



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ben Buckley, Associate Planner, benjamin.buckley@slcgov.com, 801-535-7142
Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: March 27, 2024
Re: PLNPCM2023-00789 & PLNSUB2024-00137 – Innovation Park at Liberty Wells

Planned Development and Preliminary Subdivision

PROPERTY ADDRESS: 707 S 400 E

PARCEL ID: 16-07-209-030-0000

MASTER PLAN: [Central Community](#)

ZONING DISTRICT: [RMF-35 – Moderate Density Multi-Family Residential](#)

REQUEST:

Peter Gamvroulas, representing the property owner Ivory Innovations, has requested Preliminary Subdivision Plat and Planned Development approval for a 66-unit development at the above-listed address. 36 of the units will be single-family attached units (townhomes) and 30 units will be multi-family (apartment) units located in the existing Liberty Wells Center building. The proposal is subject to the following petitions:

- A. Preliminary Subdivision Plat (PLNSUB2024-00137):** The request is to subdivide the property to have each single-family attached unit and the multi-family structure on their own lots.
- B. Planned Development (PLNPCM2023-00789):** Approval is required to allow the project to modify the following zoning standards:

As it applies to the single-family attached lots:

1. Public street frontage of 26 lots.
2. Maximum building coverage of 20 lots.
3. Minimum lot width of 23 lots.
4. Minimum front yard of 26 lots.
5. Minimum rear yards of all 36 lots.

As it applies to the entire development:

6. Minimum lot size of all lots.
7. Minimum EV-ready parking stalls.
8. Ground mounted utility box requirements.

If the Planning Commission approves this request, they approve the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process.

RECOMMENDATION:

Planning Staff recommends the Planning Commission approve the requests with the following condition:

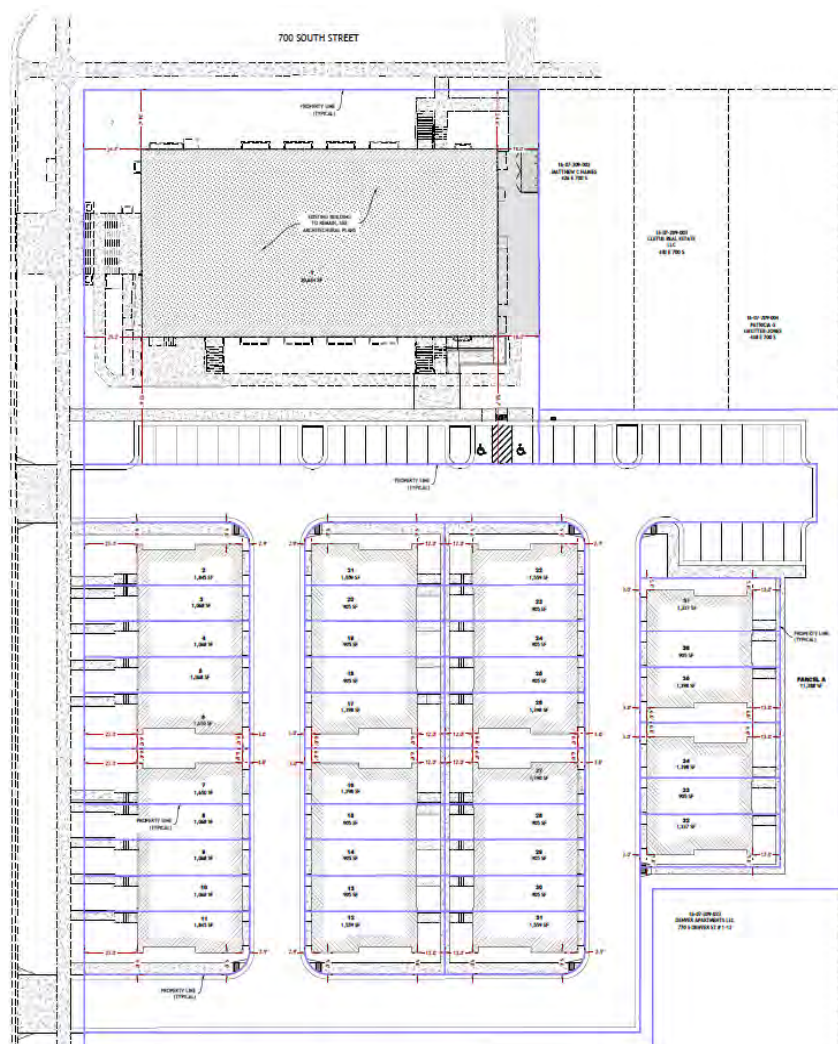
1. Submission of a final plat application and recordation of the final plat.

ATTACHMENTS

- A. [Vicinity Map](#)
- B. [Applicant's Submittal](#)
- C. [Property and Vicinity Photographs](#)
- D. [RMF-35 Zoning Standards](#)
- E. [Subdivision Standards](#)
- F. [Planned Development Standards](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION

This is a request for Planned Development and Preliminary Subdivision Plat approval to construct a new development that will be known as Innovation Park at Liberty Wells. The project proposes to convert the existing Liberty Wells Center building into 30 multi-family dwelling units (apartments) and to develop the unoccupied southern portion of the property with 36 single-family attached dwellings (townhomes).



Site plan of proposed development

Project Details

Quick Facts

Number of Units: 66 units

Building Type: Multi-family (30 units) and single-family attached (36 units)

Parking: 105

Max Building Height: 34.7' to the peak

Review Process & Standards: Planned Development, Preliminary Subdivision Plat, RMF-35 zoning standards, general zoning standards

Lot Layout & Building Setbacks

The project site is proposed to be subdivided to separate the existing Liberty Wells Center building and the single-family attached units. Each single-family attached unit will be on its own individual lot. 26 of the 36 single-family attached units will not have frontage along a public street and will be accessed by new private roads. The 10 units proposed to be facing 400 East will provide a large front yard, 23ft from the front property line. The front yards for the remaining 26 units will be interior to their respective blocks. Interior side yards of the end units will vary between 6ft and 9ft and the rear yards of all single-family attached units will vary between 2.9ft and 3ft.

Building Design

Multi-family Units

The existing structure is proposed to be retrofitted into 30 apartment units. Three units will each contain two bedrooms and two bathrooms, and 27 apartments will contain one bedroom and one bathroom. The retrofitted structure will include an exercise gym available to the residents as well as shared common space on all three levels of the structure. There will be a bike storage room for residents of the apartments to store their bicycles in the basement/ground floor.

The remodeling of the existing structure will require minor modifications to window and door openings that impact all façades to various degrees. The table below shows the percentage of existing and proposed glass (not including the window wells on the basement level). The existing structure has a total of 16.4% glass and other openings. The proposed design will maintain a similar amount (16.5%).

Façade	Total Surface Area	Current Openings	Proposed Openings
North	3,360sqft	19.16%	20.27%
South	3,360sqft	19.3%	18.75%
East	2,127sqft	5.8%	5.6%
West	2,285sqft	17.9%	17.9%



Existing north elevation.



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

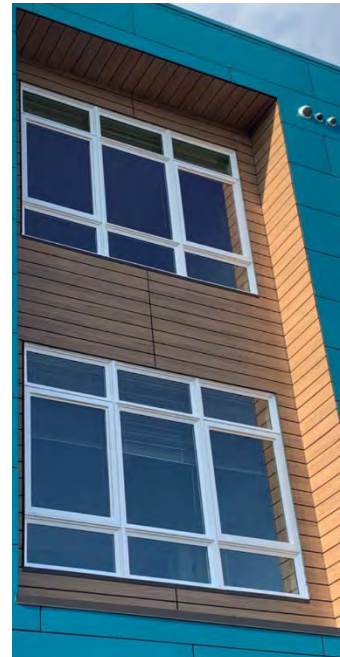
Above: Elevations showing the proposed façades. Red indicates new windows; green indicates existing doors being replaced with windows; and blue indicates the removal of an opening. Right: An example of the material the space between the new windows will be filled with. Please note that the planking will not wrap around the side as in this example.

The new windows on the existing structure will be inset slightly from the outer face of the brick. The window recess will be equivalent to the thickness of the brick and the space in between the windows will be filled with a material that resembles wood-like planking. The planking will only be in between the windows and will not wrap around the sides.

Single-Family Attached Units

The project also proposes eight new single-family attached structures with a total of 36 units. 20 units will be two bedroom units and 16 will be three bedroom units. The dwelling units will be three levels and include rear-loaded, two-stall garages on the ground floor.

The five-unit single-family attached structures, which are located closer to the street, will not exceed the RMF-35 maximum height of 35ft to the mid-point of the roof (31.5ft). The overall height of the structures will be 34.7ft. The three-unit structures, located towards the rear of the property, will be built to a 31.3ft mid-point height and a 34.4ft maximum



height. The front façades will be clad in brick and fiber cement lap siding while the side and rear façades will be a mix of materials (stucco, fiber cement lap siding, and brick). The units that front 400 East will have balconies that face the street and the remaining units will have balconies facing the private yards. The garages will face the new private drives on the opposite side of the front façades.



Elevation of the 5-unit single-family attached structures. This structure will be fronting 400 East.

Access and Parking

The site will be accessed by two new curbcuts along 400 East – one at the southern property line and one roughly at the midpoint of the site. Parking for the apartments will be located to the south of the multi-family structure in a surface lot containing 33 spaces with six electric vehicle charging spaces and two ADA spaces. Bicycle parking will be provided within the existing structure. The single-family attached dwellings will each have a garage that allows for tandem parking. Each garage will have one electric vehicle charging station and one bicycle parking space.

Landscaping and Open Space

The subject property will be landscaped with ornamental grasses, perennial flowers, deciduous shrubs and trees, and evergreen shrubs and trees. There will be a landscaping buffer between 5ft and 6.9ft made up of densely planted shrubs, trees, fountain grasses, and perennial flowers that separates the site from adjacent properties. Each individual lot has a unique planting schedule with minimal turf grass that complies with the limitations. Additionally, the site will see the large, sodded park strips converted into 100% water wise park strips.

Overall, the project's site is approximately 2.48 acres in size. There will be .81 acres of open space, .14 acres of parking, and a total building coverage of .85 acres (lot coverage of 34.3%).

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposed development is subject to Planned Development approval per [21A.55](#) of the Salt Lake City Code. Planned Developments require review and approval from the Planning Commission prior to proceeding with a building permit. The Planning Commission may approve the proposal as is or may impose any necessary or appropriate conditions in order for the Planned Development to comply with the standards. If the Planning Commission finds that the proposal does not meet the intent of the base zoning district, the purpose of a Planned Development, or is not consistent with the standards and factors found in [21A.55.050](#), the Planning Commission may deny the proposal.

Furthermore, the applicant has requested Preliminary Subdivision Plat approval. The preliminary subdivision may only be approved *if* the Planned Development is approved as the proposal includes lots that do not comply with zoning standards.

KEY CONSIDERATIONS

Planning Staff identified the following key considerations through analysis of the proposal:

1. Compatibility with City goals and policies identified in adopted plans.
2. Modification of zoning standards.
3. How the proposal meets the goals and objectives of a planned development.

Consideration 1: Compatibility with City goals and policies identified in adopted plans

The proposed development is generally consistent with the adopted policies with the following plans:

1. [Housing SLC \(Citywide Housing Plan, 2023\)](#)
2. [Plan Salt Lake \(2015\)](#)
3. [Thriving in Place: Salt Lake City's Anti-Displacement Strategy \(2023\)](#)
4. [Central Community Master Plan \(2005\)](#)

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. The metrics used to measure progress on Goal 1 is to entitle 10,000 new units of housing throughout the city, 2,000 of which are deeply affordable (30% or less AMI) and 2,000 affordable units (31-80% AMI).

The project proposes renting 28 units at 80% AMI, 14 units at 60% AMI and 7 units at 50% AMI. The remainder of the units (17 units) will be market rate. The proposed development utilizes currently underutilized, vacant land to provide a mix of housing types and sizes. The Planned Development process provides flexibility to efficiently accommodate more single-family attached units on the site, which facilitates offering more units at affordable rates.

Plan Salt Lake

Growth and Housing

1. *Guiding Principle 1: Neighborhoods: Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
 - a. *Initiative 3 – Create a safe and convenient place for people to carry out their daily lives.*
 - b. *Initiative 7 – Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.*
2. *Guiding Principle 2: Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*
 - a. *Initiative 1 – Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - b. *Initiative 3 – Promote infill redevelopment of underutilized land.*
3. *Guiding Principle 3: Housing: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*
 - a. *Initiative 1 – Ensure access to affordable housing citywide (including rental and very low income).*
 - b. *Initiative 2 – Increase the number of medium density housing types and options.*
 - c. *Initiative 4 – Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.*
 - d. *Initiative 5 – Enable moderate density increases within existing neighborhoods where appropriate.*

This is an infill development project that retrofits a vacant building into 30 apartment units and turns a large, underutilized field into 36 single-family attached dwellings. The project is located within walking distance of numerous amenities, including Smith's Marketplace, Trolley Square, Liberty Park, the 9Line Bike Trail, restaurants, and offices. The property is near multiple bus stops and accessible to pedestrians and cyclists, including the new bike lane on 400 East. This proposal accomplishes the initiatives mentioned above because it creates affordable, as well as market-rate housing units in an existing neighborhood that has access to infrastructure, services, and amenities.

Additionally, according to the plan, almost 1/2 of the housing units in the city are single-family detached structures (p21). By providing both affordable multi-family and single-family attached dwelling units, the project offers family-sized housing to a mix of income levels. There will be no existing units removed from the housing stock – every unit of this project is a net gain. Furthermore, single-family attached units are a form of “missing middle housing” and the project provides medium density housing at 26.6 dwelling units per acre.

Adaptive Reuse

1. *Guiding Principle 1: Neighborhoods: Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
 - a. *Initiative 1 – Maintain neighborhood stability and character.*
2. *Guiding Principle 9: Preservation: Maintaining places that provide a foundation for the City to affirm our past.*
 - a. *Initiative 3 – Retain areas and structures of historic and architectural value.*

The existing Liberty Wells Center building was built in 1950 and served as a community and recreation center. While the structure is not formally recognized, the building does have significance to the neighborhood. By retaining the structure and retrofitting it into 30 apartments, a focal point of the neighborhood is kept.

Thriving in Place: Salt Lake City's Anti-Displacement Strategy

1. *Guiding Principle 3: Increase housing everywhere by “create [sic] more housing overall, and more affordable housing specifically, while minimizing displacement and countering historic patterns of segregation.”*
 - a. *Strategic Priority 3C: Facilitate the creation of more diverse housing choices in all areas so that people can find housing that meet their needs in locations that work for them.*

The proposed development will add 66 dwelling units to the city's housing stock. It will not create any displacement as no dwellings will be demolished. The site is located in an area that has numerous amenities nearby – grocery stores, shopping, parks, dining, and transit – that will allow the future residents easy access to daily necessities. As mentioned in the discussion above, the project offers housing of various sizes and at various price points, expanding housing choice in the city, and in an area served by existing infrastructure, services, and amenities.

Central Community Master Plan – Residential Land Use Policies 3.1, 3.2, and 3.3, Historic Preservation Policy 1

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

This project provides residential opportunities with a range of dwelling sizes, from one bedroom up to three bedrooms, and at an attainable level for different incomes. Besides the affordability already discussed above, the project will provide 16 dwelling units that can be classified as “family-sized” units, which *Housing SLC* defines as units with three or more bedrooms.

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

The project includes a mix of affordability and ownership. The subdivision the of lots will allow the applicant to sell the single-family attached dwellings via fee simple ownership. The converted Liberty Wells Center building will contain apartments for rent. A quarter of the dwelling units proposed will be offered at market rate, while the others will vary in affordability levels.

3. *RLU 3.3: Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.*

This Planned Development requests numerous modifications to zoning standards, including, but not limited to, frontage along a public street, minimum yards, and building coverage. The Planned Development, if approved, would allow a development that has a greater density for the building style and a greater mix of units than would otherwise be permitted, but will still be compatible with the surrounding neighborhood patterns and the purpose of the RMF-35 district.

4. *HP 1 – Central Community gives high priority to the preservation of historic structures and development patterns.*

As discussed in previous sections, the existing structure is not a formally designated historic structure but it does maintain significance to the neighborhood. By maintaining the Liberty Wells Center, the project preserves a piece of the community's architectural heritage.

Consideration 2: Requested Modifications and Planned Development Objectives

The applicant has requested eight zoning modifications through the Planned Development process:

As it applies to the single-family attached lots:

1. Public street frontage of 26 lots.
2. Maximum building coverage of 20 lots.
3. Minimum lot width of 23 lots.
4. Minimum front yard of 26 lots.
5. Minimum rear yards of all 36 lots.

As it applies to the entire development:

6. Minimum lot size of all lots.
7. Minimum EV-ready parking stalls.
8. Ground mounted utility box requirements.

Modification to the public street frontage requirement

Section [21A.36.010.C](#) of the zoning ordinance requires all lots to have frontage on a public street. 26 of the single-family attached lots do not meet this requirement as they front two new private streets that are internal to the project's site. Allowing frontage along private streets allows the project to take advantage of the depth of the property to create 26 additional single-family attached units that will be rented at an affordable rate. This request increases density without impacting the view from the street and to the degree consistent with the zoning district. The request also enables the applicant to distribute the units within smaller buildings, avoiding a single large multi-family structure.

