



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Urban Designer
801-535-7660 or amanda.roman@slc.gov

Date: June 10, 2026

Re: Planned Development and Design Review Time Extension Request for Elliott North at
Approximately 29 West 800 South

ACTION REQUIRED:

Vote on granting a one-year time extension for the Planned Development and Design Review approval for Elliott North.

RECOMMENDATION:

Grant a one-year time extension for the Planned Development and Design Review approvals which would change their expiration date to September 11, 2027.

BACKGROUND/DISCUSSION:

The Elliott North project received Planned Development and Design Review approval on September 11, 2024 (Planning File# PLNPCM2023-00818 & PLNPCM2024-00383). The decision gave approval for a 283-unit mixed-use development with artists' studios and a height of 93'. The project includes a midblock walkway on its south side. The project received Planned Development approval for a reduction in the ground floor setbacks for residential uses and reduced sidewalk width. It was granted Design Review approval for additional building height, additional building length, reduced ground floor use and visual interest, reduced ground and upper floor glass, reduction of durable materials on the ground floor, and the modification of the upper floor step back requirement.

The applicant has been working on the building plans, but due to the current economic situation, is unable to begin construction within the approved timeline. The applicant is committed to the original vision for the building and is hoping for economic situations to improve within the coming year.

Planned Development and Design Review approvals expire in one year from the date of approval. This is the applicant's second extension request. They are requesting a second extension prior to the original extension expiring because the zoning ordinance has since been amended, allowing only a one-time one-year extension request. The applicant requested the second extension prior to Ordinance 15 of 2026 being published; therefore, is vested under the prior code, which did not limit the number of time extensions.

If the extension is approved, they will need to submit complete building plans to Building Services before September 11, 2027. Staff find that the project would still meet the conditions of approval and is recommending the Planning Commission approve the extension request.

ATTACHMENTS:

- A. Time Extension Request Letter
- B. Planning Commission (PC) Record of Decision from September 11, 2024
- C. Original Planning Commission Staff Report Packet

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

From: Nikolai Lazarev <[REDACTED]>
Sent: Thursday, April 16, 2026 12:29 PM
To: Roman, Amanda <amanda.roman@slc.gov>; Daems, Eric <eric.daems@slc.gov>
Subject: (EXTERNAL) Elliott North & South - Extension Request

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

Hi Amanda and Eric,

Hope this finds you well! We wanted to kindly request an extension request for The Elliott North & South. The current financing environment is extremely challenging; although we've seen some positive changes in debt financing, equity financing for multifamily development in downtown Salt Lake City, candidly the Granary submarket specifically, has seen a lot of challenges. In speaking with groups, they are more optimistic about 2027, but they are basically out of the market the rest of the year. Unfortunately, by the time we narrow down a financing partner and get plans together it will take longer than the 5 months needed to hit our deadline in September of this year. We really appreciate your help with this. We wish we would have been started by now, it's been brutal the past three years.

On another note, there are about 2,767 units remaining to be absorbed in the downtown submarket in the top 25 new lease-ups. Average annual deliver in a year is 3,000 units pre-2019, so a lot of inventory out there. There has never been a better time to rent an apartment unit in Salt Lake City.

Best,
Nicolai



Nicolai Lazarev

Partner | The Boyer Company

[REDACTED]
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

www.boyer.com

**ATTACHMENT B: PLANNING COMMISSION RECORDS OF
DECISION -From September 11, 2024**

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

September 12, 2024

Nicholai Lazarev
The Boyer Company
101 S 200 E
Salt Lake City, UT 84111

RE: Record of Decision for Petition PLNPCM2023-00818 Design Review & PLNPCM2024-00383 Planned Development for the Elliott North Development at approximately 29 W 800 S

Dear Nicholai:

On September 11, 2024 the Salt Lake City Planning Commission granted Design Review and Planned Development approval for the property located at approximately 29 W 800 S.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

Planned Development and Design Review for Elliott North at Approximately 29 W 800 South – Nicholai Lazarev, representative of the Boyer Company, is requesting approval for a 266-unit multifamily development. The proposed building is 93' tall (eight stories) and will include a midblock walkway on the south side of the property. The site consists of three parcels totaling approximately 1.37 acres and is in the D-2 Downtown Support District.

A. Planned Development: Requesting an increase in the front yard setback requirement from a maximum of 10' to 13' along 800 S, a reduction in the ground floor setback requirement for residential uses along Richards Street from 8' to a requested 0' and a reduction of the required sidewalk width in the Downtown Districts from a minimum of 10' to a requested 6' along Richards Street. **Case number: PLNPCM2024-00383**

B. Design Review: Requesting the following: a height of 93', use of Ground Floor and Visual Interest option with 72% active ground floor use along Richards St., in the form of artist work studios, but with a depth of only 13'7" where 25' would be required, reduction in durable ground floor materials along 800 S from 80% to 60%, reduction in ground floor glass from 45% for residential uses to approximately 40% along Richards St., reduction in upper floor glass from 50% to approximately 40%, increase in the street facing façade length along Richards St. from a maximum of 200' to 356', and a modification of the upper floor step back requirement of 10' for buildings between 6-8 stories. **Case number: PLNPCM2023-00818**

Conditions of Approval

The following conditions were applied to the approval of the proposal:

1. All signage, lighting, and site details shall be delegated to staff for final review.
2. A public access easement shall be recorded to ensure the midblock walkway is privately maintained but publicly accessible.
3. The ground floor in the western corner of the 800 S building frontage must primarily be dedicated to retail use, with the leasing office serving as a secondary function.

Review Process Standards and Findings of Fact

The Planning Commission made specific findings related to the standards of review for Design Reviews as stated in Chapter 21A.59 and Planned Development as stated in Chapter 21A.55 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>.

Modifications to the Approved Design Review Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. Except where specifically modified by the Planning Commission as a condition of approval, modifications to the approved plans are limited by the following (see 21A.59.080 of the Zoning Ordinance):

Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.

1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Codes, Fire Codes, or engineering standards.
2. Minor changes to building materials provided the modification is limited to the dimension of the material, the color of the material, or the texture of the material. Changes to a different material shall not be considered a minor modification.

Other Modifications: Any other modifications not listed above will require a new application.

Modifications to the Approved Planned Development Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. The plan approved by the Planning Commission 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 the Planned Development process. Modifications to the plan require an application to the Planning Division, and the Planning Director can only approve narrowly defined minor modifications as listed in 21A.55.100B of the Zoning Ordinance. Any modification not listed as a minor modification requires approval by the Planning Commission.

One Year Time Limit on Approvals

No design review approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year may be granted by the entity that approved the application. Extension requests must be submitted in writing prior to the expiration of the Design Review and Planned Development approval.

10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on September 23, 2024.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at:

<https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at 801.535.7660 or amanda.roman@slc.gov

Sincerely,

A handwritten signature in black ink that reads "Amanda Roman." The signature is written in a cursive style with a large, looped initial "A" and "R".

Amanda Roman
Urban Designer

cc: Files PLNPCM2023-00818 & PLNPCM2024-00383



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Amanda Roman, Urban Designer
amanda.roman@slcgov.com, 801.535.7660
Date: September 11, 2024
Re: PLNPCM2023-00818 & PLNPCM2024-00383 – Elliott North Development

Planned Development & Design Review

PROPERTY ADDRESS: 29 West 800 South
PARCEL ID: 15-12-278-001, 15-12-278-002 & 15-12-278-021
MASTER PLAN: Downtown Plan
ZONING DISTRICT: D-2 Downtown Support District

REQUEST:

Salt Lake City has received a request from Nicholai Lazarev, representative of the Boyer Company, seeking Planned Development and Design Review approval for a multifamily development at approximately 29 W 800 S. The site consists of three parcels totaling approximately 1.37 acres (60,000 SF). The subject property is in the D-2 Downtown Support District within the Central 9th neighborhood of the Downtown Plan area.

The proposed development consists of two buildings: Elliott North and Elliott South. This staff report is solely reviewing the Elliott North building. The proposed building is eight stories tall and includes 283 units, ranging from studios to two bedrooms. The south side of the property will include a midblock walkway connection, as required in the Downtown Plan.

Design Review approval is required for the following modifications to the D-2 Downtown Support District zoning standards in section 21A.30.030 and the Design Standards in [chapter 21A.37](#):

1. Buildings over 65 feet in height, up to 120 feet, are subject to Design Review. The proposed development is approximately 93 feet in height. (Section 21A.30.030.D)
2. Projects utilizing the ground floor use and visual interest design standard are subject to Design Review. The D-2 zone requires 70% active ground floor uses to 20% visual interest. The applicant is proposing 72% active ground floor use along 800 South and 73% along Richards Street, in the form of live/work units. (Section 21A.37.050.A.2)
3. Reduction of ground floor durable materials along 800 S from 80% to 60%. (Section 21A.37.050.B)
4. Reduction in ground floor glass from 60% to approximately 40% along Richards Street. (Section 21A.37.050.C.1)
5. Reduction in upper floor glass from 50% to approximately 45%. (Section 21A.37.050.C.2)
6. Increase in the street facing façade length from a maximum of 200 feet to 356 feet along Richards Street. (Section 21A.37.050.F)

7. Modification to the upper floor step back requirement of 10 feet for buildings between 78-104 feet. (Section 21A.37.050.G)

Planned Development approval is required for the following modifications to the D-2 Downtown Support District zoning standards in [section 21A.30.030](#):

1. Reduction in the ground floor setback requirement for residential uses along Richards Street from a minimum of 8 feet to zero. (Section 21A.30.030.E.1)
2. Reduction of the required sidewalk width within Downtown Districts from a minimum of 10 feet to 6 feet along Richards Street. (Section 21A.30.010.G)

RECOMMENDATION:

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

1. All signage, lighting, and site details shall be delegated to staff for final review.
2. A public access easement shall be recorded to ensure the midblock walkway is privately maintained but publicly accessible.

ATTACHMENTS:

ATTACHMENT A: Vicinity & Zoning Map

ATTACHMENT B: Applicant Materials

ATTACHMENT C: Site & Vicinity Photos

ATTACHMENT D: D-2 & Base Zoning Standards

ATTACHMENT E: Planned Development Standards

ATTACHMENT F: Design Review Standards

ATTACHMENT G: Public Process & Comments

ATTACHMENT H: Department Review Comments

PROJECT DESCRIPTION

Project Location

The subject property is located on the northeastern corner of 800 South and Richards Street and consists of three parcels totaling 1.37 acres. The property is zoned D-2 Downtown Support District and contains a storage facility and vacant parking lot. The existing building will be demolished to allow for the redevelopment of the property.

The site is within the Central 9th Community Council boundary and the Downtown Plan area. The map on the right highlights the Elliott North (east side of Richards Street) and Elliott South project areas. They are being developed at the same time, but reviewed separately because the parcels are not contiguous.



Proposed Development

The Elliott development consists of two buildings: Elliott North and Elliott South. Elliott North, which is the building being reviewed in this report, is located at 29 W 800 S. The property has 136 feet of frontage on 800 South and 385 feet of frontage along the east side of Richards Street. The Elliott South property at approximately 846 S Richards Street is located on the west side of Richards Street. The overall development will provide 328 units, a midblock walkway connection, and retail space along 800 South. Elliott North offers 266 units that are smaller in size, and Elliott South offers 62 units with larger floorplans geared towards families. Because the two sites are not contiguous, the proposals were reviewed separately for compliance with the Planned Development, Design Review, and D-2 Downtown Support zoning standards. Planning staff is recommending approval of both projects, which will be reviewed at the same Planning Commission hearing.



Quick Facts

Height: 93 feet (8 stories)

Number of Residential Units: 266 units

Ground Floor Uses:

800 South – retail (1,800 SF) & leasing office with a public Art Gallery (1,400 SF), lobby

Richards Street – 6 live/work studios that will be rented specifically to artists at 50-60% AMI

Exterior Materials: ground floor brick, fiber cement board, stucco, with aluminum awnings and storefront details

Parking: 283 stalls

Review Process & Standards: Planned Development, Design Review, D-2 zoning standards, and general zoning standards

Elliott North

Elliott North is an eight-story multifamily development that includes 266 units and ground level retail. The building is approximately 93 feet tall to the top of the parapet wall and consists of six levels of residential units on top of a two-story concrete parking podium using stick-frame construction. Units range from studios to two-bedroom apartments. The street facing building façade is approximately 137 feet in length along 800 South and 356 feet along Richards Street. The base is 22 feet in height from grade and wraps the parking structure with retail on 800 South.

There are six ground level live/work units along Richards Street to be rented at affordable rates. Based on HUD calculations, the rentals will be provided at 50-60% AMI. These affordable units are not a requirement; therefore, there will not be a restrictive covenant recorded against the property. The units are 450 square feet and the work studios are 160-200 square feet. The applicant provided the following explanation of the ground level programming, *“We are planning on renting these studios for \$1,000 a month working with the Salt Lake City Arts Council to find qualified tenants that will practice their craft in the adjoining “makers space” that will be open to the public. We will also be showcasing the artists, and their art, in our gallery area and offering their art for sale with zero gallery commission on our end.”*

To comply with Rocky Mountain Power clearance requirements, the building's front is set back 13 feet from the 800 South property line. This setback area accommodates a 10-foot sidewalk and additional landscaping. On Richards Street, the building extends to the property line, contributing to a new street wall and incorporating new infrastructure improvements such as a sidewalk, park strip, and bike lane.

Along the 800 South frontage, two entrances lead to the double-height retail space and leasing office/art gallery, with a residential lobby entrance in between. Meanwhile, the live/work units on Richards Street feature distinctive entrances with overhead awnings, permanent planters, and lighting that distinguish between public and private space. The primary residential entrances are recessed 4 feet from the main building façade, while the artist work studios maintain separate entrances to preserve their distinct function. These studios also feature garage doors that can be raised to enhance pedestrian interaction and visual interest along Richards Street.

The building's ground floor shifts from brick to fiber cement board. The ground floor along 800 South has approximately 70% glazing, which reflects the publicly accessible uses. The ground floor along Richards Street has approximately 30% glazing with 10% visual interest in the form of murals. The Richards Street frontage has less glazing to allow for privacy and safety of the residents.

Above the ground floor, the building massing is divided into four sections oriented towards Richards Street, with three podium level courtyards providing separation and a 63-foot step back from the front façade. Materials between the third and eighth levels include dark-toned brick, light fiber cement board, and stucco. All the windows, awnings, and storefront will be black or dark bronze, and the balcony railings and garage screening will be perforated metal.

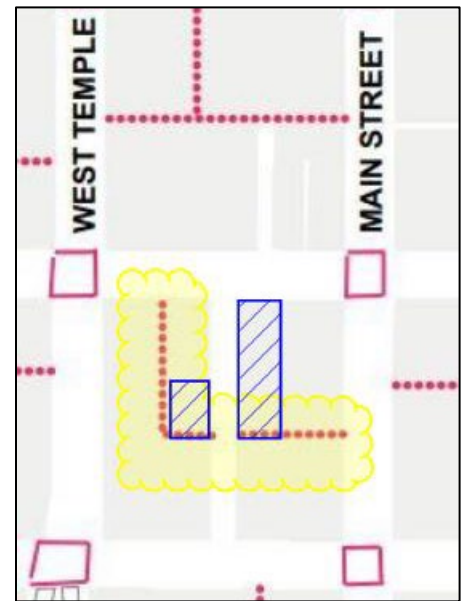
Neighborhood Context

The property and the surrounding blocks are zoned D-2 Downtown Support District. Across 800 South to the northeast, the Sears Block is in the process of being rezoned from D-2 to D-1 Central Business District to accommodate the construction of an urban hospital. Adjacent uses include a car dealership and an autobody shop, which is slated for redevelopment alongside the Sears Block.

South of the Elliott North project area includes property (30 W 900 S) that recently received Design Review approval for a multifamily building with 145 units. On the west side of Richards

Street there is an existing apartment building, the Charli, which has 91 units. Directly south of the Charli are three parcels that are being developed by the Boyer Company, as Elliott South. As discussed, the North and South buildings are being reviewed separately because the parcels are noncontiguous. A University of Utah development spans the western and southwestern length of the block face between Richards Street and West Temple.

As required in the Downtown Plan, there is a 15-foot-wide midblock walkway that will provide an east-west pedestrian connection on the southern side of the property. This midblock connection will continue across Richards Street, visually linking Elliott North to the Elliott South development. The connection is intended to continue east to Main Street as the surrounding properties redevelop. The midblock walkway map to the right shows the subject properties in blue with the midblock walkways highlighted in yellow.



APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district (D-2), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

Design Reviews may be approved administratively or when required, by the Planning Commission. Per section 21A.59.030 of the Zoning Ordinance, the Planning Commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable Overlay District(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the design review objectives. The Commission may also add conditions or modifications.

KEY CONSIDERATIONS

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

1. Requested Zoning Modifications
2. Compliance with City Goals & Policies Identified in Adopted Plans

Consideration 1: Requested Zoning Modifications

Design Standards Modifications:

- Increase maximum building height in the D-2 Downtown Support District from 65 feet to approximately 93 feet; buildings over 65 feet require Design Review approval.
- Utilize the ground floor use and visual interest standard, which requires Design Review. The active ground floor uses are 72% along 800 South and 73% along Richards Street, in the form of live/work units.

- Increase maximum building length from 200 feet to 356 feet along Richards Street.
- Decrease ground floor glass requirement along Richards Street from 45% to 30%.
- Decrease upper floor glass requirement from 50% to 40%.
- Modify upper floor step back requirement of 10 feet for buildings between 78-104 feet tall.

Planned Development (D-2 Zoning District Modifications):

- Setback Modifications: Increase the front yard setback from a maximum of 10 feet to 13 feet along 800 South and reduce the 8-foot setback requirement for residential uses to zero along Richards Street.
- Reduce the required sidewalk width from 10 feet to 6 feet along Richards Street.

Additional Building Height

The building has a height of approximately 83 feet, up to 93 feet when including the parapet and elevator bulkhead. The D-2 zoning district allows for a maximum building height of 65 feet, or up to 120 feet if approved through the Design Review process. The building includes six levels of residential units situated over two levels of structured parking that is wrapped with commercial space and units on the ground floor along Richards Street.



800 S elevation

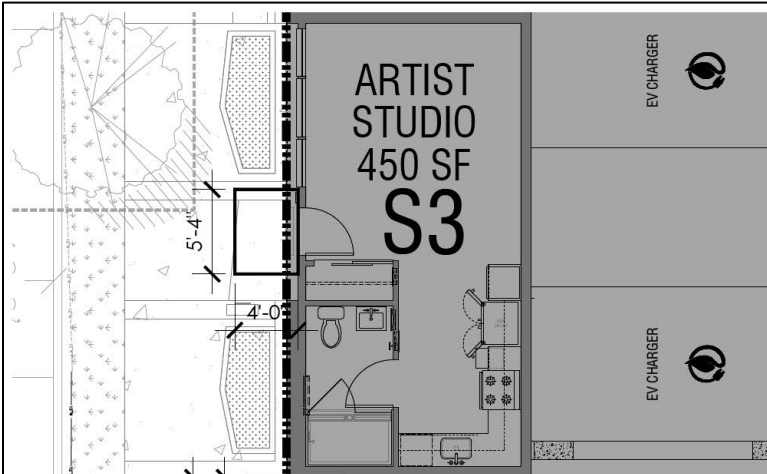
The intent of the Design Review standards is to break up the overall mass and scale of the building façade to provide for human scale and pedestrian connectivity. Along 800 South, the building features a transparent commercial base that wraps around both corners, fostering connectivity. From the third level and above, the building has three substantial 63-foot step backs from the west property line that accommodates third level rooftop amenity spaces. Vertical and horizontal elements such as recessed balconies and changes in building material contribute to its design, with a roofline that subtly varies in height.

Considering the development potential of surrounding properties and the overall building design, the additional height is not expected to have adverse impacts. The building will be of similar height to a newly entitled development directly south of the property and to the Charli apartments on the west side of Richards Street.

Ground Floor Use & Visual Interest

Projects utilizing the ground floor use/visual interest design standard in 21A.37.060 require design review approval. The ground floor use/visual interest option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. This option identifies the required percentage of ground floor space that must be an active use, and the percentage of the building which must provide visual interest.

The active ground floor use requirement in the D-2 zone is 80%, but the ground floor use requirement may be reduced to 70% if the project also provides 20% visual interest. The project provides 72% ground floor activation along 800 South and 73% along Richards Street. The retail space on the northeast corner is approximately 60 feet in depth, the leasing office/art gallery and residential lobby fronting 800 South are 23 feet in depth, and the ground floor units along Richards Street are 13'7" in depth. Ground floor uses must extend 25 feet into the building or be modified through the design review process. The depth reduction is a result of the building needing to be setback from the Rocky Mountain Power transmission lines on 800 South.



4. TYPICAL ARTIST STUDIO ENTRY FROM RICHARD ST.



Ground Floor Unit Details

The building incorporates various design elements to ensure visual interest: the 800 South frontage features 22-foot double-height ceilings, 6-foot-deep awnings over the building entrances, and seating. The ground floor units are 450 square feet, with an attached 160 square foot work studio. Both residential uses are 13'7" in depth from Richards Street. The six artist studio spaces have garage-style doors to enhance pedestrian interaction and the façade is designed with varied planes, materials, murals, and landscaping to further contribute to visual interest. Each residential unit provides 4-foot-deep awnings and raised planters around the unit entrance.



Six residential live/work units are along Richards St.

Increase of Allowable Building Length

The maximum street facing façade length in the D-2 Downtown Support District is 200 feet. The applicant is requesting approval for a 356-foot building façade along Richards Street, which expands the north-south length of the property. To mitigate the structure's horizontal scale, the applicant has integrated residential units with distinctive entry features, garage-style doors opening into artist work studios, permanent planters delineating public and private areas, and mural walls. The two-level base has a wide horizontal brick band spanning the length of the structure and 4-foot changes in the ground floor plane. The upper floors of the building are segmented into four smaller facades that utilize different building materials and window patterns. The upper level of the structure provides 63-foot-deep building setbacks, creating the three courtyard areas overlooking Richards Street.



Richards St. façade is 356' in length

The southern end of the property also has a midblock walkway that visually connects to the midblock walkway across Richards Street on the Elliott South property. The walkway includes shade, seating, space for pets, and a landscaping buffer. While the walkway does not connect east to Main Street, it will continue once the eastern properties are redeveloped.



WEST ELEVATION

Reduced Durable Ground Floor Materials

The ground floor of 800 South consists of floor to ceiling storefront window systems that increase transparency but reduce the percentage of durable materials. The ground floor durable material requirement in the D-2 zone is 80% and the applicant is proposing 60%. The first two levels of the façade include 75% glazing, exceeding the 60% requirement. The intent of the standard has been met by providing active ground floor uses, transparency, and visual interest along 800 South.



Ground floor of 800 S

Reduced Lower & Upper Floor Glass Percentages

In the D-2 zoning district, the standard requirement for glass on the ground floor is 60%, and for upper floors, it is 50%. However, when the ground floor provides residential uses that face the street, the 60% requirement can be reduced by 15%. The applicant is requesting to reduce the ground floor glass along Richards Street and the upper floor glass along both 800 South and Richards Street.



Upper-level courtyard and residential units

1. Ground Floor Glass Reduction on Richards Street:

- D-2 Requirement: 60% glass, with a 15% reduction for residential uses.
- Requested Reduction: From 45% to 30%.
- Reasoning: The applicant argues that the reduced glass percentage is more appropriate for residential and building service uses, providing better privacy and safety. To mitigate the reduction, they have included features such as transparent garage-style doors to the work studios and transom windows above the residential units. Columnar trees and planters located in front of the façade areas without glass will help enhance the street's aesthetic and mitigate the reduced glazing. The 800 South façade will have a high transparency level of 72%, ensuring clear views into the building from the street, which aligns with the public uses in that area.



Transparency along Richards St.

Residential Units:
Planters on both sides of the entrance, and a mural wall on the façade in front of the unit bathroom.

Work Studios:
Garage-style doors open into each space.

Stair Towers:
Trees will be provided within the recessed area to mitigate the lack of transparency.

2. Upper Floor Glass Reduction:

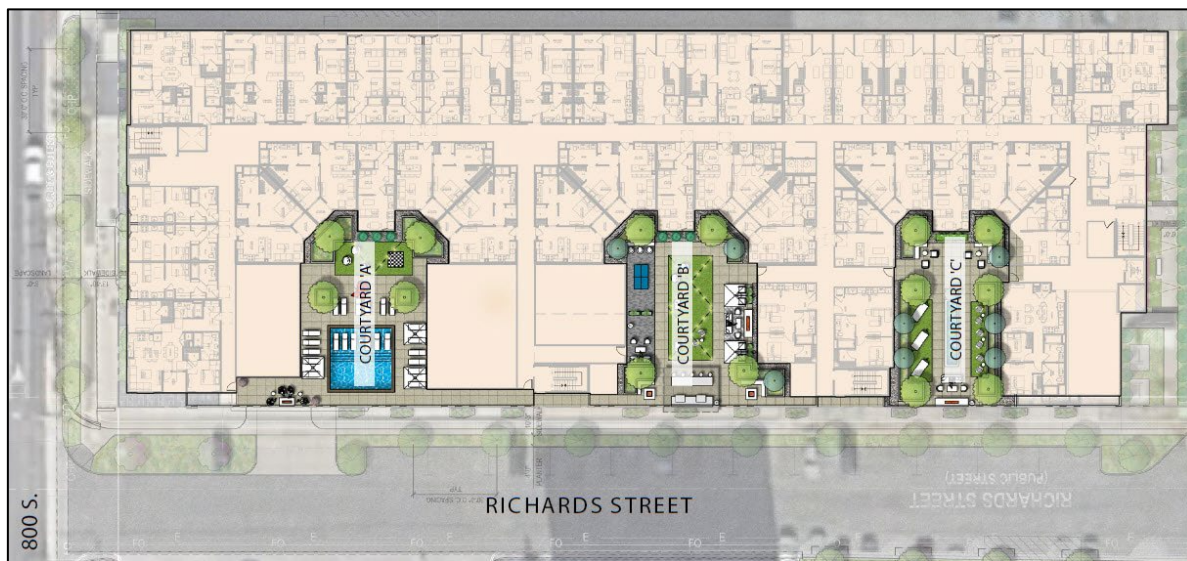
- D-2 Requirement: 50% glass.
- Requested Glazing: Approximately 40%.
- Reasoning: The upper floors will provide glass in all areas except bathrooms and two stair towers. While each unit is not fully transparent, they include recessed balconies that help fulfill the intent of this standard, which is to provide eyes on the street and create visual interest through window reveals.

In summary, the applicant is seeking to reduce the ground floor glass coverage below the standard requirements due to the nature of the building's residential use along Richards Street, while incorporating additional design features to maintain visual appeal and functionality. The upper floors also consist of residential units, which offer transparency and eyes on the street through balconies and the three podium level courtyards, but the 50% glazing requirement has not been met.

Modified Upper Floor Stepbacks

The design standards mandate that a minimum of 80% of the upper floors be stepped back at least 10 feet from the front line of the building façade. According to section 21A.37.050.G.1, for buildings ranging from 78 - 104 feet or six to eight stories, a minimum stepback of 10 feet is required at least 25 feet above grade. Additionally, 20% of the entire building façade can meet the street at the lot line with no stepback. Building stepbacks serve to enhance the pedestrian experience on the ground floor, creating a more human-scale environment. Additionally, they facilitate the penetration of light and airflow in confined urban spaces.

While the literal standard of the code has not been met, the building does incorporate substantial stepbacks at three locations, which meets the intent of the design standard. At level three, which is 22 feet above grade, the front façade of the upper floors steps in between 3 feet 8 inches and 9 feet. The stepback increases substantially at three locations, forming deep courtyards with amenity space for residents. The three courtyards are approximately 63 feet deep and 45 feet across. The building plan below shows the slight stepbacks from the front building line and the three courtyard amenity spaces.



Building Stepbacks from Richards St.

Modified Front & Corner Side Yard Setbacks

In the D-2 Downtown Support District zone, buildings typically adhere to a maximum front and corner side yard setback of 10 feet, without a specified minimum. However, buildings with ground floor residential uses are required to provide a front yard setback ranging from 8 to 16 feet.

1. Front Yard Setback (800 South):

- D-2 Requirement: Along 800 South, the maximum front yard setback is 10 feet. If a yard is provided it must include an “awning or a similar form of weather protection that covers at least five feet in width and length from all street-facing building entrances.”
- Requested Reduction: From a maximum of 10 feet to 13 feet.
- Reasoning: To meet Rocky Mountain Power's 20-foot clearance requirement from the above ground transmission lines along 800 South, the front yard setback has been adjusted to 13 feet. This change, from the originally proposed no setback, ultimately allows for a wider 6-foot park strip and a 13-foot sidewalk. The additional space will accommodate additional landscaping and 6-foot-deep awnings over building entrances, enhancing the area's functionality and visual appeal while ensuring safety compliance.

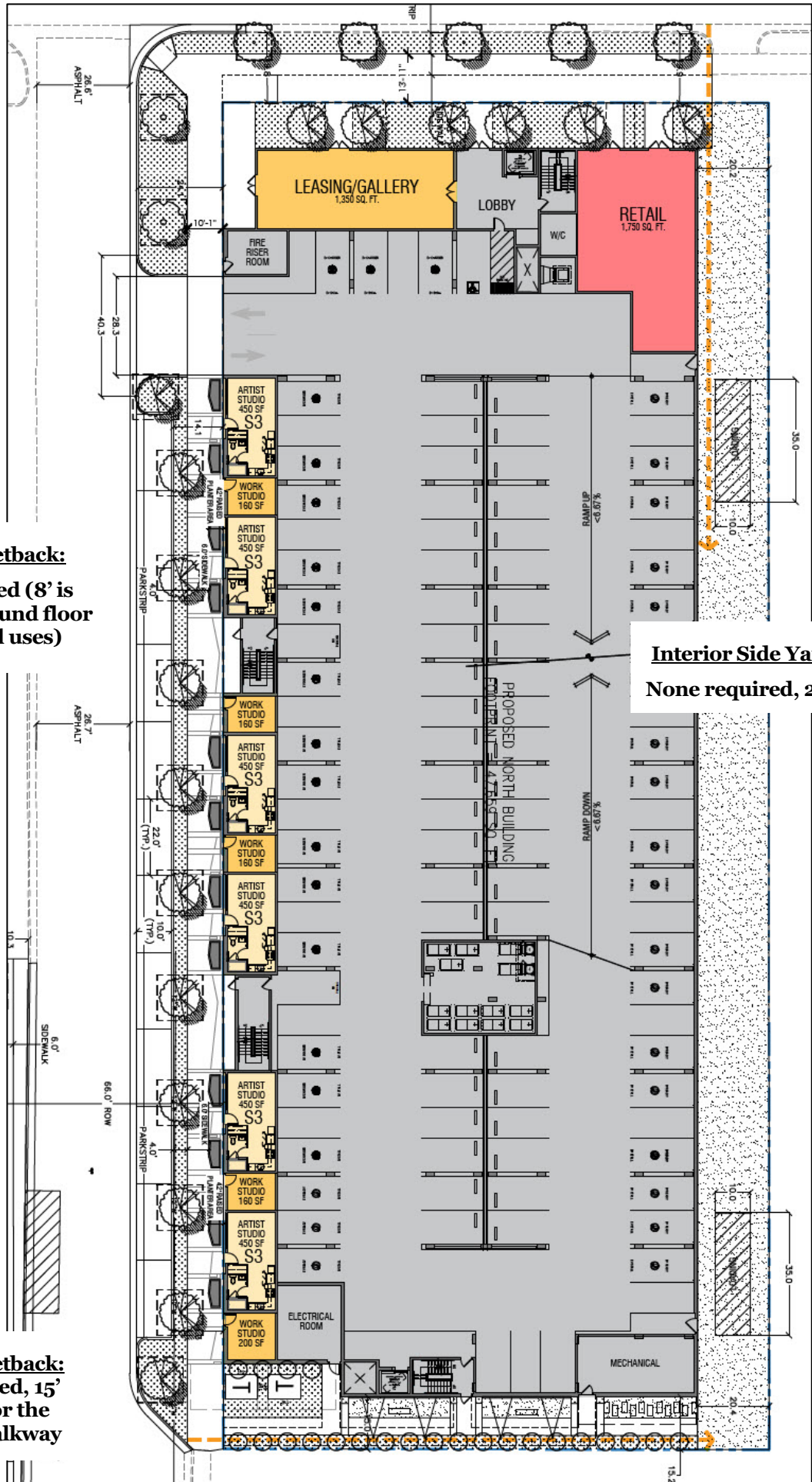
2. Corner Side Yard Setback (Richards Street):

- D-2 Requirement: Buildings that contain ground floor residential uses must have a front yard setback of a minimum of eight feet and a maximum setback no greater than 16 feet.
- Requested Reduction: From 8 feet to zero setback.
- Reasoning: Along Richards Street, the ground floor will house live/work units rented to artists at affordable rates. The applicant seeks to waive the required 8-foot corner side yard setback for residential uses entirely, citing a 20-foot Public Utilities easement on the property's eastern interior side yard. The D-2 zone does not require interior side yard setbacks, so the required easement area reduces the by-right buildable area of the lot. This interior side yard easement, mandated by Public Utilities for access and maintenance along the existing alleyway provides justification for the requested setback modification on the opposite side of the building.

