



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Alicia Seeley, Principal Planner
Alicia.Seeley@slc.gov, 801.535.7922
Date: September 9th, 2026
Re: PLNPCM2026-00568, Silo Park Retail Design Review

Design Review

PROPERTY ADDRESS: 522 S 400 W
PARCEL ID: 15-01-376-014-0000
GENERAL PLAN: [Downtown Plan](#)
ZONING DISTRICT: [MU-11 Mixed Use 11](#)
OVERLAY DISTRICT: Transitional Overlay
COUNCIL DISTRICT: District 2: Alejandro Puy

REQUEST:

Jonathan Hardy, representing the property owner, is requesting design review for a two-story commercial building at approximately 522 S 400 W. This building is proposed as part of the larger Silo Park mixed-use development. The request is to modify the provisions for ground floor glass, building entrances, and screening of service areas as required in the MU 11 Mixed Use 11 zoning district. The intent of the modifications is to orient pedestrian activity to midblock walkways, rather than along arterial streets, and to accommodate the intended use as a music venue. This property is located within City Council District 2, represented by Alejandro Puy.

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 Design Review request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: MU-11 Zoning Standards](#)
- E. [ATTACHMENT E: Design Standards for the MU-11 Zone](#)
- F. [ATTACHMENT F: Design Review Standards](#)

G. [ATTACHMENT G: Public Process & Comments](#)

H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

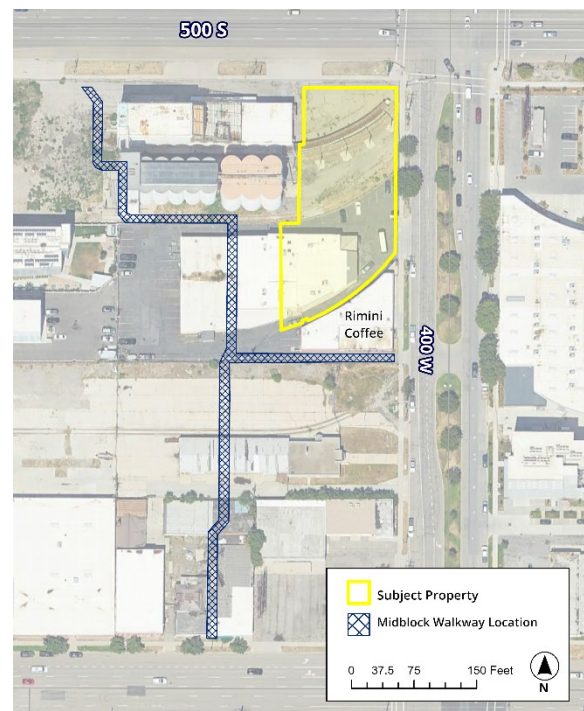


Retail Building within the Overall Silo Park Plan

This proposed development is a two-story commercial building comprising a bowling alley and live music venue with food and beverage service. The proposed building is 35,276 square feet and is located on a parcel approximately 0.72 acres (or approximately 31,363 square feet) in area, located at the northeast corner of the larger Silo Park master development: a mixed-income, mixed-use block between 500 and 600 S and 400 and 500 W. The property is located in the MU-11, mixed use 11 zone. The previous use of the property was industrial.

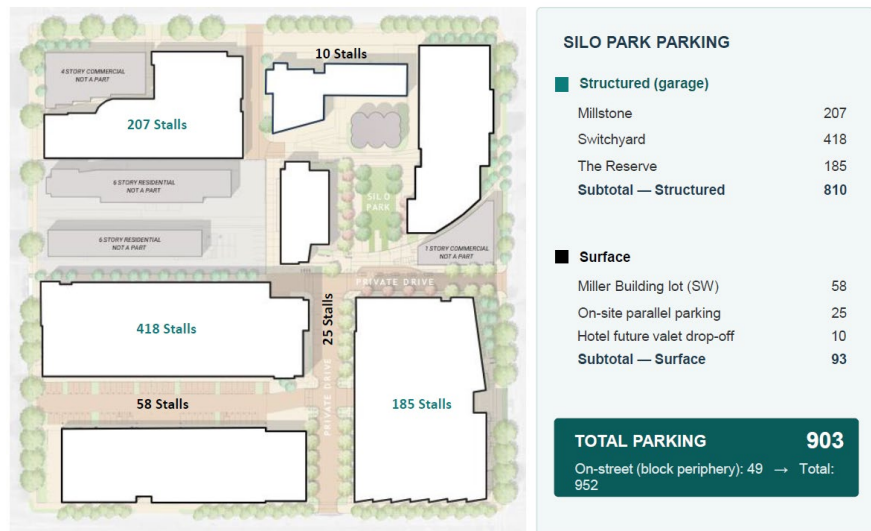
In accordance with the Downtown Master Plan, the developer has already entered into a development agreement to provide a mid-block walkway through the Silo Park block. The walkway will provide a north-south pedestrian connection between 400 S and 500 S, as well as east to 400 W, with the alignment just south of the existing Rimini Coffee building, which will remain on site. Although the midblock walkway does not overlap with the subject parcel, the walkway, along with the adjacent interior park, are designed to serve as the central gathering areas for the overall Silo Park development. As such, the design of the building is intended to be oriented inward, toward the walkway and the park.

The developer plans to utilize a shared parking model, which will concentrate the majority of the required parking for the retail building, along with all of the buildings in Silo Park, into three parking



Mid-block Walkway Location

garages, opening up more land on the site to be designed as publicly accessible open space and allowing the commercial building to be oriented to pedestrian space, rather than to a parking lot. The shared parking structures were approved through the design review and planned development processes by the Planning Commission on March 12, 2025. More details on the shared parking model and structures can be found in the [staff report](#) prepared for that meeting.



Silo Park Parking Plan



Rendering of the main entrance to the retail building from the southwest - oriented toward the interior walkway and gathering spaces

Proposed building materials include metal and concrete masonry units (CMU) as a nod to the area's industrial history. These materials are intended to complement the surrounding industrial and adaptive reuse buildings that characterize the area.

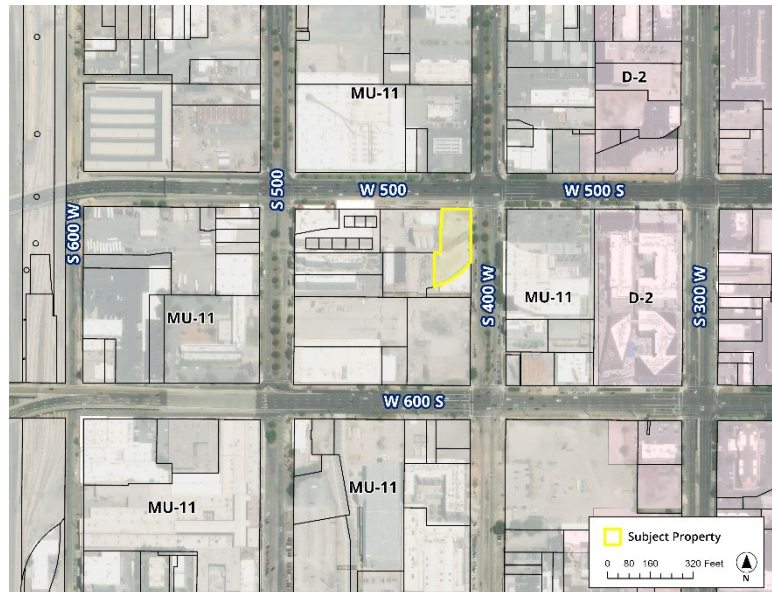
As the property is located on the corner of 500 S and 400 W, the future building will

have two street-facing facades. The applicant is requesting relief from the MU-11 design standards which require building entrances to be provided along street-facing facades ([21A.37.050.D](#)), a minimum percentage of ground floor glass ([21A.37.050.C.1](#)), and screening of service areas ([21A.37.050.K](#)). Relief from these provisions is sought with the intent of orienting pedestrian activity to the mid-block walkway, and to accommodate the internal uses. Each of these requests is discussed in more detail in [Key Considerations](#).

Neighborhood Context

Surrounding Development

The Silo Park Block is located in the area where the Granary District and Downtown overlap. The surrounding buildings are a mix of older industrial buildings and adaptive reuses as well as newer development that is also designed to reflect the industrial history of the area. Most of the neighborhood is zoned MU-11, with a transition to D-2 (Downtown Support District) to the near east. Nearby land uses are largely a mix of high-density residential and commercial uses, particularly east of the property, as well as light industrial and warehouse uses to the west.



Vicinity Map with surrounding zoning

Notable destinations in the vicinity include Pioneer Park, The Post District, Granary Campus, and dozens of restaurants, breweries, coffee shops, and small-scale retail establishments. The future Fleet Block development is also approximately 0.45 miles to the southeast of the site.



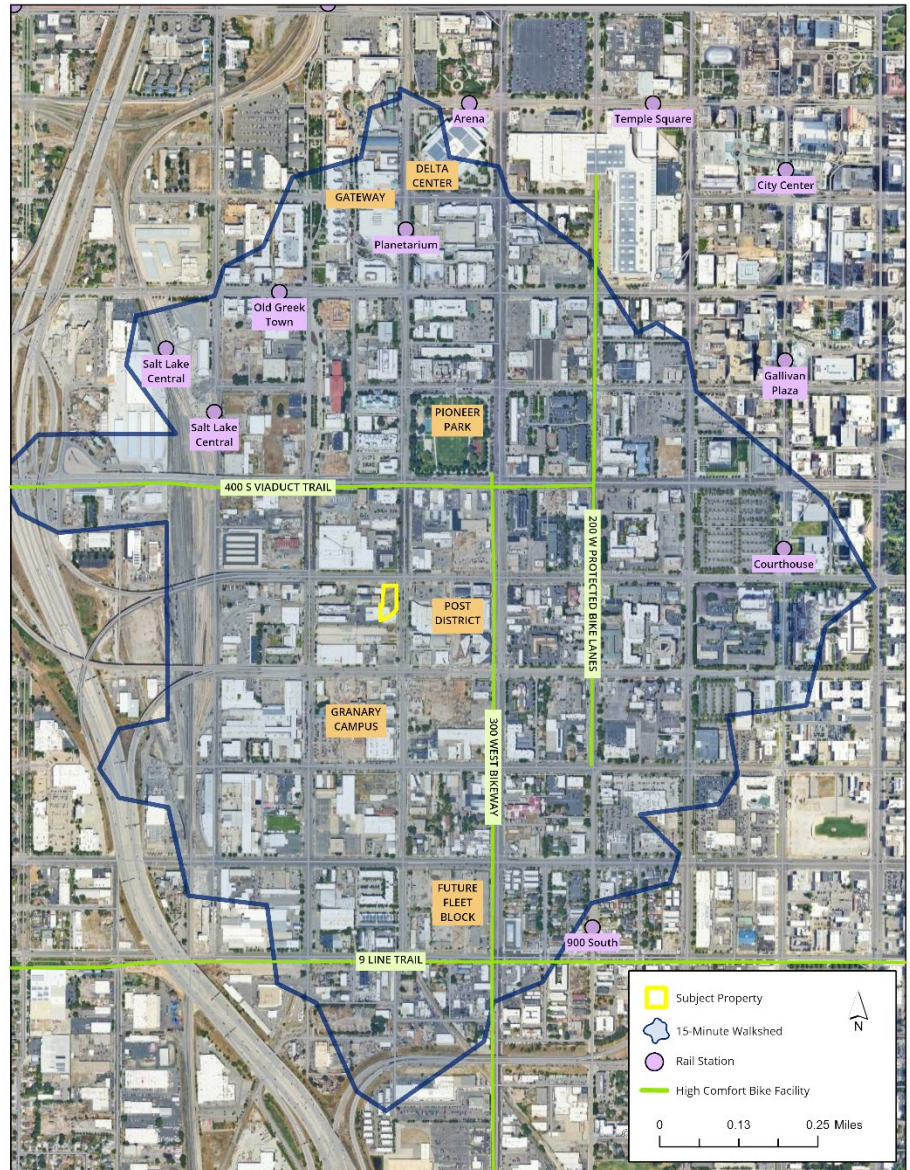
Traeger Grills Headquarters, located directly across 400 W from the subject site

Transportation

As the property is between 0.25 miles and 0.5 miles from the nearest fixed rail station (approximately 0.35 miles from the nearest platform at Salt Lake Central Trax Blue Line and Frontrunner Station), the property is considered to be in the Urban Center Context. Aside from Salt Lake Central Station, all three TRAX lines are accessible via Courthouse Station (0.64 miles away).

400 W, which runs along the eastern edge of this property, has also been identified to accommodate a future TRAX line. The developer is widening the sidewalk to 10 feet to accommodate the future transit corridor street typology.

The site also has nearby access to several high-comfort bike routes, including the 300 West Bikeway (0.15 miles away), the 400 S viaduct trail (0.15 miles away), the 9 Line trail (0.5 miles away), and curb-protected bike lanes on 200 W (0.3 miles away).



Transportation facilities and destinations within a 15-minute walk of the property

Transitional Overlay

The subject property is located within the Transitional Overlay District. The purpose of this overlay district is to allow limited high intensity commercial and light industrial uses in areas of the City that are intended to transition over time toward a mix of residential and commercial uses. This district is intended to provide a higher level of control over certain nonresidential redevelopment to ensure that the use and enjoyment of residential properties is not substantially diminished. To achieve this intent, nonresidential uses allowed within the overlay are required to comply with additional standards for compatibility and buffering.

The Transitional Overlay district lays out additional land uses that are permitted or conditional but are subject to the above-mentioned additional standards. The intended uses for the subject property (bowling, restaurant, and music venue) are not listed as high intensity commercial or light industrial uses under this section and are thus not subject to additional requirements. As the larger Silo Park redevelopment will transform the block into a mix of residential and commercial uses, the intent of the transition overlay is met.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section [21A.59.030](#) of the Zoning Ordinance, the Planning Commission shall approve a Design Review 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. City Goals Identified in Adopted Plans
2. Building Entrances
3. Ground Floor Glass
4. Screening of Service Areas

Consideration 1: City Goals Identified in Adopted Plans

Plan Salt Lake (2015)

Neighborhoods 2040 Target: “Community amenities (parks, natural lands, libraries, schools, recreation centers) located within ¼ mile walking distance of every household”

The Silo Park development plan incorporates a community gathering space as the center of the development to ensure residents have immediate access. The retail building is designed to be oriented toward this internal gathering space.

Growth Initiative: “Promote infill and redevelopment of underutilized land”

This property was formerly industrial use, and its proximity to downtown makes it an excellent site for redevelopment, adding housing and retail. The retail building will serve visitors as well as residents of Silo Park.

Beautiful City 2040 Target: “Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses.”

Relief from design standards are sought in part to allow the building’s primary entrance and interest to be oriented toward a midblock walkway to provide a safer and more comfortable pedestrian experience.

Downtown Plan (2016)

Goal: “An integrated mid-block walkway system that prioritizes pedestrians”

A development agreement to provide a mid-block walkway has already been recorded adjacent to the subject site. The addition of the retail building, as well as the shared

parking model, will further activate the space and is designed to prioritize pedestrian movement.

Goal: “Districts that are uniquely defined by their building character, street furniture, plantings, public art, and other elements.”

This development sits in the Granary district, which has a unique identity characterized by its industrial history. This is visually distinguished by the character of the buildings, which incorporate brick and metal elements and architectural details characteristic of the former and existing industrial buildings. The Silo Park retail building is designed to be compatible with surrounding development and fit cohesively into the district.

Vision: “The Granary continues its transition from primarily industrial uses and warehouse buildings and is repurposed for creative industries and supports office, retail, and restaurants. the area has more residents, primarily on the eastern half of the district.”

As discussed above, the Silo Park retail building is designed to be compatible with the existing Granary District and the conversion of an industrial site to a music venue and retail space supports the ongoing transition of the area.

Granary District Area Plan (2024)

“Leveraging the proposed TRAX alignment on 400 West, this corridor offers an exceptional opportunity to provide comfortable walking and biking access into the District in conjunction with the transit services.”

Although the façade facing 400 W does not have an entrance designed for public access, the design of the site will support the vision for 400 West as a future transit corridor and the preferred street typology. The applicant will widen the sidewalk by two feet into the property to provide the required 10-foot sidewalk in accordance with MU-11 standards while keeping the park strip intact. The roll-top door and architectural variety on the east façade, as well as the building scale and position relative to the sidewalk, will allow for an active and interesting pedestrian and bicycle corridor on 400 W. The future mid-block walkway will also be accessible from 400 W.

“Approximately 19% of Households Had No Access to a Personal Vehicle in 2021 in the Granary District”

Given its proximity to downtown and ongoing transition to higher-density residential and mixed-use development, many residents of the Granary District may choose not to own a car or may drive infrequently. As such, future development in this area should plan for and support car-free or car-lite lifestyles. The Silo Park retail building helps reduce reliance on personal automobiles by implementing a shared parking plan with other uses on the Silo Park block and designing the building to compliment and activate mid-block walkways and gathering spaces.

Consideration 2: Building Entrances

The applicant is asking for relief from the provision for building entrances in [21A.37.050.D](#), which requires that *building entrances are located along street-facing facades for the convenience of building occupants and visitors*. As the subject site is on a corner lot, the future retail building will have two street-facing facades; the north side of the building facing 500 S, and the east side facing 400 W. The applicant is requesting relief from providing entrances on either street-facing façade. The reason given for this request is twofold: to enable controlled access for ticketed events to the music venue, and to orient the primary pedestrian entrances toward the mid-block walkway and internal gathering spaces. The context of both street-facing facades is discussed in greater detail below.

North Façade

The north side of the retail building will face 500 S. No public entrances or doors are proposed along this façade. 500 S is classified in Salt Lake City's Transportation Master Plan as an Arterial: State Route, meaning that it is a state highway operated and maintained by the Utah Department of Transportation. It facilitates west-bound traffic only and provides access to Interstate 15 and Interstate 80. The posted speed limit on this section of 500 S is 40 miles per hour. The right-of-way as measured from curb to curb is approximately 75 feet, accommodating four lanes of one-way traffic. Directly across the street to the north is a Maverik gas station and the former Packaging Corporation of America building, now vacant.

A sidewalk (8 feet wide) and park strip (17 feet wide) buffer the building from the nearest lane of travel. Residents of the Millstone apartments to the west along 500 S, also part of the larger Silo Park development, will have access to the retail building via the midblock walkway. The remaining blocks between Silo Park and 1-15 along 500 S are primarily remaining industrial and light manufacturing uses.



Former Packaging Corporation of America building across 500 S



Rendering of north façade as viewed straight on



Rendering of north façade as viewed at an angle from the northwest

Given this context, it is not anticipated that the sidewalk along 500 S will experience significant pedestrian demand in the near or even long term. Access to the retail building via the midblock walkway offers a safer and more comfortable alternative to access along 500 S.

East Façade

The east side of the building will face 400 W. This side of the building will be the more prominent and longer street-facing façade. Doors are provided on this façade for loading, ingress, and egress, but are not intended to be used for public access. A large, roll-top glass door is also proposed on this façade, but will be fenced off to prevent access from the sidewalk along 400 W.

Unlike 500 S, this section of 400 W is classified as a local street, designed to carry traffic over short distances and at low speeds. This street currently accommodates two lanes of travel in each direction as well as a landscaped median. Directly across 400 W to the east is the Post District mixed use residential and commercial block, with the nearest building being the Traeger Grills headquarters and the adjacent parking lot. To accommodate pedestrians arriving from the east, the mid-block walkway will provide an entrance from 400 W on the south side of the existing Rimini Coffee building and connect to the retail building's main entrance on the southwest corner.

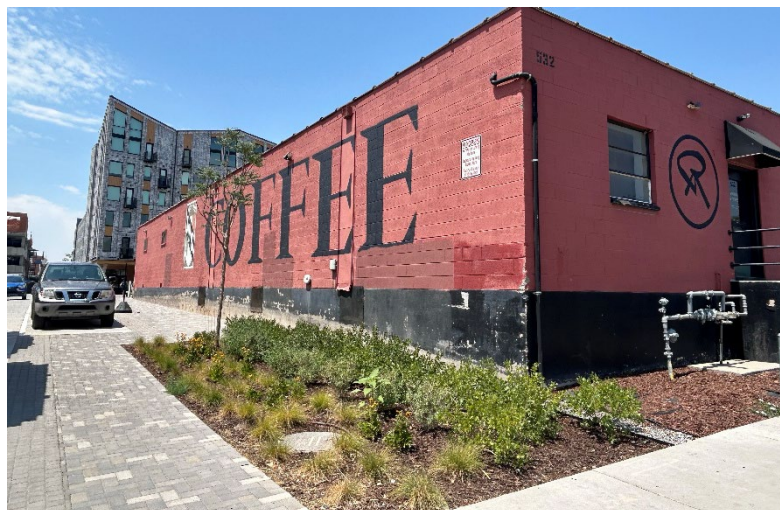
Additionally, the fence prohibiting access to the roll-top door on the east façade will feature a gate that can be opened to allow this door to serve as a public entrance if needed for select events. This large glass door also provides flexibility



400 W looking toward the subject site



Rendering of east façade as viewed from the corner of 400 W and 500 S

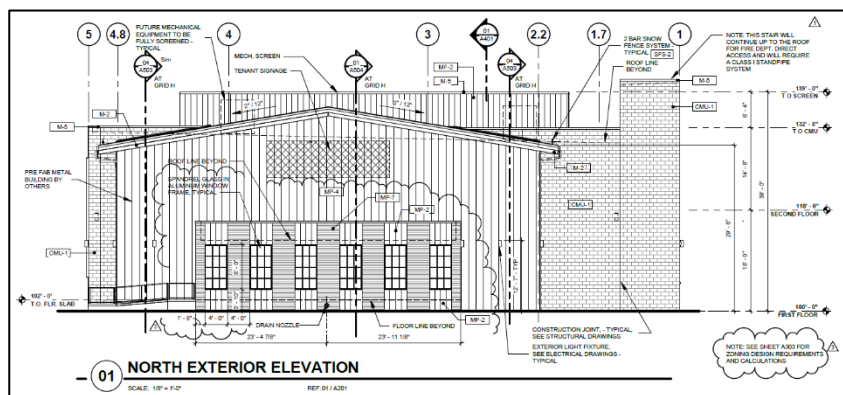


Mid-block walkway entrance from 400 W

for potential changes of use in the future, as it could be easily modified to provide a more permanent public entrance.

