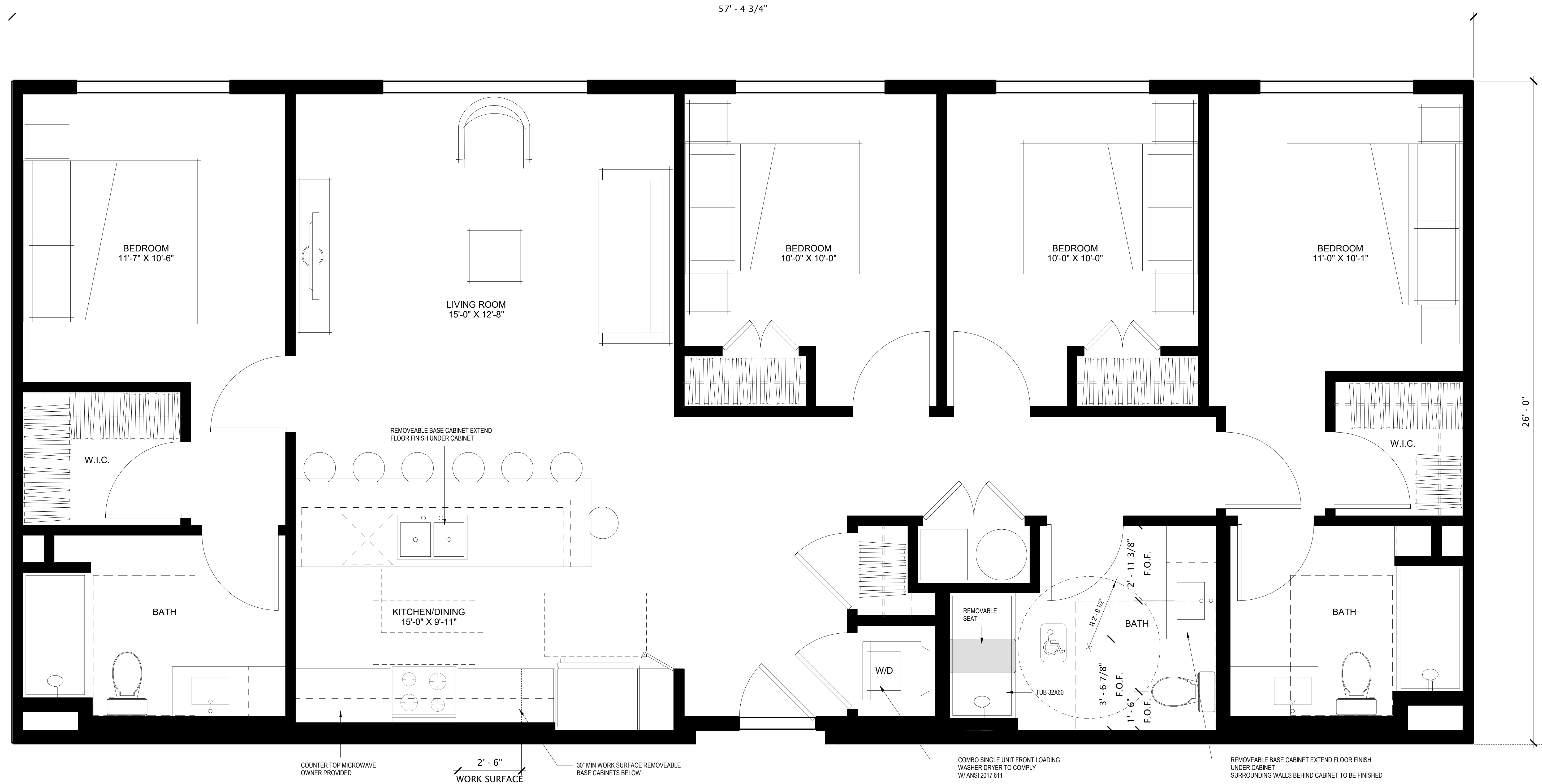
UNIT 3B-04.1
AREA: 1,134 SF
UNIT COUNT: 5



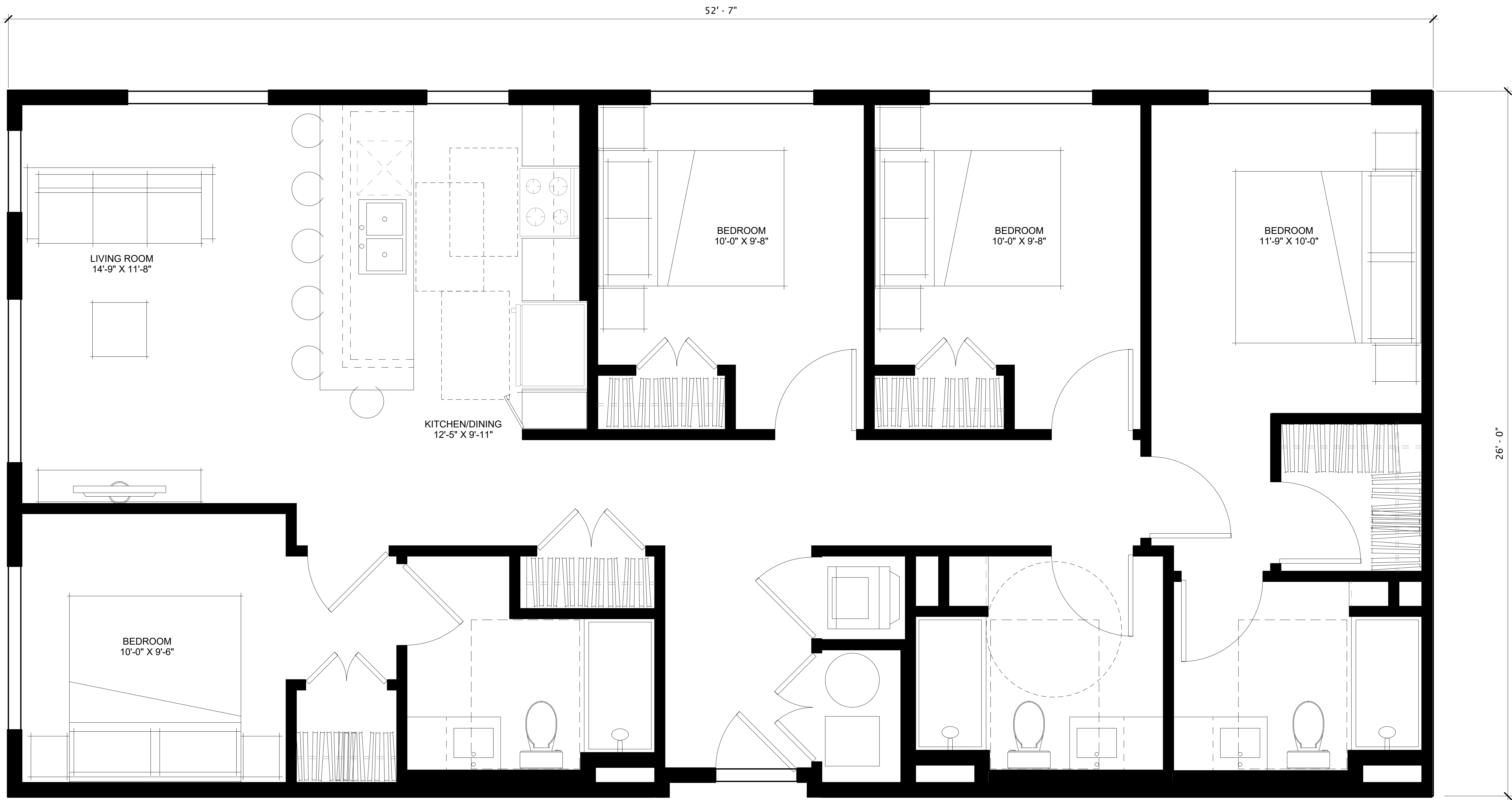
UNIT 3B-05
AREA: 1,133 SF
UNIT COUNT: 16



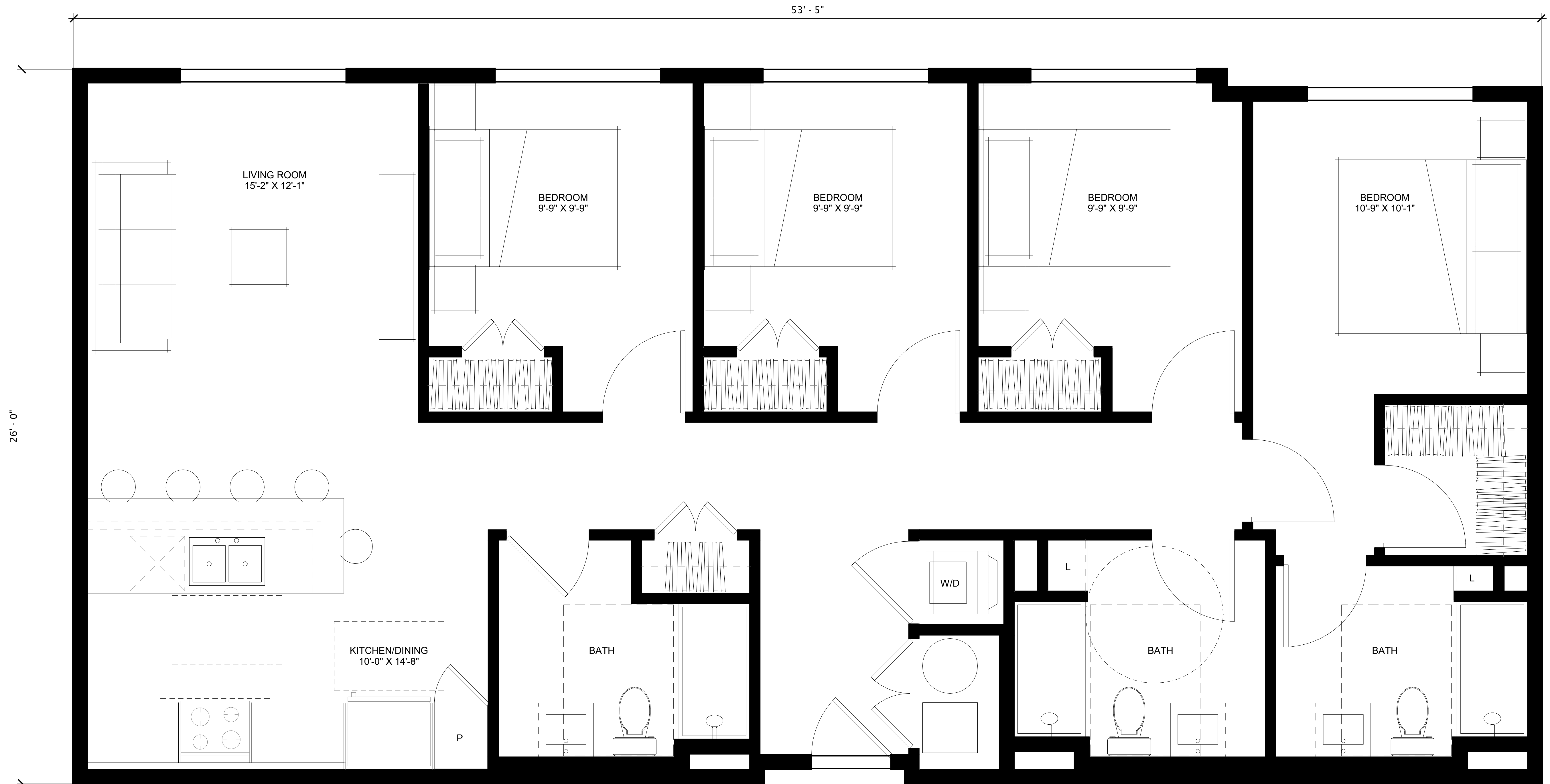
UNIT 4B-01
AREA: 1,460 SF
UNIT COUNT: 13



UNIT 4B-01 TYPE A
AREA: 1,460 SF
UNIT COUNT: 1



UNIT 4B-02
AREA: 1,364 SF
UNIT COUNT: 5



UNIT 4B-03
AREA: 1,378 SF
UNIT COUNT: 5



Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

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A5-1
LIGHTING PLAN

JANUARY 5, 2024



POTENTIAL EXTERIOR LIGHTING LOCATIONS

Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

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POTENTIAL EXTERIOR LIGHTING LOCATIONS

Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

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A5-3
LIGHTING PLAN

JANUARY 5, 2024

Dear Ms. Javoronok,

Please see our responses to your comments below, in red, along with resubmitted and updated materials submitted through the Citizen Portal.

Best –

Chris

Department Comments

Sara Javoronok, Planning – sara.javoronok@slcgov.com, 801.535.7625

- Provide the tax parcel number and legal description for all included parcels. The parcel numbers are not on the survey. It appears that 265 Lucy Ave is part of the scope, but it is not included on the survey. **Please see the updated ALTA survey. The parcel has transferred ownership and is included in the survey.**
- The lots will need to be consolidated. This may occur with a subsequent lot consolidation application and this will be included as a condition of approval. **Noted.**
- Provide the finished grade for the entire site as well as the first floor elevation of all buildings. **Please see the elevations (Level 1, Average Grade Plane, Lowest Grade) on the section drawing of the updated design package.**
- Helpful to provide engineering site plan. **Please see the Schematic site engineering plan C1.00 submitted with the updated drawings.**
- The narrative states that the tallest point of architectural expression is 85'. The plans identify the maximum building height from the lowest grade point as 78' 4 5/8". The city measures building height as follows:

HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see illustration in section 21A.62.050 of this chapter).

Please clarify the building height. Parapets screening mechanical equipment may extend 5 ft and elevator and stairway bulkheads may extend 16 ft above the maximum building height (Table 21A.36.020.C) **Please see the updated calculation and notes on the elevations showing the Maximum Building Height from Average Grade Plane as 84'-11 1/32"**

- Identify any fences and walls. **See the notes on page AO-3 in the resubmitted package**
- The narrative states there will be a rooftop amenity deck that is approximately 15,900 sq. ft. How will this space be programmed? **The total roof deck area is a mix of private balcony/patio spaces for homes on that level, planter boxes and planting areas, and public common outdoor space amenities totaling about 6,000 sf. Plans include a tot lot/playground, a pool or other water feature (working through options given structural demands, height/depth limitations, and electric heating – most likely a pool), lounge areas, table seating, community garden boxes, as well as planter boxes and landscaping (the final mix of useable square footage and planting areas will depend on occupancy limits and egress code).**
- Parking Calculations: The number of EV and accessible spaces are included with the minimum. **See the updated proposed residential parking table in GEN-01 of the resubmitted plans.**
- Are the transformers located on the north side of the building? Please label. **Rocky Mountain Power has directed us to put a transformer on the north side and on the south side, rather than two on the north. Please see the updated drawing A1-1, with the transformers labeled as a box with a "T".**
- The standards for the CG zoning district were amended in August 2023 (21A.26.070).

Please comply with the new standards or amend the application to include modifications from the new standards. Staff has identified the following:

- Front yard: The yard on 1300 S exceeds the maximum 10'. Identify setback at property line.
- Demonstrate that the application meets the requirements in 21A.26.070.E, include them in the Design Review request, or request that the Planning Director modify the requirement as identified in (4).
- Provide a landscape plan that shows the front and corner side yards have a landscape yard of 5' as required by 21A.26.070.F. and the tree requirement in E are met. The landscape plan shall include all areas necessary to meet the landscaping requirements and CG zone requirements.

Please see the updated narrative requesting relief for setbacks that are slightly larger than the maximum. The building was originally designed when the 10 feet was the minimum setback, as opposed to the maximum setback. Currently, the 1300 South side of the building – which has a canting boundary – moves from 10'-7 1/4" on the east side to 15'-9 3/8" on the west side. The other front yard along Lucy Avenue has setbacks of 10'-2" on the operational side and 12' at the daycare frontage. The 300 West elevation with the daycare and playground has a setback of 12'. The interior side yard has no required setback but presumably a 10' maximum setback. We currently have a 10' – 2 1/8" setback on the interior side yard.

We are asking to keep these setbacks as designed, for a few reasons: 1) 1300 South and 300 West are very busy 5-6 lane roads; the public right of way on 1300 South is given almost entirely to automobile travel and the project side of 300 West has a somewhat larger space between lanes of travel and property boundary, but not by much. Giving the building some additional setback from the street gives residents some relief from the road noise and light pollution. 2) Further, 1300 South in particular, as well as Lucy Avenue, have little or no public sidewalk within the right of way and very little space for pedestrian life or semi-private space for residents to interact or engage with the neighborhood at the street level. This is an issue throughout the Ballpark neighborhood. The additional space gives extra room for entries, courts, patios, landscaping and other general elements that will start to build a better street and pedestrian environment in the area, building on recent City investments on 300 West. 3) The extra space on the Lucy Avenue Front Yard will provide additional area for entrances, operational space, and most importantly space for drop off and pick up choreography between the proposed loading zone and the daycare space. We are proposing to meet the additional setback requirement with properly-sized awnings at the building entrances.

- Please update the narrative to respond to updates in the Design Standards in [21A.59.050](#) modified earlier in 2023. There is a strikethrough/underline of them beginning on p. 154 at this link: http://www.slcdocs.com/Planning/Planning%20Commission/2022/08.%20August/Planning%20Commission%20Staff%20Report%20_KL_Redacted.pdf. This is the draft reviewed by the Planning Commission, so there may have been some changes after this date. If there are standards that are not met, you can request an alternative to the standard and identify how the proposal is consistent with the intent of the standard for design review (21A.59.045.C). This could include discussing the three street frontages and uses, the projecting area for the daycare on 300 W, and the plaza on 1300 South.

Changes to the design standards have been incorporated into the design narrative. Discussion of compliance and/or alternatives have also been incorporated.

- Provide the following information if signage is to be reviewed with the Design Review request: The location, character, size, height and orientation of proposed signs, as proposed to be erected in accordance with chapter 21A.46 of this title, and elevations of buildings showing signs to be placed on exterior walls.⁸¹ Alternatively, there will be a condition that

signage will be reviewed during the permitting process. **We have put some signage in as a suggestion of possible signage and locations for the project, but we are asking that the design review be passed with a condition for signage review during the permitting process.**

- Staff recommends a condition that lighting (K), streetscape improvements (L), will be addressed during the permitting process. Please identify if there will be any issues with this. **No Issues.**

Rick Nelson, Urban Forestry – rick.nelson@slcgov.com, 801.972.7839 or 801.972.7818

Salt Lake City code requires the planting of one tree for every 30' of street frontage to shade the public ROW. This development has street frontage on three sides including 1300 S, 300 W, and Lucy Ave. Two of those sides have overhead powerlines that require the planting of small species trees. Therefore, to comply with the code requirements they will need to provide a tree planting plan depicting approximately thirty 2" Caliper small species trees proposed to be planted along the public ROW of the three surrounding streets. I have attached a list of recommended small species of trees proven to perform well in SLC for your convenience. **A tree plan is uploaded with the updated submission.**

Otherwise, Urban Forestry has no concerns with this proposal.

Bryan Romney, Building Services – bryan.romney@slcgov.com, 801.535.7670 or 385.261.8179
See attached.

Doug Bateman, Fire – douglas.bateman@slcgov.com, 801-535-6619

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The applicant will need to explore alternate means and methods to meet this requirement

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

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

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

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

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

side of the street.

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

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

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

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

*Any occupied floor including roof top (if used for gatherings or occupancy) greater than 75-feet above the lowest level of fire department access would be a high rise building and need to meet all code requirements

*Maximum hose pull length to all interior portions of the building from standpipes in stairwells is 200-feet from the intermediate landings. Verify this distance has not been exceeded

We have met with Fire, noted the items above, and will meet the notes through the permitting process.

Peter Nelson, Sustainability – peter.nelson@slcgov.com, 801-535-6477

Sustainability is supportive of this project's plans to meet an ENERGY STAR score of 90 and Enterprise Green certification. Reviewing slide 2 of the Design Review materials in the Residential Parking Required section, I see that the EV stalls requirement of 1 fully installed charging station per 25 spaces is reflected, and I wanted to make sure that the project managers are aware of the additional EV Readiness requirement (went into effect April 2023) that 20% of spaces are equipped with electrical conduit and sufficient electrical capacity for the future use of a minimum 200-volt electric vehicle charging station (EV ready). Perhaps they are already aware of this and did not choose to reflect this in the Project Data slide. Let me know if there are follow-up questions.

**Staff note: This is in 21A.44.040.C.2.*

Noted.

Scott Weiler, Engineering – scott.weiler@slcgov.com, 801-535-6159

No objections.

Andrea Osojnak, Public Utilities – andrea.osojnak@slcgov.com, 801-483-6824

Public Utilities has no issues with the proposed special exceptions for an increase in maximum building height. The applicant should be aware that with increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

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

- Public Utility permit, connection, survey, and inspection fees will apply.

- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service.
- A minimum of one sewer lateral is required per building. Laterals must be 4" or 6".
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- As this project disturbance is over one acre, stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever

possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

Public Utility requirements are noted and will be met through coordination with Public Utilities and the building permitting process.

Tony Milner, Housing Stability – tony.milner@slcgov.com, 801-535-6168

The Housing Stability Division's comments on the design review request from Cowboy Partners and MVE Partners regarding the parcels and plans for the proposed Liberty Corner residential apartments project, in relation to *Housing SLC: 2023-2027*, <https://www.slc.gov/can/housing-SLC/>, are as follows.

This project's plans to develop 200 new two- to four-bedroom units with average rents at 60% AMI serving households ranging from 25% to 80% AMI, aligns with the goals of the City's five-year, Moderate Income Housing Plan, referred to as *Housing SLC: 2023-2027* by increasing the number of affordable housing units in Salt Lake City to benefit low- to moderate-income households.

Concerns:

- No concerns.

Recommendations:

- We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of income-restricted affordable units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
 - For example: Code 18.98.060: EXEMPTIONS, E:
 - "1. The following housing may be exempt from the payment of impact fees, to the following extent:
 - A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit

does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”

- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as ramps, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

The development team has noted the impact fee exemptions and has a call in to housing stability to ask about how exemptions will be applied to projects using income averaging to provide more deeply affordable rent-restricted homes (down to 30% AMI) averaged with rent-restricted homes meant to meet a similarly underserved demographic in market rate developments- families making between 60% and 80% AMI. The average rent of all 200 income-restricted homes is less than 60% AMI.

The comments of Bryan Romney are noted and have been incorporated into the resubmitted materials or will be addressed as appropriate (in the case of building code-specific notes) through the building permitting process.