Modification to required yards and lot coverage

The proposed development has requested modifications to various lot and bulk regulations, including front and rear yards, and maximum building coverage. The proposed single-family attached lots have reduced lot regulations which allows the development to be clustered. The

setbacks along the perimeter of the project meet the setback requirements of a multi-family project, which are 10ft interior and corner side yards, 20ft front yard, and a rear yard equivalent to 25% of the lot depth (not less than 20ft and not more than 25ft). This allows the development to maintain screening and buffering from adjacent properties. However, the individual lots do not meet the yard requirements (20ft front yard, 25% lot depth rear yard, no required side yard). The lots fronting 400 E will have a 23ft front yard, 3ft more than the required minimum, while the lots interior to the property will have 12ft front yards. The rear yards of all 36 single-family attached lots will be between 2.9ft and 3.0ft. The requested reduced yards of the individual lots are all internal to the project and would not impact the view from the public right of way.

The building coverage percentage varies throughout the development. 16 of the single-family attached lots comply with the standard of 60% coverage or less. However, the development as a whole is significantly under this standard at 34.4% lot coverage and provides a large amount of open space (33%). If the applicant was to build a single large multi-family structure, they could nearly double the lot coverage. These modifications contribute to a clustered development of a scale that is more consistent with the existing neighborhood.

Modification to minimum lot size and width

[21A.24.130.C](#) requires single-family attached dwellings to have a minimum lot size of 3,000sqft. All 36 single-family attached lots require relief from this as the lot sizes range from 905sqft to 1,845sqft. The multi-family structure is proposed to be on a lot that is 30,643sqft. Overall, the property can accommodate 72 dwelling units ($108,029\text{sqft} / 1,500\text{sqft} = 72.02$). While neither the multi-family dwellings nor the single-family attached dwellings are on lots that are satisfactory in size, the development does not exceed the maximum density allowed under the RMF-35 code. The Planned Development ordinance allows residential planned developments to achieve the maximum density of the zone.

A single-family attached lot in the RMF-35 district requires a minimum lot width of 22ft. 22 of the proposed single-family attached lots do not satisfy this requirement. Lot width is intended to ensure compatible development. The structures comply with the required side yards and the perimeter setback of the development is appropriate to buffer it from neighboring properties. The design of the single-family attached units is also similar in scale to the adjacent development. The project is also less dense than the maximum allowed density for the property and provides a range of housing options.

Modification of electric vehicle charging station requirements

[21A.44.040.C.2](#) requires the development to provide seven electric vehicle ready (EV-ready) stalls and one electric vehicle charging stall. The development has proposed six EV charging stalls and zero EV-ready stalls. City code allows EV charging stalls provided beyond the required amount are permitted to count towards the EV-ready requirements. By providing six EV charging stalls, the proposal implements sustainability goals that exceed current expectations.

Modification of ground mounted utility box requirements

[21A.40.160.C.b](#) requires ground mounted utility boxes to be within 5ft of the front façade when it is within a required or provided front yard. Five ground mounted utility boxes (transformers) within the development do not meet this requirement. The applicant also requests a modification to the required screening of all seven ground mounted utility box. City code requires the utility boxes to be screened with a fence, wall, or hedge. The applicant proposes to screen the boxes with vegetation but not a hedge.

Consideration 3: Planned Development Objectives

[21A.55.010](#) requires Planned Development proposals to achieve at least one of six planned development objectives. This project achieves the housing and historic preservation objectives:

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

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

As discussed in this report, the development is providing 75% of the total units at an affordable rate (80% AMI or less) and 40% of the total units will be affordable to those making below 60% AMI. This project will provide family sized housing at a price point that will contribute to the affordable housing stock. According to the [Affordable Housing Dashboard from the Housing Stability Division](#), the City is lacking nearly 18,000 units of affordable housing. More specifically, the Central City Neighborhood Council area lacks 1,074 units of affordable housing. Furthermore, this project proposes townhomes, a missing middle housing type that is not frequently seen in this neighborhood. The utilization of the Planned Development process allows the project to create a project that more efficiently utilizes the land.

Historic Preservation:

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

As discussed in this report, even though the Liberty Wells Center is not a formally designated historic structure, it has existed for nearly 75 years and served as a community center. By retrofitting the Liberty Wells Center into 30 apartment units, the proposal accomplishes the Historic Preservation objective of the Planned Development process.

STAFF RECOMMENDATION

The Planned Development proposal meets the intent of the RMF-35 zoning district, the Planned Development objectives and standards of review, and is compatible with the various master plans of the city. This project will add 66 housing units on an underutilized parcel in an area that is served by existing structures and has easy access to nearby amenities. All 66 units will be a net gain to the City's housing stock as it will displace zero units.

With the approved modifications being requested as part of the Planned Development, the proposal also complies with the subdivision standards. Staff recommends approval of the proposed project.

NEXT STEPS

Approval of the Requests

If the Planning Commission approves this project, they are approving the development plan for this site. The development plan constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through this process. Plans for a building permit must be consistent with the approved development plan and will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will also need to submit a final plat. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Requests

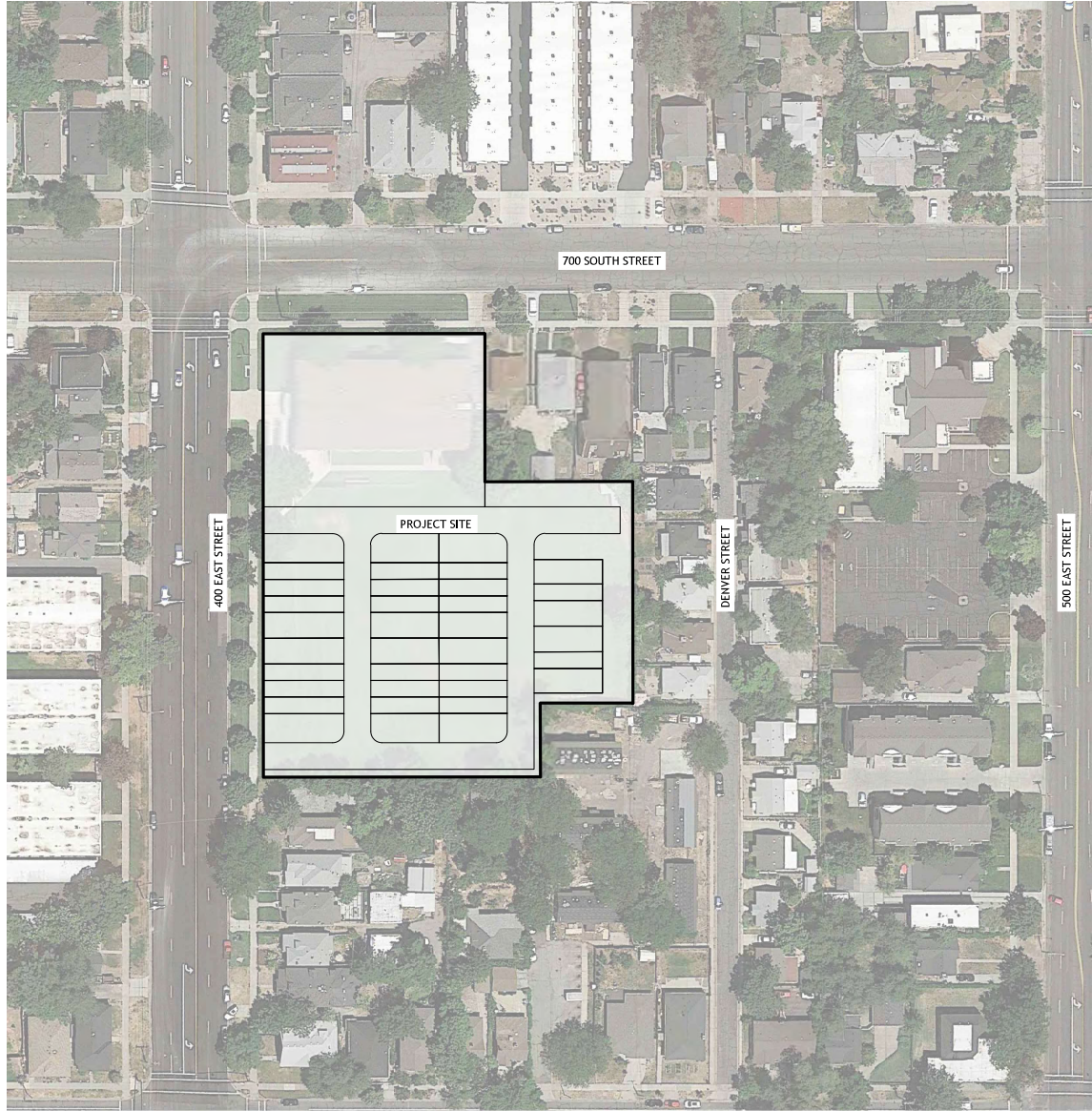
If denied, the applicant could develop this property to the standard development standards for RMF-35 as outlined 21A.24.130

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Submitted Materials

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VICINITY MAP
1" = 50'

INNOVATION PARK AT LIBERTY WELLS

SALT LAKE CITY, UTAH

IMPROVEMENT PLANS



2815 East 3300 South, Salt Lake City, UT 84009
(801) 305-4670 www.edmpartners.com

OWNER:
Ivory Innovations
978 East Woodstock Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
 - All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
 - All utilities must be separated by a minimum of 2' horizontally and 12" vertically. Water and Sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
 - All improvements in the public right of way shall conform with the standards and specifications of Salt Lake City and APWA.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-219. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 TITLE SHEET
- O-2 SUBDIVISION PLAT
- O-3 SITE PLAN
- O-4 UTILITY PLAN
- O-5 DRAINAGE PLAN
- O-6 GRADING PLAN (NORTH)
- O-7 GRADING PLAN (SOUTH)
- O-8 GRADING PLAN (EAST)
- O-9 DEMOLITION PLAN
- PP-1 NORTH ROAD PLAN & PROFILE
- PP-2 WEST ROAD PLAN & PROFILE
- PP-3 EAST ROAD PLAN & PROFILE
- PP-4 SOUTH ROAD PLAN & PROFILE

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING IRRIGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A 3" BRASS CAP STREET MONUMENT IN A WELL AT THE INTERSECTION OF 700 SOUTH AND 400 EAST. THE ELEVATION OF THE BRASS CAP IS 4258.56'.

APPROVED FOR CONSTRUCTION:
These plans are valid for construction only with the signature of the design engineer on the line below.

Approved _____ Date _____



Innovation Park at
Liberty Wells
Title Sheet

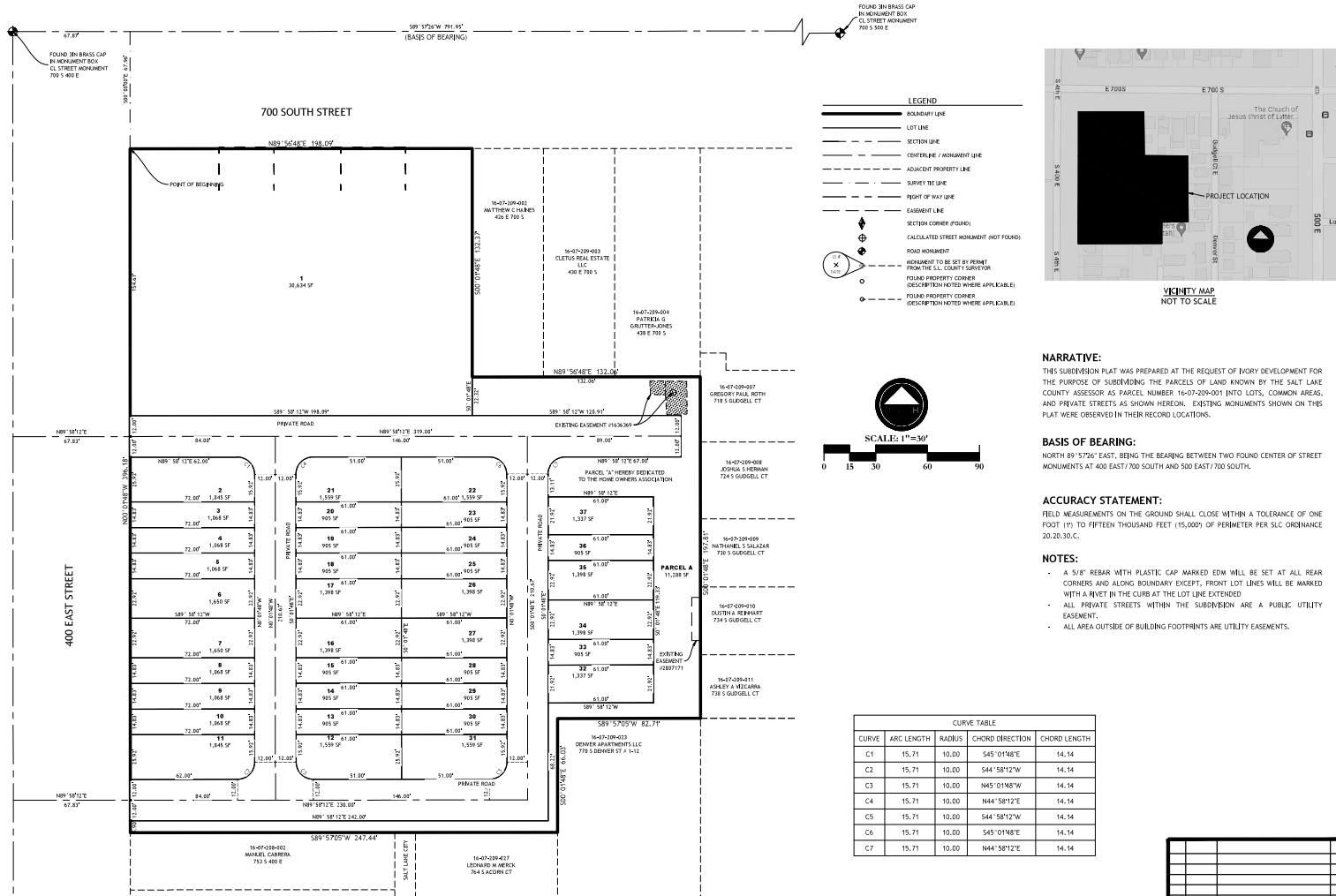
PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: February 13, 2024

SHEET NUMBER:
O-1

INNOVATION PARK AT LIBERTY WELLS SUBDIVISION

PARCEL NUMBER 16-07-209-001 AND 16-07-208-001, PART OF LOTS 3, 4, 6 AND ALL OF LOT 5 OF BLOCK 9 OF PLAT 2, OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 498782 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

INNOVATION PARK AT LIBERTY WELLS SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



1/29/2024
FOR REVIEW ONLY
DO NOT RECORD

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN BLOCK 9, PLAT 2 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY ALSO WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH. SAID PARCEL OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 9; SAID POINT BEING 67.87 FEET NORTH 89°57'26" EAST ALONG THE MONUMENT LINE OF 700 SOUTH STREET AND SOUTH 0°00'00" EAST 67.96 FEET FROM THE SALT LAKE CITY STREET MONUMENT MARKING THE INTERSECTION OF 400 EAST AND 700 SOUTH STREETS AND RUNNING THENCE N89°54'48"E 138.09 FEET ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE S00°01'48"E 332.17 FEET; THENCE N89°54'48"E 332.06 FEET; THENCE S00°01'48"E 337.61 FEET; THENCE S89°57'05"W 82.71 FEET; THENCE S00°01'48"E 66.03 FEET; THENCE S89°57'05"W 247.44 FEET TO THE WESTERLY LINE OF SAID BLOCK 9; THENCE ALONG SAID WESTERLY LINE N00°01'48"W 398.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.48 ACRES IN AREA
CONTAINS 3 LOTS AND 1 PARCEL

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SURVEY THE SAME INTO LOTS, PRIVATE STREETS AND COMMON AREAS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

INNOVATION PARK AT LIBERTY WELLS SUBDIVISION
AND DO HEREBY DEDICATE FOR PERPETUAL USE, AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PRIVATE STREETS, AND COMMON AREAS TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: DARIN HASSELL
TITLE: DIRECTOR

NON-PROFIT CORPORATE ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 20____, DARIN HASSELL PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE DIRECTOR OF IVORY INNOVATIONS, A UTAH NON-PROFIT CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID NON-PROFIT CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____ SIGNATURE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES: _____

INNOVATION PARK AT LIBERTY WELLS SUBDIVISION

PARCEL NUMBER 16-07-209-001 AND 16-07-208-001, PART OF LOTS 3, 4, 6 AND ALL OF LOT 5 OF BLOCK 9 OF PLAT 2, OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY.

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

SEE _____ SALT LAKE COUNTY DEPUTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____ OF _____ SHEETS

CITY PLANNING DIRECTOR

SALT LAKE COUNTY HEALTH DEPT.

CITY ENGINEERING DIVISION

CITY PUBLIC UTILITIES DEPT.

CITY ATTORNEY

CITY APPROVAL

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER DETAILS THIS _____ DAY OF _____, 20____.

