Exhibit “C”

Design Guidelines Text

AS SUBMITTED 10/15/26 AND UPDATED 11/10/26

The definitions in the MDA shall control here unless otherwise specified.

All Private Passageways (the Paseo and the North Lane) and the areas facing them shall not be considered “Public Streets”, “Street Facing”, or include “Curbs, Sidewalks or Public Sidewalks” and shall not be subject to Title 21A but shall be consistent with the applicable design guidelines and all other related provisions of the MDA.

Submittal Requirements/Processes. All land use applications shall follow the processes, include all application materials, and be subject to all applicable provisions of Title 21A Zoning or as modified by the MDA. All Development Applications shall include a statement explaining how the Development Application complies with the requirements of the MDA, the Zoning and these Design Guidelines including, but not limited to, strategies and designs for establishing commercial uses on the ground level of any portion of the Development Application that faces the Paseo. Any disputes regarding compliance with these Design Guidelines shall be resolved pursuant to the Dispute Resolution Processes of the MDA.

Use of Ground Floors.

Hospitality Frontage (Blue)

The hotel frontage will establish a refined arrival experience along 300 West, combining a lobby presence with food and beverage, amenity, and guest-oriented uses at the ground level along the 300 West frontage which will contribute activity and/or visual interest to the street while supporting hospitality operations.

Commercial Storefronts (Pink)

Commercial storefronts will provide active, pedestrian-oriented frontages that help define the District’s street life. Food and beverage uses, retail, commercial, lobby spaces, and experiential concepts, will create activity, visual interest, and a vibrant urban atmosphere through transparency and frequent entrances designated with integrated and compatible signage.

Residential Frontage (Yellow)

Residential uses will provide a daily neighborhood presence that supports activity beyond event hours, with lobby spaces and other front of house uses helping create a complete mixed-use district that remains active year-round. Front of house uses do not include loading and trash areas, separate mail or parcel delivery rooms, storage areas, and other similar supportive uses.

Entertainment Venue East Frontage (Orange)

The Entertainment Venue’s frontage along 200 W will bring energy to the public realm through design elements that create visual interest and pedestrian comfort, which may include such things as modulations in texture, pattern, color, material, plane, lighting, signs, and/or event related visuals.

Entertainment Venue South Frontage (Cyan)

The Entertainment Venue’s frontage along 100 S will bring energy to the public realm through design elements that create visual interest and pedestrian comfort, which will include some commercial space at the sidewalk level and may include such things as modulations in texture, pattern, color, material, plane, lighting, art, historical markers, retail space, and/or event related visuals.

General Note: Outdoor dining and/or café seating may be placed throughout the paseo or in front of storefronts where appropriate.

General Note: Where any of the provisions below relate to a “Tract” as referenced in the Development Plan the provisions of the exceptions shall apply irrespective of whether the boundaries of the Tract are modified from those shown in the Development Plan or there are more Tracts created than are conceptually illustrated in the Development Plan.

21A.48.040: RESPONSIBILITY AND MAINTENANCE:

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D. Street Trees.

1. Salt Lake City's expectation is to preserve street trees. Planting, cutting, removing, pruning, and any other maintenance of street trees is subject to approval by the Salt Lake City Urban Forestry Division as described in Section 2.26.210 of this code.

2. It is the abutting property owner's responsibility to:

a. Contact the Salt Lake City Urban Forestry Division to request maintenance on a street tree and obtain required approval for any changes made to a street tree.

Proposed Modification:

Any existing street trees that are removed shall be replaced with the types and sizes required by the Salt Lake Urban Forestry Division at the ratio required by City standards. Existing street trees may be removed to allow for curbcuts, driveways, loading access and passage of

vehicles within such areas and for those removals the Project is exempt from the provisions of Section 21A.48.040.D.1 and D.2 and the provisions of Section 2.26.210 and without obtaining approval of or a permit from the Salt Lake Urban Forestry Division.

21A.30: DOWNTOWN DISTRICTS:

21A.30.045: D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT:

D. Yard Requirements:

1. Front and Corner Side Yards: No minimum yards are required. If a front or corner side yard is provided, the maximum setback shall be eight feet, except for privately owned plazas, terraces, landscaped areas or other similar spaces.

Proposed Modification:
The maximum front and corner side yard setback is not applicable for buildings on Tracts 3 and 5 as indicated on the Development Plan provided the Tracts include a combination of the following:

Pedestrian paths and access to buildings that are clearly defined and/or separated from vehicle circulation by a combination of one or more site design elements such as paving type or pattern, landscaping, curbs or bollards, or other such design elements that delineate pedestrian versus vehicular circulation. Amenities for passers-by such as increased vegetation, seating, wayfinding, or similar features shall be included. A landscape buffer of a minimum 3' width must separate vehicle circulation elements from the public sidewalk. The length of the buffer shall be a minimum of 20'. The landscape buffer shall include a minimum of 33% of the area to be covered by vegetation and include any combination of seating, wayfinding, art, or similar features.

a. If a yard is provided, the yard is required to have at least one of the following elements:

(1) Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space;

(2) Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or

(3) Awning or a similar form of weather protection that covers at least five feet (5') in width and length from all street-facing building entrances

Proposed Modification:
In lieu of section D.1.a, if a privately owned yard, plaza, terrace or landscaped area is provided, amenities such as increased vegetation, seating, or similar features shall be included in a manner that meets the intent of the measurable provisions in 21A.30.045.D.1.a.