ATTACHMENT C: Property and Vicinity Photos



Former Schmidt Sign building at 1265 S 300 W



Existing building at 260 W 1300 S



Existing building at 250 W 1300 S



Existing Schmidt Body & Paint building at 1229 S 300 W



Lucy Avenue – rear of 1300 S buildings



Lucy Avenue – side of Schmidt Body & Paint



Property to the east – 238 W 1300 S



Property to the south – Lowe's 1335 S 300 W



Property to the south – Burger King 1315 S 300 W



Property to the southwest - Walmart



Property to the west (1290 S 300 W)



Property to the west (1220 S 300 W)



Property to the north (282 W Lucy Ave)



Property to the north (258 W Lucy Ave)



Existing 1300 S frontage, facing east



Existing 300 W frontage, facing south

ATTACHMENT D: CG Zoning Standards

CG (General Commercial)

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

CG Development Standards

Standard	Requirement	Proposed	Finding
Minimum Lot Size	Minimum lot area: 10,000 sq. ft. Minimum lot width: 60' Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.	Lot area: 89,305 sq. ft./2.05 acres Lot width (1300 S): 325 ft.	Complies
Yards	Minimum: Front Yard: 5' Corner Side Yard: 10' Interior Side Yard: None required. Rear Yard: 10' Maximum: 10' 1. If provided, the yard must include one of the following elements: a. Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space; or b. Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or c. Awning or a similar form of weather protection that covers at least five feet in width and length from all street-facing building entrances. 2. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.	Maximum applies to front yard. There is no rear yard since there is frontage on three streets. Front Yard (1300 S): 10' 3 1/4" on the east, increasing to 15' 11 1/2" on the west Awnings with a minimum of 5' in length and width are provided. Corner Side Yard: 300 W: 12' on the north, 17' 10 1/2" on the south Lucy: 12' on the east and 10'2" on the west Interior Side Yard: Max of 12'5" Doors do not swing into right-of-way. Trees provided in front and corner side yards.	Complies, with Design Review request

Standard	Requirement	Proposed	Finding
	<p>3. All provided front or corner side yards must contain a tree every thirty feet (30').</p> <p>4. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:</p> <p>a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or</p> <p>b. The addition reduces the extent of the noncompliance of the existing building.</p> <p>5. Exceptions to this subsection may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.</p>		
Buffer Yard	All lots abutting residential property shall conform to the buffer yard requirements of Chapter 21A.48 of this title		NA
Accessory Buildings and Structures in Yards	Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B of this title.		NA
Landscape Yard	A landscape yard of five feet (5') shall be required on all front or corner side yards, conforming to the requirements of Section 21A.48.090 of this title.	<p>1300 S: Required: 1,490 sq. ft. Provided: 1,642 sq. ft.</p> <p>300 W: Required: 1,263 sq. ft. Provided: 1,434 sq. ft.</p> <p>Lucy Ave: Required: 1,520 sq. ft. Provided: 2,007 sq. ft.</p>	Complies

Standard	Requirement	Proposed	Finding
Maximum Height	<p>No building shall exceed seventy five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section.</p> <ol style="list-style-type: none"> 1. Procedure For Modification: A modification to the height regulations, in this Subsection G may be granted through the design review process in conformance with the provisions of Chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the planning commission or in the case of an administrative approval the planning director or designee, shall find that the increased height will result in improved site layout and amenities. 2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10'). 3. Maximum Additional Height for Properties Outside of Boundary Identified in Subsection G: Additional height shall be limited to thirty feet (30') subject to the provisions in Subsection G.2 for a maximum height of one hundred five feet (105'). 	<p>Highest point of building is 85'. The average building height on 1300 S and 300 W is 77'1".</p> <p>The additional height allows for an additional floor in the building with 49,345 sq. ft. of building area. Outdoor usable space of at least 5,000 sq. ft. is provided on the third-floor amenity deck and will include seating and lounge area, planter boxes, and a tot lot.</p>	Complies with Design Review request

Standard	Requirement	Proposed	Finding
Midblock Walkways	<p>As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to facilitate pedestrian movement within the area. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown area grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a midblock walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. This requirement implements the city's Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown zoning districts shall conform to this officially adopted plan for midblock walkways, in addition to the following standards:</p> <ol style="list-style-type: none"> 1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. 2. The following standards apply to the midblock walkway: <ol style="list-style-type: none"> a. The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six feet (6') wide unobstructed path. b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements: <ol style="list-style-type: none"> (1) Colonnades; (2) Staircases; 	Not within Downtown Plan Area	NA

Standard	Requirement	Proposed	Finding
	<p>(3) Balconies - All balconies must be located at the third story or above;</p> <p>(4) Building overhangs and associated cantilever - These coverings may be between nine feet (9') and fourteen feet (14') above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3');</p> <p>(5) Skybridge - A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and</p> <p>(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.</p>		
Restrictions on Parking Lots and Structures	<p>An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the General Commercial (CG) District. To control such impacts, the following regulations shall apply to parking facilities that are at or above ground:</p> <ol style="list-style-type: none"> 1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking. 2. Parking lots not wholly behind the principal building are limited to no more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls. 3. No special restrictions shall apply to belowground parking facilities. 4. Parking structures shall conform to the requirements set forth in Chapter 21A.37 of this title. 	Parking is located within the building.	Complies

Standard	Requirement	Proposed	Finding
	5. All parking lot and structure landscaping must comply with the provisions set forth in Chapter 21A.48 of this title.		
Parking Requirements (21A.44)	<p>Vehicular Parking – Minimum:</p> <p>Residential: 2+ bedrooms 1.25 space per DU 2-bedroom units: $96 \times 1.25 = 120$ 3-bedroom units: $80 \times 1.25 = 100$ 4-bedroom units: $24 \times 1.25 = 30$ Total = 250 spaces</p> <p>Reductions through alternatives: Proximity to Fixed Transit: 25% Affordable Housing (>25% of units are affordable to 60% AMI): 25% Additional reduction for proximity to frequent service bus stop: 15% Total reductions available: 65% Total required: 88 spaces</p> <p>Non-residential: 2 spaces per 1,000 sq. ft.: 10,712 sq.ft. for daycare and playground = 20 spaces required</p> <p>EV spaces: 1 per 25 EV ready: 20%</p> <p>Bicycle: Required (residential) = 40 (1 per 5 units) Required (public) = 3</p> <p>Loading berth: 1 short</p>	<p>Complete review of parking will be completed at building permit stage.</p> <p>Vehicular proposed: Residential = 250 Nonresidential = 19 spaces EV/EV ready spaces = 50 Total provided = 269 spaces Bicycle proposed: 88</p> <p>Loading berth: 1 short proposed. Requesting modification from Transportation for loading berth design requirements, will be reviewed as part of building permit process</p>	Complies

ATTACHMENT E: Design Review Standards

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

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

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:

As identified in Key Considerations 1 and 2, the proposal and Design Review modifications meet the intent and purpose of the CG zoning district and the city's adopted planning documents.

The proposed project also meets the intent of the urban design element of the City.

The Salt Lake City "urban design element" document addresses the height, scale and character of buildings in the city. The proposal supports the policy concepts by maintaining a pedestrian-oriented environment at the ground floor, and using materials, detail, color, and scale that create pedestrian interest.

Condition(s): NA

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 primary pedestrian entrances to the building face the public sidewalk. The building is sited close to the public sidewalk. The Design Review request includes a modification to increase the front yard setback. This is appropriate since the right-of-way for the sidewalk is narrow and it is a heavily traveled street by pedestrians and vehicles. The setback is consistent with others in the neighborhood and the increase is appropriate. Parking for the building is located within the building itself.

Condition(s): NA

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 the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.**
- 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: The building has frontage on three streets: 1300 South, 300 West, and Lucy Avenue. Storefront glass comprises 38% of the first floor on the 1300 South elevation and it comprises 71% of the first floor of the 300 West elevation. First floor uses on the most visible street faces, 1300 South and 300 West are the most active with the leasing office, a planned daycare, and residential amenity spaces fronting these streets. The 1300 South frontage has a large, fenced patio for resident use and the 300 West frontage has a fenced playground accessible by daycare attendees that includes an outdoor space. The Lucy Avenue frontage has 31% glass on the first floor, generally located in the most visible location close to 300 West.

Condition(s): NA

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: The proposed building massing and height is greater than much of the surrounding and existing development. It is consistent with development that is permitted

and anticipated. The proposed building includes an established cornice on the eastern portion and a distinctive upper floor roof line on the western portion. The proposal includes a stepback of 5'2" at the third level on the 300 West façade, a large recess and view into the third-floor interior amenity space on 1300 South, and a recess on the Lucy Avenue facade. Many of the units, including those facing the interior amenity space, have a balcony or patio. The western portion of the building has vertical brick detailing and the eastern portion has belt courses between each floor with the brick in a contrasting shade. There are variations in the fenestration pattern across the façade consistent with the different unit styles within the building. The fenestration pattern and solid-to-void ratio is appropriate given the building's use and large units. This ratio is likely to become more common as redevelopment continues in the neighborhood.

Condition(s): NA

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;
3. Massing changes;
4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or commission; and
5. Stepback must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views.

The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two stories.

A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

Finding: Complies

Discussion: The proposed building is greater than 200' in length along each of its three street-facing facades. The proposal includes changes in the vertical plane, material changes, massing changes, and a stepback.

On 300 West, there is a 5'2" stepback on the third floor, above the podium base of the building. In the middle of the 1300 South façade, there is a 55' wide and 25'9" deep recess. Similarly, the Lucy Avenue street frontage includes a 47' wide and 24' deep recess adjacent to an electrical transformer. For both of these street frontages, the recesses provide a break in the building and allow for a change in the materials and design between the eastern and western portions

of the building. At the edge of the street-facing façade where there is a break, the brick changes from red to light brown. The building has a substantial amount of durable building materials. Brick is 42% of exterior on the 1300 South façade and 49% of the Lucy Avenue facade. Additionally, the roofline on the western portion of the building is varied and composed of corrugated metal. The eastern portion of the building has a more traditional, modern metal roofline, and the corrugated metal on the upper floor extends down in a band from the top floor to grade.

The building has one interior property line, with no minimum yard required. The building is to be set back from this property line a minimum of 11' with landscaping proposed for the yard area, thus minimizing the potential development right and impact to the adjacent property.

As detailed in the applicant's narrative, the percentage of active, publicly accessible ground floor uses are limited to 39% overall. This is due to the financing requirements for this affordable housing project. Many of the street-facing spaces are for use by residents and are provided as amenities. These spaces could provide places for life skills classes or community events. As the applicant details, locating them elsewhere in the building could alter the quality of the amenities and the number of units provided. Per the applicant, meeting this requirement with strictly active, publicly accessible uses is not financially viable.

On 1300 South, 13% of the street frontage is accessible to the public (leasing office), 60% is accessible to residents, and 27% is for operations (parking). For the 300 West frontage, 88% is publicly accessible, this is the planned daycare and playground, and the remaining 12% is for resident use. The daycare is 23% of the Lucy frontage, the multi-use court for residents is 17%, and the remainder is for operations, including the mail room, loading, trash, and parking entrance. These operational elements are located on the least visible portion of the three street-facing facades.

The Planning Director finds the proposed uses to be substantially similar. Staff finds that the proposed building meets the intent of the requirements. The building has three street frontages, which creates additional challenges in meeting these requirements that would not be applicable to other properties in the neighborhood. The architecture of the building with changes in vertical plane, material changes, massing changes, and stepback meet the intent of the requirements to break up façade lengths that are greater than 200'.

Condition(s): NA

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

- 1. 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 inches (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: The proposal does not feature privately owned public spaces.

Condition(s): NA

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. The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.

c. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.

2. Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:

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.

d. Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.

3. Cornices and rooflines:

a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (50%) of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.

b. 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
<p>Discussion:</p> <p>The applicant is seeking additional height through the Design Review process. However, the average height of the proposed building is 77'1", which is 2'1" over the permitted 75', and substantially less than the 105' that could be requested. The maximum height is 85' at the cornice on the eastern portion of the building. The building has a setback of 5'2" above the podium level on the 300 West façade. The upper level stepback is not applicable to this proposal since there is not a full floor of the building that is seeking the additional height. The building has a distinct podium base with storefront windows lining much of the two-story first floor. There is a material change on the upper floor with a distinctive roofline and cornice. This is through varied gable forms on the western portion of the building and with the projecting cornice on the eastern portion of the building.</p> <p>The proposed building is taller than those on neighboring properties. However, the average height of the building exceeds the maximum permitted by right by approximately 2'. Given the proximity to light rail and other nearby redevelopment, additional redevelopment is likely. Within a block, and within the CG zoning district, there is recent construction of townhomes and a five-story residential building.</p> <p>The proposed building is predominantly brick, and this changes to corrugated metal on the upper floor and for the sloping roofline on the western portion of the building. The eastern portion has a change in material and orientation from the lower levels and a change in plane. The amenity area on the third-floor roof deck provides a more visually compelling roof landscape.</p> <p>These features provide a human scale to the building and minimize its impacts to the surrounding area.</p>
Condition(s): NA
<p>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. Parking is encouraged to be behind the principal building and away from pedestrian walkways.</p> <p>Parking lots and structures shall be setback a minimum of twenty-five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.</p>
Finding: Complies
<p>Discussion: Parking will be located within the building and should not negatively impact pedestrians and cyclists in the public right-of-way. The recent improvements to 300 West include a bike path on the western side of 300 West. Entrances to the parking are provided from 1300 South and Lucy Avenue. There are several pedestrian entries on each street-facing façade, and they provide access to the sidewalk and resident amenities.</p>
Condition(s): NA

<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure. (See Subsection 21A.37.050.K of this title.)</p>
<p>Finding: Complies</p>
<p>Discussion: Waste, recycling, mechanical equipment, and storage areas are located within the building. There is a loading berth on the Lucy Avenue elevation, which has less traffic and visibility from passersby than the 300 West and 1300 South elevations. There are two proposed Rocky Mountain Power transformers on the property, one on Lucy Avenue and one on 1300 South. Review of screening of mechanical equipment and utility boxes is delegated to planning staff for approval.</p>
<p>Condition: 1. Final approval of the details for signage, lighting, landscaping, screening of parking, and screening of mechanical equipment and utility boxes are delegated to Planning staff.</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 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.
<p>Finding: Complies</p>
<p>Discussion: Signage shown on the plans is not approved as part of this review. Review of signage is delegated to planning staff for approval.</p>
<p>Condition: 1. Final approval of the details for signage, lighting, landscaping, screening of parking, and screening of mechanical equipment and utility boxes are delegated to Planning staff.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Finding: Complies

Discussion: Street lights and other outdoor lighting are delegated to planning staff for approval.

Condition: 1. Final approval of the details for signage, lighting, landscaping, screening of parking, and screening of mechanical equipment and utility boxes are delegated to Planning staff.

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 every 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: The proposal includes 28 small species street trees. Eight bigtooth maple trees and 20 city sprite zelkova trees are proposed.

The proposed hardscape improvements will comply with the standards. Privately owned public spaces are not provided as part of this proposal.

Condition(s): NA

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- October 12, 2023 – The Ballpark Community Council was sent the required notice for recognized community organizations. The Council requested a presentation at their November 2, 2023 meeting and the applicant and staff attended. The attendees had a number of comments and general questions including a desire for ground floor businesses on 1300 S, concerns with narrow setbacks, and the daycare including if it was open to non-residents.
- October 12, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October 12, 2023 – Notice of the proposed project posted on the property.
- October 16-present – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- January 11, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv
- January 11, 2024
 - Public hearing notice sign posted on the property

Public Input:

Staff received three email comments related to the proposal. Two of the three comments wanted to see additional commercial spaces on the first floor. See the attached emails for additional information.

From: [Denise Wong](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Liberty Corner Development Comment
Date: Sunday, October 29, 2023 12:49:40 PM

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

For the new Liberty Corner development, I would like to see some commercial retail businesses on the ground level. This neighborhood has grown over the years and with so many residents being added, it's still pretty empty of community building businesses like coffee shops, small local shops, or restaurants. These businesses will also add to the safety on the area as it will provide some much needed regular pedestrian foot traffic. The safety of the neighborhood has declined over the years as we currently only have big box stores (Walmart, Target, Lowe's, etc.) in the neighborhood where people drive to and leave immediately after buying. Let's stop building these large residential units without incorporating something to help the neighborhood grow and provide accessibility, safety, and community to residents.

Thank you for hearing us out and your consideration.

Best,

Denise Wong
230 W 1300 S Unit 18
Salt Lake City, UT 84115

From: [Janice Lew](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Liberty Corner at 1265 S 300 W PLNPCM2023-00762
Date: Monday, November 6, 2023 3:11:55 PM

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

I would like to submit the following comments regarding this project reviewed by the Ballpark Community Council on Nov. 2:

1. The 300 West ground level plan includes a daycare and associated playground. A vegetation barrier or buffer adjacent to the playground area maybe an effective structure to improve roadside air quality and reduce exposure to traffic air pollutants. Also, it may provide an opportunity to create an interesting and pedestrian-friendly design element to breakup the facade of the west side of the building.
2. Implementation of Housing SLC moderate income housing plan - Chapt. 7 Strategy X Consider creating an electric car-share and/or e-bike-share amenity sometime in the future. At least, encourage construction of the infrastructure to provide onsite electric vehicle charging stations.

From: [Josh Kushner](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Liberty Corner Public Comment
Date: Sunday, November 19, 2023 5:45:36 PM

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

Hi Sara,

I'm sending this email with regard to the proposed Liberty Corner building development.

First off, I want to say, as an owner of one of the neighborhood Townhomes, it is a welcome addition to the neighborhood making the area a successful mixed-in one, family friendly area. It will be very nice to have such a group of people so close to each other and the light rail.

My primary concerns with the design are twofold:

First, the building lacks commercial retail establishments on the first floor. By adding spaces for local businesses, we can further curate an environment that is family friendly and enriching to the community. If there is no retail space for local businesses, however, I fear the area will just become a dense living location devoid of culture. I also worry without businesses security and safety will be a growing concern due to the lack of pedestrian foot traffic and incentive by those who have a vested, long-term interest in the area (homeowners and business owners). The area already has had insurance cost increases due to security and safety concerns, this is something that can only be mitigated strategically from all of us in the area working together.

Second, the building proposal is near the maximum height zones for the area for such a large establishment. This seems, to be honest, a proposal to maximize revenue given the constraints by the area. Although I understand and respect the proposal, of course, this means there should be a counter proposal as to why the building shouldn't be 85' high, blotting out the sun and view of everyone on any side of the building. Not that there is much of a view, but the proposed building is literally twice the height of the surrounding buildings and it's.... Intimidating at a minimum. I just don't feel it fits the mixed-use feel of the area.

With these two concerns posted, it seems the current proposal is one where the developer is asking to have their cake and eat it too. Personally, I would be willing to compromise the height for commercial retail establishments, but both is a significant concern.

I would like to pose a third, related concern that is not specific to Liberty Corner. Street parking in the area will of course become tight with this new addition to the area, and will continue to become tighter. Especially with my proposal for more retail space to be used. I don't have a great proposal to fix this, but I think 1300 S has an opportunity to look at the 900 S approach model to follow.

We really have a great opportunity here to improve the community. We have the people taken care of! (Demand) now we just need to work on what they will do (Supply). Here are some local businesses that I think our neighborhood would benefit from and would establish a meaningful family-friendly feel to the area: A childcare establishment (open to all, not just Liberty Corner residents), A tea/coffee shop (Tea Zaanti or Tea Grotto), A local gym and health establishment (Torrent and Honest Eatery), A Bodega (Japan-Sage Market).

Thank you for hearing me out!
Josh Kushner (A neighbor)

ATTACHMENT G: Department Review Comments

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

Engineering:

Scott Weiler, Engineering – scott.weiler@slcgov.com, 801-535-6159

No objections.

Planning:

- Provide the tax parcel number and legal description for all included parcels. The parcel numbers are not on the survey. It appears that 265 Lucy Ave is part of the scope, but it is not included on the survey.
- The lots will need to be consolidated. This may occur with a subsequent lot consolidation application and this will be included as a condition of approval.
- Provide the finished grade for the entire site as well as the first floor elevation of all buildings.
- Helpful to provide engineering site plan.
- The narrative states that the tallest point of architectural expression is 85'. The plans identify the maximum building height from the lowest grade point as 78'4 5/8". The city measures building height as follows:

HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS: The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof (see illustration in section [21A.62.050](#) of this chapter).

Please clarify the building height. Parapets screening mechanical equipment may extend 5 ft and elevator and stairway bulkheads may extend 16 ft above the maximum building height ([Table 21A.36.020.C](#))

- Identify any fences and walls.
- The narrative states there will be a rooftop amenity deck that is approximately 15, 900 sq. ft. How will this space be programmed?
- Parking Calculations: The number of EV and accessible spaces are included with the minimum.
- Are the transformers located on the north side of the building? Please label.
- The standards for the CG zoning district were amended in August 2023 ([21A.26.070](#)). Please comply with the new standards or amend the application to include modifications from the new standards. Staff has identified the following:
 - Front yard: The yard on 1300 S exceeds the maximum 10'. Identify setback at property line.
 - Demonstrate that the application meets the requirements in 21A.26.070.E, include them in the Design Review request, or request that the Planning Director modify the requirement as identified in (4).
 - Provide a landscape plan that shows the front and corner side yards have a landscape yard of 5' as required by 21A.26.070.F. and the tree requirement in E are met. The landscape plan shall include all areas necessary to meet the landscaping requirements and CG zone requirements.

- Please update the narrative to respond to updates in the Design Standards in [21A.59.050](#) modified earlier in 2023. There is a strikethrough/underline of them beginning on p. 154 at this link: http://www.slcdocs.com/Planning/Planning%20Commission/2022/08.%20August/Planning%20Commission%20Staff%20Report%20_KL_Redacted.pdf. This is the draft reviewed by the Planning Commission, so there may have been some changes after this date. If there are standards that are not met, you can request an alternative to the standard and identify how the proposal is consistent with the intent of the standard for design review (21A.59.045.C). This could include discussing the three street frontages and uses, the projecting area for the daycare on 300 W, and the plaza on 1300 South.
- Provide the following information if signage is to be reviewed with the Design Review request: The location, character, size, height and orientation of proposed signs, as proposed to be erected in accordance with chapter 21A.46 of this title, and elevations of buildings showing signs to be placed on exterior walls. Alternatively, there will be a condition that signage will be reviewed during the permitting process.
- Staff recommends a condition that lighting (K), streetscape improvements (L), will be addressed during the permitting process. Please identify if there will be any issues with this.