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY _____

PLANNING DIRECTOR _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT _____

CITY ENGINEER _____ DATE _____

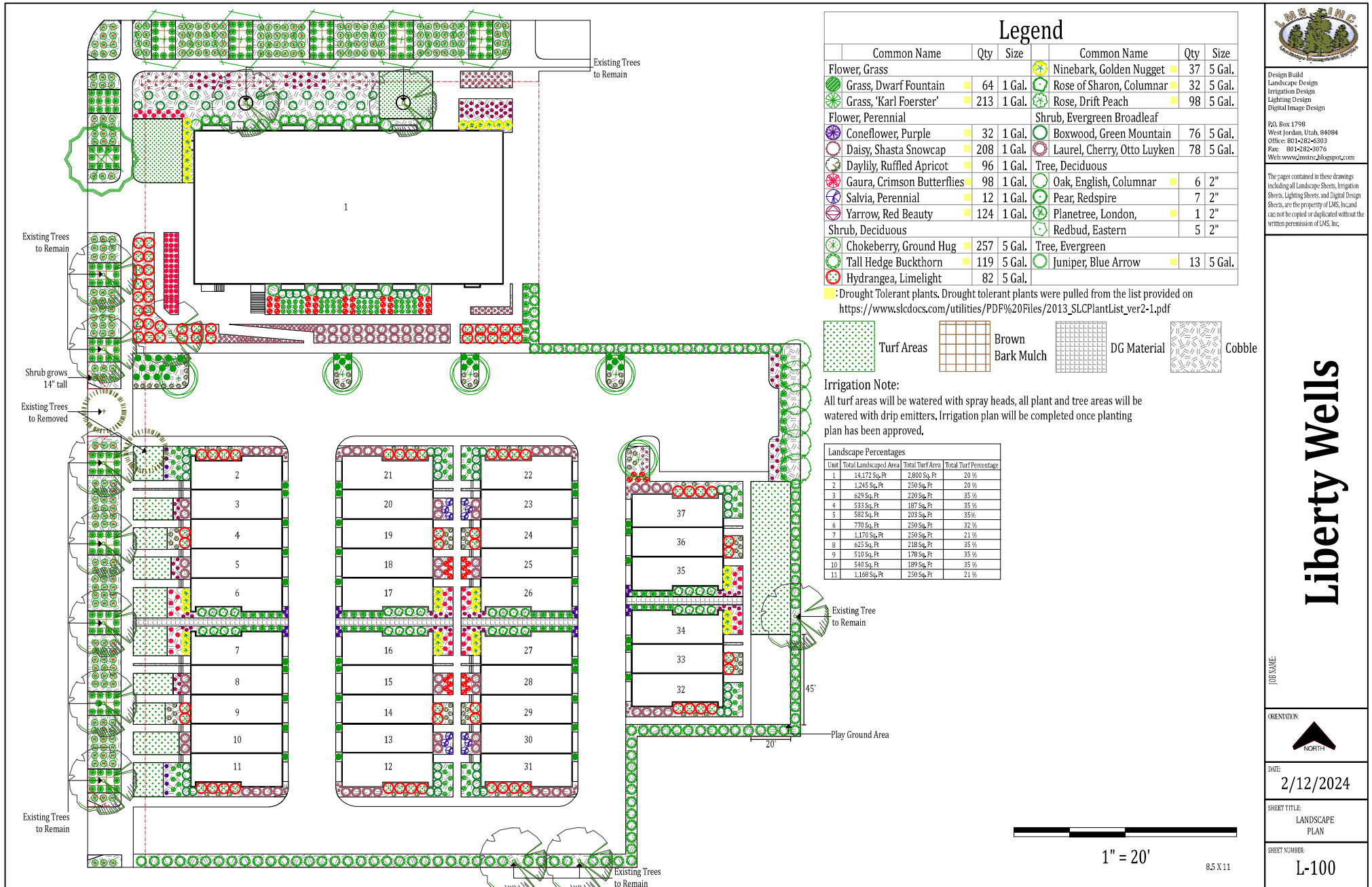
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____

SALT LAKE CITY ATTORNEY _____

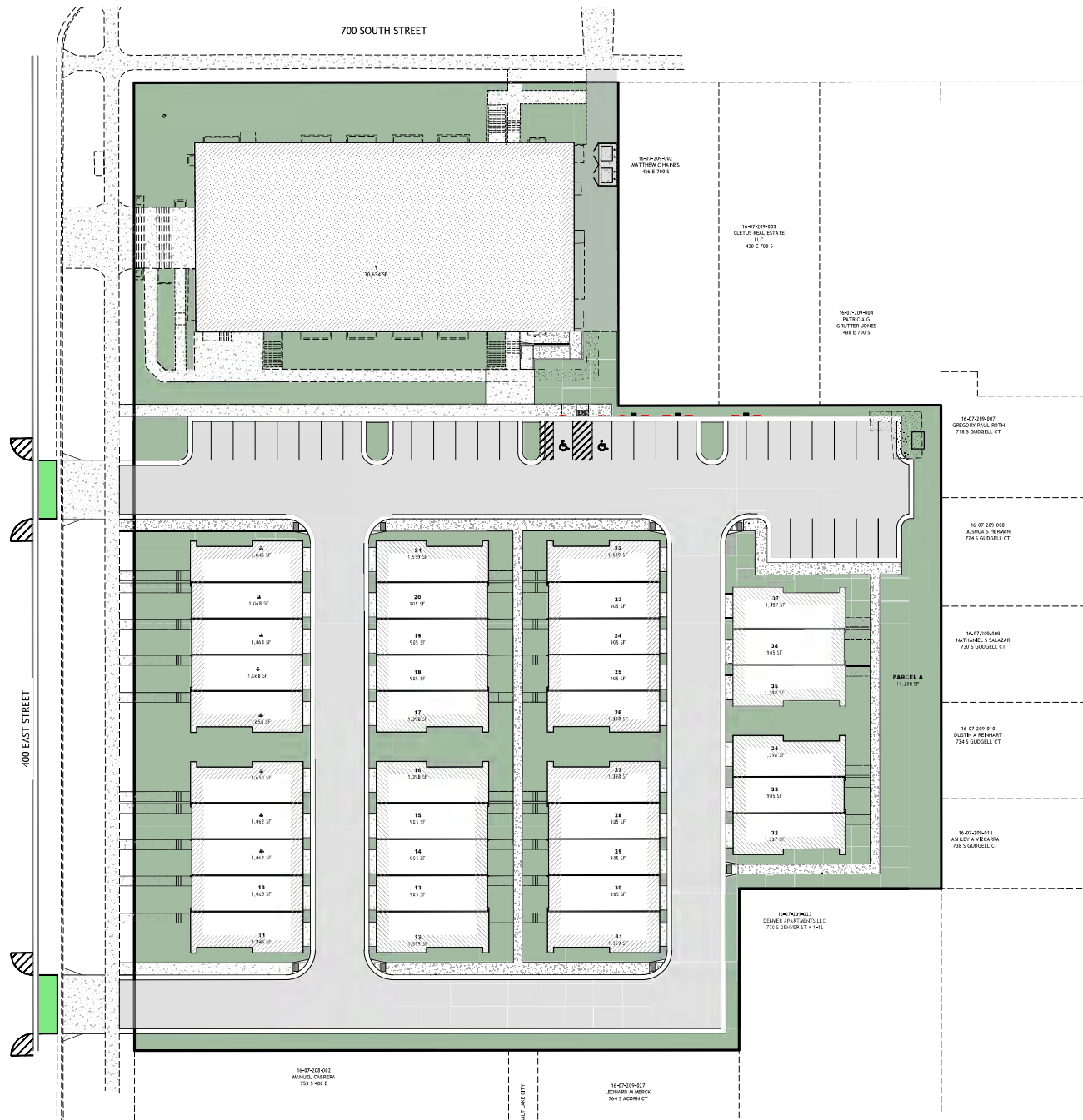
SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____

DATE	REVISIONS	BY





C:\Users\edm\OneDrive\Documents\Projects\Innovation Park at Liberty Wells Drawings\1-2 - Open Space.dwg



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 20'
0 10 20 40 60

OWNER:

Ivory Innovations
979 East Woodstock Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
2. All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
3. All utilities must be separated by a minimum of 2' horizontally and 12" vertically. Water and Sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
4. All improvements in the public right of way shall conform with the standards and specifications of Salt Lake City and APWA.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

APPROVED FOR CONSTRUCTION:

These plans are valid for construction only with the signature of the design engineer on the line below.

Approved _____ Date _____



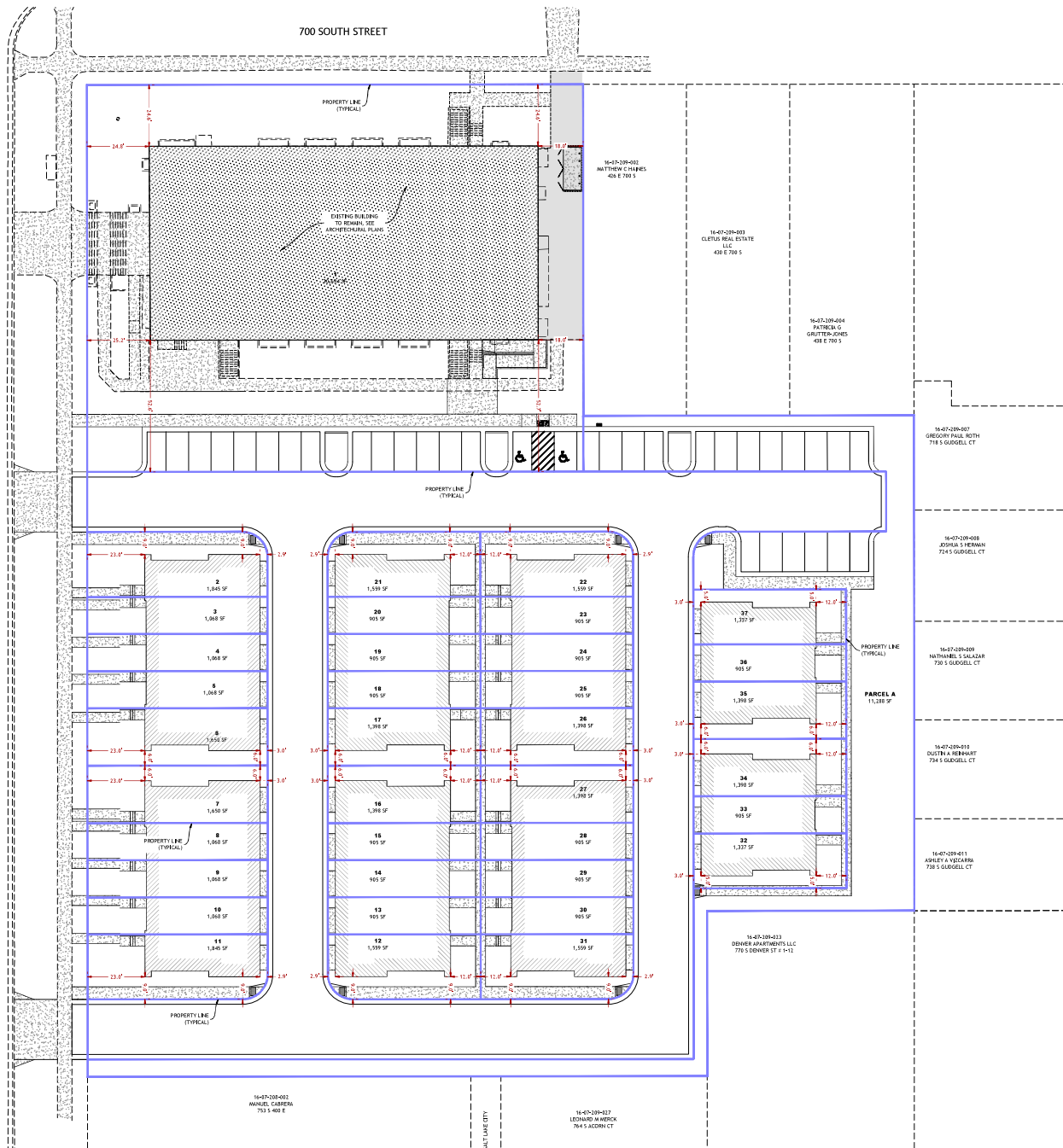
**Innovation Park at
Liberty Wells
Open Space**

PROJECT: _____
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: March 21, 2024

SHEET NUMBER:
E-2

400 EAST STREET



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 20'

0 10 20 40 60

OWNER:

Ivory Innovations
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Utilities.
2. All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
3. All sewer lines to be separated by a minimum of 10 feet and 12" separate sanitary sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
4. All Improvements in the public right of way shall conform with the standards and specifications of Salt Lake City Utilities.
5. All private Improvements shall conform to APWA standards and specifications, and shall be located in the horizontal and vertical location of all utilities prior to beginning work.
6. All individual house garbage/recycling receptacles will be kept within the garages of each respective.
7. All CIP work is to be modified curb per APWA STD, Plan 205, Type H, except curb and gutter lining parking areas, which is to be modified curb and gutter per APWA STD, Plan 205, Type E. See this sheet for extents and curb transition points.
8. The zoning of the subject property is RWP-35 and the existing use is a civic use.



Innovation Park at Liberty Wells

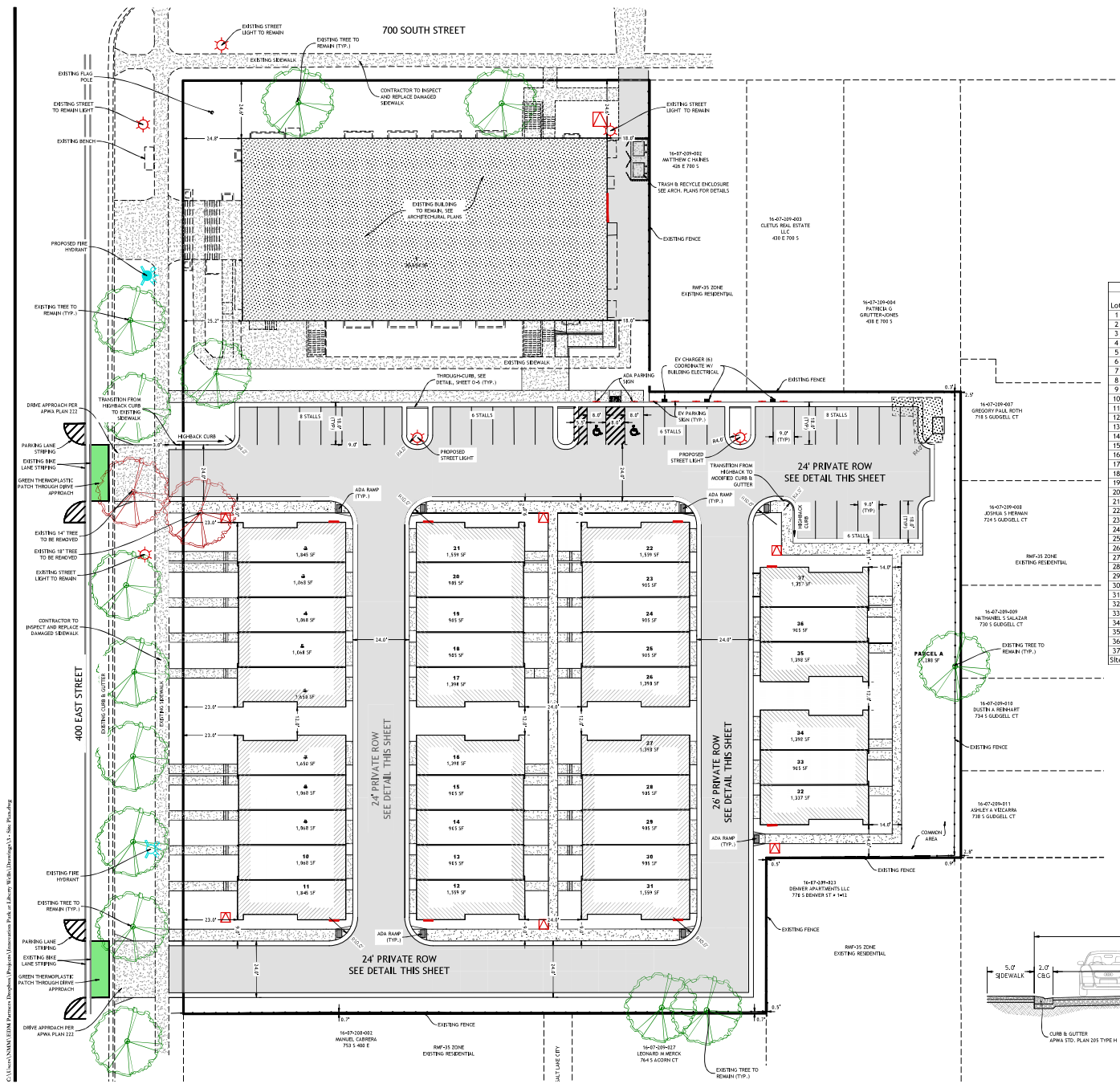
Site Plan
back Exhibi

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: November 30, 2023

SHEET NUMBER:

E-1



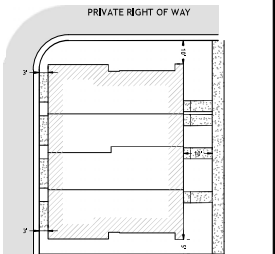
Unit Type	Count	Min. Parking Required	Max. Parking Allowed	Min. Spaces	Max. Spaces	Garage Spaces	Surface Spaces Provided	Total Spaces Provided
1 Bedroom Apartment	27	1	2	27	54	0		
2 Bedroom Apartment	3	3	3	3	6	0		
2 Bedroom Townhome	0	1	4	0	0	0		
2 Bedroom Townhome	20	2	4	40	80	40		
2 Bedroom Townhome	35	2	4	35	64	32		
Total				105	207	72	33	339

(2 ADA Spaces Provided)