E. Building Height: Buildings in the D-4 zoning district shall comply with the following provisions:

2. Buildings taller than 200 feet and up to 600 feet shall only be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title and the following regulations.

Proposed Modification: Design Review shall not be required for building heights less than 310'. A Development Application for a building between 200' and 310' shall be filed with the City and the fees paid. The Development Application shall specify that except for the additional height no other modifications to the design standards found in Chapter 21A.37 (or any other modification that may be authorized by the Zoning Code or through this MDA review) are being proposed. The Development Application shall comply with the requirements specified in 21A.59.G(1), (2), (3 and (4). If the Administrator verifies that no other modifications are being proposed then the Administrator shall approve the additional height.

a. Shall include a minimum stepback of five feet (5') or other architectural features that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the first floor and below one hundred twenty feet (120') in height above the sidewalk or public space. Buildings with less than fifty percent (50%) of the total façade surface cladded in glass are exempt from this requirement;

Proposed Modification:
Stepback or other architectural features shall not be required when the building façade is more than 5' from sidewalk, midblock walkway, or other public space.

c. Exception: The first fifty feet (50') of height shall not be set back more than five feet (5') from the front property line, unless approved through the design review process or when otherwise allowed by this code.

Proposed Modification:
No maximum setbacks are required for buildings on Tracts 3 and 5 provided the setback area complies with the modifications to 21A.30.045.D as indicated in this attachment C of the MDA.

21A.36: GENERAL PROVISIONS:

21A.36.010: USE OF LAND AND BUILDINGS

C. Frontage Of Lot On Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.

Proposed Modification:
Tract 2 does not need to face a public street.

21A.37: DESIGN STANDARDS:

21A.37.050 DESIGN STANDARDS DEFINED:

A. Ground Floor:
2. Enhanced Active Use: Where required by Table 21A.37.060 or the underlying zoning district, the ground floor use space shall be occupied by an "Enhanced Active Ground Floor Use" such as retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined to be substantially similar by the planning director and/or planning commission. The planning director and/or planning commission shall consider whether uses are substantially similar based on the level of public access from the purpose of receiving a service or product from the use.

a. Lobby Exception: Notwithstanding these provisions, a lobby may occupy up to 25% or 50 feet, whichever is less, of the length of the required ground floor use area when public access is provided along such facade.

Proposed Modification:
All lobbies for a hotel, office or residential use shall be considered an "Enhanced Active Ground Floor Use" without length restrictions.

3. General Exceptions: The following Exceptions apply to all ground floor use requirements:

Proposed Modification:
Add General Exception 3.d: The Performance Venue is exempt from ground floor use requirements. The Entertainment Venue's frontage along 100 S will bring energy to the public realm through design elements that create visual interest and pedestrian comfort, which will include some commercial space of at least 1,000 square feet at the sidewalk level and may include such things as modulations in texture, pattern, color, material, plane, lighting, art, historical markers, retail space, and/or event related visuals.

B. Building Materials:

2. Durable Material: For the purpose of the requirements of this chapter, a durable material is defined as any material that has a manufacturer's warranty of a minimum of twenty (20) years from color fading, weather, and local climate-induced degradation of the material or is a natural material such as stone or wood, provided the wood is treated and maintained for exterior use. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board.

Proposed Modification:
Durable materials shall also include metal and glass storefront and curtainwall, metal panel, and metal plate.

C.1. Ground Floor Glass:

Ground-floor elevations facing street shall have a minimum of 60% glass

Proposed Modification:
For elevations of the Performance Venue the glazing minimums shall apply only to lobbies, commercial spaces, and lounges facing public streets. Instead, the design intent for the ground floor of the Performance Venue shall be to incorporate façade design elements that create visual interest such as, but not limited to, modulations in texture, pattern, vegetation, lighting, signs consistent with Exhibit C-2 to this MDA, color, material, art, and/or change of plane.

D. 1. Building Entrances

Elevations facing the street shall have a public building entrance every 60'

Proposed Modification:
For security, operational efficiency, traffic flow and pedestrian flow reasons the frontages of the Performance Venue on 100 South and 200 West shall be exempt from this requirement except for commercial spaces provided on 100 South which shall include a pedestrian entrance from the public sidewalk.

Proposed Modification:
All buildings that have public entrances on the Paseo are not required to have an entrance facing the street. Other than the Performance Venue and Tract 1, all other buildings that have frontage on both a public street and the Paseo shall include public entrances on the public street frontage and may include entrances on the Paseo at the discretion of SEG.

F. Maximum Length of Street Facing Facades

The maximum allowed length of a street-facing façade is 150 feet, for buildings longer than seventy five feet (75'), the space between additional buildings along the street in a development site shall be at least fifteen feet (15').

