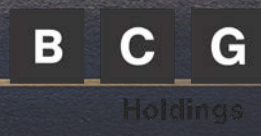


Pickle & Hide Mixed-Use Development

05.26.2023



McNEIL ENGINEERING



Contents

01. Project Description

02. Neighborhood & Site Analysis

03. Design Review Analysis & Exhibits

04. Site Plan

05. Renderings

06. Unit Mix, Floor Plans, Elevations, & Building Sections



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



01. Project Description

Pickle & Hide is a mixed-use development located at 741 400 West. The project is envisioned as a live/work/play hub, promoting an active lifestyle and celebrating the creative history of the Granary District. A diverse mix of apartments, commercial space, and ground floor neighborhood-focused retail is provided throughout the site. A pedestrian connection lined with green space and patios is proposed throughout the site which is in alignment with the Mid-Block Walkway Master Plan, reinforcing Pickle & Hide as a destination within the existing neighborhood.

The buildings share a parking garage located at the Northeast corner of the site, screening it from the street. Studios, 1-bedroom, and 2-bedroom apartments are planned around outdoor private terraces. Additionally, office space will have private and public terraces. A walkable ground floor retail experience and 19,409 sf of programmable, privately owned public space will bring life to the street level. Activating the rooftops will encourage outdoor living and working, bringing life above the 400 West frontage.

The building materials composed of brick masonry establish a base that relates to surrounding context and metal panels above build upon the industrial character of the neighborhood. The North Building (Hide) has a slightly different material strategy than the South Building (Pickle) to provide diversity along the primary street frontage. The building forms have subtle movement to provide interest above the pedestrian level. The new construction is set back from the existing buildings to celebrate the history of the buildings, provide green space and patios along the building frontage, and invite pedestrian activity to the site.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Project Goals:

- Create a pedestrian friendly, walkable, and vibrant development that compliments The Granary District initiatives
- Invite pedestrian movement through the site with an activated through-block passageway, connecting the project's entry on 400 West through privately owned public space to 700 South. Enhance the alley experience with landscaping, lighting, and patio spaces
- Provide additional green space and places for pedestrian activity along the retail frontage setback and within the site's internal publicly accessible, programmable open space.
- Activate rooftops along 400W frontage and within the site with private and public terraces to promote outdoor activity and access to fresh air
- Provide a modern building with visual interest that respects the historic context of the Granary District
- Provide a mix of residential unit types, including 20% affordable units (at 80-100% AMI) to promote attainable housing that gives access for a diverse mix of tenants to live at Pickle & Hide

Design Review Highlights:

- CG Zoning District
- North Building Construction: Type 1A (Level 1-2) 3A (Level 3-7)
- South Building Construction: Type 3B
- Unit Mix: 141 Total Units
- Diverse mix of Studios, 1-Bedroom, and 2-Bedroom apartments
- Retail and flexible commercial space (creative office, maker space, artist space, etc.)



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING
WICKMEL ENGINEERING



02. Neighborhood Analysis

The proposed project site is at 741 400 West and is located in Salt Lake City's beloved Granary District.

The Granary District:

"Located just east of Interstate 15 and approximately between 600 South and 900 South, the Granary's historic grit and modern refinement come together with an eclectic mixture of service-oriented businesses, housing, and commercial development.

Rail spurs and alleys that once served manufacturing businesses have been converted to pedestrian avenues and unique public spaces. The wide streets with relatively few cars provide opportunities to use streets as public spaces for movement and public gathering. The district is characterized by its growing creative industry, which is supported by new business incubator space. Reuse of older warehouse buildings and new development create a thriving employment center. Mid-rise housing and small local retail make the Granary a complete neighborhood."



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING

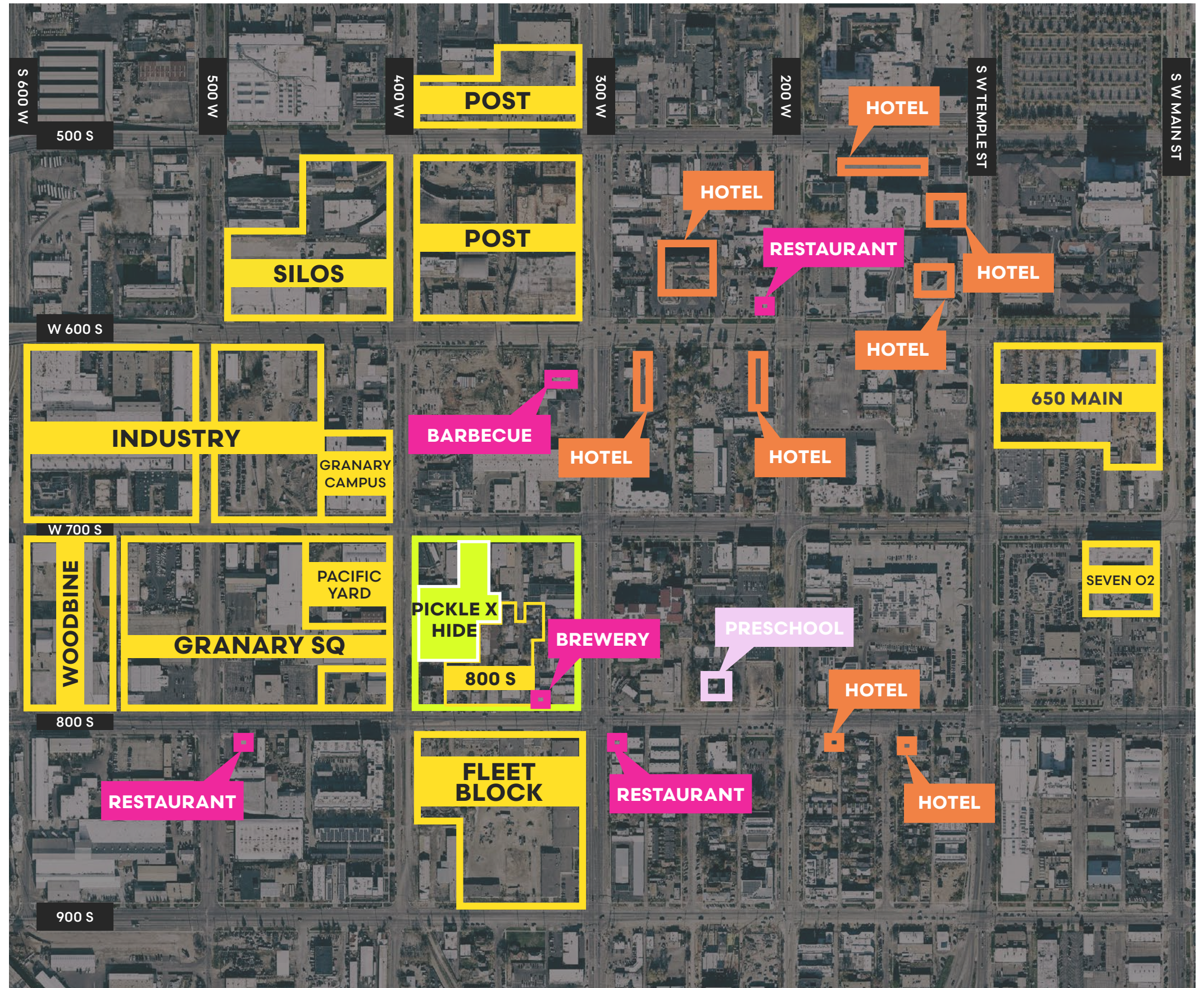


Neighborhood Analysis

The Granary District is growing with recent developments that are rapidly changing the neighborhood from its industrial roots to the thriving creative center that compliments the district's vision. Residential, retail, and office space are necessary additions that will bring activity to the neighborhood and overall vision for the district. Pickle & Hide is centrally located in the Granary District and will become a catalyst for future developments by providing ground floor public space, integrating through-block passages, and unique live, work, and play experiences.

