Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Brooke Olson, Principal Planner
Brooke.Olson@slcgov.com or 801-535-7118

Date: Publication Date: 2/23/24

Re: PLNPCM2023 – 00126 30 West Design Review

Design Review

PROPERTY ADDRESS: 30 W 900 S
PARCEL ID: 15-12-278-026-0000
MASTER PLAN: Downtown Master Plan
ZONING DISTRICTS: D-2 Downtown Support District

REQUEST: The applicant, Rachel Barnhart with AO Architects, representing the property owner, is requesting Design Review approval to develop the property at approximately 30 West 900 South in the D-2, Downtown Support District. The proposal is to construct a 7 story, multifamily residential, mixed-use building with 145 residential dwelling units.

Through the Design Review Process the applicant is requesting to develop a building 85 feet in height. Buildings over 65 feet in height in the D-2 zone are subject to the Design Review process. The applicant is also requesting approval to develop a street facing building façade, 219 feet 7 inches in length. The Design Standards for the D-2 zone do not allow the length of a street facing building façade to exceed 200 feet. The west Richard Street facing building façade exceeds the maximum length by 19 feet 7 inches.

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

1. Final approval of the details for site signage, development, site lighting, street lighting, streetscape details, landscaping, and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Master Plan.
2. Structural encroachments projecting into the public right of way airspace will require review and approval from applicable city divisions and issuance of an encroachment permit.

ATTACHMENTS:

A. Vicinity Map
B. Plan Set
C. Property and Vicinity Photos
D. D-2 Zoning Standards
E. Design Review Standards
F. Public Process & Comments
G. Department Review Comments

PROJECT DESCRIPTION:

Background

The existing site constitutes approximately .79 acers (34,412 square feet) The site is zoned D-2 Downtown Support District and contains a USPS building and surface parking area which will be demolished to allow for the redevelopment of the property. Below is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review considerations in Attachment B.

Building Rendering – 30 West

Quick Facts

Height: 85 FT (7 stories)
Number of Residential Units: 145 units
Ground Floor Uses: Retail, Office, entrance lobby, tenant mail room and storage, parking, and bicycle storage
Upper Floor Uses: Residential units, 3rd level rooftop patio, courtyard/pool deck, club house and gym
Exterior Materials: Light brick veneer, Fiber reinforced concrete panels, dark standing seam metal panel, cast in place concrete and composite wood panels.
Parking: 83 parking stalls
Review Process & Standards: Design Review, D-2 zoning standards, and general zoning standards.

Project Details

The proposed 30 West project is a 7-story multi-family residential, mixed-use building with 145 residential dwelling units. The unit mix includes 57 studios, 78 one-bedroom units, and 10 two-bedroom units. The ground level of the building contains approximately 5,500 SF of retail/commercial, approximately 2,000 SF of office space, a residential lobby, mail room and leasing office. An interior parking garage is located within the footprint of the building and consists of 83 parking stalls. The parking garage is located on level 1, behind the commercial, office, and residential spaces and occupies the entire 2nd level of the building. The vehicular entrance to the parking area is located on the western façade of the building, at the northwest corner of the site and accessed off Richard Street. Levels 3-7 consist of 145 residential units and

associated amenity spaces including secure bike parking, a club house, gym, rooftop patio, and a large courtyard/pool deck on level 3.

There are a total of three entrances off 900 South and five off Richard Street. The ground floor of the building's street facing façade consists of dark standing seam metal panels with composite wood panel accents, light brick veneer, and grey fiber reinforced concrete panels. The upper 6 levels of the street facing facades include volumes of glazing, dark composite wood panels, light brick veneer, and white stucco.

Building Rendering
900 S Facade

South Building Elevation
(900 S Street Facing Façade)

West Building Elevation
(Richard Street Facing Façade)

The lower levels of the building's north and east facades primarily consist of cast in place concrete, fiber reinforced concrete panels and dark standing seam metal panels at the southeast corner. The upper levels of the north and east façade predominately consist of glazing, volumes of white and grey stucco and dark composite wood panels at the north west corner.

North Building Elevation

East Building Elevation

The Design Review process is intended to ensure high-quality outcomes for developments, while allowing flexibility and modifications to design standards and to achieve development goals and purposes stated in City master plans and the zoning district. For complete analysis and findings in relation to the Design Review standards, please refer to Attachment E. It should be noted this petition was submitted in February 2023 prior to several recently adopted zoning text amendments including the new parking chapter (Ordinance 67 of 2022) in addition to several amendments associated with downtown building heights and street activation (Ordinance 24 & 24B of 2023). Therefore, this petition is vested under the former standards and was reviewed for compliance with the previous, parking, design review, design standards, and D-2 zoning standards.

KEY CONSIDERATIONS:

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

Consideration 1: Consistency with the D-2 Zoning District and Applicable Master Plan Policies
Consideration 2: Proposed Building Height and Length

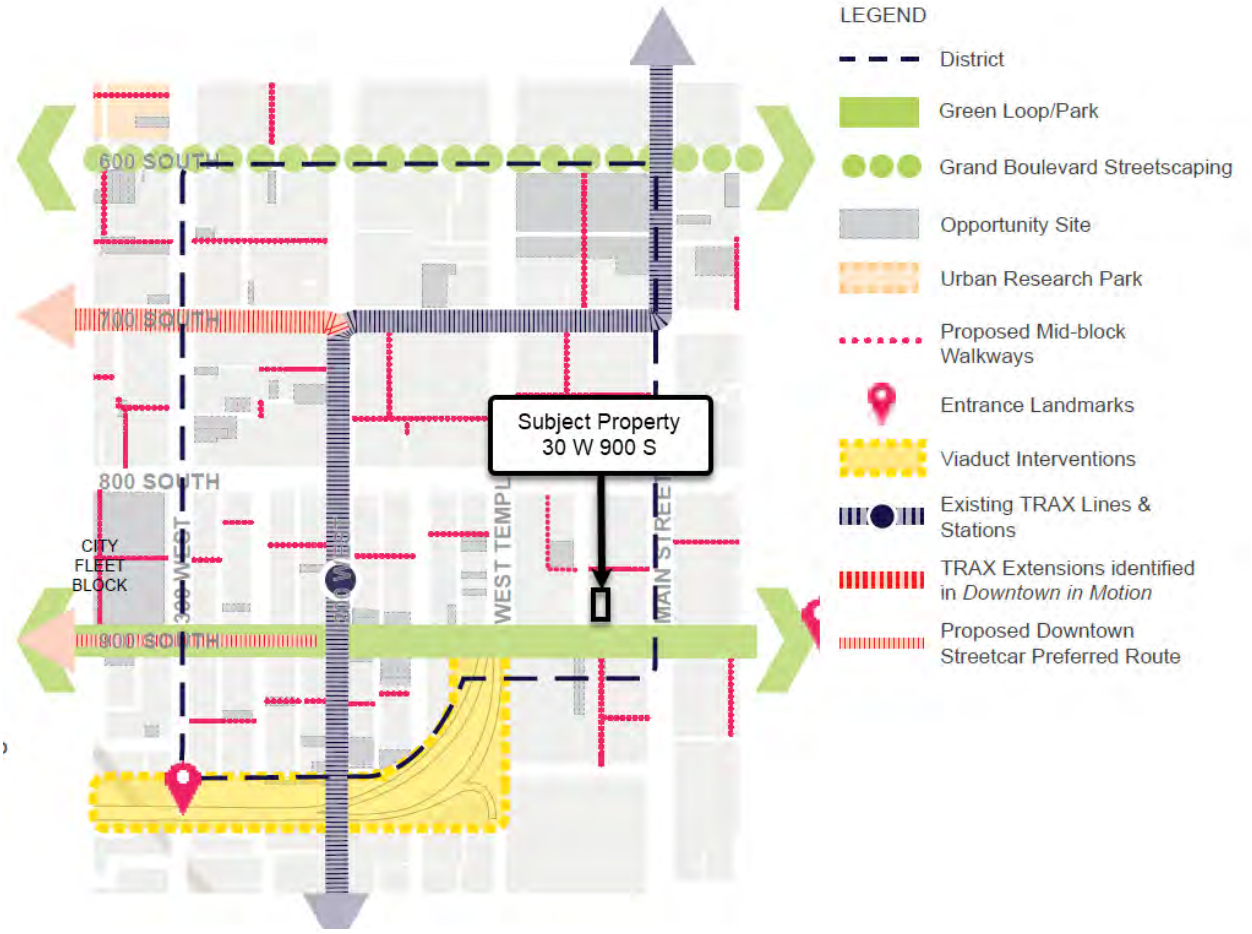
CONSIDERATION 1: Consistency with the D-2 Zoning District and Applicable Master Plan Policies

Downtown Master Plan

The project site is located within the Downtown Master Plan, specifically the Central 9th District. The downtown Master Plan outlines specific goals and initiatives for the Downtown Community and for the integration of the Central 9th District into the larger extent of the downtown area and other Salt Lake City neighborhoods.

The Central 9th District is located at the South end of the Downtown Master Plan boundaries, encompassing the blocks bound by the 900 S Viaduct, Main Street, 600 South and 300 West. The district constitutes a diverse mix of development, primarily consisting of low-mid rise residential and commercial development, and several large auto related uses, along major streets with small pockets of low density residential uses located within the middle of the blocks and along minor streets. The

Central 9th Trax Station is located near the southern end of the district and surrounded by a mix of low to moderate density residential uses.



Downtown Master Plan
Central 9th District

The subject property is located within the southeast corner of the district which contains a mix of uses and variety of small and large 1-2 story commercial buildings, and several moderate density multifamily residential developments.

The master plan identifies the Central 9th District as an area that defines the downtown principle of providing housing choice. The district's vision statement and initiatives call for transit oriented development, and mix of housing options including low and mid rise housing with higher densities along main streets, commercial corridors, and around the 900 S Trax Station. The initiatives identify the need for increasing walkability in the area by developing nodes that provide neighborhood services and integrating nature into developments through creation of rooftop gardens for aesthetic enjoyment.

The 30 West project aligns with several of the design and use initiatives identified for the district. The proposal includes the development of a high density, mixed use, transit-oriented building adjacent to transit facilities and the 9-Line trail. The proposal increases housing supply and options in the area and includes ground floor active uses and amenities for the neighborhood. The building is designed with ground floor retail spaces, storefront window systems, and entry doors to activate the streets and engage/enhance the public realm. The development includes a roof top amenity space to provide usable outdoor space for the aesthetic enjoyment of future occupants on site, in addition to opportunities for recreation and social interaction.

The proposed development meets five of the six best practices for urban residential development as described in the Downtown Master Plan, which includes:

- Outdoor access to usable outdoor space, such as a private yard, patio, or shared rooftop deck.
- Choice and convenience of onsite amenities, such as a gym or rooftop patio.
- Safety and security, transitions between public and private realms, orientation to the sidewalk and street, and clear views from inside to out to increase pedestrian safety.
- Unobstructed views and sunlight to public or semi-private outdoor spaces. Outdoor spaces, such as the western facing rooftop terrace, are located to receive direct sunlight during most days of the year.
- Ground floor active uses with noticeable feature changes above the ground floor, such as the transition between the transparent ground floor façade and the private units above the second level.

Building Rendering
Richard Street Facade

Building Rendering
900 S Facade

Plan Salt Lake

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

- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*
- *Promote high density residential in areas served by transit.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks."*

Housing SLC

Housing SLC is the City's five-year housing plan. It was adopted in 2023 and intended to provide a framework for the City's housing policy for the years 2023-2027. In general, the plan outlines goals and action items to help alleviate the City's current crisis in housing affordability. This proposal is consistent and supported by the following objectives and policies in Housing SLC:

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.*

- Strategy G: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors
    - Increase building height limits in compatible areas of the city

D-2 Downtown Support District

The purpose of the D-2 zoning district is, "*to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District.* The D-2 district is also intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk.

The project upholds the purpose of the D-2 district by providing new residential units and large ground floor retail and office spaces that activate the sidewalk and support the Central Business District. The design and orientation of the building to the public sidewalk also meet this intent. The use of transparency and visual interest creates a sense of space that is safe and welcoming to the pedestrian.

CONSIDERATION 2: Design Review Requests: Proposed Building Height and Length

Building Height

The proposed building is 7 stories, and measures approximately 85 feet to the top of the roof and 88 feet 6 inches to the top of the parapet. Parapet walls are allowed to project 5 feet into the maximum building height; elevator and stairwell bulkheads are permitted to extend 16 feet into the maximum height.

South Building Elevation
(900 S Street Facing Façade)

Adjacent properties primarily contain a mix of small and large scale commercial buildings 1-2 stories in height with the exception of the Charli, a recently developed 6 story multifamily residential mixed use development located north of the subject site at the corner of Richard Street and 800 S.

While the proposed building scale exceeds what is existing on the block, recent development in the block also exceeds 65 feet and it is anticipated that future development in the area will also exceed 65 feet. The D-1 Central Business District is located 2 blocks north and allows a potential

building height of over 375 feet. The overall proposed height will be compatible with buildings in the surrounding vicinity and also provide a height transition, scaling down from the intensity of D-1 Central Business District to the north to the smaller scale and lower density development to the south.

One intent of the Design Review standards is to break up the overall mass and scale of the building façade to provide for human scale and pedestrian connectivity. As discussed in detail in the Design Standard Analysis found in Attachment E of this Staff report, the scale of the proposed building height is broken down visually and structurally through application of horizontal and vertical building masses, use of differentiating exterior materials and colors, and implementation of semi recessed balconies, large rooftop courtyards, and façade step-backs at level 3.

Design Standard G specifically discusses creating a distinct base, middle, and top and creating a distinctive roofline. The building's street facing facades have a distinct base, middle, and top. The base (retail) consists of transparent floor storefront glass systems framed with light brick veneer, metal panel, fiber reinforced concrete panels and composite wood panels. The middle of the building is defined by the second floor parking garage which features metal screened openings divided by fiber reinforced cement panels. The second level parking area is designed to blend with the architecture of the building and creates a delineation between the office and commercial base of the building and the upper residential levels. The top of the building contains residential units and associated amenity spaces which are distinguished by volumes of glazing, dark composite wood panels, light brick veneer, and white stucco.

Based on the context of the area, the development potential of the surrounding properties and the building's overall design, Staff is of the opinion the proposed building height is appropriate and will not cause detrimental effects. As reviewed in the Design Standard Analysis in Attachment E of this Staff report, Planning Staff has found the proposed building height modifications meet the design review standards and the vision of the D-2 Downtown Support District.

West Building Façade Length

The west Richard Street facing façade of the building measures approximately 219 FT 7 IN in length. Approximately 20% of the ground floor façade length consists of parking and vehicular access to the parking garage, while the remaining 80% consists of active ground floor uses including office, retail, and residential amenity spaces. The entrance to the parking garage is placed at the far north corner of the façade to minimize interference between the on site vehicular and pedestrian circulation systems into the building. Five pedestrian entrances are spaced adequately along the ground floor of the west building facade providing sufficient pedestrian access directly from the sidewalk into the residential, office, and retail ground floor uses. The primary residential entrance along Richard Street is recessed, which provides a break

West Building Elevation
(Richard Street Facing Façade)

in the façade at the ground level and delineates the residential space from the from the adjacent office and retail entries.

Design Standards E specifically addresses architectural standards to break up the overall mass and scale of the long building façades. The west façade of the building is visually and structurally broken down into smaller masses through implementation of recessed and projecting architectural features, in addition to a large façade step backs at level three which create breaks and massing changes in the vertical and horizontal planes. The 3rd level of the western façade step-backs approximately 70 feet at the central rooftop courtyard/pool deck. Additionally, the west street-facing façade of the building massing is visually reduced through application of differentiating exterior materials and colors which vary at each storefront space along the ground level.

Building Rendering – Richard Street

Staff is of the opinion that, at less than 20 FT, the requested façade length modification is a reasonable request. The length and design of the west building facade is appropriate and will not cause detrimental effects. As reviewed in the Design Standard Analysis in Attachment E of this Staff report, Planning Staff has found the proposed building length modification meets the design review standards and the vision of the D-2 Downtown Support District.

DISCUSSION:

The proposed development will meet the intent of the Downtown Support Zoning District and other applicable master plans by increasing housing supply, and amenities in the community, activating the street through ground floor transparency and rooftop amenity spaces.

While the building will be the tallest in the block, it will not be the tallest or longest building in the Central 9th District. The surrounding sites have the same and greater development potential as the subject site and it is anticipated that future development will be comparable or exceed 65 FT. As the Downtown area expands, there will be an increased demand for housing, retail options, and public gathering space to support the Central Business District.

NEXT STEPS:

Approval of the Design Review Request

If the requests are approved, the applicant will be required to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. The applicant will be able to submit plans for a building permit and a certificate of occupancy will be issued once all conditions of approval are met.

Denial of the Design Review Request

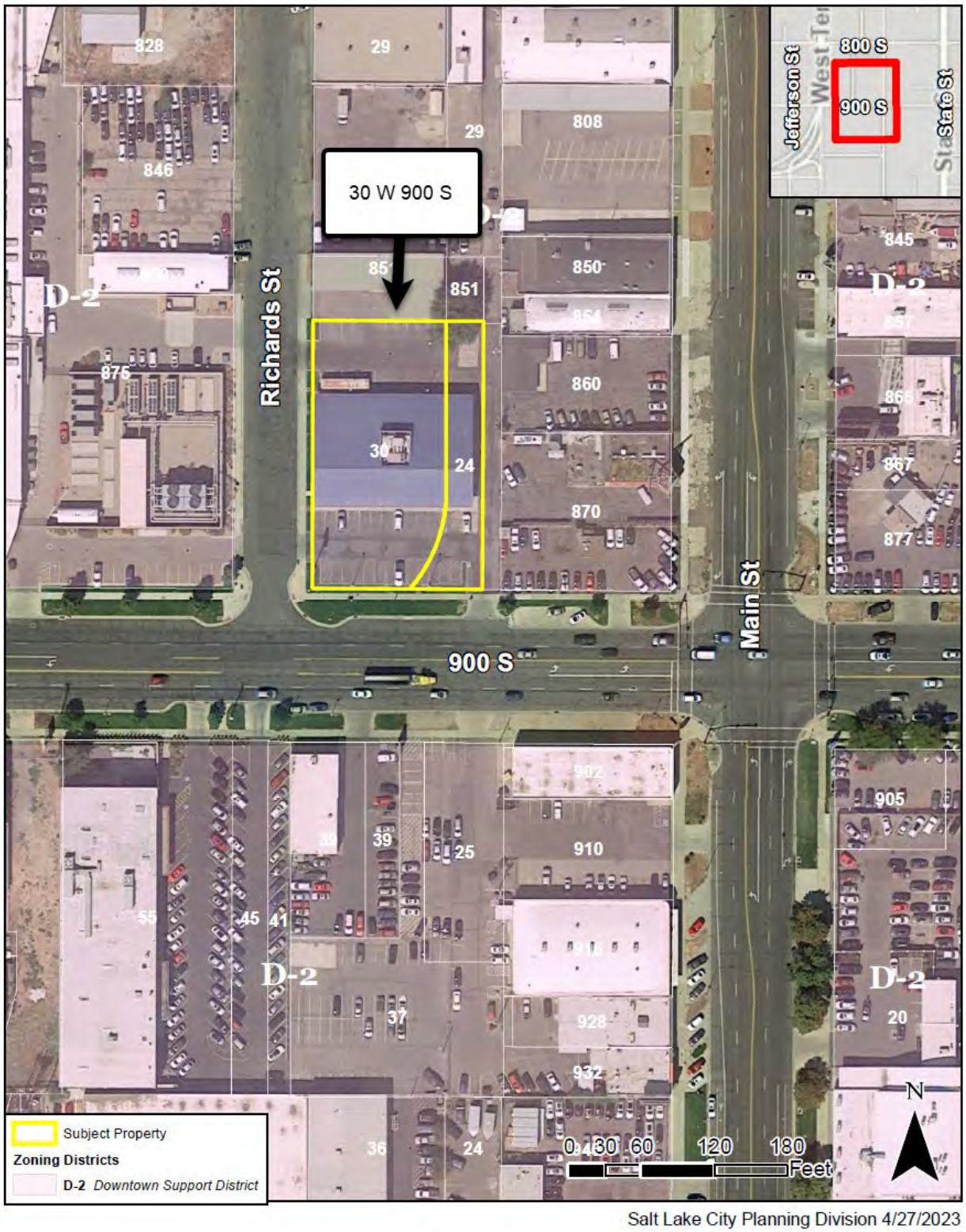
If the design review requests are denied, the applicant will still be able to develop the property by right, but the maximum building height will be 65 feet, and the maximum length of a street facing building façade will be 200 feet. The applicant will be able to submit plans for building permits and certificates of occupancy subject to meeting all applicable zoning requirements and requirements of other divisions.