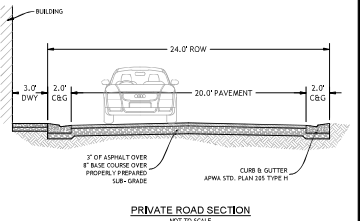
- 1 EV PARKING SPACE PER 25 SPACES PROVIDED
- 36 GARAGE EV SPACES PROVIDED
- 2 EXTERIOR EV SPACES PROVIDED
- 1 BIKE SPACE PER 5 UNITS
- 36 GARAGE BIKE SPACES PROVIDED
- 8 BIKE SPACES PROVIDED IN EXISTING BUILDING ON LOT 1 (SEE ARCHITECTURAL PLANS)
- NO LOADING AREA REQUIRED

Building Coverage by Lot	Lot Area (sf)	Building Coverage (sf)	%
1	30,643	12,006	39.2%
2	1,845	727	39.4%
3	1,068	676	63.3%
4	1,068	676	63.3%
5	1,068	676	63.3%
6	1,650	727	44.1%
7	1,650	727	44.1%
8	1,068	676	63.3%
9	1,068	676	63.3%
10	1,068	676	63.3%
11	1,845	727	39.4%
12	1,559	727	46.6%
13	905	676	74.7%
14	905	676	74.7%
15	905	676	74.7%
16	1,348	727	52.0%
17	1,348	727	52.0%
18	905	676	74.7%
19	905	676	74.7%
20	905	676	74.7%
21	1,559	727	46.6%
22	1,559	727	46.6%
23	905	676	74.7%
24	905	676	74.7%
25	905	676	74.7%
26	1,398	727	52.0%
27	1,398	727	52.0%
28	905	676	74.7%
29	905	676	74.7%
30	905	676	74.7%
31	1,559	727	46.6%
32	1,337	727	54.4%
33	905	676	74.7%
34	1,398	727	52.0%
35	1,398	727	52.0%
36	905	676	74.7%
37	1,337	727	54.4%
Site	108,029	37,158	34.4%

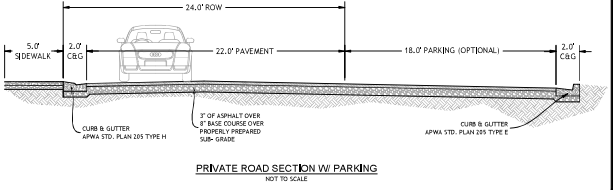
PROJECT STATISTICS	
1 BEDROOM MULTI-FAMILY UNITS	27
2 BEDROOM MULTI-FAMILY UNITS	3
2 BEDROOM TOWN HOMES	20
3 BEDROOM TOWN HOMES	16
OPEN SPACE	0.81 AC (33%)
TOTAL SITE AREA	2.48 AC
TOTAL UNITS	66
DENSITY	26.61 UN/AC
BUILDING COVERAGE	0.85 AC (34.4%)
PARKING COVERAGE	0.14 AC (5.79%)



SINGLE FAMILY ATTACHED TYPICAL SETBACKS
NTS



PRIVATE ROAD SECTION
NOT TO SCALE



PRIVATE ROAD SECTION W/ PARKING
NOT TO SCALE

2815 East 3300 South, Salt Lake City, UT 84099
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 20'

OWNER:
Ivory Innovations
978 East Woodstock Lane
Salt Lake City, UT 84117
801-747-7000

IVORYINNOVATIONS

NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
- All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
- All utilities must be separated by a minimum of 2' horizontally and 12" vertically. Water and Sewer lines require 10' minimum horizontal separation and 18" minimum vertical separation.
- All improvements in the public right of way shall conform with the standards and specifications of Salt Lake City and APWA.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Trach Plan: Individual house garbage recycling receptacles will be kept within the garage of each respective.
- All curb and gutter is to be modified curb per APWA STD. Plan 205, Type H, except curb and gutter lining parking areas, which is to be high curb curb and gutter per APWA STD. Plan 205, Type E. See this sheet for details and curb transition points.
- The existing zoning of the subject property is RMF-35 and the existing use is a civic use.

APPROVED FOR CONSTRUCTION:

These plans are valid for construction only with the signature of the design engineer on the line below.

Approved _____ Date _____

Innovation Park at Liberty Wells
Site Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: February 13, 2024
SHEET NUMBER: **O-3**



427 WEST 11000 SOUTH, SUITE 201
DRAPER, UTAH 84020

GOULD PLUS ARCHITECTS, LLC © 2024

NO.	REVISION DESCRIPTION

PROJECT NUMBER 22018

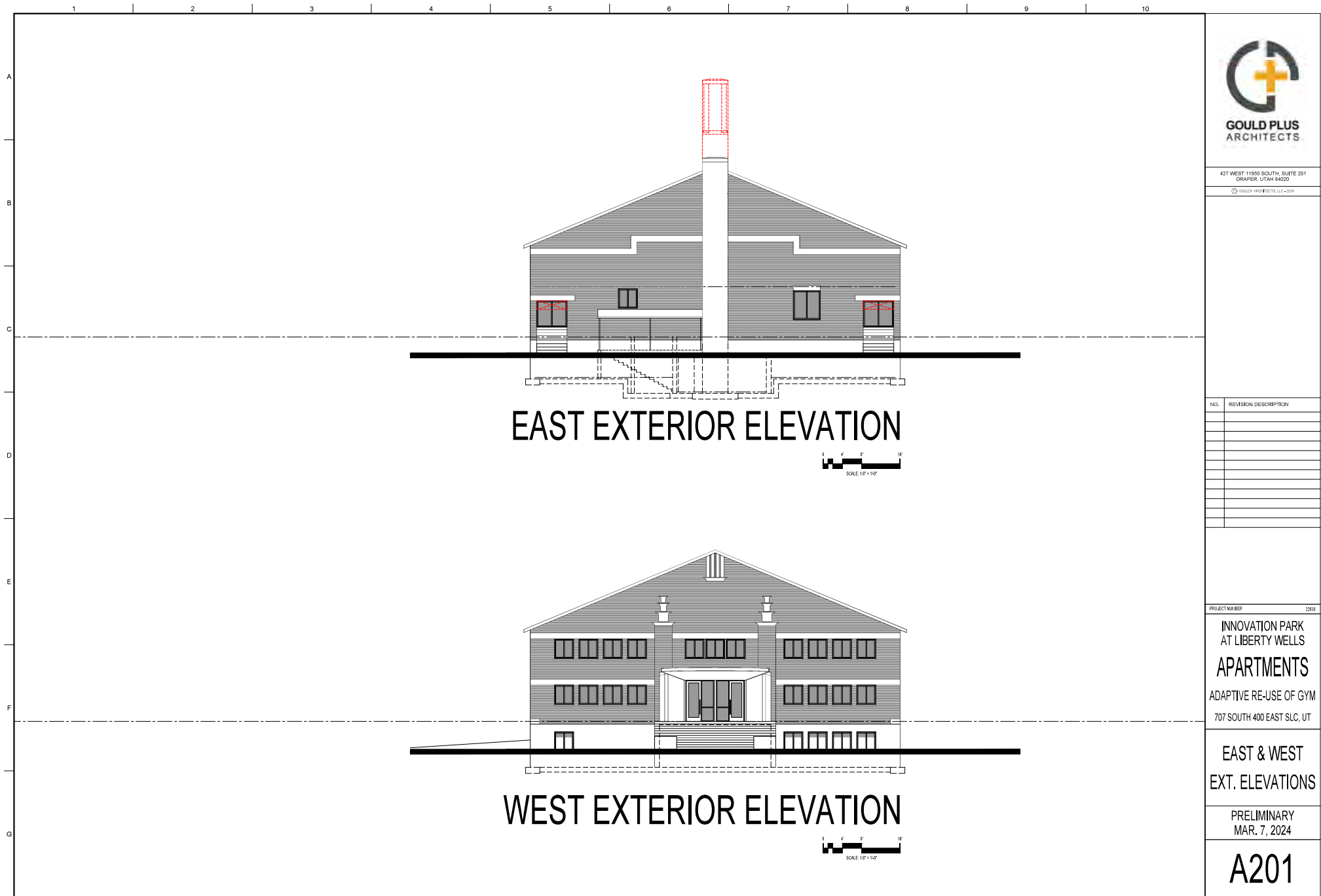
**INNOVATION PARK
AT LIBERTY WELLS
APARTMENTS**

ADAPTIVE RE-USE OF GYM
707 SOUTH 400 EAST SLC, UT

**SOUTH & NORTH
EXT. ELEVATIONS**

PRELIMINARY
MAR. 7, 2024

A200



427 WEST 11000 SOUTH, SUITE 201
DRAPER, UTAH 84020

GOULD PLUS ARCHITECTS, LLC © 2024

NO.	REVISION DESCRIPTION

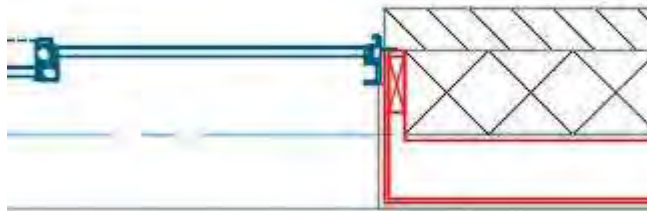
PROJECT NUMBER 22018

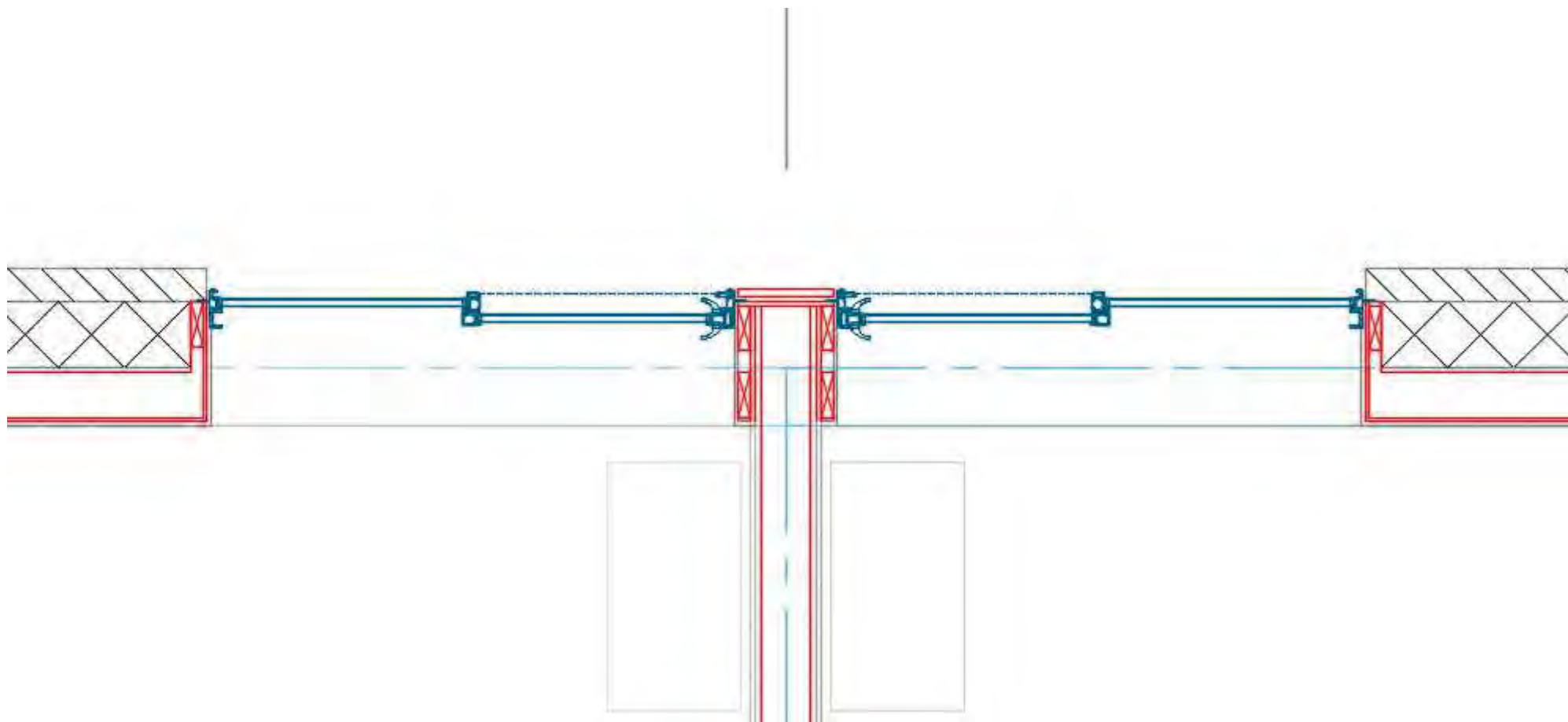
**INNOVATION PARK
AT LIBERTY WELLS
APARTMENTS**
ADAPTIVE RE-USE OF GYM
707 SOUTH 400 EAST SLC, UT

**EAST & WEST
EXT. ELEVATIONS**

PRELIMINARY
MAR. 7, 2024

A201



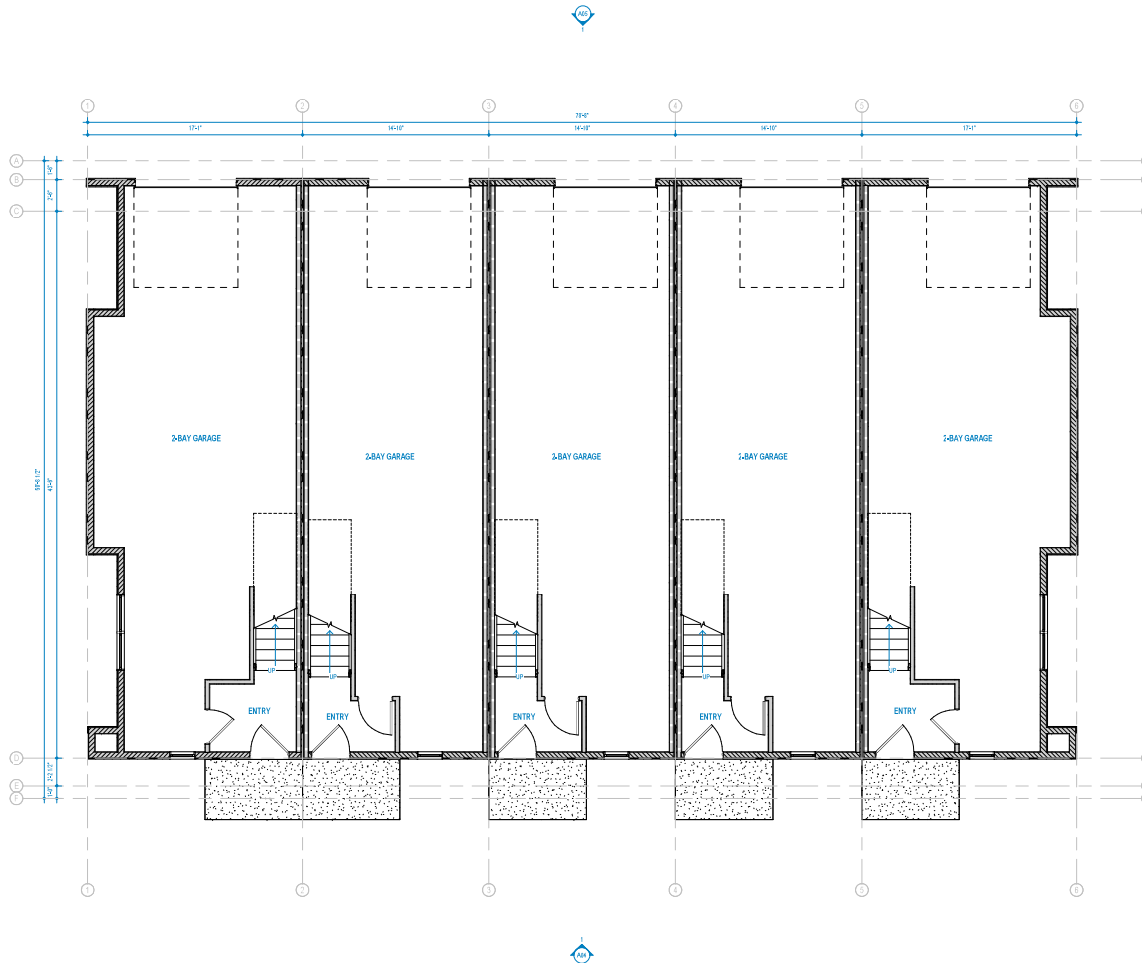


FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUDY F.O.S. UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FINISHED OR CONCRETE - SEE SECTIONS.
3. ALL OPENINGS AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUDY. ALL OPENING BETWEEN VIEWS ARE AT CENTER LINE OF WALL ASSEMBLY.
4. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
5. SEE SHEET 0402 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
6. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMN, BEAMS, JOISTS, ETC.
7. COORDINATE WITH BUILDER OWNER FOR ALL INTERIOR FINISHES.
8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
9. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
10. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. IN BATH AREAS, INSTALL 2X4 BLOCKING AT TOILET PAPER AND TOILET BOWL LOCATIONS. SEE DETAILS.
12. IN KITCHENS, INSTALL 2X8 BLOCKING AT 8' A.P.F. ON CENTER FOR UPPER CABINET INSTALLATION.