Neighborhood Opportunities:

- Foster the use of alternative means of transportation given the district's proximity to downtown
- Add mid-rise housing to bring the site to a similar scale of surrounding developments
- Add retail space to support people living, working, and visiting the neighborhood
- Add a unique creative office experience to provide new opportunities for working and creating in the neighborhood
- Bolster the creative population in the neighborhood to help businesses thrive
- Build upon the rich character of the neighborhood with a modern development that speaks to the district's industrial legacy



Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING

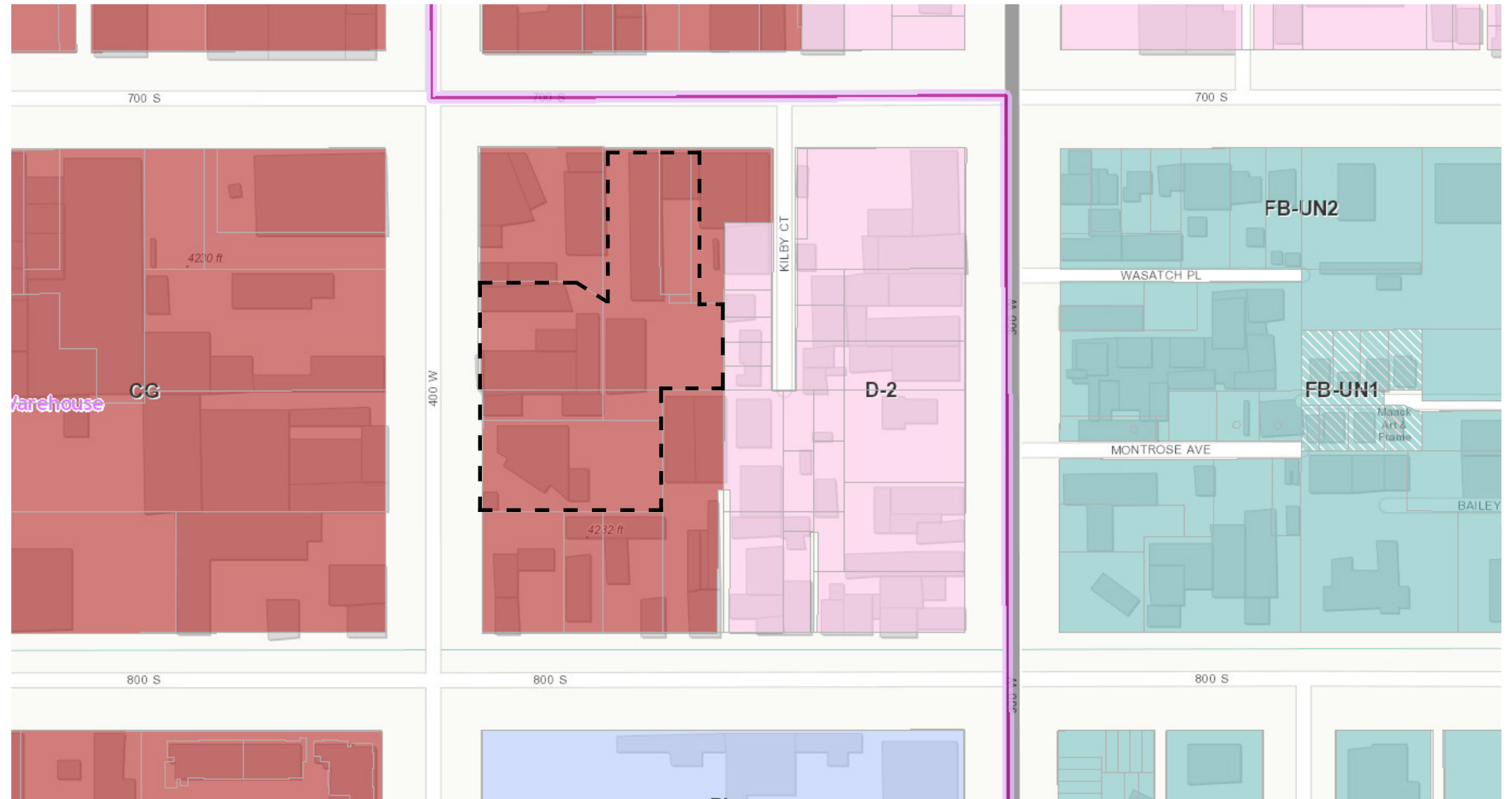


Block Analysis

The site is centrally located along the western edge of the block with 400 West as its primary entry. The entire site is located within the CG zoning district and is flanked on the north/south edge by commercial uses (either active or dilapidated) and by a future residential development at the eastern rear edge of the site.

Site Opportunities:

- Link the active uses on the block together along with other uses in the district beyond the block.
- Preserve the existing Pickle & Hide buildings as a neighborhood cultural node
- Connect the site through to 700S for pedestrian circulation
- Create an exciting architectural building facing 400W as a welcoming entry to the site/block.
- Add mixed-income housing units and a unique, lifestyle-oriented living experience to the Granary District
- Provide opportunities for creativity and support of local business, vendors, and artists
- Celebrate the artistic nature of the neighborhood by showcasing local art throughout the site



Existing Site Conditions



Northern facade of existing Hide building



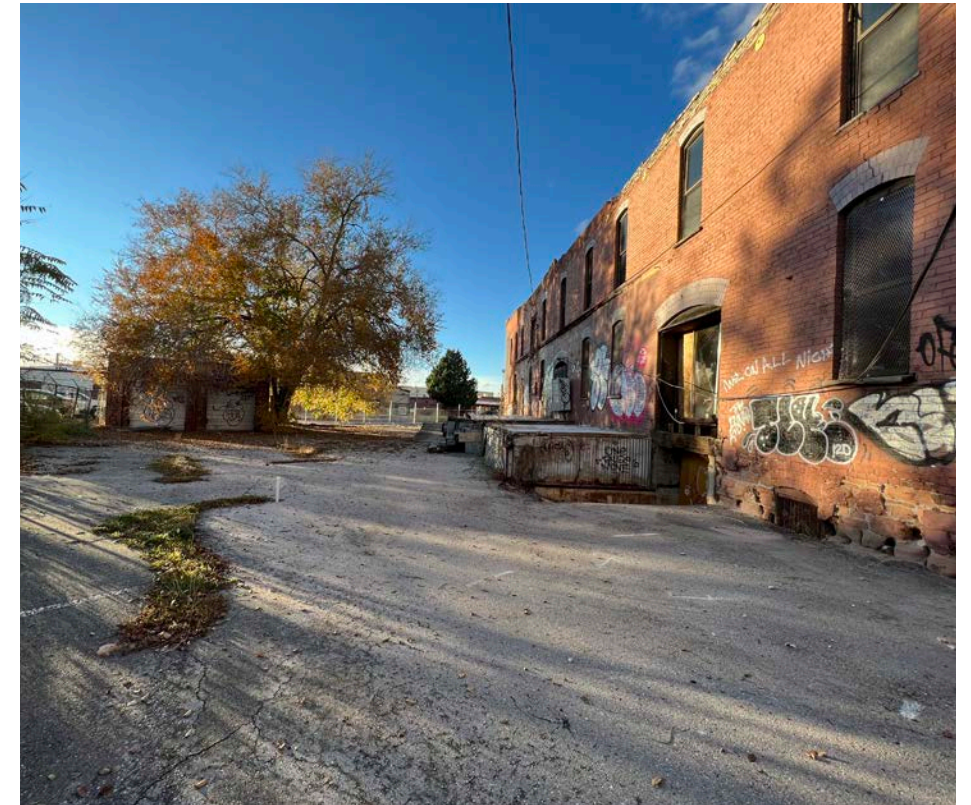
Existing Pickle and Hide buildings facing 400 West