RECOMMENDATION:

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

1. Final approval of the details for site signage, development, and site lighting, street lighting, streetscape details, landscaping, and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Master Plan.
2. Structural encroachments projecting into the public right of way airspace will require review and approval from applicable city divisions and issuance of an encroachment permit.

ATTACHMENT A – VICINITY MAP



Salt Lake City Planning Division 4/27/2023

ATTACHMENT B – PLAN SET

Project Team:

Client:
SSG OZ Fund I, LLC c/o Henderson Development
PO Box 682925
Park City, UT 84060
Blake Henderson
435.901.2321
blake@hen-dev.com

Architect:
AO Architects
731 South Highway 101, Suite 1M
Solana Beach, CA 92075
Rachel Barnhart, Project Manager
714.369.9860
rachelb@aoarchitects.com

Structural Engineer:
Dunn Associates, Inc.
380 West 800 South
Salt Lake City, UT 84101
Tait Ketcham, Principal
801.913.8838
tketcham@dunn-se.com

Civil Engineer/Landscape Design:
Galloway
2015 W. Grove Parkway, Suite H
Pleasant Grove, UT 84062
Boyd Preece, Project Manager
385.248.0460
boydpreece@gallowayus.com

MEP Engineer:
Royal Engineering
1837 S. East Bay Blvd.
Provo, UT 84606
Dave Wood, Principal
801.375.2228 ext. 31
dave.wood@royaleng.com

Pool Designer:
Water Design, Inc.
6740 S. 1300 E, Suite 110
Salt Lake City, UT 84121
Brian Anderson
801.261.4009 ext. 114
brian@waterdesign.com


WEST
Future Tenant


S
T
Future Tenant

Design Narrative:

Situated on the southern edge of the Granary District, between the Ballpark District and Central Business District, 30 West lies in the heart of it all within the Central 9th District of the Downtown Masterplan: promoting the best of sustainable urban living by bridging the gap between Salt Lake City's outdoor playgrounds and its bustling downtown.

Located proximate to transit connections and in the heart of one of the most active redevelopment districts, 30 West offers urban residential apartments featuring a pool, gym, and clubhouse as amenities, while simultaneously offering the convenience of eating and drinking establishments on 900 South or Co-Working Office space on Richards Street. The parking garage entrance is located to the north of the site keeping vehicular access as far as possible from the pedestrian crossing at 900 South. Oversized doors and operable windows provide a strong connection to the pedestrian walkways adjacent to the property at the ground floor, creating an intimate connection and retail frontage sensitive to the pedestrian scale while energizing the street with activity. The activated commercial space will serve both the tenants living in the apartments as well as stakeholders in the neighborhood.

The building massing is sensitively designed to provide an active commercial base, a middle rhythmic section providing a transition to the residential level above that are stepped back slightly to create a relief along the facade and stepping back a full 10' at the north property line. The building massing purposely creates an opening on the Western facade that maintains privacy for the elevated pool and outdoor space that serves as the heart of the residential portion of the building. The South, East and West facing apartment units capitalize on the amazing mountain views to the east and west while the north facing units feature expansive views of the downtown area. Prime South facing units capture the most daylighting throughout the summer and winter while providing housing options suitable for individuals and couples looking to enjoy all that Salt Lake offers.

Simple architectural forms and patterns with clean lines let the amenities speak for themselves and reflect the urban nature of the surrounding community. Offices and restaurants along the ground floor leverage glazing to emphasize the connection to the streetscape and the neutral color palette of the residences above link the development between the public spaces at grade and the private residential areas above. The restaurants along 900 South create a vibrant, energetic connection to the street and encourage passersby to linger and stay a while.

Design Proposal:

Construction Type: Type IIIA (levels 3-7) over Type IA Podium (levels 1-2)

Primary Exterior Materials: Storefront glazing, standing seam metal paneling system, fiber-reinforced concrete panels, cast-in-place concrete, white stucco, and composite wood cladding.

Dwelling Units: 145 Total Units
- 0 Bedrooms (456 SF - 485 SF): 57 units
- 1 Bedrooms (571 SF - 682 SF): 78 units
- 2 Bedrooms (1164 SF - 1196 SF): 10 units

APN & Legal Description:

15-12-278-026-0000; 15-12-278-031-0000; 15-12-278-028-0000

A parcel of land Situate within the Northeast Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said parcel being a portion of Lot 9, all of Lot 10, Walker Subdivision of Block 4, Plat 'A', Salt Lake City Survey, and a portion of that certain tract described as parcel '1', in a conveyance in Bargain and Sale Deed Recorded in Book 1574, at Page 19, said parcel being located in Salt Lake
City, County of Salt Lake, State of Utah and being more particularly described as follows: Beginning at the southeast corner of said tract described in Bargain Sale deed, said point also being a point on the North line of 900 South Street, said point being South 89°56'40"
West, along the 900 South Street monument line, a distance of 208.51 feet, and North 0°03'20" West, perpendicular to said monument line, a distance of 62.75 feet, from the Salt Lake City Monument at the intersection of Main Street and 900 South Street; and running thence North 89°55'16" West, along north line of said 900 South Street, a distance of 156.05 feet, to the Southwest corner of said Lot 10; thence North 0°00'46" West, a distance of 221.88; thence South 89°55'16" East, 156.05 feet, to the east line of said tract; thence
South 0°00'49" East, along said east line, a distance of 221.88 feet, to the point of beginning.

Lot consolidation has been approved and recorded. See the Salt Lake County Recorder's entry (13234917), book (10921), page (7196) for the electronic record, dated 04.03.2020.

Project Narrative:

Design review requested for a modification for a height increase of 90'-0", a modification to the street facade length to from 200'-0" to 210'-0", and a modification to the required amount of glazing at the ground floor from 40% to 35%.

CODE SUMMARY

DOORS
ALL EGRESS DOORS AS NOTED WITH ASSEMBLY OCCUPANCY LOAD OVER 49 ARE TO BE PROVIDED WITH PANIC HARDWARE AND DOORS TO SWING IN DIRECTION OF PATH OF EGRESS TRAVEL

ALL DOORS ON EGRESS PATHS ARE MINIMUM 36" WIDTH (TO ALLOW FOR 32" CLEAR OPENING WIDTH). THIS WIDTH WILL ALLOW FOR 213 OCCUPANTS TO EXIT (213 X 0.15 = 31.95" REQUIRED). SEE PLAN FOR ADDITIONAL NOTES.

NOT A HIGH RISE
LOWEST LEVEL OF FIRE DEPARTMENT ACCESS IS AT GRADE AT 900 SOUTH.

HIGHEST OCCUPIED FLOOR IS LEVEL 7 (72'-0 1/2" ABOVE FINISHED GRADE)

EMERGENCY ESCAPE AND RESCUE
NOT REQUIRED PER *IBC 1030.1 EXCEPTION 1*
" In Groups R-1 and R-2 occupancies constructed of Type I, Type IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1."

VERTICAL AND LATERAL FLAME PROPOGATION
IBC 705.8.5, EXCEPTION #2 - VERTICAL SEPARATION OF OPENINGS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKELR SYSTEM IN ACCORDANCE WITH SECTION 903.1.1

IBC 1402.5
1. TYPICAL WATER RESISTIVE BARRIER WILL BE TESTED IN ACCORDANCE WITH AND COMPLY WITH THE ACCEPTANCE CRITERIA OF NFPA 285

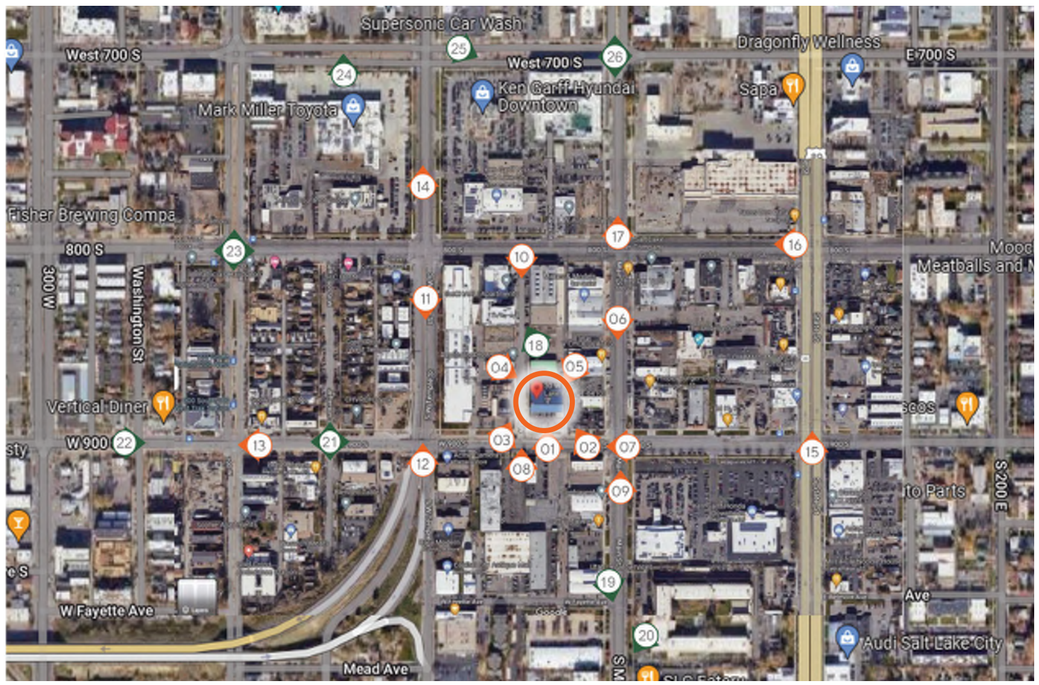
2. EXCEPTION #1
   A. WATER RESISTIVE BARRIER IS THE ONLY COMBUSTIBLE COMPONENT AND WALL COVERING WITH MIN. THICKNESS PER IBC TABLE 1404.2:
      a. WALL COVERINGS: STUCCO - 7/8" (0.875") PROPOSED
                                  (0.875") REQUIRED

EXIT ACCESS MAXIMUM TRAVEL DISTANCE:
*DISTANCES ARE ACCORDING TO REQUIREMENTS WITH A SPRINKLER SYSTEM INSTALLED TO BE IN COMPLIANCE WITH 903.3.1.1.

*GROUP A / R / M / S-1 = 250'
*GROUP B = 300'
*GROUP S-2 = MAXIMUM OF 400'

MEANS OF EGRESS SIZING
A SPRINKLER SYSTEM TO BE INSTALLED PER 903.3.1.1 & AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2

1. STAIRWAYS EGRESS CAPACITY FACTOR = 0.2 INCH PER OCCUPANT (PER *IBC 1005.3.1, EXCEPTION 1*)
2. ALL OTHER EGRESS COMPONENTS EGRESS CAPACITY FACTOR = 0.15 INCH PER OCCUPANT (PER *IBC 1005.3.2M EXCEPTION 1*)


Supersonic Car Wash
West 700 S
Dragonfly Wellness
E 700 S
Mark Miller Toyota
Ken Garff Hyundai Downtown
Sapa
Fisher Brewing Compa
800 S
300 W
Washington St
Vertical Diner
W 900
S 200 E
W Fayette Ave
Mead Ave
Audi Salt Lake City


01.1


01.2


MAIN AUTO
02.1


02.2


03.1


03.2


04.1


04.2


05


06.1 Facing South


06.2 Facing North


07.1 Facing West


07.2 Facing North


07.3 Facing South


08


09.1 Facing North


09.2 Facing South

10.1

10.2

10.3

11.1 Facing North

11.2 Facing South

12.1 Facing South

12.2 Facing North

12.3 Facing East

12.4 Facing West

13.1 Facing West

13.2 Facing East

13.3 Facing North

13.4 Facing Southwest

13.5 Facing South

04.1 Facing South

14.2 Facing North

15.1 Facing North

15.2 Facing South


15.3 Facing West


15.4 Facing East


16.1 Facing West


16.2 Facing East


Hertz
17.1 Facing North


17.2 Facing West


17.3 Facing East


18


19


20


21.1 Facing West


21.2 Facing East

21.3 Facing Southwest

21.4 Facing Northwest

22

23.1 Facing South

23.2 Facing North

23.3 Facing East

23.4 Facing Northwest

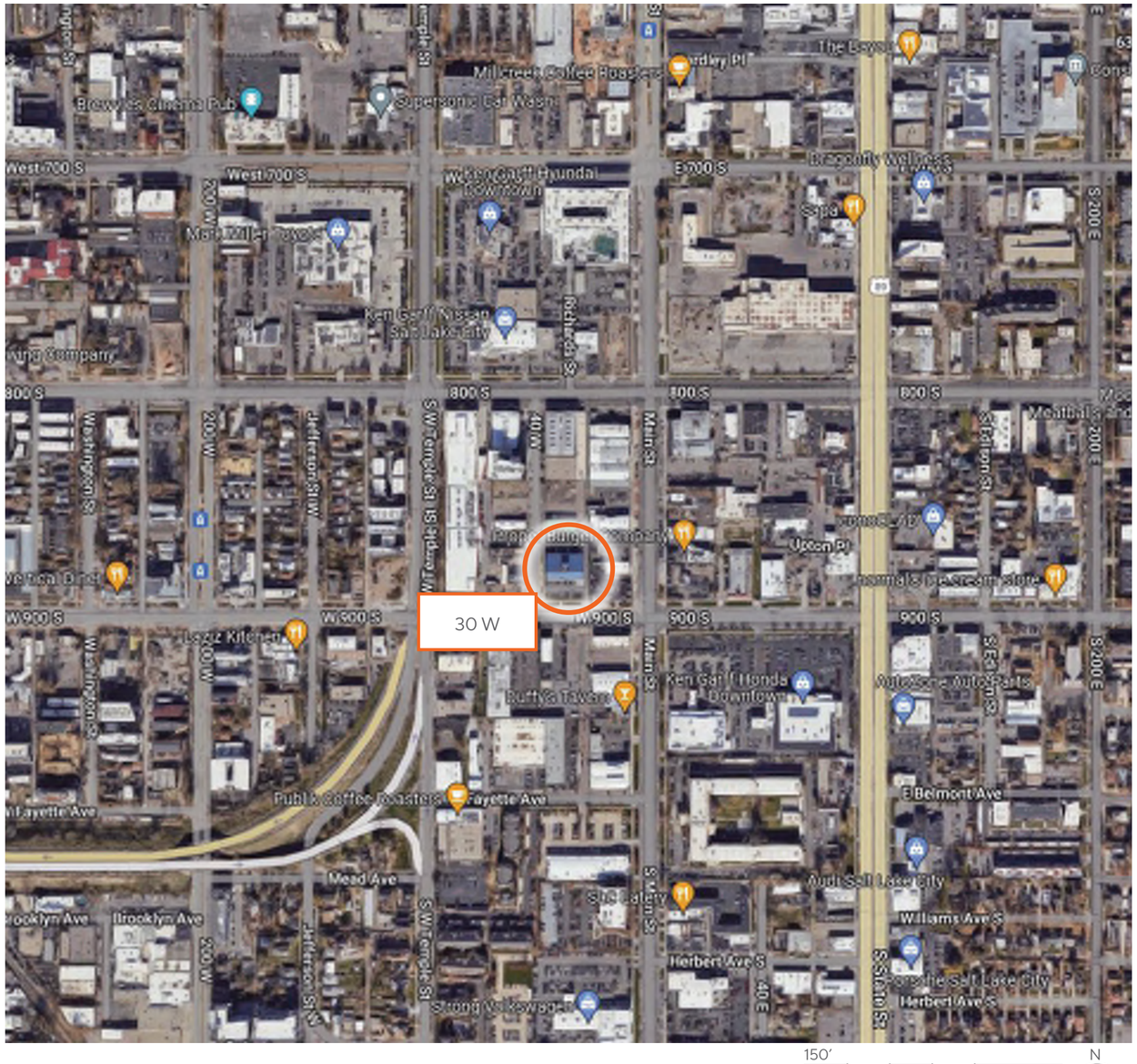
24

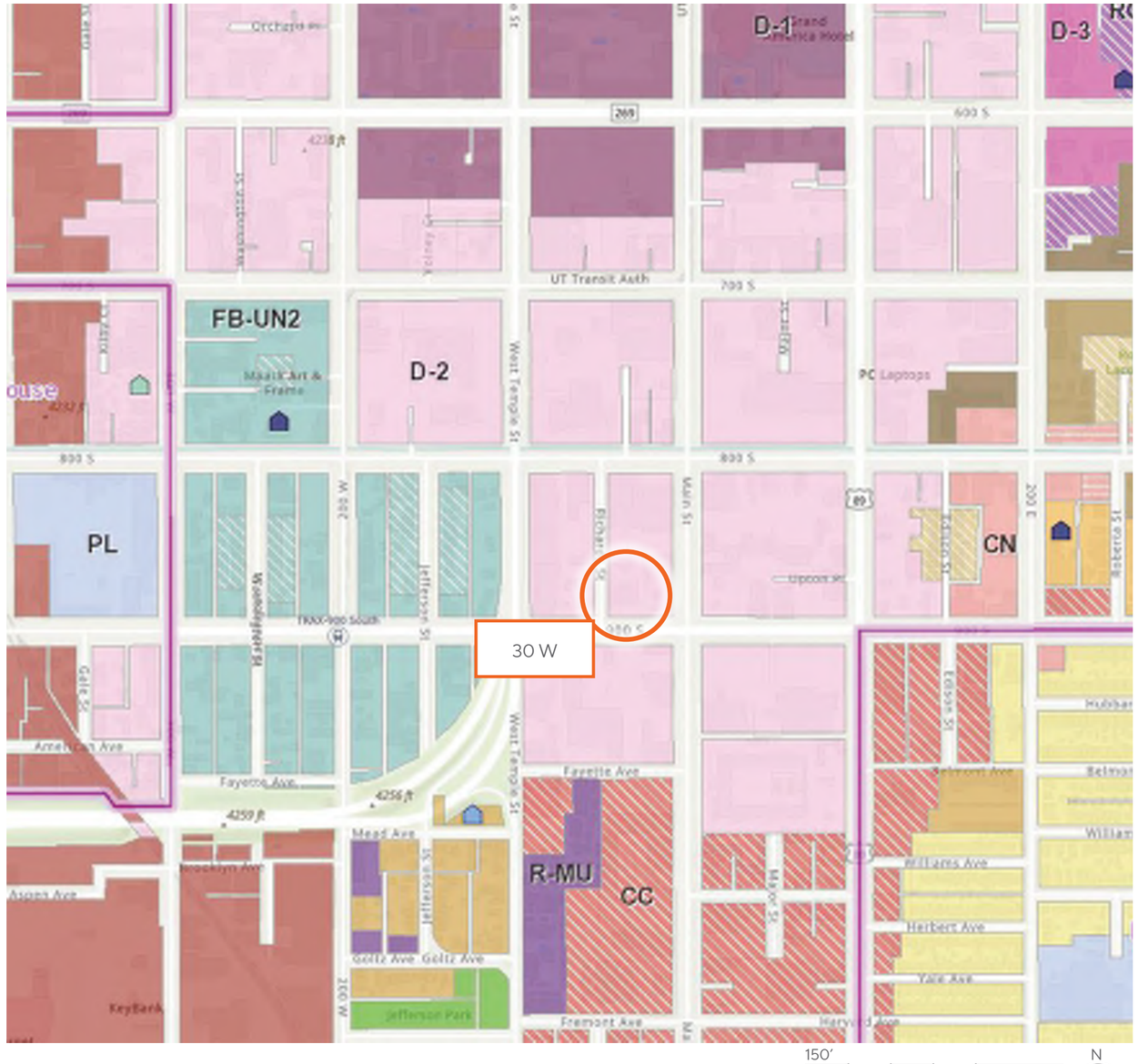
25

26.1 Facing South

26.2 Facing North

26.3 Facing North-Northeast





Vicinity & Zoning Maps

11.02.2023

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

Legend:

Fiber Optic: FO

Elect. Box: E

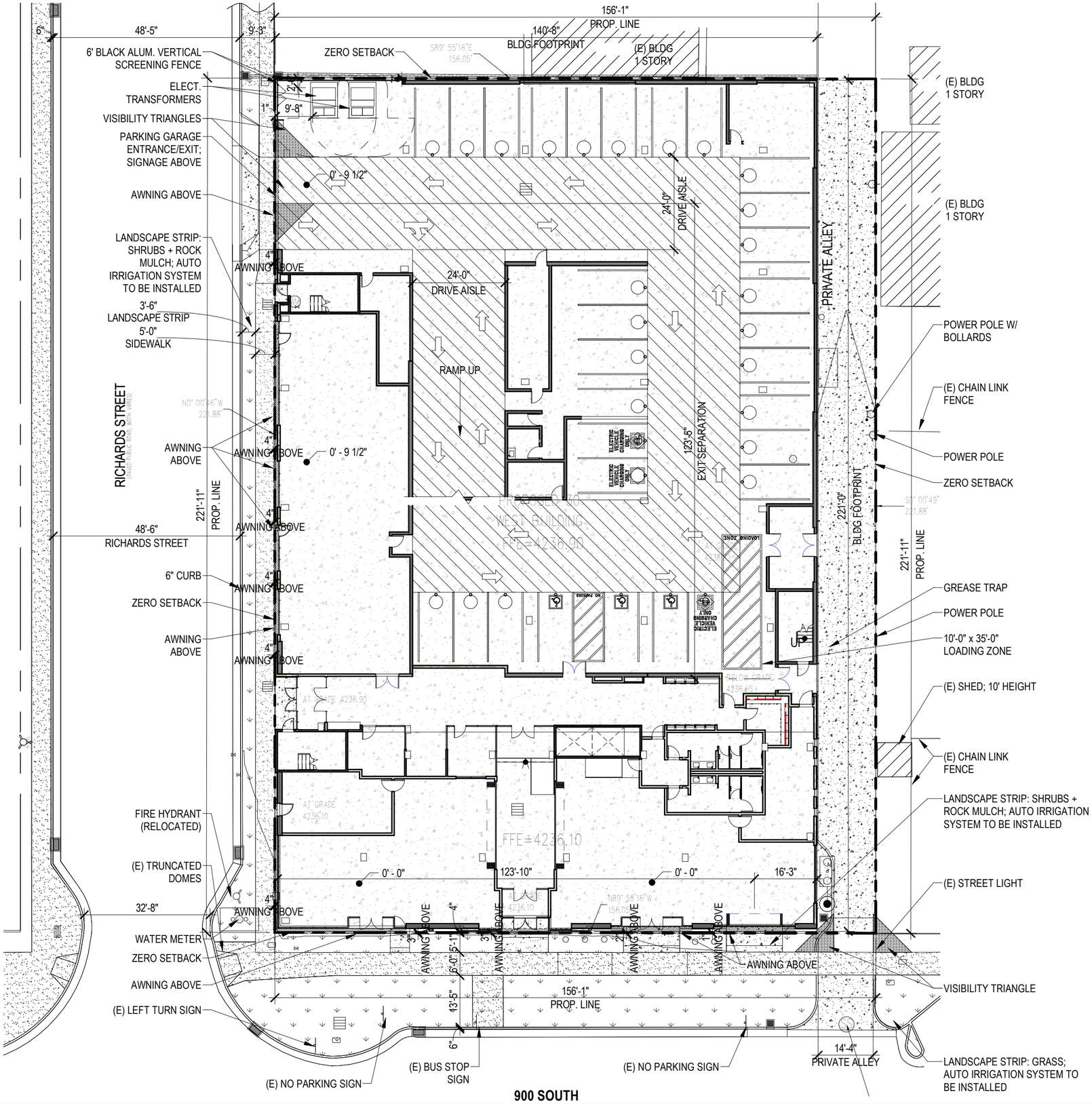
Cable Box: TV

Area Drain:

Awning:

Notes:

A fire sprinkler and detection system will be installed with increased sprinkler density (0.05gpm / sq ft) at all corridors and common spaces throughout the building. A fire sprinkler & detection system will be installed in all other code required areas throughout the building.



Architect:

AO Architects
731 South Highway 101, Suite 1M
Solana Beach, CA 92075
Rachel Barnhart, Project Manager
714.369.9860
rachelb@aoarchitects.com

Civil Engineer/Landscape Design:

Galloway
2015 W. Grove Parkway, Suite H
Pleasant Grove, UT 84062
Boyd Preece, Project Manager
385.248.0460
boydpreece@gallowayus.com

Site Tabulations:

.79 Acres
145 Total Dwelling Units
Density: 183.54 units per acre

Parking:

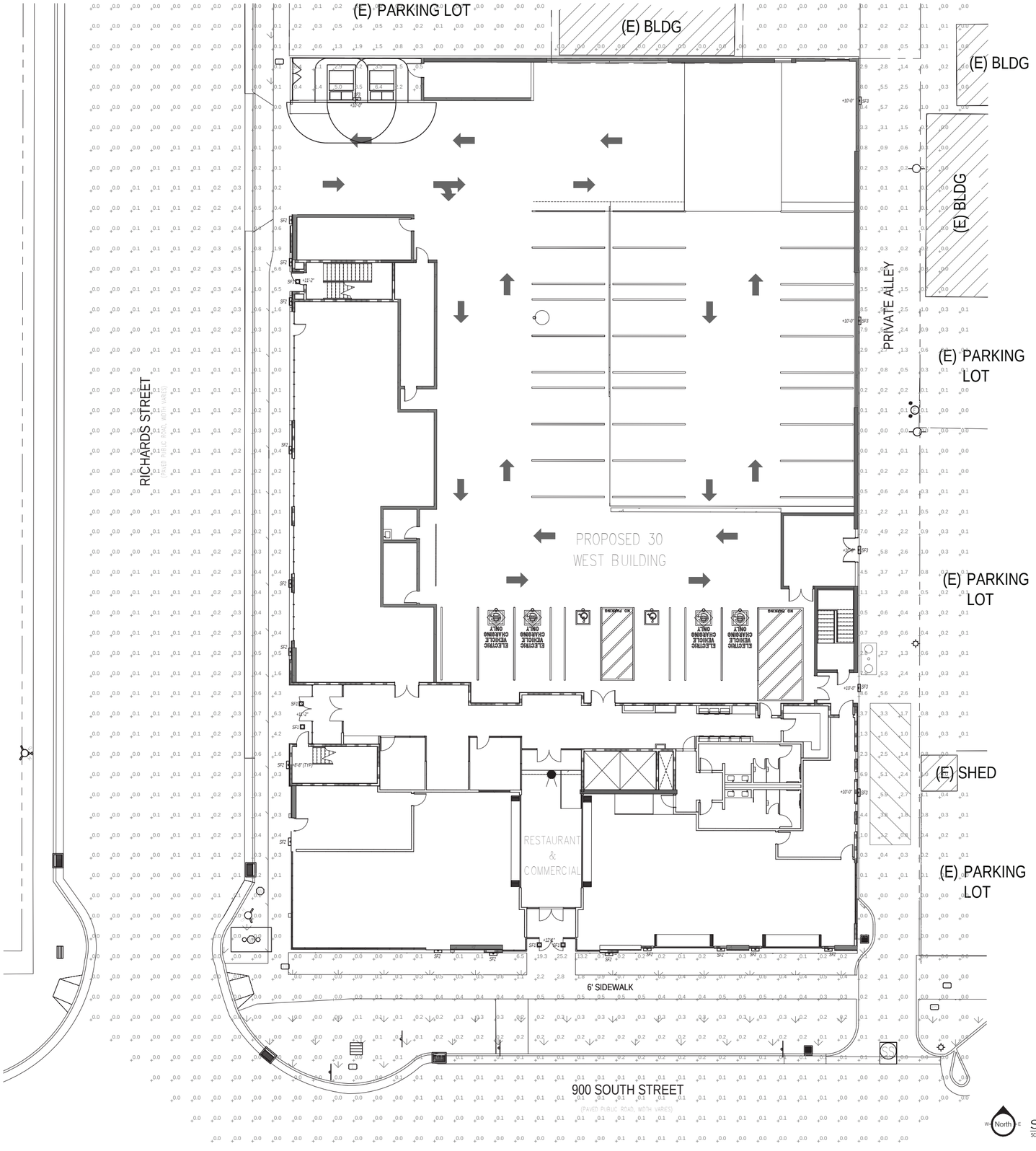
Multi-Family Residential:
1/2 Stall / Dwelling Unit x (145 Units)
= 72.5 Stalls Required
83 Stalls Provided

Commercial/Retail:
0 per first 25,000 SF, 1 Stall per 1,000 SF thereafter (max. 25 stalls)
= 0 Stalls Required
10 Stalls Provided

ADA Stalls:
3 Required
3 Provided

EV Stalls:
3 Required
3 Provided

Bike Parking:
5% of 83 stalls = 4.15 bike parking
5 enclosed spaces provided



SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

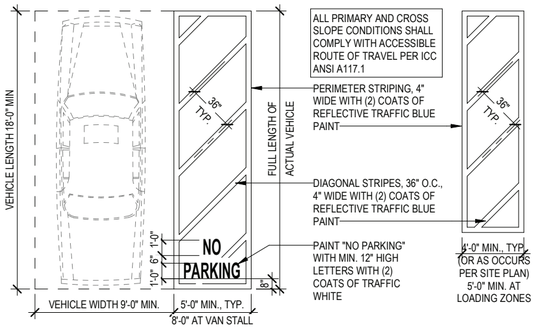
Site Plan - Photometric Study

11.02.2023
Scale: NTS

30 West

30 West 900 South
Salt Lake City, UT 84101

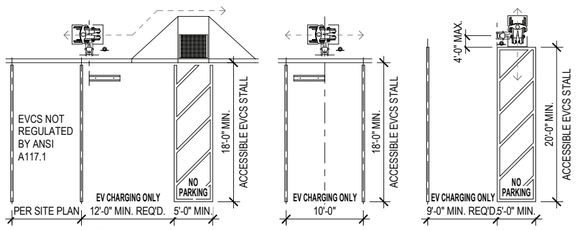
Architecture.
Design.
Relationships.



A. ACCESSIBLE PARKING STALL AISLE

B. ACCESSIBLE ROUTE, DROP-OFF AND LOADING ZONES

NOTE:
1. ACCESSIBLE PATH AND ACCESSIBLE AISLE SHALL COMPLY WITH ICC ANSI A117.1



B. VAN ACCESSIBLE EVCS STALL CONFIGURATION WITH NON-REGULATED CHARGING STALL

C. AMBULATORY EVCS STALL CONFIGURATION

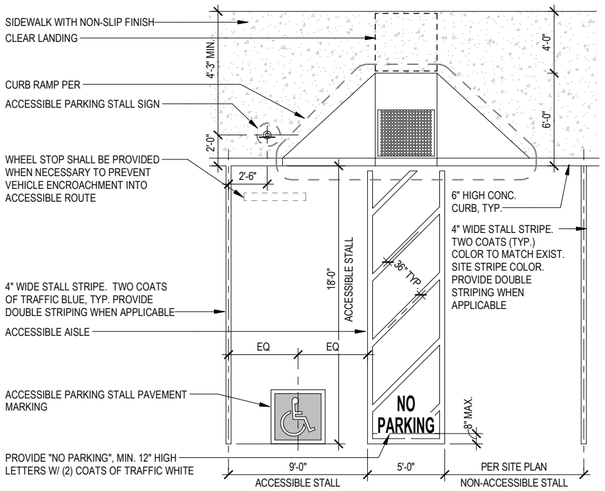
D. PARALLEL EVCS STALL CONFIGURATION

ADA EV PARKING STALLS

Scale: 3/32" = 1'-0"

7

NOTES:
1. ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE SHALL HAVE A MAX. SLOPE OF 2% IN ANY DIRECTION
2. ACCESSIBLE AISLE MAY BE ON EITHER SIDE OF THE ACCESSIBLE STALL



ADA EV PARKING STALL

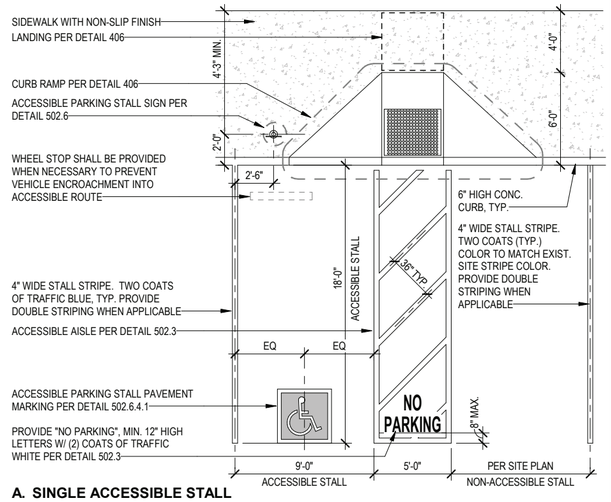
Scale: 3/16" = 1'-0"

2

502 ACCESSIBLE PARKING STALLS

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 208. For the purposes of this section, electric vehicle charging stations are not parking spaces.
2. Provide accessible spaces for each parking facility (parking lots and parking structures). The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not based on the total number of parking spaces provided in all of the parking facilities provided on site.
3. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.
4. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with Section 502.
5. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with Section 502.
6. One in every six or fraction of six parking spaces required by Section 208.2, but not less than one, shall be served by an access aisle 96 inches wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated "van accessible".
7. Accessible parking spaces complying with Section 502 serving a particular building or facility shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces complying with Section 502 shall be dispersed and located closest to the accessible entrances. In parking facilities that do not serve a particular building or facility, accessible parking spaces complying with Section 502 shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. Exception: All van spaces may be grouped on one level of a parking structure.
8. Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 502.3. Exception: Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.
9. Car and van stall access aisle shall be 60 inches wide minimum, shall adjoin an accessible route, and shall extend toe full required length of the parking space they serve. Two parking spaces shall be permitted to share a common access aisle.
10. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.
11. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.
12. There shall be a minimum vertical clearance of 98 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits.
13. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 703.7.2.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign. 502.6
    a. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.
    b. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."
    c. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space. § 502.6.3
14. Each accessible car and van space shall have surface identification complying with either of the following schemes: §502.6.4
    a. The parking space shall be marked with an International Symbol of Accessibility complying with Section 703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.
    b. The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.
15. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.
16. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

NOTES:
1. ACCESSIBLE STALLS SHALL COMPLY WITH §208 & §502
2. ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE SHALL HAVE A MAX. SLOPE OF 2% IN ANY DIRECTION §502.
3. ACCESSIBLE AISLE MAY BE ON EITHER SIDE OF THE ACCESSIBLE STALL §502.3.4

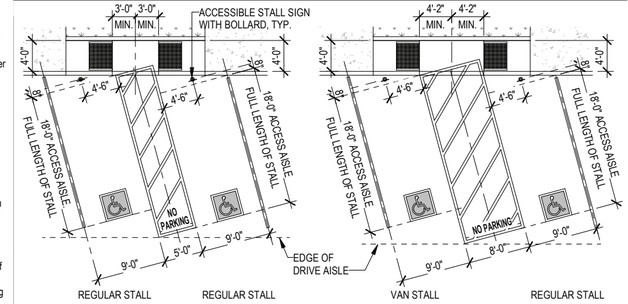


A. SINGLE ACCESSIBLE STALL

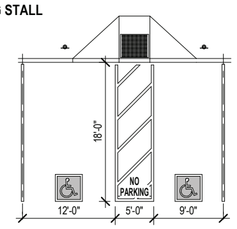
ADA IBC 502 - PARKING STALLS

Scale: 3/16" = 1'-0"

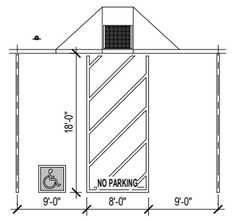
5



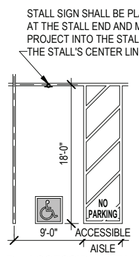
G. ANGLED PARKING STALL



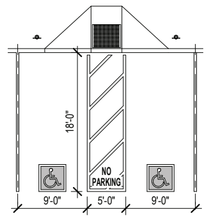
E. SINGLE VAN AND REGULAR ACCESSIBLE STALL LAYOUT



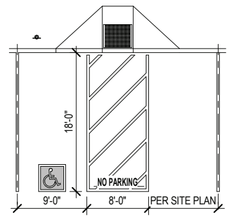
F. SINGLE VAN AND REGULAR ACCESSIBLE STALL ALT. LAYOUT



B. ACCESSIBLE STALL IN PARKING FIELD



C. DUAL REGULAR ACCESSIBLE STALLS



D. SINGLE VAN ACCESSIBLE STALL

ADA IBC 504 - PARKING STALLS ALT.