Fire:

Doug Bateman, Fire – douglas.bateman@slcgov.com, 801-535-6619

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The applicant will need to explore alternate means and methods to meet this requirement

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

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

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

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

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

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

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

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from

the building and shall be positioned parallel to one entire side of the building.

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

*Any occupied floor including roof top (if used for gatherings or occupancy) greater than 75-feet above the lowest level of fire department access would be a high rise building and need to meet all code requirements

*Maximum hose pull length to all interior portions of the building from standpipes in stairwells is 200-feet from the intermediate landings. Verify this distance has not been exceeded

Urban Forestry:

Rick Nelson, Urban Forestry – rick.nelson@slcgov.com, 801.972.7839 or 801.972.7818

Salt Lake City code requires the planting of one tree for every 30' of street frontage to shade the public ROW. This development has street frontage on three sides including 1300 S, 300 W, and Lucy Ave. Two of those sides have overhead powerlines that require the planting of small species trees. Therefore, to comply with the code requirements they will need to provide a tree planting plan depicting approximately thirty 2" Caliper small species trees proposed to be planted along the public ROW of the three surrounding streets. I have attached a list of recommended small species of trees proven to perform well in SLC for your convenience.

Otherwise, Urban Forestry has no concerns with this proposal.

Police:

Andrew Cluff, Police - Andrew.Cluff@slcgov.com

No comments.

Public Utilities:

Andrea Osojnak, Public Utilities – andrea.osojnak@slcgov.com, 801-483-6824

Public Utilities has no issues with the proposed special exceptions for an increase in maximum building height. The applicant should be aware that with increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

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

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.

- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service.
- A minimum of one sewer lateral is required per building. Laterals must be 4" or 6".
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- As this project disturbance is over one acre, stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.

- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- Property is located in the Special Flood Hazard Area or an area with increased flood risk and will require a Floodplain Development Permit. Floodplain permit application must be supplemented with the FIRM panel or FIRMette of the area showing the base flood elevation (obtained via FEMA). The subject property must also be clearly shown and labelled on the FIRM or FIRMette. Floodplain permit application must also be supplemented with a grading plan of the project clearly showing floodplain extents, base flood elevation, and finished floor elevation of the proposed building. Additional information may be requested after the initial review of the floodplain permit application. Plans will not be approved until the Floodplain Development Permit is approved.

Housing Stability:

Tony Milner, Housing Stability – tony.milner@slcgov.com, 801-535-6168

The Housing Stability Division's comments on the design review request from Cowboy Partners and MVE Partners regarding the parcels and plans for the proposed Liberty Corner residential apartments project, in relation to *Housing SLC: 2023-2027*, <https://www.slc.gov/can/housing-SLC/>, are as follows.

This project's plans to develop 200 new two- to four-bedroom units with average rents at 60% AMI serving households ranging from 25% to 80% AMI, aligns with the goals of the City's five-year, Moderate Income Housing Plan, referred to as *Housing SLC: 2023-2027* by increasing the number of affordable housing units in Salt Lake City to benefit low- to moderate-income households.

Concerns:

- No concerns.

Recommendations:

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

Building Code:

Bryan Romney, Building Services – bryan.romney@slcgov.com, 801.535.7670 or 385.261.8179

See attached.

Transportation:

Jena Carver, Transportation - jena.carver@slcgov.com, 801-573-5058

The loading dock shown on the site plan do not meet city standards. All maneuvering for loading docks must be provided completely on site. No backing into or from the right-of-way is permitted. See SLC 24A.44.070 for loading berth requirements.

Sustainability:

Peter Nelson, Sustainability – peter.nelson@slcgov.com, 801-535-6477

Sustainability is supportive of this project's plans to meet an ENERGY STAR score of 90 and Enterprise Green certification. Reviewing slide 2 of the Design Review materials in the Residential Parking Required section, I see that the EV stalls requirement of 1 fully installed charging station per 25 spaces is reflected, and I wanted to make sure that the project managers are aware of the additional EV Readiness requirement (went into effect April 2023) that 20% of spaces are equipped with electrical conduit and sufficient electrical capacity for the future use of a minimum 200-volt electric vehicle charging station (EV ready). Perhaps they are already aware of this and did not choose to reflect this in the Project Data slide. Let me know if there are follow-up questions.

**Staff note: This is in 21A.44.040.C.2.*

Salt Lake City Urban Forestry Small Species

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
American Smoke Tree *	Cotinus obovatus		20-30'	20-30'	irregular oval	yellowish green	small, sparse unnoticeable	yellow, red, orange, purple	produces some of the best fall color of any of the native American trees
Amur Maackia	Maackia amurensis		20-30'	15-20'	rounded vase	white fragrant in summer	flat see pods	yellow	tolerant of urban conditions
Beech, Tricolor	Fagus sylvatica	Tri Color, Roseo-marginata	20-30'	15-20'	oval	yellow green, insignificant	spiny capsule	light bronze	very showy purple, rose with cream leaves
Chinese Catalpa	Catalpa ovata		20-30'	20-30'	spreading	yellow-white flowers	long slender green pods	yellow	tolerant of heat and a wide range of soil conditions
Chokecherry	Prunus x virginiana	Sucker Punch	20-30'	18-20'	rounded	bright white, fragrant	dark purple	deep purple	sucker-free, leaves emerge green turning dark purple
Dogwood, Corneliancherry	Cornus mas	Various	15-20'	15-20'	low branched/ rounded	yellow, before leaves	red, edible	reddish purple	scaly exfoliating bark when mature
Eastern Redbud *	Cercis canadensis	Various	15-25'	20-30'	irregular	pink/purple before leaves	small, brown pod 2-3" long	yellow	tolerant of partial shade, vibrant in the spring
Flowering Cherry, Akebono *	Prunus x yedoensis	Akebono	20-25'	20-25'	spreading	double, light pink	black purple	yellow	blossoms are showy in the spring
Flowering Cherry, Kwanzan	Prunus serrulata	Kwanzan	20-25'	15-20'	vase shaped	double deep pink	sterile flowers do not produce fruit	yellow	blossoms are showy in the spring
Flowering Crabapple *	Malus spp. Various	Spring Snow, Snow Drift, Sargent, Zumi	15-25'	15-25'	rounded to oval	varies with cultivar	fruit varies with cultivar	yellow	showy in spring
Flowering Plum, Krauter Vesuvius	Prunus cerasifera	Krauter Vesuvius	15-20'	10-15'	upright	light pink showy	sparse plums	purple	dark purple leaves year round
Fringetree *	Chionanthus virginicus		20-25'	20-25'	spreading oval	green-white in spring, fragrant	1/2"-3/4" blue-black fruit	yellow	stunning when in full bloom
Fringetree, Chinese *	Chionanthus retusus		20-25'	20-25'	broadly oval	large green-white clusters in spring, fragrant	1/2"-1" blue-purple fruit	yellow	light brown exfoliating young bark
Hawthorn *	Crataegus laevigata	Pauls Scarlet, Crimson Cloud	20-25"	15-20'	broad round	double rose red	red edible	no fall color	vibrant in the spring
Hawthorn, Lavalley *	Crataegus x lavalleyi	Lavelley	20-30'	15-20'	dense oval	white in spring	red edible	coppery red	lustrous green leaves, persistent fruit
Hawthorn, Thornless Cockspur *	Crataegus crus-galli	Thornless Cockspur	20-30'	20-35'	rounded spreading	white in spring	red edible	orange-scarlet	persistent fruit in to winter, thornless
Hawthorn, Winter King *	Crataegus viridis	Winter King	20-30'	20-30'	wide vase	white in spring, showy	bright red edible	purplish red	tolerant of urban pollution

Salt Lake City Urban Forestry Small Species

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
Lilac, Japanese Tree Lilac *	<i>Syringa reticulata</i>	Ivory Silk	20-25'	15-20'	upright oval/rounded	creamy white fragrant dense clusters	dry capsules	yellow	tolerant of urban conditions
Lilac, Peking Lilac *	<i>Syringa pekinensis</i>	China Snow, Summer Charm	20-25'	15-20'	rounded	creamy white fragrant dense clusters	dry capsules	yellow	attractive exfoliating, amber colored bark
Linden, Summer Sprite	<i>Tilia cordata</i>	Summer Sprite Linden	18-20'	12-15'	dense pyramidal	tiny yellow fragrant in spring	gray nutlets with bracts	yellow	perfect for confined urban spaces
Maple, Amur	<i>Acer ginnala</i>		15-20'	15-20'	round spreading	white, clusters	samaras	red	showy red samaras in fall
Maple, Bigtooth*	<i>Acer grandidentatum</i>	Rocky Mt. Glow, Mesa Glow	20-25'	15-25'	oval to round	small green-yellow in spring, insignificant	green samaras	yellow to orange	native to Utah
Maple, Paperbark*	<i>Acer griseum</i>		20-25'	15-20'	upright oval	small green in spring, insignificant	brown samaras	Yellow-orange-red	attractive exfoliating cinnamon colored bark
Maple, Rocky Mountain	<i>Acer glabrum</i>		20-25'	10-15'	oval	small green-yellow in spring, insignificant	green samaras	Yellow- orange-red	native to Utah, heat tolerance may be a concern, prune to develop strong branching structure
Maple, Shantung	<i>Acer truncatum</i>	Pacific Sunset, Norweigan Sunset,	20-30'	20-30'	rounded to oval	pale yellow insignificant	samaras	yellow, orange, red, purple	heat tolerant
Maple, Shantung	<i>Acer truncatum</i>	Ruby Sunset	20-25'	18-20'	broad oval to round	pale yellow insignificant	samaras	deep red	heat tolerant, glossy green leaves
Maple, Trident	<i>Acer buergerianum</i>	Streetwise	20-30'	15-25'	oval/round	small green-yellow in spring, insignificant	green samaras	orange-red	slow growing
Maple, Tatarian*	<i>Acer tataricum</i>	Hot Wings, Pattern Perfect, Rugged Charm	20-25'	15-20'	oval to round	white clusters in spring	red samaras	yellow-red	showy seeds
Mimosa	<i>Albizia julibrissin</i>		20-30'	20-40'	vase to spreading	Showy pink in early summer	Bean-like seed pods	no fall color	Fragrant flowers attractive to bees, long bloom time
Nettleleaf Hackberry *	<i>Celtis reticulata</i>		20-25'	20-25'	rounded spreading	green in spring, insignificant	orange-red	yellow	very tolerant to adverse growing conditions
Oak, Gambel	<i>Quercus gambelii</i>		20-25'	20-30'	round, clump	insignificant	acorns	brow-brownish red	native to Utah, clump form
Parrotia	<i>Parrotia persica</i>	Vanessa	20-30'	15-20'	upright vase	insignificant	insignificant	yellow-orange-red	slow growing
Serviceberry *	<i>Amelanchier laevis</i>	Spring Flurry, Snow Cloud, Autumn Brilliance	20-28'	15-20'	upright oval	white clusters in spring	purplish-blue edible	orange-red	great for naturalizing or as a specimen
Serviceberry *	<i>Amelanchier x grandiflora</i>	Robin Hill	20-25'	15-18'	upright oval	light pink in spring	small purple-red edible	orange-red	great for naturalizing or as a specimen

Salt Lake City Urban Forestry Small Species

Common Name	Botanical Name	Common Cultivars	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
Zelkova, City Sprite *	Zelkova serrata	City Sprite	20-24'	15-18'	compact oval to vase	insignificant	insignificant	yellow	perfect for confined urban spaces
Zelkova, Wireless *	Zelkova serrata	Wireless	20-24'	30-35'	flat topped broad spreading	insignificant	insignificant	reddish orange	ideal under utility lines

All parkstrip trees must be a <i>single trunk form</i> unless approved by the Urban Forestry Office
Other tree species may be appropriate with approval from the Urban Forestry Office
Color = Indicates trees to be planted under utility lines
* = Proven Performer

References: The Morton Arboretum
<http://www.mortonarb.org/trees-plants/search-trees/search-all-trees-and-plants>
 References : Missouri Botanical Gardens
<http://www.missouribotanicalgarden.org/plantfinder/plantfindersearch.aspx>

LIBERTY CORNER
SALT LAKE CITY

ENTITLEMENT PACKAGE

PROJECT DATA

CONTACT

OWNERSHIP

COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 100
SALT LAKE CITY, UTAH 84121
Phone: 801.424.4400

ARCHITECT

MVE + PARTNERS
1900 MAIN STREET, #800
IRVINE, CA 92614
PHONE: 949.809.3388

PROJECT DESCRIPTION

Mixed-use project consisting of Type IIIA over Type IA construction with a total unit count of 200 units. This project features over 215,881 sf of residential, 4,878 sf of daycare, 5,574 sf of play ground, 8,714 sf of amenities, and 95,657 sf of above grade parking.

ZONE

ADDRESS:

1265 South 300 West
Salt Lake City, Utah

APN:

-

ZONE:

CG

DESIGNATION:

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

HEIGHT

HEIGHT ALLOWABLE:

No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section. (21A.26.070)

F1. Procedure For Modification:

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

F2. Landscaping:

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

F3. Maximum Additional Height:

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

PROPOSED:

78' - 4 5/8" (The final building height is determined by the lowest grade point from Civil)

SETBACK

REQUIRED:

Front Yard: Ten feet (10')
Corner Side Yard: Ten feet (10')
Interior Side Yard: None required
Rear Yard: Ten feet (10')
Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.48 of this title.

PROPOSED

Front Yard: Ten feet and four inches (10'-6")
Corner Side Yard: Ten feet and four inches (10'-2")
Interior Side Yard: 0'
Rear Yard: Ten feet and four inches (10'-6")
Buffer Yard: -

LOT INFORMATION

SITE AREA:

89,305 SF (2.05 AC)

BUILDING AREA:

-

ALLOWABLE FLOOR AREA LIMIT:

-

UNITS IN LOT:

200

DU PER ACRE:

98

*SEE SITE PLAN FOR APN AND LOT CONSOLIDATION

RESIDENTIAL DEMAND STRATEGIES

RESIDENTIAL

1. (Zone CG) Per table 21A-44.040-A, 2+ bedrooms 1.25 space per DU.
2. Per 21A.44.040-A, the maximum parking all contexts: 2+ bedrooms: 3 spaces per DU.
3. Per 21A.44.040.D.3, 1 Per 50 parking spaces, ADA stalls required.
4. Per IBC 1106.5, (1) VAN stall shall be required for every (6) ADA stalls.
5. Per 21A.44.040.C., (1) EV shall be required every 25 spaces.
6. Tandem stalls to be assigned to a single unit.
7. Per 21A.44.050-A, B Shared parking can be reduced by the provided reduction factor.
8. Per 21A.44.070, (1) short loading zone required for the first 80-200 Dwelling units, and (1) additional short loading zone for additional units exceeding 200 units of Multi-Family Residential.

DAYCARE

1. (Zone CG) Per table 21A-44.040-A, 2 spaces per 1000 sq. ft.
2. Per table 21A.44.040-A, no maximum parking limit.
3. Per table 21A.44.070-A, (1) short loading zone required for 50,000-100,000 sf of Institutions.

RESIDENTIAL PARKING REQUIRED

RESIDENTIAL (200 DU) REQUIRED:
(96 2BD= 120) + (80 3BD= 100) + (24 4BD= 30) = 250

REQUIRED RESIDENTIAL TOTAL = 250 SPACES

STANDARD STALLS REQUIRED: 235 SPACES
ADA STALLS REQUIRED: 4 SPACES
ADA VAN STALLS REQUIRED: 1 SPACES
EV STALLS REQUIRED (1 SPACE / 25 SPACES): 10 SPACES

REQUIRED TOTAL:

250 SPACES

DAYCARE PARKING REQUIRED

REQUIRED DAYCARE (INCLUDE PLAY GROUND) 2 SPACES / 1,000 SF
4,878 SF + 5,574 SF = 22 SPACES

REQUIRED DAYCARE TOTAL = 22 SPACES

STANDARD STALLS REQUIRED: 20 SPACES
ADA STALLS REQUIRED: 1 SPACES
ADA VAN STALLS REQUIRED: 1 SPACES

REQUIRED TOTAL:

22 SPACES

REQUIRED TOTAL (RESIDENTIAL + DAYCARE):

272 SPACES

LEVEL	STALL TYPE	DESCRIPTION	STALL DEPTH	STALL WIDTH	COUNT
LEVEL 1	STANDARD	STANDARD	17' - 6"	8' - 9"	103
LEVEL 1	EV	ELECTRIC VEHICLE	17' - 6"	8' - 9"	10
LEVEL 1	ADA EV	ACCESSIBLE - EV	18' - 0"	8' - 0"	1
LEVEL 1	ADA	ACCESSIBLE	18' - 0"	8' - 0"	2
LEVEL 1	ADA VAN	ACCESSIBLE - VAN	18' - 0"	8' - 0"	1
LEVEL 1					117
LEVEL 2	STANDARD	STANDARD	17' - 6"	8' - 9"	134
LEVEL 2	ADA	ACCESSIBLE	18' - 0"	8' - 0"	3
LEVEL 2	TANDEM	COMPACT	17' - 6"	8' - 9"	8
LEVEL 2					145
TOTAL					262

*Tandem Space will be assigned to same units.

PROPOSED TOTAL RESIDENTIAL 262 SPACES

LEVEL	STALL TYPE	DESCRIPTION	STALL DEPTH	STALL WIDTH	COUNT
LEVEL 1	STANDARD	STANDARD	17' - 6"	8' - 9"	3
LEVEL 1	ADA VAN	ACCESSIBLE - VAN	18' - 0"	8' - 0"	1
LEVEL 1					4
TOTAL					4

PROPOSED TOTAL GUEST 4 SPACES

PROPOSED TOTAL (RESIDENTIAL + PUBLIC): 268 SPACES

BICYCLE PARKING

1. Per Table 21A.44.040-C, for Residnetial Uses in all zoning districts not listed in another context area, bicycle parking shall be 1 per 5 units. Public uses in all zoning districts not listed in another context area, bicycle parking shall be 1 per 10,000 SF.
2. Per 21a.44.040.E.4 Secure/Enclosed Bicycle Parking: Each one (1) bicycle parkings space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.

TOTAL BICYCLES REQUIRED - RESIDENTIAL

200 DU / 5 = 40

TOTAL BICYCLES REQUIRED - PUBLIC

LEASING 1,295 SF / 10,000 SF = 1
DAYCARE (INCLUDE PLAY GROUND) 10,813 SF / 10,000 SF = 2

TOTAL BICYCLES REQUIRED: 3

REQUIRED TOTAL (RESIDENTIAL + PUBLIC):

43 SPACES

TOTAL BICYCLES PROVIDED - RESIDENTIAL

LEVEL 1 84
TOTAL 84

TOTAL BICYCLES PROVIDED - PUBLIC

LEVEL 1 4
TOTAL 4

REQUIRED TOTAL (RESIDENTIAL + PUBLIC):

88 SPACES

GROSS BUILDING AREA

AMENITY	3,728 SF
BIKE STORAGE	1,586 SF
DAYCARE	4,878 SF
ELEC.	500 SF
FIRE RISER	43 SF
GARAGE	45,823 SF
LEASING	1,240 SF
LOBBY	1,305 SF
MAIL	1,360 SF
MAINTENANCE STORAGE	650 SF
MULTI-USE COURT	1,687 SF
PARKING COURT	2,398 SF
PLAY GROUND	5,574 SF
SHORT LOADING	1,130 SF
TRASH	1,544 SF
VERTICAL CIRCULATION	826 SF
LEVEL 1	74,272 SF

CORRIDOR	5,233 SF
ELEC.	198 SF
LOBBY	483 SF
RESIDENTIAL UNITS	44,633 SF
TRASH	130 SF
VERTICAL CIRCULATION	918 SF
LEVEL 4	51,595 SF

CORRIDOR	5,232 SF
ELEC.	195 SF
LOBBY	495 SF
RESIDENTIAL UNITS	44,634 SF
TRASH	130 SF
VERTICAL CIRCULATION	909 SF
LEVEL 5	51,595 SF

CORRIDOR	5,232 SF
ELEC.	198 SF
LOBBY	483 SF
RESIDENTIAL UNITS	44,634 SF
TRASH	130 SF
VERTICAL CIRCULATION	918 SF
LEVEL 6	51,595 SF

CORRIDOR	5,229 SF
ELEC.	198 SF
LOBBY	483 SF
RESIDENTIAL UNITS	42,375 SF
TRASH	130 SF
VERTICAL CIRCULATION	929 SF
LEVEL 7	49,345 SF

TOTAL	386,159 SF
-------	------------

AMENITY	4,987 SF
CORRIDOR	5,290 SF
ELEC.	198 SF
LOBBY	496 SF
RESIDENTIAL UNITS	39,605 SF
TRASH	130 SF
VERTICAL CIRCULATION	909 SF
LEVEL 3	51,616 SF

RESIDENTIAL DENSITY

DWELLING UNITS PROPOSED:

2BD/ 2BA	66	33%
2BD/ 2BA+DEN	30	15%
3BD/ 2BA	80	40%
4BD/ 3BA	24	12%
	200	100%

UNIT SUMMARY			
UNIT TYPE	UNIT NAME	UNIT SIZE	UNIT COUNT
2 BEDROOMS	2B-01	879 SF	51
2 BEDROOMS	2B-03	870 SF	10
2 BEDROOMS	2B-04	896 SF	5
66			
2 BEDROOMS + DEN	2B-02	1,016 SF	25
2 BEDROOMS + DEN	2B-02.1	1,016 SF	5
30			
3 BEDROOMS	3B-01	1,107 SF	29
3 BEDROOMS	3B-02	1,117 SF	1
3 BEDROOMS	3B-02.1	1,273 SF	4
3 BEDROOMS	3B-03	1,163 SF	10
3 BEDROOMS	3B-04	1,202 SF	15
3 BEDROOMS	3B-04.1	1,134 SF	5
3 BEDROOMS	3B-05	1,141 SF	16
80			
4 BEDROOMS	4B-01	1,460 SF	14
4 BEDROOMS	4B-02	1,364 SF	10
24			
TOTAL			200

SHEET INDEX

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PROJECT DATA	.GEN-01
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SITE CONTEXT IMAGERY	A0-2
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UNIT PLAN	A4-6
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UNIT PLAN	A4-10
UNIT PLAN	A4-11
UNIT PLAN	A4-12
UNIT PLAN	A4-13
LIGHTING PLAN	A5-1
LIGHTING PLAN	A5-2
LIGHTING PLAN	A5-3