Eastern rear of site



Existing alley space between buildings



Southern facade of existing Pickle building



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Existing Site Conditions



View from 400W frontage looking Northeast



View from 400W frontage looking Southeast



400w Frontage Photo Montage



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



03. Design Review Analysis

CG Purpose Statement:

The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



The Granary Masterplan Initiatives

Provides Housing Choice:

Pickle & Hide provides a wide selection of unit types at a variety of price points, including 20% affordable housing at 80-100% AMI

Is Vibrant & Active:

Pickle & Hide includes a generous amount of publicly accessible ground floor open space, which connects to a through-block passageway. The space is programmable to create opportunities for small concerts or events, and also includes ample plaza, patio space, and seating to support the retail program. Additionally, rooftops will be activated to bring life above the street level.

Is Prosperous:

The project is situated mid-block on 400 West and is currently surrounded by commercial uses and future residential development. Providing residential, retail, and creative office space in a walkable mixed-use project will bring substantial activity to the area. This will bolster nearby existing businesses as well as create a vibrant space for businesses new to the neighborhood to grow. The mixed-income nature of the apartments will also encourage diversity in the neighborhood.

Is Connected:

Pickle & Hide encourages public connections through the site via the active and landscaped through-block passage from 400 West to 700 South.

Is Rich in Arts & Culture:

Proposed retail space encourages small local businesses to grow in the thriving neighborhood. Maker space and creative office space offer opportunities for local business and artisans to create and build. Ground floor open space is designed to be programmable to encourage small concerts, art shows, and other events taking place within the site. The project will also incorporate art elements throughout the site, focused on showcasing the work of local artists in a variety of mediums.

Is Walkable:

Proposed patio space along the retail frontage aims to increase the walkability of the block and invites pedestrian activity to the middle of the block. The site's location on 400 W between 700 S and 800 S is along a proposed future Trax line extension. The proposed transit stop is less than a block away from the project's front door on 400 W. This extension will connect Pickle & Hide to Downtown, the University of Utah, and the airport, creating the opportunity for a car free lifestyle in the Granary. The project proposes several areas for bike parking to further encourage walkability and pedestrian interaction with the ground plane.

Is Welcoming & Safe:

The project will provide lighting along pathways and retail space that brings activity throughout the day to increase pedestrian safety and comfort. Additionally, the project's mixed-use nature encourages 18-hour activity, creating eyes on the street which helps discourage illegal activity and loitering.

Unites City & Nature:

The Granary District Master Plan offers a new kind of urban district for Salt Lake City, prioritizing street life, public space, and a mix of uses that embrace history, culture, community, and sustainability. The public plaza is comprised of a central flexible space defined by an airy trellis and flanked by retail garden spaces. The gardens function as outdoor dining and gathering spaces and provide comfortable rooms to eat, work, and meet. The plaza supports the Granary as a public space for collaboration, entertainment, and celebration.

Is Beautiful:

Pickle & Hide celebrates the historical context of the site by preserving the existing brick masonry buildings that were built in the early 1900s and bringing them together with a modern interpretation of the historically industrial context of the site. Playful yet timeless architecture pays homage to the Granary District's rich history, while also cementing its place as a meaningful and influential neighborhood in yet another 100 years.



LEGEND

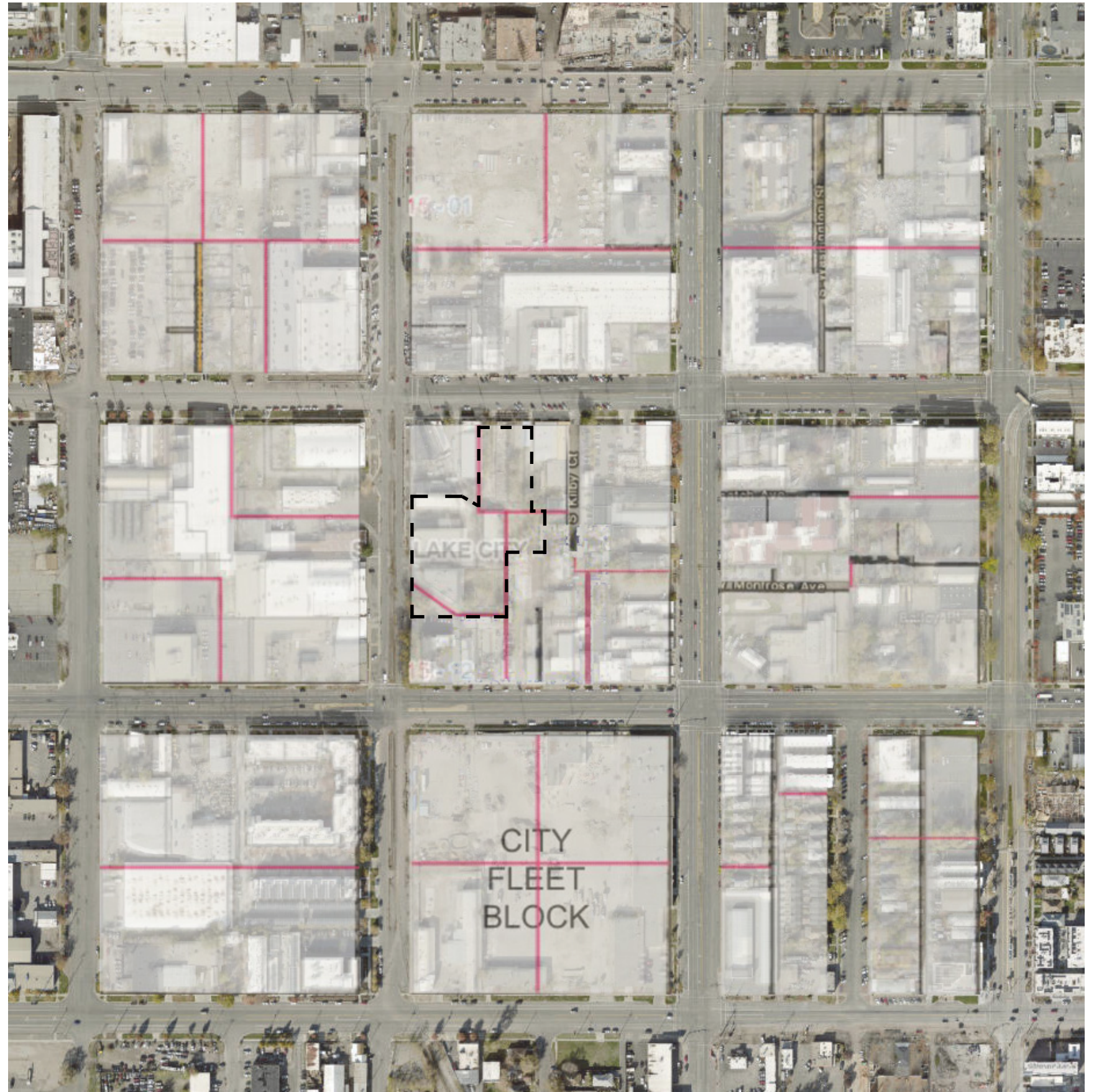
- District
- Green Loop/Park
- Grand Boulevard Streetscaping
- Opportunity Site
- Proposed Mid-block Walkways
- 📍 Entrance Landmarks
- Existing Frontrunner Lines & Stations
- TRAX Extensions identified in *Downtown in Motion*
- Proposed Downtown Streetcar Preferred Route
- ★ Pickle & Hide Site