While the setback requirement is not strictly met, the design fulfills the standard's intent. Ground level transparency between artist studio spaces and the sidewalk is achieved through garage-style doors that encourage interaction and visual interest. To maintain privacy and delineate private and public spaces, apartment entrances feature prominent entry features and 4-foot-deep planters. Additionally, the building facade between units will incorporate murals, insets, and variations in materials across its primary segments.

Front Yard Setback:

13' (maximum of 10')



Corner Side Yard Setback:

No setback is provided (8' is required when the ground floor contains residential uses)

Interior Side Yard Setback:

None required, 20' provided

Rear Yard Setback:

None required, 15' provided for the midblock walkway

Reduced Sidewalk Width

In all Downtown districts, sidewalks must have a clear walking path that is at least 10 feet wide. On Richards Street, where there are currently no sidewalks or park strips, the applicant has worked with the Transportation Division to plan appropriate infrastructure improvements. The map to the right shows Richards Street as having “very poor to marginal pavement conditions.”

Due to the required setback for Rocky Mountain Power’s above ground transmission lines, the building has been setback to provide a 20-foot clearance. This setback along 800 South has created a total of 32 feet of frontage area, which includes a 6-foot-wide park strip, a 13-foot-wide sidewalk, and a 13-foot-wide landscaped area with six additional trees.



Map of identified infrastructure issues, Richards St. is highlighted

The proposed sidewalk will be 10 feet 3 inches wide with a 4-foot park strip. However, this configuration does not provide the required 6-foot unobstructed walking path. The reduction in sidewalk width is due to the 12 planters located in front of each residential unit, with each planter being 4 feet deep. While the design does not meet code, it provides landscaping, a bike lane, and on-street parallel parking where there currently are none.

Consideration 2: Compliance with City Goals & Policies Identified in Adopted Plans

[Plan Salt Lake \(2015\)](#)

Plan Salt Lake is a comprehensive, citywide vision designed to create a framework for managing the City’s growth. The plan establishes a series of citywide policies that address crucial aspects like placemaking, density management, the integration of various land uses, and enhanced connectivity. Each Guiding Principle is linked to a range of initiatives that work to carry out the shared vision: a city that is inclusive, resilient, and economically prosperous. Applicable initiatives from the plan are below.

Neighborhoods: Vibrant neighborhoods are fundamental to the health and vitality of Salt Lake residents and visitors. Ones neighborhoods should enhance their quality of life by ensuring access to basic goods, services, and amenities, and providing opportunities for social interaction. Community gathering spaces may vary in size and use, but should be designed to be safe, distinctive, and engaging.

- *Maintain neighborhood stability and character.*
- *Support neighborhoods and districts in carrying out the City’s collective Vision.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Support neighborhood identity and diversity.*
- *Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.*
- *Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.*
- *Encourage and support local businesses and neighborhood business districts.*
- *Provide opportunities for and promotion of social interaction.*
- *Improve the usefulness of public rights-of-way as usable public space.*

Growth: Responsible growth should minimize developments impact on the natural environment by focusing on transit-oriented development, concentrating density in areas already served by existing infrastructure, and promoting best practices in building and urban design.

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*
- *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

Housing: As the City's population continues to grow, providing residents with access to a wide variety of housing types that are not only attainable, but affordable, is a top priority. This involves preserving the existing housing stock, increasing the number of new family-sized housing units, and strategic placement of new development transit and neighborhood nodes. Ongoing efforts should focus on reducing barriers to obtaining housing, enabling residents to age in place, and taking proactive measures to address displacement.

- *Increase the number of medium density housing types and options.*
- *Encourage housing options that accommodate aging in place.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Transportation & Mobility: The establishment and enhancement of the City's transportation networks is pivotal to advancing a vibrant and connected community, where all residents live within ¼ mile to a transit option. The continued investment in a variety of transportation modes, from public transit and cycling infrastructure to widened sidewalks and the creation of midblock walkways, will create a more accessible and sustainable urban environment.

- *Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:*
 - *Having a public transit stop within ¼ mile of all residents.*
 - *Expanding pedestrian and bicycle networks and facilities in all areas of the City.*
- *Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking, and transit.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.*

Air Quality: Air quality has been identified as one of the most important issues facing residents of Salt Lake City. Initiatives should be directed to reduce greenhouse gas emissions and create opportunities for reduced individual and citywide energy consumption.

- *Protect and enhance the existing urban forest, including street trees.*

Beautiful City: Salt Lake City's unique urban form, with its large blocks and natural surroundings, create aesthetic and recreational opportunities. New development should enhance the quality of life and reflect the City's commitment to creating people-focused development.

- *Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.*
- *Support and encourage architecture, development, and infrastructure that:*

- *Is people-focused;*
- *Responds to its surrounding context and enhances the public realm;*
- *Reflects our diverse cultural, ethnic, and religious heritage; and*
- *Is sustainable, using high quality materials and building standards.*
- *Promote and expand the City's street lighting program throughout the City.*
- *Reinforce and preserve neighborhood and district character and a strong sense of place.*
- *Promote increased connectivity through mid-block connections.*
- *Protect, maintain, and expand the City's urban forest, including the provision of adequate space and infrastructure for street trees to thrive.*
- *Create opportunities to connect with nature in urban areas.*

Arts & Culture: Salt Lake City is the regional hub for entertainment, culture, and arts. The City's parks, plazas, streetscapes, and public spaces should be venues for artistic and creative expression. Art should be used to support community identity, expression, and character.

- *Support and encourage public art.*

Economy: Salt Lake City is the economic center of the region. Initiatives should support economic growth of all sizes from small entrepreneurial endeavors to major employers.

- *Support the growth of small businesses, entrepreneurship, and neighborhood business nodes.*

Staff Discussion: The proposed development helps fulfill numerous objectives of Plan Salt Lake within 8/13 areas of focus. The proposal seeks to establish neighborhood character and identity with dedicated studio spaces for artists along the ground floor and facades which include art panels along the street frontage and midblock walkway. The focus on art will not only beautify the space but will create a sense of place within the neighborhood.

The building will be in scale with nearby existing/proposed multi-family developments and will include a diverse mix of unit types ranging from studio to 2-bedroom. It also includes unique studio/work units which will support growth of small art businesses within the neighborhood. The wide array of unit types provided will allow for aging in place and accommodate people in different stages of life.

The development will replace underutilized land within the D-2 zone and provide medium density housing in support of the Central Business District. The site is in an area with existing infrastructure and within an established street network but will make substantial improvements to both. The proposal includes upgrades to utilities and will provide landscaped park strips with street trees, streetlights, sidewalks, and curb and gutters. The improvements will make the area more inviting and livable. Landscaping and provided trees within the park strips and on the 4th level terrace will have a positive impact to the air quality.

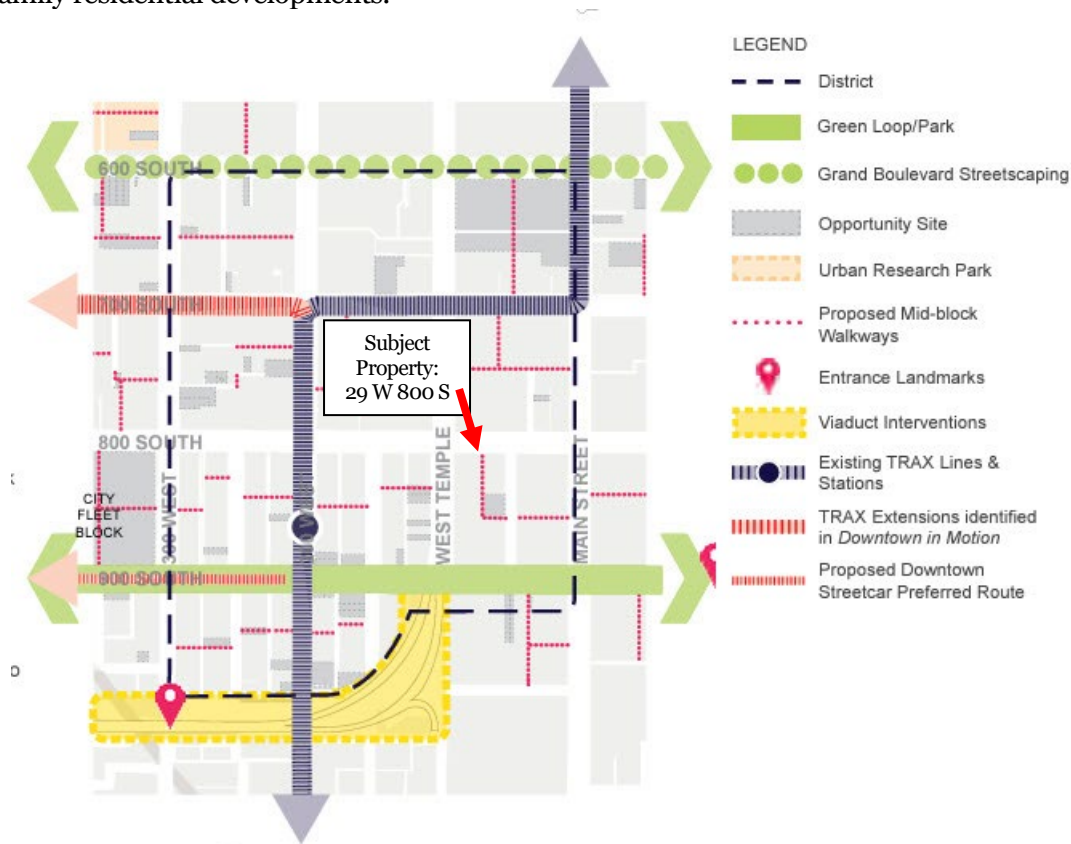
The location of the proposed development is well serviced by transit and is less than 2 blocks to the nearest TRAX station and is in the vicinity of multiple bus routes. The development will provide a convenient place for residents to live, access jobs, and pursue entertainment opportunities. The midblock walkway will improve connectivity and shorten walking routes through the neighborhood.

Downtown Plan (2016)

The Downtown Plan envisions a city that is livable, walkable, and connected, provides housing choice and affordability, is welcoming and safe, and incorporates a mix of public and private amenities. The subject property is in the Central 9th neighborhood, which provides a range of housing types, small scale commercial, and access to transit.

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

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



Downtown Plan: Central 9th District

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

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

The project aligns with the goals of the Downtown Plan by expanding the housing options, creating small business opportunities through retail spaces, and enhancing midblock connections. The project also meets the following Central 9th initiatives to, “Respond to needs of the arts community (including creative commercial manufacturers and suppliers to artists and cultural organizations) by developing district-level targets for arts programs and assets” by providing housing and work studio options for artists at affordable rates.

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

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



Renderings of the courtyard and midblock walkway

D-2 Downtown Support District

The purpose of the D-2 zoning district is, “to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District.” The D-2 district is also intended to support the Central Business District and is envisioned to be less intensive than the Central Business District.

The intent of the D-2 zoning district also includes the purpose of the design standards in the district. *“Design standards are intended to promote pedestrian-oriented development with a strong emphasis on a safe and attractive streetscape.”*

The project upholds the purpose of the D-2 district by providing new residential units, and by activating the sidewalk and providing a midrise building that compliments the expanding neighborhood. The design and orientation of the building to the public sidewalk and the provided midblock walkway also meet this intent. The use of transparency and visual interest creates a sense of space that is safe and welcoming to the pedestrian.

DISCUSSION

Approving the Design Review and Planned Development requests will result in a better product than what could be built under the base D-2 zoning regulations alone. By implementing the more stringent design standards of Design Review, the development incorporates better architectural detailing while relating to nearby buildings. The increased height allows for additional residential density, which is supported by both Plan Salt Lake and the Downtown Master Plan.

While the applicant is asking for modifications to the D-2 standards and the design standards in Chapter 21A.37, the overall development will enhance the pedestrian experience along both 800 South and Richards Street through architectural detailing, landscaping, and new right-of-way improvements. The proposal meets the purpose of the Planned Development, which is to enable more efficient use of the land and results in a more enhanced product that meets the development goals within the Downtown Master Plan and Plan Salt Lake.

STAFF RECOMMENDATION

Planning staff is recommending approval of the Planned Development (PLNPCM2024-00383) and Design Review (PLNPCM2023-00818) petitions that will facilitate the redevelopment of 29 W 800 S. The Elliott North proposal meets the standards of review for both processes. The standards below are conditions of approval and will be met during the building permit process.

- Planned Development Standard C.5: Complies with Conditions. Staff is recommending that final details of the building lighting be delegated to staff for approval.
- Design Standard B: Complies with Conditions. Applicant must obtain an encroachment permit for the awnings along Richards Street.
- Design Standard H: Complies with Conditions. Staff is recommending a public access easement be recorded to ensure the midblock walkway is privately maintained but publicly accessible.
- Design Standard J. Complies with Conditions. Staff is recommending that final details of the building signage be delegated to staff for approval.
- Design Standard K: Complies with Conditions. Staff is recommending that final details of the building lighting be delegated to staff for approval.

NEXT STEPS

Approval of the Requests

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. A lot consolidation will need to be finalized and recorded with Salt Lake County prior to a building permit being issued. A midblock walkway easement must be approved by the Salt Lake City Attorney's Office and recorded prior to obtaining a certificate of occupancy. Unless specified in the zoning ordinance as a minor modification, any modification to the development plan must be reviewed and approved by the Planning Commission.

Denial of the Requests

If the petitions are denied, the applicant would be required to redesign the building to meet the standards of the D-2 Downtown Support District and the applicable Design Standards in chapter 21A.37. The applicant would not need to comply with the more stringent design standards required through the Design Review process and would not need to meet the objectives or standards for a Planned Development.

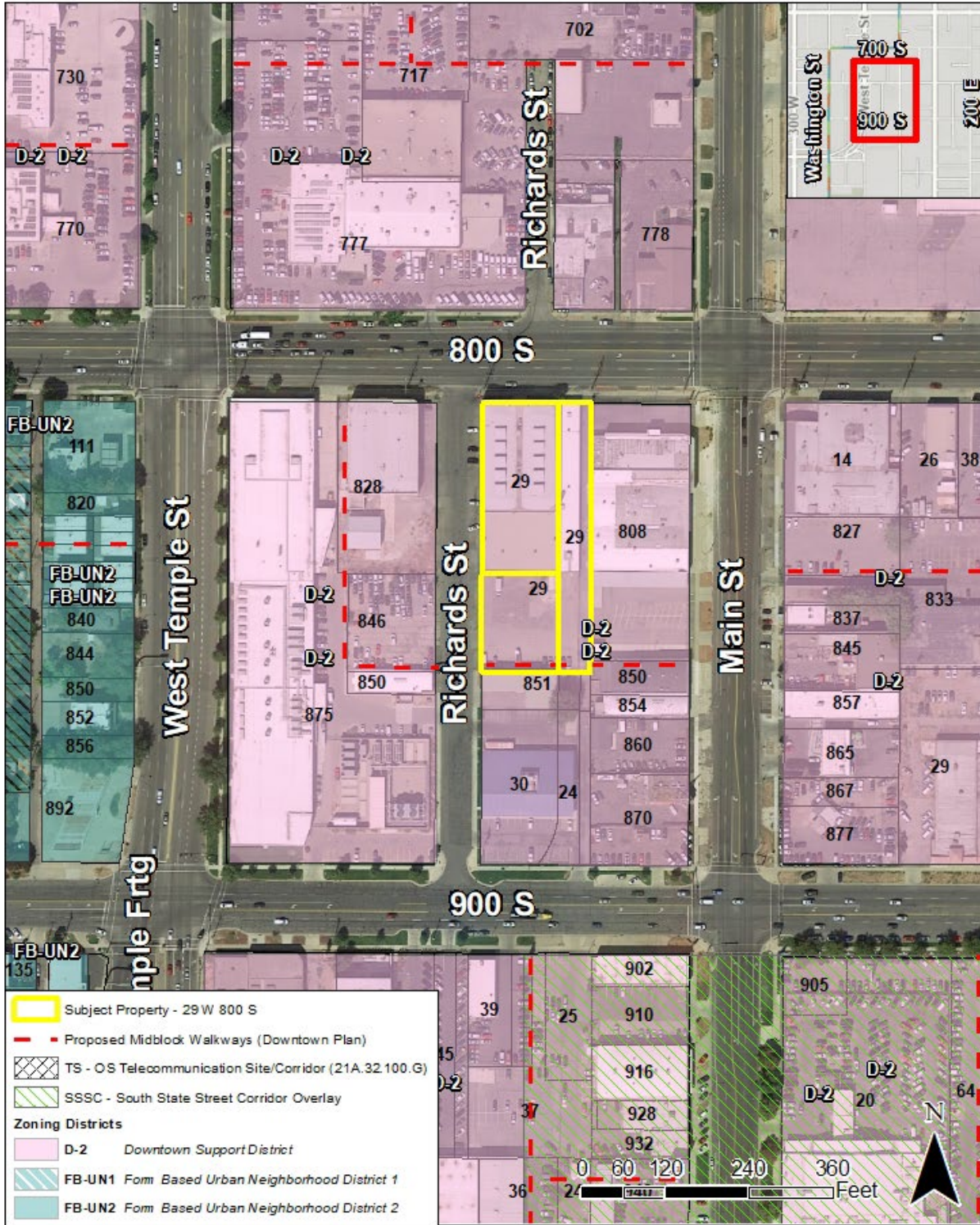
ATTACHMENT A: Vicinity & Zoning Maps

Vicinity Map



Salt Lake City Planning Division 8/19/2024

Zoning Map



Salt Lake City Planning Division 8/19/2024

ATTACHMENT B: Applicant Materials

Dear Salt Lake City Planning Division,

We are pleased to present the Elliot, a 338-home multifamily community spanning five separate parcels in two buildings along 800 S and Richards Street. Currently, the site houses Downtown Self Storage, a self-storage and RV parking business, as well as a single-story office building. The Boyer Company has partnered with long-time owners of the property, the Wolfe family, who founded and sold Salt Lake City-based Wolfe Sporting Goods.

The community will focus on providing spaces that enable our resident's innate creativity while promoting the incredibly talented creative community of Salt Lake City. Along the podium wall on Richards Street, the project will provide outdoor stamped concrete frames for local artists to mount their canvases, effectively creating a pedestrian "art walk." These frames can be used seasonally and rotated throughout the year. Within the building itself, we focus on creator spaces for musicians, podcast creators, and artists in addition to health and wellness amenities expected by our residents. The smaller 60-home building will provide larger floorplans geared towards young families looking for a quiet, safe, and secluded refuge. Each building provides distinct courtyards with ample green space and vegetation, a quiet space or an active fitness deck depending on each resident's preference.

The building façade provides breaks both vertically and horizontally using architectural projections, fur-outs, and enhanced materials that change in color and texture. The articulation is a tribute to the cape chisel technique for rough-cutting slabs of granite out of quarry walls, while the layers below are smoothed and processed. There are an array of architectural inserts and reveals expressed as recessed balconies and vertical circulation visible from the outside. Together, these design choices seek to enrich the urban environment and emphasize the dynamic pedestrian realm at the project's base.

The community is an 8-minute walk from the 900 S 200 W Trax Station, a 2-minute walk to the 900 S bus stop and adjacent to the newly reconstructed pedestrian-friendly 900 South corridor. The north building is an 8-story mixed-use community with 2,000 square feet of retail along 800 South, 278 homes, a subterranean parking garage, and almost 14,000 square feet of outdoor and indoor amenities. The south building is a 7-story community with 60 homes catering to residents seeking larger spaces along with 2,700 square feet of shared amenities.

Our goal is to create a community that will allow residents to thrive where they live and continue to grow, beautify, and invest in their neighborhood well into the future. The creative force in Salt Lake City is at the vanguard of bringing to life authentic, vibrant places. Through thoughtful placemaking and tailored spaces we aim to foster this engine of creative growth and ultimately create a true sense of place that will last for decades.

Sincerely,



Jake Boyer
CEO
The Boyer Company

Planned Development – Elliott North

1. Project Description:

- Description of your proposed use. If involving a residential development Include number, size, and type of dwelling units in each building, and the overall dwelling unit density.
- A complete description of the proposed planned development including the zoning regulations being modified.
- When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.
- Describe the plan for long-term maintenance of all private infrastructure as stated in 21A.55.110 of the planned development ordinance.

The Elliott project is a 283-unit development that sits on a 1.37-acre site, formerly occupied by the Wolfe Sporting Goods warehouse, nestled within the vibrant Central Ninth District as outlined in The Downtown Plan. Our vision for this space entails the creation of a dynamic urban living environment, marrying contemporary design with a nod to the district's rich heritage.

The proposed 8-story development features a 5-story Type III-A building atop a 3-story Type I-A podium. Parking is provided on the first 2 levels of the podium along with a single subterranean garage level that meets and exceeds the on-site parking requirements.

On the building's north side facing 800 South, there is 1,800 square feet of double-height retail space and 1,400 square feet of a publicly accessible flex space/ art gallery space that doubles up as the area for prospective future residents to interact with on-site leasing agents. The collection of the above uses aims to contribute towards a rich street-level commercial activity and promote pedestrian engagement.

To enrich the fabric of our community, the North Elliott project goes beyond traditional residential offerings by incorporating affordable artists' studios and a dynamic creative space on the ground floor, strategically positioned along Richards Street. This intentional design choice fosters community engagement with local artists while also invigorating pedestrian activity within the area.

In addition to engaging street fronts, the project proposes a public 15' east-west mid-block walkway on the southern edge of the property, further enhancing pedestrian connectivity encouraging the flow of foot traffic through the area and promoting neighborly interactions.

This Planned development application is to ask for a modification to the D-2 Downtown Support district's yard and sidewalk requirements.

Per section 21A.30.030.E, the front, and Corner Side requirements: There is no minimum setback. The maximum setback is ten feet (10'). Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of eight feet (8') and a maximum setback no greater than 16'.

And per section 21A.30.010.G, the sidewalks must be a clear walking path that is a minimum of 10'.

However, due to the projects aiming at providing a vibrant and active public right-of-way and to maximize this street-level interaction, the building is built up to the property line, with a 0-foot setback where the artist studios are along Richards Street. And with a 9' wide sidewalk that includes street trees.

2. Planned Development Information:

- Demonstrate how your project meets the purpose and at least one objective of a planned development as stated in **21A.55.010** of the planned development ordinance.

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services, and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The city seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

- A. Open Space and Natural Lands
- B. Historic Preservation
- C. Housing
- D. Mobility
- E. Sustainability
- F. Master Plan Implementation.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Elliott North provides an enhanced mid-block connector as intended by Section 21A.30.010.F

2. Improvements that encourage transportation options other than just the automobile.

Elliott is strategically positioned within a 0.3-mile radius of existing TRAX lines and stations located along 200 West, encouraging residents to adopt walking, biking, and public transit as their primary modes of transportation instead of relying on automobiles. Transit connections are many as TRAX, the Downtown Streetcar, and 900 south streetcar connects central Ninth to adjacent neighborhoods and beyond. Additionally, the project is conveniently situated near the proposed green loop linear park system outlined in the Downtown Plan, further enhancing the accessibility and appeal of green, sustainable transportation options for its residents.

The Downtown Plan also adopted the expansion of Mid-block walkway network to improve the pedestrian environment. A 15' east-west mid-block connection is situated on the southern side of the building, making it easier to go from one block to another.

- Demonstrate how your project meets the standards for planned developments as stated in **21A.55.050** of the planned development ordinance; and

- A. Planned Development Objectives
- B. Master Planned Compatibility
- C. Design and Compatibility
- D. Landscaping
- E. Mobility
- F. Existing Site Features
- G. Utilities

- A. Planned Development Objectives: As mentioned in the previous section, the project aligns with the Mobility Objective by offering a pedestrian-friendly design that includes a 15-foot wide east-west mid-block walkway, fostering a walkable environment. Furthermore, its location is conveniently just 0.3 miles from the nearest TRAX line and transit stations, enhancing the development's connectivity and support for alternative transportation modes beyond personal vehicle use.

- B. Master Planned Compatibility: The Project is in The Downtown Plan, specifically in the Ninth District. The proposed plan is consistent with Central Ninth initiatives. Aligning with Salt Lake City's vision for a vibrant urban realm, ELLIOTT is poised to provide attractive, high-quality housing and deliver a prosperous, walkable community for current and future residents.

- C. Design and compatibility:

The building's massing and height is directly relatable to existing and proposed multifamily and mixed-use development in immediate proximity but also within a 1-mile radius.

The building's mass is broken up both in horizontal and vertical planes, with a distinct commercial frontage that relates to the pedestrian urban experience, but also an architectural language with clean, deliberate moves that further reduce the perceived mass in interesting portions or distinct building sections, which are additionally articulated visually by changes in materiality and color.

Numerous architectural details enhance the richness of the facade, including inset balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application, and deep reveals around most fenestration.

The ground floor strives to maximize the available fenestration for the proposed commercial spaces, and so do each of the residences, offering large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type. The proposed Live-Work spaces along Richard St, also aim towards maximizing the available natural light but offer a slightly reduced opening percentage to account for the increased need for privacy and perceived safety that living that close to a public right of way imposes.

The facade treatment and articulation intended for the first two floors of all public-facing building sides, which for the North Building includes the 800 S and Richard Street frontages, but also the 15' wide mid-block connection to the South of the building, with an experience that responds to familiar, human-scaled elements.

The porosity and transparency of the ground floor along Richard Street, although reduced below the 60% mandated by code to allow privacy for the residential uses along it, aspires to make up for it by providing a rich experience of art installations, that if were to be included in the calculation, should result with the project meeting not only the intent of the City's master plan but also the letter with more than 60% of the street-facing ground floor wall area catering towards stimulating the interest of pedestrians along the property edges."

- D. Landscaping: Elliott's "North" landscaping approach aims to incorporate native plants and reduce the impact on the natural environment. The proposed landscaping proposing is appropriate for the scale of the development and will be coordinated with the public art installations around the building's base, along with the programmatic requirements of the common open spaces the residents will enjoy on the elevated courtyards.
- E. Mobility: Elliott's residents have access to multiple transportation options, enhancing mobility and convenience. The development features a three-level parking structure with entry from Richards Street, including dedicated electric vehicle parking spaces. In line with

sustainable practices, residents are urged to utilize bikes and walking as alternatives to driving. The building is also situated near bus stops and TRAX lines and stations, facilitating the use of public transit. And secure bike storage is available within the parking structure. Additionally, the mid-block walkway system improves pedestrian safety and connectivity between blocks.

- F. Existing Site Features: The current site features a storage building and an unoccupied parking lot. This site is slated for redevelopment; the storage building will be replaced by a new mixed-use multifamily structure. The ground floor of this building will be designed as an interactive and engaging space aimed at revitalizing the neighborhood and providing additional benefits to the community.
- G. Utilities: The proposed and existing utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

- **Demonstrate how the proposed planned development is compatible with other property in the neighborhood.**

The Elliot North development has been designed to seamlessly integrate with the character and vision of Salt Lake City and the diverse mixed-use landscape of its surrounding neighborhood. By incorporating both residential and commercial elements, our development mirrors the vibrant tapestry woven by neighboring properties, extending its influence up to a mile radius.

The architectural language is thoughtfully curated to resonate with the neighborhood's rhythm, presenting a tiered elevation that subtly transitions from two stories to eight stories. This thoughtful approach not only respects the scale of the surrounding buildings but also enhances the visual cohesion of the area. In close collaboration with the City and with valuable input from community engagements, we aim to cultivate a pedestrian-friendly atmosphere along Richards Street while also establishing a dynamic mid-block connection to facilitate urban connectivity and movement.

The proposed parking solution has been carefully integrated into the fabric of Elliot North, with above and below-ground parking strategically distributed to seamlessly blend with the existing traffic flow and maintain the neighborhood's inherent accessibility without imposing visual clutter.

At the core of our vision is a commitment to redefining the residential experience within Salt Lake City, setting a new standard for contemporary urban living. We have selected durable, premium materials and embraced a design philosophy that seamlessly integrates indoor and outdoor spaces, elevating the quality of life for residents.

Throughout the project's development, we have prioritized collaboration and maintained open lines of communication with both the City and the local community. Our dedication to inclusivity is evident in the incorporation of public spaces accessible to all, the provision of affordable live-work options for local creatives, and the integration of public art along pedestrian routes, enriching the built environment and fostering a sense of community and individual well-being.

In essence, Elliot North is not just a place to reside; it is a dynamic hub where residents can truly thrive, contributing to the enduring narrative and vitality of our community.

ELLIOTT NORTH

DESIGN REVIEW

SALT LAKE CITY, UTAH





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ELLIOTT NORTH
SALT LAKE CITY, UT

SHEET INDEX



01

JOB NO.: 2022-0255
DATE: 07-22-2024



Located on the site of the former Wolfe Sporting Goods warehouse, this proposed 266-unit urban apartment community is situated in the heart of the Central Ninth District, a growing enclave aspiring to deliver unique experiences and exceptional spaces appealing to the next generation of young professionals. Paying homage to prominent Salt Lake City businessman, sports enthusiast, and owner of Wolfe Sporting Goods Elliott Mitchell Wolfe, **ELLIOTT NORTH** celebrates the local mountain scenery and adventurous spirit of its namesake.

