



Project Narrative

Project Name: La Esquina

Project Address: 1000 N. 950 W, Salt Lake City, Utah 84116

Applicant Name: Jae Hyun

06.01.2026

La Esquina is a proposed mixed-use development located at **1000 N. 950 W., Salt Lake City, Utah 84116**. The site is a corner lot within the **MU-2 (Mixed Use)** zoning district and is planned as a single-phase development.

The proposed building will be three stories in height, with a maximum building height of approximately 30 feet. The project includes a mix of neighborhood-serving commercial uses and residential rental units, supporting the goals of the MU-2 zoning district by promoting a walkable, pedestrian-oriented mixed-use environment.

Approximately 2,600 square feet of commercial space is proposed along the south and east street frontages. The proposed commercial tenants include a donut shop and a nail salon, which are intended to activate the streetscape, serve the surrounding neighborhood, and enhance pedestrian activity along the public frontage.

The residential component will consist of approximately 16 rental units. To support both the residential and commercial uses, the project will provide a total of 20 parking spaces, including 14 shared parking stalls and 6 residential garage parking spaces. One of the shared parking stalls will be ADA-accessible.

The overall goal of the project is to create a development that is compatible with the surrounding neighborhood, encourages an active pedestrian-oriented streetscape, and provides safe and private residential units, particularly where residential and commercial uses interface.

In conjunction with this application, the project is requesting Design Review approval for the following modifications:

- Excess Floor Area
- Façade Length Increase along Victoria Way

The requested Design Review modifications are intended to support a cohesive building design and facilitate efficient site planning while maintaining the overall intent of the applicable design standards. Building articulation, pedestrian-oriented frontage elements, landscaping, and a variety of exterior materials have been incorporated throughout the project to reduce the perceived building mass, enhance visual interest, and create a development that is compatible with the surrounding neighborhood context.