Mid-Block Walkway



The development parcel is a 2.55 acre midblock property fronting on 400 West. The current 8 parcels that make up the development will be consolidated into 3 parcels (See Preliminary Subdivision Plat plan on page 18 for reference). It is located in the Granary District and represents 22.6% of the block's 11.3 total acres. Similar to other blocks in the Granary District, mid-block connections and walkways are a City preferred planning concept. These pedestrian connections reduce the large blocks to more discrete parcels while also providing access to properties and amenities which may be located at the blocks center. In assessing the planning guidelines and requirements, the blocks that surround the subject property are equally separated into two, three or four effective sub-parcels by the Mid-Block Walkways. The site area dedicated to these walkways on the surrounding blocks varies from 0.5% to 2.7% of the block's private property assuming the walkways are 10 feet wide. This averages 1.79% across the nine (9) surrounding blocks.

The Pickle & Hide development parcel's block is an anomaly. The City's planning materials show the block sub-divided into six sub-parcels, much more than the surrounding blocks. Additionally, the private land area required for the walkways represents 3.5% of the total block area. A full percentage point more than any other block and almost 2 percentage points more than the surrounding block's averages.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING

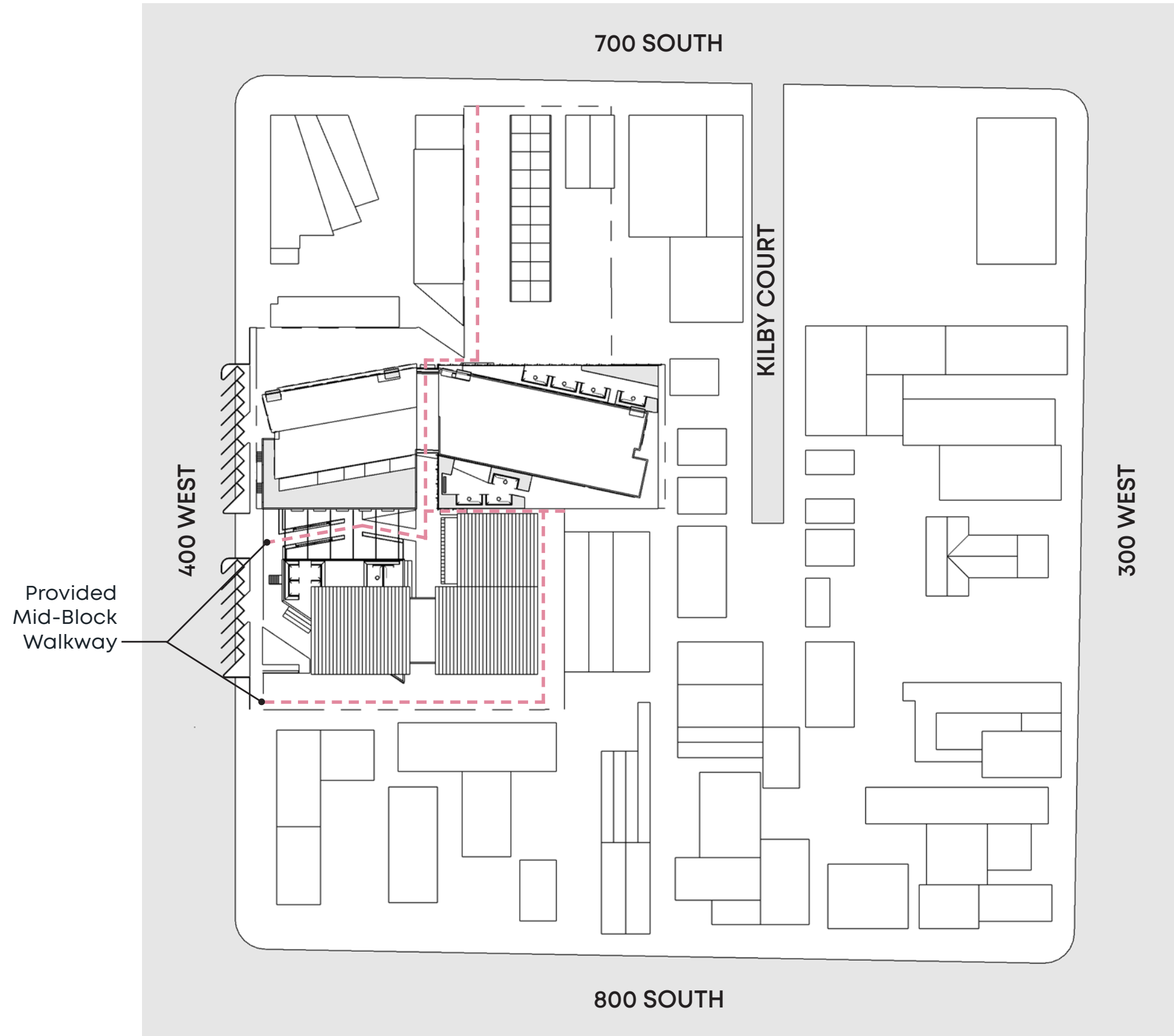


Mid-Block Walkway



The applicant recognizes the merit of the Mid-Block Walkways and is providing a public walkway through the Pickle & Hide development from 400 West to 700 South. The provided walkway delivers a west/north through block connection with potential for an additional connection to Kilby Court pending the neighboring development plan. The walkway will be landscaped, active, and connected through a large ground floor plaza at the center of the project.

The development parcel represents 22.6% of the blocks total private land area. The 5,287 square feet of mid-block walkway provided on site represents 30% of the entire blocks required mid-block walkway area. On a city block with the most intensive Mid-Block Walkway vision in the surrounding one-half square mile area, the proposed development is equitably addressing the fundamental planning requirements and is committing a large portion of private property to a public walkway.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Base | Middle | Top

Base:

A distinct base is established by the existing brick buildings and two-story portions of the new buildings are clad in brick masonry. Wayfinding elements highlight entry points into the public spaces.

Middle:

The middle of the building is defined by a change in material, massing, and transparency at level 3. The massing recesses from the levels below and above it, forming a band that creates a connection between new and existing architecture.