Comprising a podium building intersecting 800 South and Richards Street, the design concept behind **ELLIOTT NORTH** envisions the building as a granite mountain sculpture that has been gradually separated over time. The faceted crown at the top of **ELLIOTT NORTH**'s north and west façades are a tribute to the cape chisel technique for rough-cutting slabs of granite out of quarry walls, while the layers below are smoothed and processed. The architecture features an array of inserts and reveals, expressed as recessed balconies and vertical circulation that are visible from the outside, with each parting of that elegant shell revealing the vibrancy sheltered inside.

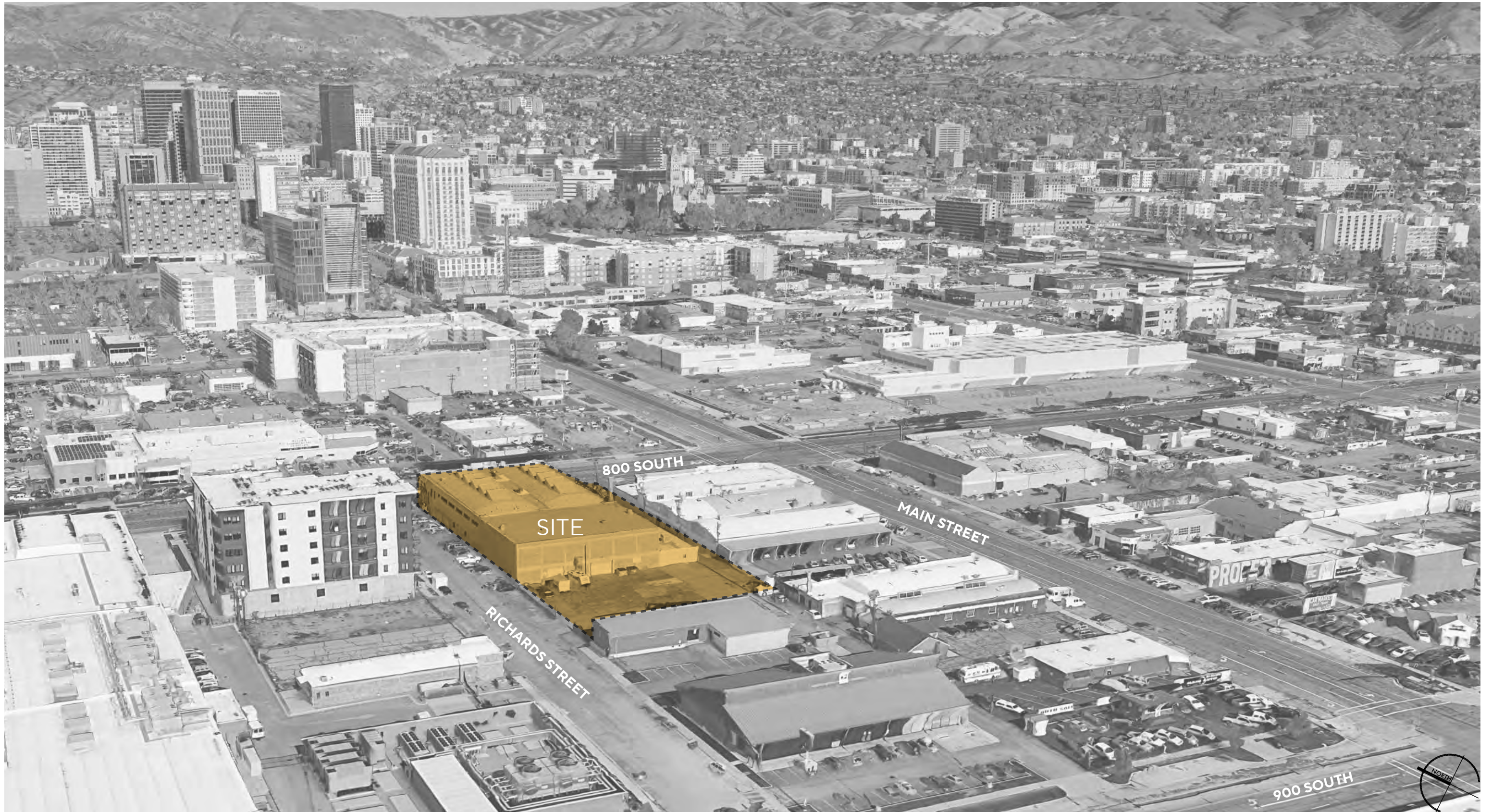
The building façades provide breaks both vertically and horizontally using architectural projections, fur-outs, enhanced materials, and changes in color and texture. The angled walls on the top of the building along the North and East facades allow for a pulsating, dynamic play with reflections and shadows as the daylight changes, altering the way viewers perceive the massing. Together, these design choices balance the vertical and horizontal articulation, enriching the urban environment and emphasizing the dynamic pedestrian realm.

Overall, the proposed development gives the North-South connection along Richard Street the potential to become a vibrant and engaging public space that supports and

promotes public interest at a pedestrian level. The ground level of the **ELLIOTT NORTH**, with its series of wall canvases for local street artists, and the public indoor art gallery that will double as the public space where prospect residents will get to experience how this community can offer them, will be a key part of this. By providing a dedicated space for street artists to showcase their work, the City is creating a public place where people can come together to appreciate art, invest in communities and grow their City in novel way.

Centrally located with easy access to TRAX, the freeway, and city street corridors, at 29 W 800 S, **ELLIOTT NORTH** is an 8-story podium building with a subterranean parking garage. The mixed-use community comprises 266 apartments; 1,750 square feet of retail along 800 S; 14,761 square feet of indoor and outdoor amenities, including three interconnected courtyards located on the third floor. The residents can enjoy 1,470 square feet of indoor amenities on the ground floor; 3,438 square feet on the third floor; and an expansive eighth-floor rooftop deck offering unobstructed views of South Salt Lake City, the Wasatch Range and Oquirrh Mountains.

Aligning with Salt Lake City's vision for a vibrant urban realm, **ELLIOTT NORTH** is poised to provide attractive, high-quality housing and deliver a prosperous, walkable community for current and future residents.

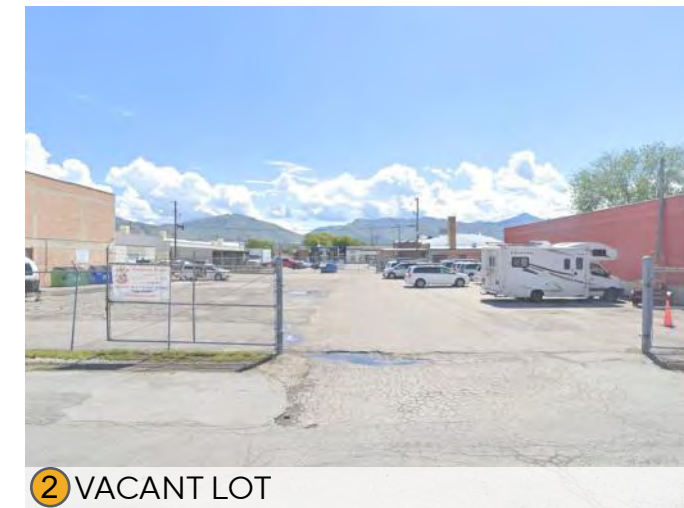


SALT LAKE CITY DEVELOPMENT STANDARDS					
Subject	Code	Current Zoning		Provided	
General Plan/ Zoning	Section 21A.30.030	D-2		D-2	
Lot Size Requirements		No minimum lot area or lot width shall be required		1.37 AC	
Minimum Yard Requirements		Front & Corner Side Yard	No minimum, maximum setback 10'. Ground floor residential uses shall have a front yard setback of a minimum of 8' and a maximum setback of 16'	No setback is provided along Richards Street. The design situates artist studios and workshops along the sidewalk, creating an active and dynamic street front that encourages interaction between pedestrians and artists, fostering a vibrant community connection. And a 13' setback is provided along 800 S for additional clearances from an existing transmission line.	
		Interior Side Yards & Rear Yards	No minimum, maximum 10' when adjacent to zoning district with max 35' height.	Interior Side: 20' provided for alleyway. Rear Yard: 15' provided for the midblock connector.	
Max Building Height		Max 120' Buildings over 65' are subject to design review		92'-9"	
Impact Controls and General Restrictions	Section 21A.30.010	Refuse Control must be covered and enclosed or screened. Lighting shall be design to not create glare on adjacent properties.		Refuse is fully screened inside the Parking structure. Lighting will follow code.	
Restrictions on parking lots & structure		Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.		Parking is located behind double height Leasing & Retail along 800 South and behind studios and workshops along Richards street on the ground floor.	
Mid Block Walkway		A minimum of 15' wide and include a minimum 6' wide unobstructed path. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.		15' wide Mid-block walkway with a minimum 6' wide unobstructed path is provided on the southern side of the project.	
Sidewalks		Sidewalks must be a clear walking path that is a minimum of 10' wide.		A 13'11" clear sidewalk walking path is provided along 800 S with 6' parkstrip and 13' landscape buffer from the building. And a 6' sidewalk is provided along Richards street with 4' parkstrip and 4.2' raised planter area adjacent to the building.	
Loading		Section 21A.44.070	Multi Family : 1 short Berth (80-200 du) 2 short Berths (Greater than 200)		2 short Berths are provided in the Alley.

SALT LAKE CITY DEVELOPMENT STANDARDS					
Subject	Code	Current Zoning		Provided	
Parking	Section 21A.44 & Salt Lake City Off-Street Parking Standards Manual	Studio	no minimum - 2 maximum	0.7	
		1 Bedroom	0.5 minimum - 2 maximum	1	
		2 Bedrooms	1 minimum - 3 maximum	2	
		3 Bedrooms	1 minimum - 3 maximum	N/A	
		Retail	1 space per 1,000 SF	2 spaces are provided per 1,750 SF of retail	
		Dimensions	8'-9"x17'-6" with 23'-4" drive aisle/ 9'-0"x17'-6" with 22'-7" drive aisle	8'-9"x17'-6" with 23'-4" drive aisle	
		Parking adjacent to wall/column, where door opening is impacted	Stalls that are located adjacent to a wall/column need to be 1' wider	9'-9"x17'-6"	
		Driveway Width	Minimum 12' single lane and 24' for two-lane. Maximum 30'	N/A	
		Minimum Accessible Spaces Required	Provide 1 per 50 parking space if the provided parking spaces are 101 to 500.	Complies. Required: 7 stalls Provided: 7 Stalls	
		Bicycle	Residential Uses: 1 per 3 units Commercial Use : 1 per 4,000 SF	Complies. Required: 90 spaces if open and 45 spaces if enclosed Provided: 45 spaces The Bicycle parking is enclosed inside the parking structure.	
			Each 1 bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces. Minimum 6' x 2' with 6" gap between the stalls		
		Electric Vehicle Parking	At least 1 parking space shall be provided for every 25 parking spaces provided. In addition, 20 % of the stalls provided shall be EV READY	Complies. Required: 78 stalls Provided: 78 stalls	



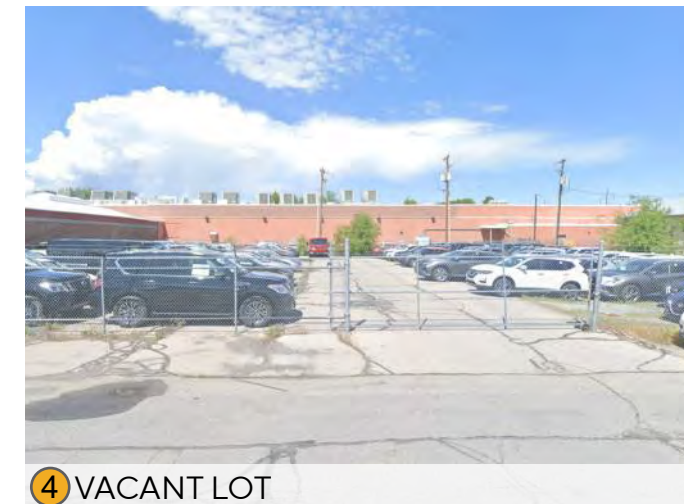
1 EXISTING STORAGE



2 VACANT LOT



3 PHOTO LAB



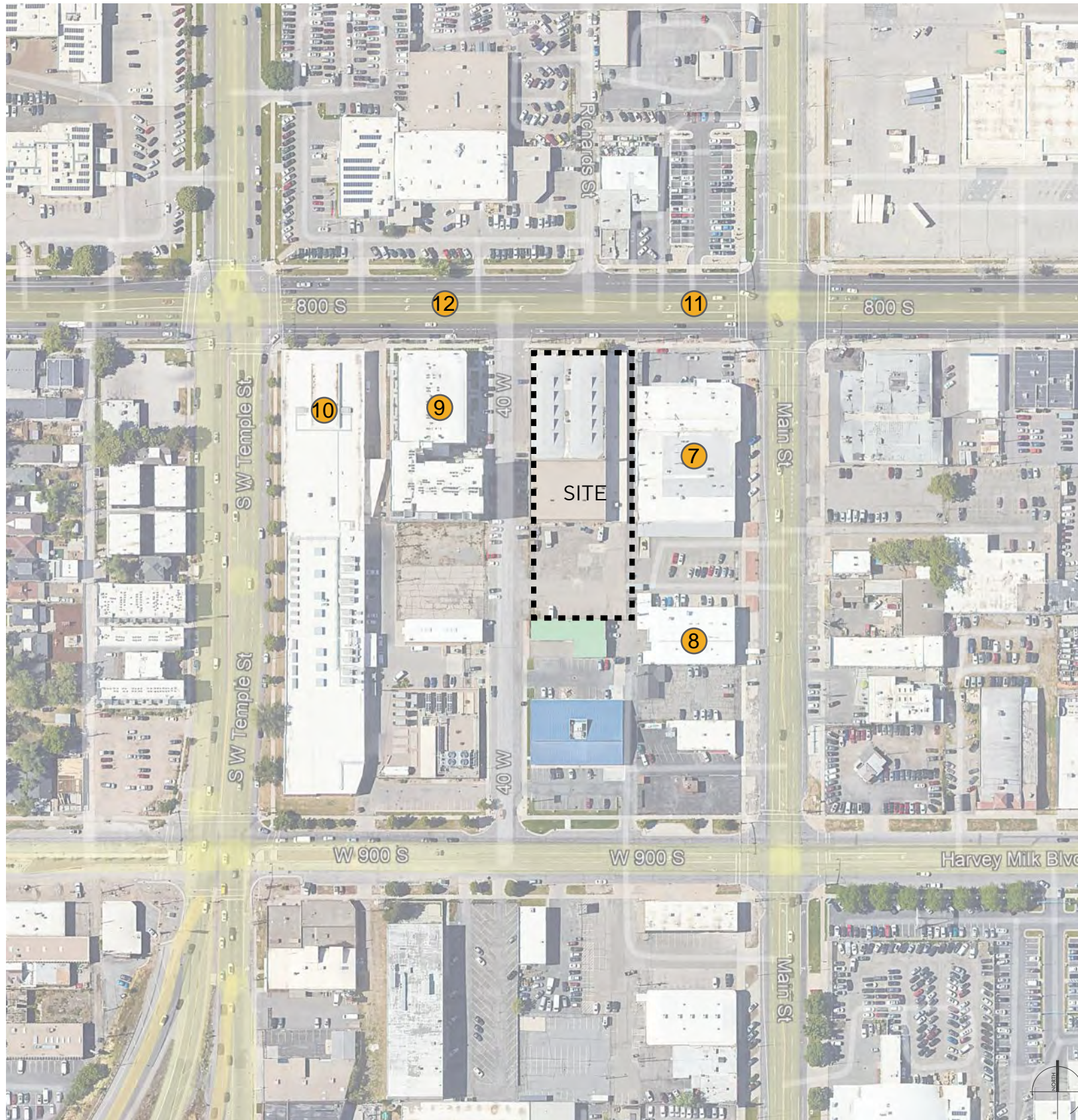
4 VACANT LOT



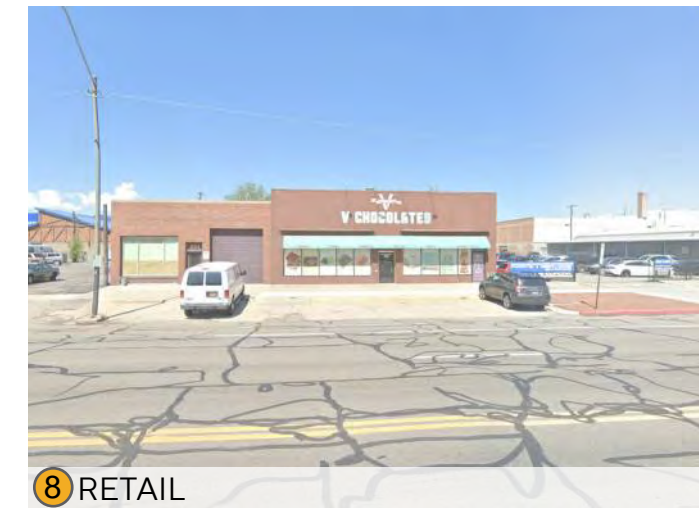
5 SHELTER



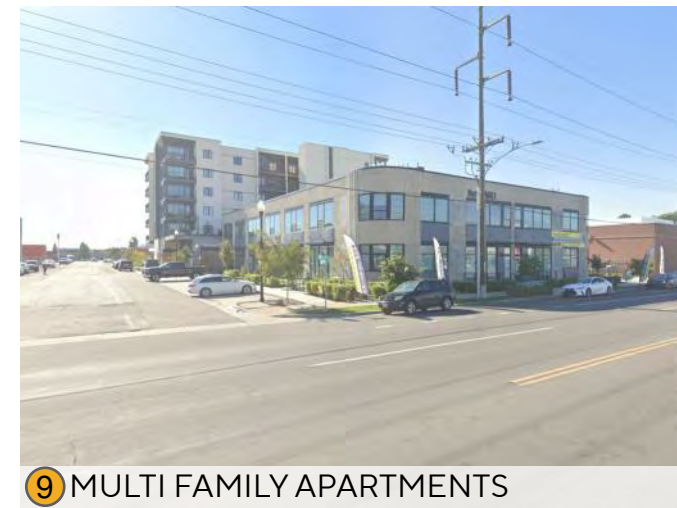
6 POST OFFICE



7 CAR SHOWROOM



8 RETAIL



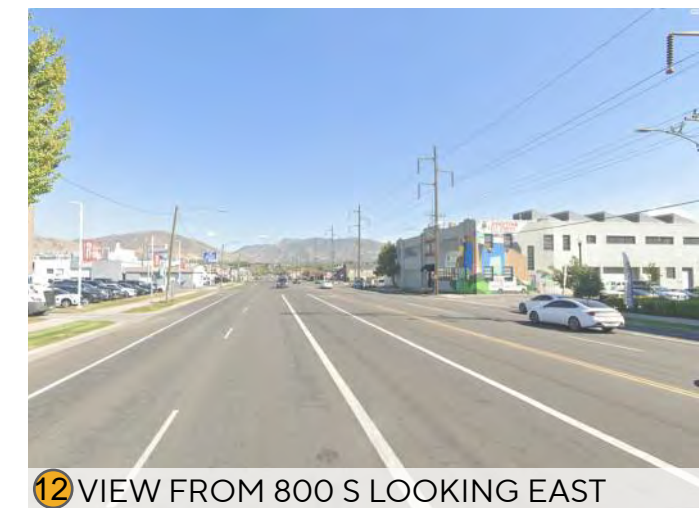
9 MULTI FAMILY APARTMENTS



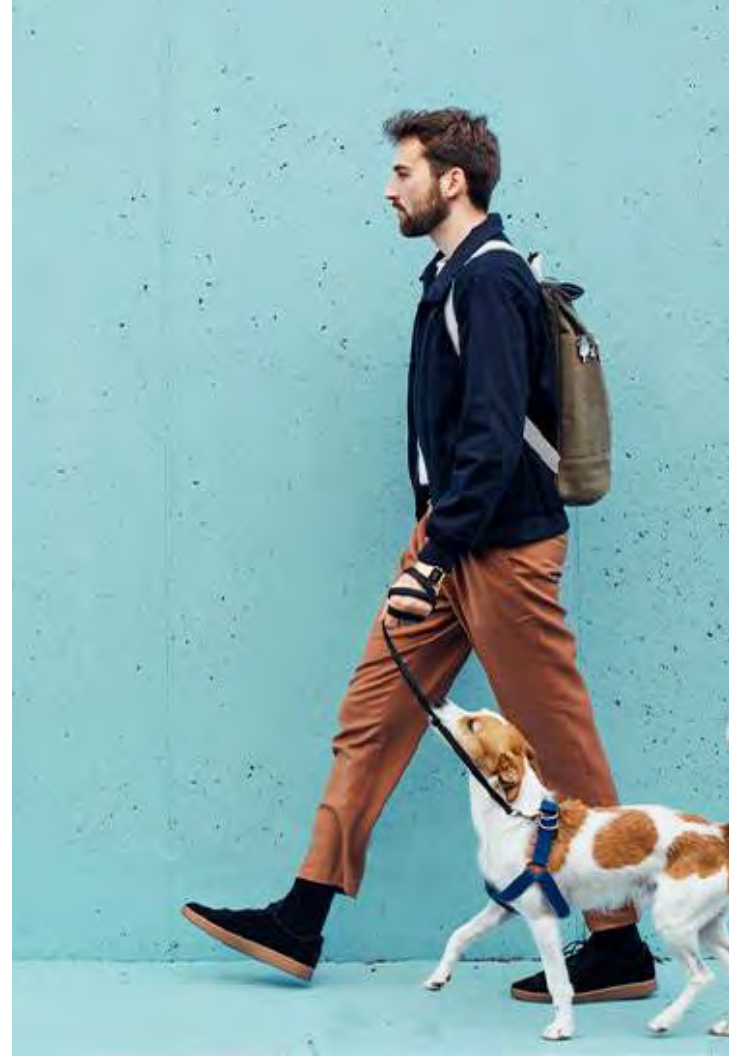
10 INDUSTRIAL



11 VIEW FROM 800 S LOOKING WEST



12 VIEW FROM 800 S LOOKING EAST





ELLIOTT NORTH
SALT LAKE CITY, UT

CONCEPTUAL 3D RENDERING
VIEW LOOKING SOUTH AT CORNER OF 800 SOUTH & RICHARDS STREET



08

JOB NO.: 2022-0255
DATE: 07-22-2024



ELLIOTT NORTH
SALT LAKE CITY, UT

CONCEPTUAL 3D RENDERING
VIEW LOOKING WEST ALONG 800 SOUTH AT ELLIOTT'S NORTH EAST ELEVATION



09

JOB NO.: 2022-0255
DATE: 07-22-2024









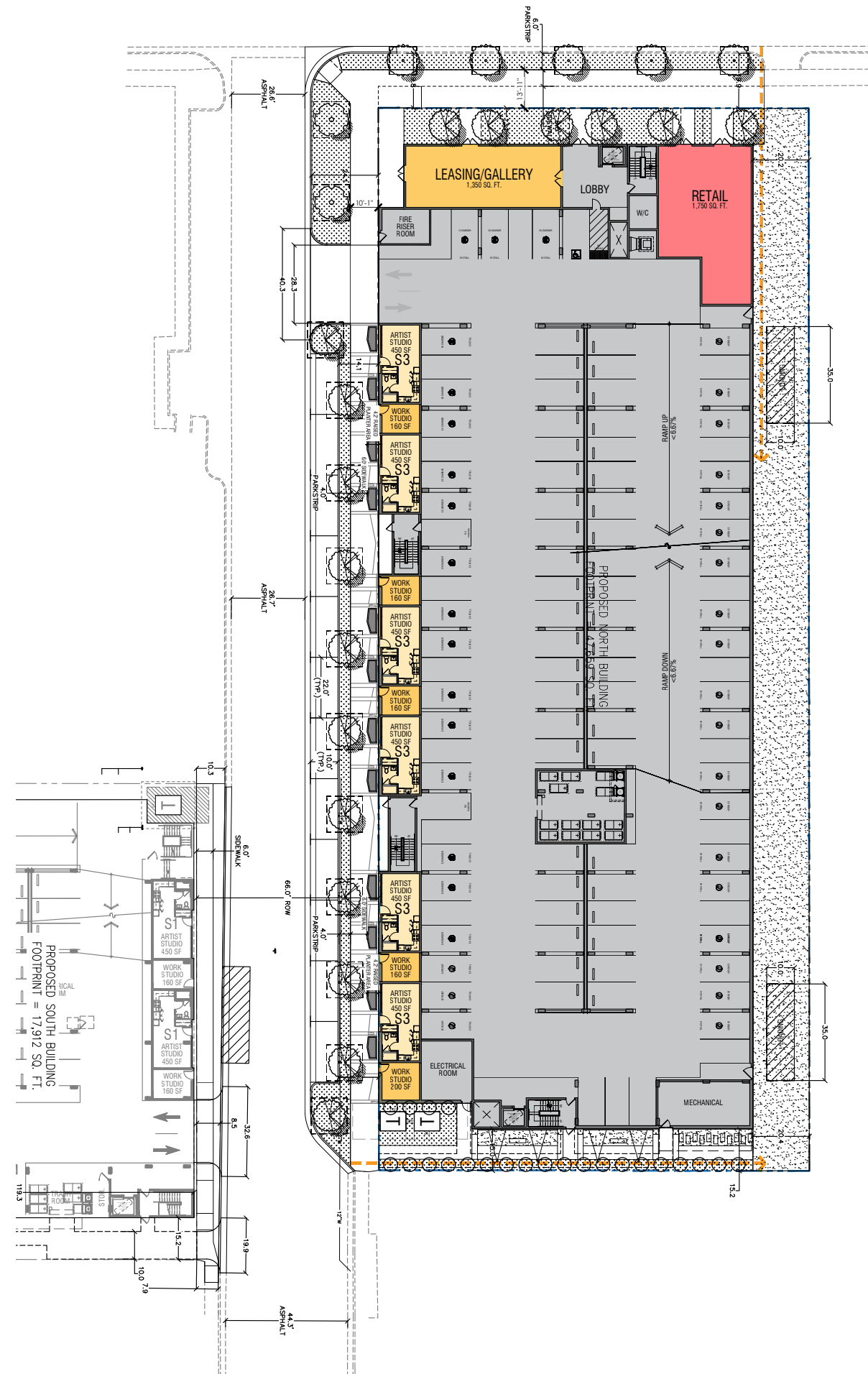


ELLIOTT		
PROJECT DESCRIPTION - NORTH BUILDING		
A 266 UNIT 5-STORY TYPE III-A RESIDENTIAL BUILDING, OVER A 3-STORY TYPE I-A RESIDENTIAL AND PARKING PODIUM, WITH AN ADDITIONAL 1 LEVEL OF SUB-T PARKING. A 1,750 SF OF DOUBLE HEIGHT RETAIL & 1,350 SF LEASING/GALLERY FRONTS THE NORTH SIDE OF THE BUILDING ALONG 800 SOUTH.		
GROSS LAND AREA:	± 1.37	ACRES
BUILDING AREA (GFA):	355,500	SQ. FT.
BUILDING AREA (EXCLUDING PARKING):	228,000	SQ. FT.
PARKING AREA:	127,500	SQ. FT.
TOTAL UNITS:	266	UNITS
DENSITY:	194	DU/AC
FAR:	3.80	FAR
RETAIL	1,750	SQ. FT.
LEASING/MAIL	1,350	SQ. FT.
WORK STUDIO	840	SQ. FT.
AMENITY	1,942	SQ. FT.
FITNESS	1,496	SQ. FT.
ROOF DECK	750	SQ. FT.
EXISTING ZONING:	D-2 (DOWNTOWN SUPPORT DISTRICT)	

BUILDING SUMMARY - NORTH BUILDING									
UNITS	LEVEL 1	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	%	TOTAL
S1	0	6	6	8	8	8	8	17%	44
S2	0	2	2	2	2	2	2	4.5%	12
S3	6	0	0	0	0	0	0	2.3%	6
STUDIO	6	8	8	10	10	10	10	21.1%	62
JA1	0	7	9	10	10	10	10	21.1%	56
JUNIOR 1	0	7	9	10	10	10	10	21.1%	56
A1	0	4	4	4	4	4	4	9.0%	24
A2	0	10	10	10	10	10	10	23%	60
A3	0	5	3	3	3	3	3	8%	20
A4	0	0	2	2	2	2	2	4%	10
1 BR	0	19	19	19	19	19	19	39.1%	114
B1	0	1	1	1	1	1	1	2.3%	6
B2	0	2	2	2	2	2	1	4.1%	11
B3	0	2	3	3	3	3	3	6.4%	17
2 BR	0	5	6	6	6	6	5	12.8%	34
TOTAL	6	39	42	45	45	45	44	94%	266

UNIT SUMMARY - NORTH BUILDING							
UNIT TYPE	UNIT NET AREA	NUMBER OF UNITS	TOTAL NET AREA (NOT INCLUDING BALCONY)	BALCONY AREA	PRIVATE OPEN SPACE AREA (BALCONY)	%	UNIT %
S1	438	44	19,272	-	-	16.5%	23.3%
S2	450	12	5,400	-	-	4.5%	
S3	452	6	2,712	-	-	2.3%	
JA1	534	56	29,904	-	-	21.1%	21.1%
A1	652	24	15,648	53	1,272	9.0%	
A2	713	60	42,780	45	2,700	22.6%	
A3	627	20	12,540	-	-	7.5%	
A4	750	10	7,500	-	-	3.8%	42.9%
B1	1,093	6	6,558	55	330	2.3%	
B2	1,078	11	11,858	59	649	4.1%	
B3	948	17	16,116	-	-	6.4%	
TOTAL	640	266	170,288	-	4,951	100%	

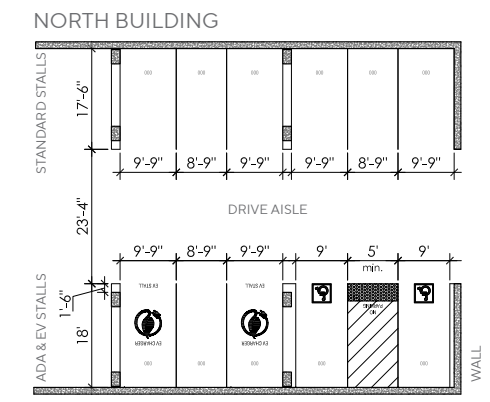
PARKING SUMMARY - NORTH BUILDING			
RESIDENTIAL PARKING PROVIDED			
UNIT TYPE	NO. OF UNITS	PROVIDED RATIO	STALLS PROVIDED
STUDIO	62	0.70	43
1 BEDROOM	170	1.00	170
2 BEDROOM	34	2.00	68
TOTAL	266	1.06 S/DU	281
COMMERCIAL PARKING REQUIRED			
RETAIL PARKING (1.5 per 1000 SF)		1,800 SF	2
TOTAL STALLS REQUIRED			2
TOTAL PARKING PROVIDED			
RESIDENTIAL			281
RETAIL PARKING (2.5 per 1000 SF)			2
TOTAL STALLS PROVIDED		RATIO: 1.07	283
ACCESSIBLE STALLS REQUIRED			
	PROVIDED STALLS	REQUIRED RATIO	STALLS PROVIDED
RESIDENTIAL	281	1 PER 50	6
RETAIL	2	1 PER 50	1
TOTAL ACCESSIBLE PARKING REQUIRED			7
TOTAL ACCESSIBLE PARKING PROVIDED			7
NOTE: THE FIRST ADA STALL IS VAN ACCESSIBLE.			
EVCS PARKING REQUIRED			
	PROVIDED STALLS	REQUIRED RATIO	EV STALLS PROVIDED
RESIDENTIAL	281	EVSE: 1 PER 25 EV-READY: 20 %	13 64
RETAIL	2	EVSE: 1 PER 25 EV-READY: 20 %	1 1
TOTAL EVCS PARKING REQUIRED			78
TOTAL EVCS PARKING PROVIDED			78
NOTE: THE REQUIRED EVCS ARE INCLUDED IN THE PROVIDED PARKING COUNT			
BICYCLE REQUIREMENTS			
		REQUIRED RATIO	BICYCLE SPACE PROVIDED
RESIDENTIAL	266 UNITS	1 per 3 UNITS	89
RETAIL	1,800 SF	1 per 4,000 SF	1
TOTAL BICYCLE REQUIRED			90
TOTAL BICYCLE PROVIDED			45
NOTE: Secure/Enclosed bicycle parking - Each one (1) bicycle parking space that is within a secure/enclosed bicycle parking facility may be used to satisfy the requirement of two (2) required bicycle parking spaces.			