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	VOID STUD WALL - 2x4
	VOID STUD WALL - 2x4
	VOID STUD WALL - 2x4
	VOID STUD WALL - FIRE RATED - 2x4
	VOID STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD LAMINATE FLOORING
	POLYSTYRENE DECKING



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"





1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUDY F.O.S. UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FINISHED FLOOR TO TOP OF CONCRETE - SEE SECTIONS.
3. ALL OPENINGS AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUDY.
4. ALL OPENINGS BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY.
5. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
6. SEE SHEET 0802 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
7. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMN, BEAM, JOIST WALLS, ETC.
8. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
9. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.
10. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. IN BATH AREAS, INSTALL 2X4 BLOOMING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.
13. IN KITCHENS, INSTALL 2X4 BLOOMING AT 84" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	VOID STUD WALL - 2x4
	VOID STUD WALL - 2x4
	VOID STUD WALL - 2x4
	VOID STUD WALL - FIRE RATED - 2x4
	VOID STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD LAMINATE FLOORING
	POLYSTYRENE CEILING





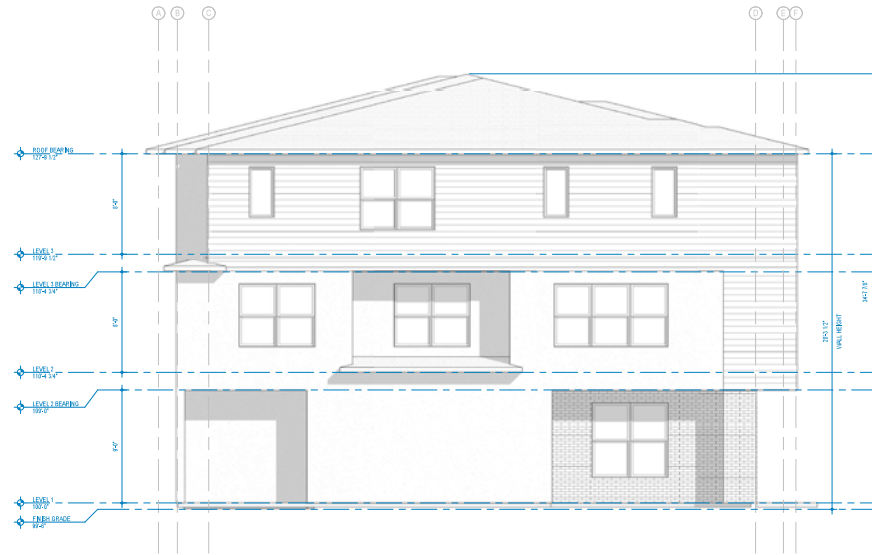
1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

- ### FLOOR PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE-OF-STUDY F.O.S. UNLESS NOTED OTHERWISE.
 2. CEILING HEIGHTS ARE SHOWN FROM PL VERTICAL CONCRETE - SEE SECTIONS.
 3. ALL GROUND LEVELS AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUDY. ALL GROUND LEVELS BETWEEN WALLS ARE AT CENTER LINE OF WALL ASSEMBLY.
 4. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
 5. SEE SHEET 0402 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 6. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEET WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, JOISTS, WALLS, ETC.
 7. COORDINATE WITH BUILDING OWNER FOR ALL INTERIOR FINISHES.
 8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.
 9. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 10. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 11. IN BATH AREAS, INSTALL 2X4 BLOCKING AT TOILET PAPER AND TOILET BOWL LOCATIONS. SEE DETAILS.
 12. IN KITCHENS, INSTALL 2X4 BLOCKING AT 84" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD/ALUMINUM FLOORING
	POLYSTYRENE DECKING





2 LEFT ELEVATION
14' x 14'



1 FRONT ELEVATION
14' x 14'

ELEVATION / SECTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 1" SLOPE IN FEET 10'-0" AS PER IBC.
2. CONTRACTOR TO COORDINATE WITH CDA FOR LOCATION OF UTILITIES. & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. SEE DETAILS.
4. CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DRAINAGE IF AWAY FROM STRUCTURE (V.M.). SEE CDA PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING QUOTED AT ALL LOCATIONS WHERE ROOF TERMINATES INTO SIDE OF WALL. DOWNSPOUT SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / VENTING TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE AS SELECTED BY OWNER.
	BRICK COLORED LAY BEING WITH 4" EXPOSURE. PAINT AND PAINT AS SELECTED BY OWNER.
	SIDING AS SELECTED BY OWNER.
NOTE: REFER TO EXISTING SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH SYSTEM.	



2 RIGHT ELEVATION
1/4" = 1'-0"



1 BACK ELEVATION
1/4" = 1'-0"

ELEVATION / SECTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 1" SLOPE IN FIRST 10'-0" AS FOLLOWS:
2. CONTRACTOR TO COORDINATE WITH CDA FOR LOCATION OF UTILITIES. & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. SEE DETAILS.
4. CONNECT DOWNSPOUT TO STORMWATER CONNECTION AT GRADE AND DRAINAGE IF PAVEMENT FROM STRUCTURE (VLM). SEE CDA PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING QUARTER AT ALL LOCATIONS WHERE ROOF TERMINATES INTO SIDE OF WALL. DOWNSPOUT SHALL BE INSTALLED TO SPECIFY AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / VENTING TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	STUCCO AS SELECTED BY OWNER.
[Hatch Pattern]	FIBER CEMENT LAP SIDING WITH 1" EXPOSURE. PRIME AND PAINT AS SELECTED BY OWNER.
[Hatch Pattern]	BRIK AS SELECTED BY OWNER.

NOTE: REFER TO EXISTING SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH SYSTEM.

LMnt
 ARCHITECTURE
 Architecture
 Landscape Architecture
 Land Planning
 Interior Design
 Construction Management
 LEED Consulting
 8677 South 700 East Suite 303
 Sandy Utah 84070
 ph: 801.487.2011
 www.lmntarch.com

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 LMnt Architecture.

IVORYCOMMERCIAL
 THE COMMERCIAL
 CONSTRUCTION PROJECT MANAGERS
 CAPITAL. ENVIRONMENT. CONSTRUCTION. PROJECT MANAGEMENT.

project:
**LIBERTY WELLS
 5-PLEX CONCEPT PLAN**
 SALT LAKE COUNTY, UTAH

project no: 2336
 date: 2024.02.09
 revisions:

CONCEPT
 sheet:
 EXTERIOR
 ELEVATIONS

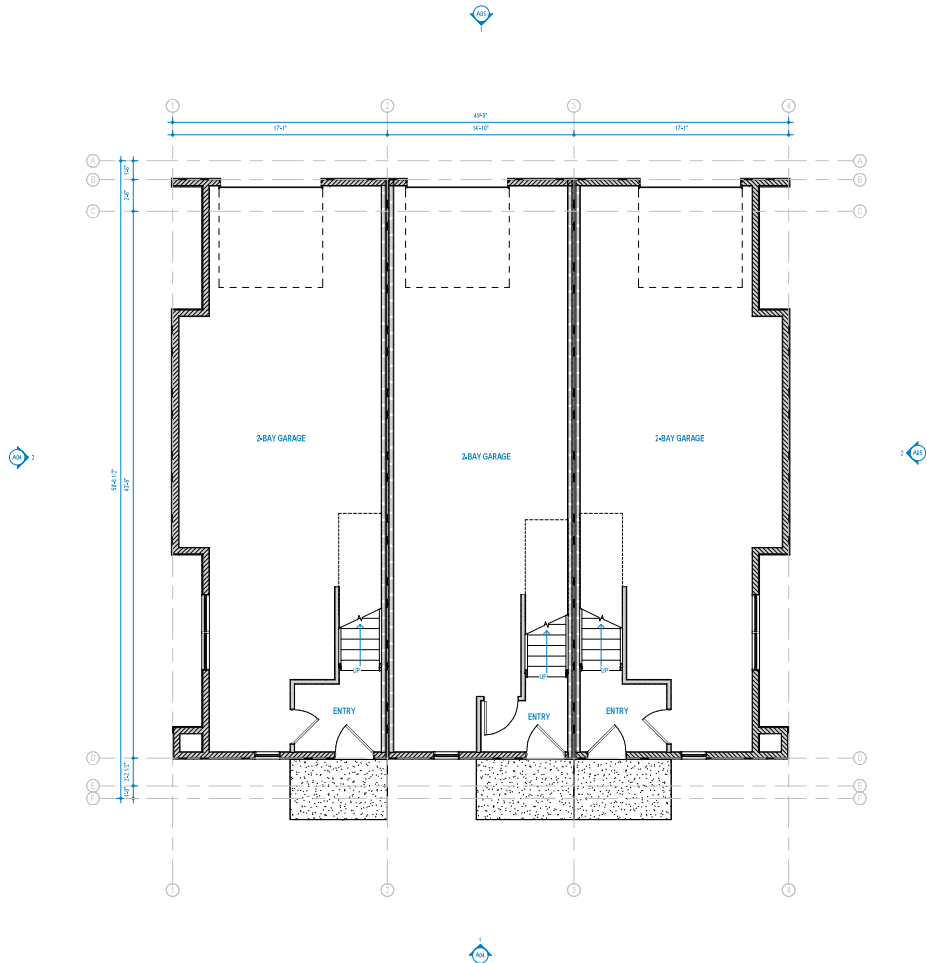
A05
 SHEET SIZE: 30" x 42"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUDY F.O.S. UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FINISHED OR CONCRETE - SEE SECTIONS.
3. ALL OPENINGS AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUDY. ALL OPENINGS BETWEEN VIEWS ARE AT CENTER LINE OF WALL ASSEMBLY.
4. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
5. SEE SHEET 0802 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
6. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEET WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, JOISTS, ETC.
7. COORDINATE WITH BUILDER OWNER FOR ALL INTERIOR FINISHES.
8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
9. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
10. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. IN BATH AREAS, INSTALL 2X4 BLOCKING AT TOILET PAPER AND TOILET BOWL LOCATIONS. SEE DETAILS.
12. IN KITCHENS, INSTALL 2X4 BLOCKING AT 8" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD LAMINATE FLOORING
	POLYSTYRENE DECKING



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

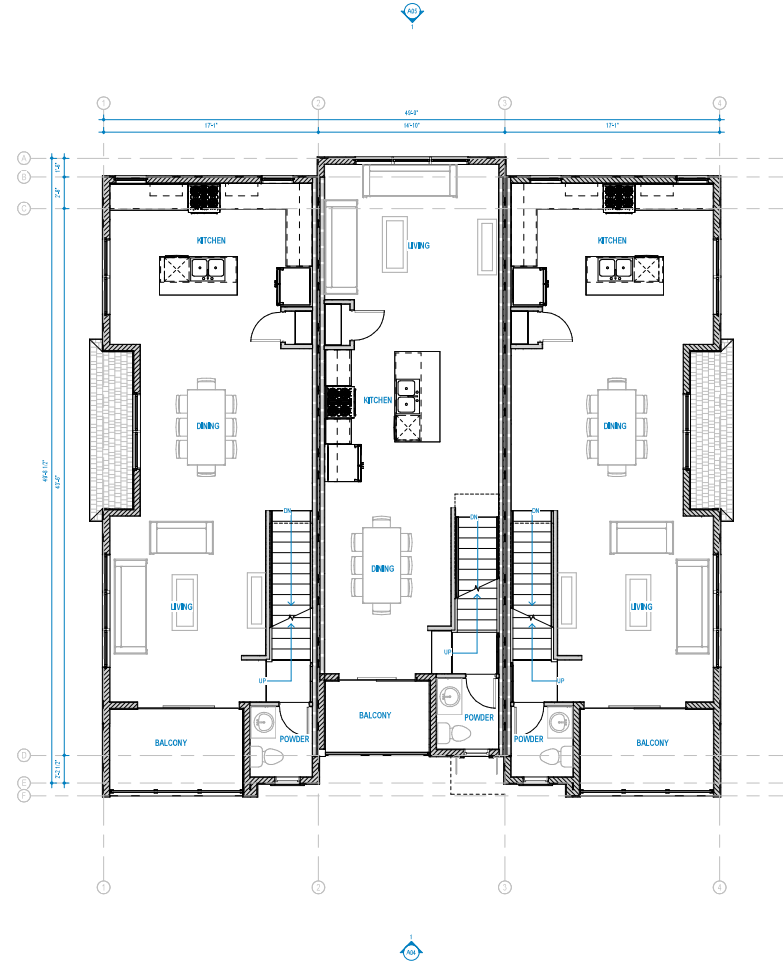


FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUDY F.O.S. UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FINISHED OR CONCRETE - SEE SECTIONS.
3. ALL GROUND LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUDY. ALL GROUND LINES BETWEEN VIEWS ARE AT CENTER LINE OF WALLS UNLESS NOTED.
4. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
5. SEE SHEET 0802 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
6. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, JOISTS, WALLS, ETC.
7. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.
9. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
10. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. IN BATH AREAS, INSTALL 2X4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.
12. IN KITCHENS, INSTALL 2X8 BLOCKING AT 8" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD/LAMINATE FLOORING
	POLYSTYRENE DECKING



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

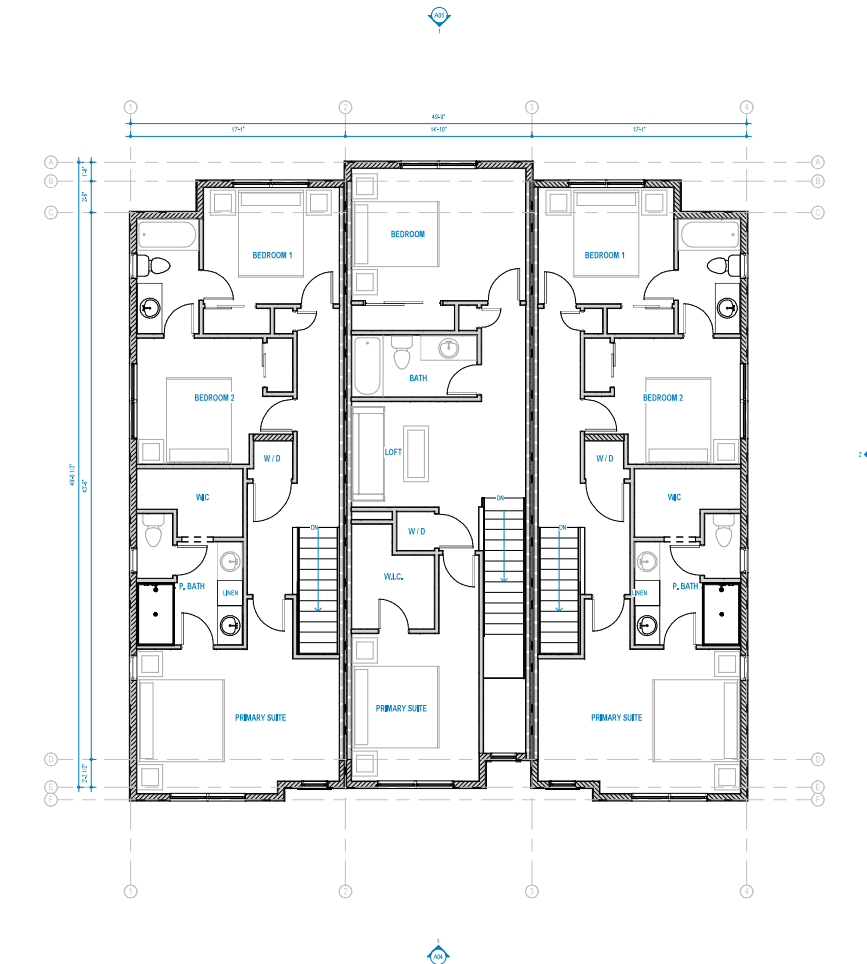


FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE-OF-STUD F.O.S. UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FINISHED OR CONCRETE - SEE SECTIONS.
3. ALL GROUND LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GROUND LINES BETWEEN WALLS ARE AT CENTER LINE OF WALLS UNLESS NOTED.
4. COORDINATE WITH ALL ENLARGED PLANS SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
5. SEE SHEET 0402 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
6. COORDINATE WITH STRUCTURAL DRAWING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMN, BEAM, JOIST WALLS, ETC.
7. COORDINATE WITH BUILDER OWNER FOR ALL INTERIOR FINISHES.
8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER, AND DATA REQUIREMENTS.
9. ALL EXTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
10. ALL INTERIOR WALLS ARE ASSIGNED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
11. IN BATH AREAS, INSTALL 2X4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS. SEE DETAILS.
12. IN KITCHENS, INSTALL 2X4 BLOCKING AT 84" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

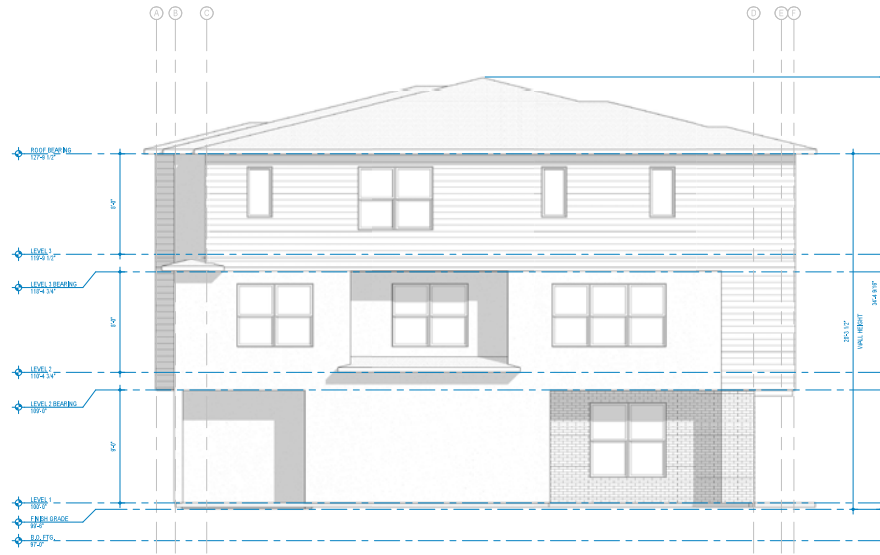
FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	CONCRETE FOUNDATION WALL ABOVE
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x4
	BRICK VENEER
	TILE FLOORING
	WOOD/ALUMINATE FLOORING
	POLYSTYRENE INSULATION