Top:

The massing at levels 4-7 step out and away from the façade to establish a datum. A change in material to metal panel and punched windows harkens back to the historical context and industrial character of the neighborhood.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Shadow Study



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



CG Zoning District

Design Standards

Standard	CG	Notes
Ground Floor use (%) (21A.37.050A1)	N/A	Not required per table 21A.37.060B
Ground Floor use + Visual Interest (21A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Ground Floor (%) (214A.37.050A2)	N/A	Not required per table 21A.37.060B
Building Materials: Upper Floor (%) (214A.37.050A2)	N/A	Not required per table 21A.37.060B
Glass: ground floor (%) (21A.37.050C1)	N/A	Not required per table 21A.37.060B
Glass: upper floors (%) (21A.37.050C2)	N/A	Not required per table 21A.37.060B
Building entrances (feet) (21A.37.050D)	X	Compliant. All spaces facing the street have a primary entrance facing the street frontage with a walkway to the nearest sidewalk.
Blank wall: maximum length (feet) (21A.37.050E)	N/A	Not required per table 21A.37.060B
Street facing facade: maximum length (feet) (21A.37.050F)	N/A	Not required per table 21A.37.060B
Upper floor step back (feet) (21A.37.050G)	N/A	Not required per table 21A.37.060B
Lighting: exterior (21A.37.050H)	N/A	Not required per table 21A.37.060B
Lighting: parking lot (21A.37.050I)	X	Not applicable, proposed parking garage is not adjacent to residential district. However, all parking garage lighting to comply and be directed down to minimize light encroachment into adjacent properties.
Screening of mechanical equipment (21A.37.050J)	N/A	Not required per table 21A.37.060B
Screening of service areas (21A.37.050K)	N/A	Not required per table 21A.37.060B
Ground floor residential entrances (21A.37.050L)	N/A	Not required per table 21A.37.060B
Parking garages or structures (21A.37.050M)	N/A	Not required per table 21A.37.060B
Primary entrance design SNB District (21A.37.050O)	N/A	Not required per table 21A.37.060B



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



04. Site Plan

Pickle & Hide aims to provide a variety of public amenities via patio space on the 400 West frontage, a privately-owned public mid-block walkway beginning at the west property line, and preservation of the Pickle & Hide brick buildings.

Additionally, interior to the property and shielded from public frontages, the project provides an internal parking garage, private/public roof terraces, and various amenities.

The 400 West frontage is proposed to receive hardscape and generous landscape improvements and the mid-block walkway is intended to be landscaped along its entire length to enhance the pedestrian experience traveling through the block.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

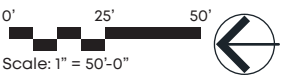
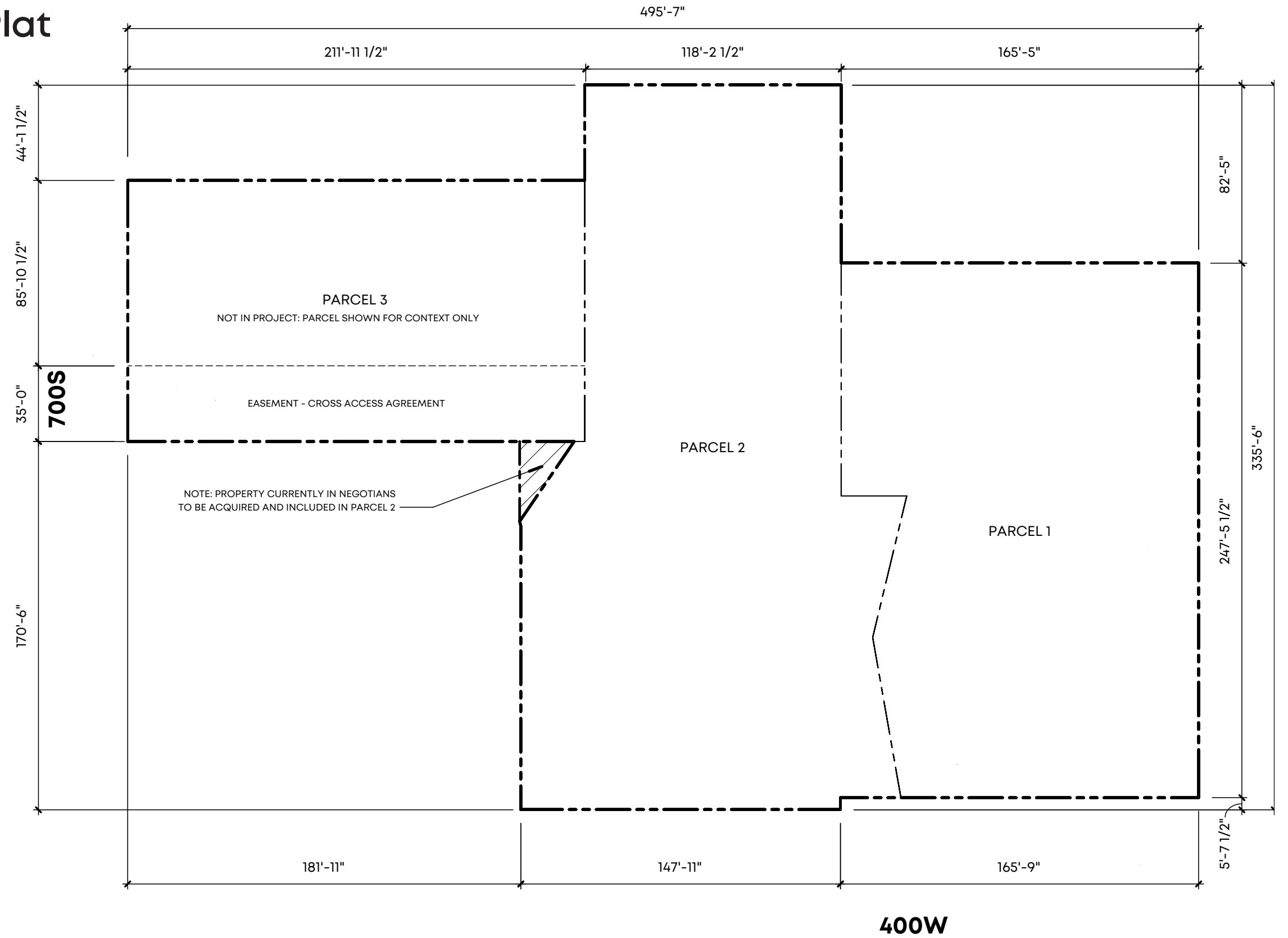
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Preliminary Subdivision Plat



Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Architectural Site Plan

Parking:

	Required	Proposed
CG (General Requirements, 21A.44.030)		
Residential:	*149	*163
Studio (36 x 1/Unit) = 36 Spaces		
1BR (76 x 1.25/Unit) = 95 Spaces		
2BR (29 x 1.5/Unit) = 44 Spaces		
Non-Residential:	*171	*163
Total (*See calculations below)	*254	*163

Loading:

Residential: 1 Short Space per 200,000 sq ft	1 Short	1 Short
Retail: 1 Short Space for 25,000-40,000 sq ft	0	0
Total	1 Short	1 Short

Bike Parking:

Residential: 5% of Vehicular Parking Spaces	8	15
Commercial: 5% of Vehicular Parking Spaces	8	15
Total	14	30