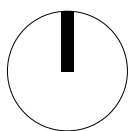


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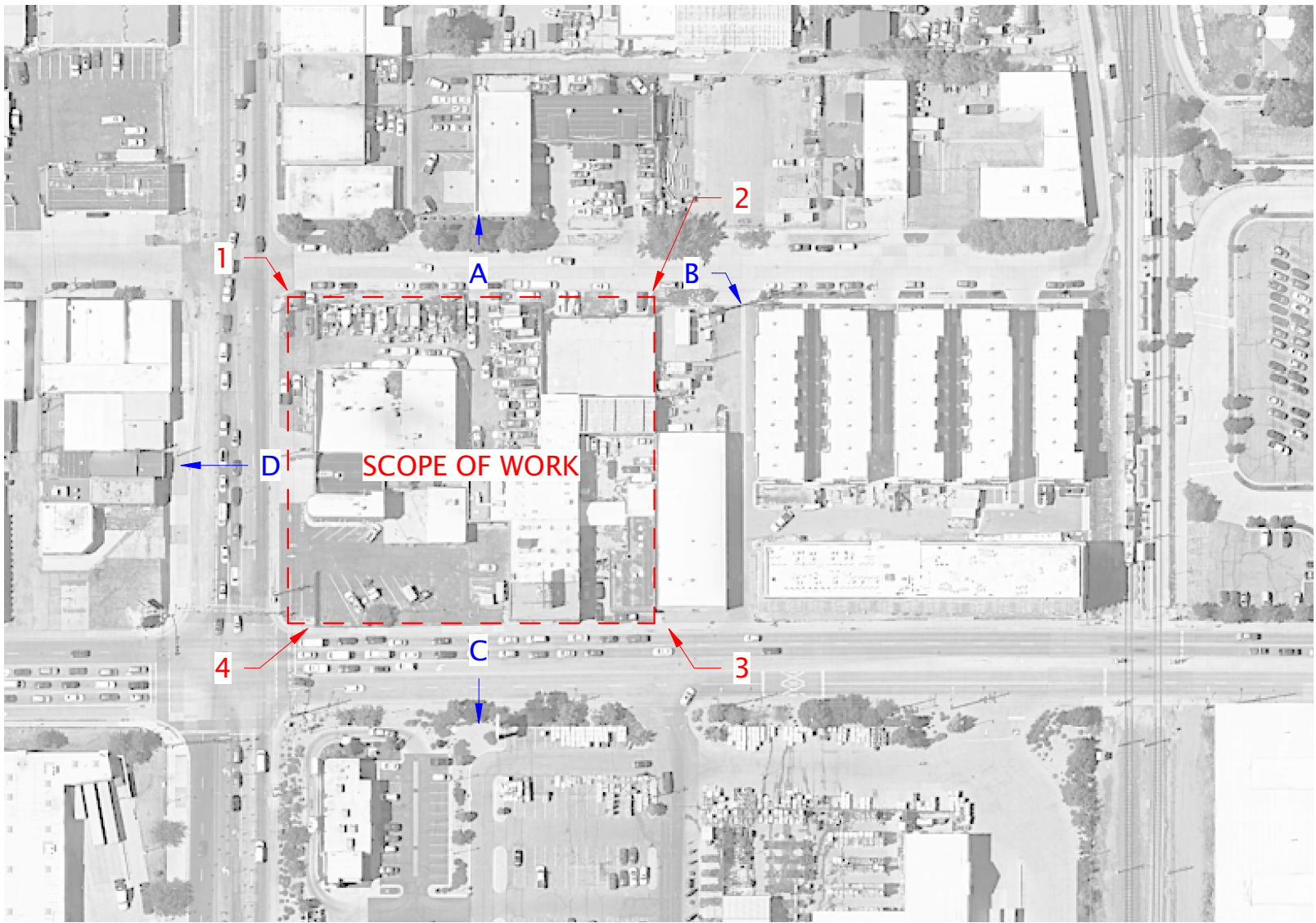
COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 100
SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388



A0-1
SITE CONTEXT

SEPTEMBER 27, 2023



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A0-2
SITE CONTEXT IMAGERY
SEPTEMBER 27, 2023

SITE SUMMARY

Zoning: General Commercial (CG)

5 Levels Type IIIA over 2 Levels Type IA

200 DU

3,728 SF Ground Level Amenity

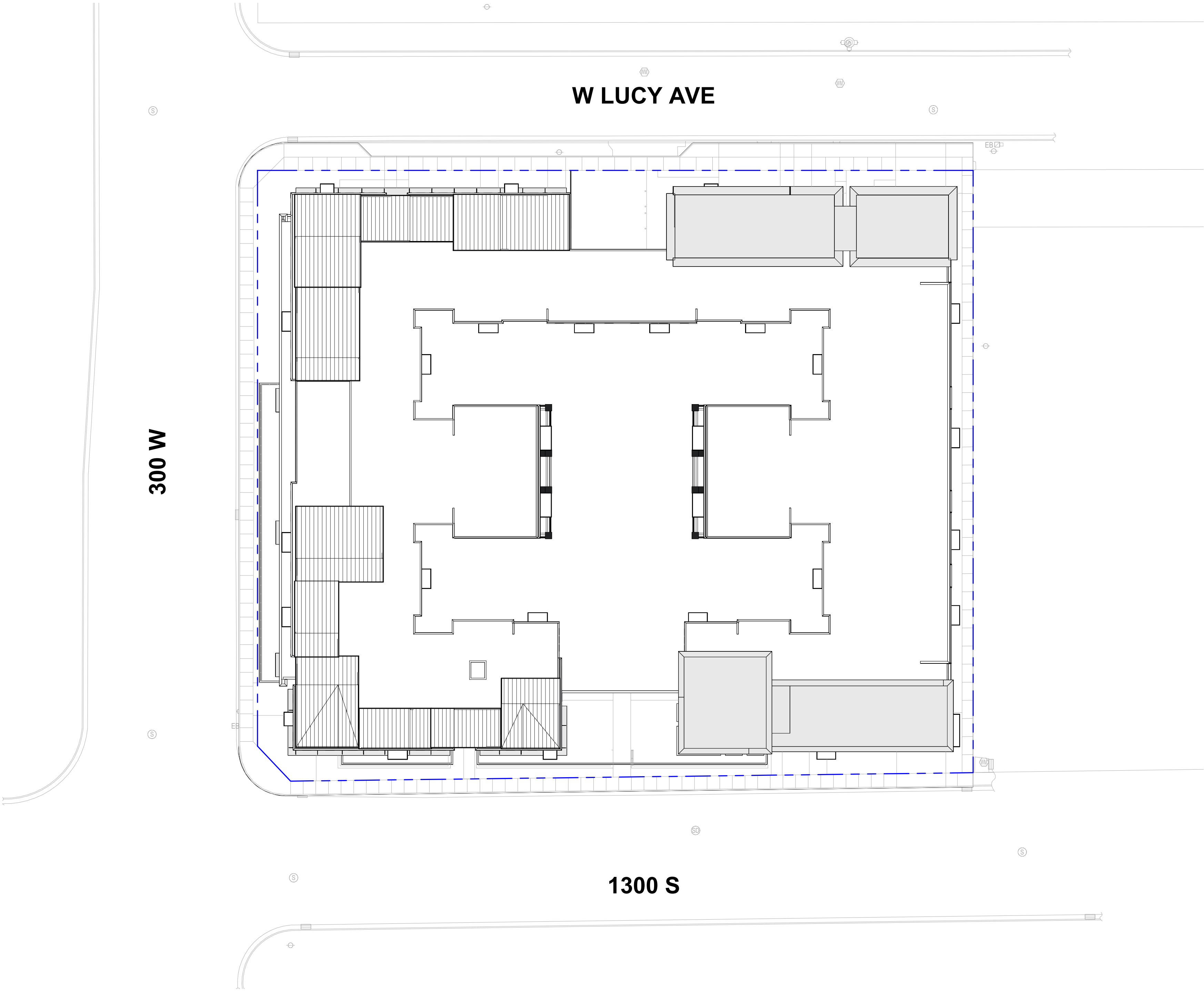
1,240 SF Ground Level Leasing Office

1,687 SF Multi-Use Court

4,878 SF Daycare with 5,574 SF Playground

4,987 SF Level 3 Amenity

*All building above grade



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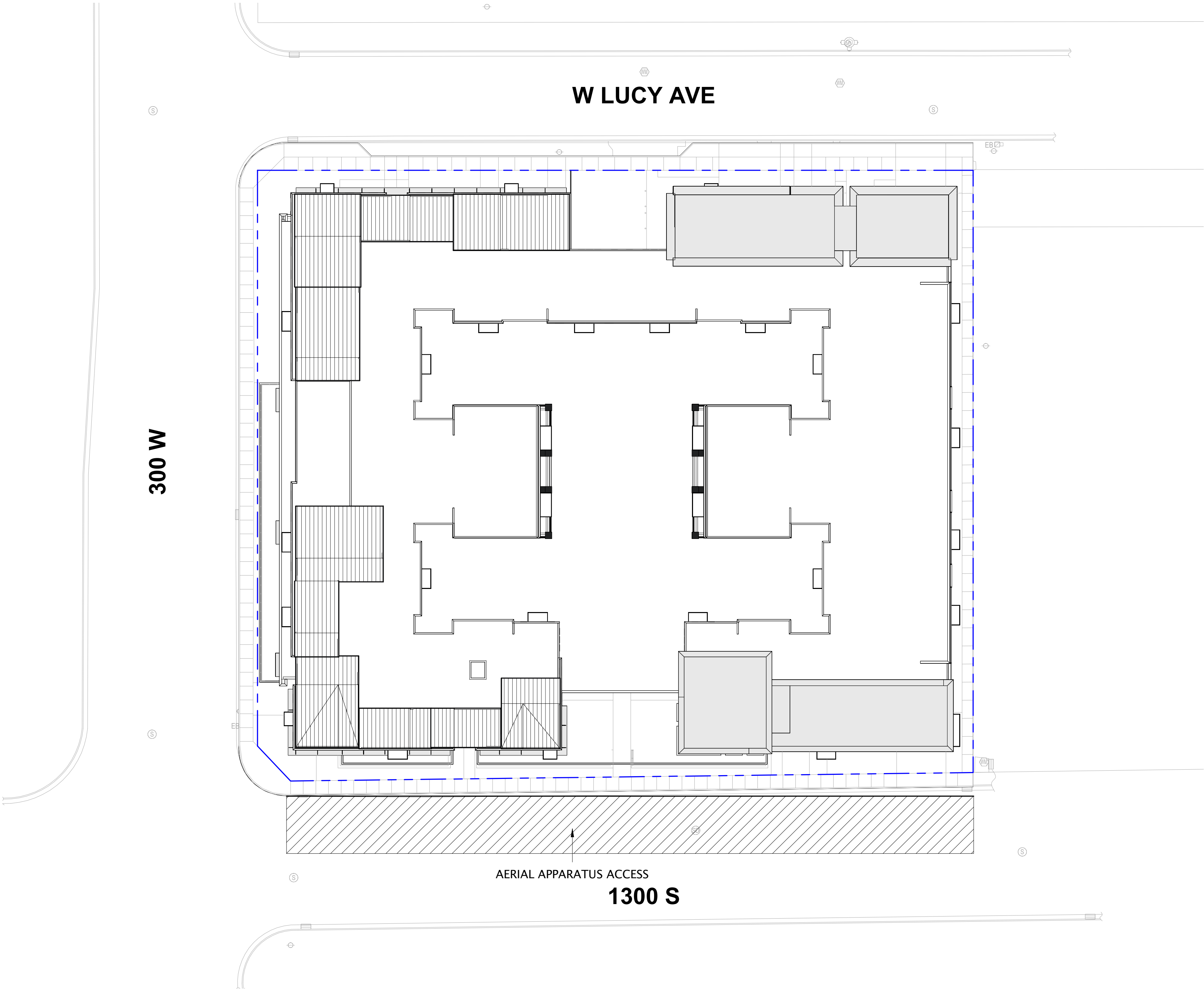
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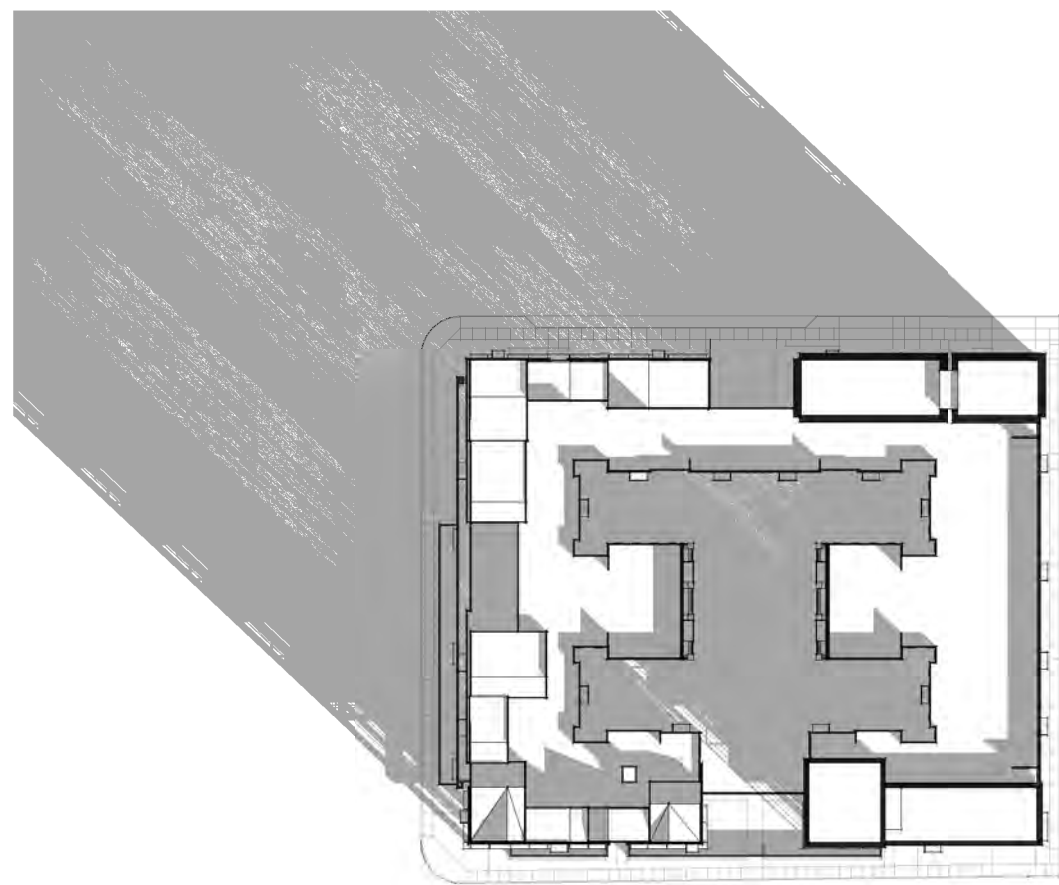
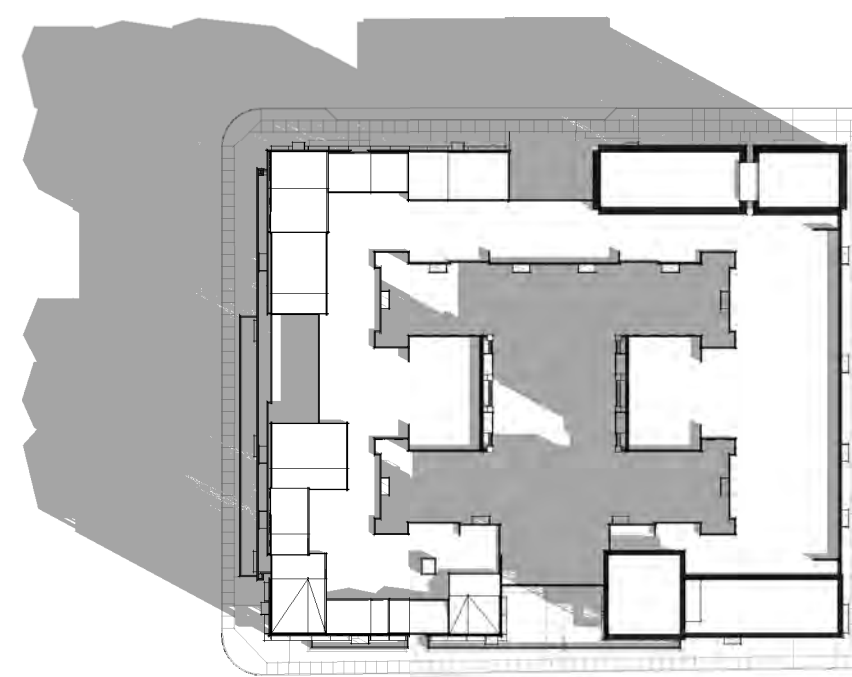
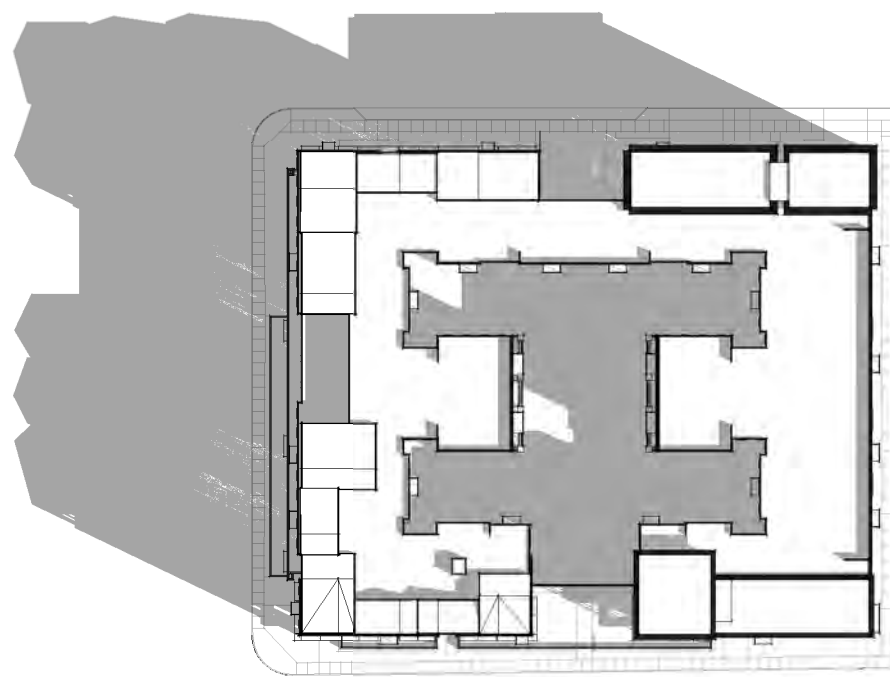
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MAR. 20

SUMMER SOLSTICE
JUN. 21

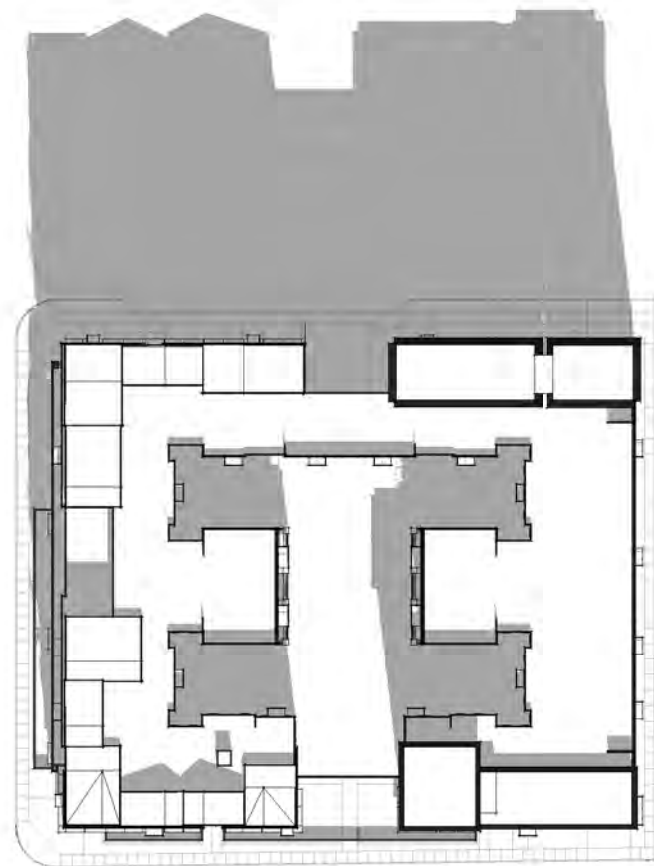
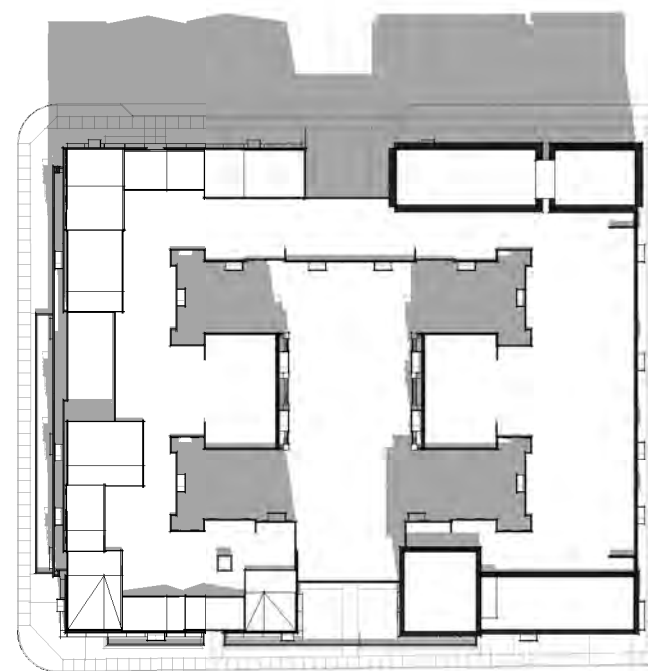
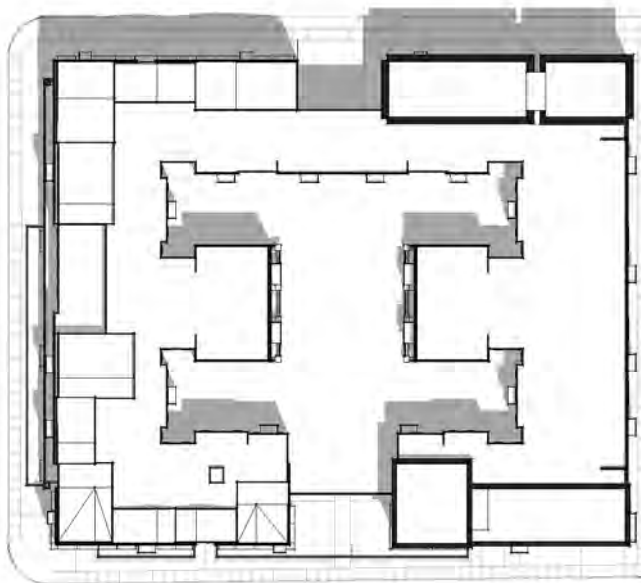
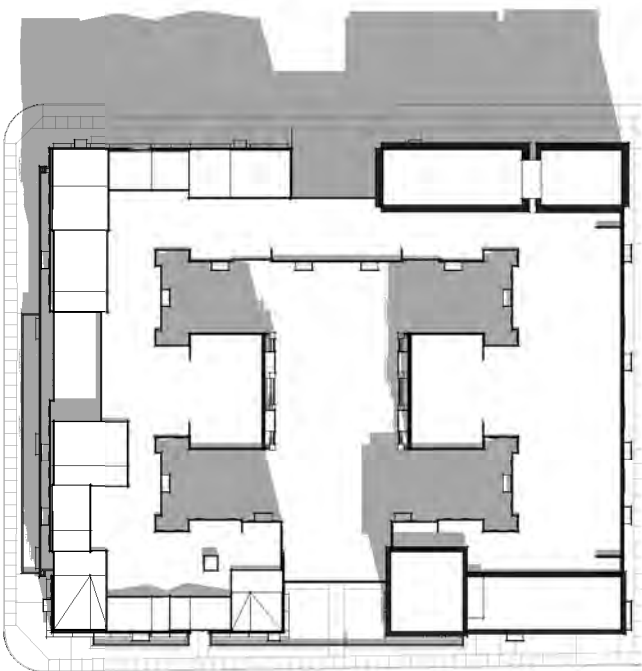
FALL EQUINOX
SEP. 22