Consideration 3: Ground Floor Glass

The applicant is also requesting relief from the minimum required ground floor glass per section [21A.37.050.C.1](#). The MU-11 zone requires a minimum of 60% glass, as calculated between three feet and eight feet from the finished first floor. The ground floor glass shall also allow unhampered and unobstructed visibility into the building for a depth of at least five feet. The applicant is requesting relief from this provision on both the north and east facades of the building, on which they intend to provide 32% and 31% of ground floor glass, respectively. Relief is requested to accommodate the unique internal uses, described in more detail below:



North Elevation with spandrel glass

North Façade

The northernmost area of the building is intended to be used as a greenroom. Artists will use this space as an area to stage equipment, change clothes, and otherwise prepare for performances. The area above the green room is designed to serve as the backdrop to the music venue. Views into this portion of the building would compromise

the privacy and therefore the functional use of the space. To break up the façade and add some visual interest, the applicant is proposing 32% of the ground floor façade as spandrel glass, which is not a reflective surface, but also does not provide unobstructed visibility into the building. As the building will be highly visible from pedestrians on all sides, the green room and venue backdrop are located on the side of the building away from the intended pedestrian corridors and gathering spaces, which is consistent with the intent of this provision.

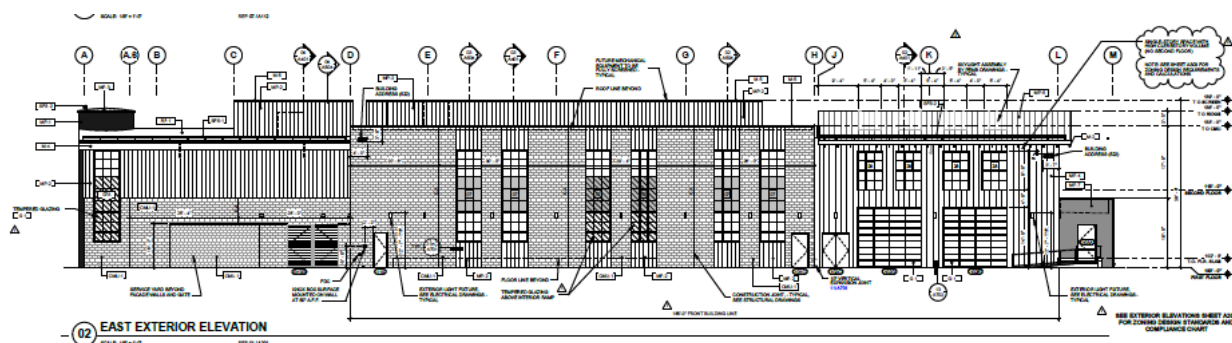
East Façade

The proposed design includes 31% of ground floor glass on the east façade. The reduction in glass is requested to accommodate the interior music venue and open dining space. A clear span on the north portion of the building is needed to create the open concept and avoid adding columns that would obstruct patrons' views of performances. The two-story volume also requires shear and structural strength on the west and east walls to support the bowling venue above the first-floor dining area. The structural support needed for these uses limits the amount of glass that can be feasibly added to the east façade. In order to meet the intent of this standard while being sensitive to the intended use, the applicant proposes concentrating the ground floor windows and public interest along the southwest portion of the building, which will function as the main entrance oriented toward the public gathering spaces. This portion of the building will provide 66% of ground floor glass. The setback portion of the building on the south side will be used to screen mechanical equipment. The interior portion of this space will also support equipment for sound and light, making windows a challenge. Although this section will be somewhat visible from 400 W, it will be mostly obscured by the Rimini Coffee building's curved shape to the south. To further

add pedestrian interest, the applicant intends for this space to be tenant signage or to provide a painting pattern, similar to that which was provided across the street at the Traeger Grills building.

Consideration 4: Screening of Service Areas

As discussed in the above considerations, there is no functional ‘rear’ of this building, as all sides will be at least somewhat visible from a street or mid-block walkway. The service areas will be located on the southeast corner of the building, in the building’s only interior side yard. As discussed in Consideration 3, this side yard will be partially visible from 400 W, as the parcel is an irregular shape with the south lot line running diagonally from the east line to the southwest corner. However the proximity and shape of the existing Rimini Coffee building will largely screen this side yard elevation from the street. Section [21A.37.050.K](#) requires that service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. As this portion of the building is located along the southern lot line of the parcel, it is considered the side yard. However, the provision also requires that the height of fences and/or masonry walls shall not exceed eight feet (8’).



East elevation



Proposed screening wall on the south side yard



Rimini Coffee as viewed from the north

The applicant is requesting relief from this provision to allow the masonry wall screening the service area to be built at a height of ten feet and one inch (10'1"). Silo Park was designed around the original rail loading grade, which had tiered floors stepping up approximately four and a half feet from the established grade. This is also reflected in the adjacent Mill building to the west and the Rimini Coffee Building to the south. To align the building floor heights with these existing conditions, there is an approximately two and a half foot grade change between the screening wall and the service

area location. An increase in the screening wall fence height is requested so the equipment can be screened at least one foot higher than the objects being screened, in accordance with [21A.37.050.K](#). The applicant intends to meet the design intent of the MU-11 zone by maintaining compatibility with surrounding buildings and preserving the integrated character of the Silo Park master development.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report and the Standards For Design Review as found in 21A.59.050, Planning Staff recommends that the Planning Commission approve the Design Review request.

NEXT STEPS

Approval of the Request

If the petition is approved by the Planning Commission, the applicant will need to comply with any conditions of approval, including conditions required by City departments and the Planning Commission. Unless specified in the zoning ordinance as a minor modification, any modifications to the development plan must be reviewed and approved by the Planning Commission.

Denial of the Design Review Request

If the petition is denied, the applicant could still develop the site, but the development would need to be redesigned to meet all design standards as required in the MU-11 zone.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Plan Set

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SITE PLAN GENERAL NOTES

- ALL PUBLIC STREET LIGHTS SHALL REMAIN OPERATIONAL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. IF ANY DAMAGE HAPPENS TO A STREET LIGHT, THE CONTRACTOR WILL BE REQUIRED TO FIX THE STREETLIGHT TO MEET THE CURRENT SLCDU STANDARDS AT THE OWNER'S EXPENSE.
- THIS PERMIT APPLICATION IS FOR CORE AND SHELL ONLY AND NOT FOR OCCUPANCY. FUTURE SEPARATE TENANT IMPROVEMENT PERMIT APPLICATIONS WILL BE PROVIDED SHOWING EXITING COMPLIANCE.
- THE EAST PATIO IS SHOWN FOR REFERENCE IN THE ARCHITECTURAL SITE PLAN. SEE LANDSCAPE FOR DESIGN AND STRUCTURAL FOR FOUNDATION INFORMATION.
- SEE CIVIL AND LANDSCAPE PLANS FOR SITE CONCRETE HARDSCAPE FINISHES AND DESIGN DETAILS.
- GENERAL CONTRACTOR TO PROVIDE ALLOWANCE FOR BOLLARD PROTECTION AT THE ELECTRICAL TRANSFORMER LOCATION AS WELL AS THE CMU WALLS FOR THE SERVICE YARD. OWNER WILL DETERMINE IF THEY WANT TO INSTALL THIS ADDITIONAL PROTECTION OF GAS METERS AND ELECTRICAL GEAR.

PROJECT DIRECTORY

OWNER

OLYMPUS QOZB, LLC | BLASER VENTURES
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ARCHITECT

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LANDSCAPE

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801-440-0911
jake.taft@jelectric.com

LANDSCAPE CALCULATIONS FOR 500 S PARK STRIP

TOTAL PARK STRIP AREA: 1420 SF
VEGETATION COVERAGE (33% MINIMUM): 1211 SF / 85%
IMPERVIOUS SURFACES (NOT TO EXCEED 20% OF TOTAL AREA): 323 SF / 15 %

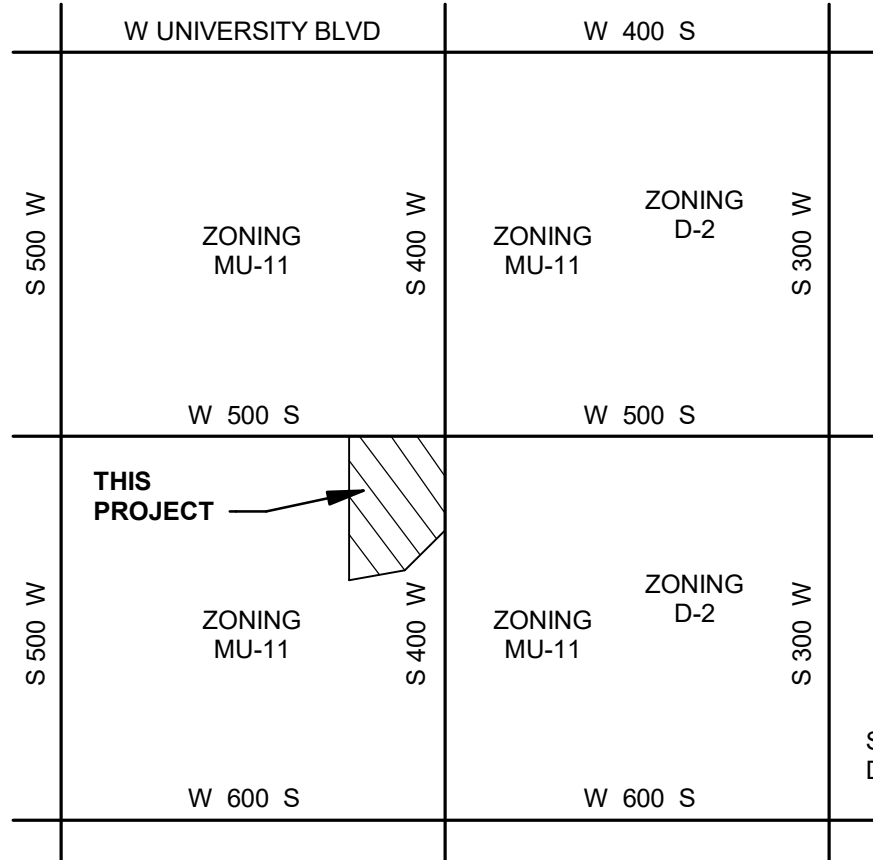
LANDSCAPE CALCULATIONS FOR 400 W PARK STRIP

TOTAL PARK STRIP AREA: 1051 SF
VEGETATION COVERAGE (33% MINIMUM): 876 SF / 83%
IMPERVIOUS SURFACES (NOT TO EXCEED 20% OF TOTAL AREA): 175 SF / 17 %

AERIAL FIRE APPARATUS ACCESS ROADS:

PER DIRECTION FROM THE FIRE MARSHAL, THE BUILDING CONSTRUCTION TYPE IS TO BE TYPE IIA WHICH WILL ALLOW AN EXCEPTION TO THE OTHERWISE REQUIRED AERIAL FIRE APPARATUS ACCESS ROAD LISTED IN FIRE CODE SECTION D105.1. EXISTING OVERHEAD POWER LINES PREVENT AERIAL ACCESS ALONG 400 WEST. THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (PER SECTION 903.3.1.1) AND HAVE FIRE FIGHTER ACCESS THROUGH AN ENCLOSED STAIRWAY (STAIR 2) WITH A CLASS I STANDPIPE SYSTEM.

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME: SILO PARK EAST RETAIL
ADDRESS: 522 SOUTH 400 WEST - SALT LAKE CITY, UTAH 84101
PARCEL TAX ID: 15-01-376-014-0000
OWNER: Olympus QOZB, LLC | BLASER VENTURES
Jonathan Hardy (801) 502-0363 - Allen Clemons (801) 860-1844
386 W. 500 S, SUITE 100
SALT LAKE CITY, UT 84101

JURISDICTION: SALT LAKE CITY PLANNING DIVISION / ZONING DEPARTMENT
ZONING: MU-11 (STOREFRONT), CODE: CH.21A.25 AND CH.21.A.37.
USE: RESTAURANT / BAR / ENTERTAINMENT VENUES.

PROJECT DESCRIPTION:
THIS IS A NEW CONSTRUCTION / COMMERCIAL PROJECT LOCATED ON THE S.W. CORNER OF 500 SOUTH STREET AND 400 WEST STREET. THIS APPLICATION IS FOR THE TWO-STORY SHELL RETAIL BUILDING ON THE NORTHEAST CORNER OF THE HARMONIOUSLY DEVELOPED MASTERPLAN CONSISTING OF MULTIFAMILY RESIDENCES, AFFORDABLE HOUSING, VIBRANT RETAIL SPACES, ENTICING RESTAURANTS, AND AN EXQUISITE BOUTIQUE HOTEL WITH THE ADAPTIVE REUSE OF DECOMMISSIONED GRAIN SILOS.

THIS SPECIFIC BUILDING PERMIT APPLICATION WILL BE FOR A CORE AND SHELL DEVELOPMENT AND DOES NOT SEEK A CERTIFICATE OF OCCUPANCY AT THIS TIME. SEPARATE TENANT IMPROVEMENT (TI) PERMIT APPLICATIONS WILL BE SUBMITTED IN THE FUTURE FOR OCCUPANCY-SPECIFIC BUILDINGS.

THIS BUILDING IS PART OF A LARGER MASTERPLAN KNOW AS THE SILOS WITH INTENDED USES FOR FOOD, BEVERAGE AND ENTERTAINMENT.

LEGAL DESCRIPTION: (PARCEL 4)
A PORTION OF LOTS 6 AND 7, BLOCK 29, PLAT A, SALT LAKE SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE SOUTH 00°09'26" WEST 200.62 FEET ALONG THE EAST LINE OF SAID BLOCK 29 TO A POINT ON THE ARC OF A 262.04 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 132.16 FEET, THROUGH A CENTRAL ANGLE OF 28°53'49", CHORD BEARS SOUTH 52°30'44" WEST 130.76 FEET; THENCE NORTH 24°45'49" WEST 3.08 FEET; THENCE SOUTH 65°14'09" WEST 6.18 FEET; THENCE SOUTH 3.03 FEET TO A POINT ON THE ARC OF 262.04 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°08'25" A DISTANCE OF 28.08 FEET, CHORD BEARS SOUTH 71°39'39" WEST 28.07 FEET; THENCE NORTH 128.34 FEET; THENCE EAST 21.27 FEET; THENCE NORTH 95.00 FEET; THENCE EAST 5.00 FEET; THENCE NORTH 68.26 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, THENCE NORTH 89°52'10" EAST 111.58 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINS: 31,499 SQUARE FEET OR 0.72 ACRES.

LOT SIZE: 31,499 S.F. (0.72 AC.)

OCCUPANCY: GROUP A-2 (RESTAURANT) - LEVEL 1, GROUP A-3 (BOWLING) - LEVEL 2.
NOTE: THIS PERMIT APPLICATION IS FOR SHELL BUILDING COMPLETION. OCCUPANCY WILL BE UNDER SEPARATE PERMIT APPLICATIONS.

CONSTRUCTION TYPE: IIA. LIMITS AREA BASED ON NON-SEPARATED OCCUPANCY.

SPRINKLER SYSTEM: YES. (PER IBC SECTION 903.1.1)

ALLOWABLE BUILDING HEIGHT PER TABLE 504.3

OCCUPANCY: GROUP A-2 AND GROUP A-3

ALLOWABLE HEIGHT: 85'-0" (WITH SPRINKLER SYSTEM)

PROPOSED HEIGHT: 41'-4" TO TOP OF STAIR 2 AT ROOF PENTHOUSE

ALLOWED NUMBER OF STORIES: 4 STORIES

PROPOSED NUMBER OF STORIES: 2 STORIES

ALLOWABLE AREA PER TABLE 506.2

ALLOWABLE AREA: 46,500 SF PER FLOOR (BASE ALLOWABLE)

FRONTAGE INCREASE (IBC 506.3): NOT REQUIRED WITH TYPE IIA CONSTRUCTION

TOTAL ALLOWABLE AREA PER FLOOR: 46,500 SF

PROPOSED TOTAL BUILDING AREA (BASED ON CODE ALLOWABLE CALCULATIONS):

1ST FLOOR: 19,400 SF

2ND FLOOR: 14,640 SF

TOTAL AREA: 34,040 SF

GROSS CONSTRUCTION AREAS: SEE SHEET A101.

FIRE-RESISTANCE RATING REQUIREMENTS: SEE SHEETS A101, A102 AND A103.

PARKING:
REFER TO SHARED MODEL PARKING PLAN THAT WAS SUBMITTED WITH THIS APPLICATION AND ALSO WITH PREVIOUS BUILDING PERMIT APPLICATIONS FOR THE SILO PARK MASTERPLAN REDEVELOPMENT.

REPORT PROVIDED BY: WALKER CONSULTANTS DATED JUNE 2025.

PROJECT NAME: THE SILOS PARKING PLANNING

PROJECT NUMBER: 25-008969.00

BIKE PARKING:
DISTANCE TO CENTRAL RAIL STATION = 0.49 MILES. (URBAN CENTER CONTEXT CATEGORY)
REQUIRED: 34,040 SF / 4,000 = 8.51 OR 9 SPACES. PROVIDED: 10 SPACES. SEE LOCATIONS ON SITE PLAN SHEET A110 AND LANDSCAPE SHEETS L102 & L103.

EGRESS PLAN LEGEND

- 1 HOUR WALL
- STAIR TAG
 - XX OCCUPANT LOAD
 - XX REQ'D STAIR WIDTH
 - XX PROVIDED STAIR WIDTH
- DOOR TAG
 - XX OCCUPANT LOAD
 - XX REQ'D DOOR WIDTH
 - XX PROVIDED DOOR WIDTH
- ILLUSTRATES OCCUPANT TYPE
- ILLUSTRATES AREA
- ILLUSTRATES OCCUPANT LOAD FACTOR
- ILLUSTRATES OCCUPANT LOAD
- FIRE DEPARTMENT CONNECTION
- FDC
- KB KNOX BOX LOCATION
- FAP FIRE ALARM PANEL LOCATION
- RAP REMOTE ANNUNCIATOR PANEL

SILO PARK LANE

SILO PARK LANE

01 SITE PLAN

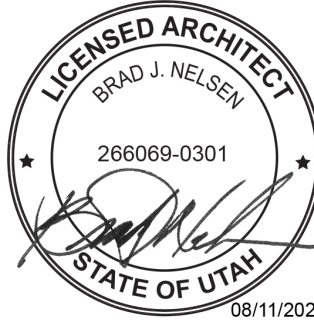
SCALE: 1" = 20'-0"

REF: 01 / A103

NELSEN PARTNERS

ARCHITECTS & PLANNERS

NELSEN PARTNERS, INC.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
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nelsenpartners.com



SILO PARK EAST RETAIL

BLASER VENTURES

522 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84101

Date

02/27/2026

Revisions

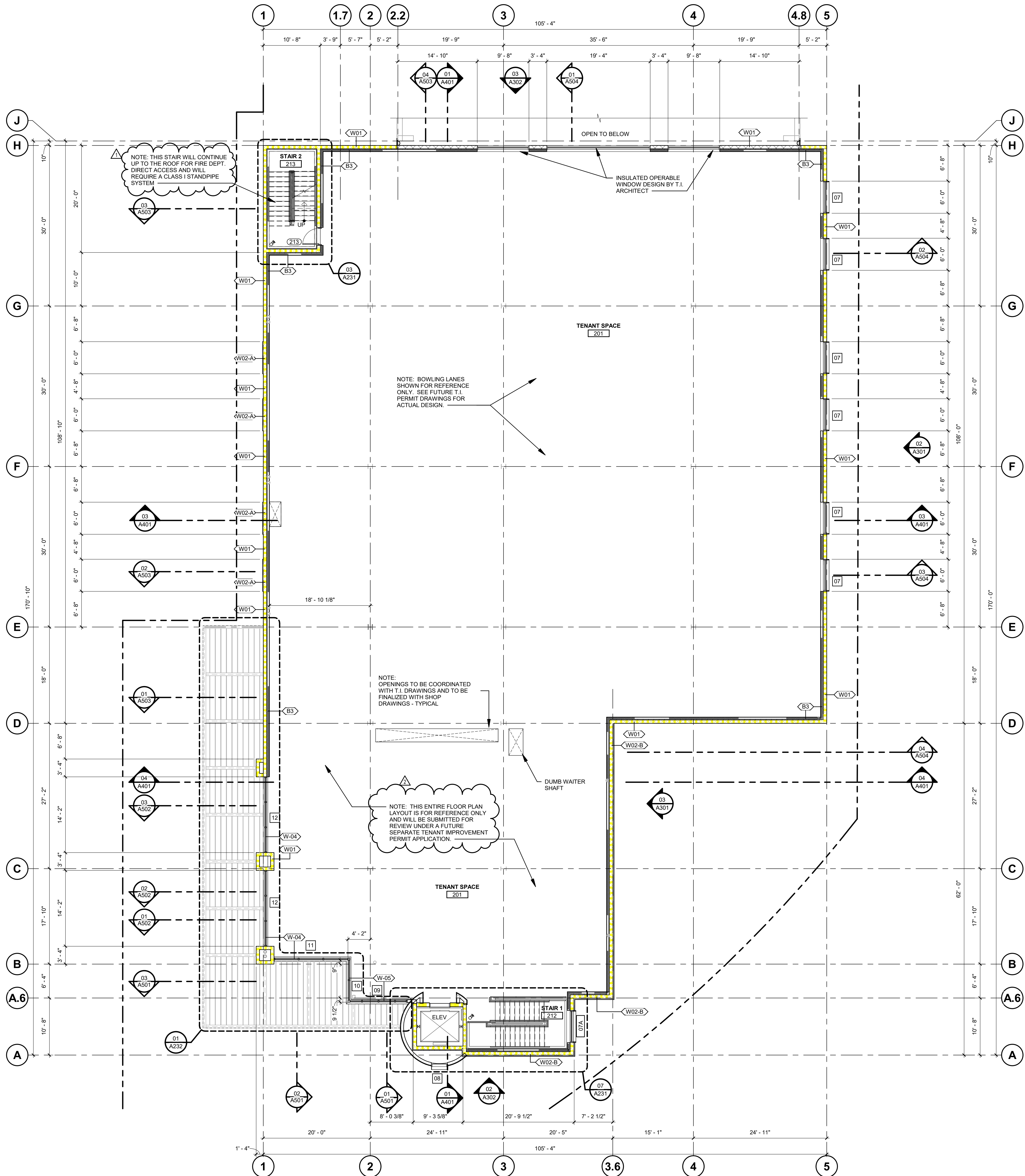
- CITY COMMENTS 06.24.2026
- CITY COMMENTS TBD