Scale: 3/32" = 1'-0"

6

Floor Plan - Level 1

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

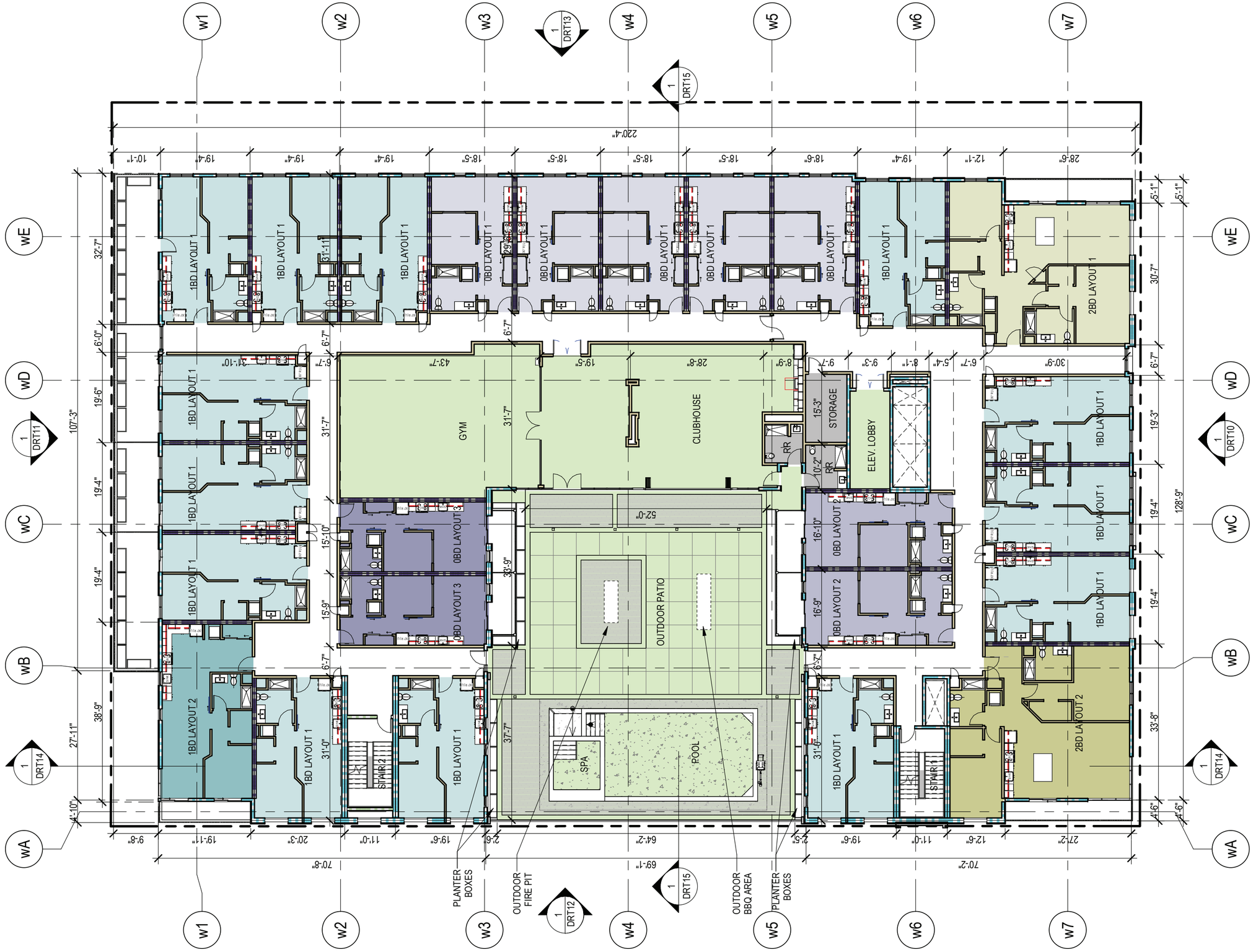
Floor Plan - Level 2

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



Floor Plan - Level 3

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

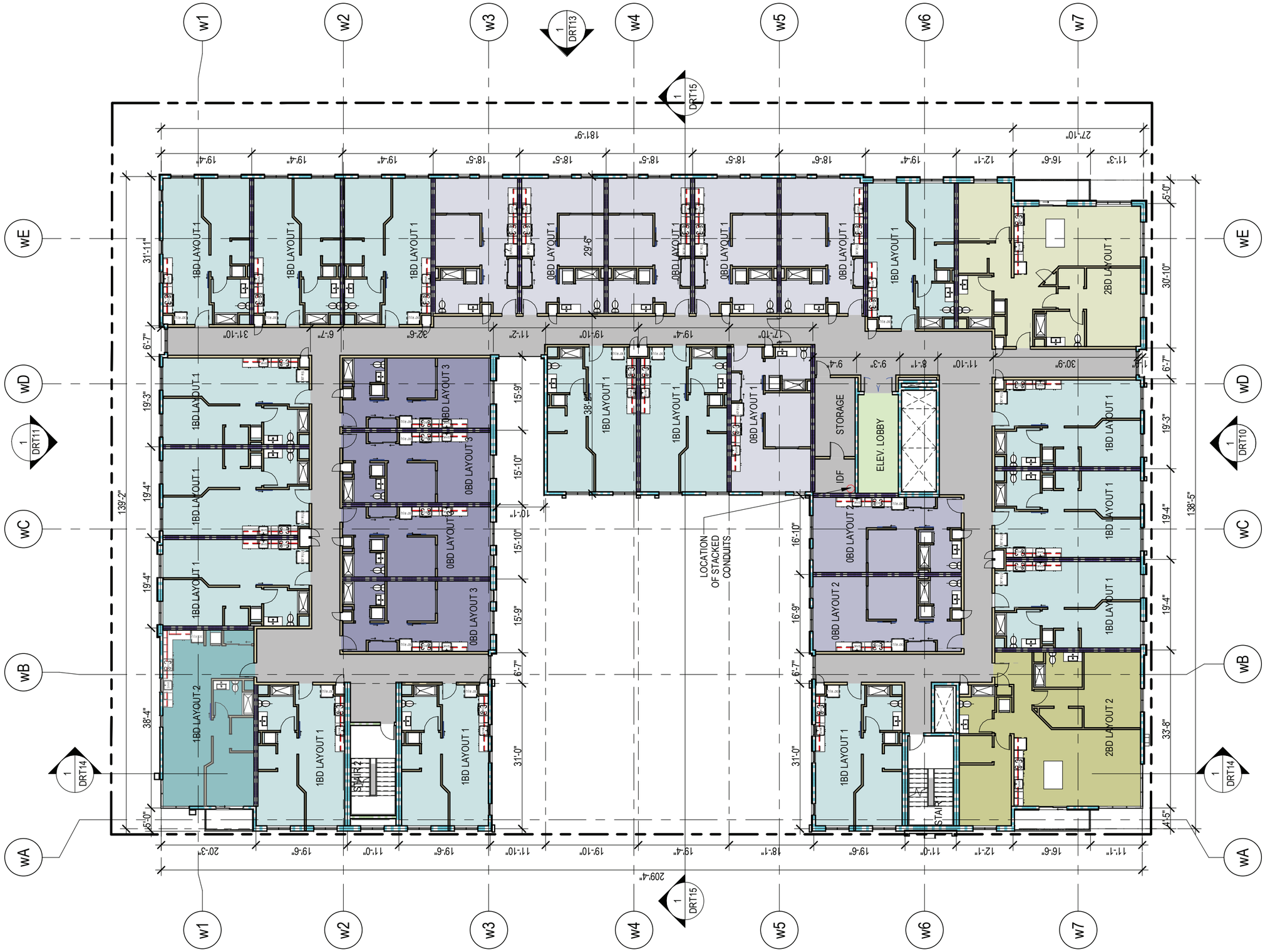
Floor Plan - Level 4

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



Floor Plan - Level 5

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

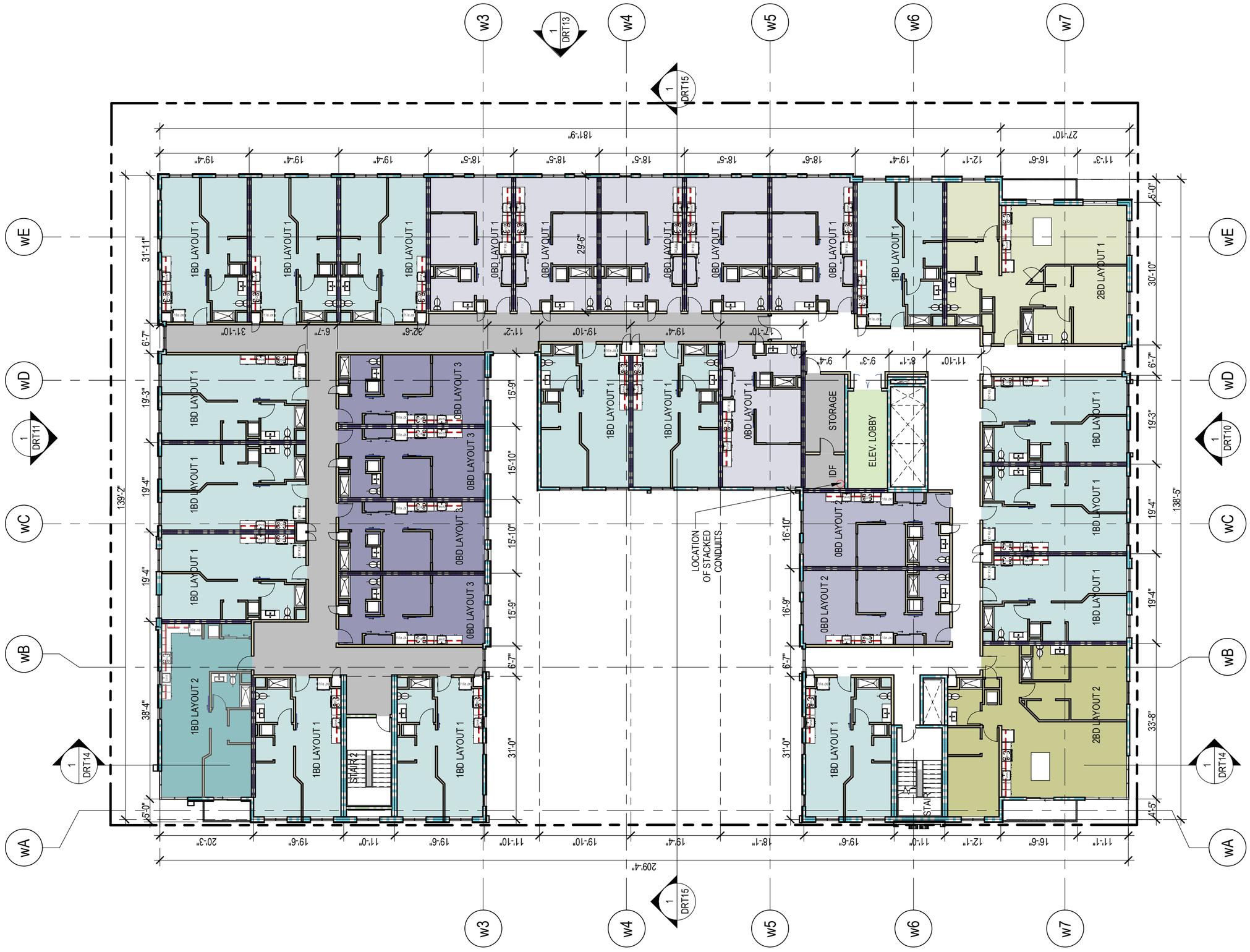
Floor Plan - Level 6

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



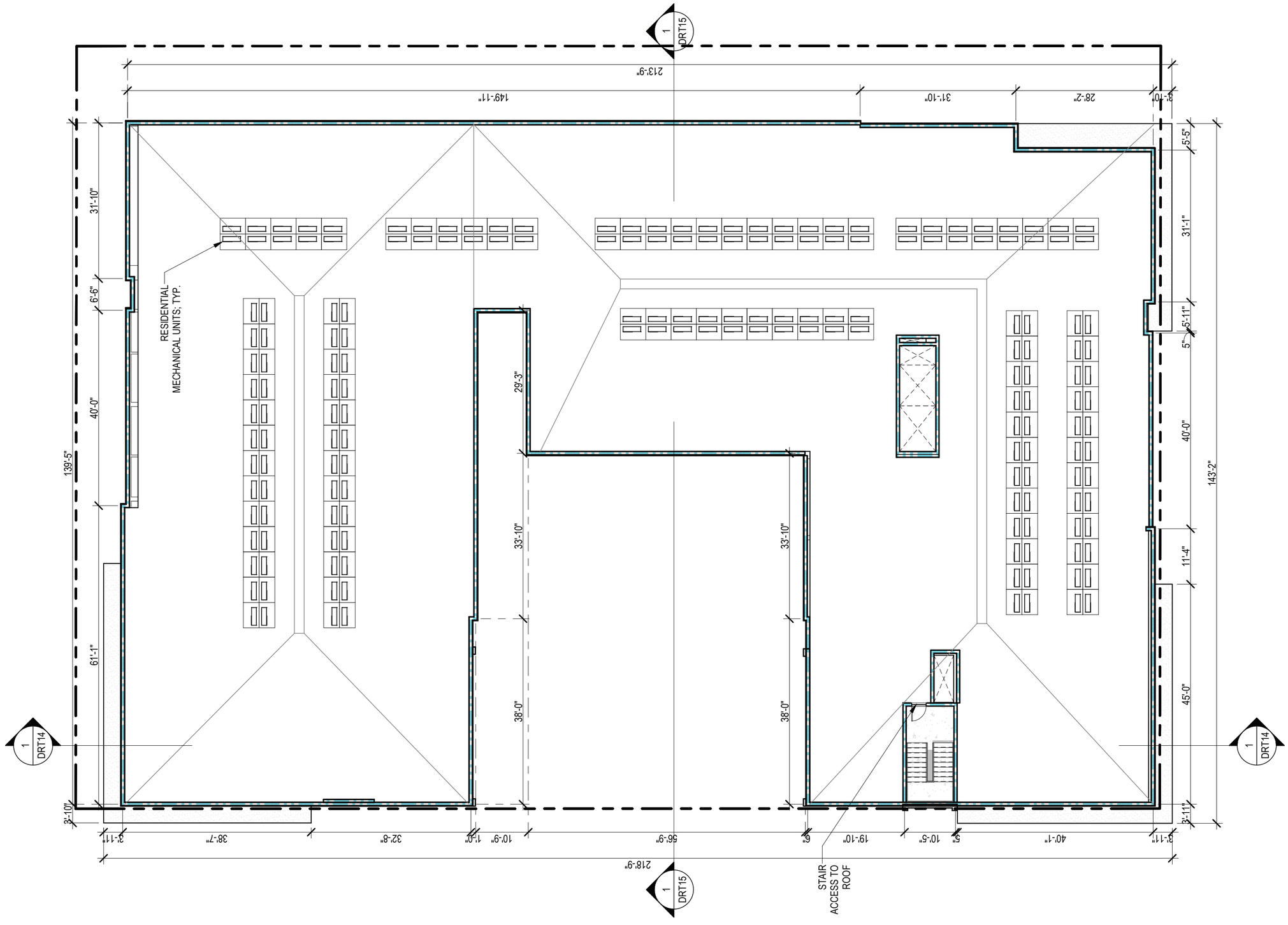
Floor Plan - Level 7

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



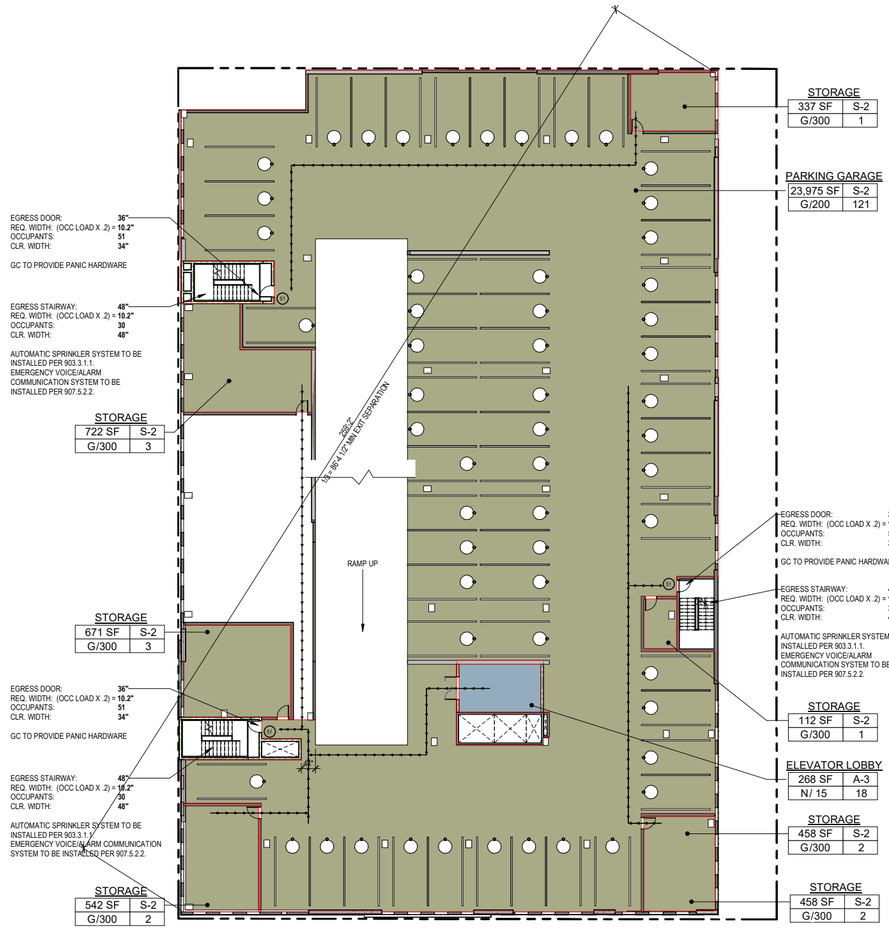
Roof Plan

11.02.2023
Scale: 3/64" - 1'-0"

30 West

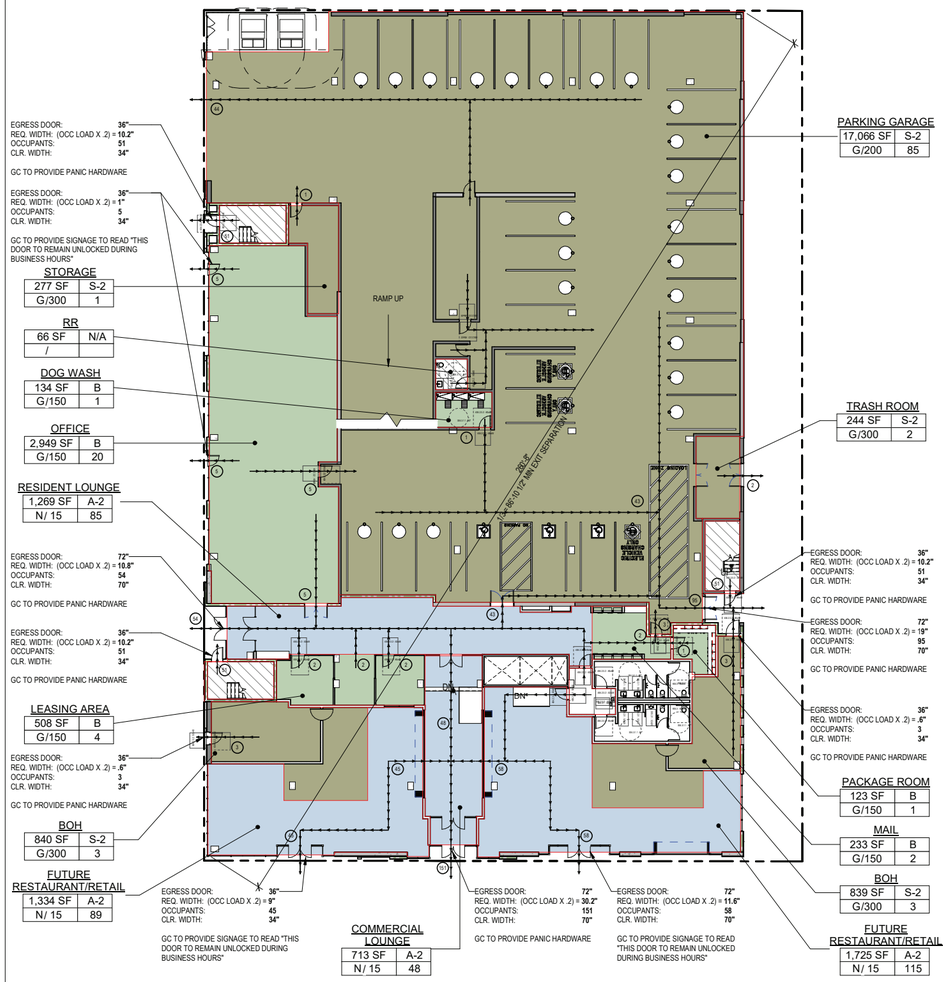
30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



Code Analysis

- A-3
- S-2



Code Analysis

- A-2
- B
- N/A
- S-2

Area Schedule (Code Analysis) - Level 2

Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
STORAGE	Level 2	337 SF	S-2	300	G	2
STORAGE	Level 2	722 SF	S-2	300	G	3
STORAGE	Level 2	671 SF	S-2	300	G	3
STORAGE	Level 2	458 SF	S-2	300	G	2
STORAGE	Level 2	112 SF	S-2	300	G	1
ELEVATOR LOBBY	Level 2	268 SF	A-3	15	N	18
PARKING GARAGE	Level 2	23,975 SF	S-2	200	G	120
STORAGE	Level 2	542 SF	S-2	300	G	2
		27,086 SF				151

Area Schedule (Code Analysis) - Level 1

Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Occupant Load
BOH	Level 1	840 SF	S-2	300	G	3
FUTURE RESTAURANT/RETAIL	Level 1	1,334 SF	A-2	15	N	89
LEASING AREA	Level 1	508 SF	B	150	G	4
FUTURE RESTAURANT/RETAIL	Level 1	1,725 SF	A-2	15	N	115
BOH	Level 1	839 SF	S-2	300	G	3
RESIDENT LOUNGE	Level 1	1,269 SF	A-2	15	N	85
PARKING GARAGE	Level 1	17,066 SF	S-2	200	G	86
TRASH ROOM	Level 1	244 SF	S-2	300	G	1
DOG WASH	Level 1	134 SF	B	150	G	1
COMMERCIAL LOUNGE	Level 1	713 SF	A-2	15	N	48
STORAGE	Level 1	277 SF	S-2	300	G	1
CIRCULATION/BOH	Level 1	169 SF	N/A			
CIRCULATION/BOH	Level 1	166 SF	N/A			
CIRCULATION/BOH	Level 1	169 SF	N/A			
MAIL	Level 1	233 SF	B	150	G	2
PACKAGE ROOM	Level 1	123 SF	B	150	G	1
OFFICE	Level 1	2,949 SF	B	150	G	20
RR	Level 1	66 SF	N/A			
		28,822 SF				459