Use 1: Office

3 per 1,000 sq. ft. x (46,486 sq. ft.) = 140 parking spaces

Use 2: Retail

2 per 1,000 sq. ft. x (15,500 sq. ft.) = 31 parking spaces

Use 3: Multi-Family Residential

1 per Studio unit x (36 studio units) = 36 parking spaces
 1.25 per 1 bedroom unit x (76 1 bedroom units) = 76 parking spaces
 1.5 per 2 bedroom units x (29 2 bedroom units) = 36 parking spaces
 36+95+44 = 149 parking spaces

Sum of two largest minimum parking requirements:

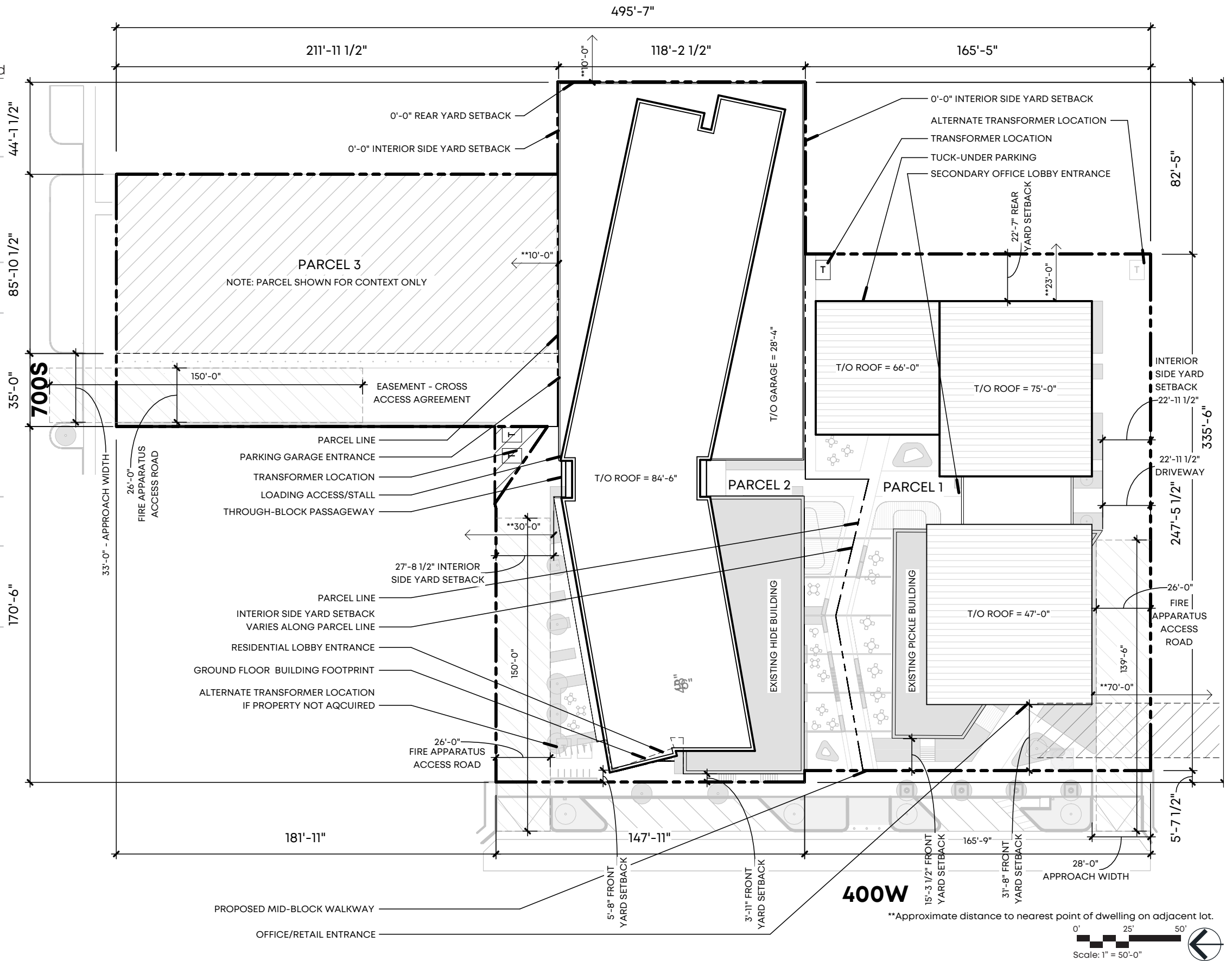
140 (office)+ 149 (multi-family) = 289 parking spaces

Reduction Factor (two largest minimums):




289 ÷ 1.3 reduction factor = 223 parking spaces

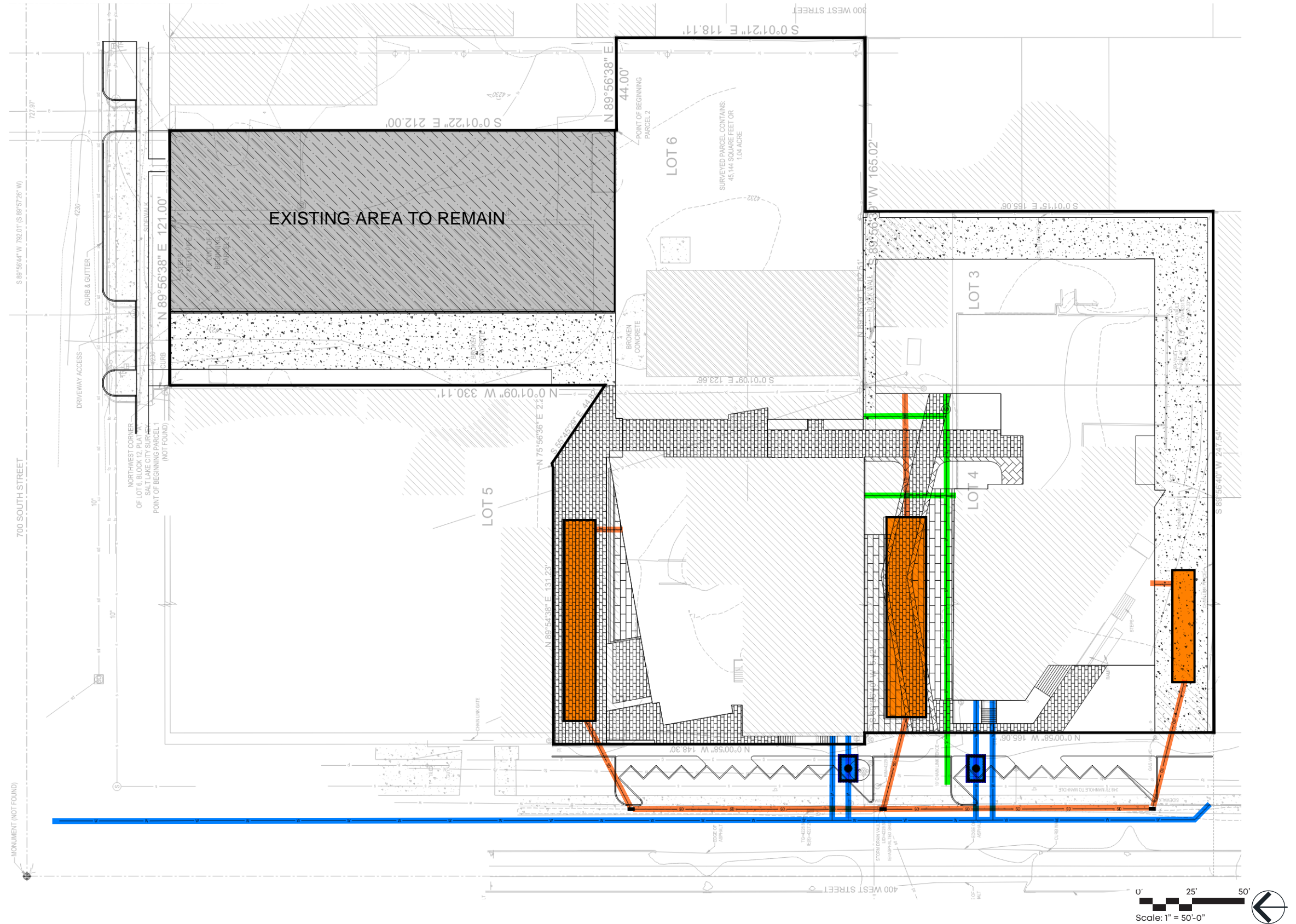
Add Remaining Minimum(s):