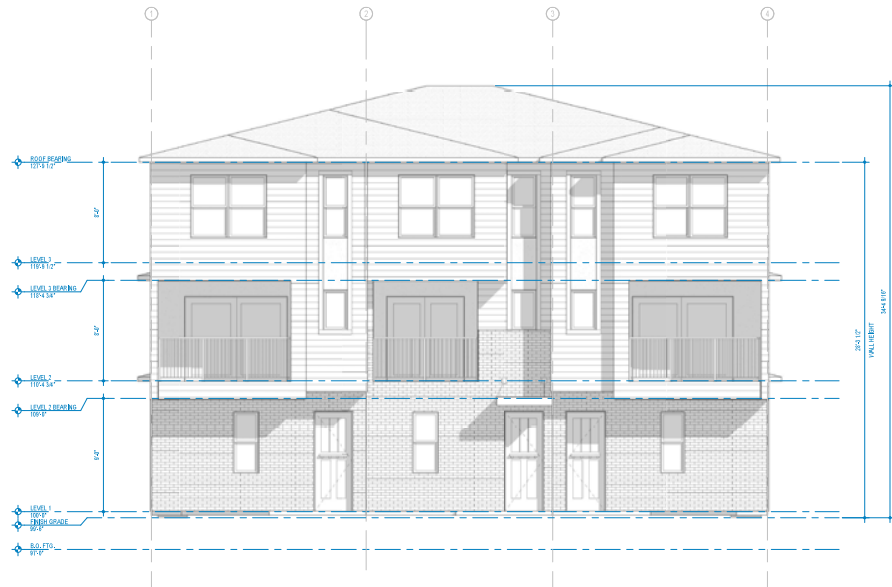


1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"





2 LEFT ELEVATION
1/4" = 1'-0"



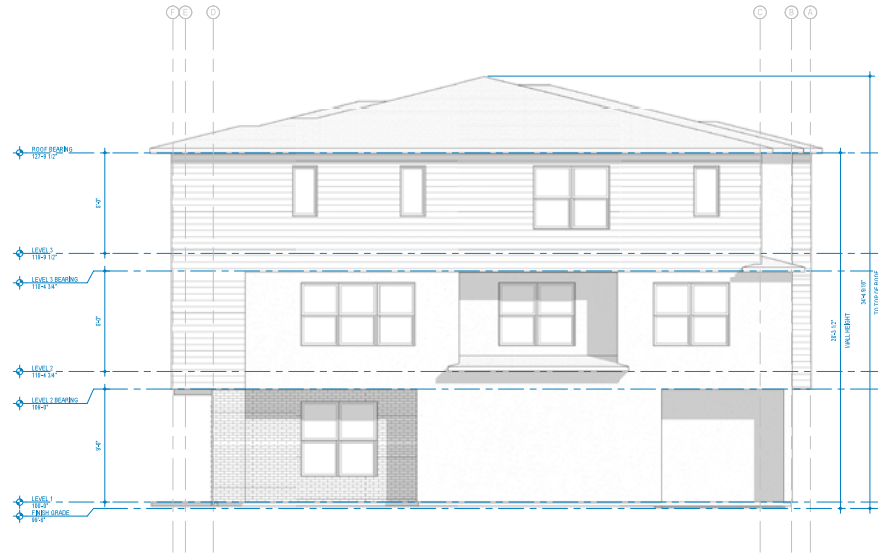
1 FRONT ELEVATION
1/4" = 1'-0"

ELEVATION / SECTION GENERAL NOTES

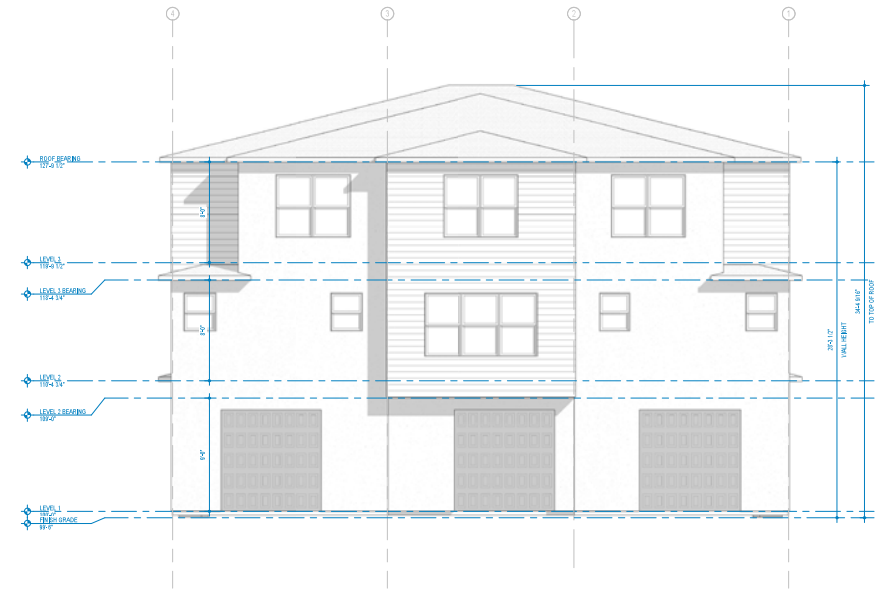
1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 1" SLOPE IN FEET TO 1" AS FOR B.C.
2. CONTRACTOR TO COORDINATE WITH CNA FOR LOCATION OF UTILITIES. & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTRACTOR SHALL SLOPE TO SLOPE TO DOWNPOUTS. SEE DETAILS.
4. CONNECT DOWNPOUT TO STORM DRAIN CONNECTION AT GRADE AND DRAINAGE IF PUMP FROM STRUCTURE (V.M.). SEE CNA PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIBING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING QUARTER AT ALL LOCATIONS WHERE ROOF TERMINATES INTO SIDE OF WALL. DOWNPOUT SHALL BE INSTALLED TO SPECIFY AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIBING / VENTING TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	STONE AS SELECTED BY OWNER.
	BRICK COLORED LAP SIDING WITH 1" EXPOSURE. PAINT AND PAINT AS SELECTED BY OWNER.
	BRICK AS SELECTED BY OWNER.
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH/VENTING.	



2 RIGHT ELEVATION
14' x 14'



1 BACK ELEVATION
14' x 14'

ELEVATION / SECTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 1" SLOPE IN FEET 10'-0" AS FOR 10'-0".
2. CONTRACTOR TO COORDINATE WITH CDA FOR LOCATION OF UTILITIES. & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS. SEE DETAILS.
4. CONNECT DOWNSPOUT TO STORMWATER CONNECTION AT GRADE AND DRAINAGE IF PAVEMENT FROM STRUCTURE (VLM). SEE CDA PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING QUARTER AT ALL LOCATIONS WHERE ROOF TERMINATES INTO SIDE OF WALL. DOWNSPOUT SHALL BE INSTALLED TO SPECIALLY AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / VENTING TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	SIDING AS SELECTED BY OWNER.
	FIBER CEMENT LAP SIDING WITH 1" EXPOSURE. PRIME AND PAINT AS SELECTED BY OWNER.
	BRICK AS SELECTED BY OWNER.

NOTE: REFER TO EXISTING SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EXISTING FINISHES.

LMnt
ARCHITECTURE

Architect
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

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Sandy Utah 84070
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www.lmntarch.com

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IVORYCOMMERCIAL
THE COMMERCIAL
CAPITAL DEVELOPMENT CONSTRUCTION PROJECT MANAGERS

project:
LIBERTY WELLS
3-PLEX CONCEPT PLAN
SALT LAKE COUNTY, UTAH

project no: 2336
date: 2024.02.28
revisions:

CONCEPT
sheet:
EXTERIOR
ELEVATIONS

A05
SHEET SIZE: 30" x 42"

Innovation Park at Liberty Wells
Planned Development Application
Project Narrative February 2nd, 2024

Innovation Park at Liberty Wells is a proposed development employing adaptive re-use and innovative design to provide diverse housing options to the Central City Neighborhood of Salt Lake. The LWC (LWC) has stood as an iconic landmark of the neighborhood long since its use as a recreational facility has faded. The project will transform the 2.5-acre site into a sustainable community that houses residents and families all while rehabilitating and preserving the historic building as a distinctive feature of the neighborhood.

The project will include sixty-six housing units. The LWC structure will be adapted into a thirty-unit apartment building. The private ball field will be the site of 36 new-build townhomes. The proposed use and density are in-line with the site's RMF-35 designation and requires no zone change or master plan amendment. The Planned Development request is only necessary to allow for internal private roadways and individual subdivision of the townhome lots. It is with much fortune then, that the project meets the purposes and goals of the Planned Development Ordinance, namely:

A. Planned Development Objectives

21A.55.010.B.1 Historic Preservation

Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City

While the LWC use as a recreational and community center has elapsed, the structure has remained a distinctive feature of the surrounding community. The brick gymnasium has stood as a focal point for nearly 75 years. The project will preserve and reuse the building to provide for 30 apartment units.

21A.55.010.C.1 Affordable Housing

At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.

A maximum of 25% of units will be sold or rented at market rate. The remaining 75% of units will be rented or sold at or below 80% area medium income (AMI). At a minimum 40% of the units will be rented at or below 60% AMI. The need for affordable housing in our city cannot be overstated. This project serves as a beacon of hope and a blueprint for future projects to tackle this challenge.

In conclusion, the rehabilitation and repurposing of the LWC into a mixed-use development, preserving the historic gymnasium while providing diverse, affordable housing options, stands as a testament to Ivory Innovation's dedication to the city's history and its people. This project is not just about preserving bricks and mortar; it's about creating a vibrant, inclusive community that respects its past while embracing its future.

We are excited to petition for a Planned Development to bring this vision of Innovation Park at Liberty Wells to fruition.

B. Master Plan Compatibility

Innovation Park at Liberty Wells
Planned Development Application
Project Narrative February 2nd, 2024

The **Central Community Master Plan** as adopted in 2005 sets forth Residential Land Use (RLU) Policies and Historic Preservation (HP) Policies.

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

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

The project promotes these policies directly in that it will include a variety of housing options and a range of income qualification levels. At a maximum 25% of the units will be offered at market rates and at a minimum 40% of the units will be offered at or below 60% AMI. The remainder of the units will be offered at 80% AMI.

RLU-3.3 *Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.*

Through use of the Planned Development Ordinance flexibility is granted to allow structures to front internal private streets and include subdivision of individual townhome lots. Subdivision provides the opportunity for some single-family homeownership options that would otherwise be unavailable with current RMF-35 requirements.

HP-1 *Central Community gives high priority to the preservation of historic structures and development patterns.*

While not designated as a historic structure through the National Register or the City's Historic Landmark Commission, it is undisputed that the LWC stands as one of the more prominent historic structures in the vicinity of the neighborhood. Though its historic use as a religious recreation center has faded, the project will adapt the structure keeping its familiar massing and elevation and breath new life into it for residential use.

Plan Salt Lake as adopted in 2015 sets forth a variety of initiatives pertaining to Neighborhoods, Growth, Housing, Air Quality, and Preservation.

Neighborhood Initiatives promoted by the Planned Development Application include:

1. Maintain neighborhood stability and character.
2. Create as safe a convenient place for people to carry out their daily lives.
3. Improve the usefulness of public rights-of way as usable public space.

Growth Initiatives promoted by the Planned Development Application include:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Promote infill and redevelopment of underutilized land.
3. Reduce consumption of natural resources, including water.

Innovation Park at Liberty Wells
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4. Accommodate and promote an increase in the City's population.

Housing promoted by the Planned Development Application include:

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.
3. Enable moderate density increases within existing neighborhoods where appropriate.
4. Promote energy efficient housing and rehabilitation of existing housing stock.

Air Quality promoted by the Planned Development Application include:

1. Reduce greenhouse gas emissions.
2. Reduce individual and citywide energy consumption.
3. Encourage energy efficiency city wide.

The surrounding neighborhood predominately features residential character, with the LWC serving as a landmark structure. Unfortunately, the LWC's vacancy has raised concerns about unsponsored and illegal activities in the building and lot. Rehabilitating and repurposing the LWC will preserve its landmark status, promoting neighborhood stability and eliminating vacancy-related safety concerns.

The overall project aims to create 66 new housing units in an infill area of the city. Adopting an all-electric design will enhance air quality and reduce natural gas consumption. Landscaping will be transformed into Localscapes to promote water conservation. Additionally, the development will include a beautification initiative for the large park strips along 700 South and 400 East in the public right of way (ROW). This beautification effort entails preserving almost all existing trees and planting several new trees where they are not currently present.

The project incorporates an affordability component with a mix of housing types and sizes. The surrounding neighborhood features similarly dense developments. Converting the LWC into housing and integrating energy-efficient components aligns directly with the stated initiatives.

C. Design and Compatibility

Given the preservation of the Liberty Wells structure, the scale, mass, and intensity from the north and northwest of the project will continue unchanged.

The new townhome buildings will be set back much like the LWC and the neighboring houses from 400 East. When including the park strip in the Right of Way (ROW) all structures will be set back 50' from the street curb, leaving ample open space and inviting pedestrian walkways.

Large unsubdivided apartment building(s) would have to be built so as to achieve the same number of units in the straight RMF-35 zone. Instead, the Planned Development allows the site to be configured with eight new townhome buildings (37 units) that are subdivided and fronted on private streets internal to the property. This is much more in character with single-family detached homes that compromise much of the northern, eastern, and southern boundaries of the property.

Innovation Park at Liberty Wells
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The townhomes have been divided into eight buildings to reduce the massing of individual buildings and bring them more in line with that of the surrounding single-family neighborhood and to provide visually appealing open space areas. The building facades will include multiple material selections. Brick will be used on the lower levels to mimic the gymnasium structure and siding and stucco will be used on the upper levels. Front elevations facing the street will use siding in the front and reserve stucco for the back (garage door façade) and side elevations.

The buildings were further designed with pitched roofs to match surrounding buildings. The upper floor plan was extended in the front façade side in a dormer like style to mimic dormers typical of the existing single family housing stock.

The predominant visual character of the west side of 400 East is defined by the Cedar Pointe Apartments and smaller cottage homes with near zero side yard setbacks. The street view from Innovation Park will mimic some of the front elevation massing of the Cedar Pointe Apartments but design and visual characteristics will be improved and much more in line with the cottage homes wherein each unit will include building facades that offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.

D. Landscaping

The current landscaping for the site includes large swaths of sod and four mature trees. In the western ROW there are mature street trees planted in sodded park strips. In discussions with the Urban Forester we have determined that we will be able to preserve all but one existing tree in the park strip. This tree will be replaced by one new tree along 400 east and 5 new trees along 700 south.

The landscape plan proposed with the PD application will significantly reduce the intensity of sod and replace most landscape areas with water-wise shrubs and ground cover. The two trees north of the LWC will be preserved along with the sodded area that they are planted in. Sod will also be kept for the front yards of the townhomes along 400 East. A sodded area will be set up in the southeast corner of the property where it will be part of an active playground and activity area. Beyond the landscaping that will be done internal to the property we propose replacing the large, sodded park strips with shrubs and fountain grasses. We will preserve what existing trees we can within the park strips and add trees to the northern park strip where they are not currently planted. With the exception of the paved area directly behind the LWC, we plant Karl Foerster grasses along our shared private property boundaries.

E. Mobility

Currently the site only has one vehicular access from 700 south. This access will be maintained and used as a utility access and to service dumpsters for the apartment units. The planned development proposes adding two vehicular access points along 400 east that lead into the internal surface parking lot and townhome internal alley ways. We propose adding 13 new pedestrian access points to the western sidewalk, mostly associated with the individual townhome units fronting 400 east. An internal decomposed granite pathway through the townhomes will allow a straight line pedestrian cross through from the western activity area to 400 east. Cement walkways will be installed on the northern and

Innovation Park at Liberty Wells
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southern ends of lots 2 through 31 and the north south and east ends of lots 32-37. Bike storage will be available in the LWC for tenants and each townhome garage allows for private bike storage. New bike lanes along 400 east have already been striped and will be directly accessible to each Innovation Park at LWC resident.

Furthermore, the site is located within a quarter mile of two bus stops servicing Lines 205 and 9. These bus lines provide direct transit to the downtown, Murray, and University depots.

F. Existing Site Features

The project will maintain the LWC structure and adapt and re-use it to house 30 apartment units. Minimal modifications are necessary on the exterior of the LWC and those few necessary are related to meet code requirements for egress, accessibility, and windows.

Utilities will be in compliance with Salt Lake Public Utilities requirements. Existing water lines and sewer lines currently run through 400 east and 700 south. A fire line connection is expected to be made to the existing 12" water line on the west side of 700 south. This will allow for the existing 6" line to service the culinary needs of the project. The project has well rights and access to service its irrigation needs. Water lines and storm drain lines will be privately owned by the HOA inside of the project. The project will not be serviced by natural gas and proposed transformer locations are shown on the site plan based upon initial consultation with Rocky Mountain Power.