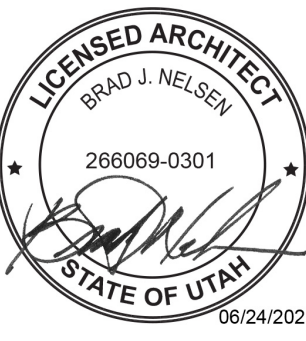
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Project No.
25048

A110
SITE PLAN





SILO PARK EAST RETAIL
BLASER VENTURES

622 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84101

Date
02/27/2026
Revisions
1 CITY COMMENTS 06.24.2026

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Project No.
25048

A210
ROOF PLAN

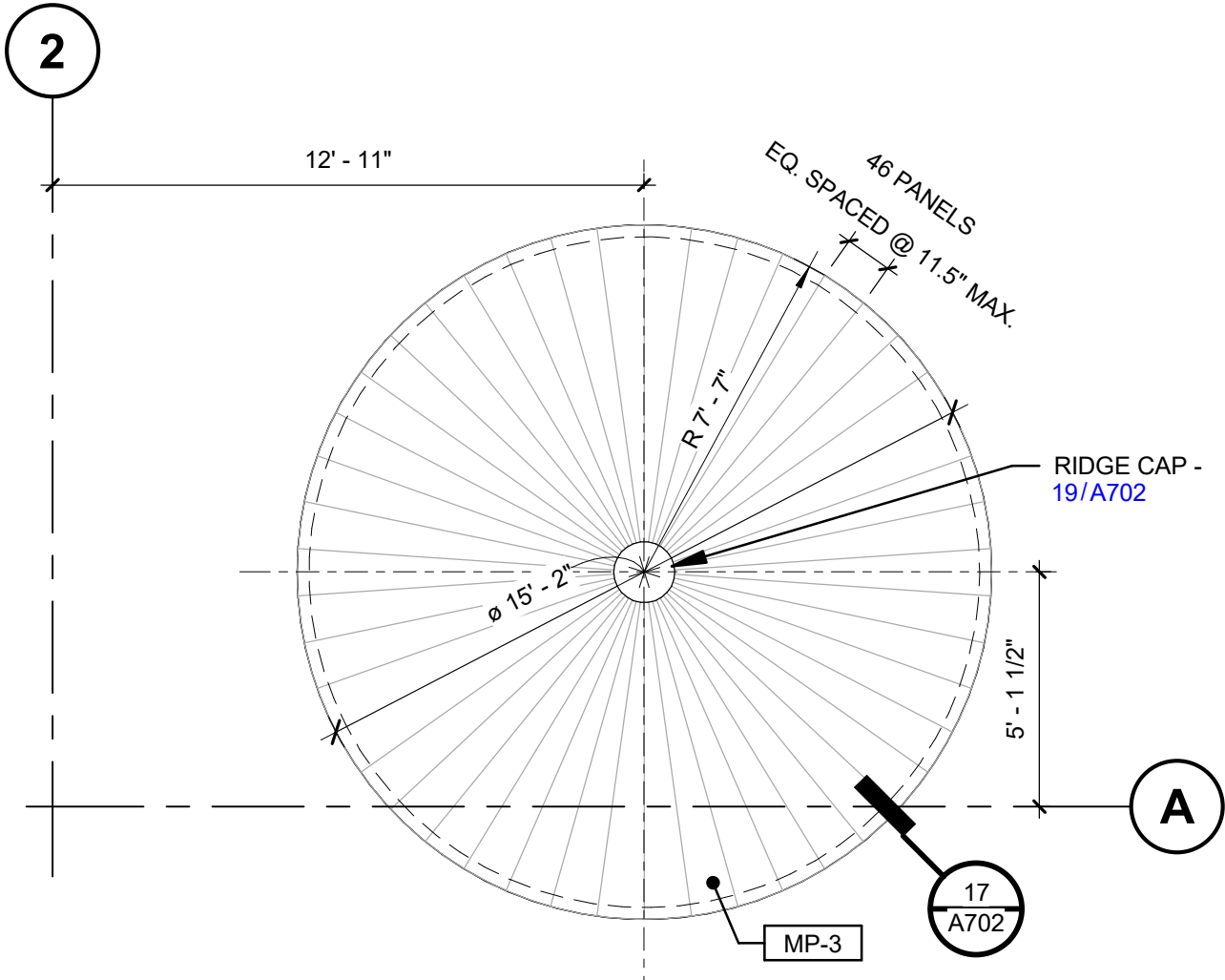
PLAN LEGEND



SEE SHEET A700 FOR WALL PARTITION TYPES AND RATED ASSEMBLIES

GENERAL ROOF PLAN NOTES

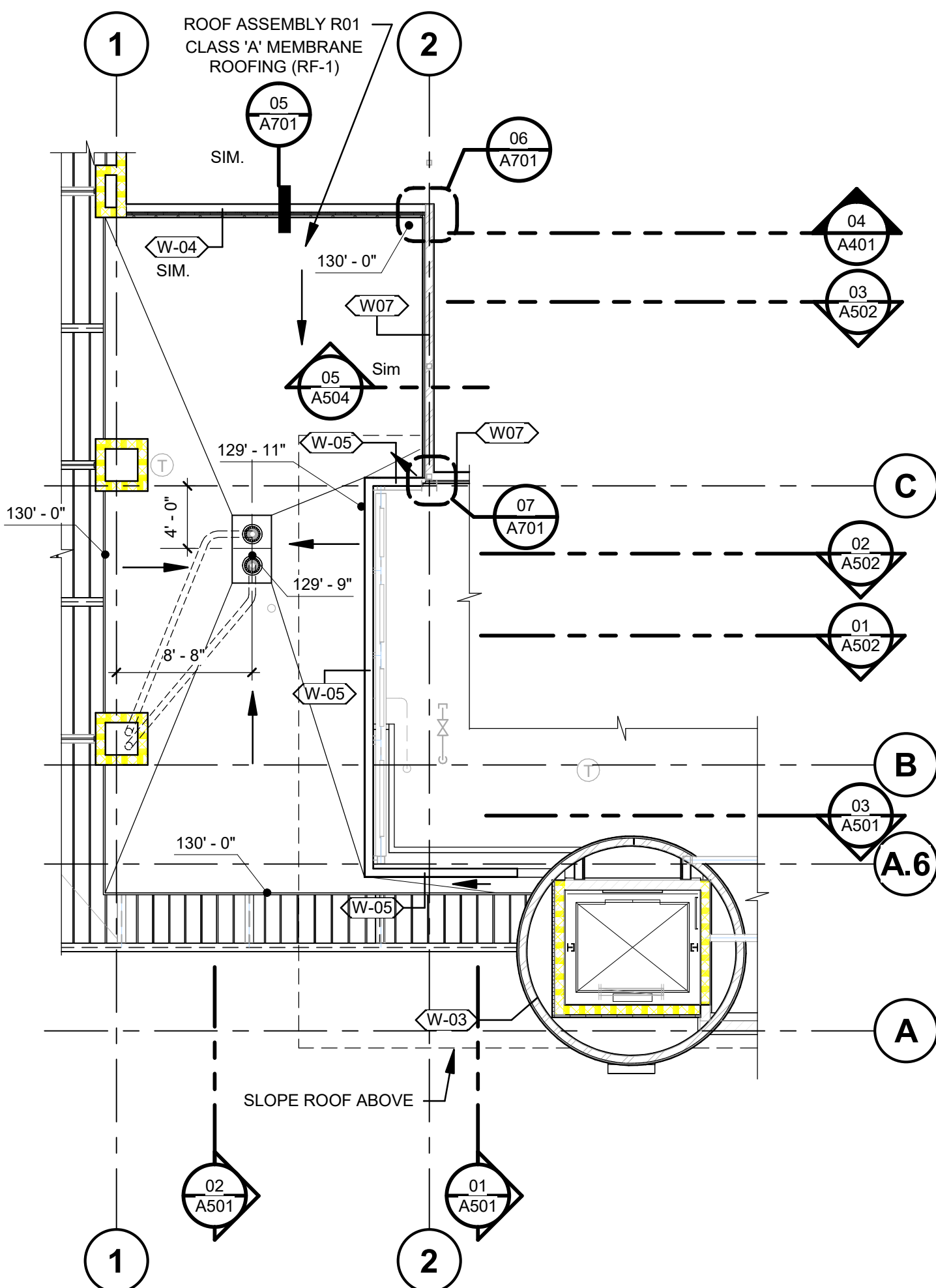
- DIMENSIONS ARE TO FINISH FACE, CENTERLINE OF MULLION, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
- REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE MASONRY UNIT CONSTRUCTION (CMU).
- REFER TO SHEET A101 FOR ADDITIONAL INFORMATION REGARDING FIRE RATING REQUIREMENTS.
- REFER TO SHEET A700 FOR PARTITION TYPES.
- REFER TO SHEET A802 FOR MATERIAL AND FINISH SCHEDULES.
- GENERAL CONTRACTOR TO PROVIDE PRICING ALLOWANCE FOR ROOF MEMBRANE WALKWAY PAD PROTECTION FOR BOTH TPO AND FOR PVC MEMBRANE OPTIONS. PROTECT SURFACE MEMBRANE FROM TRAFFIC PATH FROM ROOF HATCH TO ALL FUTURE MECHANICAL EQUIPMENT LOCATIONS.
- PROVIDE ICE AND WATER SHEILD MEMBRANE FROM EAVES TO A POINT 36 INCHES INSIDE HEATED WALL LINE.
- DUE TO POTENTIAL WEIGHT OF SNOW AND ICE, PROVIDE HEAVY-DUTY GUTTER SUPPORTS / SPACERS EVER 12 INCHES O.C.
- FIRE DEPT. ACCESS PROVIDED TO ROOF THROUGH ENCLOSED STAIR 2. STAIR TO BE PROVIDED WITH A CLASS I STANDPIPE SYSTEM.
- IN ORDER TO PROVIDED 150' MAX. FIRE HOSE COVERAGE ON ROOF, AN ADDITIONAL STANDPIPE WITH HOSE VALVE CONNECTION WILL NEED TO BE PROVIDED. COORDINATE FINAL LOCATION WITH DEFERRED FIRE SPRINKLER DESIGN DRAWINGS. PROVIDE DRY STANDPIPE TO PREVENT FROM FREEZING IF ALLOWABLE. IF WET STANDPIPE IS PROVIDED, PROTECT WITH HEAT TRACE CABLE COMBINED WITH HEAVY-DUTY EXTERIOR PIPE INSULATION AND WATERPROOF JACKET. GENERAL CONTRACTOR TO PRICE WET STANDPIPE PROTECTION.



03 SILO ROOF

SCALE: 1/4" = 1'-0" REF: 02 / A103

PLAN NORTH



02 ENLARGED LOWER ROOF PLAN

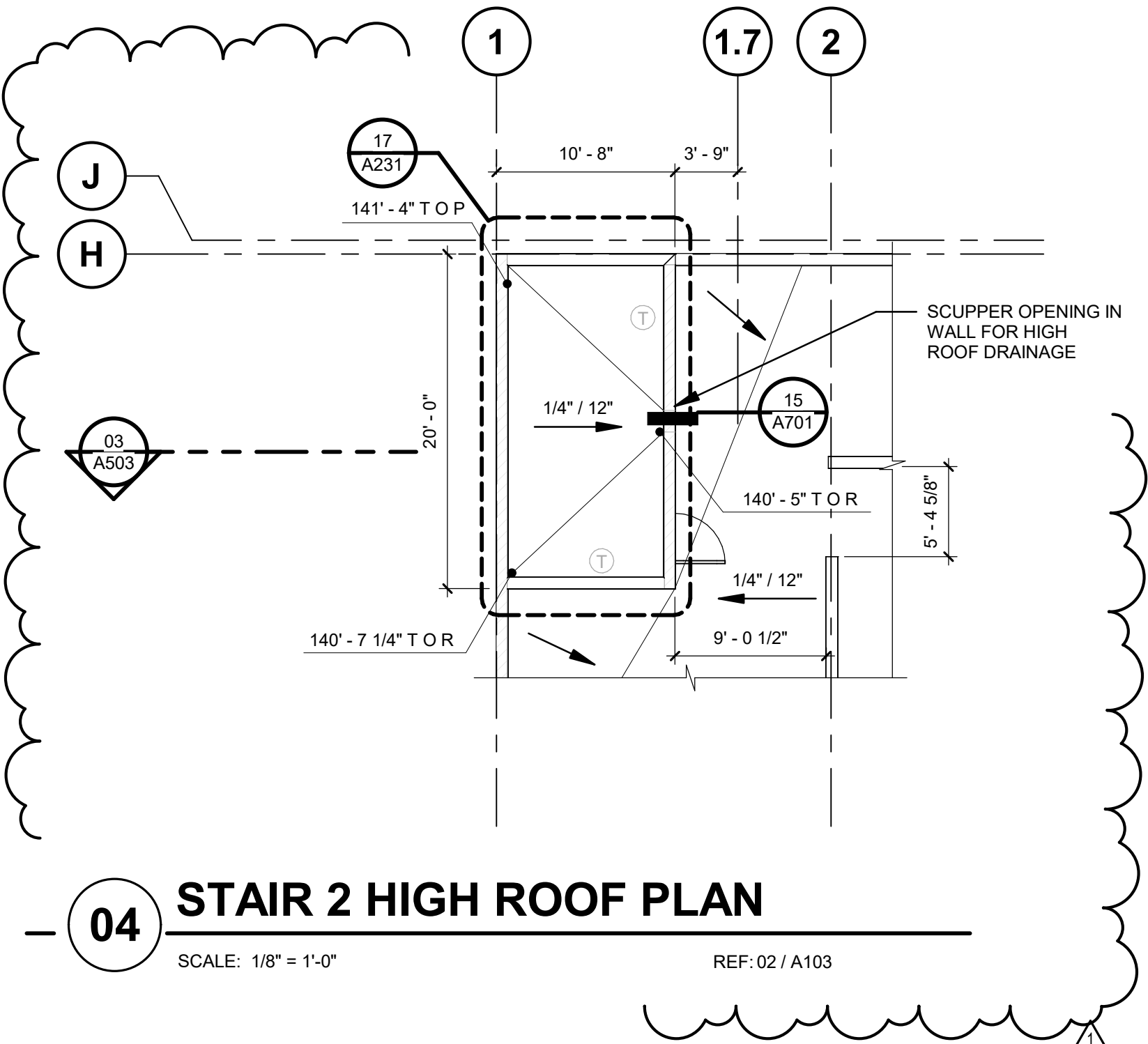
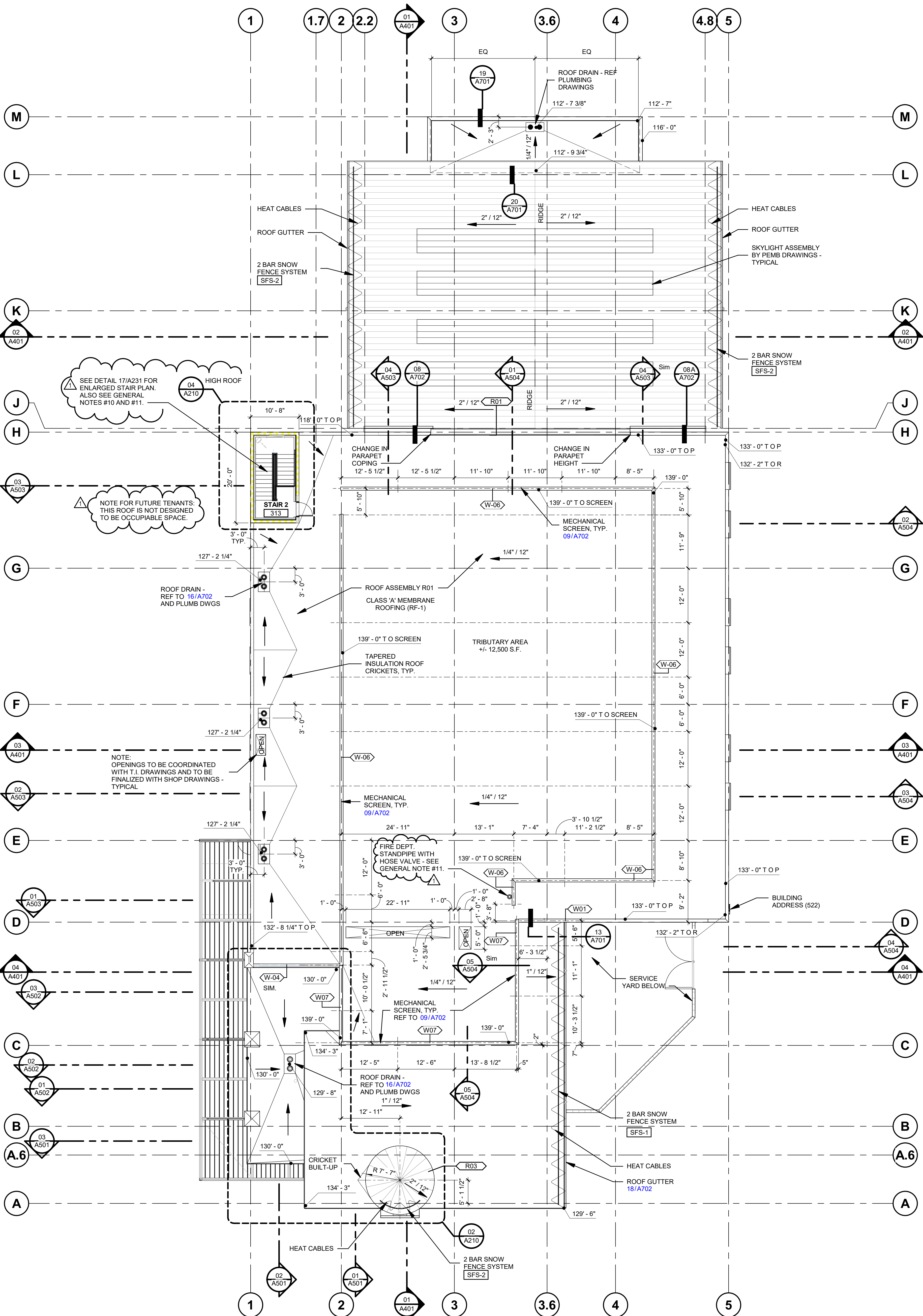
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PLAN NORTH

01 ROOF PLAN

SCALE: 3/32" = 1'-0" REF: 02 / A103

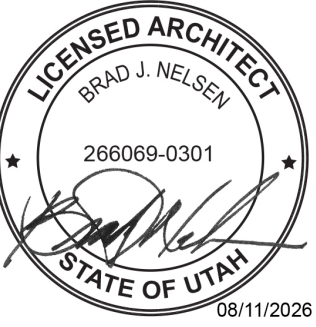
PLAN NORTH



04 STAIR 2 HIGH ROOF PLAN

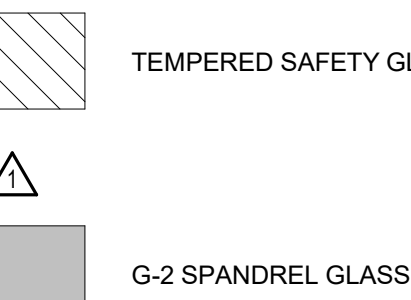
SCALE: 1/8" = 1'-0" REF: 02 / A103

PLAN NORTH



EXTERIOR ELEVATION NOTES

1. ALL FUTURE SIGNAGE TO BE UNDER SEPARATE PERMIT, BY FUTURE TENANT.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE DESIGN AND SPECIFICATIONS.
3. THE CERTIFIED BUILDING ADDRESS IS "522 SOUTH 400 WEST" AND THE PROPOSED ADDRESS IDENTIFICATION LOCATION(S) ARE SHOWN ON DETAIL 02/A301. APPROVAL IS REQUIRED FROM THE BUILDING OFFICIAL.
4. ADDRESS CHARACTER DESIGN SHALL BE COMPLIANT WITH IBC SECTION 502.1 AND WILL BE SUBMITTED UNDER A SEPARATE SIGNAGE PERMIT APPLICATION.