LEGEND

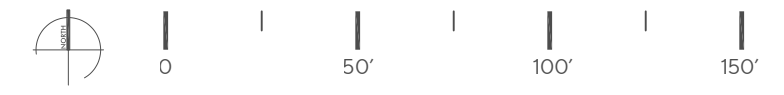
- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING
- 150' FIRE HOSE PULL

PARKING DIMENSIONS



Per Salt Lake City Off-Street Parking Manual and code Section 21A.44:
North Building Stalls Dimensions: 8'-9" x 17'-6" with 23'-4" drive aisle.
The stall width for parking spaces located adjacent to walls or columns, where door opening is impacted, shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.

CONCEPTUAL SITE PLAN





LEVEL 1

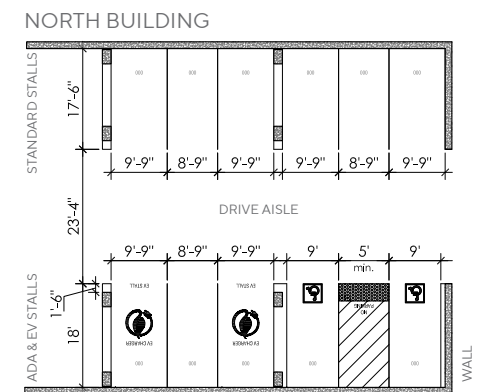


SUB-T PARKING

LEGEND

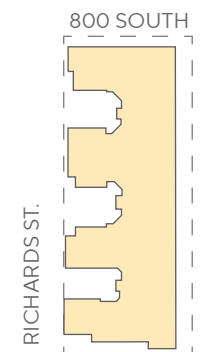
- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

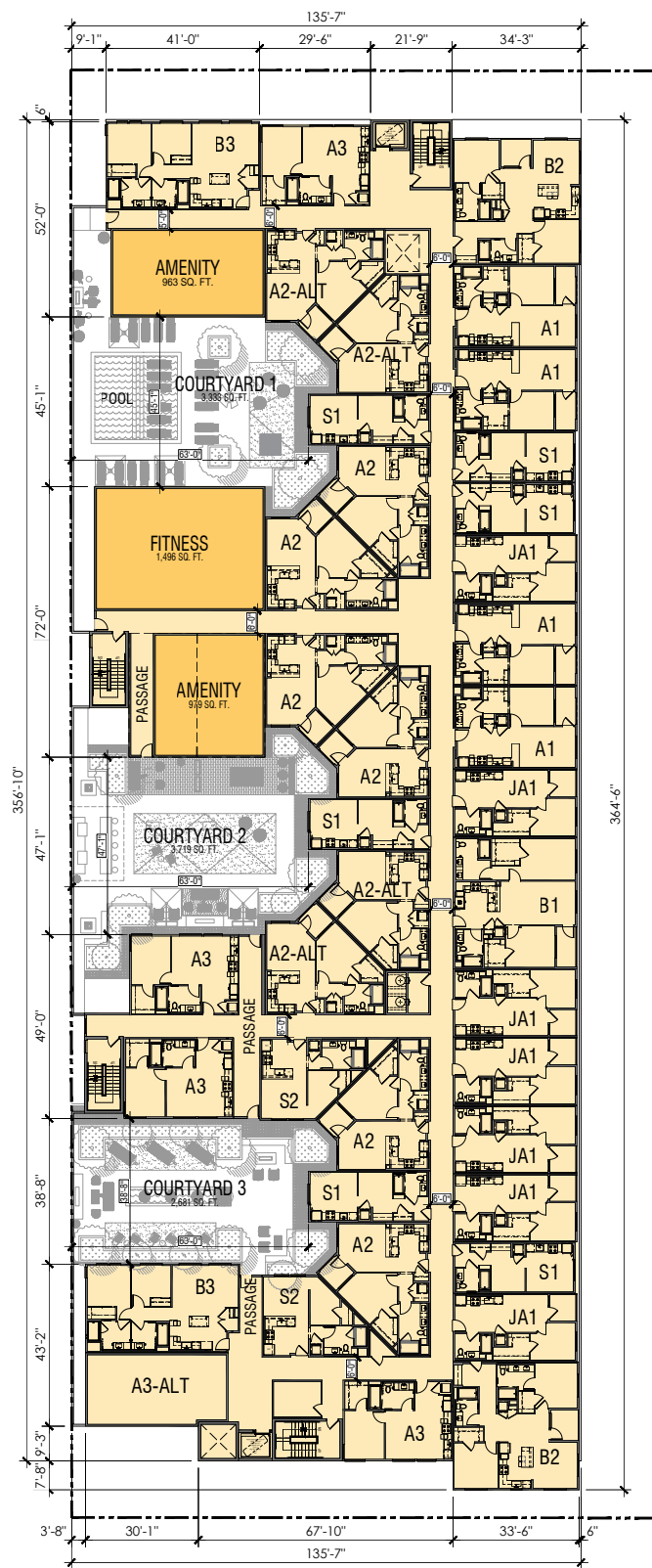
PARKING DIMENSIONS



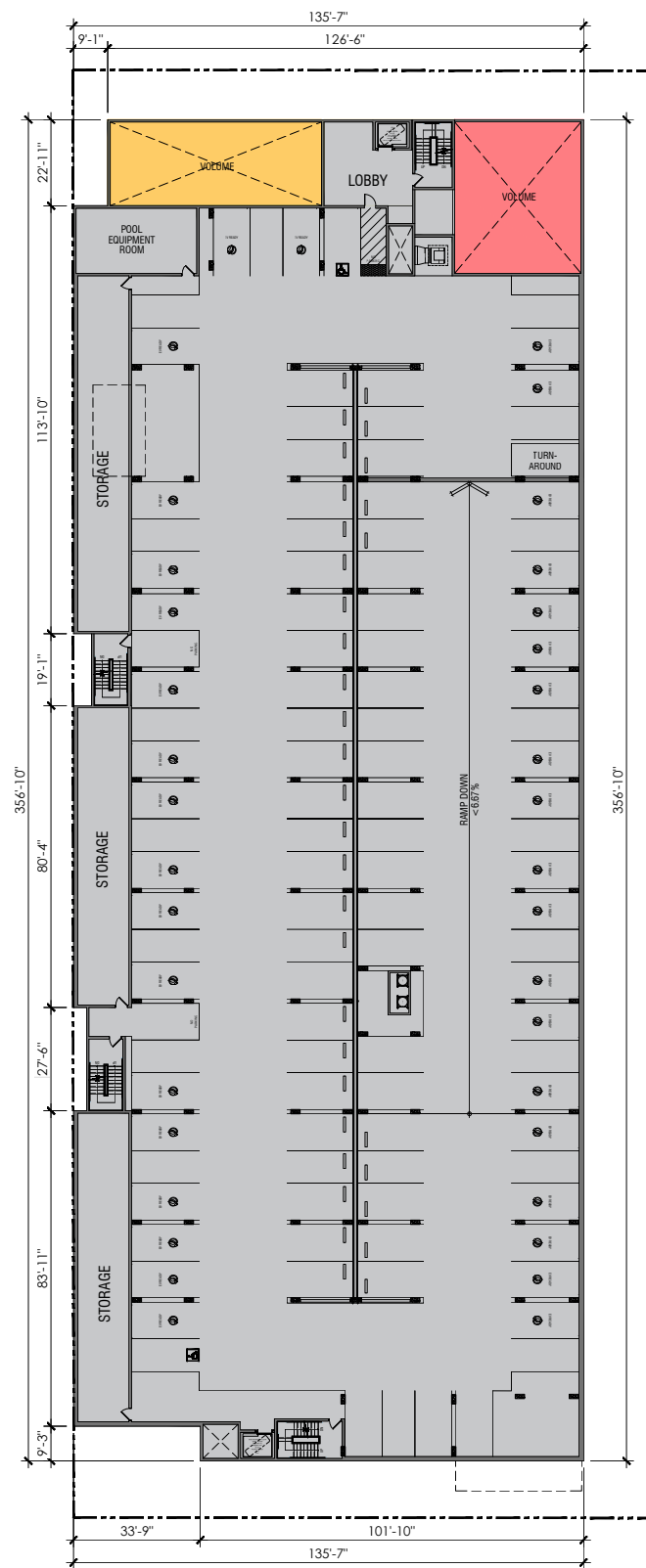
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LEVEL 3

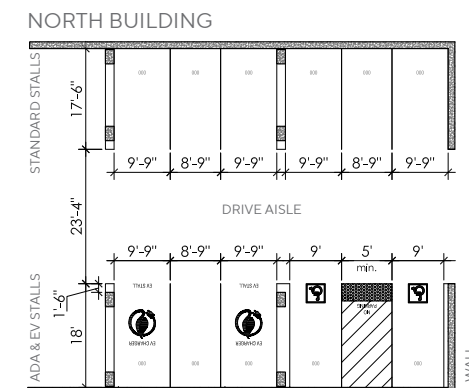


LEVEL 2

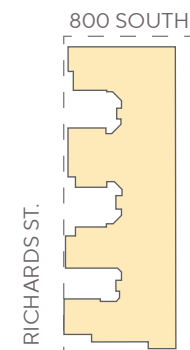
LEGEND

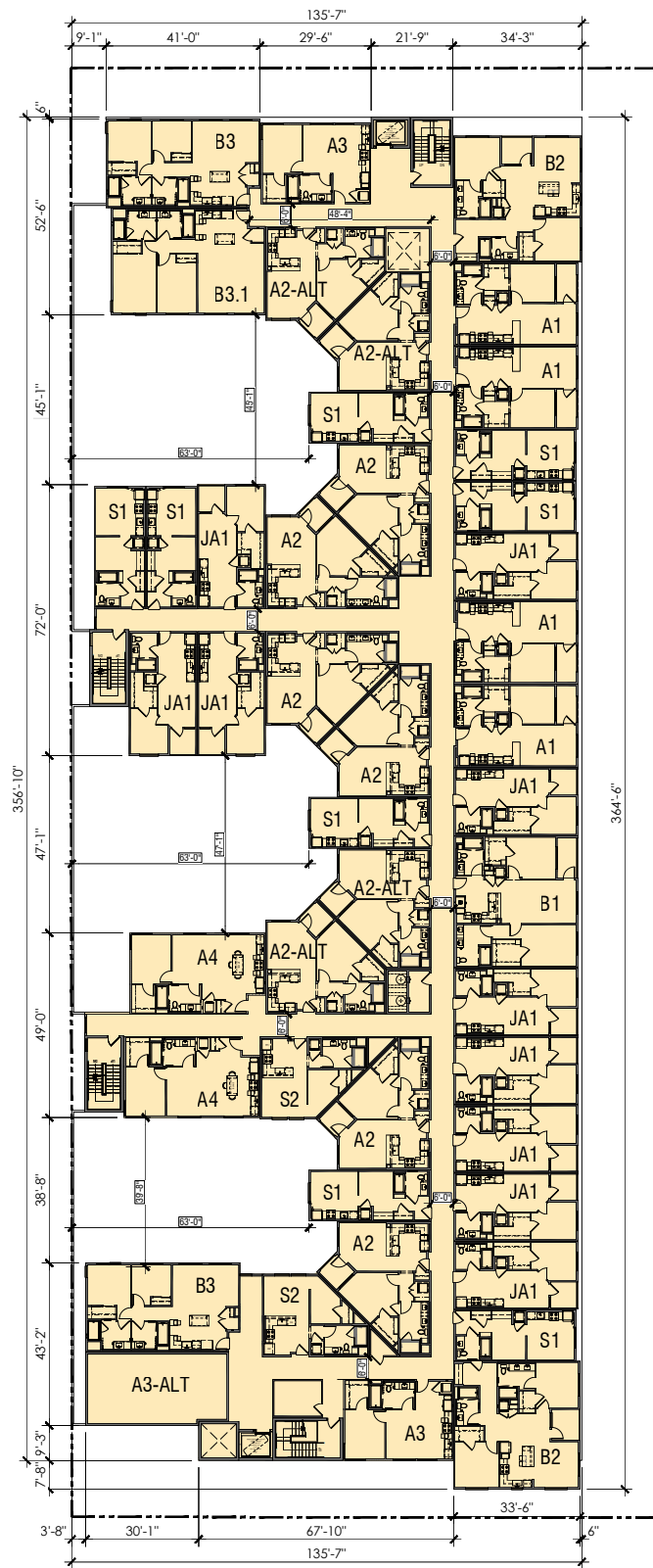
- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

PARKING DIMENSIONS

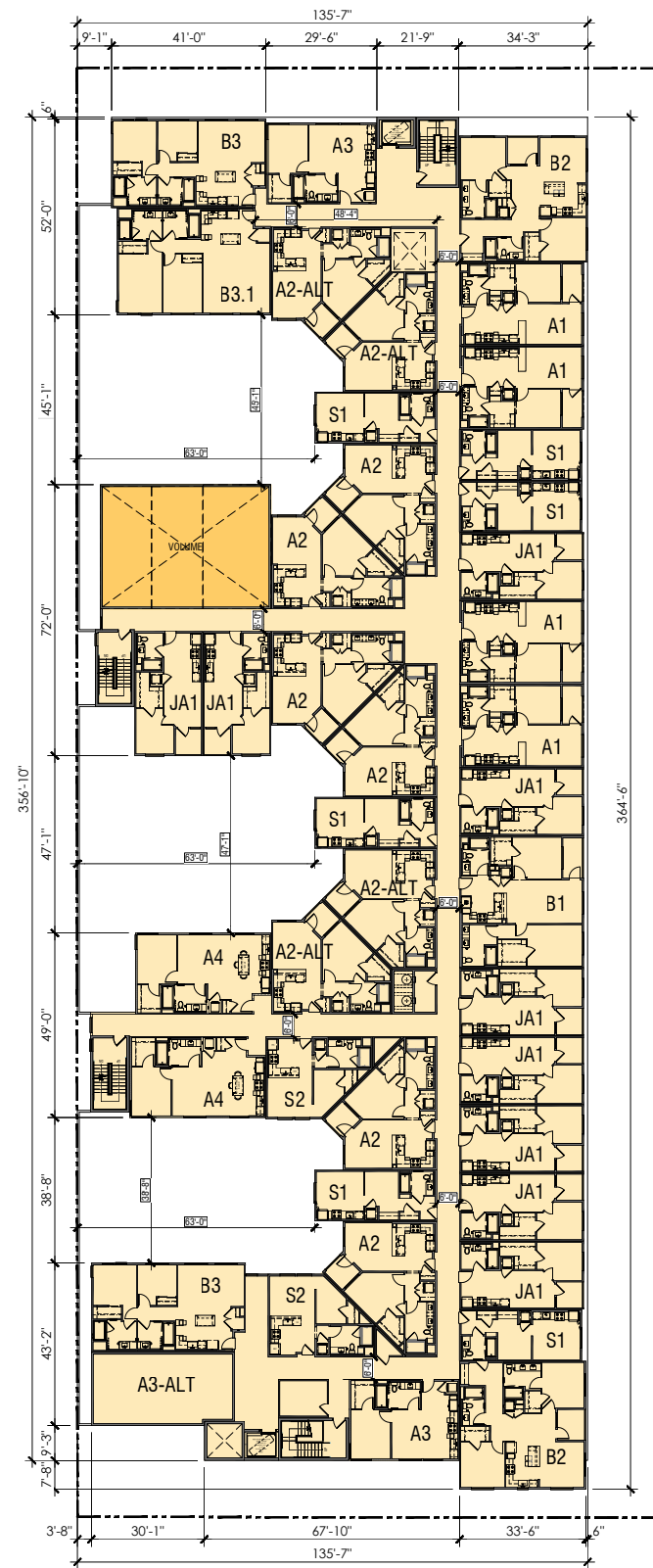


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The stall width for parking spaces located adjacent to walls or columns, where door opening is impacted, shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.





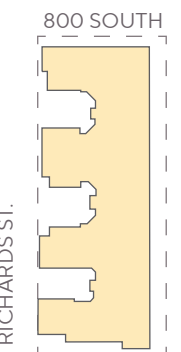
LEVELS 5-7



LEVEL 4

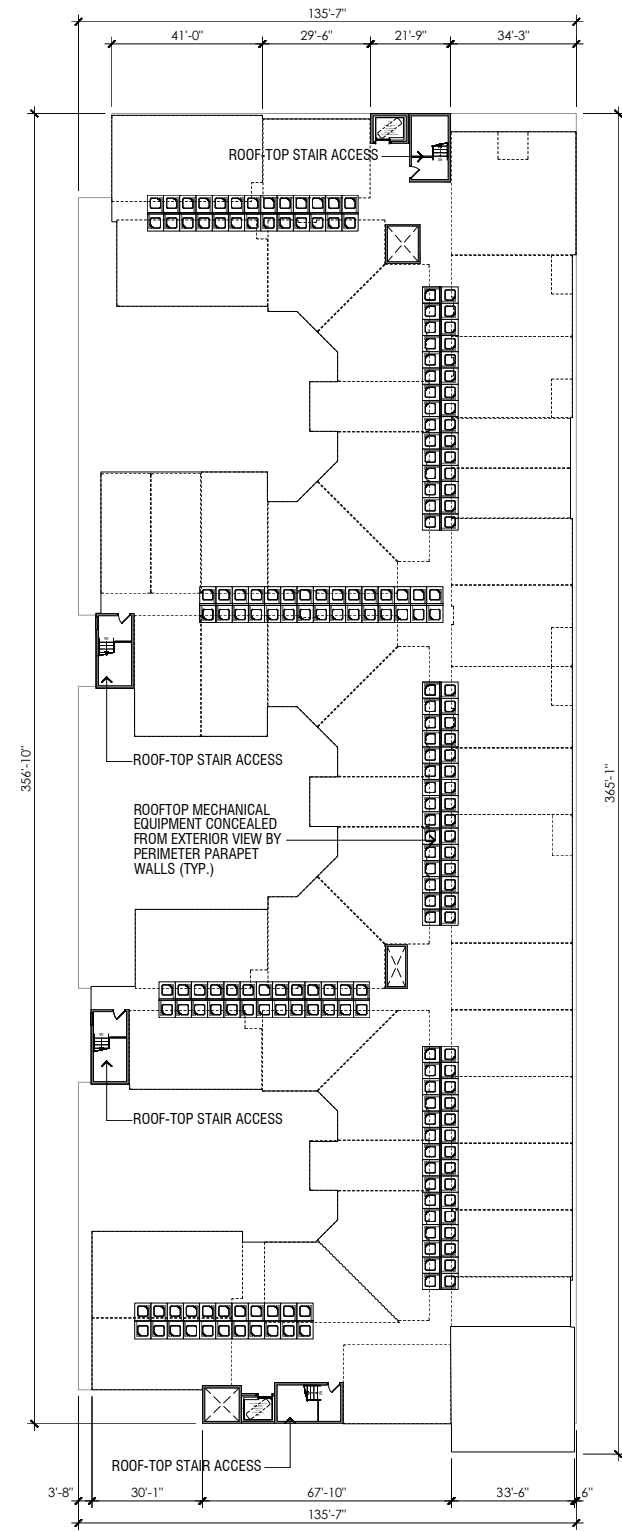
LEGEND

- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING

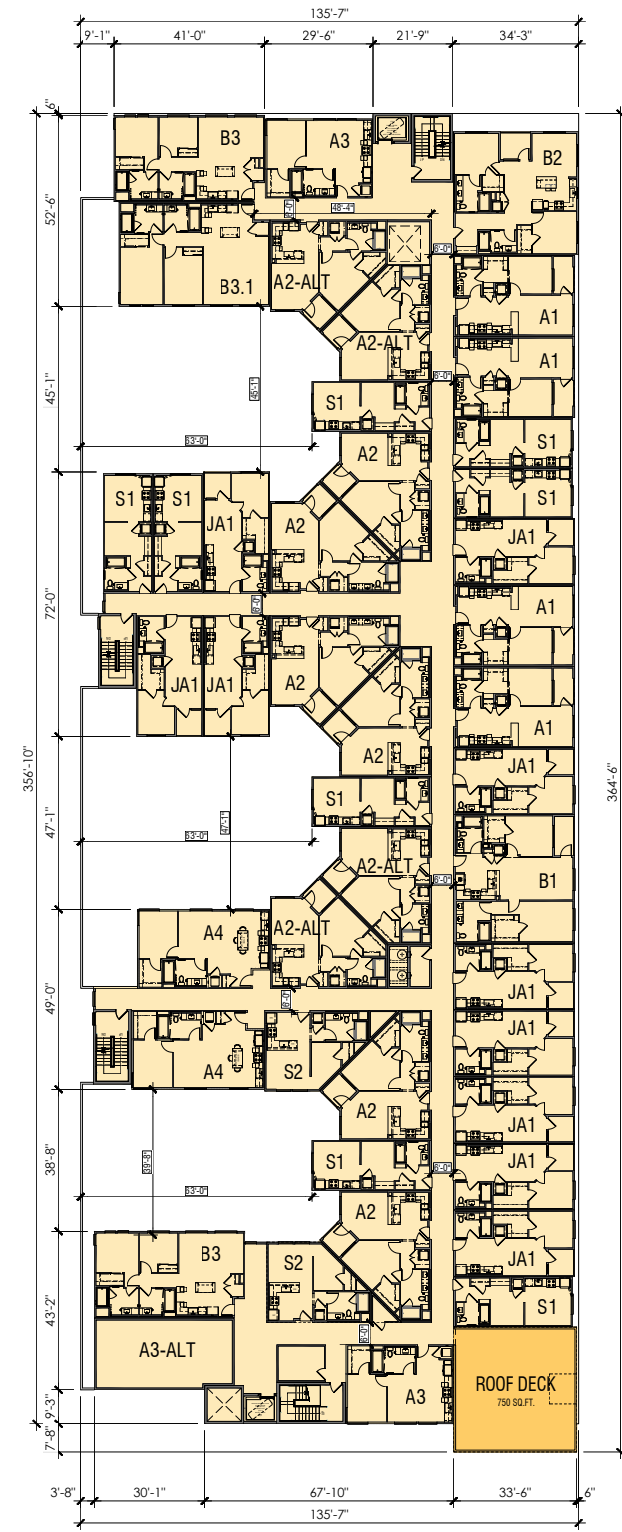


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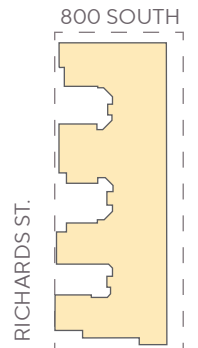
- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING



ROOF

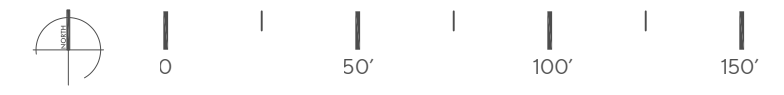


LEVEL 8



ELLIOTT NORTH
SALT LAKE CITY, UT

CONCEPTUAL PLANS



20

SCALE: 1"=50'
JOB NO.: 2022-0255
DATE: 07-22-2024



WEST ELEVATION



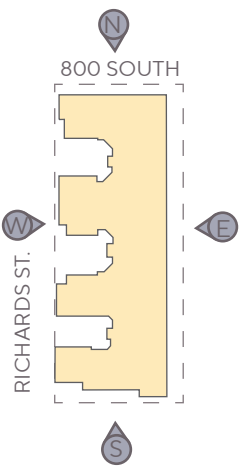
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



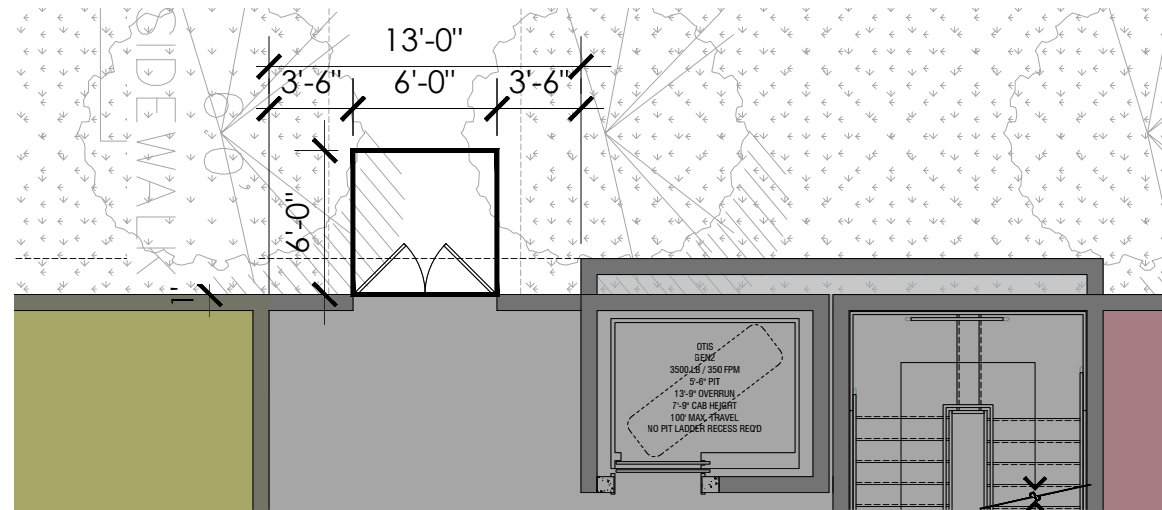
ELLIOTT NORTH
SALT LAKE CITY, UT

CONCEPTUAL ELEVATIONS

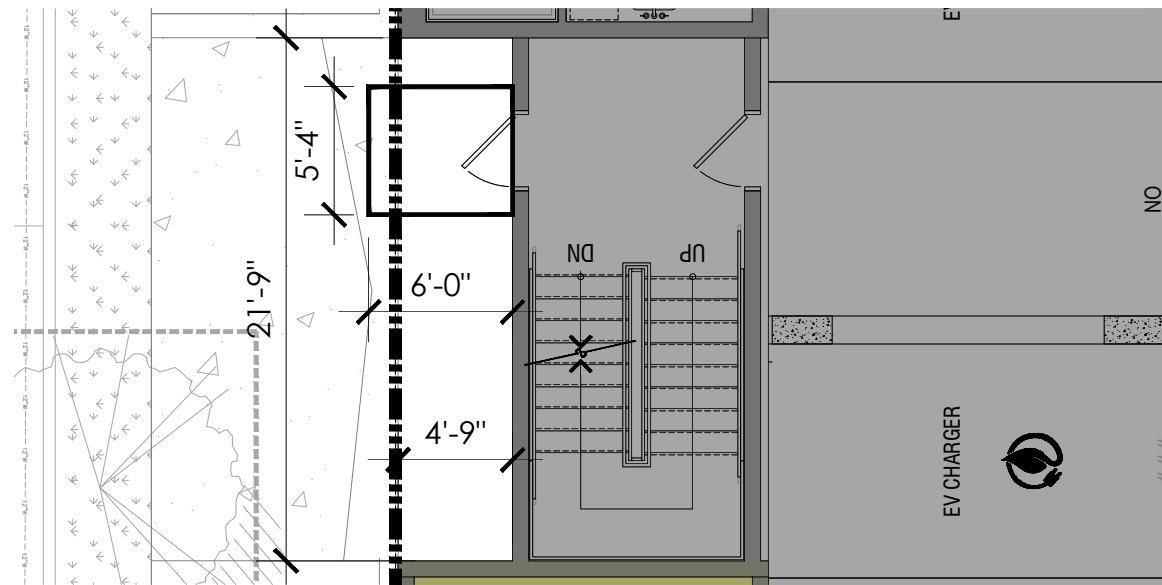


21

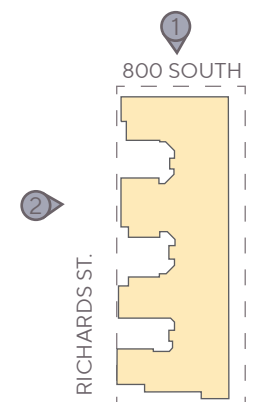
SCALE: 1"=50'
JOB NO.: 2022-0255
DATE: 07-22-2024