ATTACHMENT C: Property and Vicinity Photos

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ATTACHMENT D: RMF-35 Zoning Standards

Standard	Proposed	Finding
21A.24.130 – Provisions for RMF-35 Moderate Density Residential District		
Minimum Lot Area: Single-family attached: 3,000sqft Multi-family: 45,000sqft for 30 units Maximum site density: 72 total units, 29 units/acre (108,029/1,500 = 72).	<ul style="list-style-type: none"> - Single-family attached lots: 905sqft – 1,845sqft - Multi-family lot: 30,643sqft for 30 units - Proposed density: 66 units, 26.6/acre 	Complies with PD approval
Minimum Lot Width: <ul style="list-style-type: none"> - Multi-family 12+ units: 80ft - Single-family attached: 22ft 	<ul style="list-style-type: none"> - Multi-family: 154.6ft along 400 E - Single-family attached: 14.25-23.5ft wide 	Complies with PD approval
Maximum Building Height: <ul style="list-style-type: none"> - 35 feet to midpoint of pitched roof 	<ul style="list-style-type: none"> - Tallest building: 34.7ft to the peak, 31.5ft to the midpoint - Existing building: 39.2ft at tallest but height is not changed. 	Complies
Front Yard Setback: <ul style="list-style-type: none"> - 20 feet 	<ul style="list-style-type: none"> - Existing building: 24.6ft - Single-family attached fronting 400 E: 23ft - Single-family attached in the interior of the property: 12ft 	Complies with PD approval
Corner Side Yard Setback: <ul style="list-style-type: none"> - 10 feet 	<ul style="list-style-type: none"> - Multi-family: 25.2ft 	Complies
Interior Side Setback: <ul style="list-style-type: none"> - Single family attached: none required, 4ft if provided - Multi-family: 10ft 	<ul style="list-style-type: none"> - Single-family attached: 6-9ft when provided - Multi-family: 18ft 	Complies
Rear Yard Setback: <ul style="list-style-type: none"> - 25% of lot depth, not less than 20 feet, not greater than 25 feet 	<ul style="list-style-type: none"> - Multi-family: 52.6ft - Single-family attached: 2.9-3.0ft proposed 	Complies with PD approval
Maximum Building Coverage: <ul style="list-style-type: none"> - 60% 	<ul style="list-style-type: none"> - Entire development: 34.3% - Individual lots: 39.2%-74.7% 	Complies with PD approval
Landscape Buffer Required if abutting single-family or two-family residential district	<ul style="list-style-type: none"> - Does not abut single or two family districts. 	Complies
21A.36 – General Provisions		
21A.36.010.C. – Frontage on Public Street <ul style="list-style-type: none"> - All lots shall face a public street 	<ul style="list-style-type: none"> - Not all lots front a public street. 	Complies with PD approval
21A.40 – Accessory Uses, Buildings, And Structures		
21A.40.100 – Location of Mechanical Equipment A. Front and Corner Side Yards and Double Frontage Lots: Only allowed if located within four feet (4ft) of the principal building and screened by vegetation, a solid wall or fence so the equipment is not visible and at least ten	<ul style="list-style-type: none"> - A/C units will be a maximum of 4ft from principal structures and will be screened by vegetation. 	Complies

feet (10') from the front and corner side yard property lines.		
21A.40.160 – Ground-mounted Utility Boxes <ul style="list-style-type: none"> - Front and Corner Side Yards: within five feet (5ft) of the building façade when front or corner side yard and at least one foot from property line. - Screened by a wall, fence, or hedge 	<ul style="list-style-type: none"> - Ground mounted utility boxes are between 3ft 1/2in and 10ft 3/4in from structures. - Screening is vegetation, not a wall, fence, or hedge. 	Complies with PD approval
21A.44 – Off Street Parking, Mobility, and Loading		
21A.44.040.A – Required Parking Per Table 21A.44.040.A <ul style="list-style-type: none"> - Multi-family: 1 stall per 1 bedroom (27 required); - 1.25 per 2 bedroom (3.75 required) - Single-family attached: 2 per single-family attached (72 required) 	105 spaces provided: <ul style="list-style-type: none"> - Multi-family: 33 surface parking stalls - Single-family attached: 72 stalls within garages 	Complies
21A.44.040.C.1 – Electric Vehicle Parking <ul style="list-style-type: none"> - 20% of onsite parking spaces (7 EV ready spaces required) - EV charging spaces in excess of minimum may count towards requirement 	<ul style="list-style-type: none"> - 6 total EV spaces provided, 5 more than required 	Complies
21A.44.040.C.2 – EV Ready <ul style="list-style-type: none"> - 20% of onsite parking spaces shall be EV ready. - EV charging spaces provided that exceed the minimum number required of charging spaces shall count towards the required EV ready spaces 	<ul style="list-style-type: none"> - 7 EV ready spaces required - 5 additional EV spaces provided = 2 EV ready spaces required 	Complies with PD approval.
21A.44.040.D.3 – ADA parking <ul style="list-style-type: none"> - 1 per 50 parking spaces, 2 spaces required 	<ul style="list-style-type: none"> - 2 spaces provided 	Complies
21A.44.040.E – Bicycle Parking <ul style="list-style-type: none"> - Single-family attached: none - 1 space per 5 multifamily units 	<ul style="list-style-type: none"> - single-family attached: 36 garage spaces provide in - multi-family: 6 bicycle parking spaces inside of the 	Complies
21A.48.050.A – Design Standards at Time of Planting		
21A.48.050.A.5 – Drought Tolerant Plants Not less than 80% of proposed plants shall be drought tolerant.	<ul style="list-style-type: none"> - 1,658 total plants, 1,410 drought tolerant = 85% drought tolerant 	Complies
21A.48.060 Park Strip Landscaping		
21A.48.060.D – Park Strip Trees <ul style="list-style-type: none"> - At least one street tree per 30 feet of street frontage. Trees must be at least 2 inches in caliper size. 	<ul style="list-style-type: none"> - Trees provided meet this standard and Urban Forestry has approved the landscape plan. 	Complies

ATTACHMENT E: Subdivision Standards

20.16.050.B.1: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards.

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

Standards of Approval
a. The preliminary plat map and associated documents include all information and is properly formatted as required by this title;
Finding: Complies
Discussion: The plat includes this information.
Condition(s): None
b. The subdivision shall comply with all subdivision design standards or with approved modifications to the subdivision design standards in Chapter 20.26 of this title;
Finding: Complies
Discussion: Applicable subdivision design standards from Chapter 20.26 are listed after this section. Those standards are met with the requested zoning standard modifications.
Condition(s): None
c. Water supply and sewage disposal including all offsite utility improvements, required easements and infrastructure upgrades shall be satisfactory to the public utilities department director;
Finding: Complies
Discussion: Salt Lake City Public Utilities have not expressed concerns or opposition to the proposed water and sewer facilities.
Condition(s): None
d. The location and design of all water supply and sanitary sewer facilities are appropriately sized, connect to adequately sized infrastructure and found to be compliant with the adopted standards;
Finding: Complies
Discussion: Private utilities on private lots will be managed by the HOA. All utilities appear to be easily

accessible.
Condition(s): None
e. The location and design of drainage elements to handle stormwater, ensure compliance with floodplain regulations, prevent erosion, and minimize formation of dust has been found to be compliant with adopted city standards and if applicable, Salt Lake County Flood Control and the Utah Department of Environmental Quality;
Finding: Complies
Discussion: Underground detention basins are provided and the proposed facilities will keep stormwater runoff on-site and will not significantly impact existing stormwater infrastructure.
Condition(s): None
f. The subdivision provides access and infrastructure necessary for firefighting equipment as required by the applicable fire code adopted by the city;
Finding: Complies
Discussion: Fire has reviewed this and expressed no concerns.
Condition(s): None
g. The subdivision provides adequate easements and locations for all necessary utilities that are not provided by the city;
Finding: Complies
Discussion: Applicant is working with Rocky Mountain Power to confirm location of transformers and any necessary easements will be established.
Condition(s): None
h. All required dedications of land for streets, midblock walkways, alleys, parks, trails, and open space are provided for on the preliminary plat as indicated in the 29 adopted general plan of the city or as agreed to as part of any land use approval or development agreement. Any exactions that are not agreed to as part of a land use approval or development agreement shall be roughly proportionate and directly related to the impact of the proposed subdivision;
Finding: Not Applicable
Discussion: Not applicable.
Condition(s): Not applicable
i. The subdivision includes recommendations in the subdivider's traffic impact

study when the transportation director indicates the recommendations are required to mitigate adverse impacts; and
Finding: Complies
Discussion: The Salt Lake City Transportation Division has found that the surrounding roadway capacity is sufficient for the development and will not need to see a traffic impact study. The proposed driveway locations have no conflict.
Condition(s): None
j. The proposed subdivision will not create any injury or harm to any other property or persons.
Finding: Complies
Discussion: This subdivision will only impact property owned by the applicant. See Planned Development Staff Report for more in-depth analysis.
Condition(s): None

20.26 Subdivision Standards

All subdivisions of land within Salt Lake City shall comply and conform with the standards and requirements as set forth and as referred to in this section. Applicable standards are listed below:

Standard	Proposal	Finding
20.26.090: STANDARDS FOR LOTS AND PARCELS:		
All subdivisions and subdivision amendments shall comply with the provisions of this section. This section shall be administered by the planning director.		
A. Frontage on Public Streets: All lots or parcels shall have frontage on a public street and the frontage shall comply with the minimum lot width requirements of the underlying zoning district. This standard is not applicable if Title 21A allows lots or parcels without street frontage. This provision may be modified as part of a planned development in accordance with Chapter 21A.55. Access that crosses multiple lots shall include appropriate cross access easements.	The applicant has requested modifications to the following applicable zoning standards: <ul style="list-style-type: none"> • 21A.36.010.C, lots without street frontage • 21A..24.130, minimum lot widths in the RMF-35 district 	Finding: Modification Required
B. Buildable Areas: All subdivisions shall result in lots or parcels that provide a practically sized buildable area except for lots or parcels that are: <ol style="list-style-type: none"> 1. Identified as undevelopable on a subdivision plat; 2. Identified as a public park or open space; 3. Identified as a protection strip intended to prevent access across property provided the protection strip complies with the standards of this title; or 4. Intended to be used for public infrastructure. 	The subdivision would result in lots with buildable area.	Finding: Complies
C. Minimum Lot or Parcel Size: All lots or parcels shall comply with the minimum lot size and lot width required within the applicable zoning district or overlay district in Title 21A.	The applicant has requested a modification to the following zoning standards: <ul style="list-style-type: none"> • 21A.24.130C, minimum lot size in the RMF-35 district 	Finding: Modification Required
E. Double Frontage Lots: Double frontage lots are prohibited in subdivisions located in residential zoning districts.	No double-frontage lots are proposed as part of this subdivision.	Finding: Complies

ATTACHMENT F: Planned Development Standards

Planned Development Standards

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

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

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

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

Discussion:

The proposal provides a better product than would be allowed via strict application of the zoning standards by creating smaller lots that do not front along a public street. Should the zoning standards be strictly applied, the property could host only 36 townhomes. Instead, through various modifications, the project will supply 66 new dwelling units (30 apartments, 36 townhomes) that range in size and cost including 49 units will be offered at an affordable rate (less than 80% AMI). Additionally, the project will retrofit the existing Liberty Wells Center structure into 30 apartments. The project is under the allowed maximum density of the site (72 units) but provides affordable housing and an efficient use of land.

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

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

<ol style="list-style-type: none"> 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities. 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest. 3. Development of connected greenways and/or wildlife corridors. 4. Daylighting of creeks/water bodies. 5. Inclusion of local food production areas, such as community gardens. 6. Clustering of development to preserve open spaces.
Discussion: Not applicable.
Finding: <input type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>B. Historic Preservation:</p> <ol style="list-style-type: none"> 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City. 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.
Discussion: This project adaptively reuses the existing Liberty Wells Center, a structure that is nearly 75 years old and served as a community center.
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</p> <ol style="list-style-type: none"> 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.
Discussion: 75% of the units in this project will be affordable at or below 80% AMI.
Finding: <input checked="" type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>D. Mobility: Enhances accessibility and mobility:</p> <ol style="list-style-type: none"> 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. 2. Improvements that encourage transportation options other than just the automobile.
Discussion: Not applicable.
Finding: <input type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:</p> <ol style="list-style-type: none"> 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.
Discussion: Not applicable.

Finding: <input type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
<p>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</p> <ol style="list-style-type: none"> 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)
Discussion: Not applicable.
Finding: <input type="checkbox"/> Objective Satisfied <input type="checkbox"/> Objective Not Satisfied
B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.
Finding: Complies
<p>Discussion: The project's compatibility with adopted plans and policies is discussed under Key Consideration 1 and is complies with the Central Community Master Plan, Plan Salt Lake, Housing SLC, and Thriving in Place.</p>
Condition(s): None
C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:
<ol style="list-style-type: none"> 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
Finding: Complies
<p>Discussion: The project is compatible with the neighborhood. The zoning district allows for the proposed height and there are other similar three-story developments in the immediate vicinity. The proposed single-family attached development has a generous front yard that will reduce the scale of the building when viewed from the public right of way. The project also proposes to split the 36 new units into 8 different structures, which helps keep the mass and scale of the buildings small instead of building a single, large apartment complex. The 33% open space on site will help balancing the density and built areas in a manner that is consistent with adjacent properties.</p>
Condition(s): None
<ol style="list-style-type: none"> 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
Finding: Complies
<p>Discussion: The brick is cohesive with the existing Liberty Wells Center and the surrounding homes. Additionally, the lap siding is compatible with the surrounding homes, as brick and siding are the</p>

<p>most common building materials.</p> <p>Building setbacks along 400 East are similar to the neighborhood, particularly those immediately surrounding the project. Buildings are in a north/south orientation which follows the pattern of the neighboring properties on 400 E. The buildings interior to the project match the side yard setbacks with the buildings visible from 400 E and will have minimal visual impact from the public right-of-way.</p>
<p>Condition(s): None</p>
<p>3. Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. Provide sufficient space for private amenities. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. Provide adequate sight lines to streets, driveways and sidewalks. Provide sufficient space for maintenance.
<p>Finding: Complies</p>
<p>Discussion:</p> <ol style="list-style-type: none"> The existing visual character of the neighborhood is maintained by providing large 23ft front yard setbacks along 400 E. The townhome style development helps keep the scale of the development smaller instead of one big apartment building. The proposal includes playground & open space on the eastern side of the development. A 6.9ft wide densely landscaped buffer is provided along the property lines that abut single family residences. This buffer is larger near the parking area to provide additional screening. The site plan shows that the Sight Distance Triangle areas are complied with. The driveways provide space sufficient for maintenance.
<p>Condition(s): None</p>
<p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>
<p>Finding: Complies</p>
<p>Discussion:</p> <p>The proposed façades provide adequate transparency that is consistent with surrounding development by providing a window and door on the front façade of each single-family attached unit and a larger window on the left and right exterior walls of the building. The front façades also include balconies to facilitate interest. Access is provided via pathways leading to individual units that front 400 E.</p> <p>The existing Liberty Wells building will have minor modifications made to add windows but does not substantially change the exterior of the building. It will continue to offer transparency compatible with the neighborhood.</p>
<p>Condition(s): None</p>
<p>5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>
<p>Finding: Complies</p>
<p>Discussion:</p>

All single-family attached units will include rear and side security lighting. Lights have been added to the parking lot but will be oriented to the site for safety purposes.
Condition(s):
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies
Discussion: The trash enclosure is shown on plans located behind the east façade of the Liberty Wells Center and will be screened by a wall. Each single-family attached unit will be provided private receptacles.
Condition(s): None
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: Single-family attached parking is within the structures and the parking for the apartments is centrally located and buffered appropriately by a densely planted landscape buffer.
Condition(s): None
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies
Discussion: The project will remove two existing trees along the periphery of the property and will plant six new trees in the park strips. Urban Forestry has approved the removal of the two trees and the six new trees.
Condition(s): None
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: The project proposes retaining the existing trees on the periphery/interior lot lines. The buffer surrounds the property along the south and eastern property lines.
Condition(s): None
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
Finding: Complies
Discussion: The updated landscape buffer will provide sufficient buffering from neighboring properties.