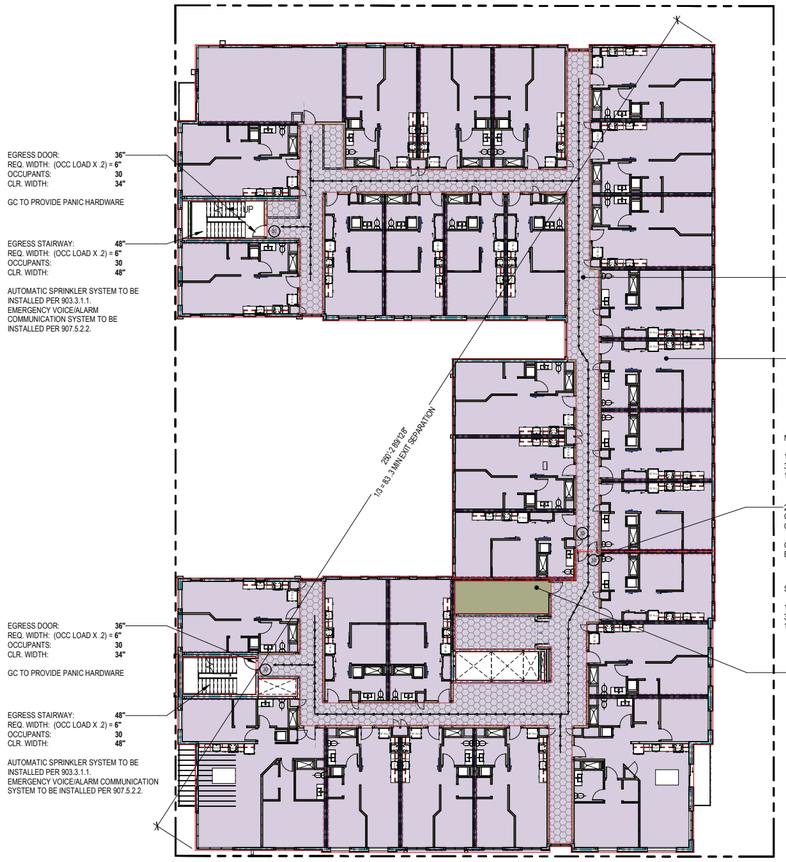
Levels 1 & 2 Egress Plans

11.02.2023
Scale: 1/32" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

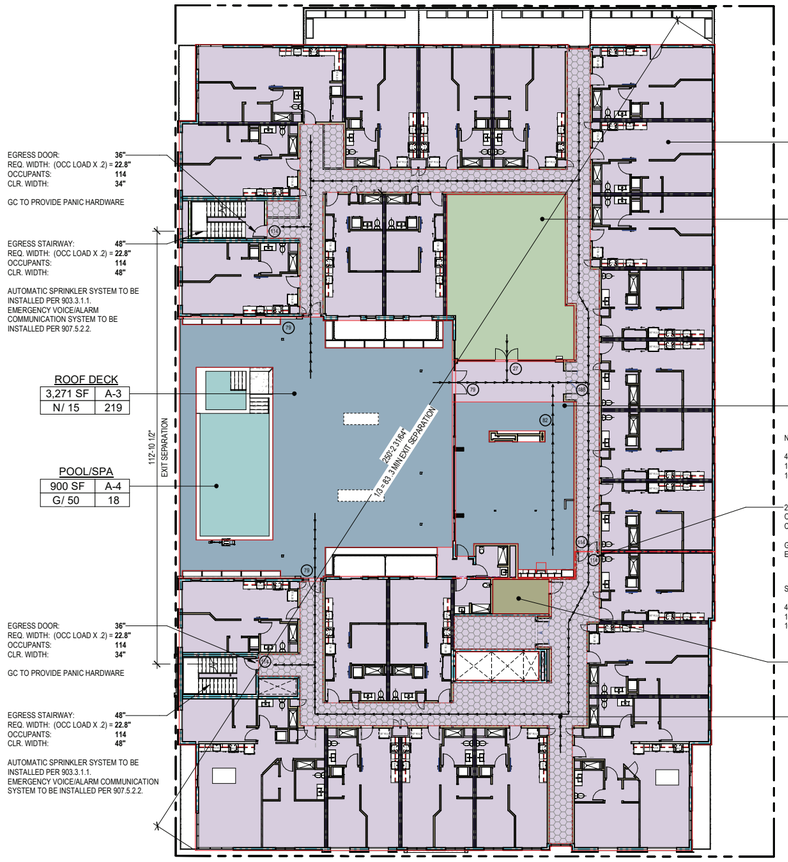
Architecture.
Design.
Relationships.



Code Analysis

- R-2
- S-2

Area Schedule (Code Analysis) - Level 4						
Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
RESIDENTIAL	Level 4	19,902 SF	R-2	200	G	100
CIRCULATION	Level 4	3,286 SF	R-2	200	G	17
ELECT.	Level 4	214 SF	S-2	300	G	1
		23,402 SF				118



Code Analysis

- A-3
- A-4
- B
- R-2
- S-2

Area Schedule (Code Analysis) - Level 3						
Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
GYM	Level 3	1,350 SF	B	50	G	27
CLUBHOUSE	Level 3	1,216 SF	A-3	15	N	82
ROOF DECK	Level 3	3,271 SF	A-3	15	N	219
CIRCULATION	Level 3	3,580 SF	R-2	200	G	18
RESIDENTIAL	Level 3	17,707 SF	R-2	200	G	89
STORAGE	Level 3	131 SF	S-2	300	G	1
POOL/SPA	Level 3	900 SF	A-4	50	G	18
		28,156 SF				454

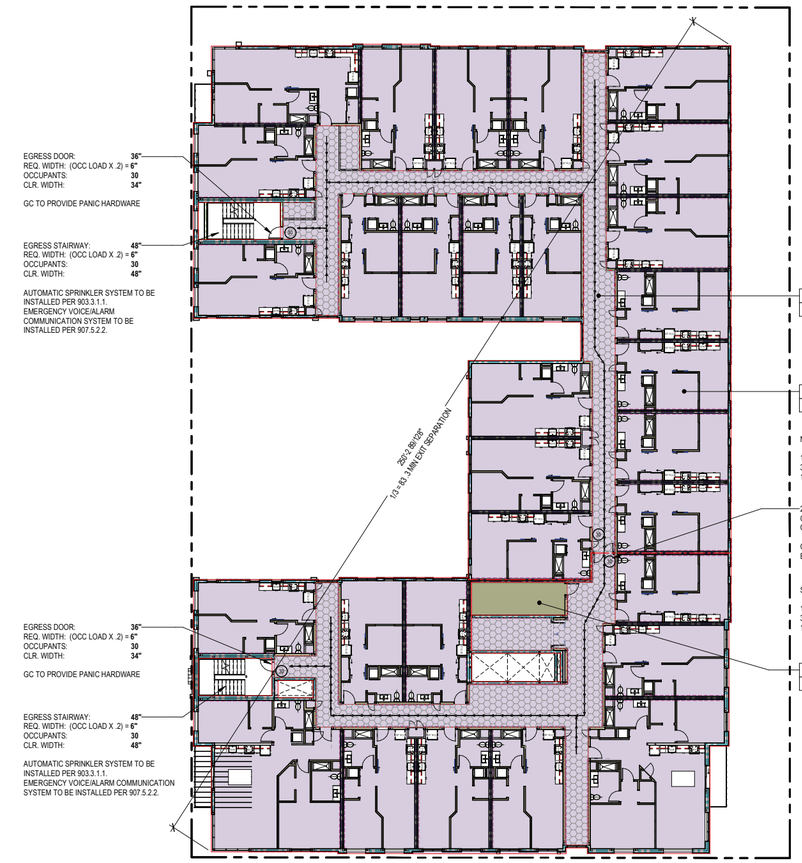
Levels 3 & 4 Egress Plans

11.02.2023
Scale: 1/32" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

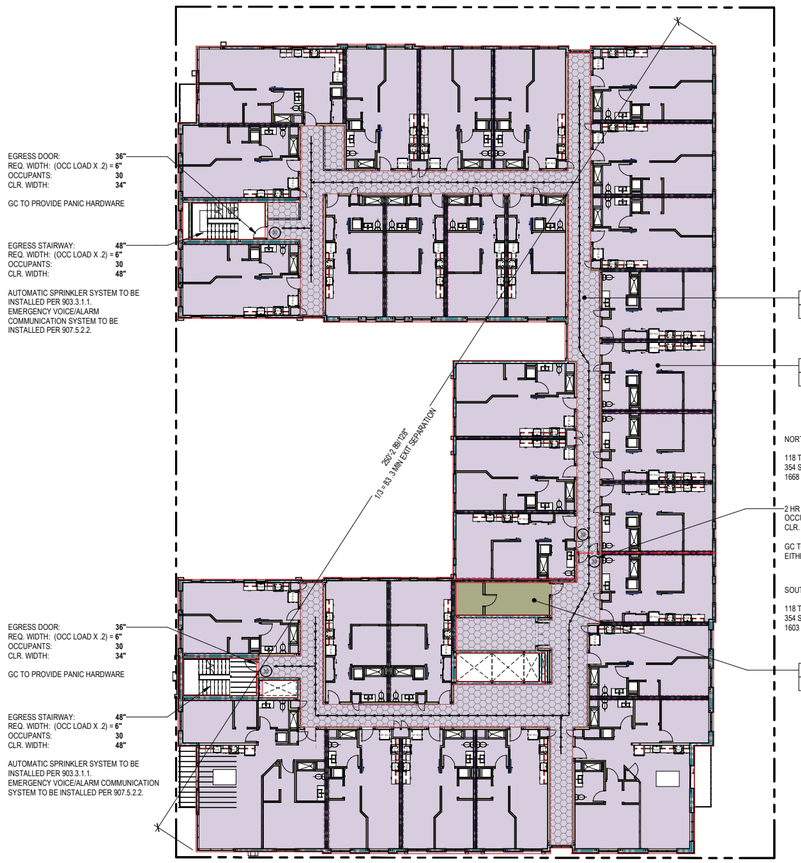


Code Analysis

- R-2
- S-2

Area Schedule (Code Analysis) - Level 6

Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
RESIDENTIAL	Level 6	19,908 SF	R-2	200	G	100
CIRCULATION	Level 6	3,286 SF	R-2	200	G	17
STORAGE	Level 6	214 SF	S-2	300	G	1
		23,408 SF				118



Code Analysis

- R-2
- S-2

Area Schedule (Code Analysis) - Level 5

Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
RESIDENTIAL	Level 5	19,908 SF	R-2	200	G	100
CIRCULATION	Level 5	3,286 SF	R-2	200	G	17
IDF & STORAGE	Level 5	214 SF	S-2	300	G	1
		23,408 SF				118

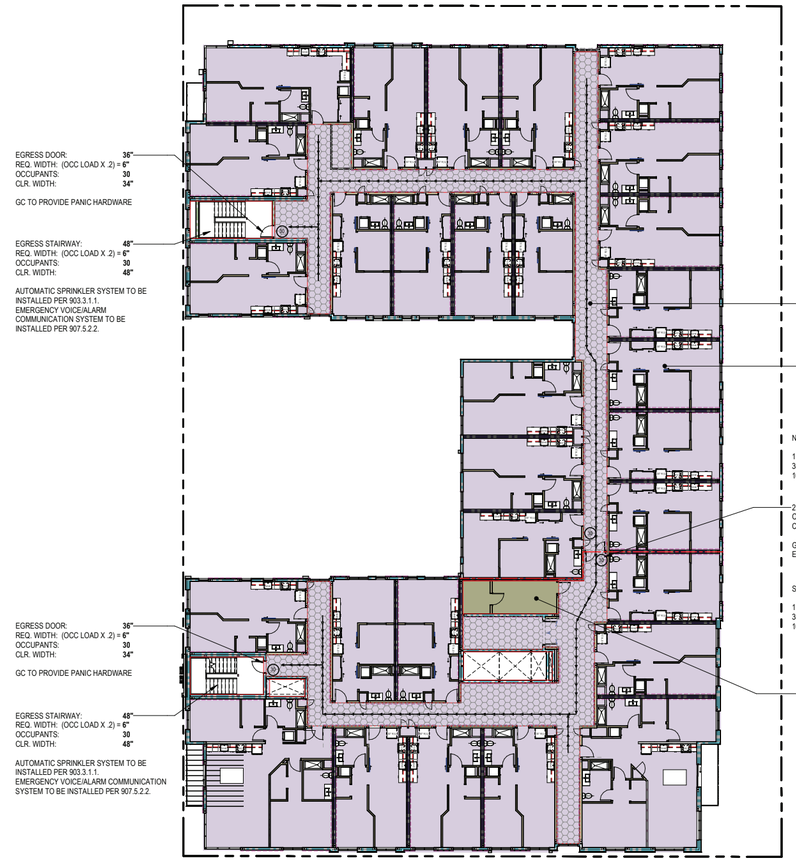
Levels 5 & 6 Egress Plans

11.02.2023
Scale: 1/32" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



Code Analysis

- R-2
- S-2

Area Schedule (Code Analysis) - Level 7

Name	Level	Area	Occupancy Type	Occupancy Load Factor	Gross or Net	Calculated Occupant Load
RESIDENTIAL	Level 7	19,908 SF	R-2	200	G	100
CIRCULATION/BOH	Level 7	3,286 SF	R-2	200	G	17
STORAGE	Level 7	214 SF	S-2	300	G	1
		23,408 SF				118

Level 7 Egress Plan

11.02.2023
Scale: 1/32" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

Materials:

CON-1 Fiber Reinforced Concrete Panels

WD-1 Composite Wood Panels

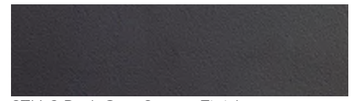
BRK-1 Brick Veneer

MTL-1 Standing Seam Metal Panel

CIP-1 Cast in Place Concrete

STU-1 White Stucco Finish

STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

South Elevation

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

Materials:

CON-1 Fiber Reinforced Concrete Panels

WD-1 Composite Wood Panels

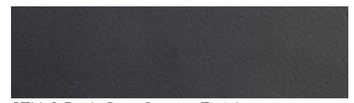
BRK-1 Brick Veneer

MTL-1 Standing Seam Metal Panel

CIP-1 Cast in Place Concrete

STU-1 White Stucco Finish

STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

North Elevation

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

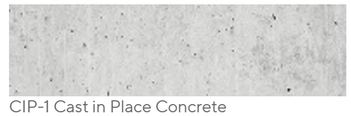
Materials:

CON-1 Fiber Reinforced Concrete Panels

WD-1 Composite Wood Panels

BRK-1 Brick Veneer

MTL-1 Standing Seam Metal Panel



CIP-1 Cast in Place Concrete

STU-1 White Stucco Finish

STU-2 Gray Stucco Finish

STU-3 Dark Gray Stucco Finish

West Elevation

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

Materials:

CON-1 Fiber Reinforced Concrete Panels

WD-1 Composite Wood Panels

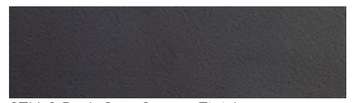
BRK-1 Brick Veneer

MTL-1 Standing Seam Metal Panel

CIP-1 Cast in Place Concrete

STU-1 White Stucco Finish

STU-2 Gray Stucco Finish



STU-3 Dark Gray Stucco Finish

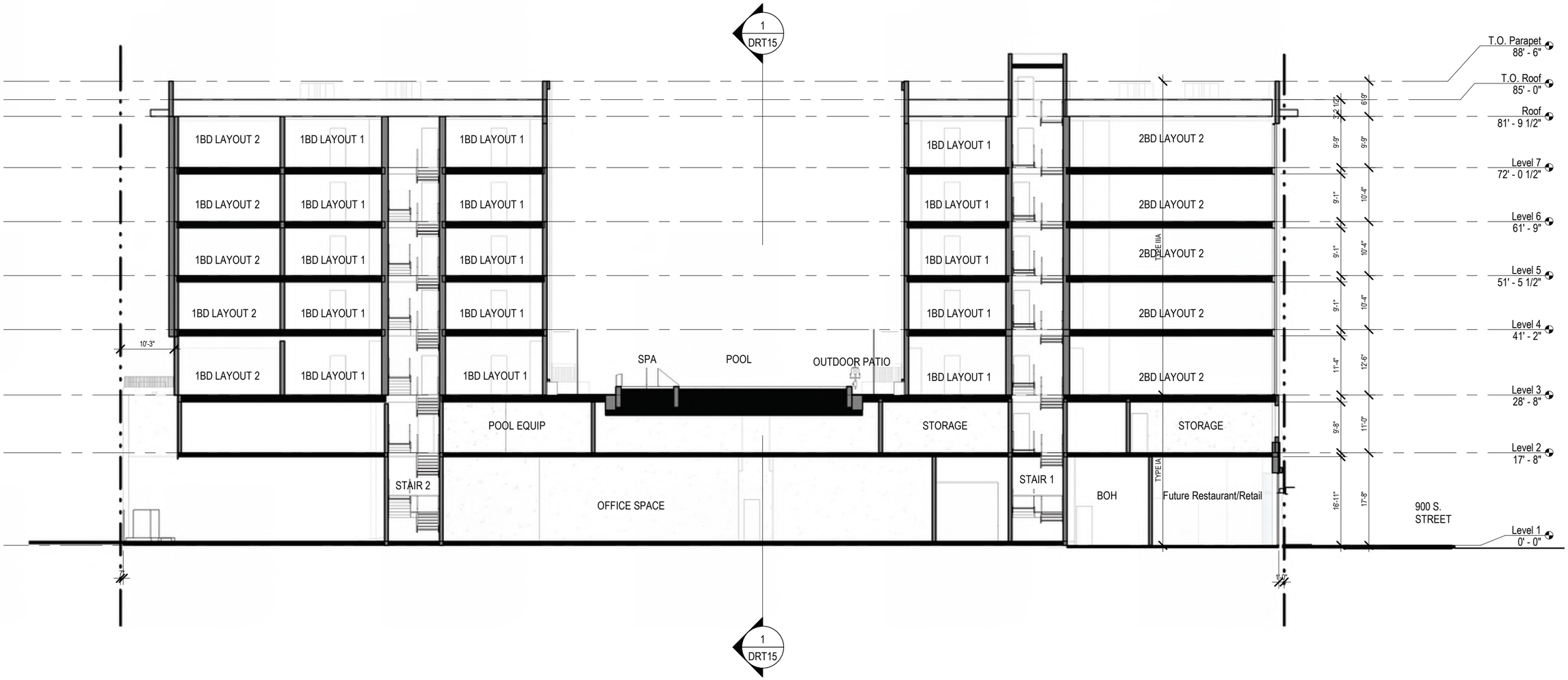
East Elevation

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.