223 (office & multi-family) + 31 (retail) = 254 parking spaces required



Civil Utilities Plan

-  PROPOSED STORM DETENTION VAULT/LATERAL
-  PROPOSED SANITARY SEWER LATTERAL
-  PROPOSED WATER LINE IMPROVEMENTS



Pickle & Hide
 Salt Lake City, UT | 06.21018.00 | 05.26.23
 ©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Landscape

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.26. 070
 ZONE AS COMMERCIAL GENERAL (CG)

LANDSCAPE: PARCEL-1

TOTAL PARCEL AREA		37,916 SF	
ON-SITE LANDSCAPE	LANDSCAPE AREA	REQUIRED 1,378 SF	PROVIDED 2,983 SF
	PLANT COVERAGE	33% MIN	1,837 SF= 62%
FRONT YARD	FRONT YARD AREA	MIN. WIDTH - 10' =1,378 SF	1,378 SF
	PLANT COVERAGE	33% MIN	232 SF= 17%

LANDSCAPE: PARCEL-2

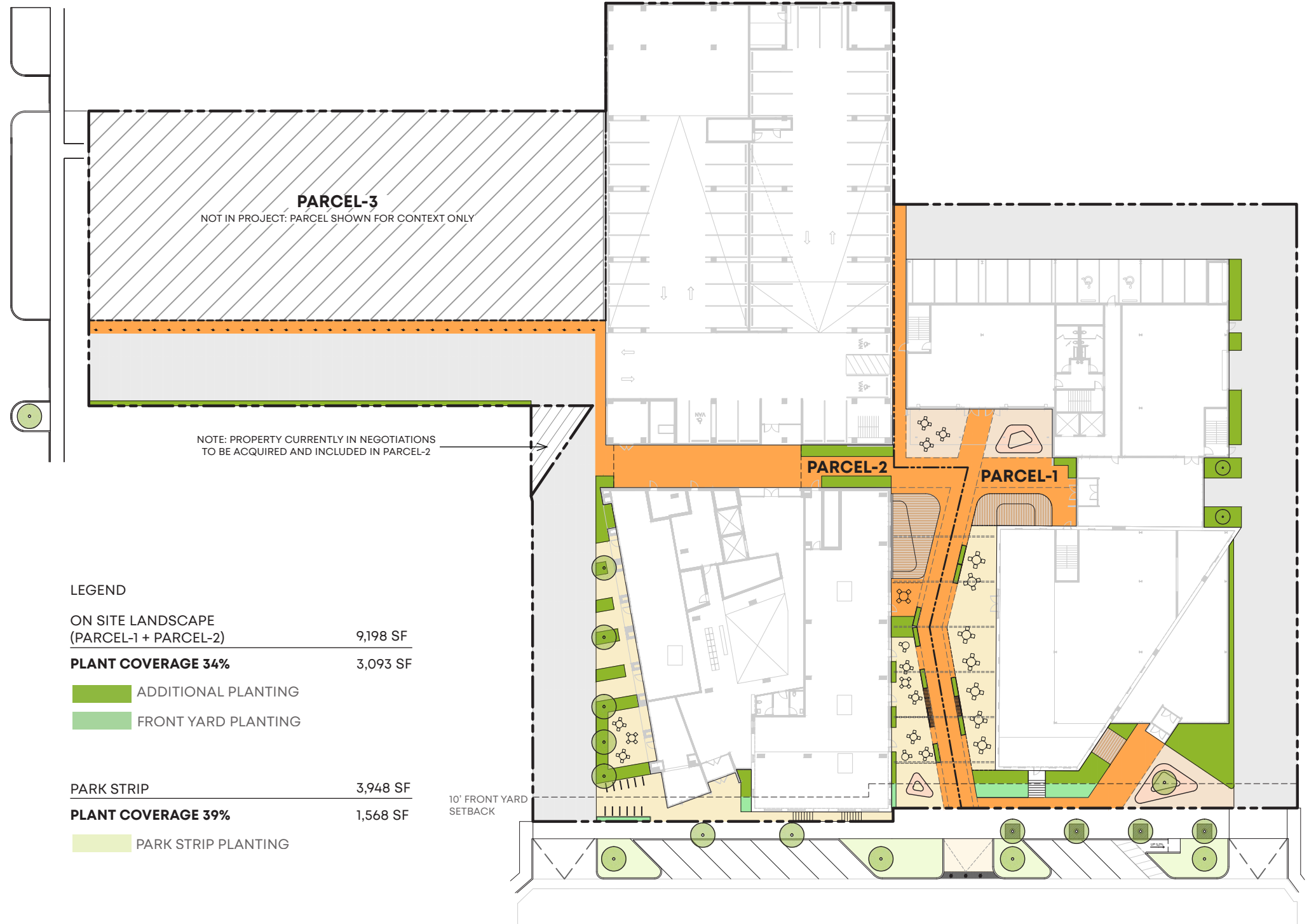
TOTAL PARCEL AREA		47,447 SF	
ON-SITE LANDSCAPE	LANDSCAPE AREA	REQUIRED 6,215 SF	PROVIDED 6,215 SF
	PLANT COVERAGE	33% MIN	1,256 SF= 20%
FRONT YARD	FRONT YARD AREA	MIN. WIDTH - 10' =1,757 SF	1,371 SF
	PLANT COVERAGE	33% MIN	78 SF= 6%
ADDITIONAL LANDSCAPE DUE TO ADDED BUILDING HEIGHT	LANDSCAPE AREA	4,458 SF	4,844 SF
	PLANT COVERAGE	33% MIN	1,178 SF= 24%

GENERAL:

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

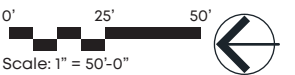
PARK STRIP:

REQUIRED TREES - 1 PER 30' OF STREET FRONTAGE	314' / 30 = 10	10
CARRAIGWAYS PROVIDED THROUGH PARKSTRIP		YES
REQUIRED PLANT COVERAGE	33%	39%
PAVING MATERIALS	MAX 67%	61%



LEGEND

ON SITE LANDSCAPE (PARCEL-1 + PARCEL-2)	9,198 SF
PLANT COVERAGE 34%	3,093 SF
ADDITIONAL PLANTING	
FRONT YARD PLANTING	
PARK STRIP	3,948 SF
PLANT COVERAGE 39%	1,568 SF
PARK STRIP PLANTING	



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.