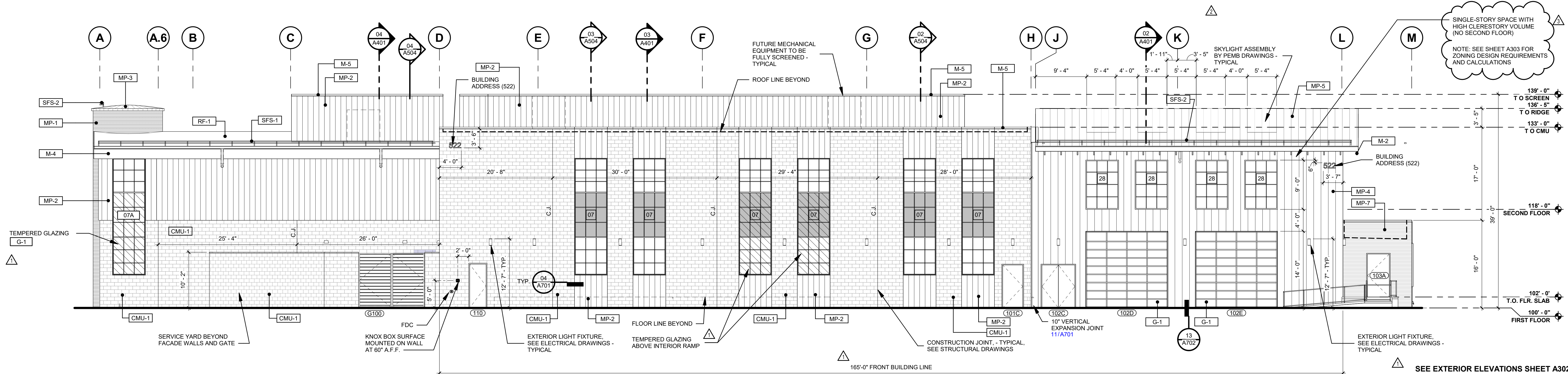


MARK	DESCRIPTION	FINISH	MANUFACTURER	MATERIAL SIZE	COLOR	NOTES
CONC-1	CAST IN PLACE CONCRETE 1	-	-	-	STANDARD	-
CMU-1	CONCRETE MASONRY UNITS	SMOOTH	ECHELON	8X8X16 STANDARD	CHARCOAL	RUNNING BOND W/ "V" GROOVED JOINTS. SEAL WITH ARMOR SX5000 WB PRO-GRADE.
CMU-2	CMU VENEER	SMOOTH	ECHELON	8" X 8" X 1 1/4"	CHARCOAL	RUNNING BOND W/ "V" GROOVED JOINTS. SEAL WITH ARMOR SX5000 WB PRO-GRADE.
CMU-3	CONCRETE MASONRY UNITS	-	-	-	STANDARD GREY	AT INTERIOR SHAFT WALLS ONLY. PAINT TO MATCH.
M-1	ALUMINUM BATTENS	WOODGRAIN	LUMABUILT	1" X 6"	MEDIUM CHERRY	SOLID BATTEN
M-2	ALUMINUM BATTENS	WOODGRAIN	LUMABUILT	2" X 8"	MEDIUM CHERRY	2" BATTEN ASSEMBLY
M-3	ALUMINUM PLANKS	WOODGRAIN	LUMABUILT	6" V-GROOVE PLANK	MEDIUM CHERRY	VENTED AS REQUIRED
M-4	BRAKE METAL	STOCK	ALPOLIC	BRAKE METAL (0.040" THICK)	CNC CHARCOAL	-
M-5	PREFINISHED METAL COPING	SMOOTH	-	20 GA. BRAKE METAL	MATTE BLACK	-
MP-1	CORRUGATED METAL PANEL	-	BERRIDGE	22 STANDARD GAUGE	ZINC-COTE	USED ONLY AT SILO WALLS
MP-2	METAL PANEL	-	BERRIDGE	22 GA. 11.5 COVERAGE	MATTE BLACK	-
MP-3	METAL PANEL	-	BERRIDGE	22 GA. 11.5 COVERAGE	ZINC-COTE	USED ONLY AT SILO ROOF
MP-4	METAL PANEL	-	WESTERN STEEL	-	MATTE BLACK	PRE ENGINEERED METAL BUILDING MATERIAL. SEE WESTERN STEEL DRAWINGS.
MP-5	METAL PANEL	-	WESTERN STEEL	-	MATTE BLACK	PRE ENGINEERED METAL BUILDING MATERIAL. SEE WESTERN STEEL DRAWINGS.
MP-6	STANDING SEAM PANEL	-	WESTERN STEEL	-	CLEAR	PRE ENGINEERED METAL BUILDING MATERIAL. SEE WESTERN STEEL DRAWINGS.
MP-7	CORRUGATED METAL PANEL	-	WESTERN STEEL	-	ZINC-COTE	PRE ENGINEERED METAL BUILDING MATERIAL. SEE WESTERN STEEL DRAWINGS.
RF-1	TPO MEMBRANE ROOF	SMOOTH	GAF	60 MIL	DARK BRONZE 220	G.C. TO PROVIDE ALTERNATE PRICING FOR EVERGUARD PVC 60 MIL MEMBRANE BY GAF.
SFS-1	SNOW FENCE SYSTEM	-	ROCKY MOUNTAIN SNOW GAURDS INC.	-	BLACK	-
SFS-2	SNOW FENCE SYSTEM	-	ROCKY MOUNTAIN SNOW GAURDS INC.	-	BLACK	S-UJ CLAMPS
CW-1	CURTAIN WALL	ANODIZED	ARCADIA INC.	2 1/4" X 7" (W/ OPGPRO20 COVER CAP)	AB-7 "STANDARD DARK BRONZE"	1/4"x1" MUNTIN GRIDS APPLIED TO EACH SIDE. FRAME COLOR: AB-7 "STANDARD DARK BRONZE"
G-1	CLEAR INSULATED GLAZING	-	VITRO	1" UNIT	OPTIGRAY + CLEAR	LOW-E. VLT: 46%. U-VALUE: 0.28. SHGC: 0.23.
G-2	SPANDREL INSULATED GLAZING	-	VITRO	1" UNIT	BLACK	-
STF-1	ALUMINUM STOREFRONT SYSTEM	ANODIZED	ARCADIA INC.	2" X 4 1/2"	AB-7 "STANDARD DARK BRONZE"	1/4"x1" MUNTIN GRIDS APPLIED TO EACH SIDE. FRAME COLOR: AB-7 "STANDARD DARK BRONZE"
WW-1	WINDOW WALL SYSTEM	ANODIZED	ARCADIA INC.	2 1/4" X 6" (W/ OPGPRO20 COVER CAP)	AB-7 "STANDARD DARK BRONZE"	1/4"x1" MUNTIN GRIDS APPLIED TO EACH SIDE. FRAME COLOR: AB-7 "STANDARD DARK BRONZE"
P-1	EXTERIOR PAINT	MATTE	-	-	BLACK	-
P-2	EXTERIOR PAINT	MATTE	-	-	GREY	-

03 EAST YARD ELEVATION

SCALE: 1/8" = 1'-0"

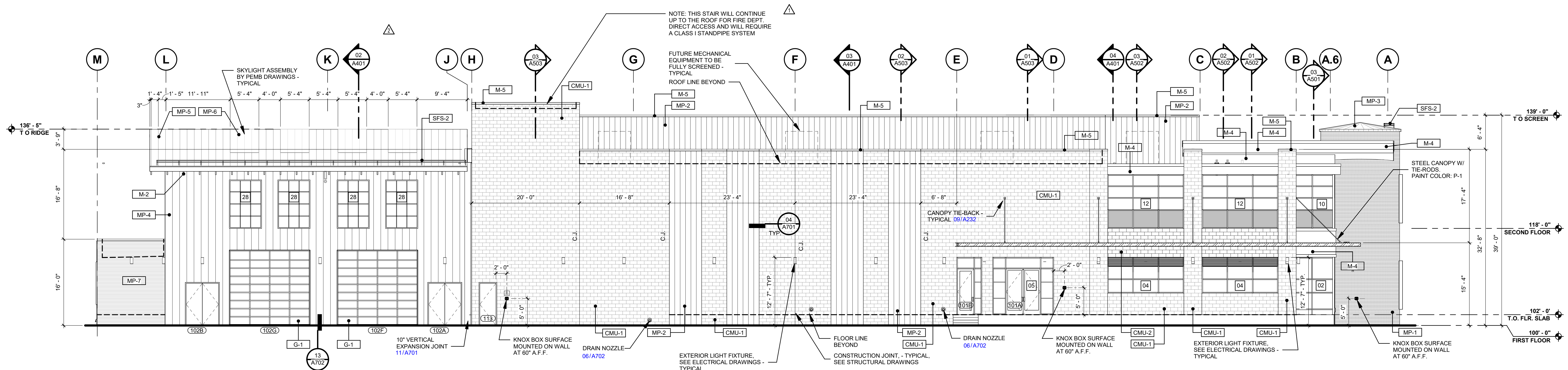
REF: 07 / A112



02 EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

REF: 01 / A201



01 WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

REF: 01 / A201

SILO PARK EAST RETAIL
BLASER VENTURES522 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84101

Date

02/27/2026

Revisions

- 1 CITY COMMENTS 06/24/2026
- 2 COORDINATION 06/24/2026
- 3 CITY COMMENTS TBD

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Project No.
25048

A301

EXTERIOR ELEVATIONS

21A.37.060: DESIGN STANDARDS REQUIRED PER DISTRICT: (EAST ELEVATION)
STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPE: ZONING DISTRICT: MU-11

STANDARD (CODE SECTION)	REQUIRED	PROVIDED	EXPLANATION
GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050.A1)	75 %	100 %	THE ENTIRE FLOOR IS INTENDED TO BE A QUALIFYING ACTIVE USE. (BAR, RESTAURANT, AND MUSIC VENUE)
BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050.B3)	70 %	100 %	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS. 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE.
BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050.B4)	70 %	100 %	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS. 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE.
GLASS: GROUND FLOOR (%) (21A.37.050.C1)	60 %	31 %	WALL AREA = 825 SF. GLASS PROVIDED = 258 SF. KITCHEN / STORAGE AREA AND THE FUNCTION OF THE FOOD & BEVERAGE SERVICE AREA LOCATED ALONG THE NORTH ELEVATION.
GLASS: UPPER FLOOR (%) (21A.37.050.C2)	15 %	20.5 %	WALL AREA = 1,024 SF. GLASS PROVIDED = 222 SF. GLASS AREA EXCEEDS MINIMUM REQUIREMENT. CLERESTORY GLASS IS INCLUDED IN CALCULATION.
REFLECTIVE GLASS: (21A.37.050.C3)	0 %	0 %	GLASS PROVIDED IS EITHER VISION OR SPANDREL WITH A NON-REFLECTIVE MAT FINISH. SEE MATERIAL SCHEDULE FOR INFO.
BUILDING ENTRANCES (21A.37.050.D)	75 FT.	NONE	TENANT ENTRANCES WILL BE ON THE WEST AND SOUTH SIDES NEAR THE PARK AND MEDICAL WALKWAY. FOR BUILDING ACCESS CONTROL, THERE ARE NO ENTRANCES ALONG 400 W.
BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050.E)	30 FT.	15 FT. MAXIMUM	THE MAXIMUM BLANK WALL ALONG THE EAST ELEVATION (400 W. STREET FRONTAGE) IS 15 FEET MEETING THE REQUIREMENT SEE DETAIL 02A301 FOR BUILDING DESIGN INFORMATION.
STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050.F)	200 FT.	108 FT.	THE PRIMARY FACADE WALL ALONG 400 W. STREET FRONTAGE IS BETWEEN GRID LINES D AND H. SEE DETAILS 02A301 & 02A302 FOR BUILDING DESIGN INFORMATION.
UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050.G1)	10 FT.	NOT APPLICABLE	NA - OUR STREET FACING FACADE DOES NOT EXCEED 86 FEET IN HEIGHT.
UPPER FLOOR STEP BACK: LANDMARK (21A.37.050.G2)	'X'	MEETS REQUIREMENT	* IF THE BUILDING IS CONSIDERED A LANDMARK THEY ARE TALLER THAN OUR PROPOSED BUILDING.
UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050.G3)	'X'	NOT APPLICABLE	NA - OUR PARCEL IS NOT ADJACENT TO THIS SECTION.
UPPER FLOOR STEP BACK: SUGAR HOUSE LOWER LEVEL FRONT (21A.37.050.G4)	'X'	NOT APPLICABLE	NA - OUR PARCEL IS NOT WITHIN OR ADJACENT TO THE SUGAR HOUSE AREA LISTS LISTED IN THE ORDINANCE.
LIGHTING: EXTERIOR (21A.37.050.H)	'X'	MEETS REQUIREMENT	ALL PROPOSED EXTERIOR LIGHT FIXTURES ARE SHIELDED. SEE ELECTRICAL PLANS AND FUTURE CUT SHEETS FOR MORE INFO.
LIGHTING: PARKING LOT (21A.37.050.I)	'X'	NOT APPLICABLE	NA - THERE IS NO PARKING ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION.
SCREENING OF MECHANICAL EQUIPMENT: (21A.37.050.J)	'X'	MEETS REQUIREMENT	THERE ARE NO ROOF MECHANICAL UNITS IN THIS PERMIT APPLICATION BUT A FULLY ENCLOSED AREA IS PROVIDED TO SCREEN FUTURE TENANT ROOF MOUNTED EQUIPMENT.
SCREENING OF SERVICE AREAS: (21A.37.050.K)	'X'	MEETS SOME REQUIREMENTS	* ALL EQUIPMENT EXTENDING INTO THE SERVICE YARD WILL BE FULLY SCREENED. WE EXCEED THE MAX. IF HIGH WALL UNIT AS THE TOP OF THE ELECTRICAL GEAR IS 10'-0" ABOVE THE FIRST FLOOR SLAB LEVEL. THE SCREEN WALL IS SET AT 10'-0" IN ORDER TO STAY AS CLOSE TO THE FIRE DEPT. AS POSSIBLE. WE WILL NOT MEET THE 1'-0" MIN. CLEARANCE FROM TOP OF WALL TO TOP OF EQUIPMENT. PER CITY REQUEST, THE WALL WITH GATE WAS SHIFTED WEST FOR CLEARANCE TO SIDEWALK LEAVING A FUTURE GAS METER OUTSIDE OF THE ENCLOSURE.
PARKING GARAGES OR STRUCTURES: (21A.37.050.L)	'X'	NOT APPLICABLE	NA - THERE IS NO PARKING GARAGES OR PARKING STRUCTURES ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION.
PUBLIC IMPROVEMENTS: (21A.37.050.M)	10 FT. WIDE SIDEWALK	10 FT. SIDEWALK	THE REQUIRED SIDEWALK WIDTH WILL BE PROVIDED.

- STANDARDS THAT ARE REQUIRED ARE IDENTIFIED BY AN 'X' OR A NUMBER REFERENCING THE APPLICABLE STANDARD (FEET, ETC.).
- STANDARDS THAT ARE NOT MET ARE TO BE SUBMITTED FOR DESIGN REVIEW UNDER A SEPARATE APPLICATION AS REQUESTED.

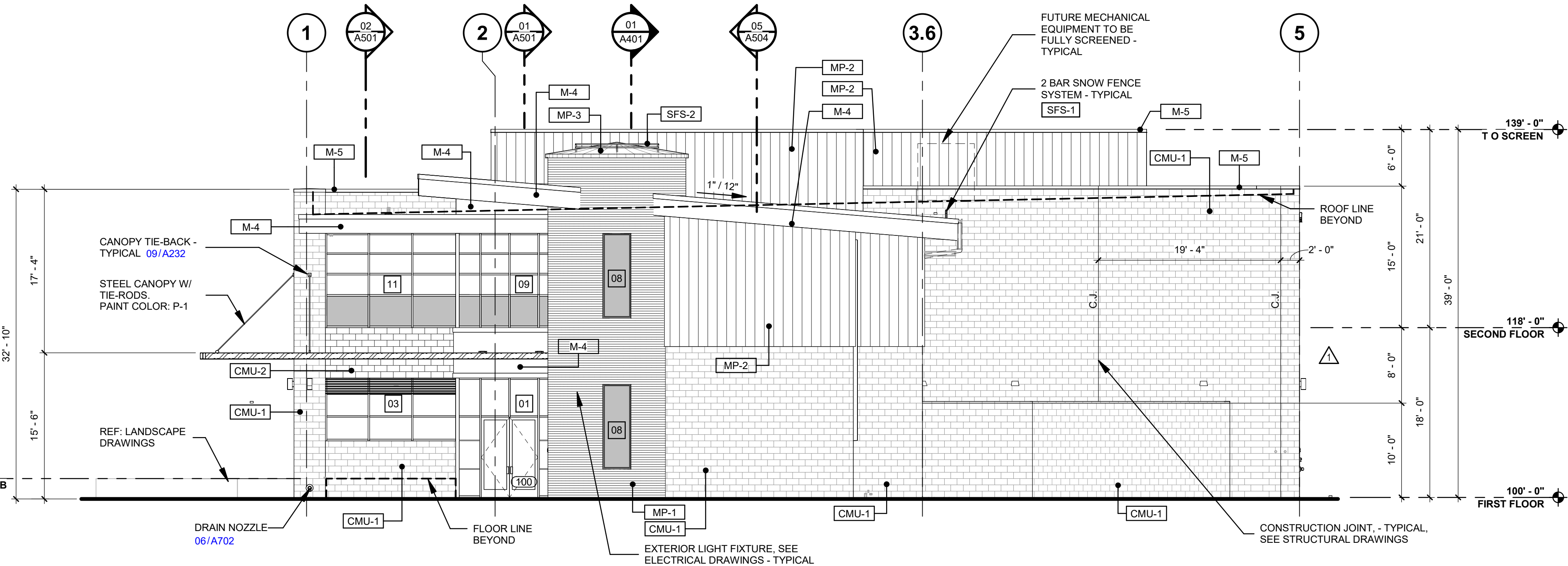
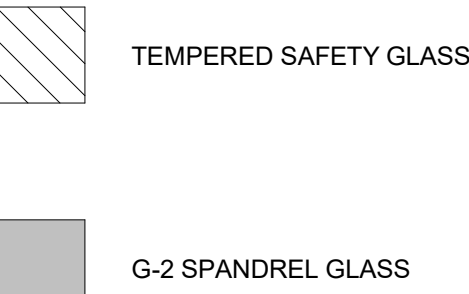
NOTE: CALCULATIONS IN THIS CHART ARE BASED OFF THE EAST ELEVATION WHICH IS PARALLEL TO 400 WEST STREET. SEE DETAIL 02/A301

21A.37.060: DESIGN STANDARDS REQUIRED PER DISTRICT: (NORTH ELEVATION)
STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPE: ZONING DISTRICT: MU-11

STANDARD (CODE SECTION)	REQUIRED	PROVIDED	EXPLANATION
GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050.A1)	75 %	100 %	THE ENTIRE FLOOR IS INTENDED TO BE A QUALIFYING ACTIVE USE. (BAR, RESTAURANT, AND MUSIC VENUE)
BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050.B3)	70 %	100 %	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS. 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE.
BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050.B4)	70 %	100 %	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS. 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE.
GLASS: GROUND FLOOR (%) (21A.37.050.C1)	60 %	32 %	WALL AREA ALONG 500 SOUTH = 377 SF. GLASS AREA PROVIDED (SPANDREL) = 120 SF. 120 SF / 377 SF = 31.83 OR 32%.
GLASS: UPPER FLOOR (%) (21A.37.050.C2)	15 %	NOT APPLICABLE	THERE IS NO UPPER FLOOR AT THE NORTH ELEVATION. THIS AREA IS CLERESTORY VOLUME.
REFLECTIVE GLASS: (21A.37.050.C3)	0 %	0 %	GLASS PROVIDED IS EITHER VISION OR SPANDREL WITH A NON-REFLECTIVE MAT FINISH. SEE MATERIAL SCHEDULE FOR INFO.
BUILDING ENTRANCES (21A.37.050.D)	75 FT.	NONE	TENANT ENTRANCES WILL BE ON THE WEST AND SOUTH SIDES NEAR THE PARK AND MEDICAL WALKWAY. FOR BUILDING ACCESS CONTROL, THERE ARE NO ENTRANCES ALONG 500 S.
BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050.E)	30 FT.	14 FT. MAXIMUM	THE MAXIMUM BLANK WALL ALONG THE NORTH ELEVATION (500 S. STREET FRONTAGE) IS 14 FEET MEETING THE REQUIREMENT LOCATIONS ARE ADJACENT TO THE GREEN ROOM WALL.
STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050.F)	200 FT.	75'-4 1/2" MAXIMUM	THE PRIMARY FACADE WALL ALONG 500 W. STREET FRONTAGE IS BETWEEN GRID LINES 2.2 AND 4.8.
UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050.G1)	10 FT.	NOT APPLICABLE	NA - OUR STREET FACING FACADE DOES NOT EXCEED 86 FEET IN HEIGHT.
UPPER FLOOR STEP BACK: LANDMARK (21A.37.050.G2)	'X'	MEETS REQUIREMENT	* IF THE BUILDING IS CONSIDERED A LANDMARK THEY ARE TALLER THAN OUR PROPOSED BUILDING.
UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050.G3)	'X'	NOT APPLICABLE	NA - OUR PARCEL IS NOT ADJACENT TO ANY OF THE RESTRICTIVE DISTRICTS LISTED FOR THIS SECTION.
UPPER FLOOR STEP BACK: SUGAR HOUSE LOWER LEVEL FRONT (21A.37.050.G4)	'X'	NOT APPLICABLE	NA - OUR PARCEL IS NOT WITHIN OR ADJACENT TO THE SUGAR HOUSE AREA LISTS LISTED IN THE ORDINANCE.
LIGHTING: EXTERIOR (21A.37.050.H)	'X'	MEETS REQUIREMENT	ALL PROPOSED EXTERIOR LIGHT FIXTURES ARE SHIELDED. SEE ELECTRICAL PLANS AND FUTURE CUT SHEETS FOR MORE INFO.
LIGHTING: PARKING LOT (21A.37.050.I)	'X'	NOT APPLICABLE	NA - THERE IS NO PARKING ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION.
SCREENING OF MECHANICAL EQUIPMENT: (21A.37.050.J)	'X'	MEETS REQUIREMENT	THERE ARE NO ROOF MECHANICAL UNITS IN THIS PERMIT APPLICATION BUT A FULLY ENCLOSED AREA IS PROVIDED TO SCREEN FUTURE TENANT ROOF MOUNTED EQUIPMENT.
SCREENING OF SERVICE AREAS: (21A.37.050.K)	'X'	NOT APPLICABLE	NA - THERE ARE NO SERVICE AREAS ON THIS SIDE OF BUILDING.
PARKING GARAGES OR STRUCTURES: (21A.37.050.L)	'X'	NOT APPLICABLE	NA - THERE IS NO PARKING GARAGES OR PARKING STRUCTURES ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION.
PUBLIC IMPROVEMENTS: (21A.37.050.M)	10 FT. WIDE SIDEWALK	10 FT. SIDEWALK	THE REQUIRED SIDEWALK WIDTH WILL BE PROVIDED.