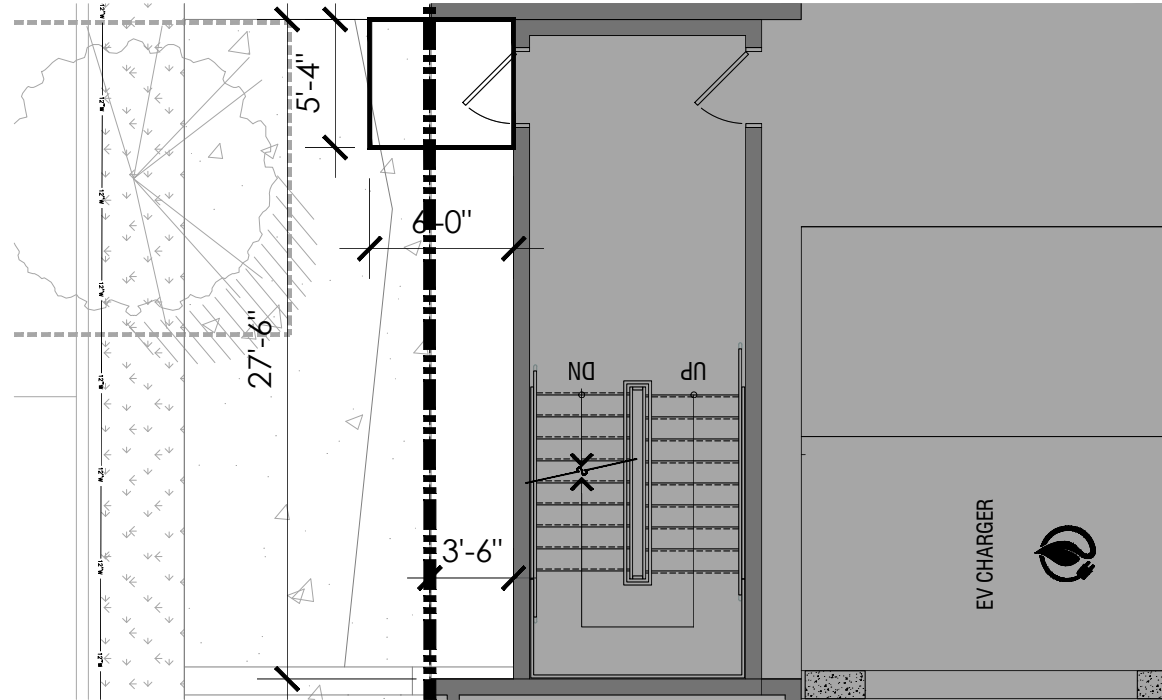


1. BUILDING ENTRY FROM 800 SOUTH

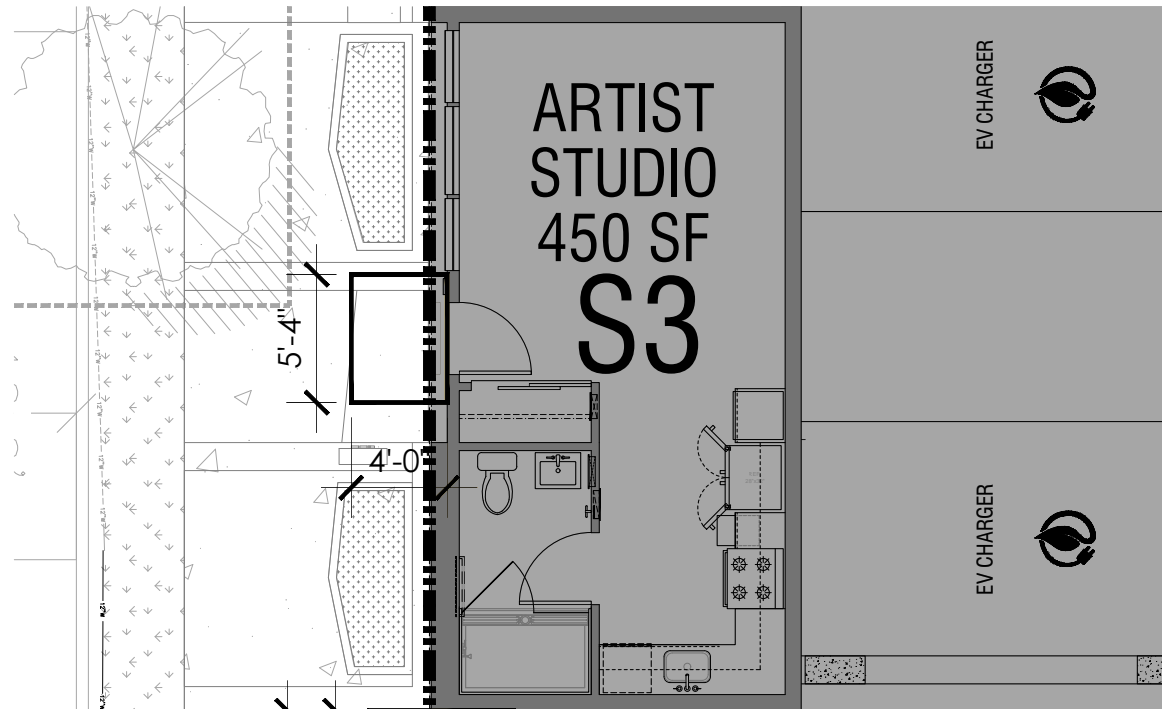
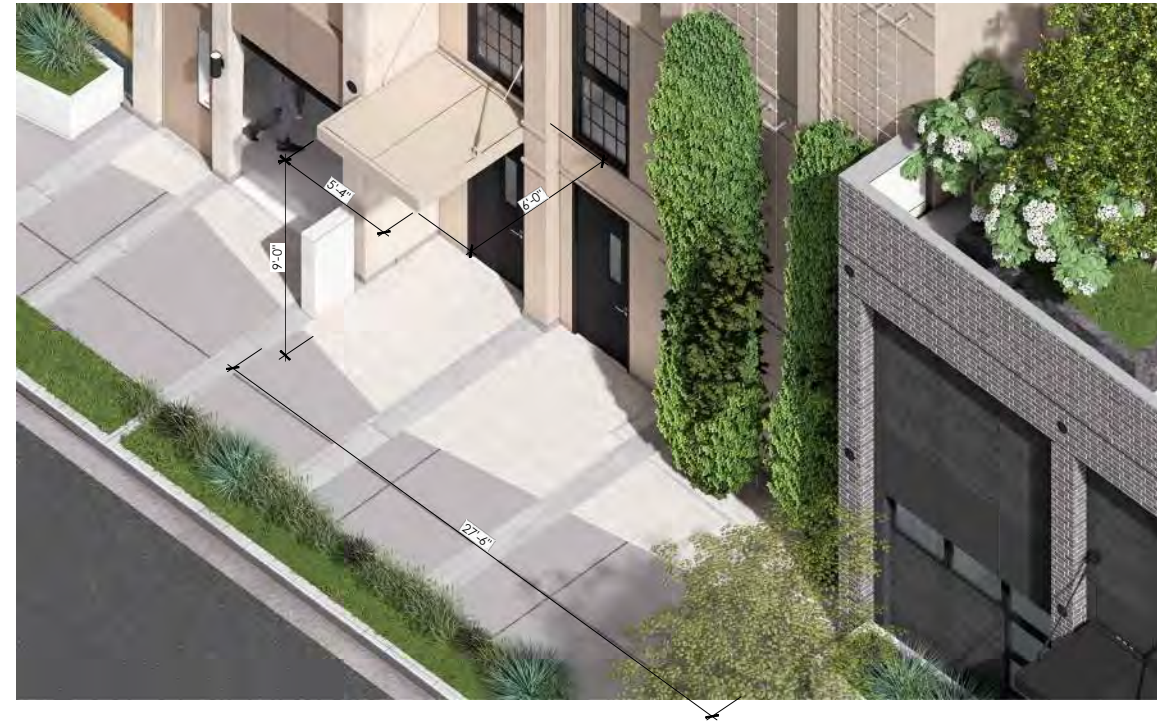


2. BUILDING ENTRY FROM RICHARD ST.

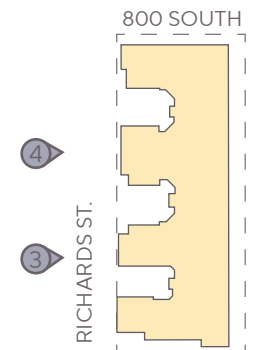




3. BUILDING ENTRY FROM RICHARD ST.

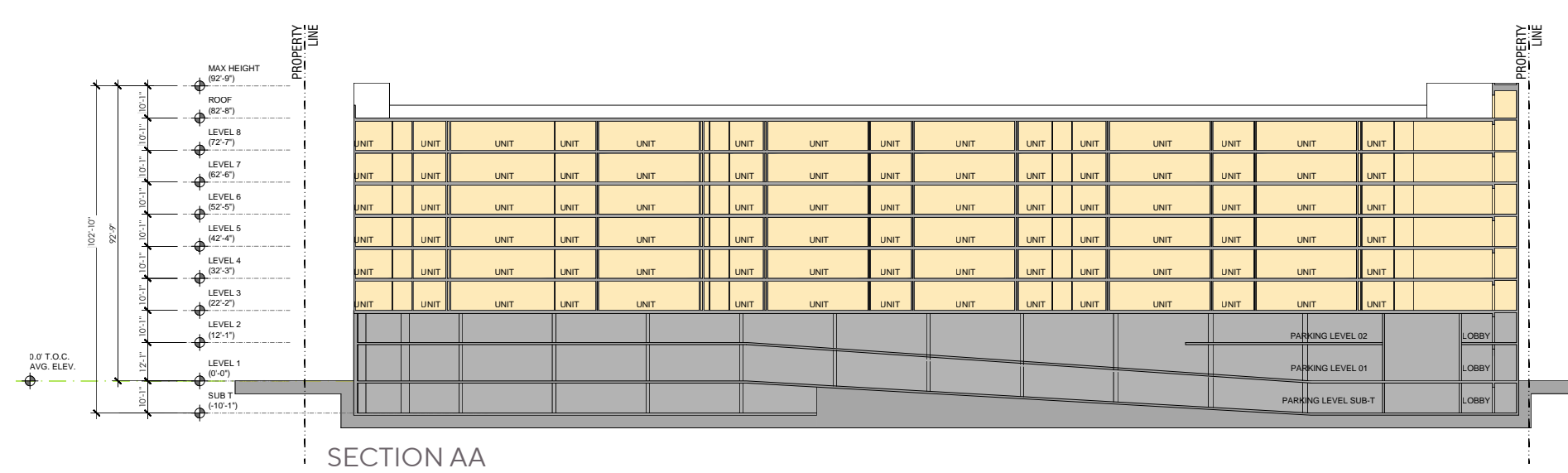


4. TYPICAL ARTIST STUDIO ENTRY FROM RICHARD ST.

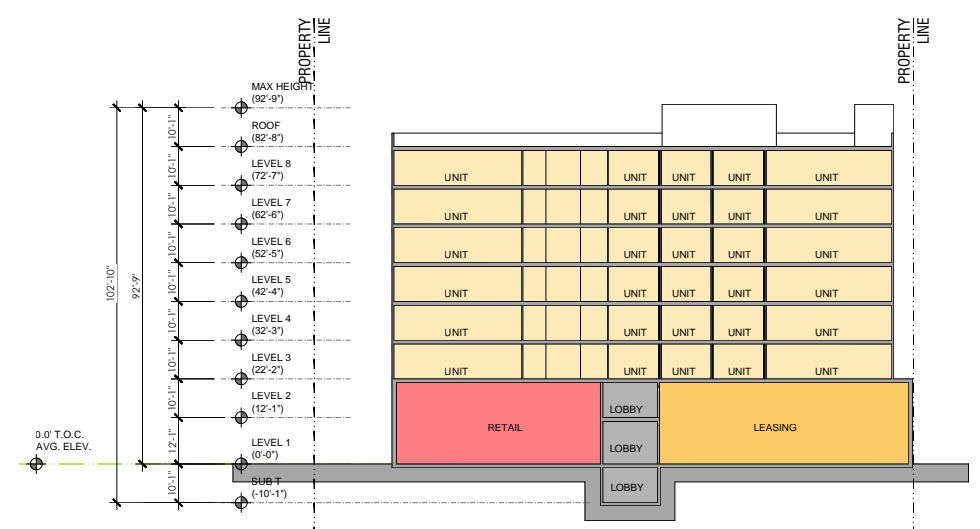


LEGEND

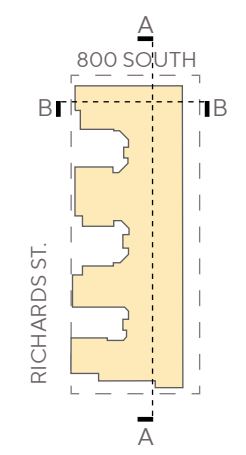
- RETAIL
- LEASING & AMENITIES
- RESIDENTIAL
- PARKING



SECTION AA



SECTION BB



ELLIOTT NORTH
SALT LAKE CITY, UT

CONCEPTUAL SECTIONS



24

SCALE: 1"=50'
JOB NO.: 2022-0255
DATE: 07-22-2024



1. STUCCO
LIGHT SAND FINISH



5. PERFORATED
METAL PANEL RAILING



2. THIN BRICK
LIGHT SAND FINISH



6. ALUMINUM AWNING
CUSTOM
BLACK OR DARK BRONZE



3. FIBER CEMENT BOARD
EQUITONE TECTIVA
OR EQUIVALENT



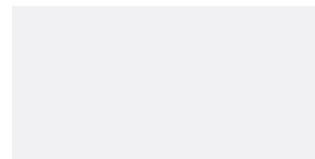
7. ALUMINUM STOREFRONT
CUSTOM
BLACK OR DARK BRONZE



4. FIBER CEMENT BOARD
NICHIHA LATURA
V-GROOVE OR
EQUIVALENT



8. VINYL WINDOW
BLACK OR DARK BRONZE



A. SW 7006
EXTRA WHITE



B. SW 9153
MOONLIT ORCHID



C. SW 6258 TRICORN
BLACK



D. SW 7508
TAVERN TAUPE



1. STUCCO
LIGHT SAND FINISH



5. PERFORATED
METAL PANEL RAILING



2. THIN BRICK
LIGHT SAND FINISH



6. ALUMINUM AWNING
CUSTOM
BLACK OR DARK BRONZE



3. FIBER CEMENT BOARD
EQUITONE TECTIVA
OR EQUIVALENT



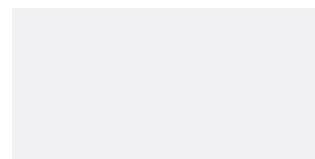
7. ALUMINUM STOREFRONT
CUSTOM
BLACK OR DARK BRONZE



4. FIBER CEMENT BOARD
NICHIHA LATURA
V-GROOVE OR
EQUIVALENT



8. VINYL WINDOW
BLACK OR DARK BRONZE



A. SW 7006
EXTRA WHITE



B. SW 9153
MOONLIT ORCHID



C. SW 6258 TRICORN
BLACK



D. SW 7508
TAVERN TAUPE

DESIGN STANDARDS 21.A.37		
STANDARDS (CODE SECTION)	D-2	NOTES
Ground floor use (%) (21A.37.050.A.1)	80	The Project follows Option 2 (Ground Floor use + Visual interest)
Ground floor use + visual interest (%) (21A.37.050.A.2)	70/20	Double-height retail and leasing areas occupy 72% of the ground-level facade facing 800 South, featuring spaces with soaring ceilings that enhance the sense of spaciousness and luxury. Conversely, single-story studios and work spaces take up 73% of the street-level frontage along Richards Street, extending 15 feet deep into the building. Both street-facing sides ensure complete visual engagement through a diverse selection of materials, distinct architectural elements, variations in the facade, and the use of color.
Building materials: ground floor (%) (21A.37.050.B.1)	80	The ground floor façades wall area facing 800 S includes 48.3% of durable material and 50.6 % facing Richards Street. This includes thin brick veneer, porcelain tile, fiber cement boards. If we were to add the glassing areas totaling 72.8 % along 800 S we would comply with the 80% requirement.
Building materials: upper floors (%) (21A.37.050.B.2)	50	The Upper Levels façades fronting 800 S includes 57.4 % of durable material and the upper levels fronting Richards Street include 44.1 % of durable materials. This includes brick veneer, porcelain tile, metal panels & fiber cement boards.
Glass: ground floor (%) (21A.37.050.C.1)	60	<p>The ground floor glazing is proposed to vary, based on the type of use and corresponding program.</p> <p>The North Façade facing 800 S will have as much as 72.8% glazing, as the public uses along it are conducive to that porosity for the building's envelope.</p> <p>For the uses that face Richard street, which are a mix of dwelling units, artist studios and building services, the level of porosity was limited to allow for privacy, but also safety. To compensate for this while meeting the intent for visual interest and ground floor activation at a pedestrian scale, the facades are proposing increased architectural detailing, and the implementation of artistic elements, like murals, ensuring a stimulating engagement with both transient and resident users.</p> <p>Glazing percentage on the Ground floor remain in region of 29.9% for the ground floor, with a 8-10% of additional area of art elements, enhancing the visual interest.</p>
Glass: upper floors (%) (21A.37.050.C.2)	50	<p>The upper floors of the proposed project are exclusively residential in use and we've tried to provide as much glazing surface area as it would be conducive with the intended use. Porosity remains at 33.3 % along 800 S and 17.3 % along Richards Street , but it is raised to above 40% if we consider the surface area of individual units, all of which are provided with generous fenestration and a virtual "floor-to-ceiling" openness in every space but for back-of-house / bathrooms etc.</p> <p>The fact that we do have a large number of corner units, is what actually reduces our maximum possible fenestration %, but this will not be the experience for the actual users.</p>
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0	Comply. Glazing will be selected and specified to be Low-E for high thermal efficiency, yet low reflectivity. We propose 0% "Reflective" glass on the Ground Floor.
Reflective Glass: upper floors (%) (21A.37.050.C.2)	50	Comply. Glazing will be selected and specified to be Low-E for high thermal efficiency, yet low reflectivity. We propose 0% "Reflective" glass on the upper floors.
Building entrances (feet) (21A.37.050.D)	40	Four entry points are situated along the 800 South facade, granting access to the leasing office, residential lobby, and retail area. Along Richards Street, The building includes 3 main entrances and 11 entrances for individual artist apartments and artist workshops that are spaced at maximum of 40-foot intervals across the ground floor.
Blank wall: max length (feet) (21A.37.050.E)	20	The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along 800 S and Richards street is 20'.

DESIGN STANDARDS 21.A.37		
STANDARDS (CODE SECTION)	D-2	NOTES
Street facing facade: max length (feet)(21A.37.050.F)	200	<p>The Richards Street frontage extends 356'-10" along the first two levels. This base is articulated with artist studios and workshops in addition to pedestrian and vehicular entries. The base massing is broken down further by stair towers that recessed a minimum of 3'-6" in essence breaking it down into three sections ranging in length between 82' to 125'. This sections of building are enhanced with different materials to further breakdown the scale of the building and create visual interest and an enhanced pedestrian experience.</p> <p>The residential building above is segmented into four smaller facades, which are strategically designed to create three courtyards that open onto Richards Street, further enhancing the streetscape and providing outdoor spaces for residents.</p>
Upper floor step back (feet) (21A.37.050.G.1)	X	The 8-story building does not meet the 10-foot step back regulation along the 800 South frontage. Nevertheless, along Richards Street, 70% of the street-facing façade retreats more than 10 feet starting at the third story. This portion of the facade is divided into four smaller segments, resulting in the formation of three courtyards, each with a depth of +/-63 feet. These courtyards significantly break up the continuity of the massing and provide open, outdoor spaces that contribute to the building's overall design and the contribute towards an enhanced indoor -outdoor connection within a multifamily, urban context.
Lighting: exterior (21A.37.050.H)	X	Complies. All proposed lighting will be shielded and directed down per code.
Lighting: parking lot (21A.37.050.I)	X	Not applicable. Project is not located adjacent to a residential zone or land use. However, the parking structure lighting proposed is internal ceiling mounted and will comply with code.
Screening of mechanical equipment (21A.37.050.J)	X	Complies. All mechanical equipment to be screened from public view and sited to minimize their visibility and impact.
Screening of service areas (21A.37.050.K)	X	Complies. All service areas, loading docks, refuse containers and similar areas are fully screened from public view.
Parking garages or structures (21A.37.050.M)	1	The Parking structure is wrapped by uses along Richards street and 800 South.
	2	Façade elements align to parking levels. No sloped surface is visible from the public street, trail or open space.
	3	Ramp between levels located on eastern façade fronting alleyway between buildings, so that it is not visible from adjacent public streets or public spaces.
	4	Elevators and stairs to be highlighted through the use of architectural features and change of material, color and texture.
	5	Signage and wayfinding will be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures will be clearly signed from public streets.
	6	Interior parking garage lighting will not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels.

DESIGN STANDARDS 21.A.37

STANDARDS (CODE SECTION)	D-2	NOTES
Parking garages or structures (21A.37.050.M)	7	Where a driveway crosses a public sidewalk, the driveway will have a different color, texture, and paving material than the sidewalk.
	8	The ground floor of the parking structure is wrapped along Richards street and 800 South with permitted or conditional uses.
	9	Vent and fan locations are not placed on parking garage façades facing public streets or public spaces, or adjacent to residential uses, to the greatest extent practicable.
	10	The parking structure is adjacent to a midblock walkway on the south where pedestrian oriented elements are provided.
Tree canopy coverage % (21A.37.050.P.1)	40	Tree canopies cover the specified amount of 40% coverage at maturity.
Minimum vegetation standards (21A.37.050.P.2)	X	Minimum vegetation standard met. Refer to sheet 31 for calculations.
Street trees (21A.37.050.P.3)	X	Street trees have been planted to meet requirement of 1 tree every 30 feet.
Soil volume (21A.37.050.P.4)	X	Soil volume meets requirements. Refer to sheet 31 for calculations.
Minimum curb cuts (21A.37.050.P.5)	X	Curb cuts have been used and side walk material shall remain the same.
Overhead cover (21A.37.050.P.6)	X	Overhead coverage has been provided.
Streetscape landscaping (21A.37.050.P.7)	X	Vegetation along streetscape complies with requirements.
Height transitions: angular plane for adjacent zone district (21A.37.050.Q)	X	N/A
Horizontal articulation (21A.37.050.R)	X	<p>The proposed building Elevations are articulated horizontally with the introduction of a combination of niches (2>= deep and >4' wide) and a colonnades. The base of the building facing Richard St. is organized in 3 distinct masses that contain the residential and artist workshop program for the ground floor, with the recessed main building entrances (deeper than 4', as required) and vehicular entrances, both covered with awnings or recessed soffits in excess of 3' beyond the exterior wall.</p> <p>The upper floors are also comprised of enriched architectural detailing and massing articulation that breaks plane with both the perceived "base" of the building that spans L1 & L2, but also for every side of the typically double loaded "fingers" that surround the elevated courtyards. Between the natural articulation of the building around those courtyards, the recessed balconies and the architectural features described above, there is no contiguous wall area on any floor that doesn't horizontally articulate for expanses larger than 60'.</p>

DESIGN REVIEW 21.A.59.050	
STANDARDS	RESPONSE
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	The proposed project follows the D-2 Downtown support commercial district guidelines. It provides 1,750 SF of retail with a total of 266 units thus fostering the development of a sustainable urban neighborhood. The project promotes pedestrian interaction with retail fronting 800 South and the Artist studios and work studios along Richards Street.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot) 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	The main entrance of the building is positioned prominently along the 800 South street frontage, providing a primary point of access. Meanwhile, two additional secondary entrances are situated on Richards Street. The building is designed to be near the public sidewalk, enhancing its accessibility and engagement with the pedestrian environment. Parking facilities are in their entirety placed behind active but also the various uses within the building, ensuring they are concealed from plain sight along both 800 S and Richard St frontages, contributing to a visually appealing, pedestrian focused streetscape.
C. Building façades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor	Active uses are situated at a close proximity to the public sidewalk on the ground level along 800 South and Richards Street, serving to maximize the transparency of the ground floor facades. This design choice aims to foster activity and interaction between pedestrians and building occupants, creating a vibrant and dynamic streetscape that encourages engagement and connectivity. The ground floor along the 800 S facade will primarily consist of active spaces. With the exception of a small, access-controlled private lobby for existing residents, which spans less than 22% of the frontage, the remainder will feature retail and commercial uses. The northeast corner will house a Retail/Commercial space, while the northwest corner will include a publicly accessible leasing/gallery space. This leasing/gallery space will allow the public to interact with and experience firsthand the quality of urban living that the Elliott project aspires to represent. Additionally, the leasing/gallery will serve as an exhibition space to promote the work of artists residing in the complex. The rich outdoor spaces on the raised courtyards, although do strive to promote a strong indoor-outdoor connection and visual relation to the urban fabric, will remain private to the residents.
D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.	1. The building's massing and height is directly relatable to existing and proposed multifamily and mixed-use development in immediate proximity but also within a 1 mile radius. 2. The building's massing is broken up both in horizontal and vertical planes, with a distinct commercial frontage that relates to pedestrian urban experience, but also an architectural language with clean, deliberate moves that break up the mass in interesting portions or distinct building sections, further articulated visually by changes in materiality and color. 3. Numerous architectural details enhance the richness of the facade, including inset balconies with distinct materiality, enhanced materials applied on an actual articulated form vs. a simple surface application and deep reveals around most fenestration. 4. The ground floor strive to maximize the available fenestration for the proposed commercial spaces, and so do each of the residences, offering large, operable fenestration and a floor-to-ceiling height that is superior to most existing developments in the area for this product type. The facade treatment and articulation intends to reflect in the first two floors of all public facing building sides, which includes the 800 S and Richard Street street fronts, but also the 15' wide mid-block connection to the South of the building, with an experience that responds to familiar, human scaled elements. The porosity and transparency of the ground floor along Richard Street, although reduced below the 60% mandated by code to allow privacy for the residential uses along it, aspires to make up for it by providing a rich experience of art installations, that if were to be included in the calculation, should result with the project meeting not only the intent of the City's master plan, but also the letter with more than 60% of the street-facing ground floor wall area catering towards stimulating the interest of pedestrians along the property edges.

DESIGN REVIEW 21.A.59.050	
STANDARDS	RESPONSE
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes.	The North façade along 800 S does not exceed 200' of contiguous length, but regardless, sets the architectural tone for the building, breaking up its massing with changes on both the vertical and horizontal planes, combined with enhanced materiality. The Western façade, along Richard Street, is organized in distinct massing plane breaks, that reduce the building to contiguous expanses that do not exceed 125' individually. Each one of those segments is additionally articulated both vertically and horizontally through the use of architectural projections, enhanced materials and changes in color and texture. The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminiscent of 20th Century Main Street Americana, with the upper floors being further separated and set-back by carving out generous courtyards along the west façade, but also by inset balconies and furring out projections along the east façade which are in-turn emphasized by material changes. The angled walls on the top of the building allow for a pulsating, dynamic play with reflections and shadows as the daylight changes, altering the way viewers perceive both the massing and the roofline of the project. This play with light and shadows, is further enhanced with furred out groups of units that break the East facade along the inside edge of the property, that is the only edge that exceeds 200' of contiguous massing, which was a strategic compromise during the planning phase that allowed for a richer, organic articulation along the edges that do interface with the public streets.
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.	The project does not provide privately-owned public spaces. The common open spaces on the courtyards do provide for more than one seating areas that meet or exceed the specified requirements for shading and landscaping. The project does propose a wealth of opportunities for public art locations, in direct interaction with the public along Richard Street, but also the proposed mid-block connection that spans from the West to the East edge of the property and promote a rich and stimulating environment for the neighborhood. Programmatic decisions that are proposed to further public benefit are the provision for a fully furnished studio space, and artists work studios that will be offered as affordable units to individuals that meet the standards the City or its representatives have set.

DESIGN REVIEW 21.A.59.050	
STANDARDS	RESPONSE
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <p>1. Human scale</p> <ul style="list-style-type: none"> Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. <p>2. Negative impacts:</p> <ul style="list-style-type: none"> Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. <p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. 	<p>1. Human Scale The building is designed with a distinct base, middle and top, emphasizing the retail frontage and the effective interface with pedestrian traffic.</p> <p>The first two floors along all street-front edges of the building are a gesture down to human scale, with materiality and articulation reminiscent of 20th Century Main Street Americana, with the upper floors being further separated and set-back by carving out generous courtyards along the west façade, but also by inset balconies and furring out projections along the east façade which are in-turn emphasized by material changes.</p> <p>The super-structure that houses the majority of the residential program, further steps back from the podium base and is additionally articulated through the carve-out of the private courtyards which further soften the transition from the "public" facing base, to the more "private "and calmer upper floors.</p> <p>2. Negative Impacts There are no commercial or residential neighboring developments that would benefit from stepping the building down to meet them at their level: the majority of neighboring buildings are industrial / automotive dealerships and the single residential development to our West is of comparable height with the proposed development. As such there are no established outdoor commercial, educational or residential uses to be impacted by shading due to the new development for a window of time that would be of concern. To further reduce these chances, but also to reduce the contiguous massing of the building along the west edge of the property, the west facing courtyards we propose provide for a visual relief point as far as the existing units across Richard Street are concerned, and limit most of the shading on the street itself, than would on neighboring properties.</p> <p>3. Roofline The Mass of the building was broken down with angled furred-out wall treatments, to provide the illusion of an articulated parapet & building roofline without further increasing the height of the building, promoting the cohesive idea of the light gray jacket wrapping around the whole structure. The angled walls on the top of the building allow for a pulsating, dynamic play with reflections and shadows as the daylight changes, altering the way viewers perceive both the massing and the roofline of the project.</p>
<p>H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.</p>	<p>Parking entrance is located along Richards street and they take into consideration safe pedestrian connections to the sidewalk.</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)</p>	<p>Waste and recycling containers, mechanical equipment, storage areas are located inside the parking structure. The loading docks are located in the alley and hidden from public view.</p>

DESIGN REVIEW 21.A.59.050	
STANDARDS	RESPONSE
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <p>1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</p> <p>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</p> <p>3. Coordinate sign location with landscaping to avoid conflicts.</p>	<p>Signage will be provided to clearly identify the retail as well as the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.</p>
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <p>1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.</p> <p>2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.</p> <p>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</p>	<p>Lighting Design Review Standard is noted by the design team. Street Lighting will be designed in accordance to the Salt Lake City lighting Master Plan. Outdoor lighting will be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Lighting will be coordinated with potential signage locations to maximize the attention of the tenant's as well as providing safe pedestrian walkways along Richards Street and 800 South.</p>
<p>L. Streetscape improvements shall be provided as follows:</p> <p>1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.</p> <p>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:</p> <ul style="list-style-type: none"> Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI). Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019) 	<p>1. In compliance with the City's urban forestry guidelines, a Street Tree @ 30' on center has been provided in the selection of an "American Elm" @ 2.5" min Caliper.</p> <p>2. Hardscape has been delineated by material change for both public and private uses. Public Sidewalks have been identified as a City Standard detail and finish, while a modular concrete paver with a multi color blend and texture has been selected to address project entries. Paver color selections will meet or exceed SR value of .33 or greater. And all hardscape materials, in both Ground floor condition and podium conditions have been selected to compliment the Architectural design style, finishes and color. As for Asphalt, it has been limited to just Drive aisle only.</p>



KEYNOTE LEGEND	
1	PEDESTRIAN SIDEWALK
2	ENHANCED PAVERS AT ENTRY
3	PROPOSED PLANTING AREA - TYP.
4	TRANSFORMER LOCATION - PER CIVIL ENGINEER
5	SCREENING HEDGE
6	K9 LAWN
7	STEERING STONES AT LAWN AREA
8	BENCH SEATING
9	INTEGRAL COLORED CONCRETE PAVING
10	CONCRETE RAISED PLANTER
11	MURAL PANEL
12	PROPOSED BIKE RACK LOCATION