Additionally, 85% of the plants are selected from the City's list of drought tolerant plants.
Condition(s): None
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: Large swaths of sod are being replaced with water-wise shrubs and ground cover. The single-family attached units will have unique front yard plantings. The amount and quality of the landscaping is appropriate.
Condition(s): None
E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Finding: Complies
Discussion: The proposed access points are kept to a minimum and comply with the sight distance triangles. It is not expected to negatively impact the safety, purpose, and character of the street. The Transportation Division has reviewed the plans and found no issues with the proposed access points.
Condition(s): None
2. Whether the site design considers safe circulation for a range of transportation options including: <ol style="list-style-type: none"> Safe and accommodating pedestrian environment and pedestrian oriented design; Bicycle facilities and connections where appropriate, and orientation to transit where available; and Minimizing conflicts between different transportation modes;
Finding: Complies
Discussion: <ol style="list-style-type: none"> The development is designed to accommodate pedestrians with 13 pedestrian access points along 400 E, a central path through the single-family attached units to the private amenities, and other sidewalks throughout the development. New bike lanes recently installed on 400 East will be easily accessible from the development. Each single-family attached unit will have private bike storage and the apartment building will provide indoor storage to residents. The project is within ¼ mile of two bus lines – the 205 & 9. Conflicts between modes has been minimized through compliance with sight distance triangles.
Condition(s): None
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
Finding: Complies

<p>Discussion: Access to the bike lanes on 400 East is available to each resident and is within walking distance to bus stops. The property is also served by city sidewalks and the proposal includes additional walkways to facilitate access within, from, and to the development.</p>
<p>Condition(s): None</p>
<p>4. Whether the proposed design provides adequate emergency vehicle access;</p>
<p>Finding: Complies</p>
<p>Discussion: The development seems to comply with emergency vehicle access requirements. The fire department reviewed the proposal and indicated no concerns at this time.</p>
<p>Condition(s): None</p>
<p>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>
<p>Finding: Complies</p>
<p>Discussion: No loading or service areas are required or proposed. The existing entry on 700 East will be maintained for trash and waste services.</p>
<p>Condition(s): None</p>
<p>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</p>
<p>Finding: Complies</p>
<p>Discussion: The existing Liberty Wells Center will be adapted and reused as 30 apartments. The LWC has been in existence for nearly 75 years and served as a community center.</p>
<p>Condition(s): None</p>
<p>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>
<p>Finding: Complies</p>
<p>Discussion: Utilities will be in compliance with SLCPU requirements. The project will not be serviced by natural gas and transformer placements have been made in consultation with RMP. See Public Utilities' comments for further information and requirements.</p>
<p>Condition(s): None</p>

ATTACHMENT H: Public Process and Comments

Public Notice, Meetings, Comments

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

- October 23, 2023 – The Central City Neighborhood Council was sent the 45-day required notice for recognized community organizations. The applicant, along with City Staff, attended the Neighborhood Council’s meeting on December 6, 2023. The Central City Neighborhood Council also provided a formal letter of support for this project.
- October 24, 2023 – Property owners and residents within 300’ of the project site were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- March 15, 2024 – The applicant, Peter Gamvroulas, posted public hearing notice signs on the property.
- March 14, 2024 – Public hearing notices were mailed, posted on City and State websites, and posted on the Planning Division list serve.

Public Input

Planning staff received five emails from four community members, two phone calls and one voicemail from two community members. The emails are included as attachments here. The phone calls and voicemails all opposed the project and were concerned about the loss of the field that was used by schools and children. One caller was concerned about the low-income aspect of the project.

Staff also received a letter from the Central City Neighborhood Council. The letter expressed their support of the Planned Development. The letter of support is also included here.

Barlow, Aaron

From: Rhianna Riggs <rriggsslc@gmail.com>
Sent: Wednesday, January 31, 2024 7:32 PM
To: Buckley, Benjamin
Cc: Barlow, Aaron; Norris, Nick; Lopez Chavez, Eva; Cosgrove, Tim; Mendenhall, Erin; Walz, Danny; Brandee Burnam; Lilah Rosenfield; Erickson, Olivia
Subject: (EXTERNAL) Central City Neighborhood Council Letter of Support for Ivory Innovations/Innovation Park
Attachments: CCNC Letter of Support for Ivory Innovations_Innovation Park.pdf
Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Ben,
Attached is CCNC's letter of support for the Ivory Innovations/Innovation Park project.

Thank you for the opportunity to provide comments about this project.

Rhianna Riggs, Chair
Central City Neighborhood Council



February 1, 2023

Ben Buckley, Associate Planner (benjamin.buckley@slcgov.com)

Salt Lake City Corporation Planning Division

CC: Aaron Barlow, Principal Planner (aaron.barlow@slcgov.com), Council Member Eva

Lopez-Chavez (eva.lopezchavez@slcgov.com), Mayor Erin Mendenhall

(erin.mendehall@slcgov.com), Citywide Lead Liaison Tim Cosgrove (tim.cosgrove@slcgov.com),

Planning Director Nick Norris (nick.norris@slcgov.com), RDA Director Danny Walz

(danny.walz@slcgov.com)

Re: PLNPCM2023-00789 Innovation Park at Liberty Wells Letter of Support

Dear Ben,

The Central City Neighborhood Council (CCNC) supports Ivory Innovations' application for the planned development at the Liberty Wells site on 700 South 400 East. We support this project because it will increase the family-sized housing stock in Central City—one of Mayor Mendenhall's top goals stated in her 2024 State of the City address.

When the Ivory Innovations team initially presented this project to members of CCNC, they pitched the project as an 100% low-income rental housing project with no for-sale opportunities. CCNC voiced the opinion that Central City lacks homeownership opportunities and would like to see Ivory incorporate family-sized, for-sale townhomes as part of this project. Since that conversation, we are aware that Ivory has applied for financial assistance from the Redevelopment Agency to sell 16 of the 36 townhomes at prices affordable to 80% AMI households; unfortunately its request has been denied.

While CCNC prefers that all 36 of the project's townhomes be offered for sale, we are encouraged that they have proposed to sell 16 of the townhomes.

Selling the townhomes would also support Utah Governor Spencer Cox's proposed FY25 goal of creating 35,000 starter homes by 2028. Central City—like many of Salt Lake City's urban neighborhoods—lacks homeownership. Only 12% of homes in Central City are owner occupied according to 2020 US Census statistics, far less than the 45% city and 65% national average. Adding for-sale housing to this neighborhood would increase neighborhood stability, community pride, and wealth-building opportunities with generational impact.

Again, CCNC supports Ivory Innovation's application for this project.

Respectfully,

Rhianna Riggs, Chair

Central City Neighborhood Council

From: [Cami K Nelson](#)
To: [Buckley, Benjamin](#)
Cc: [David Matthew Nelson](#)
Subject: (EXTERNAL) proposed building at 707 south 400 east
Date: Wednesday, February 28, 2024 4:23:26 PM

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

Hi Benjamin,

We own a home at [REDACTED] and I was planning on going to the public hearing tonight, but I see that it's been postponed.

Is there somewhere online where we can find the answers to these questions:

- has this project been approved and if so, when will it start?
- is there anything neighbors can do at this point to stop the project?
- if the project doesn't get their zoning amendments approved, can they still move forward with the project?
- when will the postponed zoning hearing be held?

We're very much against this project for a number of reasons to the point that I'm going to list the house if this project goes forward, so I would like to get as much info as possible on where things are with it.

Thanks,
Cami

From: [David Mantenuto](#)
To: [Buckley, Benjamin](#); [Barlow, Aaron](#)
Subject: (EXTERNAL) Request for Comment - PLNPCM2023-00789
Date: Wednesday, November 1, 2023 3:51:05 PM
Attachments: [Liberty Wells Center Data.pdf](#)

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

Good afternoon,

I am reaching out regarding a request for comment I received for Innovation Park at Liberty Wells. I am a homeowner on 400 East and a member of the central city neighborhood council. Myself and many members of the council are opposed to the development of for rent low income housing. The neighborhood has experienced challenges for years with the low incoming housing (now River Rock) complex. Recently this complex was the topic of two news stories regarding numerous health and safety issues within the community. The addition of further low income housing not available for purchase is unwelcomed. Furthermore Ivory Innovations has no prior experience overseeing a low income housing project within Salt Lake City.

I agree there is a need for low income housing in this city. It is our wish that these townhomes would be marketed for sale NOT rent. Doing so would help with stability within the neighborhood tremendously. According to 2020 census data home owner occupancy within the central city is less than 15% compared to that of 45% for the rest of SLC. I will attach some additional data for your review comparing central city vs the rest of SLC.

The project developers and project managers met with myself, other community council members, and our district representative Ana Valdemoros prior to publicly discussing the plans for this site. We all expressed our desire for these townhomes to be listed for sale vs. being rented. We expressed our desire to continue working towards living in a safe, healthy, stable community. A real estate conglomerate with an interest in tax credits and profits is not the solution for this neighborhood. We can all see how that turned out at the River Rock apartment complex, and the continued struggles with making that area a safe and clean place to live. In my eyes Ivory Innovations is no different than LEDGE Capital who has until very recently mismanaged the property and took advantage of lucrative tax credits from Utah Housing Corp.

It is my hope that a mutually beneficial solution can be found to improve the community we live in. Thank you!

David Mantenuto


From: [Dave Nelson](#)
To: [Buckley, Benjamin](#)
Cc: [Central City 1](#); [Cami K Nelson](#); [Barlow, Aaron](#)
Subject: Re: (EXTERNAL) Fwd: project at 704S 400E
Date: Monday, October 30, 2023 9:36:36 PM
Attachments: [image001.png](#)

Ben,

I am unsure of what role you have in the project that Rhianna has referred me to you about, but to inform you, I own a house across the street from the proposed project location and don't see an up-side for the single family home owners in the neighborhood. I am worried about home values and vandalism because of experience with the low-cost housing in the apartment complex nearby. And saddened at the potential loss of the pleasant building and field across the street.

Because of this, I am altogether opposed to the project.

Thank you

David Nelson

On Mon, Oct 30, 2023 at 10:40 AM Buckley, Benjamin <Benjamin.Buckley@slcgov.com> wrote:

Rhianna,

Thank you for passing these comments along. They will be included in the staff report.

Best,



BEN BUCKLEY | (He/Him/His)

Associate Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7142
Email: Benjamin.Buckley@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Rhianna Riggs <rriggsslc@gmail.com>
Sent: Monday, October 30, 2023 7:16 AM
To: Buckley, Benjamin <Benjamin.Buckley@slcgov.com>
Cc: Dave Nelson <[REDACTED]>; Cami K Nelson <[REDACTED]>; Barlow, Aaron <Aaron.Barlow@slcgov.com>
Subject: (EXTERNAL) Fwd: project at 704S 400E

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

Good morning Ben,

I received a comment (see below) from David Nelson, a property owner in Central City about the Ivory Innovations project on 700 South 400 East. I encouraged him to reach out to you as well.

Thanks,

Rhianna

----- Forwarded message -----

From: **Dave Nelson** <[REDACTED]>

Date: Sun, Oct 29, 2023 at 5:37 PM

Subject: project at 704S 400E

To: Cami K Nelson <[REDACTED]>, <rriggsslc@gmail.com>

Chairman Riggs,

I am currently opposed to the proposed project at the subject location. I own a house across the street from that location, which is also adjacent to a low cost apartment complex, which has been a source of theft and vandalism for my property. I am worried that the addition of more such low-budget housing will increase the probability of malicious behavior in the neighborhood, and lower property value of single family homes, like mine. Also, the pleasant open field in that current location has been a positive aspect of living there.

Please let me know what studies have been done to evaluate the future value of existing properties in that area, and if there is any benefit to current residents from accomplishing this project.

Thank you

David Nelson

From: [Julie Domingo](#)
To: [Buckley, Benjamin](#); [Barlow, Aaron](#)
Subject: (EXTERNAL) PLNPCM2023-00789
Date: Sunday, December 10, 2023 9:25:29 PM

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Dear Gentlemen,

I, Julie Domingo, am the owner of [REDACTED], and have lived there for 43 years.

My greatest concern about this project is its stated request to have lots without frontage on a public road. This mistake has been repeated throughout the central area and appears to benefit nobody except the investor. It creates a crowded feeling, puts people's noses/front doors as close as possible to fumes and dust, and allows for too little greenery which always benefits city aesthetics and clean air. Trees with too little space become sickly, and people without trees become sickly. If you are going to take away green space, please at least leave some, and don't get talked out of it by disinterested parties.

Also, there seems to be a fair amount of "low cost housing" going up but little subsidized housing unless I am misunderstanding. If these apartments are selling lower because they are being subsidized, I am afraid the cost will still be too high for far too many people. The ultimate goal still appears to be profit, not the wellbeing and retention of residents.

Lastly one of my concerns is of Ivory Homes itself. My late husband was a contractor who worked with Ivory Homes several years ago. He and his coworker were called in to do finish work for new homes. As they were some of the last workers before a sale, they watched as inspectors came for final inspections. What they saw made them decide to quit working with Ivory Homes altogether. I remember on one occasion they discussed how a cracked foundation had been passed. They talked of the quick but low quality workmanship while Ivory worked in high production mode.

I hope you will not compromise aesthetics for cramming, and will be diligent to secure quality and durability that won't be a shabby shame to the city in a few short years. Also, crowding as many people as possible into a space never works out well. People need space around them for mental wellness.

Thank you for considering my comments,

Julie Domingo

ATTACHMENT I: Department Review Comments

Innovation Park at Liberty Wells was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering – Scott Weiler (scott.weiler@slcgov.com)

- Engineering has no objections to the proposed concept. Two drive approaches are proposed on 400 East, which are acceptable.

Urban Forestry – Rick Nelson (rick.nelson@slcgov.com)

- Developments should be designed with the assumption that trees in the city owned parkstrip are to be preserved. With relatively minor adjustments to the driveway alignments all three of the proposed tree removals could be preserved.
- I recommend changing the proposed tree species from Crimson King Maple to some other large tree species along 400 E. Crimson King Maple often struggle here. On the 700 S parkstrip they will grow to large to be planted under the high voltage powerlines overhead. Please choose a small species of tree to be planted in this parkstrip. I have attached our lists of recommended species for your consideration.
- There are several inconsistencies in the submitted plans that need to be resolved. Plan sheet L-100 shows five Crimson King Maple to be planted in locations where sheet O-9 shows that the existing Linden trees are being preserved. L-100 also shows existing trees in the parkstrip along 400 E near the corner that O-9 shows no trees. O-9 is correct.
- Aside from these issues, Urban Forestry has no other concerns with these proposed plans.

Fire – Seth Hutchinson (seth.hutchinson@slcgov.com)

- No fire comments for this phase of the project.

Public Utilities – Kristeen Beitel (kristeen.beitel@slcgov.com)

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

Notice to Applicant: With increased densification, applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development. (See comment below regarding utility demands and modeling. Applicant may submit these demands to Public Utilities for further information on existing infrastructure capacity.)

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities (this required clearance was not included on the submitted plans). Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Public street light requirements are determined during building permit review.

- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners. It appears that the water and sewer services for the proposed apartment building will remain separate from the townhomes, but that the townhomes will be served by shared, common utilities (sewer and water). This will be acceptable, but must be noted on the plat and addressed in CC&R's (see above). It is slightly unclear if the apartment lot will have a separate storm drain system – please verify that property lines are clearly shown on all site plans to determine if storm drain infrastructure crosses property lines. If any storm drain infrastructure or surface drainage crosses property lines between the apartment lot and the townhomes, then the shared drainage must be noted on the plat and a reciprocal drainage easement agreement will be required.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. Please note that the required fire hydrant demand for the apartment building was not provided on the submitted plans. This value is necessary to model the public water system. Applicant may request modeling from Public Utilities when this information is available. Please contact pudevsvr@slcgov.com with the request to model water and sewer.
- This site is served by 6" public water mains in both 400 East and 700 South. These mains are likely undersized to support the proposed development. Applicant is encouraged to provide culinary and fire water demands to Public Utilities to determine the extent of upgrades required to the public water system (specifically, the required fire hydrant demand for the apartment building is not included in these drawings). Please note that the installation of any new fire hydrant (public on 400 East or 700 South or on private property) will require upsizing of the existing water mains to 12". Fire hydrants are prohibited by State Law to connect to any main less than 8" in size. Private fire line with detector check and fire hydrant, as shown, will require a water main upsizing to 12" along the 400 East frontage. Additional improvements may be required, depending on model results.
- The existing sewer lateral for this property was installed in 1951 and will be required to pass a video inspection with SLCDPU inspector present prior to issuance of building permit. Applicant may schedule a video inspection at any time to determine if reuse of the sewer lateral is possible (contact 801-483-6727 to schedule, SLCDPU inspector must be scheduled and present). It is not recommended with the age of the sewer lateral to pursue reuse. Please note that plans will not be approved for building permit until video inspection has been completed and reuse approved by the present SLCDPU inspector (or a new lateral shown).
- Shared sewer laterals and 8" sewer laterals require requests for variance with calculations of flow and velocity at average and peak conditions. These can be requested and processed during building permit review.
- The existing well shown for irrigation use must remain entirely separate and disconnected from the culinary water system.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were

considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion. Thorough review of the grading/drainage design is not completed under Planned Development review without the completed Technical Drainage Study.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) is submitted for review and approval prior to permit issuance.

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

- The plans do not show EV ready parking. Was the application submitted prior to the ordinance change last summer? If not, that is my only issue with the proposal. The surrounding roadway capacity is sufficient for the development and I do not need to see a traffic impact study. The proposed driveway locations have no conflict. There will be required to include striping and signing plans for changes on 400 East with their building permit.

Housing Stability – Tony Milner (tony.milner@slcgov.com)

The Housing Stability Division's comments on the Plan Review for the proposed development project, Innovation Park at Liberty Wells, located at 707 South 400 East, in relation to the City's five-year housing plan, *Housing SLC: 2023-2027*, <https://www.slc.gov/can/housing-SLC/>, are as follows.

Concerns:

- No concerns. This proposed development project is in alignment with Salt Lake City's commitment to increasing opportunities for affordable residential rental units, homeownership, and equity-building.

Recommendations:

- We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of income-restricted affordable units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>.
 - For example: Code 18.98.060: EXEMPTIONS, E:
 - The following housing may be exempt from the payment of impact fees, to the following extent:
 - 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;
 - 4. A fifty percent (50%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals one hundred percent (100%) of the median income for Salt Lake City, as determined by HUD.
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as ramps, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Building – Steven Collett (steven.collett@slcgov.com)

- All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.
- Existing structures on adjacent parcels shall not be made less complying to the construction codes than it was before the proposed subdivision or construction.
- Adjoining public and private property shall be protected from damage during construction, remodeling or demolition work.
- Provisions shall be made to control water runoff and erosion during construction or demolition activities.
- Where a change of occupancy results in a building being assigned to a higher risk category, or when a change of occupancy results in a design occupant load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of the International Building Code using full seismic forces.