WINTER SOLSTICE
DEC. 21

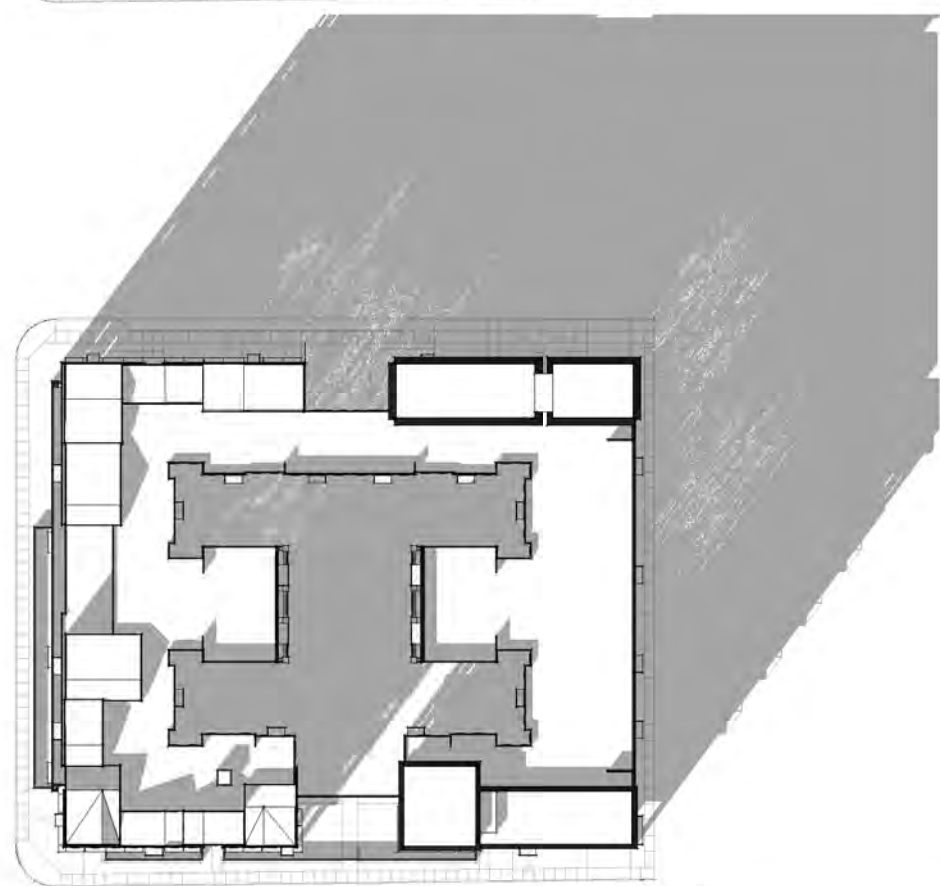
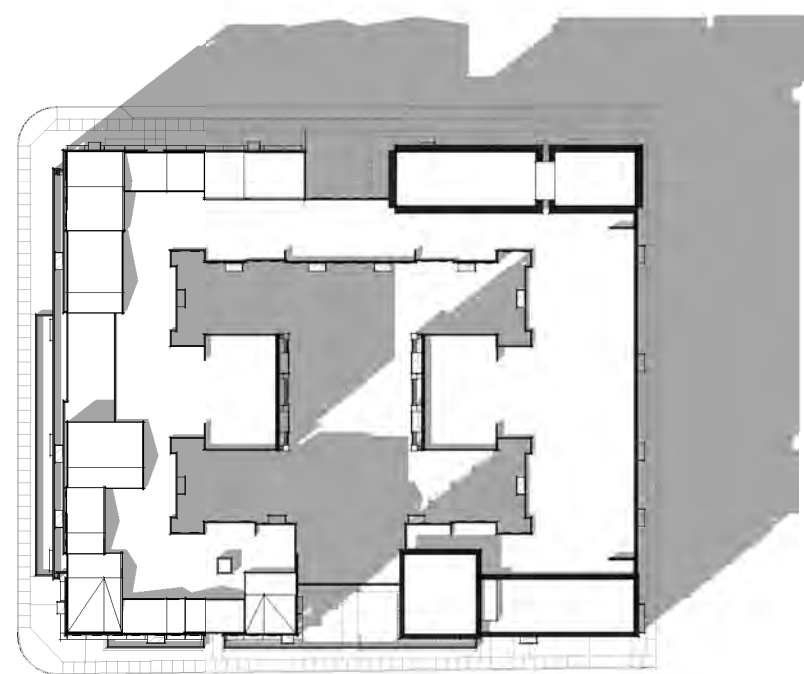
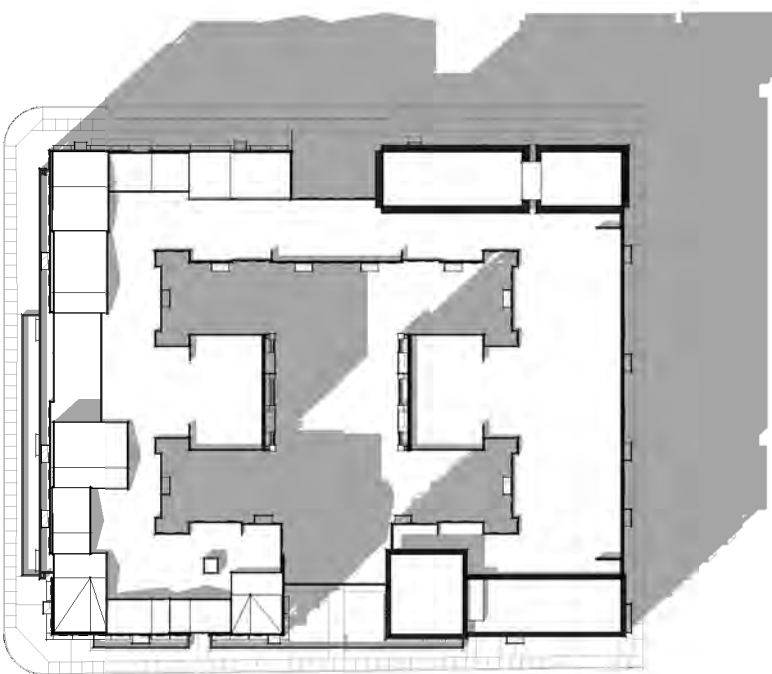
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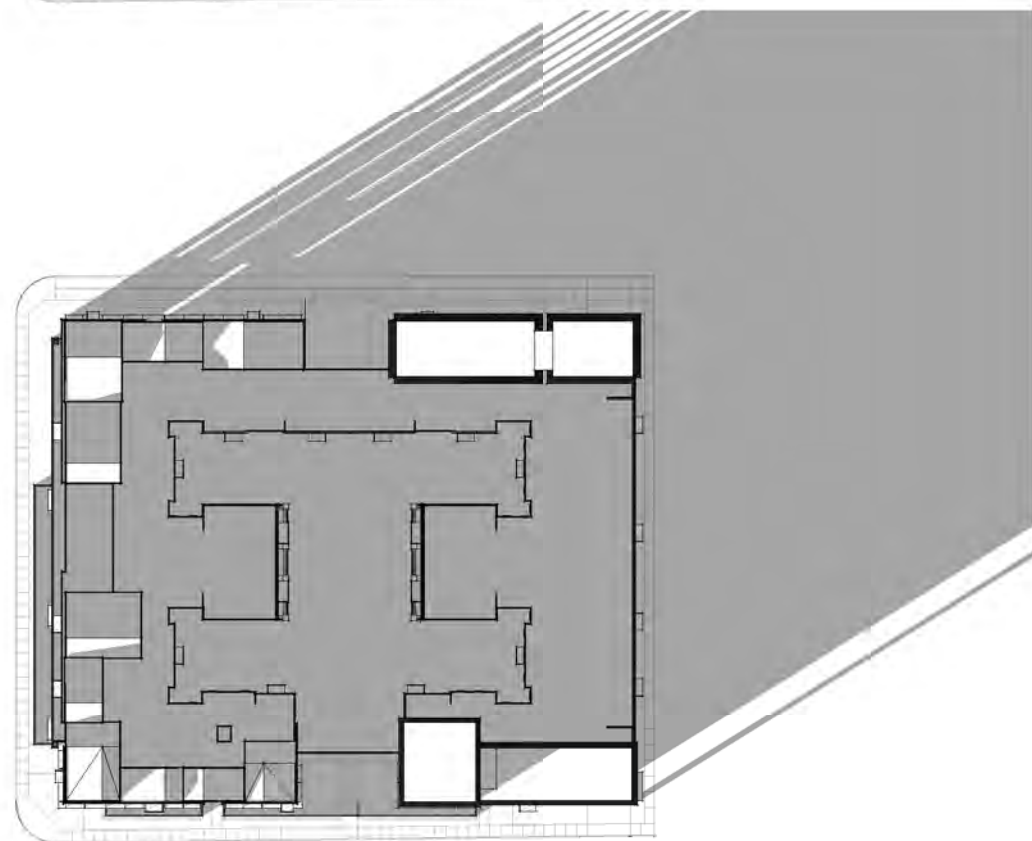
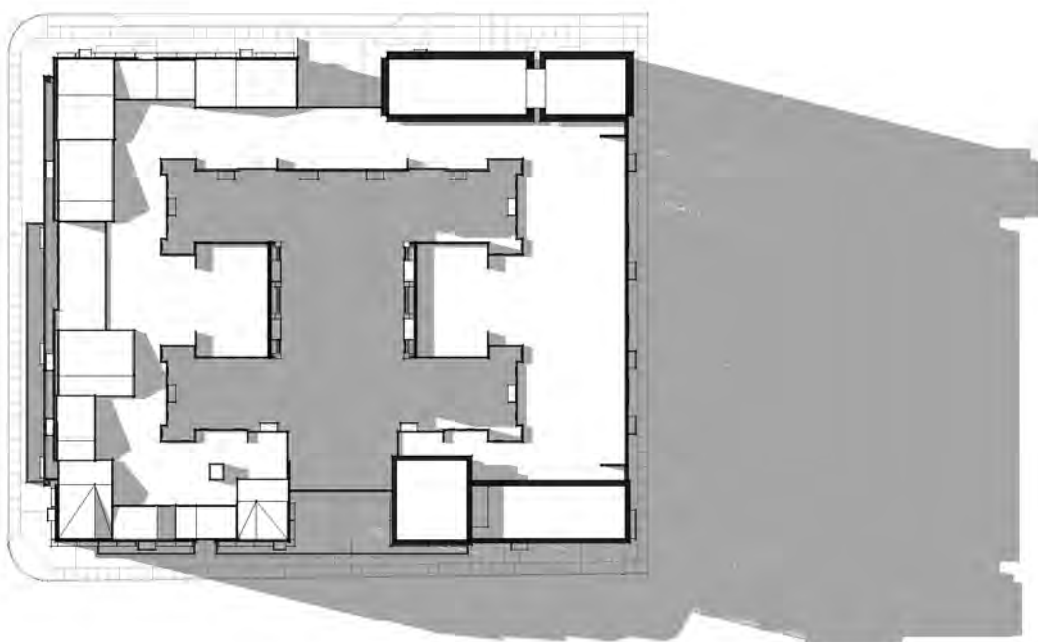
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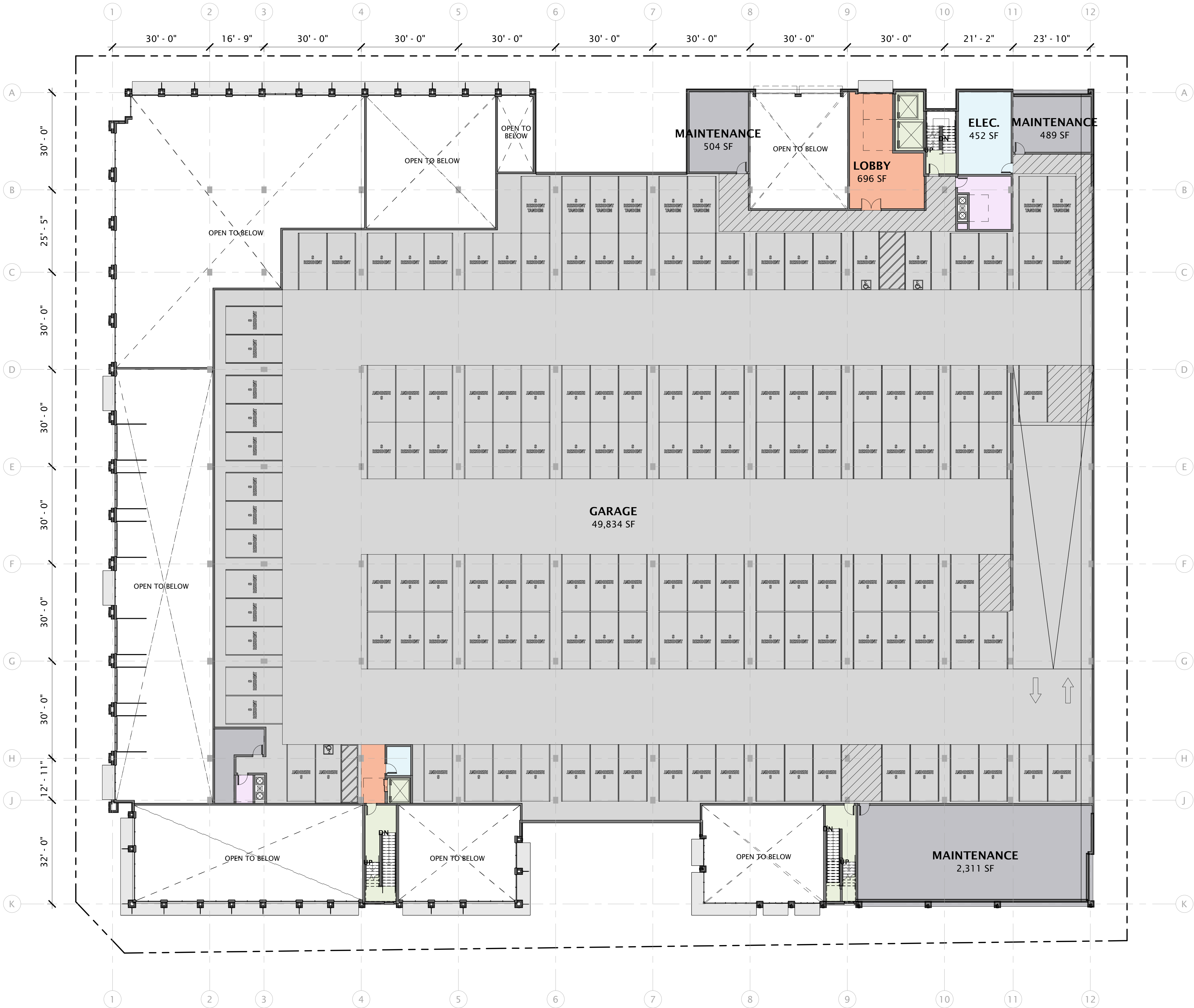
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06:00 PM