Proposed Modification:
For the Performance Venue a façade length of up to 300' is permitted with no gap required between abutting buildings provided the street facing facades of the venue comply with the modified standards. For buildings other than the Performance Venue, the Paseo and any other pedestrian path that connects the public sidewalk to the paseo shall be considered adequate separation between buildings and therefore the maximum length of street facing facades shall not apply.

21A.44: OFF STREET PARKING, MOBILITY AND LOADING:

21A.44.040: REQUIRED OFF STREET PARKING:

C. Electric Vehicle Parking:

1. Each multi-family use shall provide a minimum of one (1) parking space dedicated to electric vehicles for every twenty-five (25) parking spaces provided on-site. Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. The electric vehicle parking space shall be:

a. Located in the same lot as the principal use;

b. Located as close to a primary entrance of the principal building as possible;

c. Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and

d. Outfitted with a standard electric vehicle charging station.

2. In addition to Electric Vehicle Parking requirements, each multi-family use shall provide a minimum of 20% electric vehicle ready (EV-ready) parking spaces of parking spaces provided on- site. EV-ready parking spaces are parking spaces that are equipped with electrical conduit and sufficient electrical capacity for the future use of a minimum 200-volt electric vehicle charging station. The location of proposed EV-ready parking spaces shall be indicated on submitted site plans.

a. EV-ready parking requirements shall count toward the minimum required and maximum allowed number of parking spaces.

b. Parking areas with four or fewer vehicle parking spaces are not required to identify an EV - ready parking space.

c. Where no minimum parking is required, the 20% EV-ready parking space requirement will be based on provided parking.

d. For new multi-family uses, a minimum of 20% of required Accessible (ADA) parking spaces shall be constructed as EV-ready.

e. Electric vehicle parking spaces provided in accordance with Subsection B.1 that exceed the minimum number of required spaces established in that subsection shall count towards the required number of EV-ready parking spaces required in this Subsection B.2.

Proposed Modification:
No EV Parking shall be required for the Delta Center Block as all of the on-site parking is already provided for. EV Parking requirements for the other portions of the Project shall be determined by an EV parking study that is performed by a consultant selected by SEG and approved by the City, which shall consider market demand for EV parking and may result in lowering, but not eliminating, the required number of EV parking stalls for any multi-family use that may be included in the development .

E. Bicycle Parking

2. Calculation of Minimum Required Bicycle Parking Spaces:

Commercial Uses - 1 per 4,000 sq. ft

Proposed Modification:
Bicycle Parking for the Delta Center Block will be as already specified in a separate agreement. Bicycle Parking requirements for the other portions of the Project shall be determined by a bicycle parking study that is performed by a consultant selected by SEG and approved by the City and may result in lowering, but not eliminating, the required number of bicycle parking spaces. Any required bicycle parking that may result from a bicycle parking study may be provided within the rights of way after consideration of impacts to infrastructure, street trees, curb management, and necessary safety requirements and final approval by the City. The City retains the right to add bicycle parking within the rights of way at the city's discretion.

21A.44.060: PARKING LOCATION AND DESIGN:

A. Generally:

1. Parking Located on Same Lot as Use or Building Served: All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same lot or parcel as the building or use served, unless otherwise allowed pursuant to Subsection 21A.44.060.A.4, "Off-Site Parking Permitted", or Section 21A.55.020, Planned Developments - Authority".

Proposed Modification:
Parking within the Project does not need to correspond to Tract lines for phases, buildings or uses.
A.6 Refer to 21A.44.060A.6 for the current code requirements.

Proposed Modification:
All of the provisions of subsection 21A-44-060.A.6 shall not apply to the Project. All driveway locations shall be approved by the Planning Director, in consultation with other City departments and divisions to determine if the location does not create a safety hazard according to the "Safety and Construction Code Laws," the purpose of 21A.44.010and impact the function or maintenance of other infrastructure and public improvements. The driveway locations shown in the Site Plan in the MDA are generally accepted as locations that do not create a safety hazard or impact the function of other infrastructure.

21A.48 LANDSCAPING AND BUFFERS:

21A.48.060 LANDSCAPE REQUIREMENTS

B. Parkstrip Standards. Street Trees.

Proposed Modification:
Street tree requirements shall be calculated for overall Project street frontage, not individual Tracts or lots

Street trees shall not be required to be planted within the width of Paseo fronting 200 West or 300 West but the frontage shall be included in the calculation of number of street trees required. The spacing and placement of trees is flexible and shall be determined after consideration of sidewalk width and the location of infrastructure and driveways, however the required number of trees shall not be reduced. Street trees required for the Project may be reallocated to the Paseo and the City acknowledges that the types and sizes of the street trees reallocated to the Paseo may vary from the City's street tree typologies and sizes. Any existing street trees on 100 South that are removed shall be replaced

with the types and sizes required by the Salt Lake Urban Forestry Division at the ratio required by City standards. Existing street trees on 100 South may removed to allow for curbcuts, driveways, loading access and passage of vehicles within such areas and for those removals the Project is exempt from the provisions of Section 21A.48.040.D.1 and D.2 and the provisions of Section 2.26.210 and without obtaining approval of or a permit from the Salt Lake Urban Forestry Division.