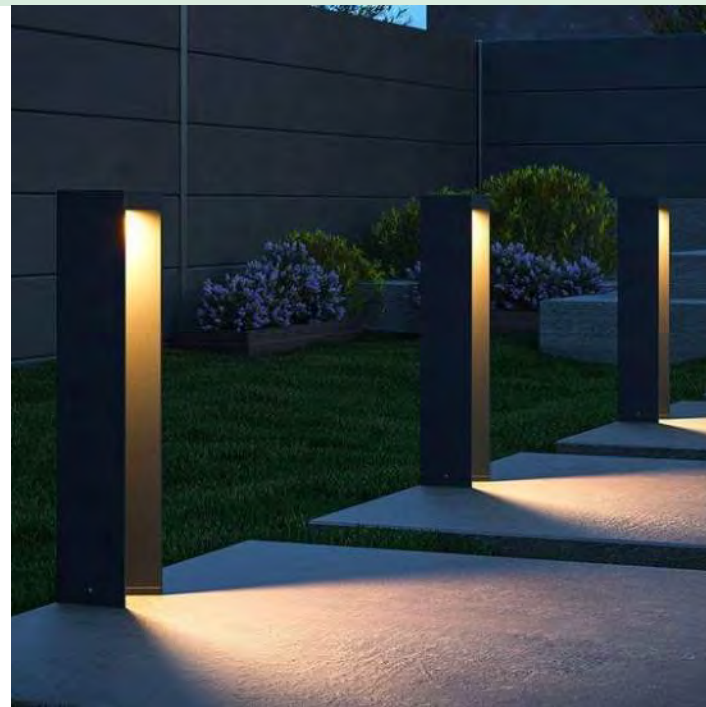
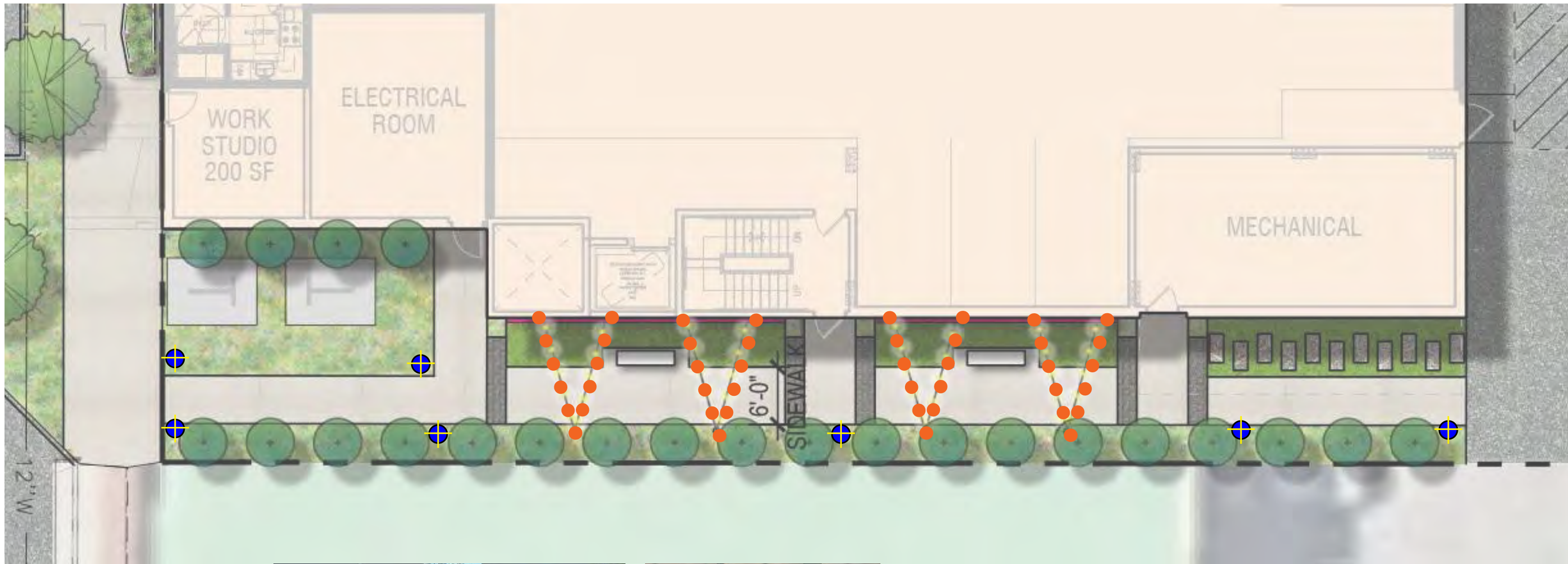
TREE LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM	3" CAL	
	GINKGO BILOBA GINGO	3" CAL	
	CERCIS CANADENSIS EASTERN REDBUD	4" CAL	

SALT LAKE CITY DATA (D-2 ZONE)		
CITY CODE: CH. 21A.30		
ZONED AS DOWNTOWN SUPPORT DISTRICT (D-2)		
TOTAL SITE AREA	1.37 ACRES (59,677 S.F.)	
ON-SITE LANDSCAPE AREA	5,241 S.F.	
	REQUIRED	PROVIDED

OPEN SPACE ON-SITE:		
FRONT YARD PLANT COVERAGE 33% REQUIRED	3,588 S.F. X 33% = 1,184 S.F.	2,191 S.F. = 61%
SIDE YARD PLANT COVERAGE 33% REQUIRED	3,388 S.F. X 33% = 1,118 S.F.	2,290 S.F. = 67%
REAR YARD PLANT COVERAGE 33% REQUIRED	744 S.F. X 33% = 245 S.F.	1,332 S.F. = 55%

GENERAL:		
DROUGHT TOLERANT TREE SPECIES	MIN. 80%	100%
DROUGHT TOLERANT SHRUB SPECIES	MIN. 80%	100%

PARK STRIP:		
REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE (CLUSTERED OR LINEAR)	156 L.F. / 30' = 5	11
CARRIAGEWAYS PROVIDED THROUGH PARK STRIP		
REQUIRED PLANT COVERAGE	33%	76%
PAVING MATERIALS	MAX 67%	45%



LIGHTING LEGEND



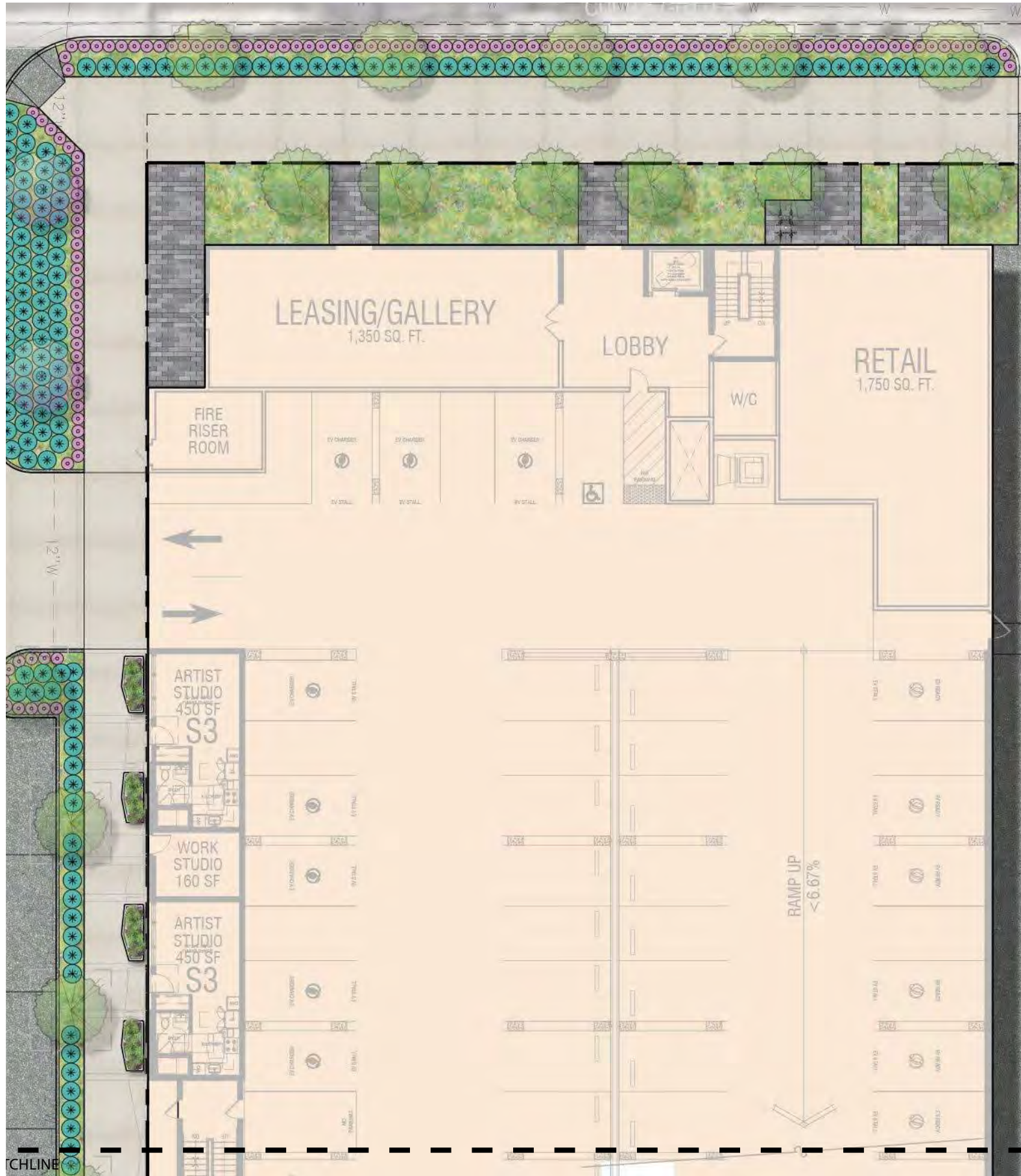
PEDESTRIAN BOLLARD LIGHTING



OVERHEAD FESTOON LIGHTING

LANDSCAPE LIGHTING PLAN





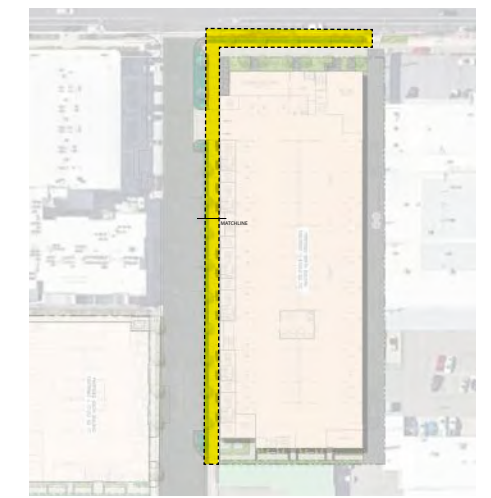
SOIL VOLUME CALCULATION (R.O.W.)

REQUIRED	PROPOSED
750 - 1,000 ft ³	100 SF PER TREE X 7.5' SOIL DEPTH = 750 FT ³

VEGETATION CALCULATION (R.O.W.)

REQUIRED	PROPOSED
MIN. 33% COVERAGE	76%

KEYMAP





GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF SALT LAKE CITY REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF SALT LAKE CITY REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

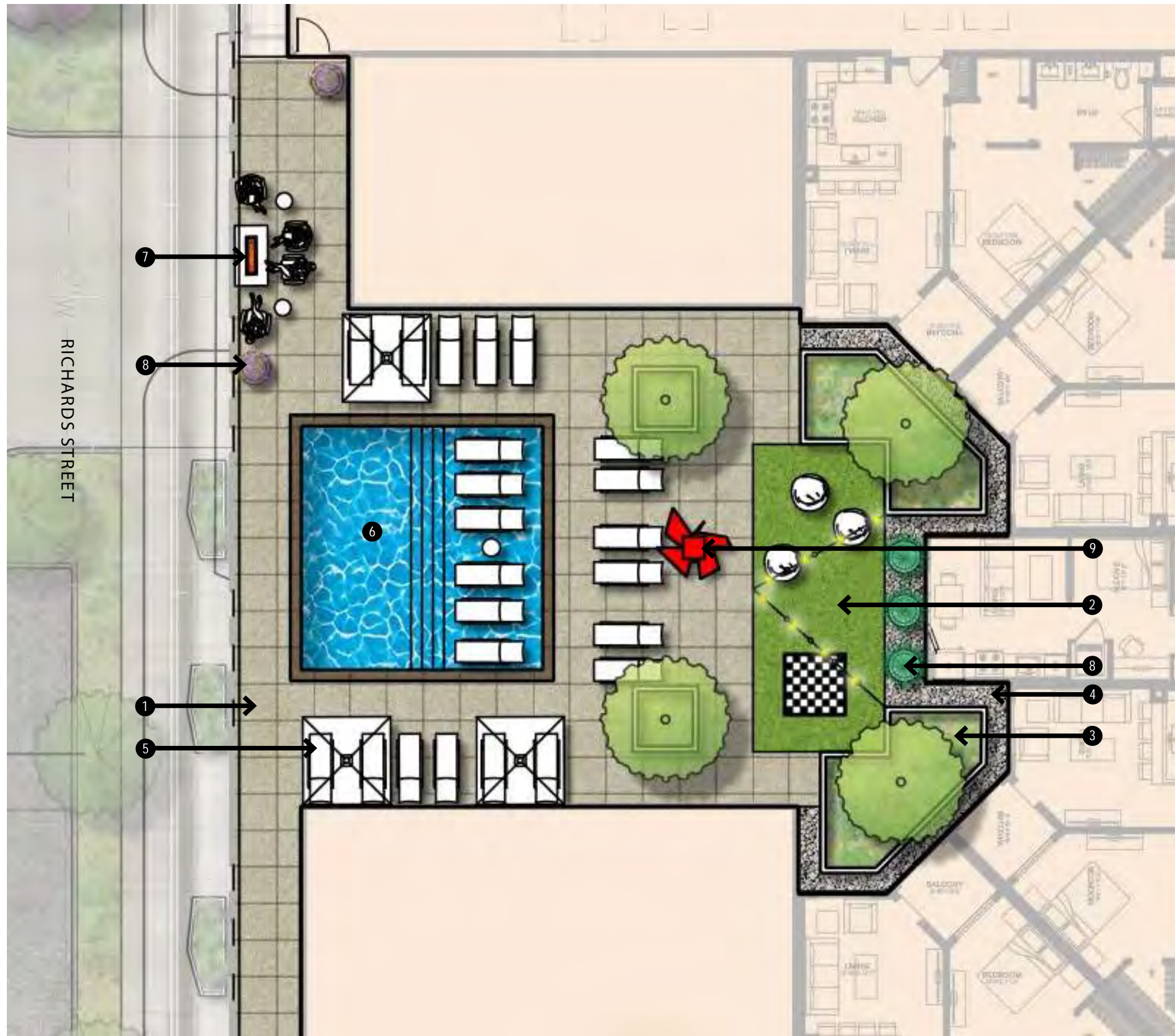
IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF SALT LAKE CITY GUIDELINES.

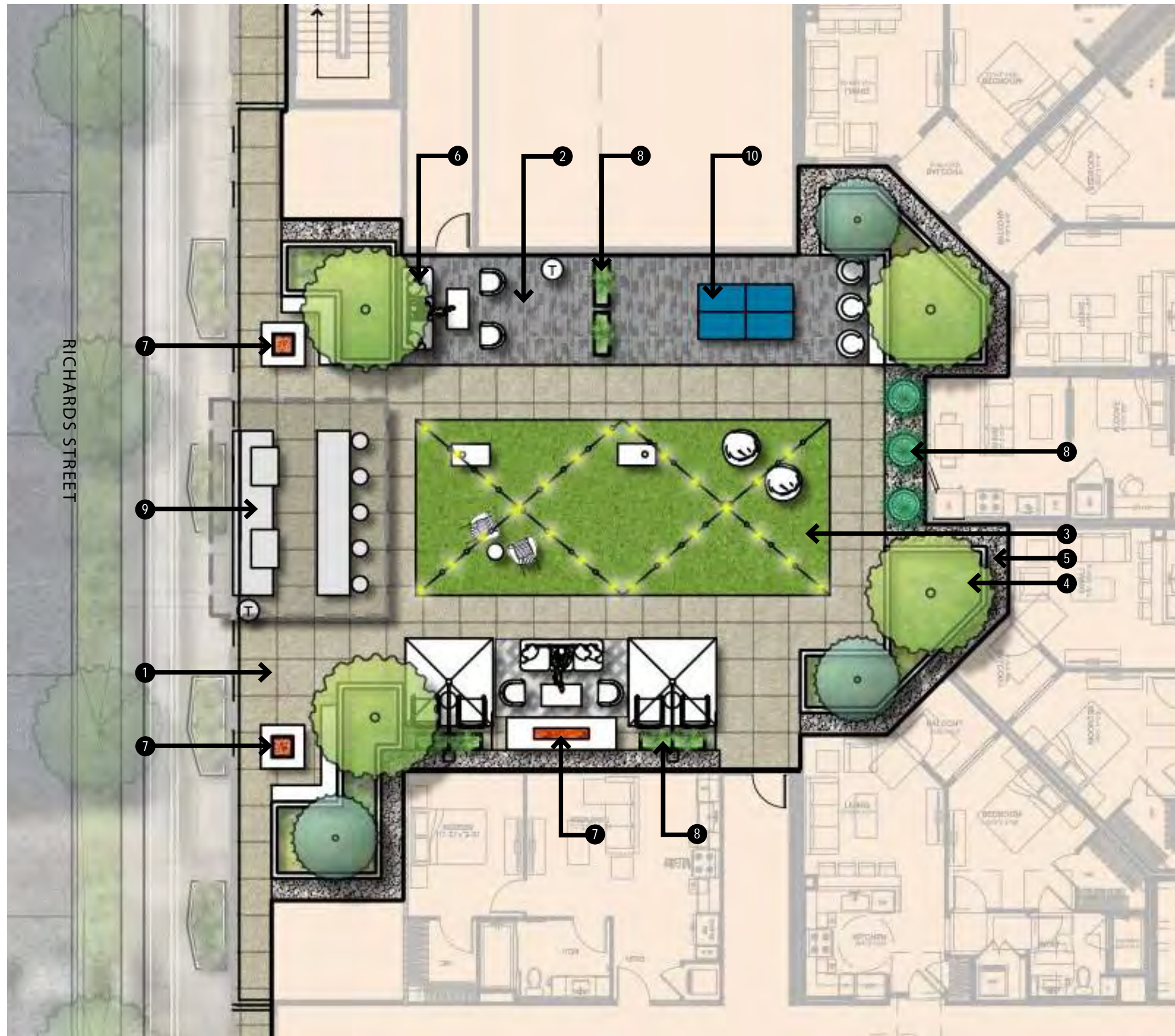




KEYNOTE LEGEND			
1	PAVERS AT POOL DECK		
2	ARTIFICIAL TURF WITH FESTOON LIGHTING		
3	RAISED PLANTERS		
4	COBBLE STRIP		
5	LOUNGE SEATING		
6	SWIMMING POOL		
7	FIRE PIT WITH LOUNGE SEATING		
8	DECORATIVE POTTERY		
9	PROPOSED ART		

TREE LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM	2.5" CAL	
	CERCIS CANADENSIS EASTERN REDBUD	4" CAL	

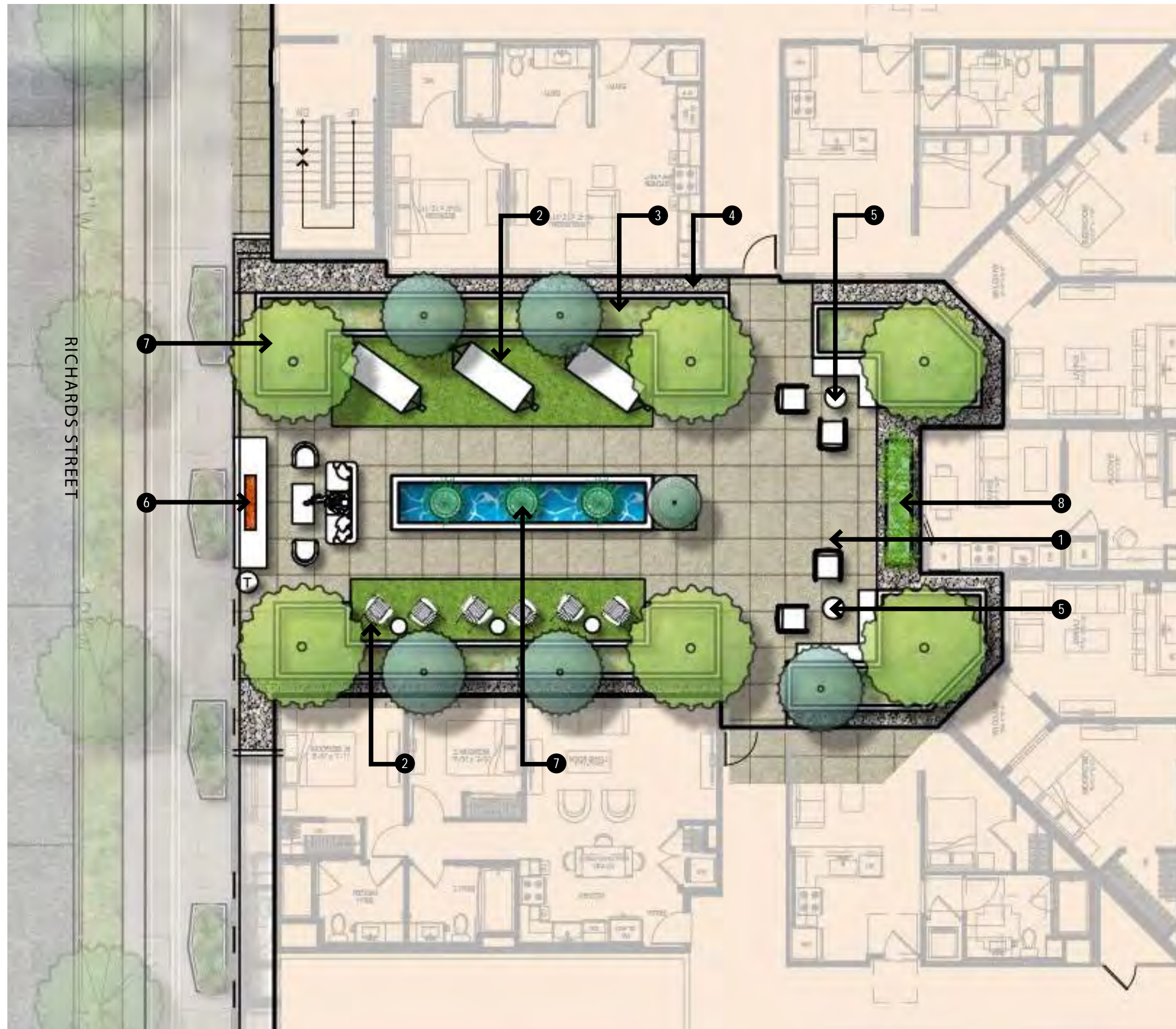
SHRUB LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD	5 GAL.	
	CORTADERIA SELLOANA 'PUMILA' DWARF PAMPAS GRASS	5 GAL.	
	EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS	5 GAL.	
	HOSTA 'PATRIOT' PLANTAIN LILY	5 GAL.	
	HYDRANGEA MACROPHYLLA FRENCH HYDRANGEA	5 GAL.	
	IBERIS SEMPERVIRENS CANDYTUFT	1 GAL.	
	LAVENDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL.	
	FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	
	MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS	5 GAL.	
	NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS	5 GAL.	
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO	1 GAL.	
	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL	15 GAL.	
	THUJA OCCIDENTALIS 'NORTH POLE' AMERICAN ARBORVITAE	5 GAL.	
	YUCCA GLORIOSA SPANISH DAGGER	15 GAL.	



KEYNOTE LEGEND	
1	MODULAR PAVERS
2	ENHANCED PAVERS
3	ARTIFICIAL TURF WITH FESTOON LIGHTING
4	RAISED PLATERS
5	COBBLE STRIP
6	LOUNGE SEATING
7	FIRE PIT WITH LOUNGE SEATING
8	DECORATIVE POTTERY
9	SHADED BBQ AREA
10	GAME TABLE

TREE LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM	2.5" CAL	
	CERCIS CANADENSIS EASTERN REDBUD	4" CAL	

SHRUB LEGEND			
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	CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD	5 GAL.	
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	EUONYMUS F. 'EMERALD GAIETY' EMERALD GAIETY EOUNYMUS	5 GAL.	
	HOSTA 'PATRIOT' PLANTAIN LILY	5 GAL.	
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	IBERIS SEMPERVIRENS CANDYTUFT	1 GAL.	
	LAVENDULA ANGUSTIFOLIA ENGLISH LANVENDER	5 GAL.	
	FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	
	MISCANTHUS SINENSIS 'MORNING LIGHT' CHINESE SILVER GRASS	5 GAL.	
	NASSELLA TENUISSIMMA MEXICAN FEATHER GRASS	5 GAL.	
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO	1 GAL.	
	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA CHERRY LAUREL	15 GAL.	
	THUJA OCCIDENTALIS 'NORTH POLE' AMERICAN ARBORVITAE	5 GAL.	
	YUCCA GLORIOSA SPANISH DAGGER	15 GAL.	



KEYNOTE LEGEND			
1	MODULAR PAVERS		
2	ARTIFICIAL TURF WITH LOUNGE SEATING		
3	RAISED PLATERS		
4	COBBLE STRIP		
5	LOUNGE SEATING		
6	FIRE PIT WITH LOUNGE SEATING		
7	WATER FEATURE WITH DECORATIVE POTTERY		
8	CORTEN STEEL PLANTERS		

TREE LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM	2.5" CAL	
	CERCIS CANADENSIS EASTERN REDBUD	4" CAL	

SHRUB LEGEND			
SYM	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	CORNUS SANGUINEA 'ARCTIC FIRE DOGWOOD' TATARIAN DOGWOOD	5 GAL.	
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ELLIOTT NORTH
SALT LAKE CITY, UT



COURTYARD ENLARGEMENT 'C'

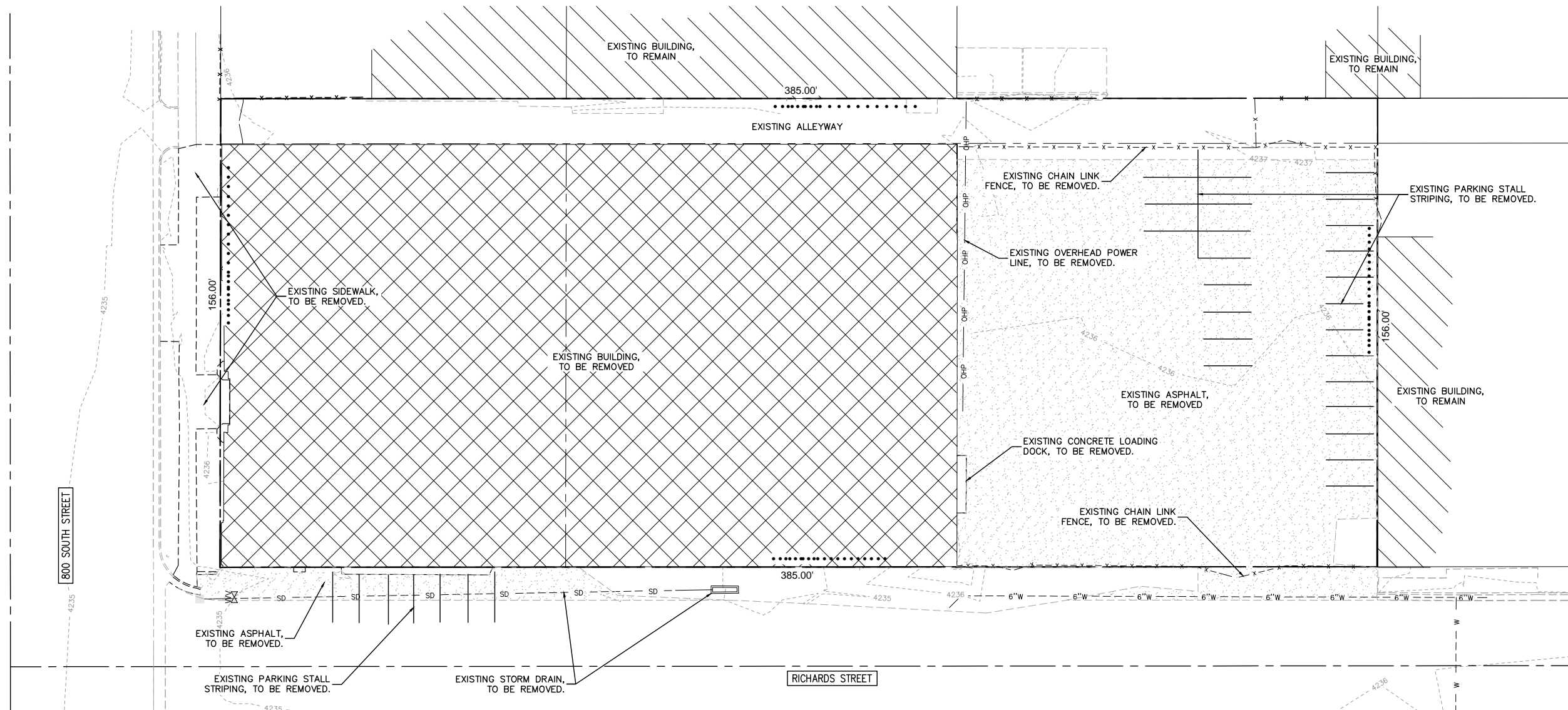


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SCALE: 1"=10'
JOB NO.: 2022-0255
DATE: 07-22-2024

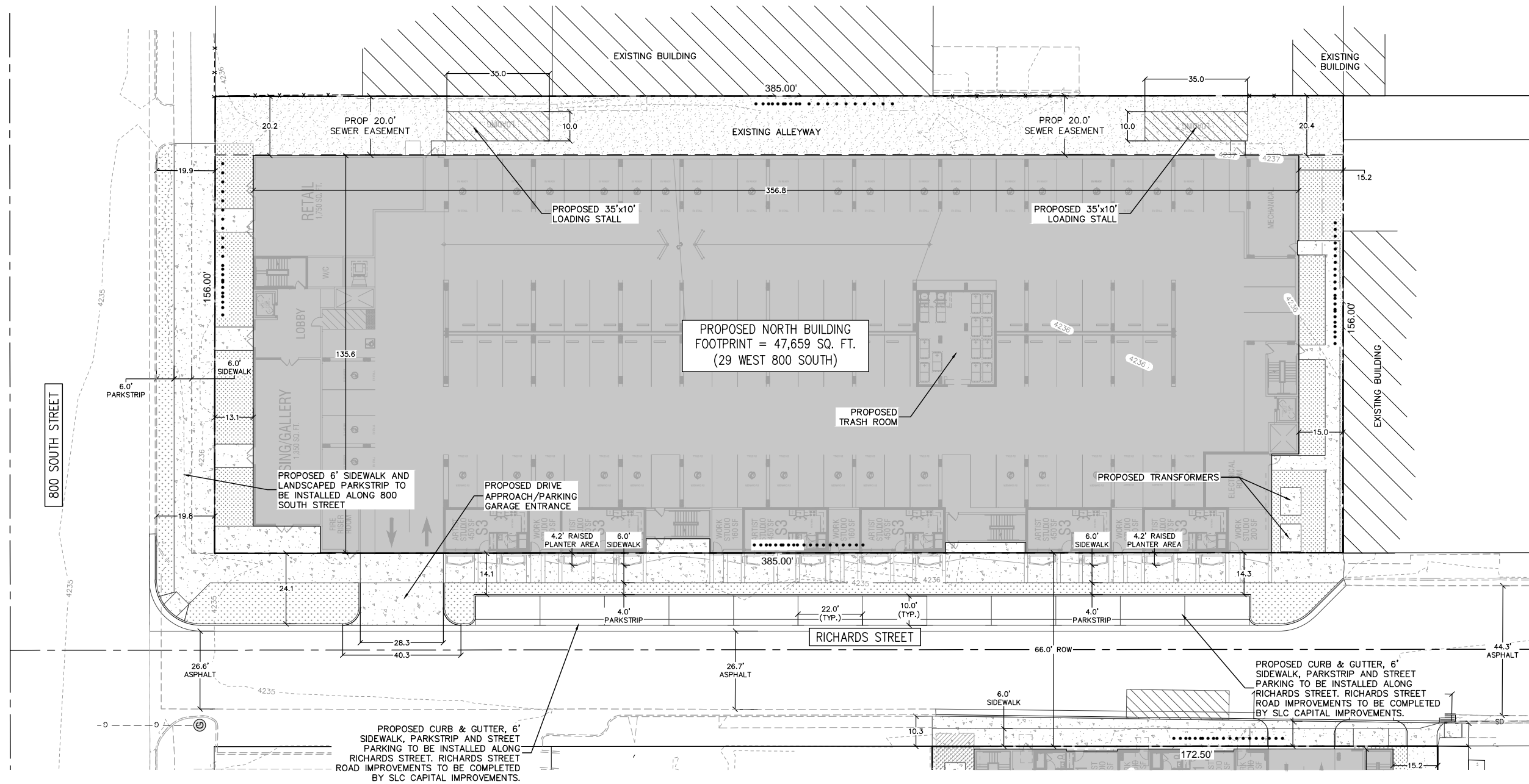
SHEET LEGEND

-  EXISTING BUILDING, TO BE REMOVED
-  EXISTING ASPHALT, TO BE REMOVED



SHEET LEGEND

-  EXISTING BUILDING, TO BE REMOVED
-  EXISTING ASPHALT, TO BE REMOVED



PROPOSED CURB & GUTTER, 6' SIDEWALK, PARKSTRIP AND STREET PARKING TO BE INSTALLED ALONG RICHARDS STREET. RICHARDS STREET ROAD IMPROVEMENTS TO BE COMPLETED BY SLC CAPITAL IMPROVEMENTS.

