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Design Review Application - The Hank

Project Summary

The Hank is a proposed 21-unit condominium project located along West Temple. The project is a four story building with 3 stories of units over 1 story of parking along with the lobby. Currently the parcel is a small multi-family building.

These residential units will be for sale, thus offering unique housing opportunities for individuals and families to own their property and build long-term equity. This fundamental difference empowers residents with the security and financial benefits of homeownership, setting this project apart from traditional rental housing options.

We would like to thank you for your time and attention in reviewing this proposal. This application includes detailed drawings and written descriptions that outline the scope of the project.

Sincerely,

Jarod Hall, AIA

Manager
di'velept design LLC

Detailed Description of Modifications Requested

Enhanced Active Use - We are asking for an exception to the Enhanced Active Use requirement. The building's width and location make a ground floor retail space difficult.

The applicant proposes Active Residential Use on the ground floor along the West Temple frontage in lieu of Enhanced Active Use as required under 21A.37.060.D. The Design Review process is requested to evaluate this approach as an alternative that meets the intent of the standard through residential design.

The proposed ground floor treatment includes:

- Minimum 60% transparent glazing along the West Temple facade at the pedestrian zone.
- Pedestrian-scale architectural articulation and material differentiation at grade
- Consistent resident presence and occupancy creating active street engagement throughout the day and evening.
- Active Residential building entrances oriented to the West Temple sidewalk