EXTERIOR ELEVATION NOTES

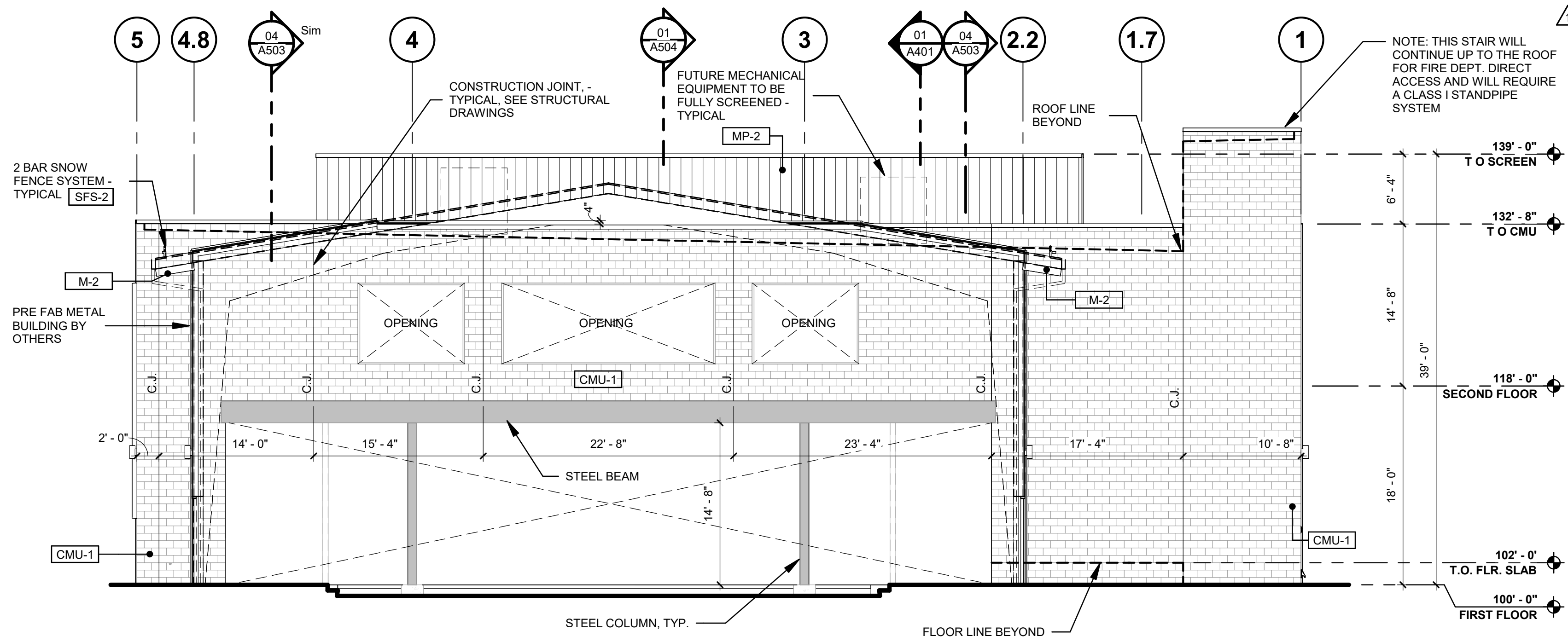
1. ALL FUTURE SIGNAGE TO BE UNDER SEPARATE PERMIT. BY FUTURE TENANT.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE DESIGN AND SPECIFICATIONS.
3. THE CERTIFIED BUILDING ADDRESS IS "522 SOUTH 400 WEST" AND THE PROPOSED ADDRESS IDENTIFICATION LOCATION(S) ARE SHOWN ON DETAIL 02/A301. APPROVAL IS REQUIRED FROM THE BUILDING OFFICIAL.
4. ADDRESS CHARACTER DESIGN SHALL BE COMPLIANT WITH IBC SECTION 502.1 AND WILL BE SUBMITTED UNDER A SEPARATE SIGNAGE PERMIT APPLICATION.



02 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

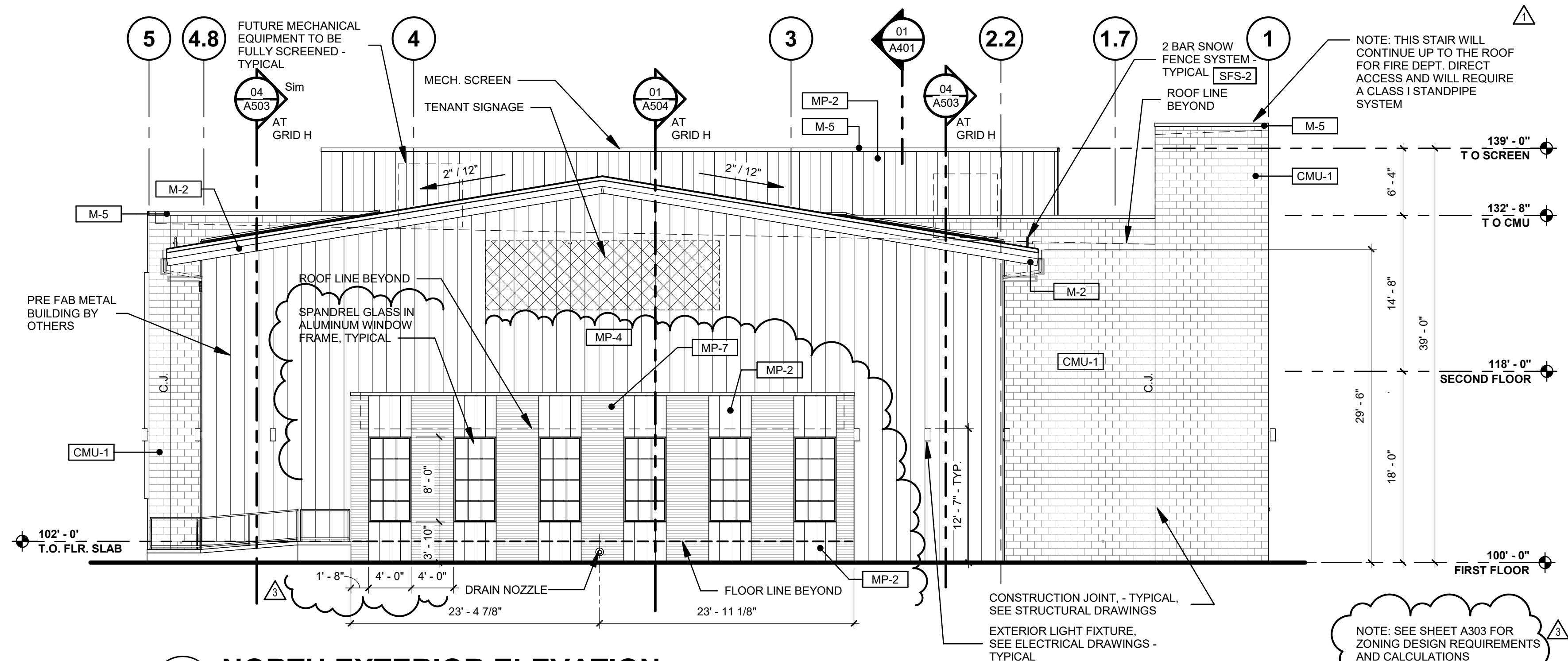
REF: 01 / A201



03 NORTH EXTERIOR ELEVATION @ GRID H

SCALE: 1/8" = 1'-0"

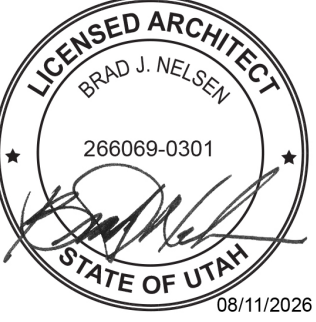
REF: 01 / A201



01 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

REF: 01 / A201



- 1 CITY COMMENTS 06.24.2026
- 2 COORDINATION 06.24.2026
- 3 CITY COMMENTS 1BD

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Project No.
25048

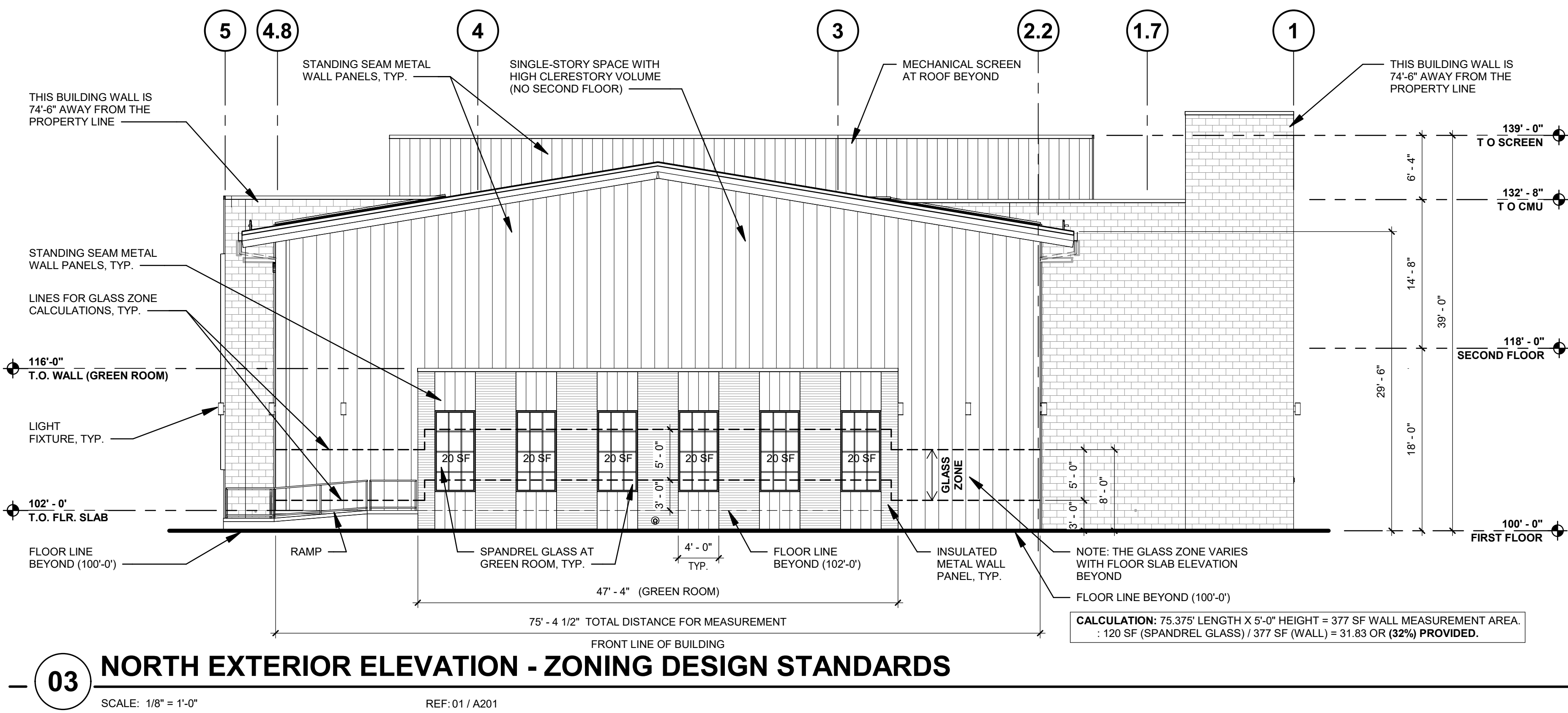
A302

EXTERIOR ELEVATIONS

21A.37.060: DESIGN STANDARDS REQUIRED PER DISTRICT: (EAST ELEVATION)			
STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPE: ZONING DISTRICT: MU-11			
STANDARD (CODE SECTION)	REQUIRED	PROVIDED	EXPLANATION
GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050.A1)	75%	100%	THE ENTIRE FLOOR IS INTENDED TO BE A QUALIFYING ACTIVE USE (BAR, RESTAURANT, AND MUSIC VENUE)
BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050.B3)	70%	100%	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS, 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE
BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050.B4)	70%	100%	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS, 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE
GLASS: GROUND FLOOR (%) (21A.37.050.C1)	60%	31%	WALL AREA = 165 SF. GLASS PROVIDED = 236 SF. (TYPICAL) STORAGE AREAS AND THE FUNCTION OF THE FOOD & BEVERAGE
GLASS: UPPER FLOOR (%) (21A.37.050.C2)	15%	20.5%	WALL AREA = 165 SF. GLASS PROVIDED = 236 SF. (TYPICAL) STORAGE AREAS AND THE FUNCTION OF THE FOOD & BEVERAGE
REFLECTIVE GLASS: (21A.37.050.C3)	0%	0%	GLASS PROVIDED IS EITHER VISION OR SPANDREL WITH A NON-REFLECTIVE MAT FINISH. SEE MATERIAL SCHEDULE FOR INFO
BUILDING ENTRANCES (21A.37.050.D)	75 FT.	NONE	ENTRANCE ENTRANCES WILL BE ON THE WEST AND SOUTH SIDES NEAR THE PARK AND MID-BLOCK WALKWAY. FOR BUILDING ACCESS CONTROL, THERE ARE NO ENTRANCES ALONG 800 W STREET FRONTAGE
BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050.E)	30 FT.	16 FT. MAXIMUM	THE MAXIMUM BLANK WALL ALONG THE EAST ELEVATION (800 W STREET FRONTAGE) IS 16 FEET MEETING THE REQUIREMENT. SEE DETAIL, GLASS ZONE FOR BUILDING DESIGN INFORMATION
STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050.F)	200 FT.	108 FT.	THE PRIMARY FACADE WALL ALONG 800 W STREET FRONTAGE IS BETWEEN GRID LINES D AND H. SEE DETAIL, GLASS ZONE FOR BUILDING DESIGN INFORMATION
UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050.G1)	10 FT.	NOT APPLICABLE	N/A - OUR STREET FACING FACADE DOES NOT EXCEED 85 FEET IN HEIGHT
UPPER FLOOR STEP BACK: LANDMARK (21A.37.050.G2)	'X'	MEETS * REQUIREMENT	* IF THE SILOS ARE CONSIDERED A LANDMARK THEY ARE TALLER THAN OUR PROPOSED BUILDING
UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050.G3)	'X'	NOT APPLICABLE	N/A - OUR PARCEL IS NOT ADJACENT TO ANY OF THE RESTRICTIVE DISTRICTS LISTED FOR THIS SECTION
UPPER FLOOR STEP BACK: SUGAR HOUSE LOWER LEVEL FRONT (21A.37.050.G4)	'X'	NOT APPLICABLE	N/A - OUR PARCEL IS NOT WITHIN OR ADJACENT TO THE SUGAR HOUSE AREA LIMITS LISTED IN THE ORDINANCE
LIGHTING: EXTERIOR (21A.37.050.H)	'X'	MEETS REQUIREMENT	ALL PROPOSED EXTERIOR LIGHT FIXTURES ARE SHIELDED. SEE ELECTRICAL PLANS AND FUTURE CUT SHEETS FOR MORE INFO
LIGHTING: PARKING LOT (21A.37.050.I)	'X'	NOT APPLICABLE	N/A - THERE IS NO PARKING ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION
SCREENING OF MECHANICAL EQUIPMENT: (21A.37.050.J)	'X'	MEETS REQUIREMENT	THERE ARE NO ROOF MECHANICAL UNITS IN THIS PERMIT APPLICATION BUT A FULLY ENCLOSED AREA IS PROVIDED TO SCREEN FUTURE TENANT ROOF MOUNTED EQUIPMENT
SCREENING OF SERVICE AREAS: (21A.37.050.K)	'X'	MEETS SOME REQUIREMENTS	* ALL EQUIPMENT INTENDED INSIDE THE SERVICE YARD WILL BE FULLY SHIELDED. WE EXCEED THE MAX. # HOW WALL LIMIT AS THE TOP OF THE ELECTRICAL GEAR IS 10'-1" ABOVE THE FIRST FLOOR SLAB LEVEL. THE SCREEN WALL IS SET AT 10'-2" IN ORDER TO STAY AS CLOSE TO THE # HEIGHT LIMIT AS POSSIBLE. WE WILL NOT MEET THE 1'-0" MIN. CLEARANCE FROM TOP OF WALL TO TOP OF EQUIPMENT. PER CITY REQUEST, THE WALL WITH GATE WAS SHIFTED WEST FOR CLEARANCE TO SIDEWALK LEAVING A FUTURE GAS METER OUTSIDE OF THE ENCLOSURE
PARKING GARAGES OR STRUCTURES: (21A.37.050.L)	'X'	NOT APPLICABLE	N/A - THERE IS NO PARKING GARAGES OR PARKING STRUCTURES ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION
PUBLIC IMPROVEMENTS: (21A.37.050.M) M.1.a.(4) - SIDEWALKS	10 FT. WIDE SIDEWALK	10 FT. SIDEWALK	THE REQUIRED SIDEWALK WIDTH WILL BE PROVIDED

* STANDARDS THAT ARE REQUIRED ARE IDENTIFIED BY AN 'X' OR A NUMBER REFERENCING THE APPLICABLE STANDARD (FEET, % ETC.).
* STANDARDS THAT ARE NOT MET ARE TO BE SUBMITTED FOR DESIGN REVIEW UNDER A SEPARATE APPLICATION AS REQUESTED.