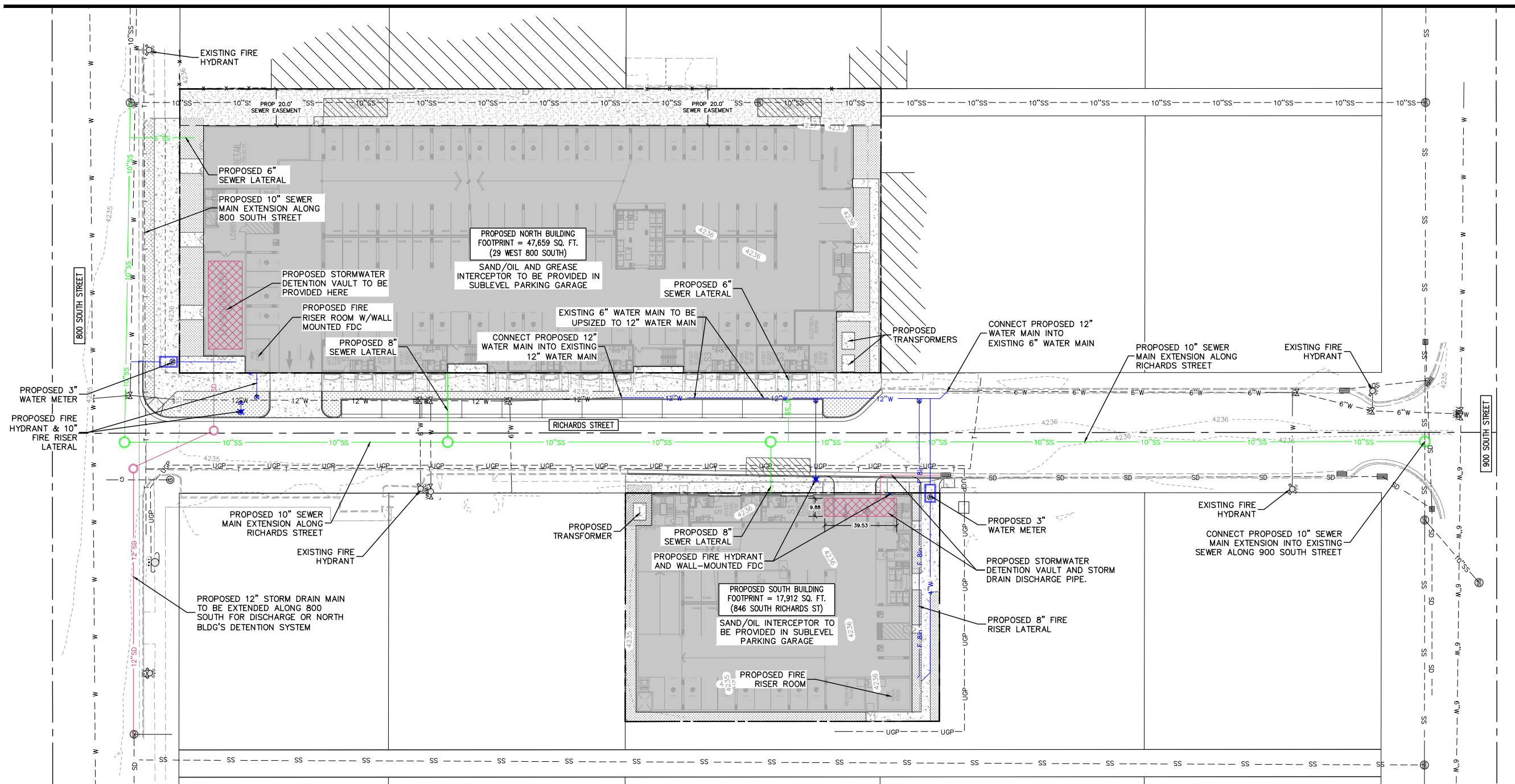
PROPOSED CURB & GUTTER, 6' SIDEWALK, PARKSTRIP AND STREET PARKING TO BE INSTALLED ALONG RICHARDS STREET. RICHARDS STREET ROAD IMPROVEMENTS TO BE COMPLETED BY SLC CAPITAL IMPROVEMENTS.



FIRE FLOW ANALYSIS:

NORTH BUILDING:
 BUILDING AREA: 341,724 SF
 TYPE IA/VB CONSTRUCTION
 FIRE SPRINKLER REDUCTION: 50%
 REQUIRED FIRE FLOW: 4,000 GPM
 HYDRANTS REQUIRED: 4
 HYDRANTS PROVIDED: 6

SOUTH BUILDING:
 BUILDING AREA: 123,654 SF
 TYPE IA/VB CONSTRUCTION
 FIRE SPRINKLER REDUCTION: 50%
 REQUIRED FIRE FLOW: 4,000 GPM
 HYDRANTS REQUIRED: 4
 HYDRANTS PROVIDED: 5



THANK YOU!

ELLIOTT NORTH & ELLIOTT SOUTH – APRIL 2024

PLNPCM2024-00384, PLNPCM2024-00385, PLNPCM2023-00818, and PLNPCM2024-00383

1st REVIEW COMMENTS

	Comments by: Eric Daems	APPLICANT RESPONSE	SHEET NUMBER
Items to be addressed prior to Planning Commission:			
1	The mid-block walkway is to have a 6' unobstructed path. Please move bench into landscaped area per 21A.30.010.F.2a.	Noted. Bench removed from path of travel.	10
2	Please provide the % of upper floor glass being provided. Less than 50% will require consideration through Design Review.	Upper glass along the street facing façade is 25.9%. The percentage is due to livability and structural constraints. Project requests Design Review consideration.	18
3	Please provide % of upper floor durable materials per 21A.37.050.B2. Stucco does not qualify as a durable material. If less than 50%, it will need to be one of the Design Review considerations.	Upper floor durable material along street facing façade is 37.3 %. Project requests Design Review consideration.	18
4	The site plans do not seem to agree with the statement of Page 19 about the recessed entrances, nor has much detail been provided on the awnings. Please clarify or provide zoomed in plans/elevations of entrances.	Exhibit provided to show main residential entry details for recess and awning with dimensions.	15
Items to be addressed with Building Permit, but not necessary prior to Planning Commission hearing:			
1	Properties will need to be combined through a Lot Consolidation or Subdivision application: https://www.slc.gov/planning/applications/	Noted.	
2	Permits for signage should be sought separately according to 21A.46 and Design Review standards of 21A.59.050.J. Approval could be delegated to Staff by Planning Commission.	Noted. Signage package provided at plan check submittal (building permits).	

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3	Provide complete landscape plans for site and park strips according to 21A.48.050 and 21A.48.060.	Noted. Detail landscape plans provided at plan check submittal (building permits).	
4	A complete lighting plan will need to be provided. Approval can be delegated to Staff by Planning Commission.	Noted. Detail landscape plans provided at plan check submittal (building permits).	

	Comments by: Amanda Roman	APPLICANT RESPONSE	SHEET NUMBER
D-2 Downtown Support District Standards			
1	<p>Height: 92'9" to top of parapet and 82'8" to the roof – cannot exceed 120' and buildings over 65' must go through the Design Review process.</p> <p>Request to reduce the setback along Richards Street from 8 feet to zero. Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of eight feet (8') and a maximum setback no greater than sixteen feet (16').</p> <ul style="list-style-type: none"> Regardless of the setback provided, doors shall be set back a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway. 	<p>The street section for Richards Street was revised with input from Public Works. The new design proposes a 4.2' zone immediately next to the building for raised planters to provide defined entrances for the Artist living studios as well as their working studios. This buffer zone is followed by a 6' clear sidewalk. A 4' parkway buffers the sidewalk from the proposed parallel parking.</p> <ul style="list-style-type: none"> Door swings revised to clear ROW along Richards and the midblock walkway. 	16
Design Standards 21A.37			
1	<p>Questions about window insets.</p> <p>Ground floor use/visual interest requires design review approval. Retail space along 800 South is 42' in depth and the leasing office/art gallery and lobby area are 24'5. Double height ceiling is 22' tall.</p>	Noted. Project requests Design Review consideration for ground floor use/visual interest.	16
	Comments by: Amanda Roman	APPLICANT RESPONSE	SHEET NUMBER
Design Standards 21A.37			

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2	<p><u>Materials:</u></p> <p>Provide percentages of durable materials for both upper and lower floors. Stucco/EIFS is not considered a durable material. Ground floor is 80% and upper floors are 50% minimum durable materials. Windows and doors are not included in the calculation.</p>	<p>Upper floor durable material along 800 S is 57.4 % and along Richards Street is 44.1 %.</p> <p>Lower floor durable material along 800 S is 48.3% and along Richards Street is 50.6 %.</p> <p>For consideration, 72% of the whole ground floor along 800 S is made of glass. And close to 30% along Richards is glass.</p>	26
3	<p>Civil plans do not align with site plans. Landscaping plans need basic dimensions of sidewalks, park strips, and distance between street trees. Sidewalks must be a clear walking path that is a minimum of 10' wide.</p> <ul style="list-style-type: none"> Proposing a 14' sidewalk and 5'8" park strip along 800 South. 6' sidewalk along Richards St How do people move in and out of the building with the loading areas within the alleyway? The building entrances don't appear to be large enough and there is not an elevator on the façade. 	<p>Noted, civil and site plan coordinated. Dimensions added to the landscape plans.</p> <ul style="list-style-type: none"> 800 South frontage revised. Proposing 6' park strip, 13'-10" sidewalk and 13'-1" landscape zone. Richards Street section revised. 10'-3" sidewalk inclusive of a 6' clear path. In addition, a 4' park strip and parallel parking stalls is provided. 4' wide doors provide access into the parking structure which has access to elevators for tenants to move in and out. 	16
4	<p><u>Glazing:</u></p> <ul style="list-style-type: none"> Ground floor glass requirement is 60% - 75% is provided along 800 S and 40% is provided along Richards St. Upper floor glass requirement is 50% - narrative states glass is between 30-45%. The ground level of the building is occupied by residential uses that face the street; in which case the specified minimum glass requirement may be reduced by fifteen percent (15%). The flex space along Richards could have more glazing, which would increase the overall percentage and could remove ground floor glass as a requested modification. 	<ul style="list-style-type: none"> Noted. The reduction along Richards Street is due to unit livability for the Artist Studio and privacy concerns. Project requests Design Review consideration. Noted. The reduction in glazing is due to unit livability (furniture) and structural constraints. Project requests Design Review consideration. Noted. Flex Space along Richards removed and replace with an artist studio and additional artist workshop. 	26

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	Comments by: Amanda Roman	APPLICANT RESPONSE	SHEET NUMBER
Design Standards 21A.37			
	<p><u>Building Entrances:</u></p> <ul style="list-style-type: none"> • 40-foot spacing requirement met, but the units along Richards do not provide an entry feature. Please review the entry features in 21A.37.050.P • 800 S ground floor plan show 3 building entrances, but the renderings show 4. • 12 entrances along Richards? • Awnings are 12’ above grade, but how deep are they? Code states, Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the city. These coverings are required to be between 9’ and 14’ above the level of the sidewalk. They shall also provide coverage with a minimum depth of 6 feet and project no closer to the curb than 3 feet.” • I need more details on the entry features, they are hard to see on the renderings and elevations. Can you provide a rendering of the ground floor, from the 800 S sidewalk? • Where are the entrances along the alleyway, where the loading area is shown? 	<ul style="list-style-type: none"> • Awnings added to all main residential entrances along Richards Street. See Sheet 16 and 22. The revised street section provides raised planters that help define the individual artist studio apartment entrance. Additionally, awnings are provided above each entry door. • Plan revised to show 4 entrances along 800 South • 3 Main Building entrances, the other 11 are for individual artist apartments and/or artist workshops • Awnings over building entrances are a minimum of 6’ in depth. They provide a minimum 9’ of clearance above sidewalk and project no more than 6’ from the building. Which is well over 10’ away from the curb. • Exhibit provided see Sheet 22 • Entrances revised to provide 4’ wide doors for move-in only. 	16-22
	<p><u>Building Length:</u></p> <p>Building frontage along Richards St is 360’, which exceeds the 200’ maximum.</p>	<p>Building base updated with material and massing breaks to create smaller sections of building frontage in-lieu of a continuous base. Project requests Design Review consideration.</p>	21

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	<p><u>Upper Floor Step back:</u></p> <p>No step back along 800 S. Richards St has 3 large step backs in the form of courtyards that are approximately 63’ deep by 45’ wide.</p>	<p>Noted. The recessed courtyard provides a greater relief to the building’s massing than a step back would. Project requests Design Review consideration.</p>	
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	Comments by: Kristeen Beitel	APPLICANT RESPONSE	SHEET NUMBER
Public Utilities Division			
	<p>Public Utilities has no issues with the proposed special exceptions for building height or building length. In regards to reduced setbacks, applicant should be aware that reducing setbacks and landscape areas may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.</p> <p>With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.</p>	<p>Noted. Richards Street section revised to provide ± 10’-3” sidewalks with a 6’ clear path. In addition, a 4’ parkway is provided between the clear path of travel and the introduction of parallel parking stalls.</p> <p>Noted. Applicant is planning to install a new sewer line in Richards Street and has coordinated with Public Utilities since initial DRT Comments on current flows and demand.</p>	39

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	Comments by: Kristeen Beitel	APPLICANT RESPONSE	SHEET NUMBER
Public Utilities Division			
<ul style="list-style-type: none"> • Additional comments have been provided to assist the applicant in obtaining a building permit. • Public Utility permit, connection, survey, and inspection fees will apply. • All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. • All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities. • Public street light requirements are determined during building permit review. • Utilities cannot cross property lines without appropriate easements and agreements between property owners. • Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. • Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. Submitted plans appear to address offsite utility improvements with the new sewer main in 800 South and Richards Street and the new water main in Richards Street. Sizing and extents will be verified during building permit review. • One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. • A minimum of one sewer lateral is required per building. The laterals must be 4” or 6” and meet minimum slope requirements (2% for 4” laterals, 1% for 6” laterals). Any unused sewer laterals must be capped and plugged at the main. Plan shows proposed 8” sewer laterals – these will require request for variance with supporting justification. Approval is not guaranteed. • Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections. • Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks. • 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 • This project is located in SLCDPU's High Profile Construction Area, and a Storm Water Pollution Prevention Plan (SWPPP) is required for this project. 			

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	Comments by: Scott Weiler	APPLICANT RESPONSE	SHEET NUMBER
Engineering Division Comments			
	On both projects, the architectural plans and the civil plans are inconsistent regarding the park strip on Richards Street. Any public way improvements must follow APWA Standards. A more detail review of the civil plans will occur when a Permit to Work in the Public Way is requested.	Noted. Plans updated to show the revised ROW along Richards and the increase frontage setback along 800 South.	16 for Elliott North and 10 for Elliott South.
	Engineering has no objection to the reasons requiring Design Review and Planned Development approval.	Noted.	

	Comments by: Todd Christopher	APPLICANT RESPONSE	SHEET NUMBER
Building Department Comments			
	No corrections		

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	Comments by: Douglas Bateman	APPLICANT RESPONSE	SHEET NUMBER
Fire Department – Elliott North			
1	Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This exceeds the maximum allowed and would need site modifications or approval of alternative means and methods from the Fire Prevention Bureau.	An alternative means and methods (AMM) form has been prepared. The AMM proposes to appeal to the fire code official based on IFC (2021) 503.1.1, Exception 1 (1.1 & 1.2), wherein the fire code official is authorized to increase the 150 foot distance. It is proposed that sprinklers will be provided throughout in accordance with 903.3.1.1, and the allowable fire-sprinkler design omission of IFC (2021) 903.3.1.1.2 for bathrooms under 55 sq.ft. will not be pursued. Thus, all parts and portions of the dwelling units will be sprinklered in accordance with NFPA 13, including bathrooms. Please reference the AMM form for further details.	See attached AMM provided by VBFA Fire Protection.
2	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel. Alley does not appear to provide minimum widths to be considered a fire access road.	The alleyway and 800 South St are hereby proposed to not be designated as a fire apparatus access road. Therefore, Richards Street (26-ft wide) is proposed to be the approved fire apparatus access roads for this project. Dead-end fire apparatus access roads of any length will not be included in this project. The portions of the building	See attached AMM provided by VBFA Fire Protection.
3	The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet.	facing the alleyway do not include any building access points of material value for fire-fighting operations nor	
4	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to	occupant evacuation, but rather is being used	

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	Comments by: Douglas Bateman	APPLICANT RESPONSE	SHEET NUMBER
Fire Department – Elliott North			
	80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds.	as a zero-lot line frontage.	
5	Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C.	The combination of the existing hydrants and the new proposed hydrants provide a conservative hose-lay reach to all portions of the building within a 400-ft distance. In accordance with IFC appendix B, with building areas of 240,251 sq.ft. of 3-A, and 134,063 sq.ft. of 1-A construction, and a fully sprinklered 903.3.1.1 building, the fire-flow requirement is 1,500-gpm. In accordance with IFC appendix C, Table C102.1 and footnote f, one fire hydrant is required within 375-ft from any point on the street or road frontage. Four fire hydrants are proposed along the frontage of the building, with two additional existing hydrants located on the same block within 300-ft of the building. Hydrant spacing is proposed to meet the building code requirements.	See attached AMM provided by VBFA Fire Protection
6	Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.	The proposed FDC location is less than 10-ft from a newly proposed fire hydrant. The location of the FDC is on the prime corner of the building at the intersection of 800 South St and Richards St. and is directly adjacent to the fire riser room access door. The FDC will be moved 5-ft to wrap the wall to the other side of the corner wherein it will then be located on the address side of the building	

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	Comments by: Douglas Bateman	APPLICANT RESPONSE	SHEET NUMBER
Fire Department – Elliott North			
7	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	An aerial fire apparatus access road is proposed to be provided on Richards Street which has an asphalt width of 26', exclusive of shoulders. This street routes parallel with the long side of the building, including its courtyard spaces. The proposed building is located 24' from the edge of the acceptable aerial access route (edge of shoulder gutter). An AMM has also been prepared wherein NFPA 14 standpipe hose connections will be provided on the podium level courtyard space. Thus, staging operations could also take place on the podium if desired, and the vehicles are still able to stage 15-ft from the face of building to extend ladders to the podium. There are no power lines on Richards St.	
8	Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.		
9	Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building which is the long side of the building. It appears you do not provide the minimum proximity of 15-feet. You may go to as little as 10-feet through an AMM with Fire Prevention. Courtyards make it so one entire side is not available for access and would need to be modified or approved by Fire Prevention Bureau.		
10	Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.		
11	Please verify all standpipe locations in stairs provide maximum hose pull distance of 200-feet to all interior portions of the building. Standpipe connections are to be located on the intermediate landings.		Standpipe hose connections will be provided in each interior exit stairway. The distances across each level have been measured and all parts or portions have been found to exist within a 200-ft hose lay distance. Additional Class 1 hose connections are not anticipated to be required but will be provided if requested by

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	Comments by: Douglas Bateman	APPLICANT RESPONSE	SHEET NUMBER
	Fire Department – Elliott North		
		the Authorities Having Jurisdiction.	
12	Verify no dead end corridors greater than 50-feet have been designed. It appears there may be one on the north end of the building for all levels.	Plans revised to capture hallway into the units and eliminate dead end corridors.	

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13	Verify highest occupied floor level is not greater than 75-feet above the lowest level of fire department access or high rise requirements will be required including all items from IBC Chapter 4	All floor levels will be kept below the 75-ft high-rise designations of IBC/IFC.	
14	Verify pump and generator will not be required Minimum fire flows and pressures from City system must provide adequate pressures for fire protection systems.	SLCPU is not willing to issue fire-flow testing information until a construction permit is approved. Until fire-flow information is gathered, it will be unknown whether a fire booster pump will be required for the NFPA 13 fire sprinkler system. The fire riser room will be designed with a 1-hour enclosure and direct exterior access to accommodate a fire pump if required. As the building is not intended to be defined as a high-rise, NFPA 20 does not require back-up power if the primary source of power is deemed as reliable. Rocky Mountain Power is being regarded as a reliable power source. Therefore, backup generators are not currently being sized to provide emergency power to a fire pump	
Fire Department – Elliott South			
1	Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This exceeds the maximum allowed and would need site modifications or approval of alternative means and methods from the Fire Prevention Bureau	An alternative means and methods (AMM) form has been prepared. The AMM proposes to appeal to the fire code official based on IFC (2021) 503.1.1, Exception 1 (1.1 & 1.2), wherein the fire code official is authorized to increase the 150-foot distance. It is proposed that sprinklers will be provided throughout in accordance with 903.3.1.1, and the allowable fire-sprinkler design omission of IFC (2021) 903.3.1.1.2 for bathrooms under 55 sq.ft. will not be pursued. Thus, all parts and portions of	

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		the dwelling units will be sprinklered in accordance with NFPA 13, including bathrooms. Reference the AMM form for further details.	
2	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel. Alley does not appear to provide minimum widths to be considered a fire access road.	For Elliot South, no alleyway is proposed to be designated as a fire apparatus access road. Therefore, Richards Street (26-ft wide) is proposed to be the approved fire apparatus access road for this project. Dead-end fire apparatus access roads of any length will not be included in this project.	
3	The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet		
4	Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C	The combination of the existing hydrants and the new proposed hydrants provide a conservative hose-lay reach to all portions of the building within a 400-ft distance. In accordance with IFC appendix B, for a sprinklered type 1-A and 3-A building, the fire-flow requirement is 1,500-gpm. In accordance with IFC appendix C, Table C102.1 and footnote f, one fire hydrant is required within 375-ft from any point on the street or road frontage. Four fire hydrants are proposed to frontage the building, with two additional existing hydrants located on the same block within 300-ft of the building. Hydrant spacing is proposed to meet the building code requirements.	
5	Fire department connections shall be located on the street address side of buildings, fully visible	The proposed FDC location is 42-ft from a	

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	and recognizable from the street and have a fire hydrant within 100-feet on the same side of the street.	newly proposed fire hydrant. The location of the FDC is on the address side of the building at Richards St. It will be provided with the required signage and identification, and not blocked by landscaping or otherwise.	
6	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	An aerial fire apparatus access road is proposed to be provided on Richards Street which has an overall width of 26', exclusive of shoulders. This street routes parallel with the long side of the building. Courtyards are not present on the side of the building facing Richards Street. The proposed building is located 12'-0" from the edge of the acceptable aerial access route (edge of shoulder gutter). An AMM has been prepared wherein additional hose valves are provided in the courtyard on the back of the building to provide further aid in firefighting in lieu of providing the minimum 15' gap. There are no power lines along Richards Street.	
7	Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.		
8	Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building which is the long side of the building. Courtyards make it so one entire side is not available for access and would need to be modified or approved by Fire Prevention Bureau.		
9	Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.		
10	Please verify all standpipe locations in stairs provide maximum hose pull distance of 200-feet to all interior portions of the building. Standpipe connections are to be located on the intermediate landings.		

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11	Verify no dead end corridors greater than 50-feet have been designed. It appears there may be multiple dead end corridors	Plans revised to capture hallway into the units and eliminate dead end corridors.	
12	Verify pump and generator will not be required Minimum fire flows and pressures from City system must provide adequate pressures for fire protection systems	SLCPU is not willing to issue fire-flow testing information until a construction permit is approved. Until fire-flow information is gathered, it will be unknown whether a fire booster pump will be required for the NFPA 13 fire sprinkler system. The fire riser room will be designed with a 1-hour enclosure and direct exterior access to accommodate a fire pump if required. As the building is not intended to be defined as a high-rise, NFPA 20 does not require back-up power if the primary source of power is deemed as reliable. Rocky Mountain Power is being regarded as a reliable power source. Therefore, backup generators are not currently being sized to provide emergency power to a fire pump	

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	Comments by: Tony Milner	APPLICANT RESPONSE	SHEET NUMBER
Housing Stability			
	<p>The Housing Stability Division’s comments on the Planned Development and Design Review for the proposed Elliot North project, in relation to the City’s five year housing plan, Housing SLC: 2023-2027, is as follows (link to the housing plan: https://www.slc.gov/can/housing-slc/)</p> <p>No concerns.</p>		
	<ul style="list-style-type: none"> • We encourage the developer to review the City’s available fee waivers and low-interest loan products that support the development and operations of affordable units. (link to SLC’s Affordable Residential Development Guide: https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf) <ul style="list-style-type: none"> ○ For example: Code 18.98.060: EXEMPTIONS: <ul style="list-style-type: none"> ▪ “E. The following housing may be exempt from the payment of impact fees, to the following extent: <ul style="list-style-type: none"> • A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;” • We encourage the developer to include units with 3 and 4 bedrooms to provide a wider range of rental options and support families with children looking to live in the City. • We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties. 		

	Comments by: Peter Nelson	APPLICANT RESPONSE	SHEET NUMBER
Sustainability Comments			
	<p>No Comments Provided</p>		

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	Comments by: Rick Nelson	APPLICANT RESPONSE	SHEET NUMBER
Urban Forestry Comments			
1	Urban Forestry approves of the proposed number and species of street trees. The soil volume required for the trees proposed to be planted in tree grates needs to be achieved in a format that is beneficial to the root zone of the tree and will probably require the use of soil cells to reach the required volume.	Noted.	

	Comments by: Jena Carver	APPLICANT RESPONSE	SHEET NUMBER
Transportation Division Comments			
1	The parking and access for both applications look good. In addition to the secure bicycle parking a publicly accessible bicycle rack should be provided for the retail space. I also recommend a more pedestrian and bicycle friendly cross section for Richards Street. The right-of-way is 66' wide, providing ample space for a cross section that meets the intent of the SLC Street Typologies design recommendations, with a wide sidewalk and park strip on the east side of Richards Street and bike lanes added to the roadway.	Richards Street section revised to provide a more pedestrian friendly experience with wider sidewalks that include raised planters providing entry nodes to the artist residential studios as well as artist workshops/studios. In addition, a 4' parkway is provided as a buffer between the sidewalk and the parallel parking stalls.	

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	Comments by: Michael Lange	APPLICANT RESPONSE	SHEET NUMBER
Rocky Mountain Power Comments			
1	<p>The north building is going to have clearance issues with the transmission lines and the distribution lines along 800 S. The south building will have clearance issue on the west side of the building with our distribution line.</p> <p>They will need to change their plans for the north building those lines are transmission and cannot be buried. The south building is distribution and can be relocated at their cost.</p>	North Building setback increase to 13.1', which allows ±20'-6" clearance from the overhead lines along 800 South to the face of the building.	16

	Comments by: Andrew Cluff	APPLICANT RESPONSE	SHEET NUMBER
Police Comments			
1	I like the design. 1st level commercial and increase in residential properties is definitely needed. I'm sure this has been thought thru but I didn't see it addressed on the plan. The alley way would be an area of concern for me. It showed existing lighting, but not a plan for adding additional lighting. This is one place I would keep well lit with clear signage for passers-by to avoid loitering or criminal activity on private property.	Noted. Lighting & Signage plan will be provided at a later date.	
2	Also the Garage doesn't appear to be secured. If that's the case again just good lighting and signage with a good plan on how they might address any issues.	The garage will be gated and only accessible by residents and their guests.	