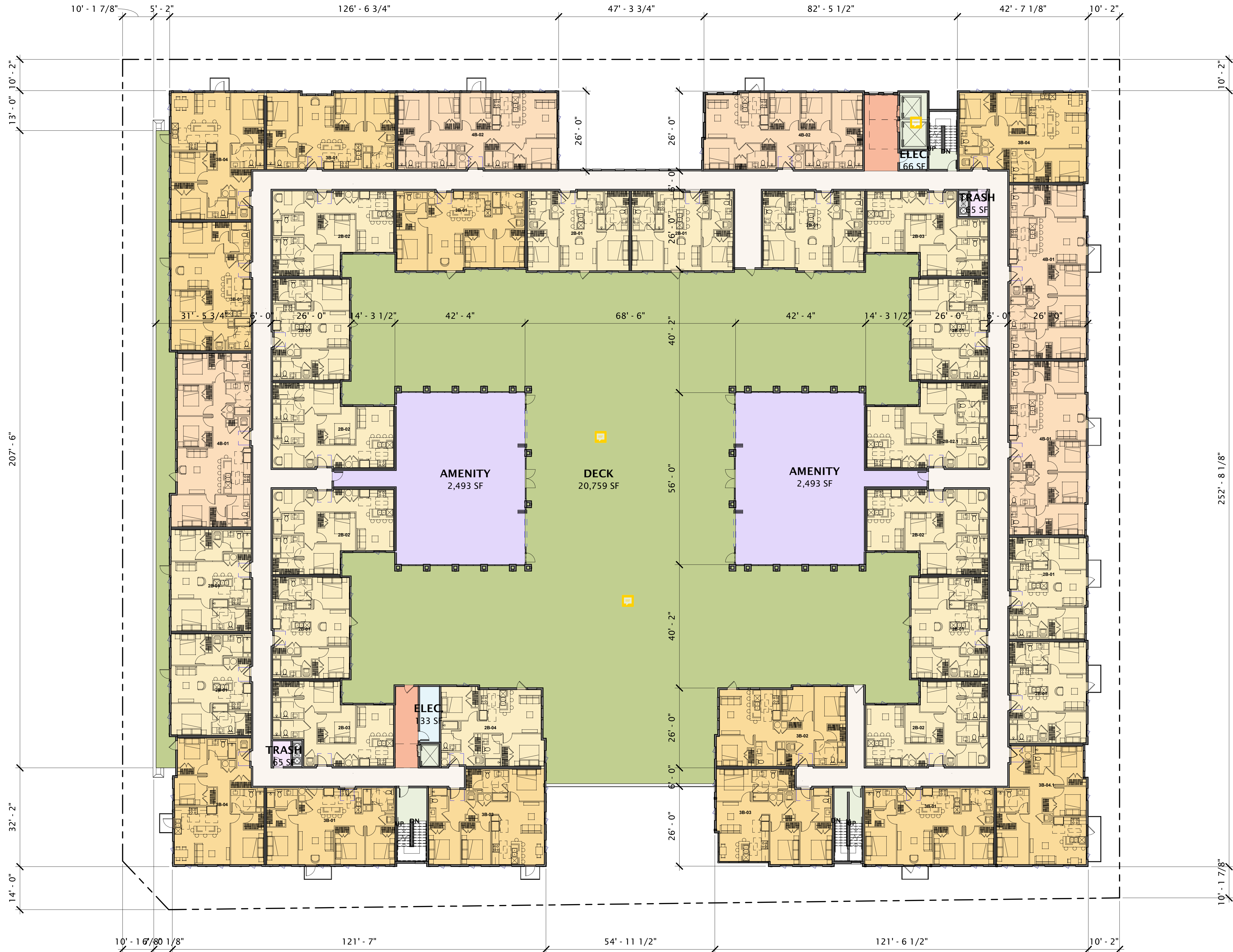


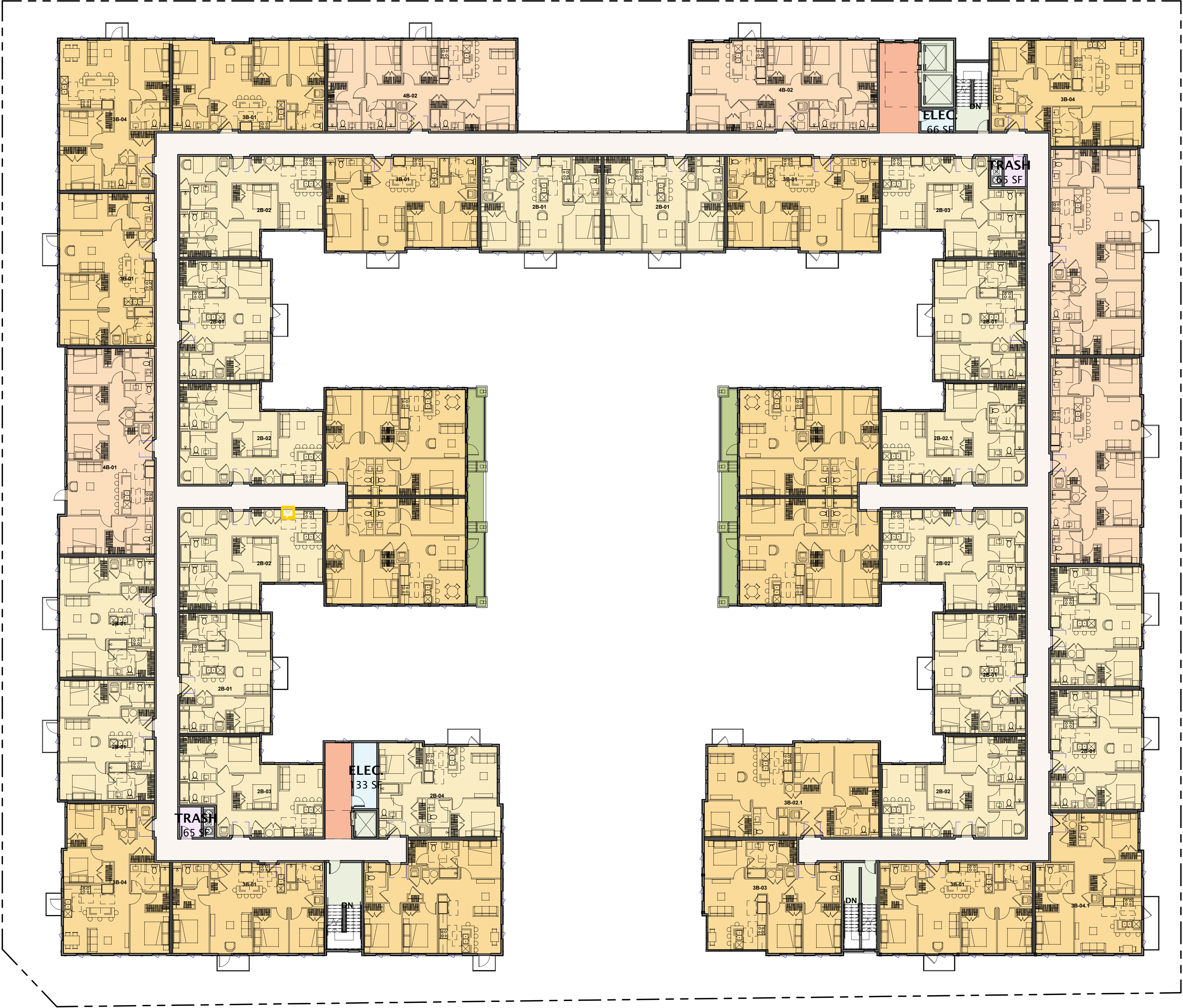
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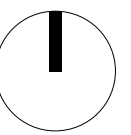
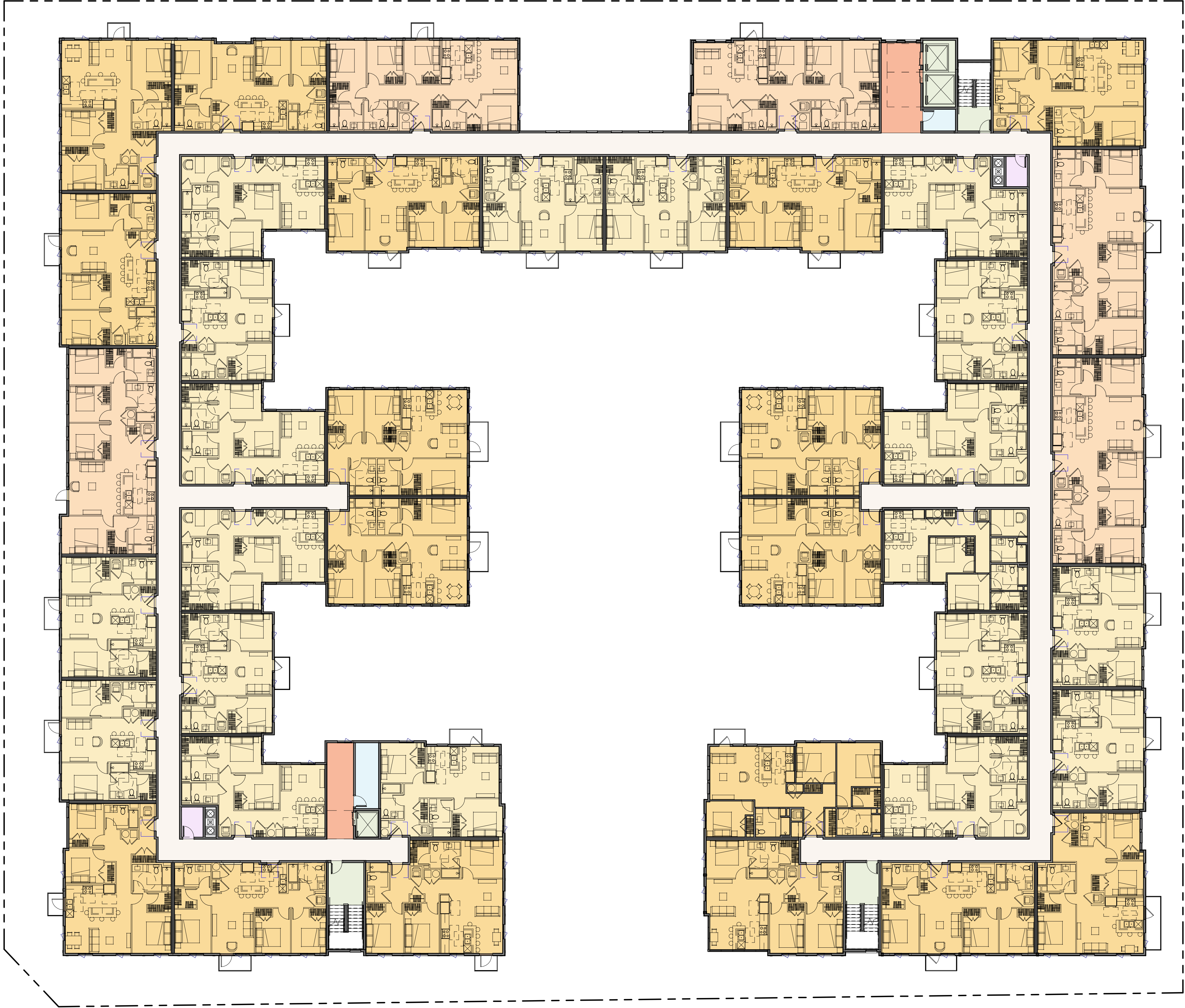
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SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

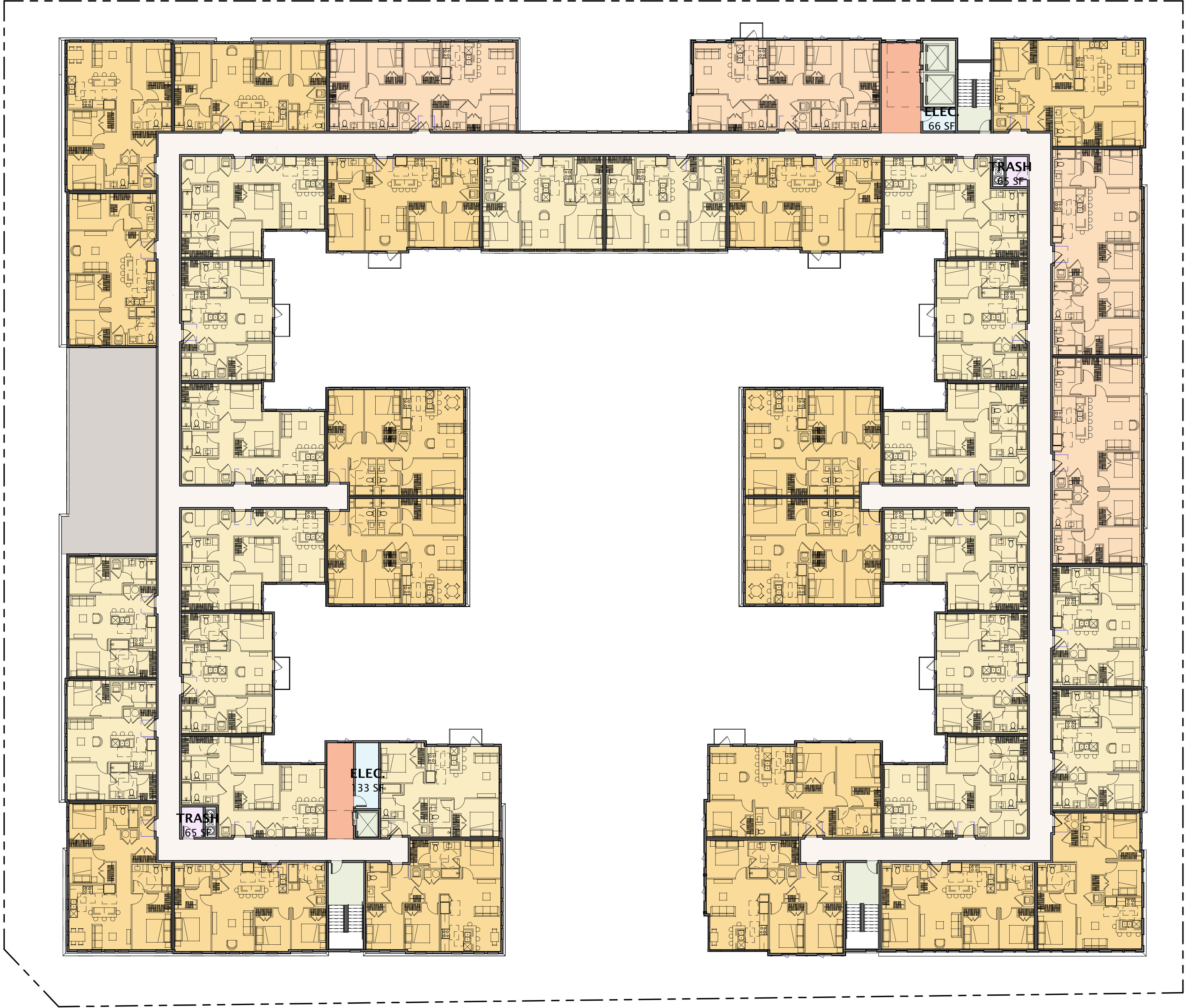
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IRVINE, CA 92614
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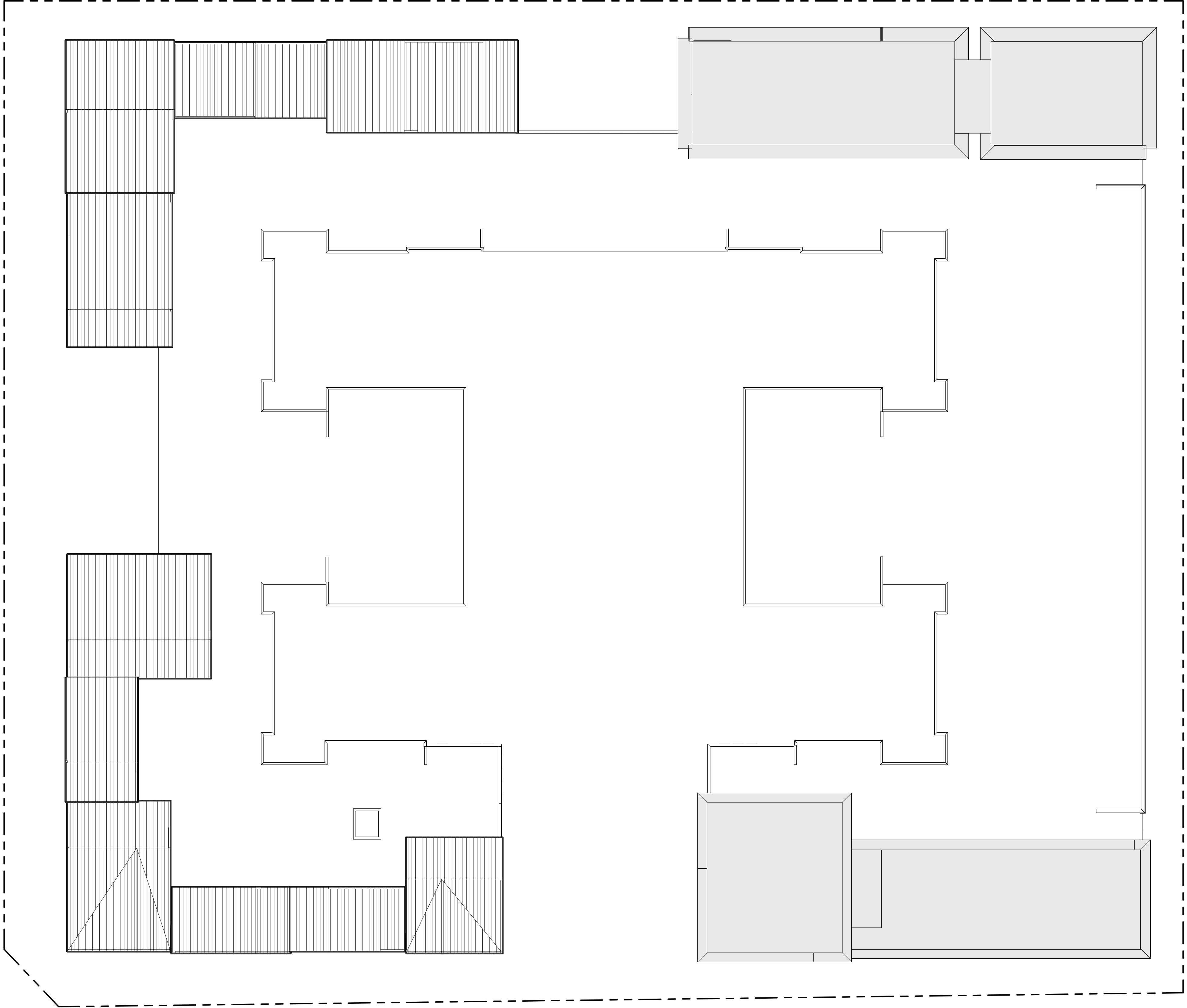
A1-2
LEVEL 2 PLAN
1/16" = 1'-0"
SEPTEMBER 27, 2023





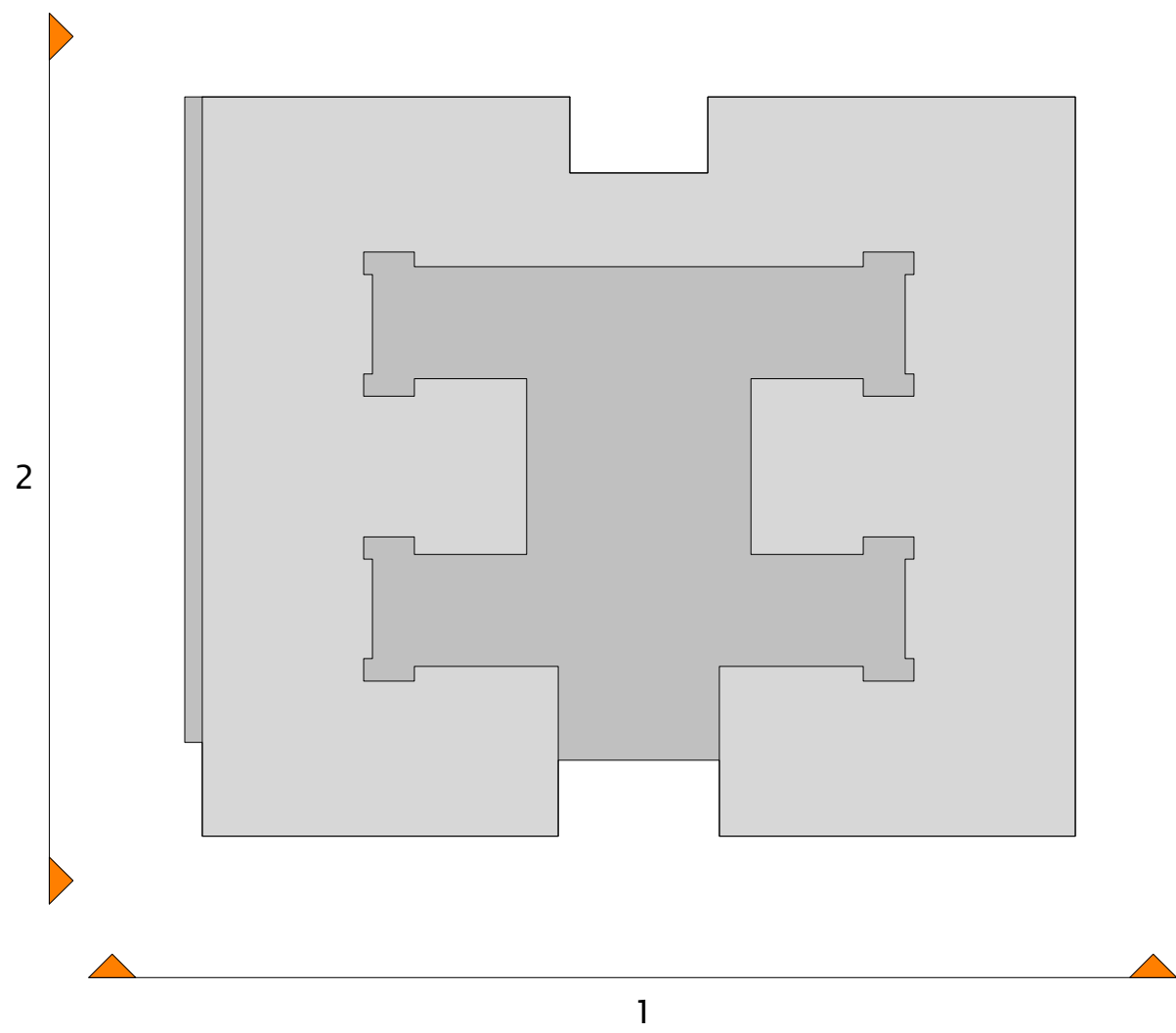








WEST 1/16" = 1'-0" 2



- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
- 03 BRICK, COLOR: TUNBRIDGE
- 04 BRICK, COLOR: DUNSMUIR DIESKIN
- 05 BRICK, COLOR: CUMBERLAND
- 06 POTENTIAL SIGNAGE LOCATION
- 07 CORRUGATED METAL
- 08 METAL LOUVER
- 09 GLASS STOREFRONT
- 10 VINYL WINDOW
- 11 STUCCO, COLOR TO MATCH BRICK
- 12 METAL RAILING
- 13 CMU WALL
- 14 STUCCO, COLOR TO MATCH CORRUGATED METAL

Note: Final material color, opening locations, and specification to be issued upon Building Permit Submittal.



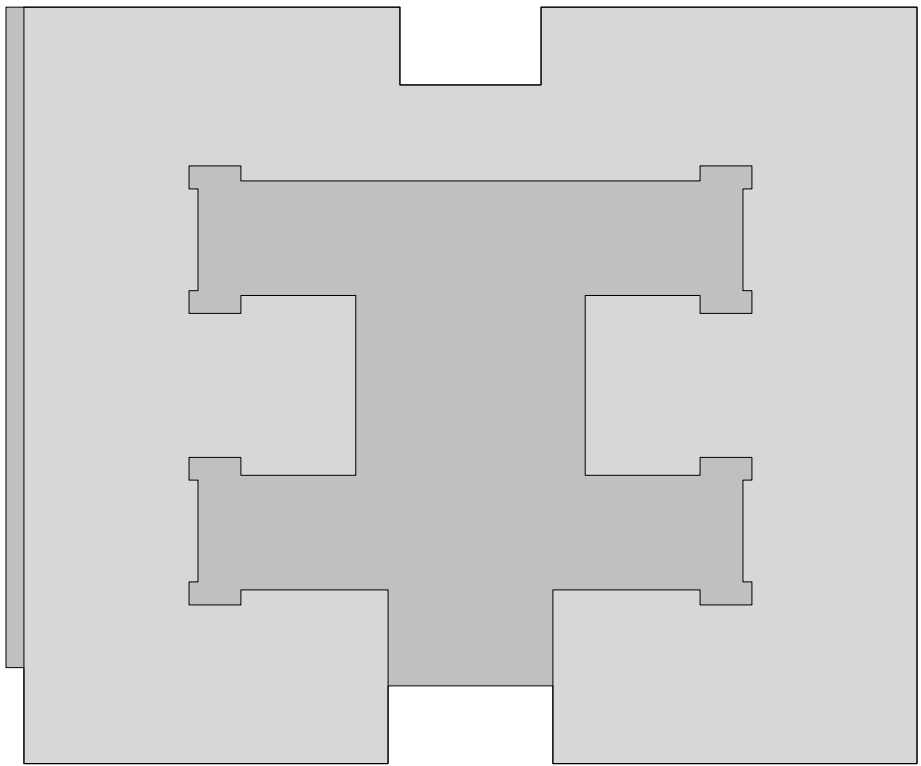
SOUTH 1/16" = 1'-0" 1



EAST 1/16" = 1'-0" 2



NORTH 1/16" = 1'-0" 1



- 01 CONCRETE
- 02 BRICK, COLOR: RAWHIDE
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A2-3
 3D PERSPECTIVE
 SEPTEMBER 27, 2023



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A2-4
 3D PERSPECTIVE
 SEPTEMBER 27, 2023



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A2-5
 3D PERSPECTIVE
 SEPTEMBER 27, 2023