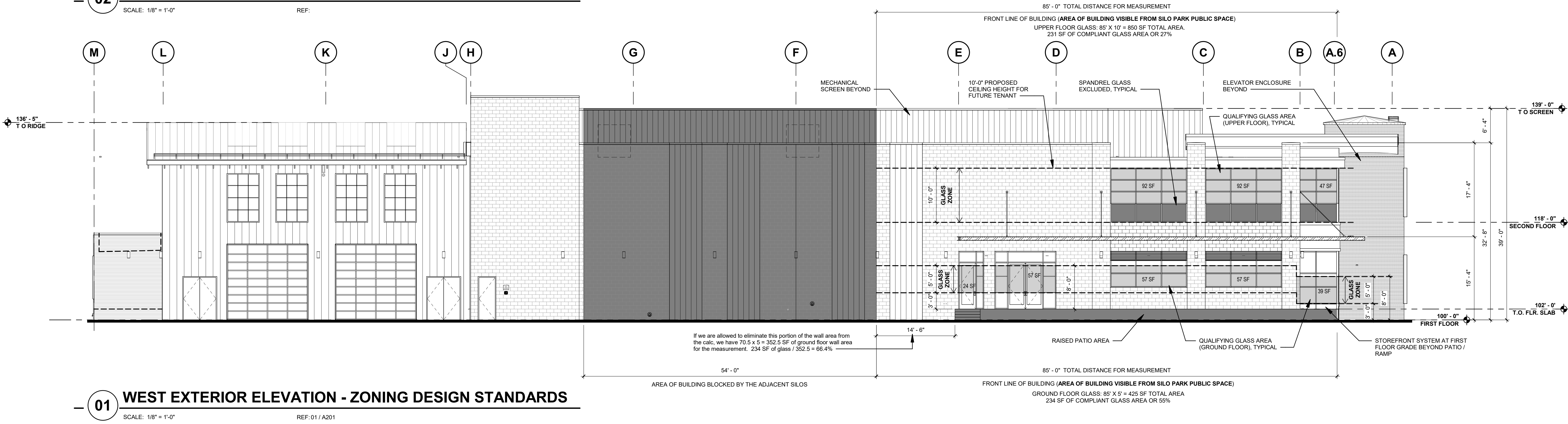
21A.37.060: DESIGN STANDARDS REQUIRED PER DISTRICT: (NORTH ELEVATION)			
STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPE: ZONING DISTRICT: MU-11			
STANDARD (CODE SECTION)	REQUIRED	PROVIDED	EXPLANATION
GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050.A1)	75%	100%	THE ENTIRE FLOOR IS INTENDED TO BE A QUALIFYING ACTIVE USE (BAR, RESTAURANT, AND MUSIC VENUE)
BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050.B3)	70%	100%	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS, 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE
BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050.B4)	70%	100%	REMOVING DOORS AND WINDOWS FROM THE CALCULATIONS, 100% OF THE REMAINING MATERIALS ARE EITHER MASONRY (CMU) OR METAL WALL PANEL AND CONSIDERED DURABLE
GLASS: GROUND FLOOR (%) (21A.37.050.C1)	60%	32%	WALL AREA ALONG 800 SOUTH = 377 SF. GLASS AREA PROVIDED (SPANDREL) = 120 SF. 357 SF = 31.83 OR (32%)
GLASS: UPPER FLOOR (%) (21A.37.050.C2)	15%	NOT APPLICABLE	THERE IS NO UPPER FLOOR AT THE NORTH ELEVATION. THIS AREA IS CLERESTORY VOLUME
REFLECTIVE GLASS: (21A.37.050.C3)	0%	0%	GLASS PROVIDED IS EITHER VISION OR SPANDREL WITH A NON-REFLECTIVE MAT FINISH. SEE MATERIAL SCHEDULE FOR INFO
BUILDING ENTRANCES (21A.37.050.D)	75 FT.	NONE	ENTRANCE ENTRANCES WILL BE ON THE WEST AND SOUTH SIDES NEAR THE PARK AND MID-BLOCK WALKWAY. FOR BUILDING ACCESS CONTROL, THERE ARE NO ENTRANCES ALONG 800 S STREET FRONTAGE
BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050.E)	30 FT.	14 FT. MAXIMUM	THE MAXIMUM BLANK WALL ALONG THE NORTH ELEVATION (800 S STREET FRONTAGE) IS 14 FEET MEETING THE REQUIREMENT. LOCATIONS ARE ADJACENT TO THE GREEN ROOM WALL
STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050.F)	200 FT.	75'-4 1/2" MAXIMUM	THE PRIMARY FACADE WALL ALONG 800 W STREET FRONTAGE IS BETWEEN GRID LINES J AND K. SEE DETAIL, GLASS ZONE FOR BUILDING DESIGN INFORMATION
UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050.G1)	10 FT.	APPLICABLE	N/A - OUR STREET FACING FACADE DOES NOT EXCEED 85 FEET IN HEIGHT
UPPER FLOOR STEP BACK: LANDMARK (21A.37.050.G2)	'X'	MEETS * REQUIREMENT	* IF THE SILOS ARE CONSIDERED A LANDMARK THEY ARE TALLER THAN OUR PROPOSED BUILDING
UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050.G3)	'X'	NOT APPLICABLE	N/A - OUR PARCEL IS NOT ADJACENT TO ANY OF THE RESTRICTIVE DISTRICTS LISTED FOR THIS SECTION
UPPER FLOOR STEP BACK: SUGAR HOUSE LOWER LEVEL FRONT (21A.37.050.G4)	'X'	NOT APPLICABLE	N/A - OUR PARCEL IS NOT WITHIN OR ADJACENT TO THE SUGAR HOUSE AREA LIMITS LISTED IN THE ORDINANCE
LIGHTING: EXTERIOR (21A.37.050.H)	'X'	MEETS REQUIREMENT	ALL PROPOSED EXTERIOR LIGHT FIXTURES ARE SHIELDED. SEE ELECTRICAL PLANS AND FUTURE CUT SHEETS FOR MORE INFO
LIGHTING: PARKING LOT (21A.37.050.I)	'X'	NOT APPLICABLE	N/A - THERE IS NO PARKING ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION
SCREENING OF MECHANICAL EQUIPMENT: (21A.37.050.J)	'X'	MEETS REQUIREMENT	THERE ARE NO ROOF MECHANICAL UNITS IN THIS PERMIT APPLICATION BUT A FULLY ENCLOSED AREA IS PROVIDED TO SCREEN FUTURE TENANT ROOF MOUNTED EQUIPMENT
SCREENING OF SERVICE AREAS: (21A.37.050.K)	'X'	NOT APPLICABLE	N/A - THERE ARE NO SERVICE AREAS ON THIS SIDE OF BUILDING
PARKING GARAGES OR STRUCTURES: (21A.37.050.L)	'X'	NOT APPLICABLE	N/A - THERE IS NO PARKING GARAGES OR PARKING STRUCTURES ON THIS BUILDING PARCEL NOR A PART OF THIS PERMIT APPLICATION
PUBLIC IMPROVEMENTS: (21A.37.050.M) M.1.a.(4) - SIDEWALKS	10 FT. WIDE SIDEWALK	10 FT. SIDEWALK	THE REQUIRED SIDEWALK WIDTH WILL BE PROVIDED

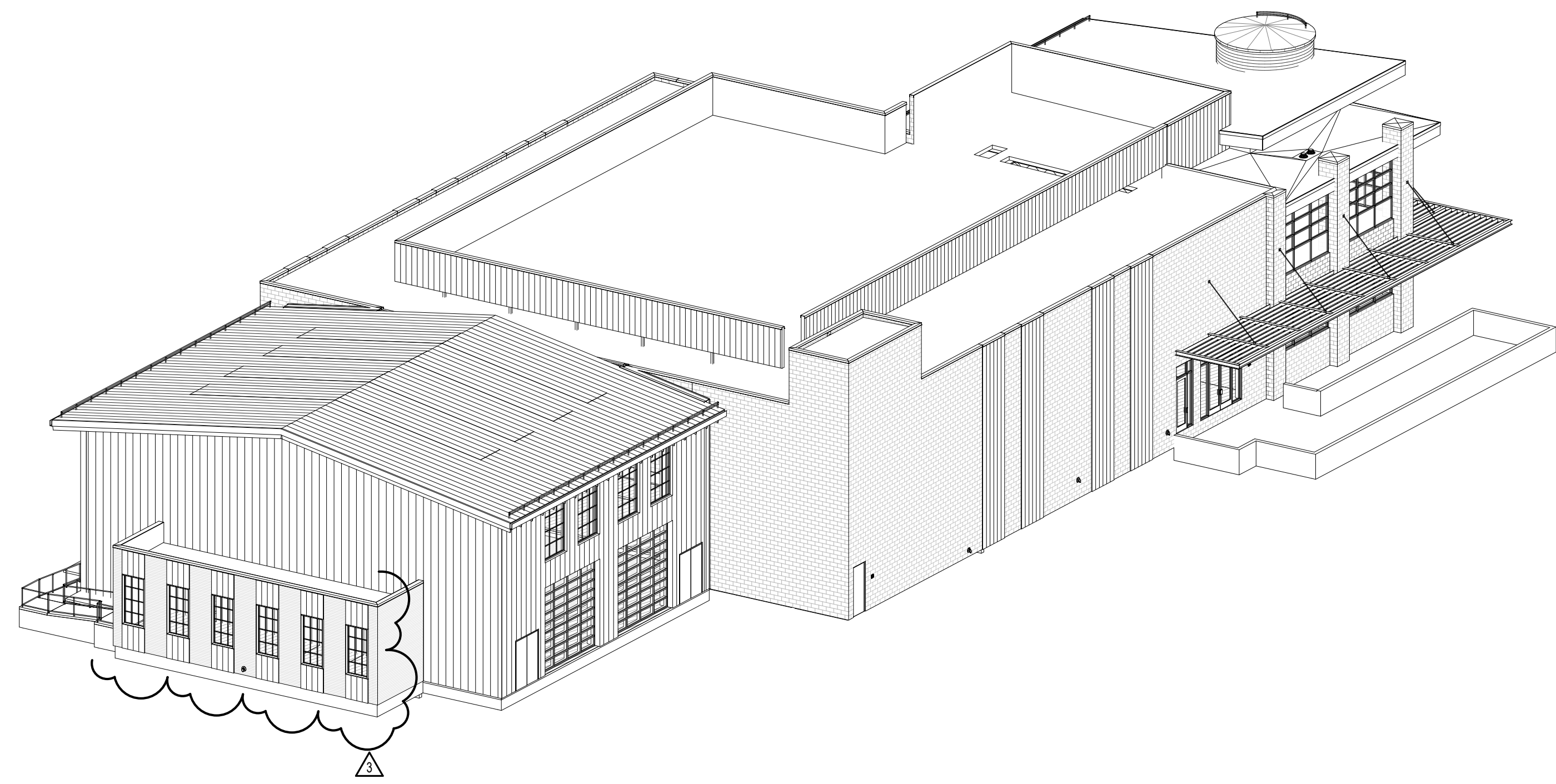


02 EAST EXTERIOR ELEVATION - ZONING DESIGN STANDARDS

SCALE: 1/8" = 1'-0"

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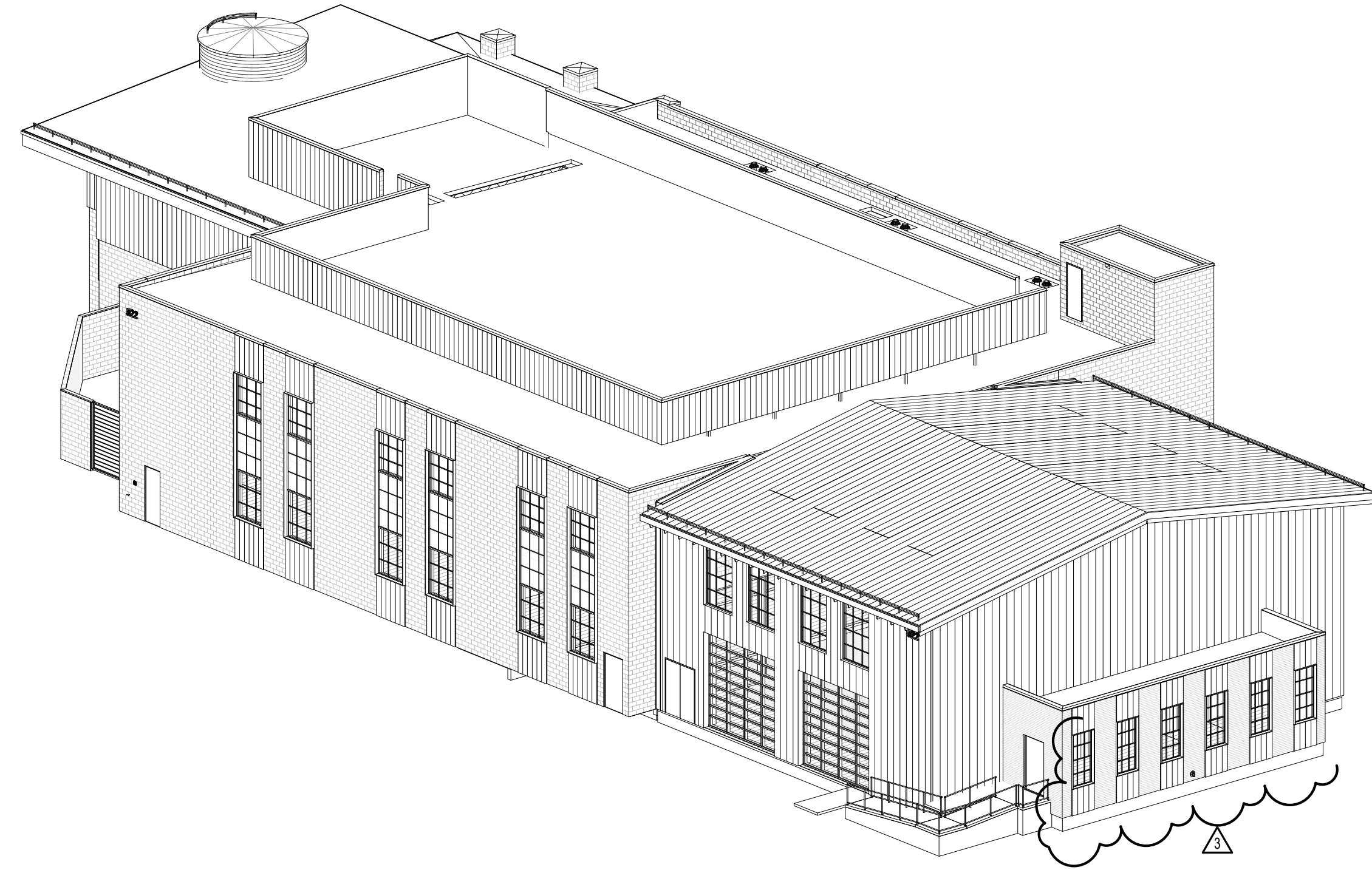




NW NORTHWEST

SCALE:

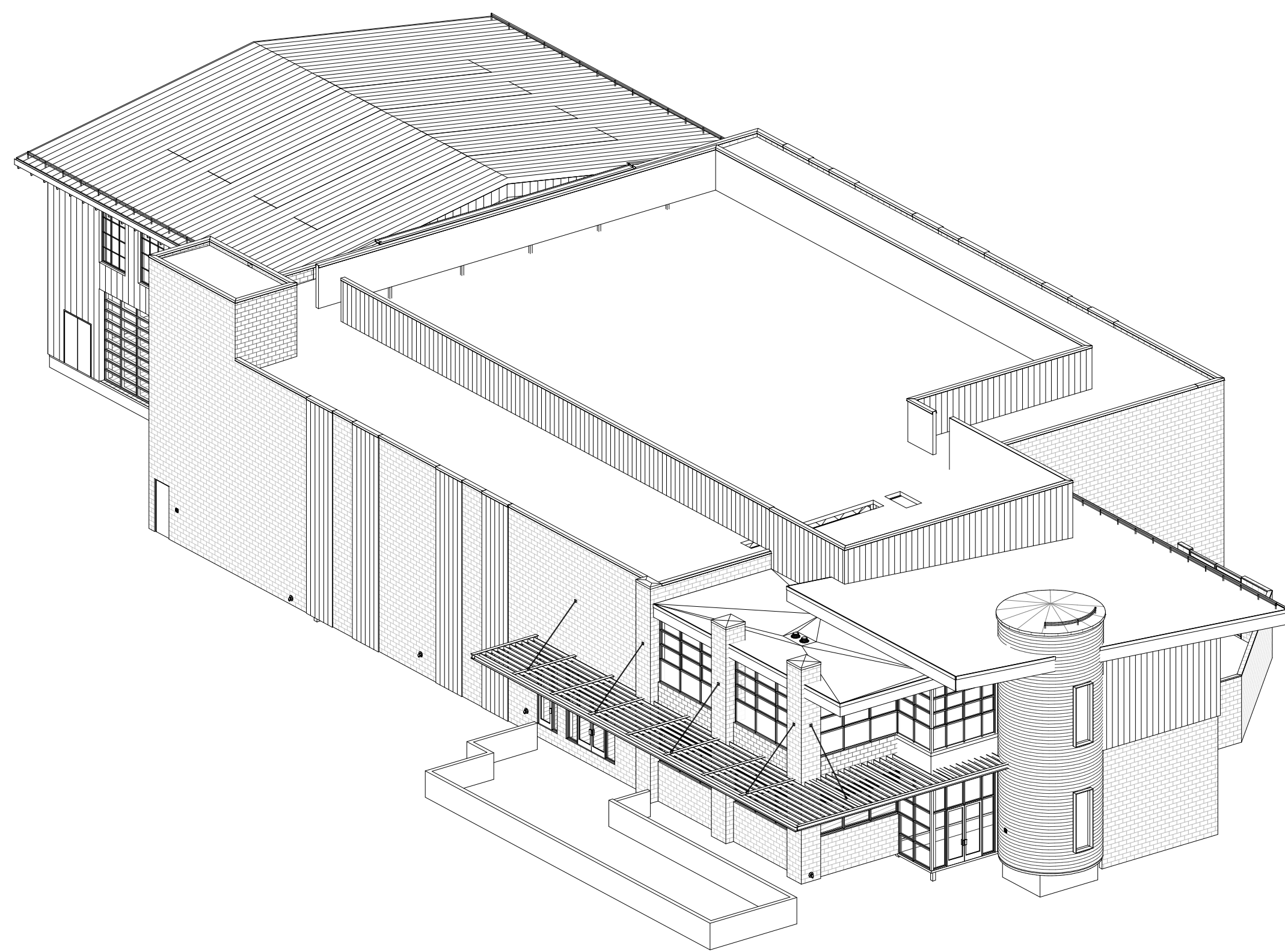
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NE NORTHEAST

SCALE:

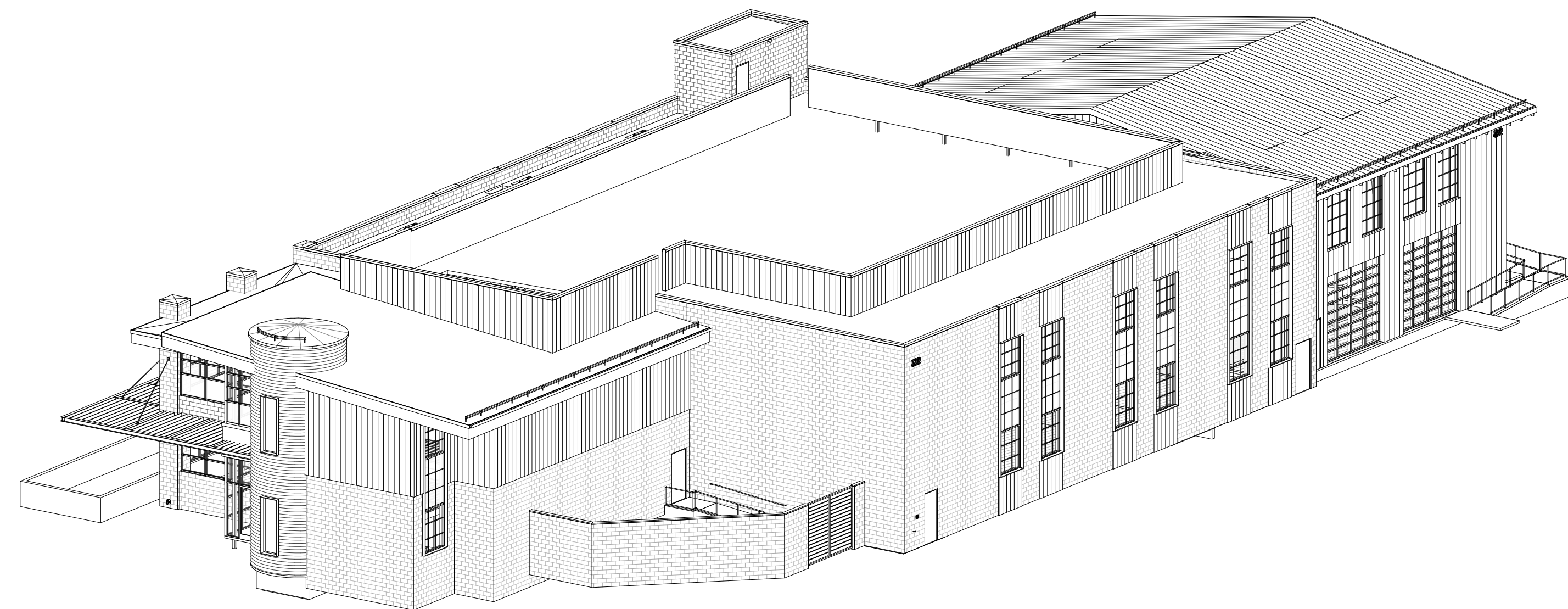
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SW SOUTHWEST

SCALE:

REF:

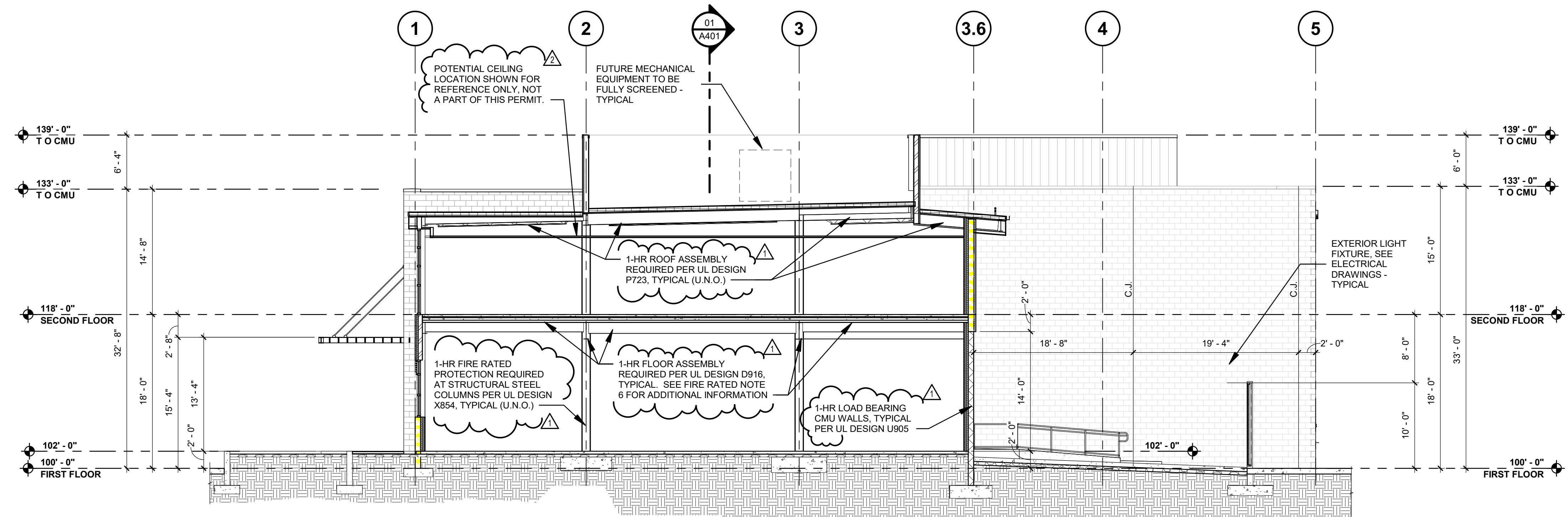


SE SOUTHEAST

SCALE:

REF:

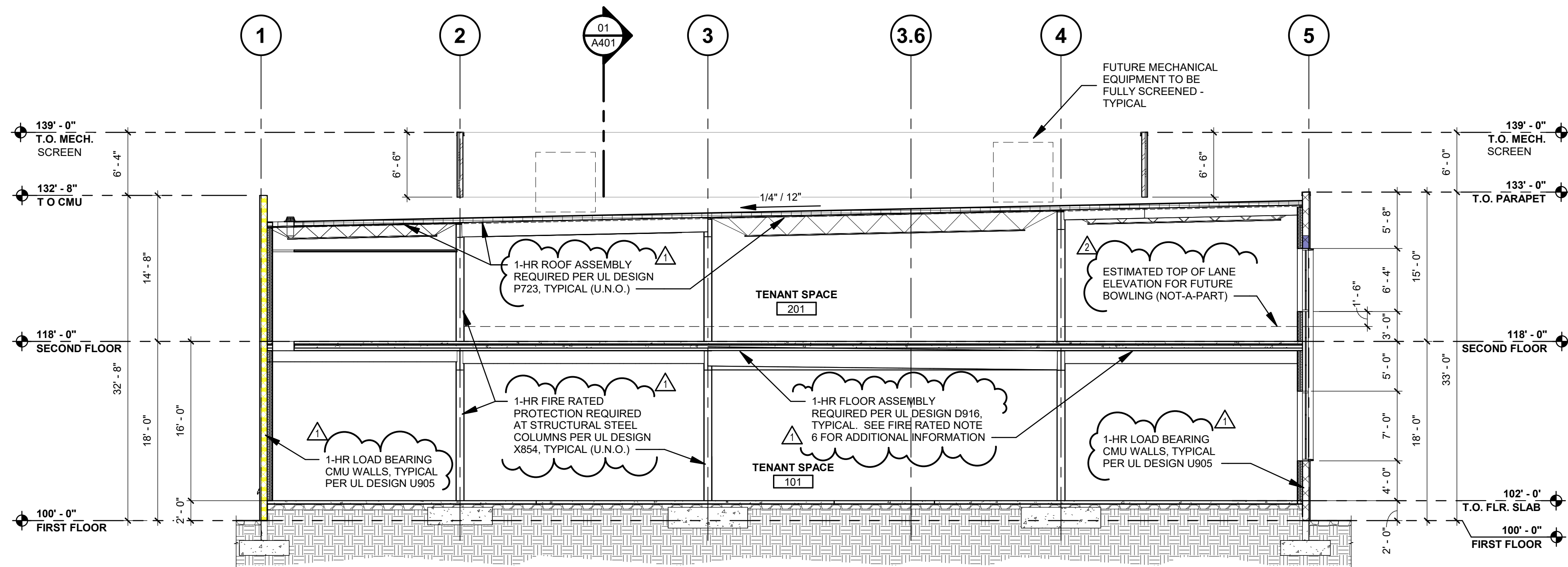
- FIRE RATED ASSEMBLY NOTES:**
1. DUE TO CODE REQUIRED CHANGES TO THE BUILDING CONSTRUCTION TYPE FROM V-5 TO I-A, FIRE PROTECTION REQUIREMENTS HAVE BEEN UPDATED FROM THE INITIAL CITY SUBMITTAL.
 2. SEE CODE ANALYSIS SHEETS A101 AND A102 FOR ADDITIONAL CODE REQUIREMENTS AND INFORMATION.
 3. LOAD BEARING INTERIOR AND EXTERIOR CMU WALLS ARE REQUIRED TO BE 1-HR FIRE RATED (MIN.) TYPICAL. SEE UL DESIGN U905 ON SHEET A705.
 4. NON-LOAD-BEARING STEEL STUD WALLS REQUIRED TO HAVE 1-HR FIRE PROTECTION ARE PER UL DESIGN U419. SEE SHEET A705.
 5. THE PRIMARY STRUCTURAL FRAME IS TO HAVE 1-HR FIRE PROTECTION. SEE UL DETAIL INFORMATION FOR ROOF AND FLOOR ASSEMBLIES BELOW. SEE UL DESIGN X854 FOR STRUCTURAL COLUMNS ON SHEET A707.
 6. FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS ARE TO BE 1-HR FIRE PROTECTED PER UL DESIGN D916. SEE SHEET A706. NOTE: GENERAL CONTRACTOR TO CARRY AN ALLOWANCE FOR COST OF ADDING SPRAY APPLIED FIRE PROTECTION TO UNDERSIDE OF DECK IF THE CONCRETE SPECIFICATION INSTALLED DOES NOT MEET THE REQUIREMENTS OF THIS DESIGN.
 7. ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS ARE TO BE 1-HR FIRE PROTECTED PER UL DESIGN P723. SEE SHEET A706.



04 BUILDING SECTION

SCALE: 1/8" = 1'-0"

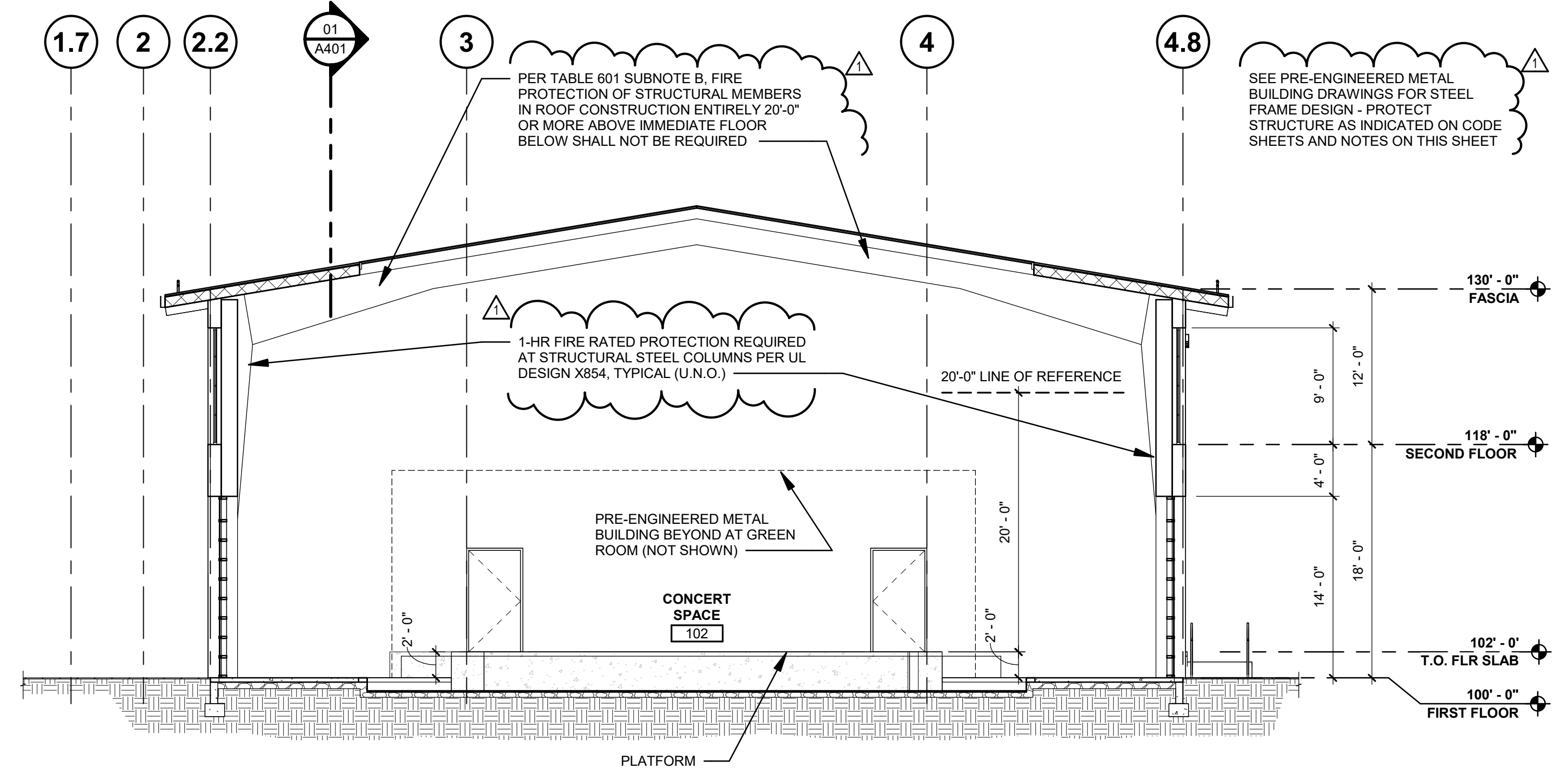
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03 BUILDING SECTION

SCALE: 1/8" = 1'-0"

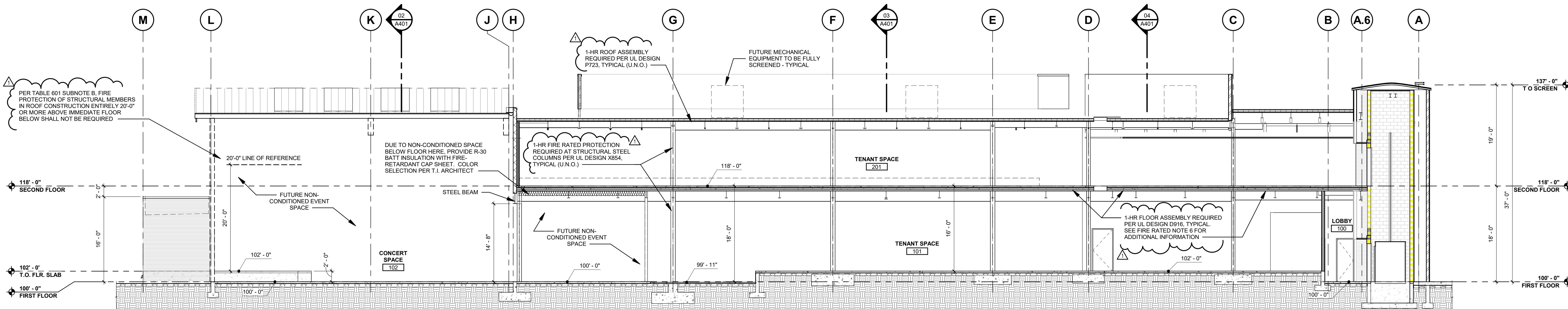
REF: 01 / A201



02 BUILDING SECTION

SCALE: 1/8" = 1'-0"

REF: 01 / A201



01 BUILDING SECTION

SCALE: 1/8" = 1'-0"

REF: 01 / A201

SILO PARK EAST RETAIL
BLASER VENTURES

622 SOUTH 400 WEST
SALT LAKE CITY, UTAH 84101

Date	02/27/2026
Revisions	
1	CITY COMMENTS 06.24.2026
2	COORDINATION 06.24.2026

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Project No.
25048

A401
BUILDING SECTIONS

OPEN SPACE AREA: SECTION 21A.25.010.D.

OVERALL SITE TOTAL CALCULATIONS

1. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided as open space area, unless otherwise specified in this chapter. Open space area may include landscaped yards, patios, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies, required parking lot landscaping, or required perimeter parking lot landscaping, shall not be counted toward the minimum open space area requirement, except where specifically authorized by the individual district.

REQUIRED OPEN SPACE AREA (31,499 X .10): 3,150 S.F. // TOTAL SITE: 9,964 S.F.

a. A minimum of twenty percent (20%) of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation area requirement.

REQUIRED (3,150 X .20): 630 S.F. // TOTAL: 3,334 S.F.

b. At least one open space area shall have a minimum dimension of fifteen feet (15') by fifteen feet (15'). This does not apply to the row house building form, except when the required open space area is consolidated into a shared common space.

OPEN SPACE GREATER THAN 15'X15 SOUTH OF BLDG

c. Open space areas that are greater than five hundred (500) square feet shall contain **at least one** useable element from the following list:

(1) A bench for every two hundred fifty (250) square feet of open space area;

4 PERMANENT BENCHES PROPOSED ONSITE AROUND SOUTH ENTRY. ADDITIONAL SEATING HAS BEEN PROVIDED IN IMMEDIATELY ADJACENT PARK AREA (INDICATED ON L301), INCLUDING LARGE WOOD SEATING TERRACE WHICH SEATS A LARGE NUMBER OF PEOPLE. ADDITIONAL MOVABLE SEATING PLANNED IN FUTURE TENANT IMPROVEMENTS.

(2) A table for outdoor eating for every five hundred (500) square feet of open space area;
OUTDOOR EATING TABLES AND SEATING ANTICIPATED AS PART OF FUTURE TENANT IMPROVEMENT PATIO AREAS.

(3) An outdoor amenity intended to provide outdoor recreation and leisure opportunities including walking paths, playgrounds, seating areas, gardens, sports courts, or similar amenities intended to promote outdoor activity;

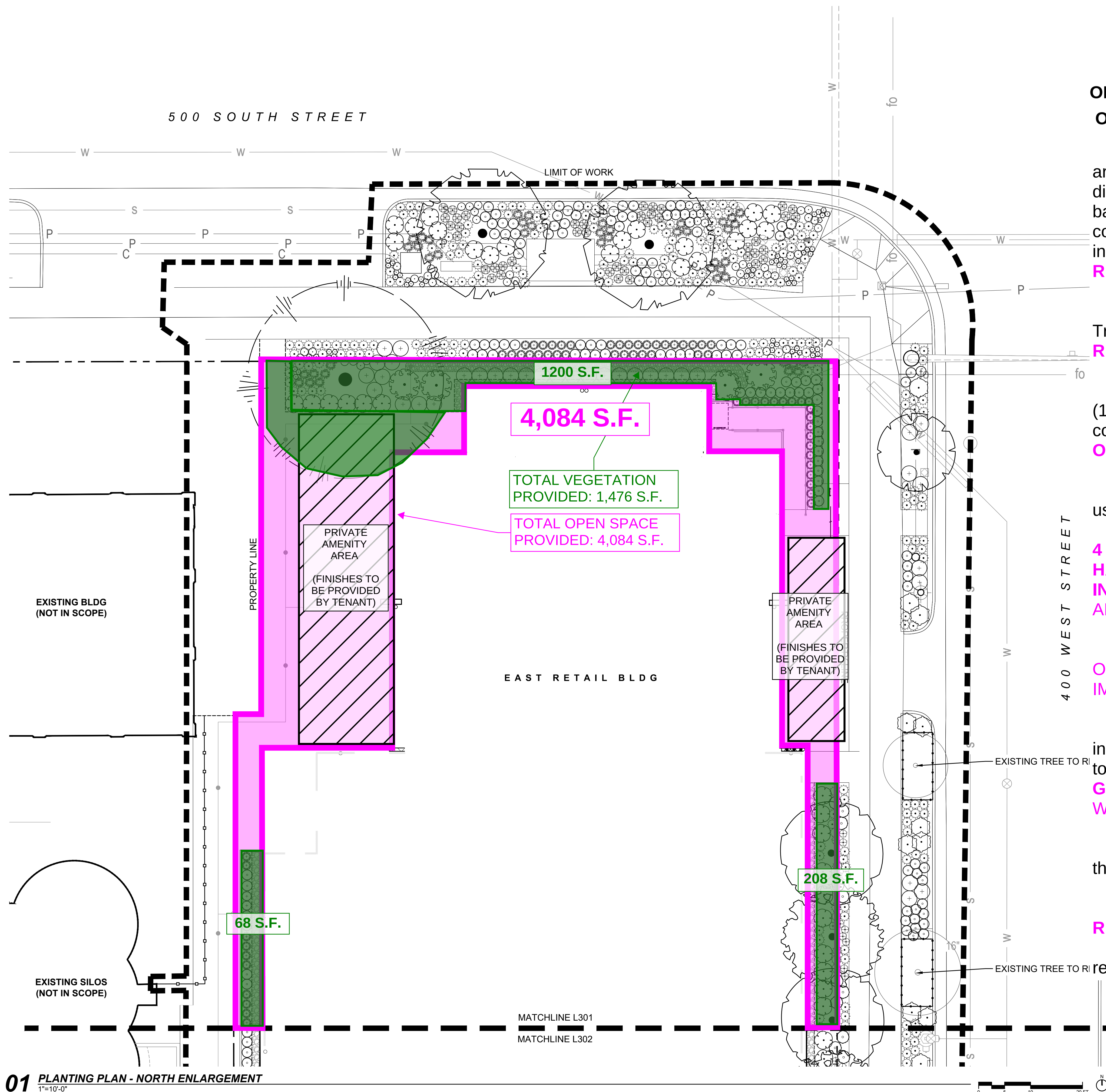
GARDEN PLANTING AREAS INCLUDE NATIVE SHRUBS, GRASSES AND PERENNIALS PLANTED WITHIN GARDENS THAT USES REUSED RAILROAD TRACK AS EDGER/FEATURES

(4) Trees with a minimum spread of twenty feet (20') at mature height to shade a minimum of thirty three percent (33%) of the open space area; and/or

(5) Vegetation that equals at least thirty three percent (33%) of the open space area.

REQUIRED (9,964 X .33): 3,288 S.F. // PROVIDED: 3,334 S.F.

d. For development sites that involve subdividing the site into multiple lots, the open space area requirement may be applied to the entire site instead of per lot.

**01 PLANTING PLAN - NORTH ENLARGEMENT**
1"=10'-0"**PLANTING LEGEND**

	LIMIT OF WORK	
	PROPERTY LINE	
	18" ROCK MULCH SETBACK WITH STEEL EDGER	RE: 08/L200
	PROPOSED SHRUB	RE: 03,04/L400
	PROPOSED TREE	RE: 01/L400
	EXISTING TREE TO REMAIN, PROTECT IN PLACE	RE: 02/L400

Date 02/27/2026

Revisions

1	CITY COMMENTS	06.24.2026
2	COORDINATION	06.24.2026

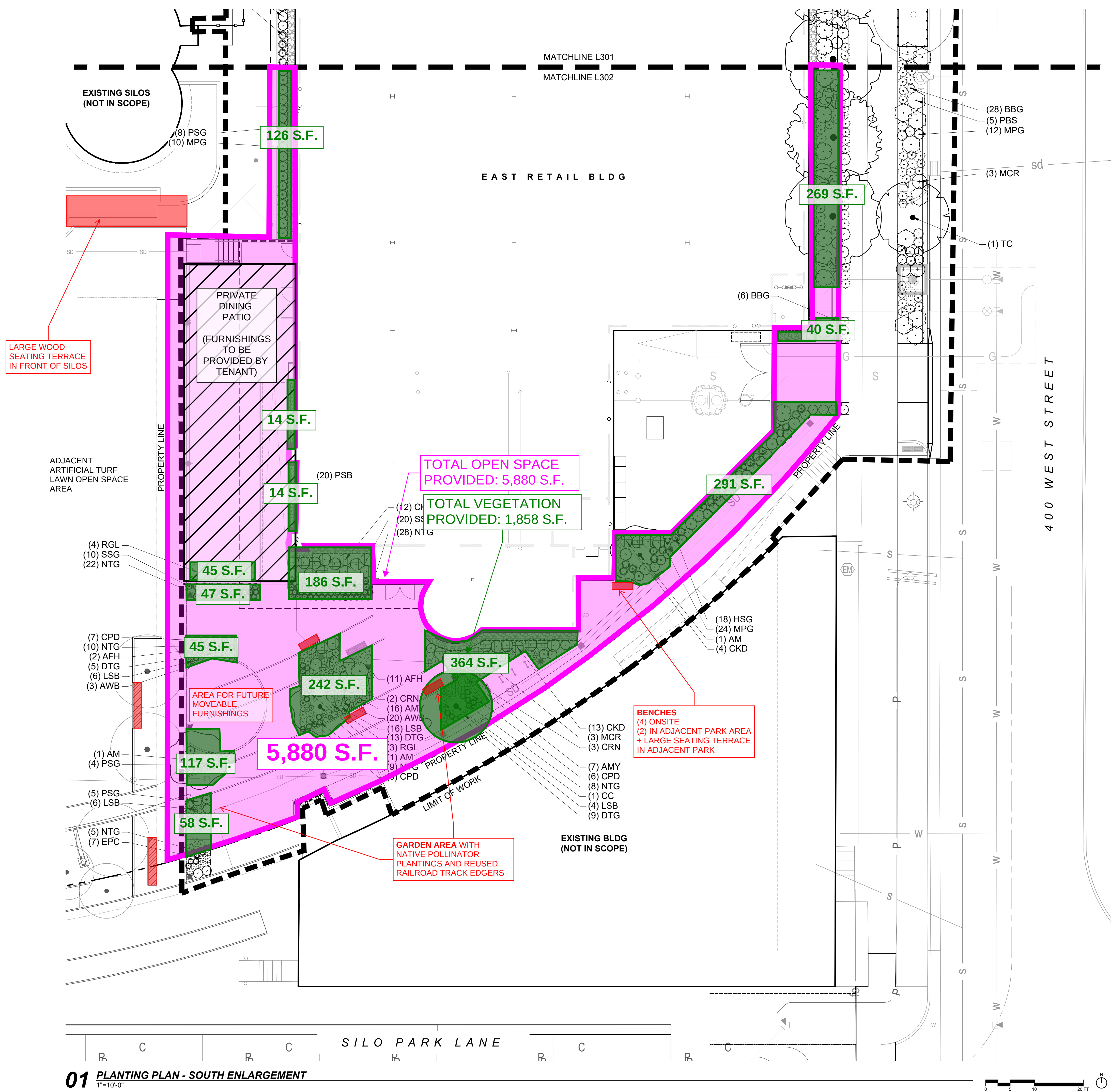
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Project No.
25072

L301

PLANTING PLAN - NORTH
ENLARGEMENT



01 PLANTING PLAN - SOUTH ENLARGEMENT
1"=10'-0"

PLANTING LEGEND		
---	LIMIT OF WORK	
---	PROPERTY LINE	
18" ROCK MULCH SETBACK WITH STEEL EDGER	RE: 08/L200	
PROPOSED SHRUB	RE: 03/04/L400	
PROPOSED TREE	RE: 01/L400	
EXISTING TREE TO REMAIN, PROTECT IN PLACE	RE: 02/L400	