ATTACHMENT C: Site & Vicinity Photos



Subject Property - 29 W 800 S
Current Use: Storage Units

PLNPCM2023-00818 & PLNPCM2024-00383



theCharli Apartments - Located on the west side of Richards Street



Rear of subject property & the Elliott South site on the west side of Richards Street

ATTACHMENT D: D-2 & Base Zoning Standards

D-2 (Downtown Support District)

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

D-2 Standards (21A.30.030)			
Standard	Requirement	Proposed	Finding
Land Use	Any permitted use in 21A.33.050	Residential	Permitted
Lot Size	No minimum or maximum	1.22 acres (3 parcels)	Met
Maximum Building Height	120', over 85' requires Design Review	83' (93' to top of parapet wall)	Met
Front/Corner/Side/Rear Yard Setbacks	Front: 0' min. 10' max. Corner: 0' min. 10' max. Side: 0' Rear: 0'	Front: 13' Corner: Zero Side: 20' Rear: 15'	Front: Design Review approval required Corner: Design Review approval required Side: Met Rear: Met

General Zoning Standards			
Standard	Requirement	Proposed	Finding
Mid-Block Walkway (21A.30.010)	Yes – Per general plan, minimum 15' wide with 6' clear path	15' foot wide walkway with 6' walking path, seating, lighting, and landscape buffer	Met

Refuse Control (21A.30.010)	Refuse to be covered and enclosed or screened from public view	Located within the building	Met
Lighting (21A.30.010)	Lighting to not cast onto adjacent properties	Lighting will be designed in accordance with the SLC Lighting Master Plan	Met
Off Street Parking & Loading (21A.44)	Studio- no minimum 1 bedroom- .5 per DU 2+ bedroom- 1 per DU	Studio – 62 units, 43 stalls 1 bedroom – 170 units, 170 stalls 2 bedroom – 34 units, 68 stalls Total: 283 stalls	Met
Landscaping & Street Trees (21A.48)	All setbacks to be landscaped. Street trees at 1 per 20' for small, 1 per 30' for medium, 1 per 40' for large	5 trees (American Elm) are provided in the 800 S park strip and 6 (Ginkgo) trees are within the 13' deep front yard area 13 trees (2 Eastern Redbuds & 11 Ginkgo) are along the Richards St. park strip	Met
Signage (21A.46.110)	n/a	n/a	To be submitted with building permit

Design Standards (21A.37)			
Standard	Requirement	Proposed	Finding
Ground Floor Use	80%	Using ground floor use/visual interest standard	Design Review required
Ground Floor Use & Visual Interest	70/20%	800 South: 72% of the 800 S ground floor is used for retail or a leasing office that will also function as a public art gallery Richards St: live/work units comprise 73% of the frontage Materials include brick veneer, porcelain tile, metal panels, and fiber cement board. Stucco is also used, but it not considered a durable material.	Met
Building Materials: Ground Floor	80%	800 South: 60% Richards St: 85% The lower durable material number is due to the façade consisting of 75% full	Design Review required

		height storefront system, which is floor to ceiling glass.	
Building Materials: Upper Floors	50%	800 South: 54% Richards St: 60% Materials include brick veneer, porcelain tile, metal panels, and fiber cement board. Stucco is also used, but it not considered a durable material.	Met
Ground Floor Glass	60% 45% for residential uses	800 South: 75% The higher percentage reflects the public uses facing the street. Richards St: 30% Uses on Richards St. consist of the live/work units and building services. The lower glazing creates more privacy for the residents with ground floor units. To mitigate the lower porosity, the applicant is proposing transparent garage-style doors that open into the artist work studios and has provided architectural detailing, planter boxes, and murals. The intent of the standard has been met.	Design Review required
Upper Floor Glass	50%	800 South: 33% Richards St: 40%	Design Review required
Reflective Glass: Ground Floor	0%	Complies, the applicant is not proposing to use any reflective glass. Glazing will be Low-E for high thermal efficiency, low reflectivity.	Met
Reflective Glass: Upper Floors	50%	Complies, the applicant is not proposing to use any reflective glass. Glazing will be Low-E for high thermal efficiency, low reflectivity.	Met
Building Entrances	40'	800 South: 4 entrances grant access to the retail area, residential lobby, and leasing office/art gallery. Richards St: The façade has 15 total entrances. There are 3 utilitarian entrances to the 2 stair towers and fire riser room. There is one corner entrance to the leasing office/art gallery. There are 11 additional entrances for the 6 units and 5 artist studios. The 800 South entrances and the live/work entrances all include canopies between 4-6 feet in depth.	Met

Maximum Length of Blank Wall	20'	No wall exceeds 20' without providing windows, doors, or architectural detailing on the ground floor.	Met
Maximum Length of Street Facing Facade	200'	<p>The Richards St façade is 356'10" in length. More details are provided in Consideration 1 (page 7).</p> <p>The base massing is broken down by stair towers that recessed a minimum of 3'-6" in essence breaking it down into three sections ranging in length between 82' to 125'.</p> <p>The 3 ground floor building sections use different building materials and a variety of details to break down the perceived scale.</p>	Design Review required
Upper Floor Step Back	Yes	<p>The proposal does not meet the strict language of the code but has met the intent of the standard. More details are provided in Consideration 1 (page 9).</p> <p>800 South: The 8-story building does not meet the 10-foot step back regulation along the 800 South frontage.</p> <p>Richards St: 70% of the street-facing façade retreats more than 10 feet starting at the third story. This portion of the facade is divided into four smaller segments, resulting in the formation of three courtyards, each with a depth of +/-63 feet. These courtyards significantly break up the continuity of the massing and provide open, outdoor spaces that contribute to the building's overall design and the contribute towards an enhanced indoor -outdoor connection within a multifamily, urban context.</p>	Design Review required
Exterior Lighting	Yes	Exterior lighting will be shielded and directed downwards.	Reviewed for compliance during the building permit process
Parking Lot Lighting	Yes	Not applicable, there is not a surface level parking lot proposed.	N/A
Screening of Mechanical Equipment	Yes	Mechanical equipment is located on the roof or within the rear yard area. The transformers will be screened.	Met

Screening of Service Areas	Yes	All service areas, loading docks, refuse containers and similar areas are fully screened from public view.	Met
Parking Garages	Yes	The parking structure is wrapped by uses along Richards Street and 800 South.	Met
Tree Canopy Coverage	40%	Tree canopies cover the specified amount of 40% coverage at maturity. All 24 trees will have at least a 3" caliper.	Met
Street Trees	Yes	Street trees have been planted to meet requirement of 1 tree every 30 feet.	Met
Soil Volume	Yes	Soil volume meets requirements. Refer to sheet 31 for calculations.	Met
Minimize Curb Cuts	Yes	Curb cuts have been used and sidewalk material shall remain the same. There is only one curb cut located on Richards Street.	Met
Overhead Cover	Yes	Awnings are provided above the primary commercial and residential entrances. They are located 9' above the sidewalk.	Met
Height Transitions	Yes	Property is not located next to a lower intensity district.	N/A
Horizontal Articulation	Yes	<p>The base of the building along Richards St includes 3 distinct masses, recessed building entrances at least 4' in depth, and awnings.</p> <p>The upper floors provide articulation around each courtyard, recessed balconies and the architectural features described above. There is no contiguous wall area on any floor that doesn't horizontally articulate for expanses larger than 60'.</p>	Met

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

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

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

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

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

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

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

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

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

Finding: Objective Satisfied Objective Not Satisfied

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

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

Discussion: While the applicant is not intending to meet this objective, they are providing affordable housing units within the development. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

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

Discussion: The Elliott North project creates a new 15' wide midblock walkway on the south side of the property. At this time, it does not provide a connection through the interior of the block but could in the future when properties to the east are redeveloped.

The applicant is providing infrastructure improvements along Richards Street that will increase connectivity. Richards Street will have a sidewalk, park strip, and bike lane as a result of this redevelopment. There are currently no infrastructure improvements on the street.

The subject property is within a 0.3-mile radius of existing TRAX lines and a station located along 200 West. Additionally, the project is conveniently situated near the proposed Green Loop linear park system outlined in the Downtown Plan, further enhancing the accessibility and appeal of green, sustainable transportation options for its residents.

Finding: Objective Satisfied Objective Not Satisfied

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

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

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

Finding: Objective Satisfied Objective Not Satisfied

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

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: The applicant is not intending to meet this objective, but the project does meet the goals of the Downtown Plan. Only one Planned Development objective must be fulfilled.

Finding: Objective Satisfied Objective Not Satisfied

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

Finding: Complies

Discussion: The project is within the Central 9th neighborhood of the Downtown plan area. As discussed in Consideration 2, the project aligns with the adopted policies set forth by the City.

Condition(s):

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

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

Finding: Complies

Discussion: The scale, mass, and intensity of the development is compatible with newly built structures, such as the Charli apartments, and with recently entitled multi-family projects to the south of the site. The proposed height of 93 feet is comparable to much of the city's podium style development.

Condition(s):

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

Finding: Complies

Discussion: The building is oriented towards 800 S and Richards Street, with the commercial component along the main 800 S thoroughfare. Building materials include brick, metal paneling, fiber cement board and stucco. Other than the stucco, the building materials are considered durable and are compatible with the existing and proposed development along 800 – 900 S and Richards Street. The chosen materials are representative of newer development across the city.

Condition(s):

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

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
- b. Provide sufficient space for private amenities.
- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.

- d. Provide adequate sight lines to streets, driveways and sidewalks.
- e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

- a. The building setbacks support the character of the neighborhood and are appropriate for the site. The building is of similar scale to a newly entitled project directly south of the subject property and to the Elliott South and theCharli buildings directly west.
- b. The proposal includes three large courtyards on the third level of the structure and a rooftop amenity space oriented to the south.
- c. The proposal has a wide 13-foot setback from 800 S and a 15-foot midblock walkway along the southern property line. The property provides sufficient buffering from other uses, while still maintaining an active street front along both block faces.
- d. Only one driveway is proposed along Richards Street. It does not conflict with the midblock walkway and is not anticipated to obstruct sight lines.
- e. The building has a large 20-foot eastern setback, required by Public Utilities to maintain their easement. The front setback was also increased to adhere to Rocky Mountain Power’s 20-foot clearance area from the transmission lines on 800 S. Additionally, the 15-foot rear yard setback that accommodates the midblock walkway allows for additional space along the southern property line. The transformers are located within the rear yard area in a recessed nook of the building adjacent to the midblock walkway.

Condition(s):

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

Finding: Complies

Discussion: The applicant is proposing to utilize the ground floor use/visual interest design standard which allows for a decrease in activation in return for heightened visual interest along the street. The ground floor maximizes the available fenestration for the proposed commercial spaces along 800 S, and each of the residences provides large, operable fenestration in the form of garage-style doors that open onto Richards Street. The proposed live/work spaces along Richards Street, also aim towards maximizing the available natural light but offer a slightly reduced opening percentage to account for the increased need for privacy and perceived safety that living that close to a public right of way imposes.

Condition(s):

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

Finding: Complies With Conditions

<p>Discussion: The applicant is proposing sconce lighting features for each of the six live/work units along Richards Street. Pedestrian bollards and overhead festoon lighting will be provided within the midblock walkway, and all street lighting will adhere to the Salt Lake City Lighting Master Plan.</p>
<p>Condition(s): Staff is recommending that final details of the building lighting be delegated to staff for approval.</p>
<p>6. Whether dumpsters, loading docks and/or service areas are appropriately screened;</p>
<p>Finding: Complies</p>
<p>Discussion: All dumpsters and services areas are within the structure. The residential loading area is along the eastern façade, within the 20-foot Public Utilities easement.</p>
<p>Condition(s):</p>
<p>7. Whether parking areas are appropriately buffered from adjacent uses.</p>
<p>Finding: Complies</p>
<p>Discussion: All parking is within the structure. As approved by the Transportation Division, Richards Street will have parallel parking added to the east side of the street.</p>
<p>Condition(s):</p>

<p>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:</p>
<p>1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>
<p>Finding: Not Applicable</p>
<p>Discussion: The subject property currently houses a storage facility. There are no mature trees on the site and there are no existing infrastructure improvements along Richards Street.</p>
<p>Condition(s):</p>
<p>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>
<p>Finding: Not Applicable</p>

Discussion: The site does not have any existing landscaping that provides buffering to abutting properties.
Condition(s):
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
Finding: Complies
Discussion: The landscaping proposal incorporates native plants to reduce the developments impact on the natural environment. The proposal adds 24 trees, where there are currently none.
Condition(s):
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: The proposed landscaping is appropriate for the scale of the development and will be coordinated with the public art installations around the building’s base, along with the programmatic requirements of the common open spaces on the elevated courtyards.
Condition(s):

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: There is one proposed vehicular entry off Richards Street. The street currently does not have any infrastructure improvements, so the proposal will increase safety and enhance the character of the street by adding sidewalks, a park strip, bike lane, and parallel parking along the street.
Condition(s):
2. Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design;

- b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
- c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion: The proposal adds sidewalks, park strips, and a bike lane where there are currently no public improvements (see site photos in Attachment C). The building is also located near bus stops and a TRAX station approximately .3 miles away, facilitating the use of public transit. Bike storage is provided within the parking structure.

Condition(s):

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

Finding: Complies

Discussion: The development is less than a block from the 9-Line trail and will add a north-south bike lane along Richards Street. It will also include new sidewalks between 800 S and 900 S.

Condition(s):

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

Finding: Complies

Discussion: The proposal was reviewed by all city departments. There were no concerns brought up about emergency vehicle access.

Condition(s):

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

Finding: Complies

Discussion: The loading area is on the east side of the building, within the 20-foot Public Utilities easement area. There will be no conflicts between the loading areas and existing or proposed improvements to the public right-of-way.

Condition(s):

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

Finding: Not Applicable

Discussion: The existing site does not have any natural or built features that contribute to the character of the area. The current site features a storage building and an unoccupied parking lot. This site is slated for redevelopment; the storage building will be replaced by a new mixed-use multi-family structure.

Condition(s):

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

Finding: Complies

Discussion: The proposed and existing utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Condition(s):

ATTACHMENT F: Design Review Standards

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

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

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

Finding: Complies

Discussion: The proposed development is directly aligned with the purpose statement for the D-2 zone. The project addresses the need for additional housing and retail to support the Central Business District. The development also aligns with many of the objectives of the Downtown Master Plan. See Consideration 2 of the staff report (page 11).

Condition(s):

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

- 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).**
- 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.**
- 3. Parking shall be located within, behind, or to the side of buildings.**

Finding: Complies With Conditions

Discussion:

- 1. The development and primary building entrances are oriented towards 800 S and Richards Street. Four commercial entrances are located along 800 S and 11 residential entries with entry features are located on the western facade of the building, oriented towards Richards Street.**
- 2. The building setbacks of the street facing facades are sited close to the sidewalk, consistent with the desired development pattern identified in the Downtown Master Plan and the Central 9th District. No front yard or corner side yard setback is required, and the maximum front yard setback is 10 feet. As discussed, the building must provide an increased front yard setback to maintain a 20-foot clearance from the Rocky Mountain Power transmission towers on 800 S.**

The western façade of the building is located along Richards Street and does not provide a setback from the corner side yard property line, adjacent to the public sidewalk. Because the ground floor use is residential, the required setback is 8 feet. The applicant has requested relief from the setback standard.

The applicant is proposing to install overhead steel window awnings approximately 9 feet above grade along the north and west ground floor entries. The awnings are between 4-6 feet in depth and encroach into the public right of way. Encroachment requests are subject to department review and approval. The applicant will be required to obtain an encroachment permit for the steel window awnings as a condition of approval.

- 3. An interior parking garage is located within the footprint of the building and consists of 283 parking stalls. The parking garage is located on levels 1 and 2, behind the commercial and residential spaces on the ground floor and occupies the entire second level of the building.

The vehicular entrance to the parking garage is located on the western façade of the building, at the northeast corner of the site and accessed off Richards Street. The loading/service area is located on the eastern side of the building, within the 20-foot Public Utilities easement.

Condition(s): Complies with Conditions. Applicant must obtain an encroachment permit for the awnings along Richards Street.

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

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

Finding: Complies

Discussion:

- 1. The applicant is proposing approximately 7,500 SF of retail/commercial space with an additional 1,350 SF provided for the leasing office/art gallery on the ground floor fronting 800 S which can be accessed from the 13-foot wide public sidewalk along 800 S. The ground floor of the western, Richards Street facing façade is also activated by the presence of residential units and artist work studios that are fully transparent.
- 2. The ground floor of the north street facing facades is double height and is primarily composed of glass and storefront window systems. The glass extends from the floor to ceiling, approximately 22 feet in height, along the 800 S façade, which also wraps around the northwestern corner of Richards Street. The Richards Street façade has less transparency to provide privacy for the residents living on the ground floor. While the units

have less glazing, the artist studios include garage-style doors that are transparent and open onto Richards Street.

3. The applicant is proposing floor to ceiling storefront window systems with steel overhead window awnings and storefront signage. The residential units include clerestory glazing to allow in light while maintaining privacy. The windows are recessed, adding depth and dimension to the facades.
4. The applicant is proposing the following outdoor and semi-outdoor spaces:
 - The third floor of the building features three podium-level courtyards oriented towards Richards Street. Level 8 of the building includes a 750 SF rooftop deck facing south towards 900 S.
 - Private residential balconies on levels 3-8 provide visual connections to the pool deck, courtyards, 800 S and Richards Street.

Condition(s):

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

1. **Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.**
2. **Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.**
3. **Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**
4. **Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.**

Finding: Complies

Discussion:

1. The proposed building is 8 stories, and measures approximately 83 feet to the top of the roof and 93 feet to the top of the parapet. Adjacent properties primarily contain a mix of small- and large-scale commercial buildings 1-2 stories in height with the exception of the Charli, a recently developed 6 story multifamily residential mixed use development located west of the subject site at the corner of Richards Street and 800 S.

While the proposed building scale exceeds what is currently built on the block, recently entitled development also exceeds 65 feet and it is anticipated that future development will be of similar height or taller. The D-1 Central Business District is located two blocks north allows unlimited building height if approved through the Design Review process. The Sears Block has a zoning map amendment petition to change the zoning from D-2 to D-1, extending the Central Business District to 800 S. The overall proposed height will be compatible with buildings in the surrounding vicinity and provide a height

transition, scaling down from the intensity of D-1 Central Business District to the north to the smaller scale and lower density development to the south.

The west facade of the building utilizes stepbacks that help minimize the scale of the building along Richards Street and provides a transition to the smaller scale buildings to the south of the site, along 900 S. The third level of the building features three courtyards with 63 feet of depth.

2. The proposed building modulates well to relate to the scale of pedestrians and to the existing surrounding buildings. The ground floor of the building's north street facing facades consists of storefront window systems 22 feet in height, with delineated entrances for each use. The visual massing of the building is reduced through application of differentiating exterior materials and colors which increase vertical and horizontal perception and create high contrast of foreground and background planes.
3. The building massing is visually and structurally broken down into smaller masses through implementation of projecting and recessed wall planes, recessed balconies, and defined building entries. The north, east, and west facades of the building contain semi recessed private residential balconies. The third level of the building features a 3-10 foot façade stepback in addition to a large 63 foot façade stepback along Richard Streets for the three rooftop courtyard/pool deck (west façade).
4. The subject property is within the Downtown Master Plan, Central 9th District. The existing buildings within the Central 9th District are composed of a variety of architectural styles and do not reflect a predominant architectural character. However, newer buildings such as the Charlie, located west of the subject site, are designed to facilitate pedestrian interest and activate the street through implementation of ground floor glazing and active ground floor uses. The Elliott South project has a similar design to the Elliott North building and will add to the Richards Street development pattern. Additionally, newer developments in the district incorporate architectural features to emphasize building entrances such as awnings and recessed building entrances.

Condition(s):

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

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

Finding: Complies

1. The Richards Street facing façade of the building measures approximately 356 in length. The west façade features recessed and projecting architectural features, and large façade stepbacks, which create breaks and massing changes in the vertical plane.
2. The western façade, along Richard Street, is organized in distinct massing plane breaks, that reduce the building to contiguous expanses that do not exceed 125 feet individually. Each one of those segments is additionally articulated both vertically and

horizontally using architectural projections, enhanced materials and changes in color and texture.

3. The western façade of the building is visually and structurally broken down into four smaller masses through implementation of recessed balconies, and façade stepbacks at level 3. The third level of the western façade stepbacks approximately 63 feet at each rooftop courtyard/pool deck.

Condition(s):

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

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

Finding: Complies

Discussion: The project does not provide privately-owned public spaces as described above but does provide a 15-foot midblock walkway on the southern edge of the property. The walkway provides seating, a colonnade for shade, and public art.

Condition(s):

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

1. **Human scale:**
 - a. **Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.**
 - b. **For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.**
2. **Negative impacts:**
 - a. **Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.**
 - b. **Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from**

shadows due to building height for the portions of the building that are subject to the request for additional height.

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

3. Cornices and rooflines:

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

Finding: Complies

Discussion:

Human Scale

1a. Please see the stepbacks review on page 9 of the staff report. The varying massing components of the structure, and third level courtyard areas effectively function as façade stepback.

1b. The first two floors of the building along both 800 S and Richards Street are designed to the human scale. The upper floors are separated by courtyards and visually through the use of different building materials.

The main structure that houses the majority of the residential uses, further steps back from the podium base and is additionally articulated through the carve-out of the private courtyards which soften the transition from the "public" facing base, to the more "private" and calmer upper floors.

Negative Impacts

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

2b. The building is not expected to pose adverse impacts on surrounding properties, as they are either developed or entitled to be developed at a similar scale. There are no commercial or residential neighboring developments that would benefit from stepping the building down to meet them at their level: the majority of neighboring buildings are industrial / automotive dealerships and the single residential development to the west (theCharli) is of comparable height with the proposed development. As such there are

no established outdoor commercial, educational or residential uses to be impacted by shading due to the new development.

2c. The third level setbacks on the west facades of the building will help mitigate potential wind impacts at the building corners. Trees have also been placed along the north, and west boundaries of the property at the street level and against the structure to reduce downdraught effects.

Rooflines and Cornices

3a. The mass of the building was broken down with angled furred-out wall treatments, to provide the illusion of an articulated parapet and building roofline without further increasing the height of the building. “Furring out” is the act of adding extra wood to a structure to give it additional depth.

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

3c. The third level of the building features three 63-foot façade setbacks for the shared rooftop courtyards (west façade). The rooftop courtyard incorporates amenities for residents including landscaping, pool, and lounging areas etc. It should serve to reduce solar gain and allow for cooling by the air circulating in the open area.

Condition(s):

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

Finding: Complies With Conditions

Discussion: The sole parking entrance is located along Richards Street between the leasing office/art gallery and live/work units. The entrance does not conflict with the midblock walkway and is less than the maximum 30’ width allowable for garage entrances. The midblock walkway is on the south side of the property and does not conflict with vehicular travel.

Condition(s): Staff is recommending a public access easement be recorded to ensure the midblock walkway is privately maintained but publicly accessible.

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

Finding: Complies

Discussion: Waste and recycling containers, mechanical equipment, storage areas are located inside the parking structure. The loading areas are located in the alley and hidden from public view.

Condition(s):

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

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

Finding: Complies With Conditions

Discussion: Signage will be provided to clearly identify the retail as well as the main residential entrance and to identify wayfinding for the parking garage. All signage location will be designed with the existing and new landscaping in mind so as not to obstruct wayfinding and views.

Condition(s): Staff is recommending that final details of the building signage be delegated to staff for approval.

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

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

Finding: Complies With Conditions

Discussion: The street lighting will be designed in accordance with the Salt Lake City Lighting Master Plan. Outdoor lighting will be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Lighting will coordinate with signage locations to provide safe pedestrian walkways along Richards Street and 800 S.

Condition(s): Staff is recommending that final details of the building lighting be delegated to staff for approval.

L. Streetscape improvements shall be provided as follows:

- 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.**
- 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:**

- a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).
- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles.

Finding: Complies

Discussion:

1. In compliance with the City’s urban forestry guidelines, a street tree @ 30’ on center has been provided in the selection of an “American Elm” @ 2.5” min Caliper.

2. Hardscape has been delineated by material change for both public and private uses. Public sidewalks have been identified as a City Standard detail and finish, while a modular concrete paver with a multi color blend and texture has been selected to address project entries. Paver color selections will meet or exceed SR value of .33 or greater. And all hardscape materials, in both ground floor condition and podium conditions have been selected to compliment the architectural design style, finishes and color. Asphalt is limited to just the drive aisles.

Condition(s):

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

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

- April 8, 2024 – The 45-day required notice for recognized community organizations was sent to both the Central Ninth and Ballpark community councils. The comment period ended on May 24, 2024.
- April 8, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- June 6, 2024- Ballpark Community Council meeting held with applicant participating.

Notice of the public hearing for the proposal included:

- August 29, 2024
 - Public hearing notice signage posted on the property.
- August 29, 2024
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

At the time of publication, comments have been received from two individuals. Those comments are attached below:

Email from James Alfandre 4/16/24:

As a property owner in this neighborhood, I enthusiastically support this application for the Elliott Development.

It accomplishes many neighborhood and City-wide goals, including:

- adding needed housing
- making SLC a 24/7 city
- housing in walking distance to TRAX
- redeveloping underutilized and surfaced-parked parcels

It is also beautifully designed and will enhance the neighborhood's urban wall and public realm.

Email from Dallas Bailey 4/24/24:

I think that area could benefit from a large apartment complex given the complexities of finding housing in salt lake.

Utah is short 61,000 homes (<https://www.deseret.com/utah/2023/10/12/23914769/housing-market-shortage-utah-idaho-top-10-severe-shortage-up-for-growth/#:~:text=Top%2010%20states%20with%20most%20severe%20shortage,shortage%20of%20over%2061%2C000%20homes>)

There are only 10,000 new units for apartments coming into the valley,

Given the building permits issued in 2022, 2023 and 2024.

By adding an apartment of this size can help ease home issues in the downtown salt lake area.

ATTACHMENT H: Department Review Comments

The proposals for both the Elliot North and South projects were circulated together to the various reviewing departments. The comments below apply to both projects unless they specifically indicate they are for the North or South project separately. Any requirement identified by a City Department is required to be complied with.

Engineering: No Objections- Comments by Scott Weiler

On both projects, the architectural plans and the civil plans are inconsistent regarding the park strip on Richards Street. Any public way improvements must follow APWA Standards. A more detail review of the civil plans will occur when a Permit to Work in the Public Way is requested.

Engineering has no objection to the reasons requiring Design Review and Planned Development approval.

Zoning (Elliott South): Make Corrections - Comments by Eric Daems

Items to be addressed prior to Planning Commission:

1. The mid-block walkway is to have a 6' unobstructed path. Please move bench into landscaped area per [21A.30.010.F.2a](#).
2. Please provide the % of upper floor glass being provided. Less than 50% will require consideration through Design Review.
3. Please provide % of upper floor durable materials per [21A.37.050.B2](#). Stucco does not qualify as a durable material. If less than 50%, it will need to be one of the Design Review considerations.
4. The site plans do not seem to agree with the statement of Page 19 about the recessed entrances, nor has much detail been provided on the awnings. Please clarify or provide zoomed in plans/elevations of entrances.

Items to be addressed with Building Permit, but not necessary prior to Planning Commission hearing:

1. Properties will need to be combined through a Lot Consolidation or Subdivision application: <https://www.slc.gov/planning/applications/>
2. Permits for signage should be sought separately according to [21A.46](#) and Design Review standards of [21A.59.050.J](#). Approval could be delegated to Staff by Planning Commission.
3. Provide complete landscape plans for site and park strips according to [21A.48.050](#) and [21A.48.060](#).
4. Complete lighting plan will need to be provided. Approval can be delegated to Staff by Planning Commission.

Zoning (Elliott North): Make Corrections - Comments by Amanda Roman

PLANNING DIVISION COMMENTS - North Building

Comments by: Amanda Roman

Email: Amanda.roman@slcgov.com

Phone: 801-535-7660

Status: Make Corrections

D-2 Downtown Support District Standards

Height: 92'9" to top of parapet and 82'8" to the roof – cannot exceed 120' and buildings over 65' must go through the Design Review process.

Request to reduce the setback along Richards Street from 8 feet to zero. Buildings that contain ground floor residential uses shall have a front yard setback of a minimum of eight feet (8') and a maximum setback no greater than sixteen feet (16').

- Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

Design Standards 21A.37

Questions about window insets.

Ground floor use/visual interest requires design review approval. Retail space along 800 South is 42' in depth and the leasing office/art gallery and lobby area are 24'5. Double height ceiling are 22' tall.

Materials: Provide percentages of durable materials for both upper and lower floors. Stucco/EIFS is not considered a durable material. Ground floor is 80% and upper floors are 50% minimum durable materials. Windows and doors are not included in the calculation.

Civil plans do not align with site plans. Landscaping plans need basic dimensions of sidewalks, park strips, and distance between street trees. Sidewalks must be a clear walking path that is a minimum of 10' wide.

- Proposing a 14' sidewalk and 5'8" park strip along 800 South.
- 6' sidewalk along Richards St
- How do people move in and out of the building with the loading areas within the alleyway? The building entrances don't appear to be large enough and there is not an elevator on the façade.

Glazing:

- Ground floor glass requirement is 60% - 75% is provided along 800 S and 40% is provided along Richards St
- Upper floor glass requirement is 50% - narrative states glass is between 30-45%
- The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).
- The flex space along Richards could have more glazing, which would increase the overall percentage and could remove ground floor glass as a requested modification.

Building Entrances:

- 40-foot spacing requirement met, but the units along Richards do not provide an entry feature. Please review the entry features in 21A.37.050.P
- 800 S ground floor plan show 3 building entrances, but the renderings show 4.

- 12 entrances along Richards?
- Awnings are 12' above grade, but how deep are they? Code states, Overhead covers are required at building entrances to provide weather protection to pedestrians and may encroach into a required yard as indicated in this section or into a public right of way with an approved encroachment agreement with the city. These coverings are required to be between 9 and 14' above the level of the sidewalk. They shall also provide coverage with a minimum depth of 6 feet and project no closer to the curb than 3 feet.”
- I need more details on the entry features, they are hard to see on the renderings and elevations. Can you provide a rendering of the ground floor, from the 800 S sidewalk?
- Where are the entrances along the alleyway, where the loading area is shown?

Building Length: Building frontage along Richards St is 360', which exceeds the 200' maximum.

Upper Floor Step back: No step back along 800 S. Richards St has 3 large step backs in the form of courtyards that are approximately 63' deep by 45' wide.

Building Department: No Corrections - Comments by Todd Christopher

Fire: Make Corrections - Comments by Douglas Bateman

Elliot North –

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This exceeds the maximum allowed and would need site modifications or approval of alternative means and methods from the Fire Prevention Bureau

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

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

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds.

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

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

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

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

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building which is the long side of the building. It appears you do not provide the minimum proximity of 15-feet. You may go to as little as 10-feet through an AMM with Fire Prevention. Courtyards make it so one entire side is not available for access and would need to be modified or approved by Fire Prevention Bureau.

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

*Please verify all standpipe locations in stairs provide maximum hose pull distance of 200-feet to all interior portions of the building. Standpipe connections are to be located on the intermediate landings.

*Verify no dead end corridors greater than 50-feet have been designed. It appears there may be one on the north end of the building for all levels.

*Verify highest occupied floor level is not greater than 75-feet above the lowest level of fire department access or high rise requirements will be required including all items from IBC Chapter 4

*Verify pump and generator will not be required. Minimum fire flows and pressures from City system must provide adequate pressures for fire protection systems.

Elliot South –

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This exceeds the maximum allowed and would need site modifications or approval of alternative means and methods from the Fire Prevention Bureau

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

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

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

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

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*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined

by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building which is the long side of the building. Courtyards make it so one entire side is not available for access and would need to be modified or approved by Fire Prevention Bureau.

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

Housing Stability: No Corrections - Comments by Tony Milner

The Housing Stability Division's comments on the Planned Development and Design Review for the proposed Elliot North project, in relation to the City's five year housing plan, *Housing SLC: 2023-2027*, is as follows (link to the housing plan: <https://www.slc.gov/can/housing-slc/>)

No concerns.

Recommendations:

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

Urban Forestry: No Corrections - Comments by Rick Nelson

Urban Forestry approves of the proposed number and species of street trees. The soil volume required for the trees proposed to be planted in tree grates needs to be achieved in a format that is beneficial to the root zone of the tree and will probably require the use of soil cells to reach the required volume.

Sustainability: No Comments Provided

Transportation: Corrections Made - Comments by Jena Carver

The parking and access for both applications look good. In addition to the secure bicycle parking a publicly accessible bicycle rack should be provided for the retail space. I also recommend a more pedestrian and bicycle friendly cross section for Richards Street. The right-of-way is 66' wide, providing ample space for a cross section that meets the intent of the SLC Street Typologies design recommendations, with a wide sidewalk and park strip on the east side of Richards Street and bike lanes added to the roadway.

Police: No Corrections - Comments by Andrew Cluff

I like the design. 1st level commercial and increase in residential properties is definitely needed. I'm sure this has been thought thru but I didn't see it addressed on the plan. The alley way would be an area of concern for me. It showed existing lighting, but not a plan for adding additional lighting. This is one place I would keep well lit with clear signage for passers-by to avoid loitering or criminal activity on private property.

Also the Garage doesn't appear to be secured. If that's the case again just good lighting and signage with a good plan on how they might address any issues.

Public Utilities: No Objections - Comments by Kristeen Beitel

Public Utilities has no issues with the proposed special exceptions for building height or building length. In regards to reduced setbacks, applicant should be aware that reducing setbacks and landscape areas may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

Additional comments have been provided to assist the applicant in obtaining a building permit.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Public street light requirements are determined during building permit review.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. Submitted plans appear to address offsite utility improvements with the new sewer main in 800 South and Richards Street and the new water main in Richards Street. Sizing and extents will be verified during building permit review.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. Plan shows proposed 8" sewer laterals – these will require request for variance with supporting justification. Approval is not guaranteed.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- 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
- This project is located in SLCDPU's High Profile Construction Area, and a Storm Water Pollution Prevention Plan (SWPPP) is required for this project.

Rocky Mountain Power: Corrections Made - Comments by Michael Lange

The north building is going to have clearance issues with the transmission lines and the distribution lines along 800 S. The south building will have clearance issue on the west side of the building with our distribution line.

They will need to change their plans for the north building those lines are transmission and cannot be buried. The south building is distribution and can be relocated at their cost.