Bldg Section

11.02.2023
Scale: 3/64" - 1'-0"

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

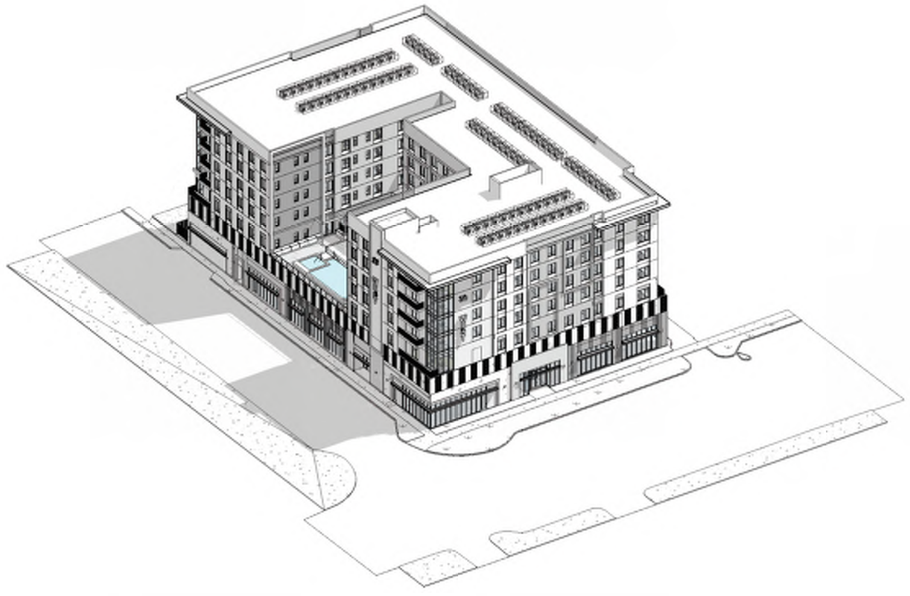
Bldg Section

11.02.2023
Scale: 3/64" - 1'-0"

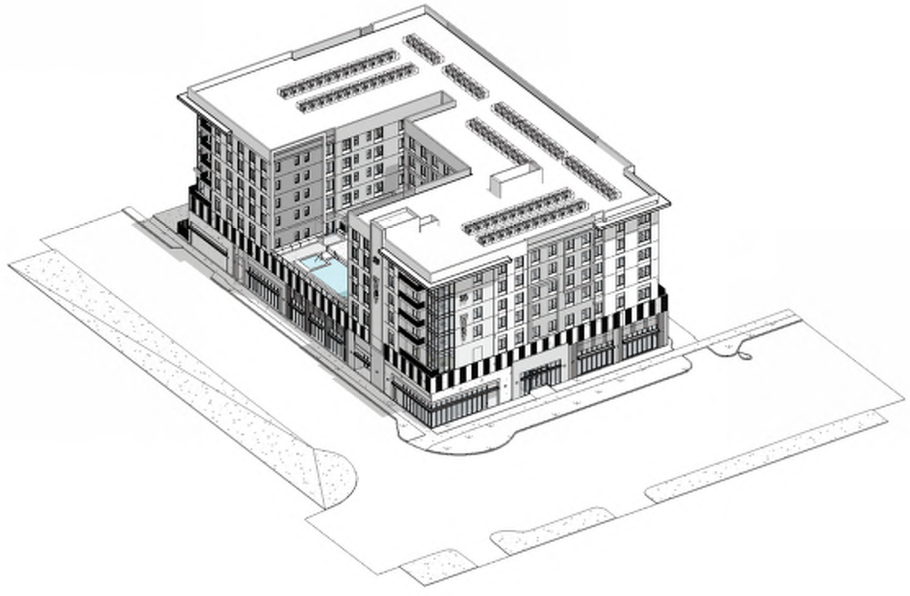
30 West

30 West 900 South
Salt Lake City, UT 84101

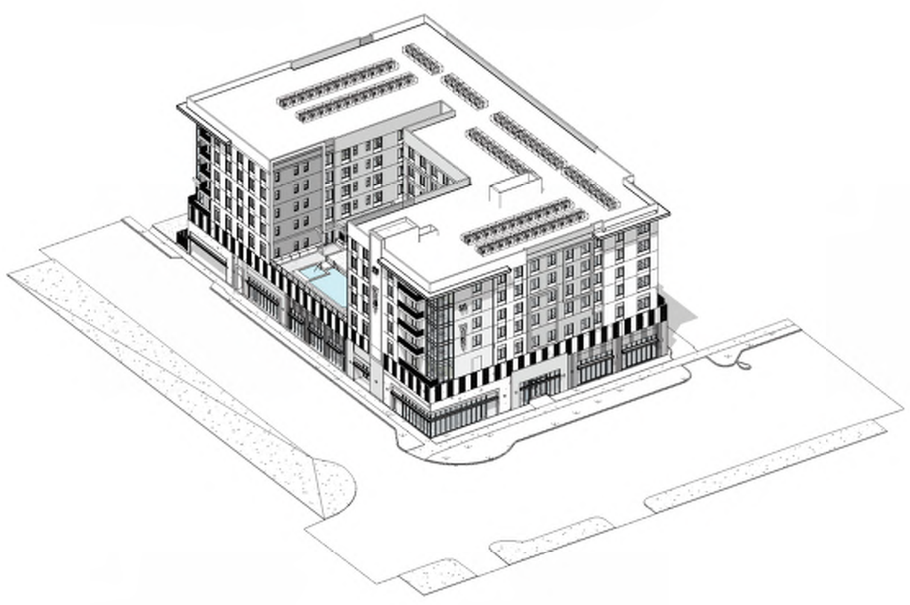
Architecture.
Design.
Relationships.



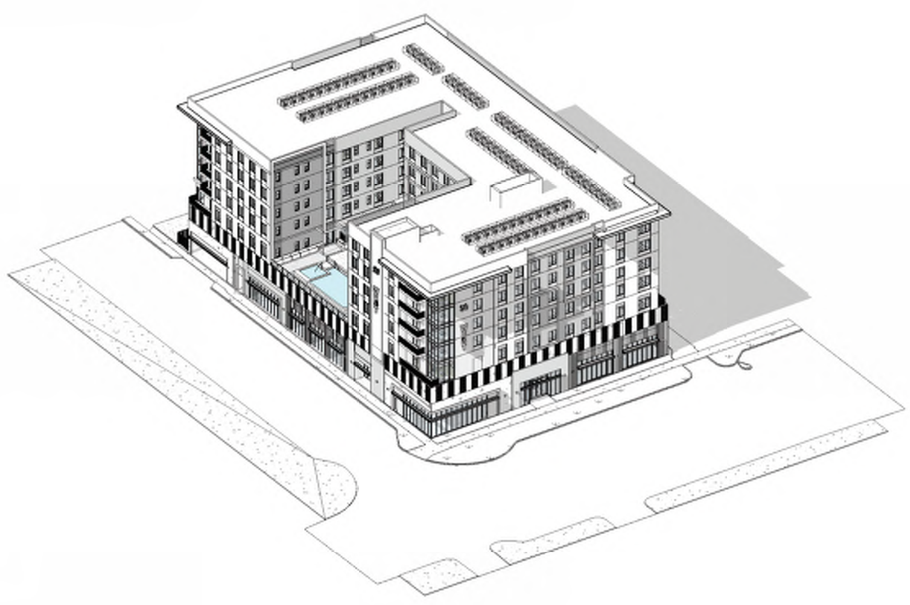
SUMMER SOLSTICE - 10 AM



SUMMER SOLSTICE - 12 PM



SUMMER SOLSTICE - 2 PM



SUMMER SOLSTICE - 4 PM

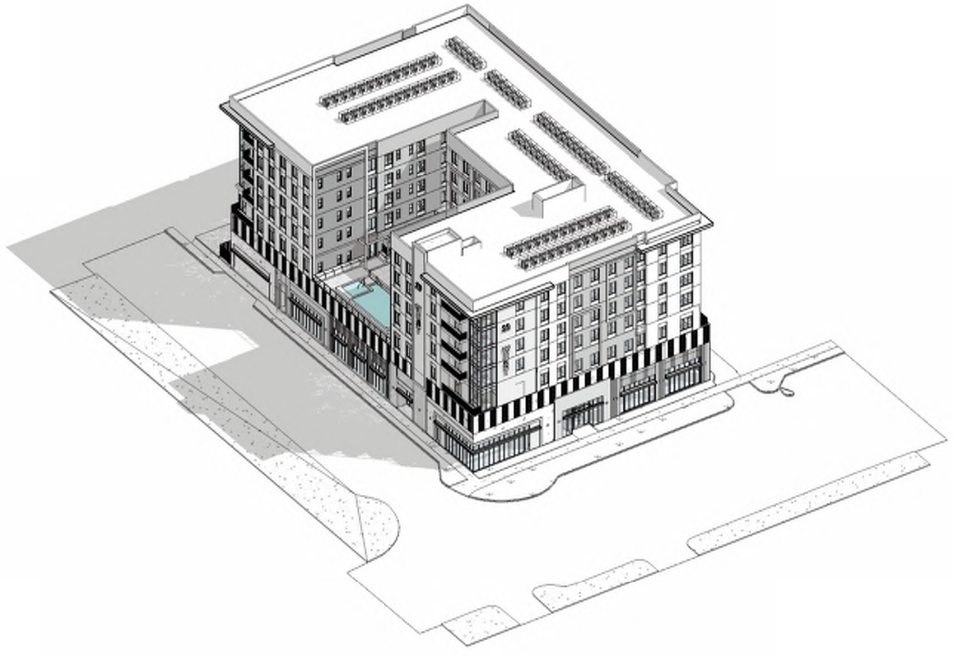
Shadow Study - Summer Solstice

11.02.2023

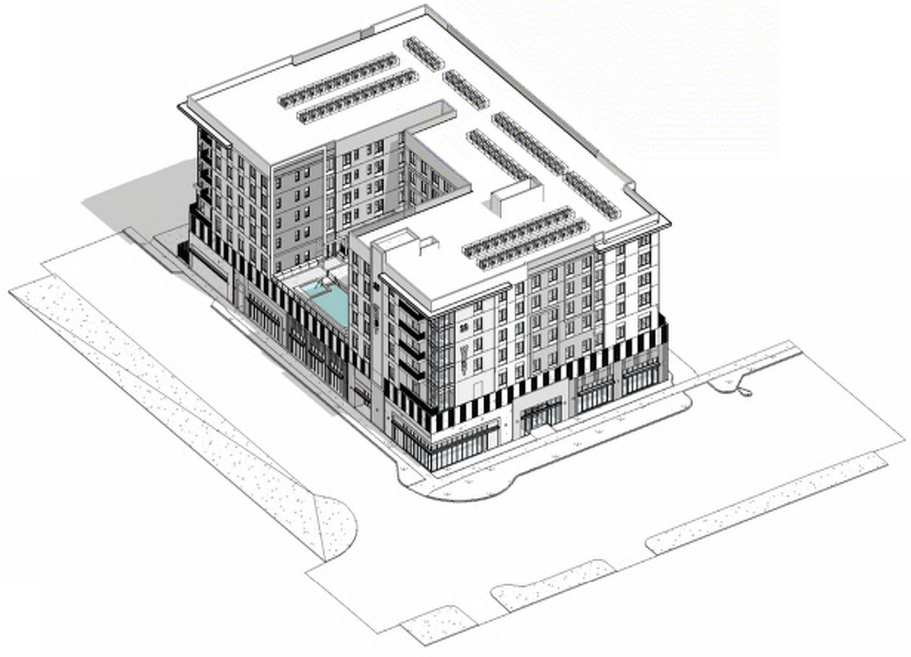
30 West

30 West 900 South
Salt Lake City, UT 84101

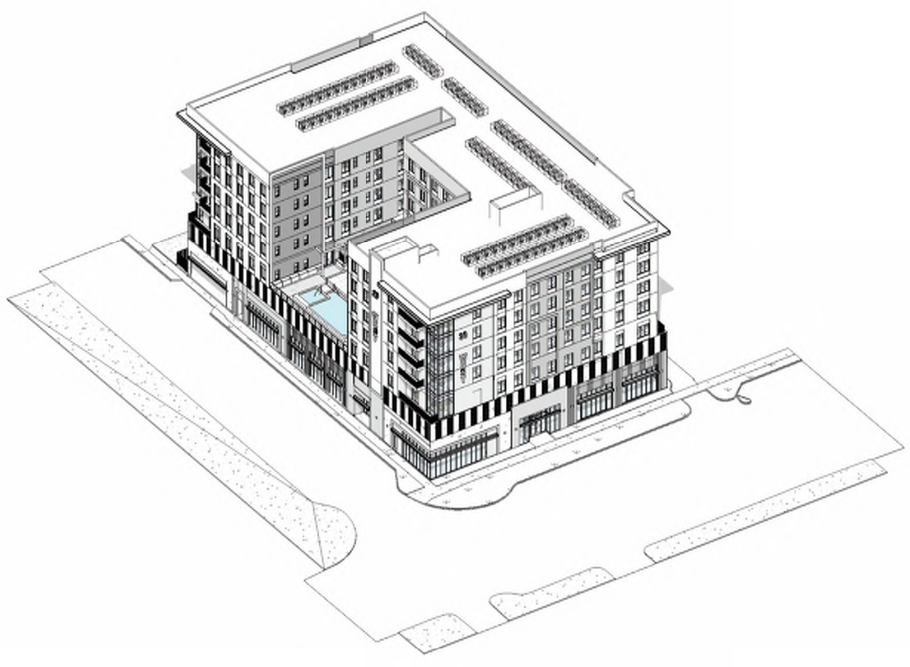
Architecture.
Design.
Relationships.