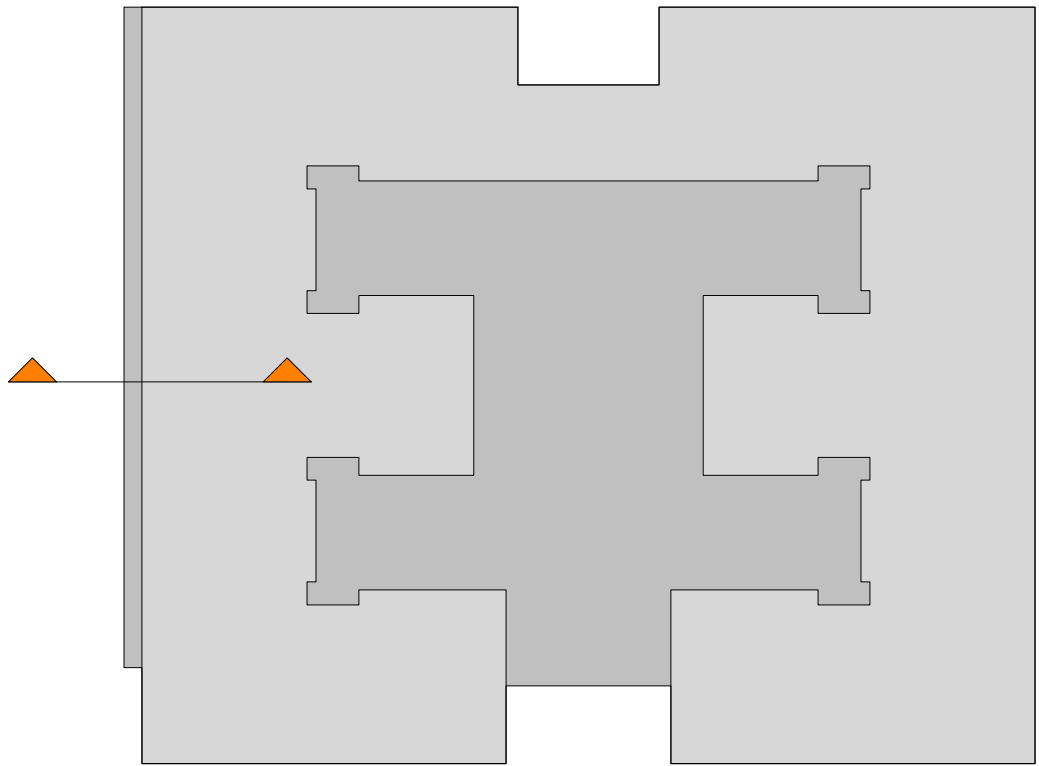
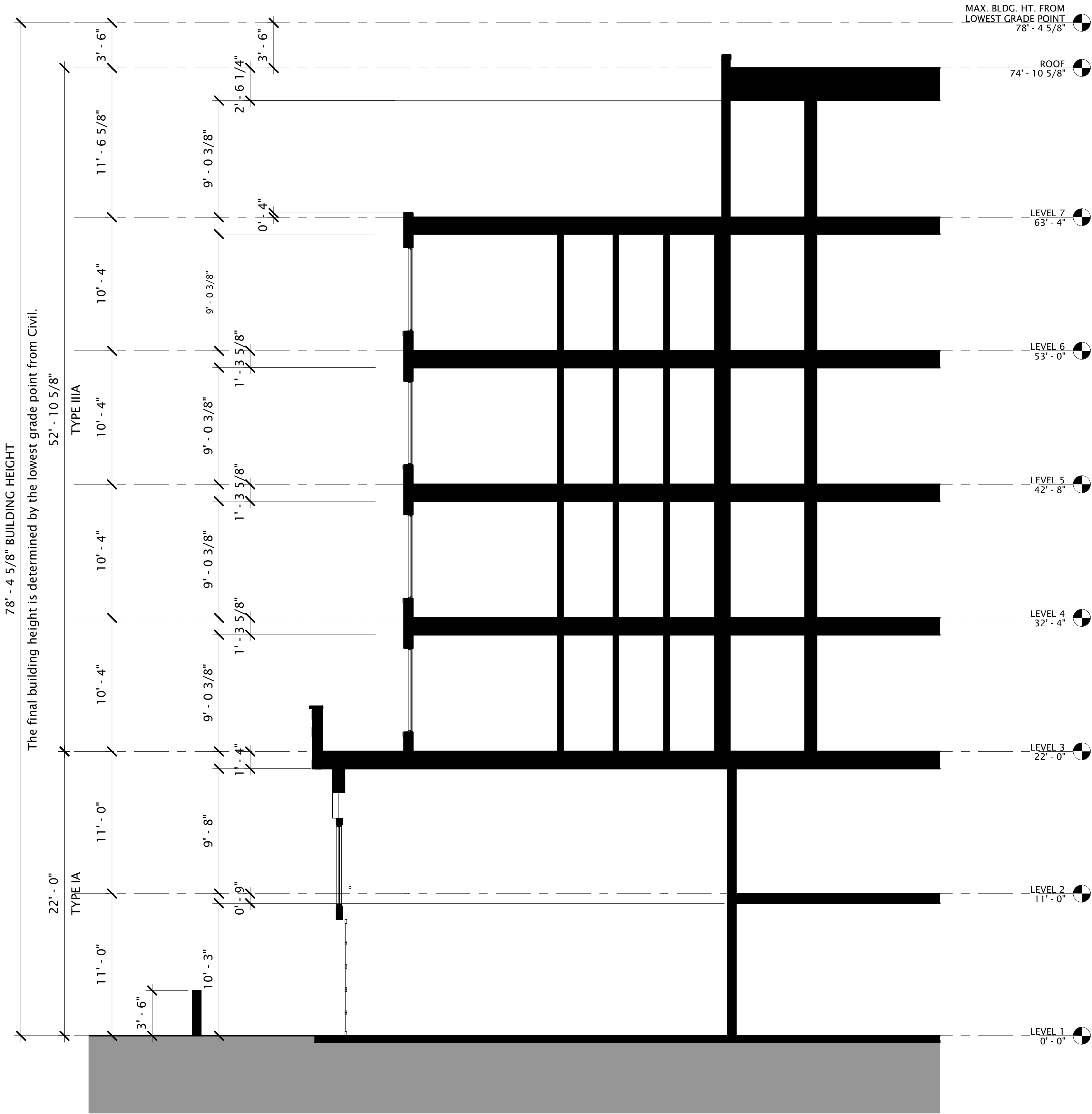
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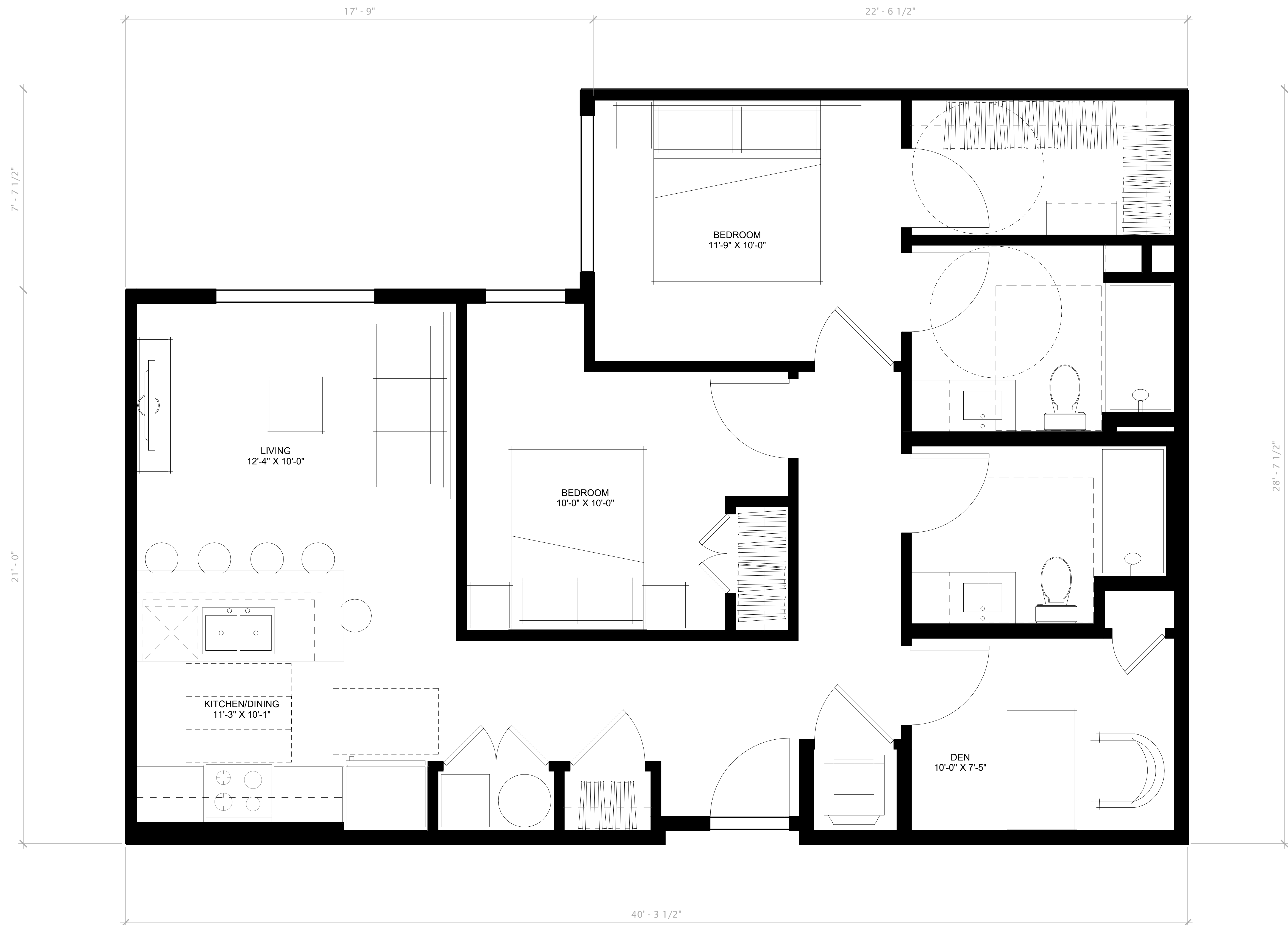
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3D PERSPECTIVE
SEPTEMBER 27, 2023



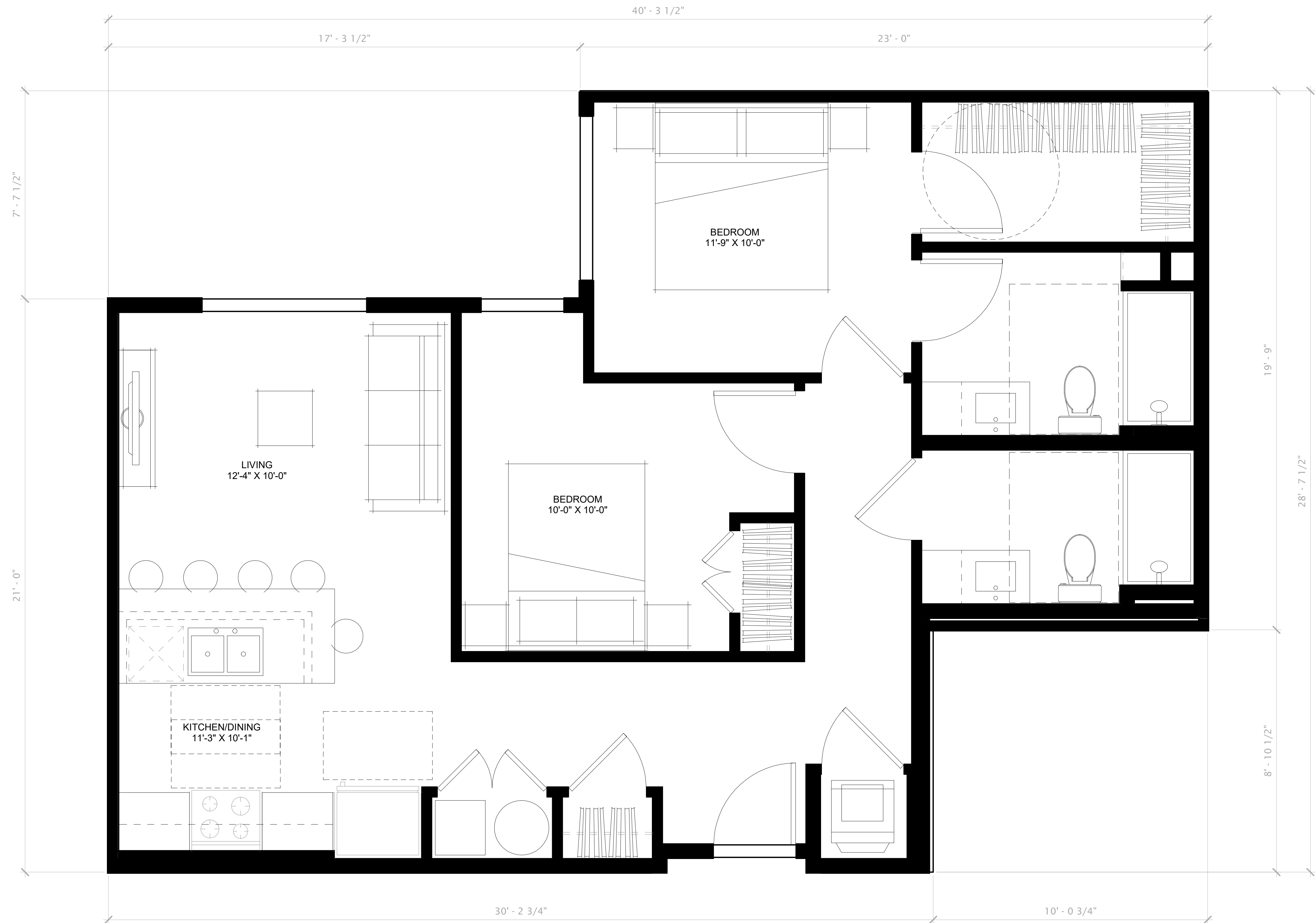




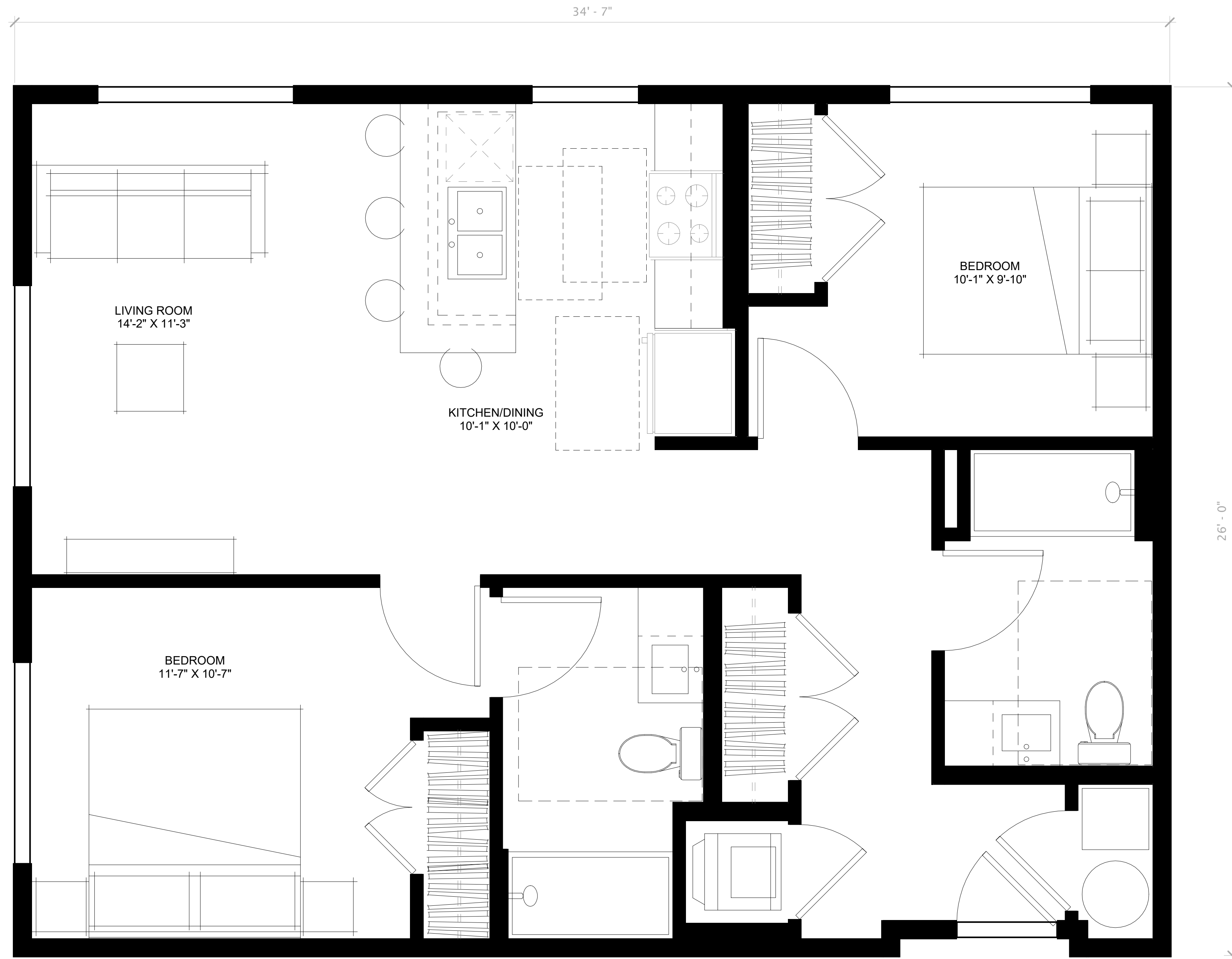
UNIT 2B-01
AREA: 879 SF
UNIT COUNT: 56



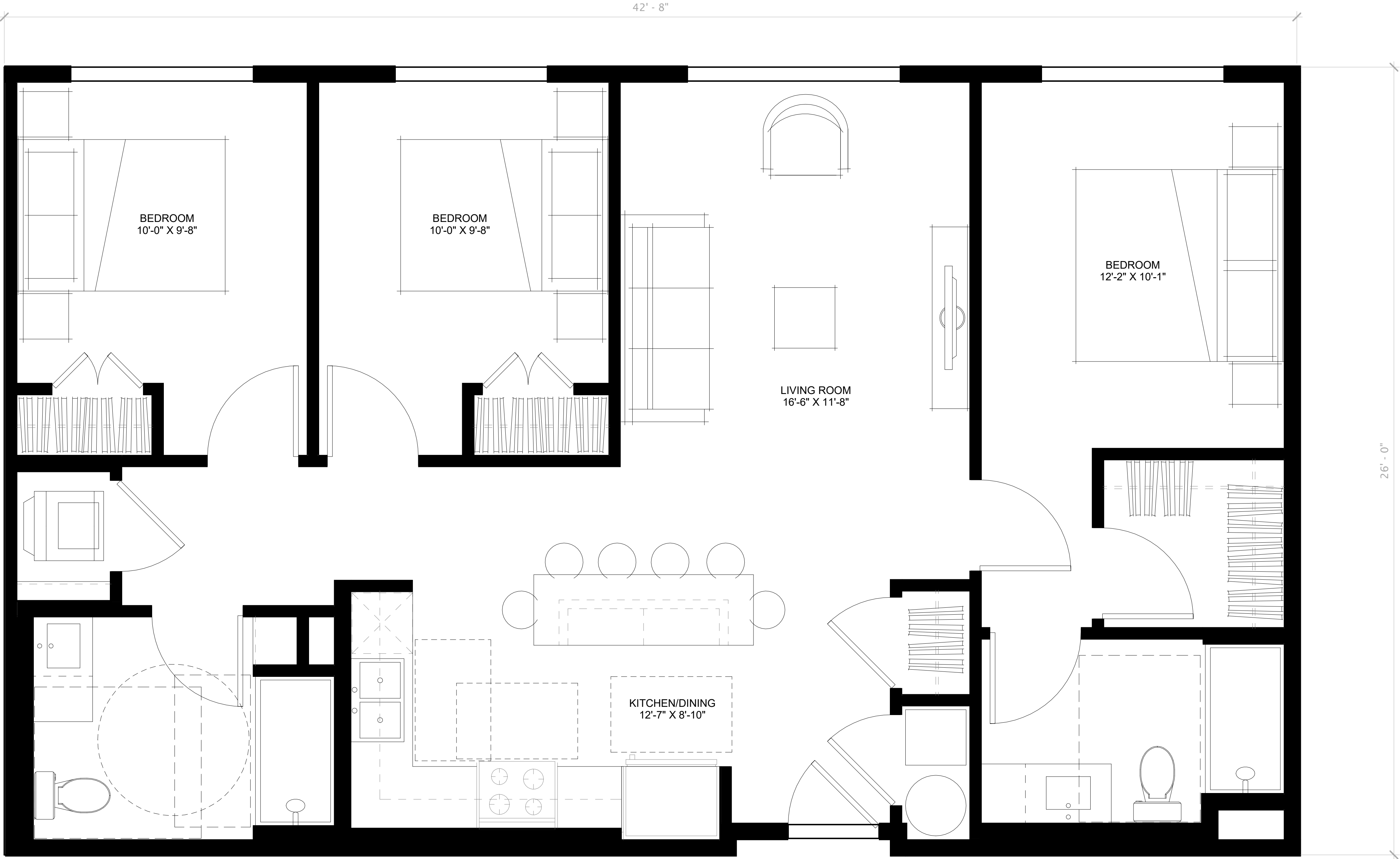
UNIT 2B-02
AREA: 1,016 SF
UNIT COUNT: 30