Date	02/27/2026
Revisions	
1	CITY COMMENTS 06.24.2026
2	COORDINATION 06.24.2026

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Project No.
25072

L302
PLANTING PLAN - SOUTH
ENLARGEMENT

ATTACHMENT C: Property & Vicinity Photos



Subject Property as viewed from the east across 400 W



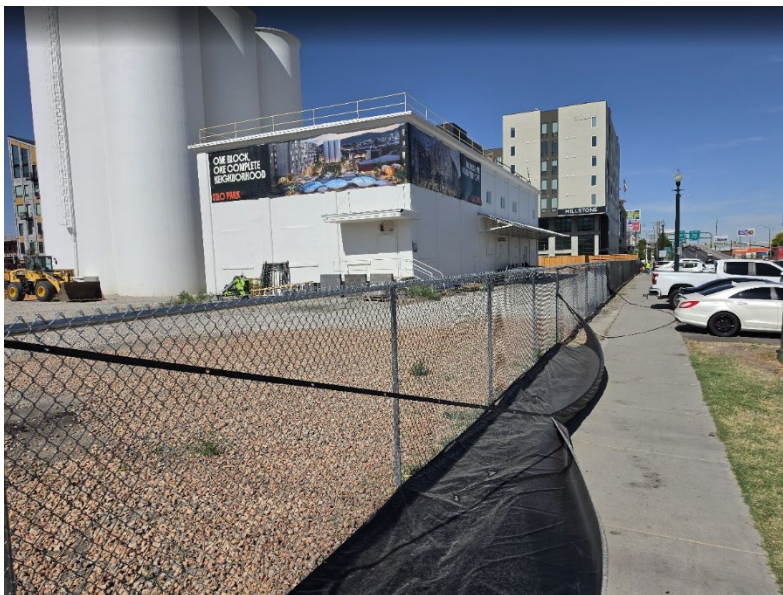
Existing sidewalk and park strip along 500 S looking east



Interior park and walkways



Subject site as viewed from Rimini Coffee building looking north



Subject Site as viewed from 500 S looking west



Maverik gas station directly across 500 S



Existing sidewalk along 400 W looking north



Existing sidewalk along 400 W looking south



View from north property line looking south



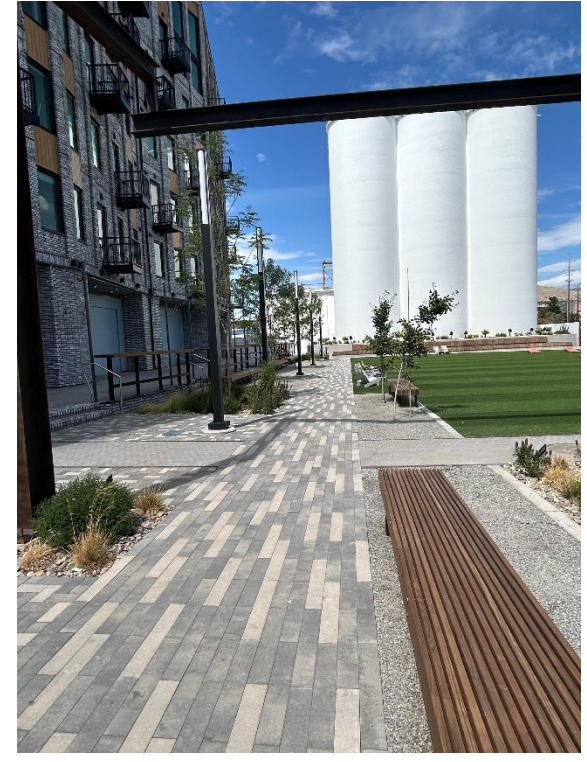
Traeger building directly east across 400 W



*Portion of mid-block walkway
north of interior park*



*Portion of mid-block walkway
south of Rimini Coffee*



*Portion of mid-block walkway west
of interior park*

ATTACHMENT D: MU-11 Zoning Standards

MU-11 (Mixed Use 11 District)

21A.25.010.A: Mixed Use District General Provisions: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

21A.25.070.A: MU-11 Purpose: The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to eleven (11) stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.

Standard	Requirement	Proposed	Finding
Maximum Building Height	125 feet. Buildings in excess of 85 feet require design review in accordance with Chapter 21A.59	39 feet	Complies
Front/Corner/Side/Rear Yard Setbacks	Front and Corner Side Yards: Minimum: None Maximum: 20 feet Rear Yard: Minimum: None When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet. Interior Side Yard: Minimum: None When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone along the rear lot line, the minimum is 10 feet.	Setbacks vary between 5'10" and 11'2" on front and corner side yards, between 5'6" and 9'6" on the interior side yard, and between 3'11" and 24'11" on rear yard. None of the yards abut another zone.	Complies
Open Space Area	A minimum of ten percent (10%) of the lot area shall be provided as open space area in	Lot size is approximately 30,927 square feet. 4,084 square feet proposed as	Complies

	accordance with 21A.25.010.D A minimum of 20% of the required open space shall be vegetation At least one open space area shall have an area of 15 feet by 15 feet	open space (approximately 13%) 1,476 square feet of open space proposed as vegetation (approximately 36%) Open space on the northwest corner exceeds 15 feet by 15 feet	
Lot Size	No minimum	Lot size: Approximately 30,927 square feet	Complies
Mid-Block Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan	Midblock walkway provided in accordance with Downtown Plan	Complies
Off Street Parking & Loading (21A.44.040.A)	The site falls into Urban Center Context, which requires the following: Bowling Alley: No minimum 2 spaces per lane maximum Brewpub/Restaurant: Minimum: 2 spaces per 1,000 sq ft of indoor tasting/seating area, 1 space per 1,000 sq ft of outdoor tasting/seating area	Parking was calculated for 27,726 square feet of combined restaurant and music venue space and 14 lanes of bowling. This would require a minimum of 55 and a maximum of 139 spaces for the food and beverage space and a minimum of 0 and a maximum of 28 spaces for the bowling alley, meaning the developer could provide between 55 and 167 parking spaces to meet the MU-11 Urban Center Context requirements. 76 parking stalls for this building will be provided	Complies
Signage (21A.46.110)	Signage is subject to Standards for 21A.46.090 : Sign Regulations for Mixed Use Districts	No signage is proposed at this time, although the applicant is reserving space for tenant signage	Complies with Conditions Future signage must be approved in accordance with 21A.46.090 and staff approval

ATTACHMENT E: Design Standards for the MU-11 Zone

[21A.37.060.B.4](#) – Design Standards for MU-11: Storefront and Vertical Mixed Use Building Type

Standard	Proposed	Finding
Ground Floor Use 75% of the ground floor length must be dedicated to an active use	100% of the ground floor will qualify as active use in the form of a bar, restaurant, and music venue	Complies
Ground Floor Building Materials: 70% of the ground floor, excluding windows and doors, must be clad in durable building materials	100% of the ground floor building materials include a mix of concrete masonry units and metal wall panels, both of which are considered durable	Complies
Upper Floor Building Materials: 70% of the upper floors, excluding windows and doors, must be clad in durable building materials	100% of the upper floor building materials include a mix of concrete masonry units and metal wall panels, both of which are considered durable	Complies
Ground Floor Glass: 60% of the ground floor shall be glass that allows unobstructed visibility at least 5' deep into the building.	31% of the ground floor on the east elevation will be glass, and 32% of the ground floor on the north elevation will be glass. The glass on the north elevation will not allow visibility into the building. This request is further discussed in Key Consideration 3	Does not Comply Applicant is requesting relief from this provision through Design Review Staff finds that allowing for a reduction in ground floor glass is conducive to the functionality of the interior uses and structural integrity of the building. Staff also recognizes the challenge of designing a building with 360-degree visibility. The intent of the standard is met by providing interest and pedestrian engagement along all facades, while concentrating glass and visual elements around the primary pedestrian entrance. This strategy is designed to guide patrons through the walkway to access the venue.

Upper Floor Glass: 15% of each floor above the ground floor shall be glass.	20.5% glass on east elevation. The north elevation does not have an upper floor, as this area is clerestory volume	Complies
Reflective Glass: 0% of the ground floor or upper floor glass is permitted to be reflective.	Glass provided is either vision or spandrel with a non-reflective mat finish. No reflective glass is proposed.	Complies
Building Entrances: 1 entrance is required every 75' .	Publicly accessible building entrances are not provided on the street facing facades, although the east façade does have entrances at least every 75' for ingress and egress. See Key Consideration 2 for more details.	Does not Comply Applicant is requesting relief from this provision through Design Review Staff finds that while convenience for visitors may be minorly impacted by the lack of public entrances on the north and east facades of the retail building, fewer entrances are appropriate for business operations and security. The intent of the design standard is also met by directing foot traffic through the mid-block walkway, therefore contributing to a safe, engaging, and convenient pedestrian space.
Blank Wall: 30' is the maximum length of any blank wall along the ground floor uninterrupted by windows, doors, architectural detailing, or art.	The maximum length of blank wall on the north elevation is 14 ft, and 16 feet on the east elevation	Complies
Street Facing Façade: 200' maximum length of a single structure facing the street.	The east elevation of the building is 108 feet in length and the north elevation is 75 feet	Complies
Upper Floor Stepback: Street facing facades of buildings over 85 feet in height shall have an upper level stepback with a minimum depth of 10' .	Not applicable – the proposed building does not exceed 85 feet in height	Complies
Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.	All exterior lights are shielded	Complies

Parking Lot Lighting: Poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe shall be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multistory buildings. Lightproof fencing is required adjacent to residential properties.	Not applicable – no parking lot is proposed on the subject parcel.	Complies
Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact.	There are no roof mechanical units. A fully enclosed area is provided to screen future roof mounted equipment as needed by the tenant	Complies
Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. All screening enclosures visible from the street shall be incorporated into the building architecture or site design. All screening enclosures shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters shall be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.	The applicant is requesting additional height for a screening wall. The 10'2" screening wall height would provide the required 1' of clearance above the equipment while accounting for the grading of the site. See Key Consideration 4 for more details.	Does not Comply Applicant is requesting relief from this provision through Design Review Staff finds that allowing extra height on the screening wall will allow for the service area to be screened at least one foot higher than the objects being screened while preserving the historic grade change, consistent with other buildings in the area. The screening area is provided on the building's interior side yard, which will have only a minor impact on any street-facing or primary pedestrian façade. Therefore, the intent of 21A.37.050.K is met.
Street Trees: A minimum of 1 street tree shall be planted on center between back of street curb and the sidewalk. Additional street trees shall be provided at the following rate per each frontage length: 1 small tree per 20 feet, or 1 medium tree per 30 feet, or 1 large tree per 40 feet. The largest tree that is appropriate to the park strip size shall be used.	The existing two street trees along 400 W will remain. Two additional large trees will be planted in the park strip along 500 S (75 feet frontage length) and two medium trees will be planted along the 400 W frontage (108 ft) to meet the requirements.	Complies
Park Strip:	Park strips will have 100% vegetation coverage. No turf or	Complies

Park strips must have a minimum of 33% vegetation coverage. Turf is prohibited, and the combination of all paving materials shall not exceed 20% of the total park strip area.	paving materials are proposed in the park strips.	
Public Improvements The MU-11 district allows buildings greater than 50' in height, and thus requires a minimum sidewalk width of 10'	The applicant will widen the sidewalk from the existing 8' width to 10' and will widen into the parcel to avoid narrowing the existing park strip.	Complies

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:

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 new development complies with the intent of the mixed-use chapter ([21A.25.101.A](#)), which is “to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.”

Specifically, this development provides tenant space for a large business, increases opportunities for people to access daily needs by walking or biking through including the business space as part of a larger, mixed-use development and designing the building for pedestrian accessibility, and orienting the building toward public spaces in the larger Silo Park development.

Condition(s): none

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: The primary entrance is proposed to face a mid-block walkway, rather than the public sidewalk. While this does not meet the above-listed standard (B1) and will need Planning Commission approval, the mid-block walkway is publicly accessible space designed for a safe and comfortable pedestrian experience and thus meets the intent of this standard. B2 and B3 are met, as the building will be close to the public sidewalks on 400 W and 500 S, is compatible with existing and desired development patterns of the neighborhood and is not located adjacent to a parking lot or structure.

Condition(s): Design review approval is needed from the Planning Commission to approve the locations of the building entrances.

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 the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.**
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 With Conditions

Discussion: The use of this building as a music venue poses several design challenges as compared to a traditional storefront. While the applicant is requesting a reduction in ground floor glass and transparency so as not to interfere with the functional use of the space, other elements are included to meet the intent of this standard and facilitate pedestrian interest and interaction. The entire ground floor will be an active use near the public sidewalk, no reflective treatments are proposed, and the outdoor dining patio will be adjacent to and have a direct visual connection to the public street and outdoor spaces.

Condition(s): Design review approval is needed from the Planning Commission to approve a reduction in ground floor glass and transparency.

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:

Although the MU-11 zoning district allows buildings up to 11 stories in height, the Silo Park retail building is proposed to be two stories in height. This will help relate the building to a human scale and provide a visual buffer between the taller residential buildings on the site and the public sidewalk and walkways. The building façade lengths (108 feet and 75 feet) are at a walkable, human scale and blank walls are limited to less than 30 feet, consistent with the City's design standards. Large, roll-top glass doors are proposed on both the east and west facades to provide some interest and views into the building.

Condition(s): none

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;**
- 3. Massing changes;**
- 4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or commission; and**
- 5. Stepback must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views.**

The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two stories.

A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.

Finding: Not Applicable

Discussion: No building facades exceed 200'.

Condition(s): none

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 privately-owned public space shall include the requisite permanent benches along with movable seating, over 20% tree canopy coverage, and outdoor seating areas. In addition, the open space area shall be located adjacent to the larger open space area that will serve as the central gathering space within the Silo Park development.

Condition(s): none

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. The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.
- c. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.

2. Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:

- 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.
- d. Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.

3. Cornices and rooflines:

a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (50%) of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building. b. 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: Not Applicable
Discussion: As discussed above, the applicant is not seeking additional height, and the height of the proposed building is relatable to the human scale. Thus, the height requires no modification.
Condition(s): none
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. Parking is encouraged to be behind the principal building and away from pedestrian walkways. Parking lots and structures shall be setback a minimum of twenty-five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.
Finding: Complies
Discussion: No parking is proposed on the subject parcel. The required parking will be provided within a parking garage and parking lot on an adjacent parcel, which will share parking needs with the other buildings on the block and have been approved under the appropriate building permits. Utilizing the shared parking model allows this building to be designed with the emphasis on safe pedestrian connections via the future mid-block walkway.
Condition(s): none
I. Waste and recycling containers, mechanical equipment, storage areas, and loading facilities shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure. (See Subsection 21A.37.050.K of this title.)
Finding: Complies
Discussion: As discussed in Key Consideration 4 , the applicant is requesting additional height of the screening wall to ensure that all facilities be adequately screened from public view. The service area shall be located in the building's interior side yard, which will be the least visible portion of the building.
Condition(s): Design review approval is needed from the Planning Commission to approve additional screening wall height.

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: No signage is proposed at this stage of development. The applicant has indicated that they intend to reserve the southeast side yard section of the building for signage, as discussed in [Key Consideration 5](#).

Condition(s): The applicant will need to work with staff to approve improvements on the south side of the building, including signage. All other signage will need to comply with section [21A.46](#) of Salt Lake City code.

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: Streetlights are not planned at this stage of development, but all exterior lighting will be shielded in compliance with design standards and dark sky goals.

Condition(s): Final approval of the details for lighting to be delegated to Planning Staff to ensure compliance with the standards for Design Review.

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 every 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: Street trees for the development have been provided on the site plan and are spaced no more than 30' apart except where there is a curb cut for vehicular access. Three existing street trees will remain as part of this project. A list of trees to be used on the site has been provided and is consistent with Urban Forestry standards. Hardscaping will consist of 6" thick standard grey concrete for public sidewalks and 24" concrete waterway for patios and provided open space.
Condition(s): none

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:

- July 20, 2026 – The Downtown Community Council and Granary District Alliance were sent the 45 day required notice for recognized community organizations. The Granary District Alliance provided a letter of support for the project, attached below.
- July 16, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July – September 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- September 1, 2026
 - Public hearing notice sign posted on the property
- August 27, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Only one public comment and a letter from the Granary District Alliance were received during the public input period. Both were in support of the project and the design intent to drive pedestrian activity to the mid-block walkway internal to the site. The comments are attached on the following pages.



Granary District Alliance Letter of Support

July 29, 2026

Salt Lake City Planning Commission
c/o Alicia Seeley, Principal Planner
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111

Re: Letter of Support for Design Review Application PLNPCM2026-00568 (Silo Park Retail Building, 522 S 400 W)

Dear Planning Commission Members,

On behalf of the Granary District Alliance (GDA) Board of Directors, I am writing to express our support for Blaser Ventures' request for design review modifications associated with the proposed two-story retail building at 522 South 400 West as part of the larger Silo Park mixed-use development (Petition No. PLNPCM2026-00568). The request seeks modifications to MU-11 zoning standards related to ground floor glass, building entrances, screening of service areas, and sidewalk improvements. According to the applicant materials, the purpose of these modifications is to orient pedestrian activity toward internal midblock walkways rather than along the adjacent arterial streets.

The Granary District has long supported thoughtful development patterns that enhance walkability, create meaningful public spaces, and contribute to the district's evolution as a vibrant mixed-use neighborhood. We recognize that the Silo Park development presents a unique site planning opportunity where pedestrian circulation and activation can be concentrated within a network of internal pathways and gathering spaces. The proposed modifications appear intended to support that vision by encouraging pedestrian activity within the development's midblock environment. We believe the proposed modifications can support a cohesive and pedestrian-oriented project that aligns with the continued growth and transformation of the Granary District.

The GDA Board is supportive of the applicant's request and encourages the Planning Commission to approve the proposed design review modifications so that this phase of the Silo Park development may move forward. We appreciate the investment being made in the district and look forward to seeing the project contribute to the area's economic vitality and neighborhood character.

Thank you for your consideration of our comments.

Sincerely,

Anastasia Kaessner
President, Granary District Alliance
On behalf of the Granary District Alliance Board of Directors

(EXTERNAL) Design Review Comment - Silo Park

From Taylor Larsen <[REDACTED]>

Date Tue 7/28/2026 12:32 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hi Alicia,

While I don't see any other renderings for what the Silo Park retail building will look like from other perspectives, I think granting the project the go-ahead for its intent to orient pedestrian traffic to the side streets/midblock is the right move.

600 South is such a busy corridor—it's a bleepin highway!—and I think adhering to the bones of MU-11 and orient things toward the incredibly-hostile-to-pedestrians 600 south would detract from the full potential of the project. Orienting pedestrian access toward side streets and the mid-block is a better use of resources to get an important project off the ground.

While I do wish that developers would stop being absolute babies to adhere to zoning requirements AND deliver above and beyond in the other areas to create a truly impressive project, I understand that we do not live in that world where developers are worried about much beyond their project.

My hope is that you and your team approve the petition and allow for this portion of the Silo Park to move forward.

Cheers,

Taylor Larsen
Writer/Editor
Utah Construction & Design Magazine
[REDACTED]

Utahcdmag.com

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Corey Legge Corey.Legge@slc.gov

No Engineering comments on this application. I would support sidewalks matching the 8' width. Engineering will need to be included on review of building permit application for improvements within public right-of-way.

Sustainability: Peter Nelson Peter.Nelson@slc.gov

Sustainability does not have any additional comments regarding the Silo Park Retail design review request

Fire: Douglas Bateman Douglas.Bateman@slc.gov

The following comments are not a code compliance approval and may not include all items necessary to meet current adopted fire and life safety codes.

*No objections or comments to the items the applicant is seeking relief.

*Have worked with them to get fire access addressed with an AMM for increase to sprinkler system and external connections.

*Aerial access has not been addressed to my knowledge. An AMM was denied by Fire Prevention Bureau and later conversations from development group indicated they were going to use Type IA, IB or IIA construction to gain exception from aerial access requirements. I have not had confirmation or any other communications confirming this has happened.

Urban Forestry: Rick Nelson Rick.Nelson@slc.gov

Urban Forestry has no concerns with this proposal.

Transportation: Jena Carver Jena.Carver@slc.gov

Sidewalk Width: Transportation does not recommend a reduction in the required sidewalk width from 10' to 8'. A future Trax light rail line is currently being planned on 400 West. Plans for the rail line are being designed to accommodate the City's preferred 10' wide sidewalk within the future street cross section. Sidewalk should be widened toward the property line on both 400 West and 500 South to prevent narrowing of the existing park strip.

Design Comment: Plans show two drive approaches on 400 West and one on 500 South that do not meet City requirements. Drive approaches that do not lead to legal parking or loading must be removed and replaced with curb and gutter. The south drive approach on 400 West leads to a service area. Since there is no room on site for maneuvering vehicles this drive approach will require vehicles accessing the site to back into or from the road and across the sidewalk. With the completion of the Silos development, adjacent developments, and the proposed Trax line, pedestrian and bicycle activity is likely to increase. Any design that does not provide for forward access into and from the property should not be permitted.

**The applicant since updated plans and Jena has confirmed that Transportation's requirements are met

Police: Andrew Cluff Andrew.Cluff@slc.gov

I only have a slight concern with the outdoor patio areas. Just because it is a block away from the rescue mission it is not uncommon to see homeless individuals sleeping on private property out of the way. I like the rod iron fencing they have submitted in their design concept, as long as that is accompanied by proper signage indicating private and public areas to enhance enforcement ability I think this will be a great addition to the area.

Public Utilities: Kristeen Beitel Kristeen.Beitel@slc.gov

Public Utilities has no issues with the requested modifications to ground floor glass, building entrances, or screening of service areas. Any modifications to sidewalk width, resulting in modifications to park strip width must consider room for all required water meter vaults in the public park strip. Please see building permit (BLD2026-02421) for outstanding Public Utilities comments. Please note that a sewer upsize is required downstream of the project to create capacity for the proposed development.

Building: Todd Christopher Todd.Christopher@slc.gov

No comments