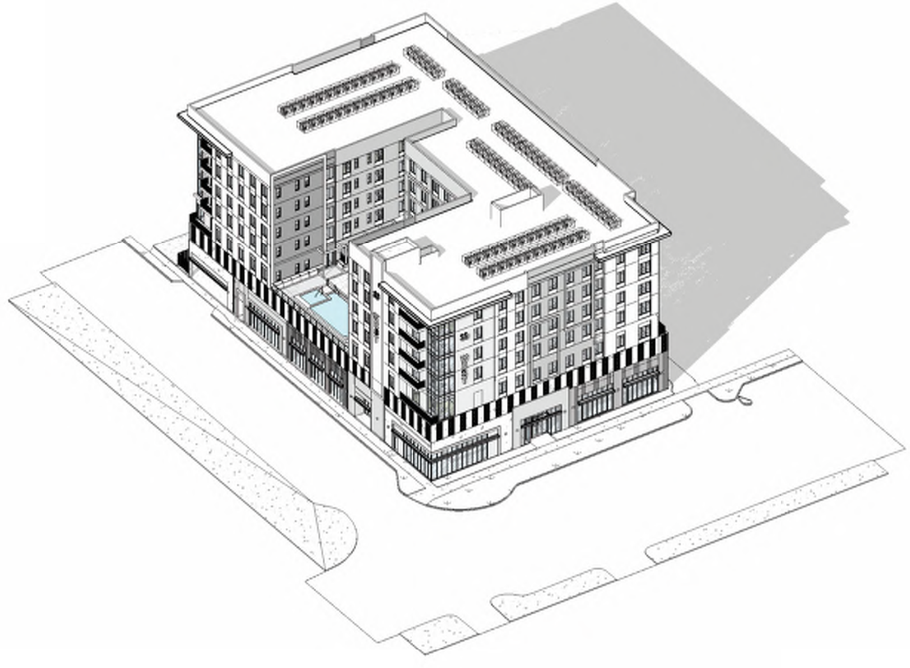


SPRING/FALL EQUINOX - 10 AM



SPRING/FALL EQUINOX - 12 PM





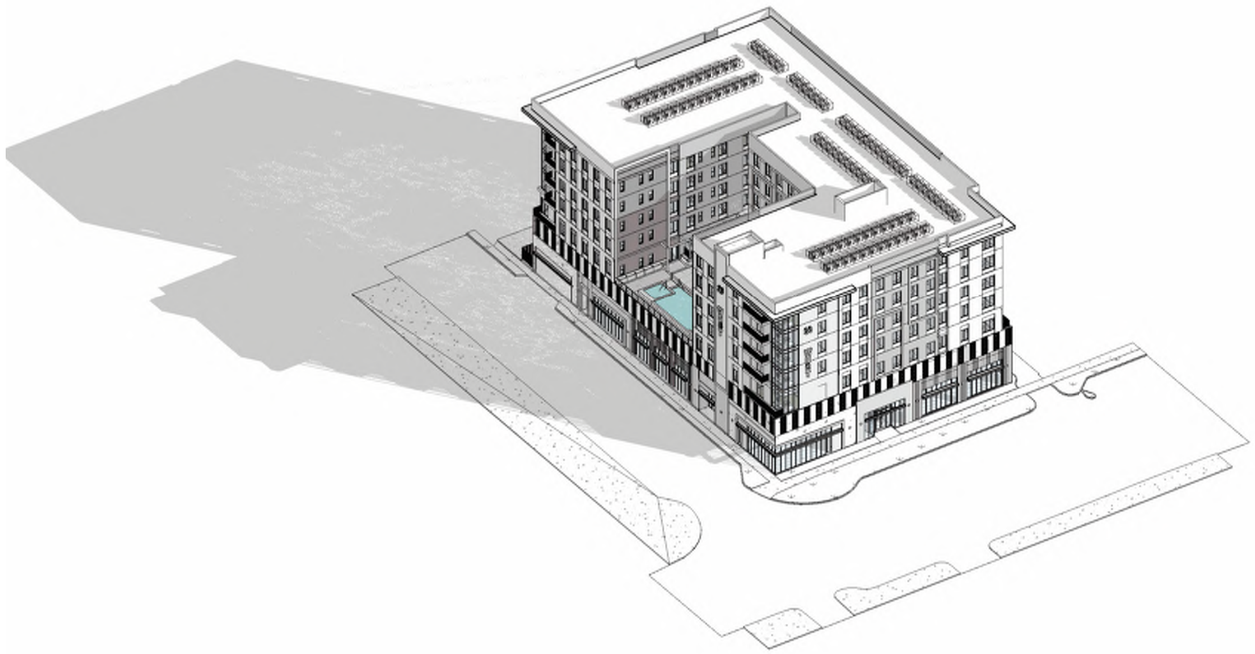
Shadow Study - Spring & Fall Equinox

11.02.2023

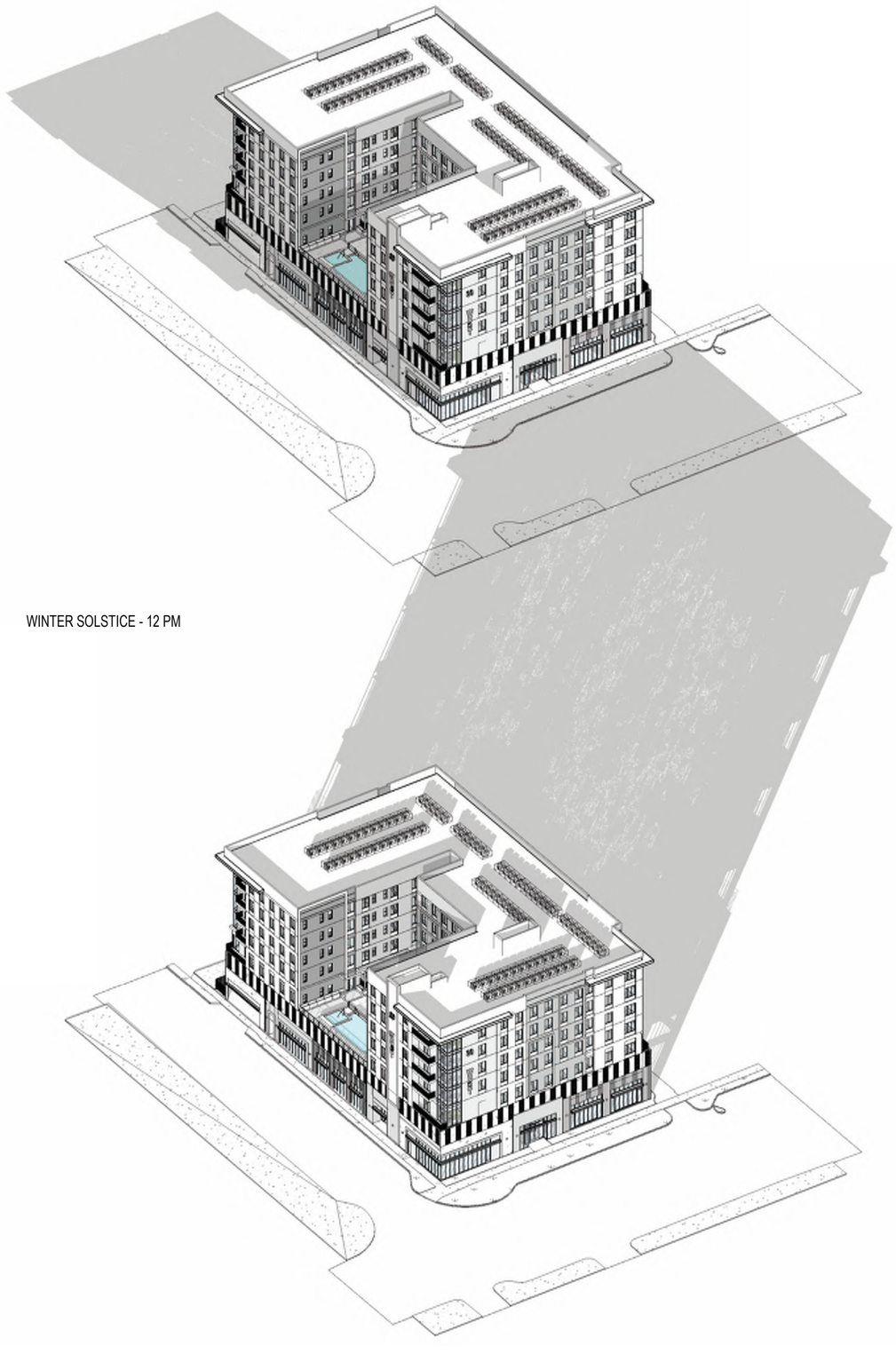
30 West

30 West 900 South
Salt Lake City, UT 84101

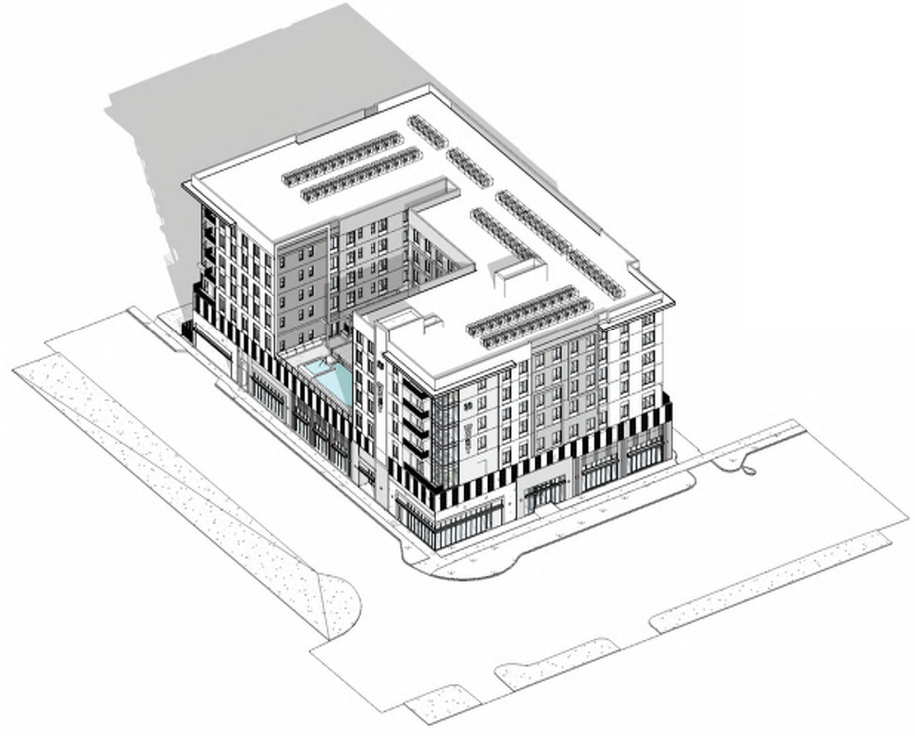
Architecture.
Design.
Relationships.



WINTER SOLSTICE - 10 AM



WINTER SOLSTICE - 12 PM



Shadow Study - Winter Solstice

11.02.2023

30 West

30 West 900 South
Salt Lake City, UT 84101

Architecture.
Design.
Relationships.

Standard	Requirement	Proposed
Lot Size Requirements:	No minimum lot area or lot width shall be required.	Lot is .795 acres / 34,624 SF
Maximum Building Height:	The maximum permitted building height shall not exceed one hundred twenty feet (120') subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of chapter 21A.59 of this title.	Development will be requesting a building height increase up to 90'-0" above grade.
Minimum Yard Requirements:	Front & Corner Side Yard: There is no min. setback; the maximum setback is 10 feet. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.	Development will be at property line with the exception of the existing alleyway to be maintained.
Landscape Yard Requirements:	If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.	Neither front or side yard is provided.
Mid-Block Walkways:	Any new development shall provide a mid-block walkway if a mid-block walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the mid-block walkway: 1. The mid-block walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path. 2. The mid-block 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.	Mid-block walkway is not located on this property in the master plan, this is not applicable to this project.
Ground Floor Uses:	To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.	Retail and/or restaurants will be provided with main entrances from 900 South and the majority of the dining areas facing the street frontage. Retail and/or restaurants will be provided with main entrances along and frontage along Richards Street.
Existing Vehicle Sales Or Lease Lots:	Not Applicable	-

D-2 Downtown Support District:

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

Design Standard:	Response:
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.	The development creates new shared office spaces as well as retail/food service locations to serve the surrounding community. The development also brings in 145 new housing units to the neighborhood. The building is constructed close to the sidewalk and property line to maximize lot coverage and promote the pedestrian experience at the ground floor. Building lighting and storefronts will promote a safe and pedestrian friendly neighborhood.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot) 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	The main entrances to the building will be located on the prominent street frontage of 900 South and the main residential entrance and parking will be located along the Richards Street frontage both facing public sidewalks. The building maximizes the lot coverage and pushes the entrances to the edge of the property line. Garage parking is provided on the ground floor, and parking level. Parking will serve the residential units as well as the retail and office areas.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor	At the ground floor, the building is located 1" of the property line and the public sidewalk is directly adjacent at the west facade, at the south facade, the building is located 3 1/4" from the property line and 5'-1" to the public sidewalk, bringing pedestrian views to the interior of the building. The ground floor is also activated with storefront glazing along 900 South and Richards Street to pull interest into the retail and shared offices at the ground floor. At the retail or food service entrances and seating, operable storefronts will be utilized to engage the pedestrian traffic along the southern frontage of 900 South. Retail and food service areas are accessed directly from the sidewalk or from the parking garage.
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.	There are several other up and coming developments that have received approval on height increases in the surrounding area, bringing the context of this development to be relative to the surrounding structures. The building itself articulates a stepback at the second and third floor to emphasize the retail and office locations, the parking level, and the upper residentail floors. At the north end of the property is the only directly adjacent single story building and at this facade, the upper floors have been stepped back to 10'-0" from the property line to provide adaquate sunlight to the adjacent property. At the remaining residential facades that are street facing, balconies have been provided to allow for more visual interest at the upper floors as well as accensuating the lower floors at a human scale. A central amenity space provides further articulation in the building creating a deeper stepback along Richards Street.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes.	The facade along Richards Street 210'-0". The facade along this frontage has been broken up to accentuate the pedestrian and vehicular access along this street. With each element utilizing a different material to create visual interest and architectural detailing. The facade will utilize a combination of composite concrete paneling system, storefront glazing, brick veneer, and standing seam metal panels.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.	Not applicable
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline. 1. Human scale • 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. • For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: • Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. • 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. • Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: • Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. • Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. • 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 project has created a series of visual architectural reliefs at the ground floor, second floor, and third floor to empasize the differing uses at each level and stepback the facade creating a clear ground, middle, and base in the building to relate to the pedestrian experience and human scale. The ground floor utilizes storefront glazing to open the retail and shared offices up to the public sidewalk, the second floor is clad in durable fiber cement and an open screening element to conceal the vehicles at the parking garage, and the upper residential floors will utilize operable windows, balconies, and stepbacks to define the upper section of the building. To further accentuate the human scale at the public sidewalk, the project has created a series of architectural detailing that breaks up long spances of the facades that are street facing. A deep stepback along Richards Street at the third level along with the amenity pool area that has carved out a courtyard at the upper level aide in addressing the need to articulate the scale and be responsive to the context of the neighborhood. The shadow effect of the height increase will be reduced to the neighbor to the north of the property by stepping back the north facade 10'-0" above the second level allowing more direct sunlight to the adjacent property and any future developments, this will also assist in mitigating the wind impacts. The roofline of the project will vary at each material change and will correlate to the overall form and composition of the building.
H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.	The parking entrance has been located at the northern edge of the property along Richards Street and has been designed with the adjacent sidewalk and pedestrian walkway in mind. The existing bus station at 900 South will be maintained with the design of the site-work for this project.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	The proposed trash & recycling room location will be located within the parking garage and will be access via the existing alleyway. Mechanical equipment at the roof level will be screened from public view by the parapet encompassing the roofline. There will be two new transformers located at the northern edge of the property adjacent to the parking entrance and will be screened with a new decorative metal fence and project access for utility maintenance.
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	Signage will be provided to clearly identify the retail and food service establishments as well as the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Lighting has been designed to be in accordance to the Salt Lake City Master Plan and existing street lighting that is near or adjacent to the property will remain as-is. Additional lighting along all street frontages has been carefully designed to accentuate the shared office spaces as well as the retail and food establishments. This has been coordinated with potential signage locations to maximize the attention of the tenant's as well as providing safe pedestrian walkways along Richards Street and 900 South. Exterior building lighting has been designed to be downward to illuminate the sidewalk as well as avoid uplighting to the sky.

Design Standard:	Response:
L. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: • 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. • Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. • Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI). • Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. • 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. • Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)	The improvements along Richards Street and 900 South have provided street trees that are specifically utilized by the city for narrow park strips and consideration for existing city utilities. Careful consideration to planting has been given to the street frontages to increase the impact of the pedestrian experience. Hardscape materials will provide a clear continuation of the existing sidewalk that has recently been underway along 900 South and will be implemented by the City of Salt Lake along Richards Street in the near future per the city's plans that have been provided to our design team.

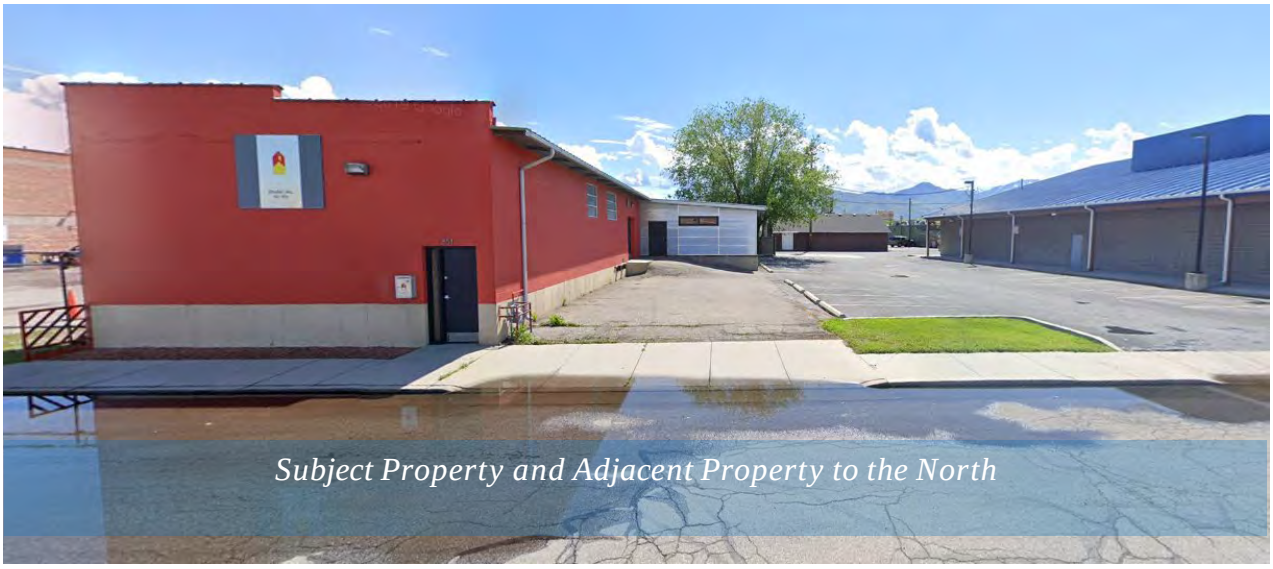
Design Standard:	Response:
A. Ground Floor Use and Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design. 1. Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces. a. For single-family attached uses, the required use depth may be reduced to ten feet (10'). b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement. c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption. 2. Ground Floor Use and Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.	At Richards Street, a total of 186'-5" of facade comprises this elevation, of which 94'-0" will be used for Office Spaces, 15'-3" is to be used for Leasing Offices, and 40'-5" will be for a future food service tenant. Per Section 21A.37.060, Table 21A.37.060 a minimum of 75% is required, 80% will be provided. At 900 South, a total of 139'-6" of facade comprises this elevation, of which 127'-2" will be for a future food service tenant. Per Section 21A.37.060, Table 21A.37.060 a minimum of 75% is required, 91% will be provided.
B. Building Materials: 1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to Section 21A.37.060, Table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure. 2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to Section 21A.37.060, Table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.	1. At the ground floor, durable materials shall be provided along both Richards Street and 900 South. See materials at elevations for selected durable materials to be used. Per Section 21A.37.060, Table 21A.37.060 a minimum of 80% of the facade materials are to be durable. At both facades of the ground floor, all materials to be used are to be durable. 2. At the upper floors, per Section 21A.37.060, Table 21A.37.060, the minimum amount of durable materials to be used shall be 50%. At Richards Street facade, a total of 50.2% of durable materials will be provided at the upper floors; see West Elevation for reference to materials and locations. At 900 South, a total of 56% will be provided as durable materials. See South Elevation for reference.
C. Glass: 1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade according to Section 21A.37.060, Table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, "Signs", of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds: a. The requirement would negatively affect the historic character of an existing building; b. The requirement would negatively affect the structural stability of an existing building; or c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%). 2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to Section 21A.37.060, Table 21A.37.060 of this chapter.	1. Per Section 21.A.37.060, Table 21A.37.060 of this chapter requires a minimum of 40% glazing between 3'-0" and 8'-0" above grade along both Richards Street and 900 South facades. Along Richards Street facade, a total amount of 507 square feet of glazing has been provided, resulting in a total of 57% glazing. At 900 South a total of 798 square feet of glazing has been provided, resulting in a total of 71.1% glazing. 2. Per Section 21.A.37.060, Table 21A.37.060 of this chapter requires a minimum of 25% glazing along both Richards Street and 900 South facades at the upper floors. At the Richards Street facade, 26.7% of the facade will comprise of glazing. At 900 South, 25% of the facade will consist of glazing.
D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.	Building Entrances have been located at each street facing facade along 900 South and along Richards Street. At the 900 South facing facade, two entrances have been provided to allow direct access into the future tenant food/retail service spaces as well as a main entrance leading to the residential lounge and elevators to access upper floors. At the Richards Street facade, a main entrance has been provided to access the residential lobby and leasing offices as well as direct access into the shared office space along that street facing facade.
E. Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to Section 21A.37.060, Table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").	The maximum length of any blank walls along the south facade, facing 900 South, is 7'-5", see South Elevation for reference. The maximum length of any blank walls along the west facade, facing Richards Street, is 8'-4", see West Elevation for reference.
F. Maximum Length of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to Section 21A.37.060, Table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to Subsection 21A.36.010.B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.	The facade along Richards Street 209'-11". The facade along this frontage has been broken up to accentuate the pedestrian and vehicular access along this street. With each element utilizing a different material to create visual interest and architectural detailing. The facade will utilize a combination of composite concrete paneling system, storefront glazing, brick veneer, and standing seam metal panels.

Design Standard:	Response:
G. Upper Floor Step Back: 1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to Section 21A.37.060, Table 21A.37.060 of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title. 2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to Section 21A.37.060, Table 21A.37.060 of this chapter.	1. Per Section 21A.37.060, Table 21A.37.060, in the D-2 District, a minimum stepback is not required. However, to provide visual interest along the pedestrian street frontage, a stepback of 10" has been provided at Level 2 from Level 1. 2. No facade of this project faces single or two family residential districts, a public trail, or public open space along the first full floor.
H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.	All exterior lighting is designed to be directed downward to illuminate the pedestrian walkways. No exterior lighting is to be strobe lighting nor will it flash or flicker.
I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.	Project is not located adjacent to a residential zone or land use, parking lighting will be interior to the proposed parking garage.
J. Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title.	Mechanical equipment to be located at the roof level and is adequately screened by the parapet walls surround the roof. Parapet walls are at a minimum 26" tall, varying throughout the roof level.
K. Screening of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.	Loading dock is located in garage, refuse containers shall be located within the interior Trash & Recycling Room located at the ground floor, adjacent to the alleyway. Electrical transformers located at the north end of the project site along Richards Street are to be screen with an 6'-0" tall, black, aluminum vertical decorative fence.
L. Ground Floor Residential Entrances for Single-Family Dwellings: For the zoning districts listed in Section 21A.37.060, Table 21A.37.060 of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.	Not applicable, project is not single-family dwellings, townhomes, row houses, or other similar single-family housing.
M. Residential Character in RB District: 1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building; 2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained; 3. The front building elevation shall contain not more than fifty percent (50%) glass; 4. Signs shall conform with special sign regulations of Chapter 21A.46, "Signs", of this title; 5. Building orientation shall be to the front or corner side yard; and 6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.	Not applicable, project is not located within the RB District.
N. Primary Entrance Design in SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. 1. Architectural details such as arches, friezes, tile work, canopies, or awnings. 2. Integral planters or wing walls that incorporate landscape or seating. 3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights. 4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns. 5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls. (Ord. 67-22, 2022: Ord. 14-19, 2019: Ord. 12-17, 2017)	Not applicable, project is not located within the SNB District.

ATTACHMENT C – PROPERTY AND VICINITY PHOTOS

Subject Property 30 W 900 S Along 900 S

Subject Property 30 W 900 S Along Richard Street



Subject Property and Adjacent Property to the North

Adjacent Properties to the West and North

Adjacent Property to the East

Adjacent Property to the South

Adjacent Property to the West

ATTACHMENT D – D-2 ZONING STANDARDS

This petition was submitted in February 2023 prior to several recently adopted zoning text amendments including the new parking chapter (Ordinance 67 of 2022) in addition to several amendments associated with downtown building heights and street activation (Ordinance 24 & 24B of 2023). Therefore, this petition is vested under the former standards and was reviewed for compliance with the previous, parking, design review, design standards, and D-2 zoning standards.