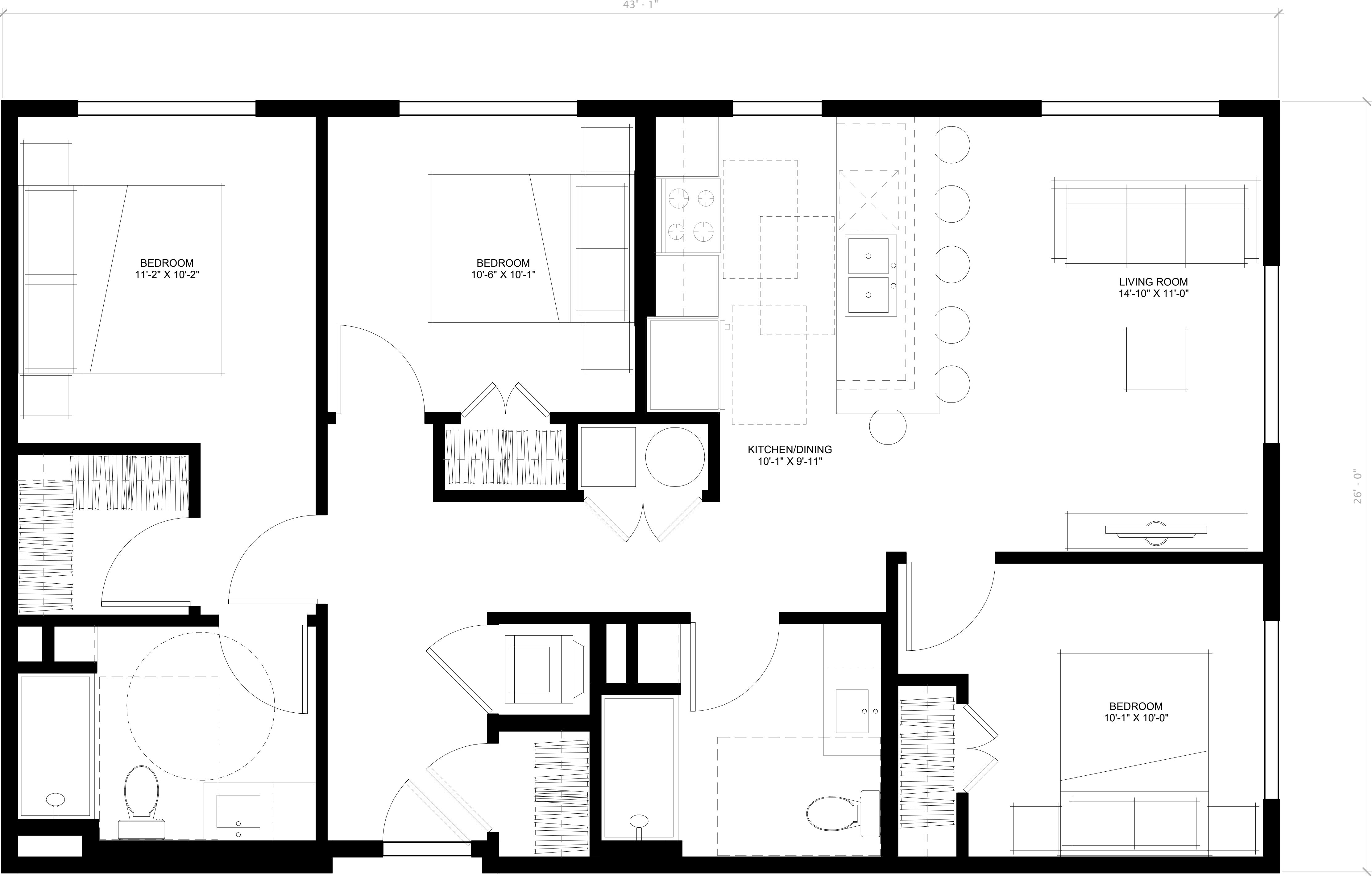
UNIT 2B-03
AREA: 939 SF
UNIT COUNT: 10



UNIT 2B-04
AREA: 896 SF
UNIT COUNT: 5



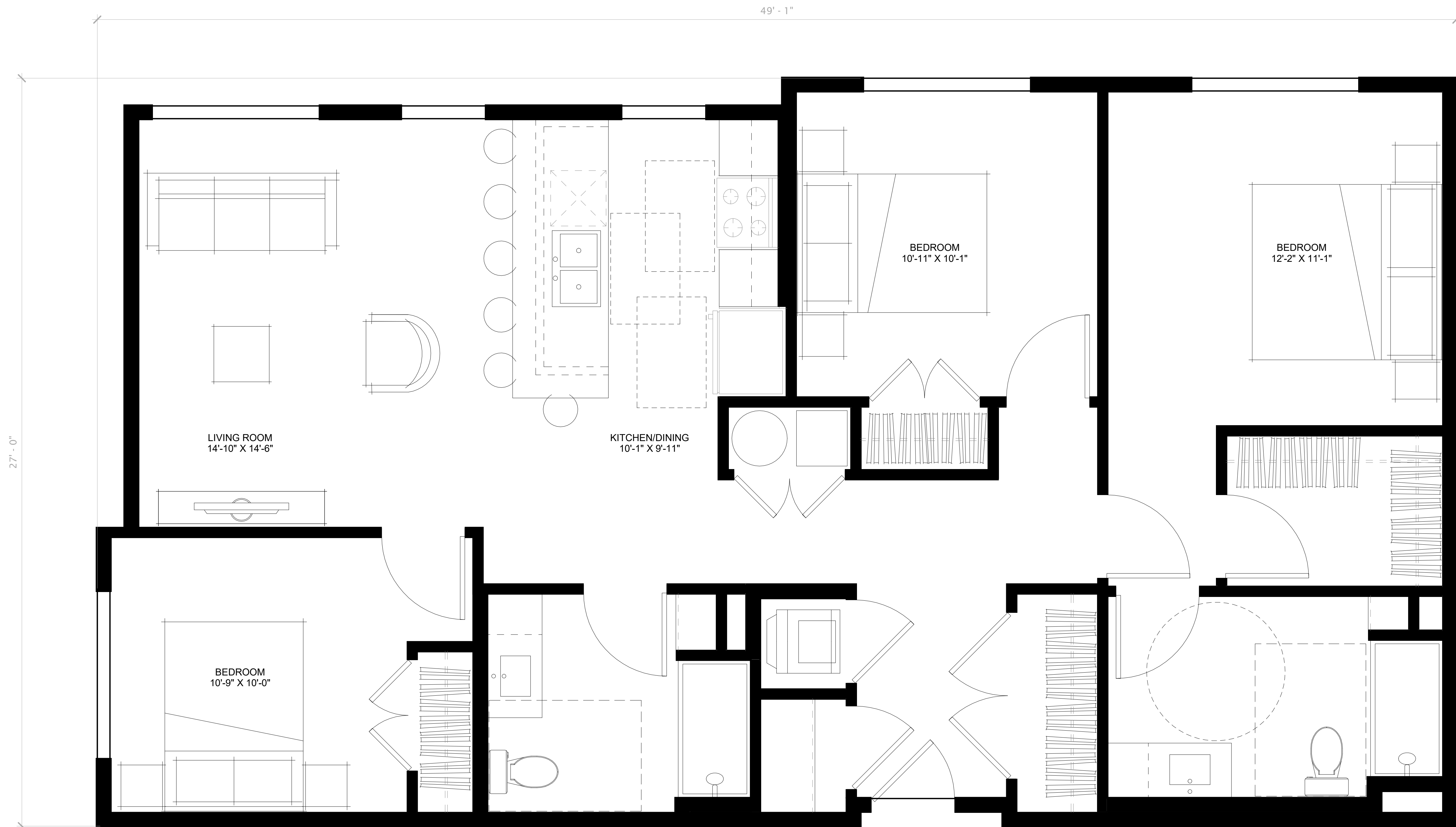
UNIT 3B-01
AREA: 1,107 SF
UNIT COUNT: 25



UNIT 3B-02

AREA: 1,117 SF

UNIT COUNT: 1



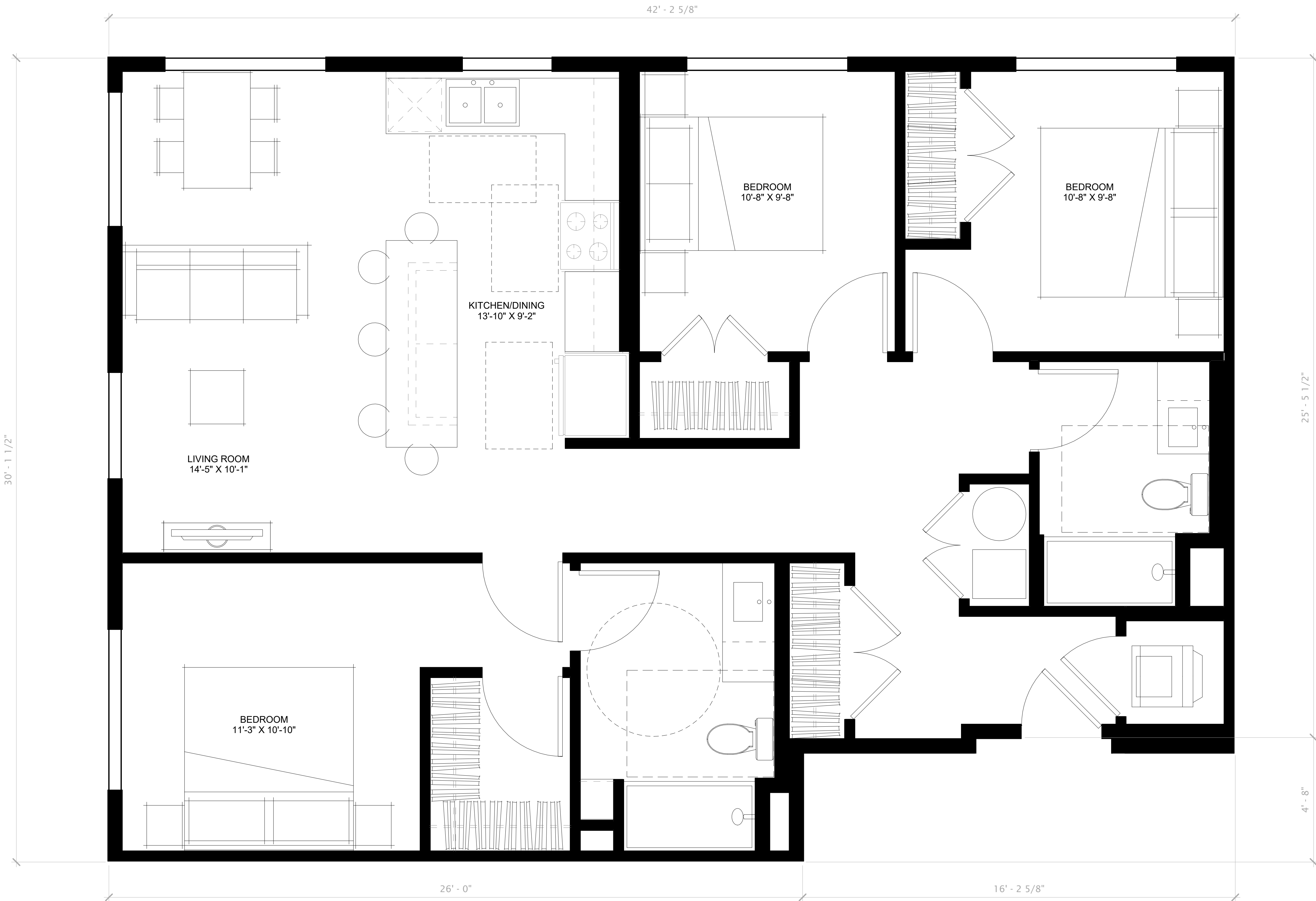
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AREA: 1,273 SF

UNIT COUNT: 4



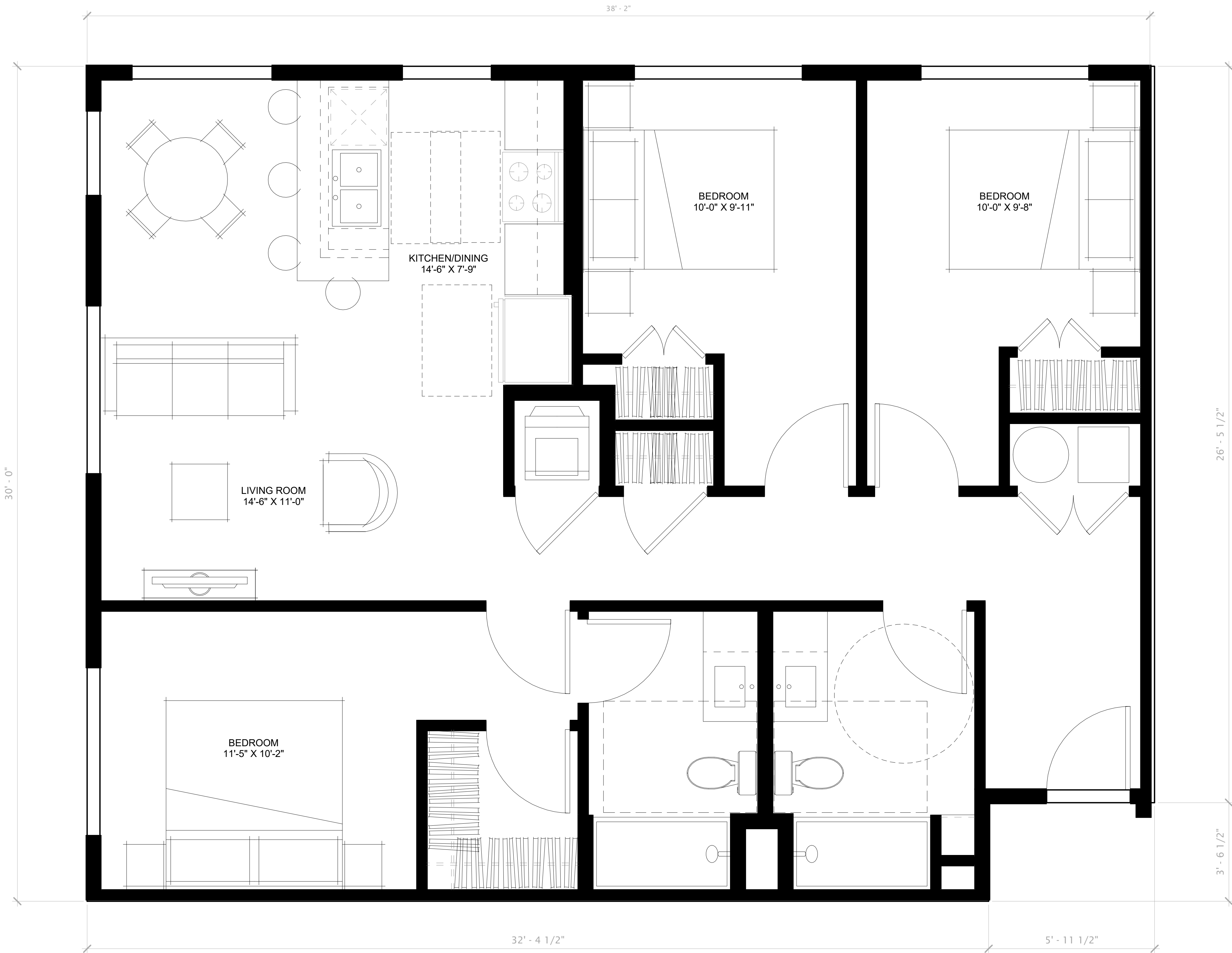
UNIT 3B-03
AREA: 1,141 SF
UNIT COUNT: 10



UNIT 3B-04
AREA: 1,202 SF
UNIT COUNT: 15



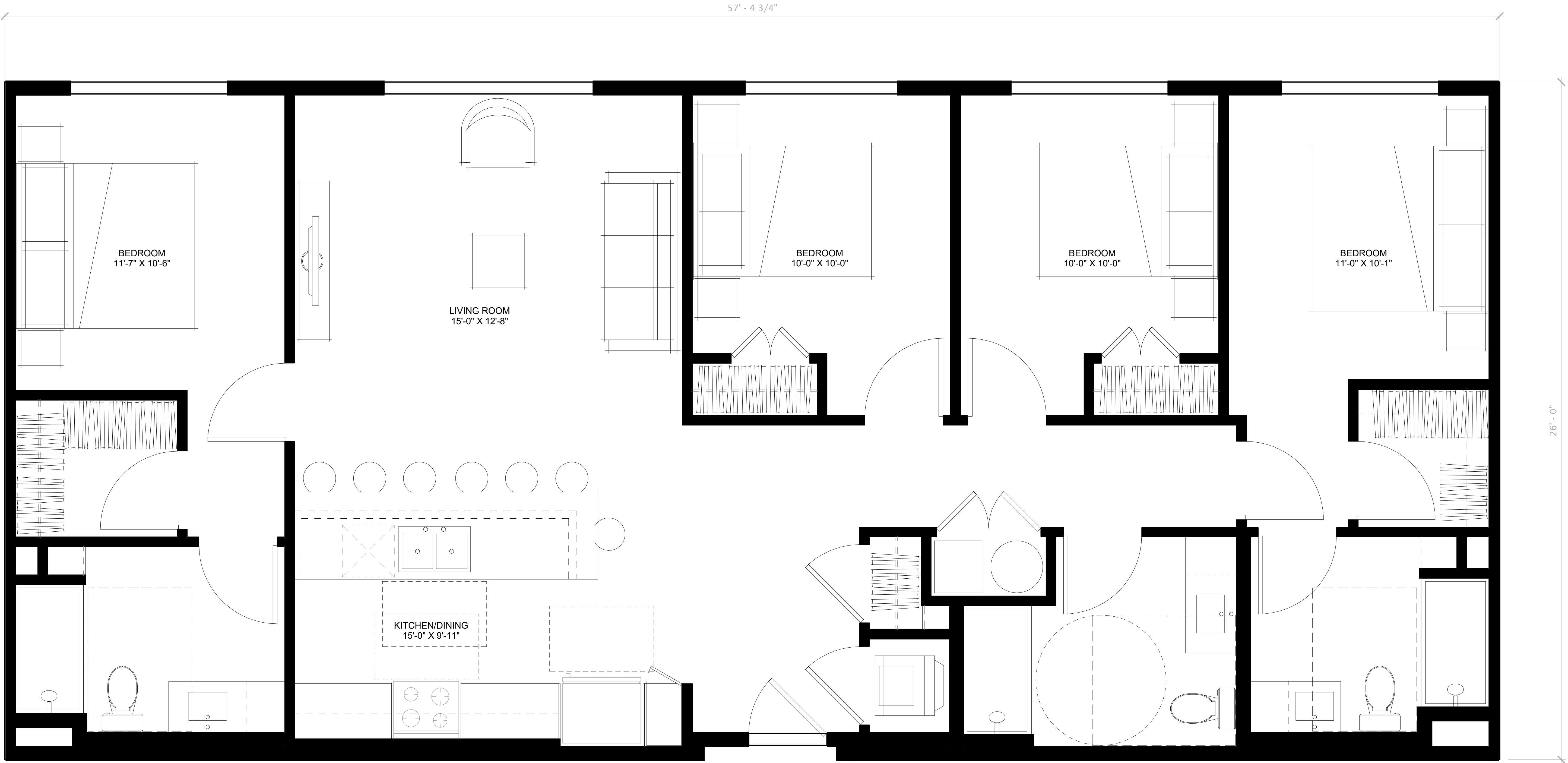
UNIT 3B-04.1
AREA: 1,134 SF
UNIT COUNT: 5



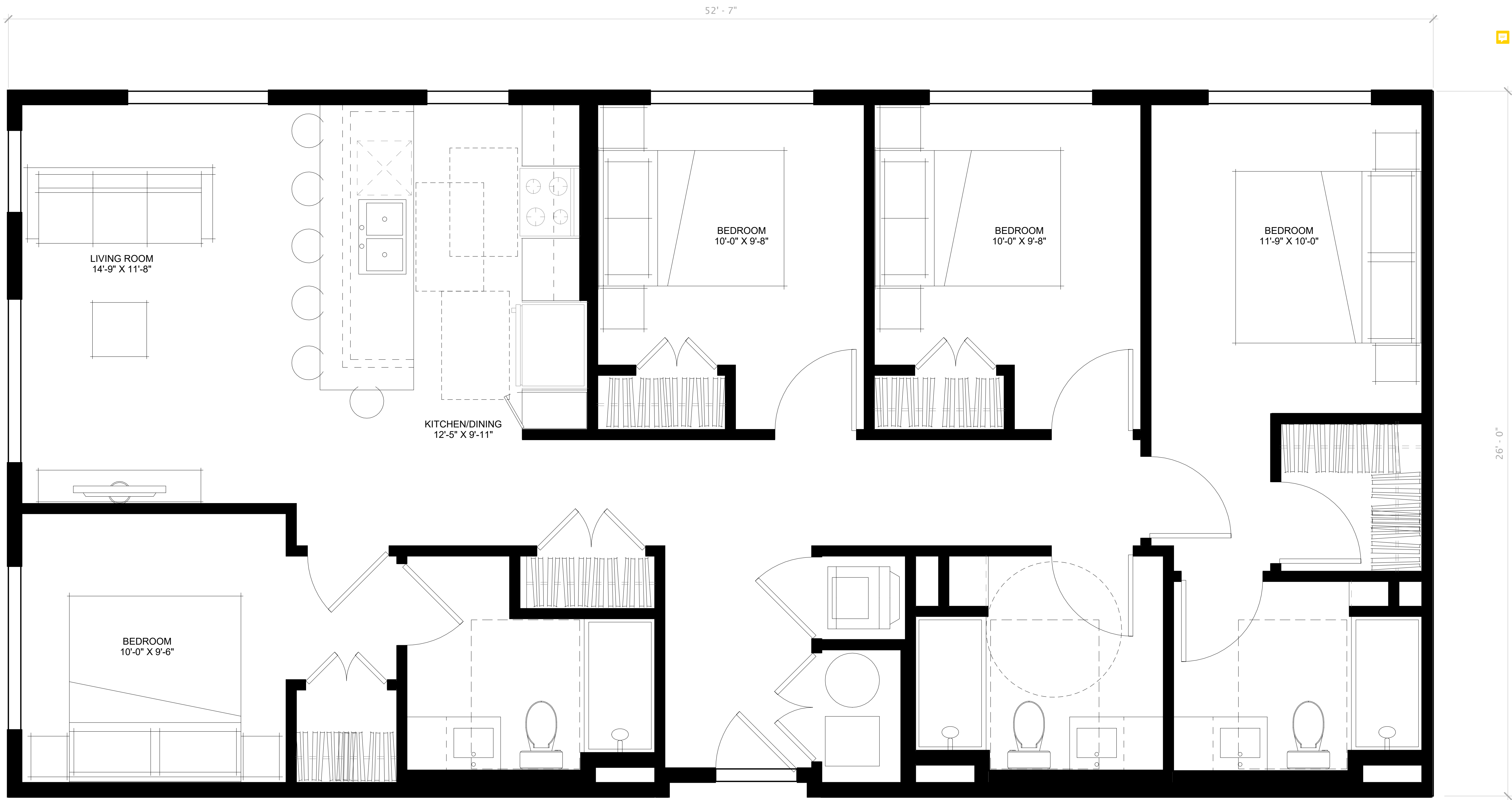
UNIT 3B-05

AREA: 1,133 SF

UNIT COUNT: 16



UNIT 4B-01
AREA: 1,460 SF
UNIT COUNT: 14



UNIT 4B-02
AREA: 1,364 SF
UNIT COUNT: 10



POTENTIAL EXTERIOR LIGHTING LOCATIONS

Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

LIBERTY CORNER
SALT LAKE CITY, UT 84121

ENTITLEMENT PACKAGE

COWBOY PARTNERS
6440 S WASATCH BLVD, SUITE 100
SALT LAKE CITY, UTAH 84121
PHONE: 801.424.4400

MVE + PARTNERS
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

A5-1
LIGHTING PLAN

SEPTEMBER 27, 2023



POTENTIAL EXTERIOR LIGHTING LOCATIONS

Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

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1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
PHONE: 949.809.3388

A5-2
LIGHTING PLAN

SEPTEMBER 27, 2023



POTENTIAL EXTERIOR LIGHTING LOCATIONS

Note: Lighting is conceptual in nature. Final Lighting Design will be determined during the Permit Process. All lighting is intended to comply with Standard K of SLC Design Review.

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A5-3
LIGHTING PLAN

SEPTEMBER 27, 2023