D-2 (Downtown Support District)

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

Standard	Requirement	Proposed	Finding
Maximum Building Height	65 FT (without Design Review); 120 FT (with Design Review)	85 FT, – 88 FT, 6 IN to the top of the parapet.	**Additional height requested through the Design Review process**
Front/Corner/Side/Rear Yard Setbacks	No minimum setbacks unless adjacent to a single or 2-family residential district. Maximum front yard setback is 10 feet.	Not adjacent to a residential district. Front Southern Side – 0 FT at the ground level Western Side Yard – 0 FT Eastern Side Yard – 0 FT Rear – 0 FT	**Not Applicable**
Buffer Yard	Required when adjacent to a residential district.	Not adjacent to a residential district.	**Not Applicable**
Lot Size	No minimum lot area or lot width shall be required.	Once consolidated, the lot will be approximately .79 acres (34,412 square feet) and 156 FT wide along 900 S and 221 FT along Richard Street.	**Complies**
Refuse Control	Containers covered and stored within completely enclosed buildings or screened.	All refuse containers on the site will be integrated into the parking garage footprint.	**Complies**
Lighting	On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.	All on-site lighting will be directed downward, and directed towards illuminating the structure or signage. As a condition of Design Review approval, the applicant will work with staff to finalize the lighting plan.	**Complies**

Off Street Parking & Loading (21A.44.030.H)	**Multi-family residential:** Minimum off-street parking in the D-2 zone is ½ stall per residential unit. Maximum parking is equivalent to the minimum. **Non-residential:** No spaces required up to 25,000 SF usable floor area. 1 space per 1,000 SF usable floor area over 25,000 SF. Maximum: up to 25 spaces for the first 25,000 SF	**Multi-family residential:** Parking stalls: 83 stalls proposed – 72 required **Non-residential:** 10 stalls proposed – 0 stalls required ADA stalls: 3 provided – 3 required EV stalls: 3 provided – 3 required Bike Lockers: 5 provided - 4.1 required	**Complies**
Landscaping & Buffering (21A.48)	1 tree per 30 feet	5 street trees provided along 900 S, and 7 provided along Richard Street	**Complies**
Signage (21A.46.110)		Primary building signage will be integrated into the building's entrance canopies. As a condition of approval, the applicant will work with staff and Building Services to finalize the signage plan.	**Complies**
Ground Floor Use	The ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length (75% not including parking entrance) of any street facing building façade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building.	**900 S** 91% of the ground floor along 900 S is activated. Uses include a commercial/retail space, a commercial lounge, a residential lounge, a residential lobby and mail room. **Richard Street** 80% of the ground floor is activated. Uses include a commercial/retail space, office space, a commercial lounge, a residential lounge, a residential lobby and mail room.	**Complies**
Building Materials	Ground Floor: Other than windows and doors, a minimum amount (80%) of the ground floor facade's wall area of any street facing facade shall be clad in durable materials. Upper Floor Building Materials: Floors above the ground floor level shall include durable	**900 S** Ground Floor: 100% durable materials consisting of glass, standing seam metal panels, composite wood panel, light brick veneer and fiber reinforced concrete panels Upper Floor: 56% durable materials consisting of	**Complies**

	materials on a minimum amount (50%) of any street facing building facade of those additional floors.	composite wood panel and light brick veneer **Richard Street** Ground Floor: 100% durable materials consisting of glass, standing seam metal panels, composite wood panel, light brick veneer and fiber reinforced concrete panels Upper Floor: 50% durable materials consisting of composite wood panel and light brick veneer	
Ground Floor Glass	40% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade.	**900 S** 71% of the ground floor is glass. **Richard Street** 57% of the ground floor is glass.	**Complies**
Upper Floor Glass	25% - Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of 25% glass.	**900 S** 25% of the upper floors are glass. **Richard Street** 26% of the upper floors are glass.	**Complies**
Building Entrances	Entrance required every 50' on street facing façade.	Entrance is provided every 50' on Richard Street facing façade, and 900 S Street facing facade	**Complies**
Maximum Length of Blank Wall	15 FT on street facing façade	**900 S** Maximum blank wall along the 900 S street facing façade is 7 FT 5 IN. **Richard Street** Maximum blank wall along the Richard street facing façade is 8 FT 4 In	**Complies**
Maximum Length of Street Facing Building Facade	No street facing building wall may be longer than 200 FT	**900 S** The 900 S street facing building façade measures 139 FT 6 IN **Richard Street** The Richard Street facing façade measures 219 FT 7 IN	**Additional building length requested through the Design Review process**

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:
The proposed development is directly aligned with the purpose statement for the D-2 zone. The project addresses the need for additional housing and retail to support the Central Business District. The development also aligns with many of the objectives of the Downtown Master Plan. See page 5 of Staff discussion.

Condition(s):

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

1. **Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). This is the lot line adjustment**
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 With Conditions

Discussion:

1. The development and primary building entrances are oriented towards 900 S and Richard Street. Three residential/commercial entrances are located along 900 S while five residential, office, and commercial entries located on the western facade of the building, are oriented towards Richard Street.
2. The building setbacks of the street facing facades are sited close to the sidewalk, consistent with the desired development pattern identified in the Downtown Master Plan and the Central 9th District. No front yard or corner side yard setback is required and the maximum front yard setback is 10 feet. The ground floor of the building along 900 S is setback approximately 0 feet from the front property line, adjacent to the public sidewalk

   The western façade of the building is located along Richard Street and is setback approximately 0 feet from the corner side property line, adjacent to the public sidewalk.

The applicant is proposing to install overhead steel window awnings approximately 10 feet above grade along the south and west ground floor entries which will encroach approximately 1-4 inches into the 900 S public right of way. Encroachment requests are subject to department review and approval. The applicant will be required to obtain an encroachment permit for the steel window awnings as a condition of approval.

3. An interior parking garage is located within the footprint of the building and consists of 83 parking stalls. The parking garage is located on level 1, behind the commercial, office, and residential spaces and occupies the entire 2nd level of the building. The second level parking garage is designed to blend with the architecture of the building and creates a delineation between the office and retail base and the upper residential levels. While the facades of the 2nd level parking garage contain openings, the openings are screened from view through application of metal screens which allow ventilation within the space and conceal vehicles within the structure from view.

   The vehicular entrance to the parking garage and loading/service areas is located on the western façade of the building, at the northwest corner of the site and accessed off Richard Street. The loading/service area is located within the parking garage and screened from view. The vehicular entries to the site are positioned at the northwest and southeast corners of the site to minimize conflicts between on site vehicular and pedestrian circulation systems.

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

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

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

Finding: Complies

Discussion:

1. The applicant is proposing approximately 5,500 SF of retail/commercial space on the ground floor fronting 900 S which can be accessed from the public sidewalk along 900 s. The ground floor of the western, Richard Street facing façade is also activated by approximately 2,000 SF of office space, a residential lounge and lobby which can be accessed from the public sidewalk along Richard Street.

2. The ground floors of the south and west street facing facades are primarily composed of glass, storefront window systems. The glass extends from the floor to ceiling, approximately 16 feet in height, along the 900 S storefronts, the residential lounge/lobby entrance, and the office spaces along Richard Street. The remainder of the ground floor façade consists of dark standing seam metal panels with composite wood panel accents, light brick veneer, and grey fiber reinforced concrete panels.

3. The applicant is proposing floor to ceiling storefront window systems with steel overhead window awnings and storefront signage. The windows systems have dark mullions and are separated by

expanses of varying materials and colors to delineate each storefront space, emphasis the building entries and create visual contrast along the ground floor of the building façade.

4. The applicant is proposing the following outdoor and semi-outdoor spaces:
   - The ground level of the southern facade is designed with operable windows that can open to 900 S, to create semi-outdoor dining patios adjoined to the interior commercial/retail spaces.
   - The second floor of the building features a pool deck and outdoor patio oriented towards Richard street.
   - Private residential balconies on levels 2-7 provide visual connections to the pool deck, courtyard, 900 S and Richard street.

Condition(s):

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

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

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

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

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

Finding: Complies

Discussion:

1. The proposed building is 7 stories, and measures approximately 85 feet to the top of the roof and 88 feet 6 inches to the top of the parapet. Adjacent properties primarily contain a mix of small and large scale commercial buildings 1-2 stories in height with the exception of the Charli, a recently developed 6 story multifamily residential mixed use development located north of the subject site at the corner of Richard Street and 800 S.

   While the proposed building scale exceeds what is existing on the block, recent development in the block also exceeds 65 feet and it is anticipated that future development in the area will also exceed 65 feet. The D-1 Central Business District is located 2 blocks north allows a potential building height of over 375 feet. The overall proposed height will be compatible with buildings in the surrounding vicinity and also provide a height transition, scaling down from the intensity of D-1 Central Business District to the north to the smaller scale and lower density development to the south.

   The proposed development is designed to minimize the impacts on the adjacent smaller scale buildings to the north, east, and west of the site. The west and north facades of the building utilize step-backs that help minimize the scale of the building along the Richard Street and the transition to the smaller scale buildings directly north and west. The third level of the building features a 10 foot façade stepback for a common rooftop patio (north façade) in addition to a large 70 foot façade step-back along Richard Street for a 3,640 square foot common rooftop courtyard/pool deck (west façade).

2. The proposed building modulates well to relate to the scale of pedestrians and to the existing surrounding buildings. The street facing facades feature large floor to ceiling glass, storefront window systems, and overhead awnings, similar to surrounding buildings in the vicinity, creating human scale and vertical emphasis at the ground level.

   The visual massing of the building is reduced through application of differentiating exterior materials and colors which increase vertical and horizontal perception and create high contrast of foreground and background planes. The ground floor of the building's south and west street-facing facades consists of storefront window systems separated by expanses of varying materials, and colors which extend over 18 FT in height and delineate each storefront space.

   The ground floor of the building's street facing façades consists of dark standing seam metal panels, light brick veneer, and grey fiber reinforced concrete panels with dark composite wood panel accents.

   The second level of the building façade is occupied by the parking garage. The second level façade contains metal screen openings which are divided by fiber reinforced cement panels. The second level parking garage is designed to blend with the architecture of the building and creates a delineation between the office and commercial base of the building and the upper residential levels. The metal screen openings allow ventilation within the space and screen vehicles within the structure from view. The upper 5 levels of the street facing facades include volumes of glazing, dark composite wood panels, light brick veneer, and white stucco.

   The building's north and east facades do not front a public street and predominately consist of white and grey shades of stucco, cast in place concrete with smaller expanses of fiber reinforced concrete panels, composite wood panels and standing seam metal panels which wrap around the corners of the building south and west street facing facades.

3. The building massing is visually and structurally broken down into smaller masses through implementation of projecting and recessed wall planes, balconies, and recessed building entries. The south, east, and west facades of the building contain semi recessed private residential balconies. The third level of the building features a 10 foot façade stepback for a common rooftop patio (north façade) in addition to a large 70 foot façade step-back along Richard Street for a 3,640 square foot common rooftop courtyard/pool deck (west façade).

4. The subject property is within the Downtown Master Plan, Central 9th District. The existing buildings within the Central 9th District are composed of a variety of architectural styles and do not reflect a predominant architectural character. However, newer buildings such as The Charlie, located north of the subject site, are designed to facilitate pedestrian interest and activate the street through implementation of ground floor glazing and active ground floor uses. Additionally, newer developments in the district incorporate architectural features to emphasize building entrances such as awnings and recessed building entrances.

   30 West incorporates similar design elements, building upon the emerging development patterns in the Central 9th District. The project features ground level storefront glazing and engages the street through ground floor activation and transparency. Primary entrances along the west and south street facing facades are recessed, highlighting access into the building. Steel awnings provide human scale elements and accentuate commercial and office entries along 900 and Richard Street.

Condition(s):

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

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

Finding: Complies

Discussion:

1. The west Richard Street facing façade of the building measures approximately 219 feet 7 inches in length. The west façade features recessed and projecting architectural features, and a large façade stepbacks which create breaks and massing changes in the vertical plane.

2. As mentioned, the west street-facing façade of the building massing is visually reduced through application of differentiating exterior materials and colors. The ground floor of the building's street facing façades consists of dark standing seam metal panels with composite wood panel accents, light brick veneer, and grey fiber reinforced concrete panels. The upper 6 levels of the street facing facades include volumes of glazing, dark composite wood panels, light brick veneer, and white stucco.

3. The western façade of the building is visually and structurally broken down into smaller masses through implementation of semi projecting and recessed balconies, and façade step-backs at level 3. The 3rd level of the western façade step-backs approximately 70 feet at the central rooftop courtyard/pool deck.

Condition(s): None

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

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

Finding: Not Applicable

Discussion:

Condition(s):

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

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

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

2. Negative impacts:

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

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

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

3. Cornices and rooflines:

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

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

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

Finding: Complies

Discussion:

1a. Please see *Large Building Masses* section. The varying massing components of the structure, and rooftop courtyard areas effectively function as façade step-backs.

1b. The building's street facing facades have a distinct base, middle, and top. The base (retail) consists of transparent floor storefront glass systems framed with light brick veneer, metal panel, Fiber reinforced concrete panels and composite wood panels. The middle of the building is defined by the second floor parking garage which features metal screened openings divided by fiber reinforced cement panels. The second level parking area is designed to blend with the architecture of the building and creates a delineation between the office and commercial base of the building and the upper residential levels. The top of the building contains residential units and associated amenity spaces which are distinguished by volumes of glazing, dark composite wood panels, light brick veneer, and white stucco.

Negative Impacts

2a. As shown in the building elevations, the building features horizontal and vertical design elements to relate with the adjacent buildings. These elements are emphasized through the use of differentiating exterior material and colors in addition to building facade step-backs, and semi recessed balconies which provide visual architectural reliefs in the building massing and foreground and background elements adding depth and shadows to the building façade.

2b. The applicant submitted a shadow study demonstrating shadow impacts.

The building's north-south orientation in addition to the west and north façade step-backs minimize shadow impacts on 900 S, Richard Street, and adjacent properties.

2c. Most prominent winds are expected to impact the site from the northwest and southeast. The 3rd level step-backs on the north and west facades of the building will help mitigate potential wind impacts at the building corners. Trees have also been placed along the south and west boundaries of the property at the street level to reduce downdraught effects.

3a. The roofline of the building varies at each material change, which creates high contrast in foreground and background plains, designed with a contemporary aesthetic consistent with the overall design of the building.

3b. The surrounding buildings vary in height, and predominantly feature flat roofs. The roof form is complimentary to others within the vicinity.

3c. The third level of the building features a 10 foot façade stepback for a common rooftop patio (north façade) in addition to a large 70 foot façade step-back along Richard Street for a 3,640 square foot common rooftop courtyard/pool deck (west façade). The rooftop courtyard incorporates a multitude of amenities for residents including landscaping, and lounging areas etc. It is a visually compelling feature that adds to the building design. It should serve to reduce solar gain and allow for cooling by the air circulating in the open area.

Condition(s):

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

Finding: Complies

Discussion:

1. All parking is within the building. Access to the parking and services areas is located at the northwest corner of the building via a driveway off Richard Street to minimize interference with the pedestrian experience at the ground floor office and commercial spaces along the southern and western building facades.

Condition(s):

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

Finding: Complies

Discussion:

1. All waste and recycling containers, storage areas, and loading docks are hosted within the building, removing them from the pedestrian experience. Rooftop Mechanical equipment will be screened from public view by a 3 FT 6 IN parapet wall.

Condition(s):

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

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

Finding: Complies With Conditions

Discussion:

1. The proposed building elevations show the tentative sign design and placement. The signage is proposed to be integrated into the overhead awnings above the ground floor commercial and office entries. Larger building signs are integrated into the design of Richard Street and 900 S building facades.
2. Signage will be provided with appropriate lighting.
3. The signage location will not conflict with landscaping.

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

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

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

Finding: Complies

Discussion:

1. Existing street lighting will be preserved and new lighting will be in line with the Salt Lake City Master plan.
2. All outdoor/landscape lighting will be low voltage and downlit.
3. Lighting will be provided for signage and integrated into the design of the building to identify pedestrian circulation and spaces. Lighting plans will meet the requirements set forth in Chapter 4 of the Salt Lake City lighting master plan. Lighting Master Plan: **http://www.slcdocs.com/transportation/StreetLighting/PDF/StreetLightingMP.pdf**

Condition(s): 1. Existing Streetlights will be coordinated with the Salt Lake City Streets Department. **2.** Final lighting design be approved at staff level during the building permit review.

L. Streetscape improvements shall be provided as follows:

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

result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

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

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

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

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

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

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

   f. **Asphalt shall be limited to vehicle drive aisles.**

Finding: Complies With Conditions

Discussion:

1. There are no existing street trees along the property frontage. The applicant is proposing one street tree for every 30 FT of linear frontage. 5 street trees are proposed along the 900 S frontage, and 7 are proposed along the Richard Street frontage.

2a. Paving in the public right of way along 900 S and Richard Street provide a clear continuation of the existing sidewalk. The existing sidewalk along 900 S will be preserved and a new section of sidewalk will be installed along Richard Street which will be consistent with the City's material and design standards. The private alley along the eastern side property line will be paved with heavy duty asphalt.

2b. The park strips and planting beds along the 900 S and Richard Street will be landscaped with rock mulch, trees, and a variety of low water use shrubs and grasses allowing rainwater to infiltrate into the ground and recharge the water table.

2c. The majority of proposed landscape materials are light colored and use dark landscape materials.

2d. The proposed paving materials are selected to match the existing materials and sidewalk materials and design will be consistent with the City's standards.

2e. Textured ground surfaces, and features have been incorporated to support access and comfort for all pedestrians.

2f. The private alley along the eastern side property line will be paved with asphalt and strictly used for vehicle access to the dumpster and loading facilities.

Condition(s):

1. Final landscape, streetscape details, and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review.

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:

- April 27, 2023 – The Ballpark and Central 9th Community Councils were sent the 45 day required notice for recognized community organizations. The councils did not provide comments.

- April 27, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

- April – February 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 15, 2024
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve
- February 19, 2024
  - Public hearing notice sign posted on the property

Public Input:

As of the publication of this Staff Report, Staff received two public comment on the proposal. If Staff receives additional comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

From: [redacted]
To: Olson, Brooke
Subject: (EXTERNAL) Planning Commission
Date: Tuesday, May 16, 2023 12:28:20 PM

Brooke,

I am sending this in regards to the upcoming PC meeting.

30 West Design Review
The PC should absolutely approve the additional height for this project. There are certain areas in the city that density needs to be maximized and this is one of those neighborhoods. If the city wants the C9th neighborhood to thrive it needs more residents which means more density. This neighborhood doesn't have the surrounding small lot single family zoning that makes 9th & 9th successful. Central 9th needs more density at its core

Kye Deans
SLC Resdident

Olson, Brooke

From: Sam Sampinos <[redacted]>
Sent: Monday, June 12, 2023 11:09 PM
To: Olson, Brooke
Subject: (EXTERNAL) 30 west//Design review

Follow Up Flag: Follow up
Flag Status: Flagged

Brooke,

I am a property owner on Richards st. Apparently I am going to be sandwiched between two developers and I would very much appreciate it if the city would look at the small commercial home on 900 south and 1st and 2nd west. Home to a barber shop and pure water company, sandwiched between a huge commercial apartment building. It is the developers prerogative to build what they want with the cities permission, but that is an incredibly bad look for the city. When is Salt Lake going to start enforcing better architecture in our city. I am surrounded by two developers and I think that the current building height restrictions should be enforced. A 90 foot tall building is overkill for the neighborhood. I am opposed to the height change. I am not opposed to them building next to me. My only concern is that while Richard Street becomes a war zone for the next two years is the city going to be responsible in keeping the road open and not making it look like some of the other downtown projects that are surrounded by fencing with no sidewalks no place to walk no place to park.
Salt Lake City needs to step up their enforcement process and keep the city sidewalks parking places and neighbors, somewhat Happy to be doing business on Richard Street. We pay our taxes, hardly ever see a snow plow, spend money for no trespassing signs and talk to the city about enforcing the major homeless issue in our neighborhood. And frankly, we don't see a lot of help. I'm going to be in the process of renting my building, but if the city does not control the construction, as far as them respecting the neighbors, I won't be able to rent out the building in the foreseeable future. That is concerning.

Sam P. Sampinos
851 so. Richards street

Sent

from my iPhone

ATTACHMENT G– DEPARTMENT REVIEW COMMENTS

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

No comments.

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

No objections.

Public Utilities (Kristeen.Beitel@slcgov.com or 801-483-6814)

Project is under review for a building permit. Please see BLD2023-05267 for outstanding building permit comments. Key comments are outlined here:

1. *BLD Comment: This property is located in a Stormwater Quality High Profile Area and will require a Storm Water Pollution Prevention Plan (SWPPP).*
2. *BLD Comment: 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).*
3. *BLD Comment: The provided sewer peak demand is higher than expected for this development type and number of units. Please verify the accuracy of the demand and make any necessary revisions. Average and peak demand must also be included on the site utility plan. Final infrastructure improvement requirements will be determined based on the revised demand.*
    - *Update: SLCDPU has not received the updated sewer demand to run the sewer model.*
4. *BLD Comment: No existing or new connections will be allowed to the existing sewer main that runs on the east side of the private property.*
5. *BLD Comment: SLCDPU is meeting internally to determine what will be required regarding the existing sewer main on private property regarding, abandonment, relocation, and/or easement procurement. Applicant will be contacted directly with these determinations. Requested sewer demand information is also necessary for this discussion. This comment will remain as a placeholder until requirements are determined.*
    - *Update: SLCDPU has met to require the following, which has been communicated to the applicant via email and in person meetings. Sewer demand has not been provided (see above comment 3).*
        - *Line existing sewer main in from 900 South to north property line of subject property. This must be shown on the plans for permit. Owner will be required to bond for the construction cost of this liner and sign a main extension agreement with SLCDPU.*
6. *BLD Comment: If the existing sewer main on private property remains in service and is not abandoned, then the proposed waterway designed over the sewer main will not be permitted within the easement. Design will need revised with the assumption that the sewer main must remain in service for the properties that frontage Main Street and discharge to the subject sewer main.*

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

No additional comments with this revision.

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

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

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

I have no further comments from Urban Forestry on this proposal.