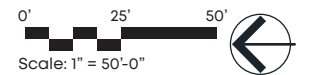


McNEIL ENGINEERING



Landscape

SALT LAKE CITY CITY DATA - CG ZONE
CITY CODE: CH. 21A.26. 070
ZONE AS COMMERCIAL GENERAL (CG)



Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Landscape

PLANTING SPECIES - TREES

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.26. 070

ZONE AS COMMERCIAL GENERAL (CG)



Catalpa speciosa

Gleditsia tricanthos 'Shademaster'

Cladrastis kentukea

Nyssa sylvatica



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Landscape

PLANTING SPECIES - GROUNDSCO

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.26. 070

ZONE AS COMMERCIAL GENERAL (CG)

GROUNDCOVER



Galium odoratum



Gallardia sp.



Mahonia repens



Rhus aromatica 'Gro Low'



Tanacetum densum



Teucrium cossonii

PERENNIAL ACCENTS



Salvia 'May Night'



Baptisia australis



Heuchera 'Grape Soda'



Heuchera sp.



Penstemon eatonii



Gaura lindheimeri



Hesperaloe parvifolia



Yucca filamentosa

GRASSES



Bouteloua 'Blonde Ambition'



Schizachyrium scoparium



Festuca glauca



Festuca arizonica

SHRUBS



Ephedra viridis



Paxistima myrsinites



Pinus mugo pumilio

Landscape

PLANTING SCHEDULE

SALT LAKE CITY CITY DATA - CG ZONE

CITY CODE: CH. 21A.26. 070

ZONE AS COMMERCIAL GENERAL (CG)

LEVEL-1 PLANTING

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
LEVEL 1 BLEND 	ACCENT	<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Bouteloa</i> 'Blonde Ambition'	Sideoats	4" POT	8" O.C.
		<i>Festuca arizonica</i>	Arizona Fescue	1 GAL	8" O.C.
		<i>Festuca glauca</i>	Blue Fescue	1 GAL	8" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Hesperaloe parvifolia</i>	Red Yucca	15 GAL	36" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
	BASE LAYER	<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
		<i>Gallium odoratum</i>	Sweet Woodruff	1 GAL	16" O.C.
		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Mahonia repens</i>	Mahonia	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Schizachyrium scoparium</i>	Little Bluestem	3 GAL	24" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
		<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.

ROOF PLANTING

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
LEVEL 3 BLEND 	ACCENT	<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Bouteloa</i> 'Blonde Ambition'	Sideoats	4" POT	8" O.C.
		<i>Ephedra viridis</i>	Indian Tea	5 GAL	48" O.C.
		<i>Festuca glauca</i>	Blue Fescue	1 GAL	8" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
		<i>Pinus mugo pumilio</i>	Dwarf Mountain Pine	24" BOX	48" O.C.
	BASE LAYER	<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
		<i>Gallium odoratum</i>	Sweet Woodruff	1 GAL	16" O.C.
		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Heuchera</i> 'Grape Soda'	Coral Bells	3 GAL	24" O.C.
		<i>Heuchera sp.</i>	Coral Bells	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Salvia</i> 'May Night'	Salvia	3 GAL	16" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.		

PARK STRIP PLANTING

Planter Palettes	Symbol	Botanical Name	Common Name	Installation Size	Spacing
PARK STRIP / SIDEYARD BLEND 	ACCENT	<i>Baptisia australis</i>	Blue False Indigo	5 GAL	36" O.C.
		<i>Guara lindheimeri</i>	Gaura	3 GAL	16" O.C.
		<i>Hesperaloe parvifolia</i>	Red Yucca	15 GAL	36" O.C.
		<i>Paxistima myrsinites</i>	Oregon boxleaf	7 GAL	24" O.C.
		<i>Penstemon eatonii</i>	Firecracker Penstemon	3 GAL	16" O.C.
		<i>Yucca filamentosa</i>	Adam's Needle	15 GAL	48" O.C.
	BASE LAYER	<i>Gallium odoratum</i>	Sweet Woodruff	1 GAL	16" O.C.
		<i>Gallardia sp.</i>	Blanketflower	1 GAL	16" O.C.
		<i>Mahonia repens</i>	Mahonia	3 GAL	24" O.C.
		<i>Rhus aromatica</i> 'Gro Low'	Dwarf Sumac	3 GAL	16" O.C.
		<i>Schizachyrium scoparium</i>	Little Bluestem	3 GAL	24" O.C.
		<i>Tanacetum densum</i>	Partridge Feather	1 GAL	16" O.C.
<i>Teucrium cossonii</i>	Germander	3 GAL	16" O.C.		



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.

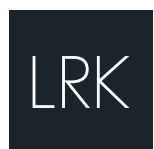


McNEIL ENGINEERING



Transformer Screening

Note:
Art will be integrated throughout the project. The design intent for screening them is to turn them into sculptural art pieces by commissioning local artists to paint them. Through this screening method they will blend in with the art found throughout the project.



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



05. Renderings



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING





Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING
WICKIPEEDIA ENGINEERING





Pickle & Hide

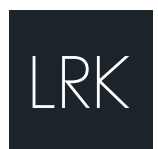
Salt Lake City, UT | 06.21018.00 | 05.26.23

©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING
WICKEL ENGINEERING





Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING
WICKLIFF ENGINEERING





Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING
WICKLIFF ENGINEERING



06. Unit Mix, Floor Plans, Elevations, & Building Sections



Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Unit Mix

North Building

UNIT TYPE SF	Studio Units							One Bedroom Units														TOTAL		NRSF																			
	S1 18'-6" x 27'-7" 504	S2 17'-0" x 30'-6" 513	S3 18'-8" x 30'-6" 516	S2.1 17'-0" x 32'-0" 539	S2.2 17'-0" x 32'-0" 539	S2.3 17'-0" x 32'-0" 539	S3.1 18'-8" x 32'-0" 541	A1 30'-8" x 30'-6" 548	A2 26'-7" x 30'-6" 582	A1.1 30'-8" x 32'-0" 586	A3 22'-1" x 32'-0" 609	A2.1 26'-7" x 32'-0" 623	A4 17'-0" x 38'-1" 655	A5 21'-8" x 30'-6" 655	A5.1 21'-8" x 32'-0" 688	A6 21'-8" x 32'-0" 688	A7 24'-8" x 30'-6" 745	A8 28'-0" x 30'-6" 754	A7.1 24'-8" x 32'-0" 782	A7.2 24'-8" x 32'-0" 782	A8.1 28'-0" x 32'-0" 787	A9 30'-8" x 30'-6" 813	A9.1 30'-8" x 32'-0" 821		B1 26'-4" x 30'-6" 799	B1.1 27'-10" x 32'-0" 885	B2 22'-6" x 49'-4" 895	B3 33'-4" x 32'-0" 949	B4 40'-6" x 30'-6" 993	B5 34'-4" x 34'-6" 972	B6 36'-5" x 29'-2" 1,024	B4.1 40'-9" x 32'-0" 1,032	B7 37'-6" x 30'-6" 1,041	B8 41'-8" x 30'-6" 1,070	B8.1 39'-4" x 32'-0" 1,109	B6.1 37'-11" x 32'-6" 1,160	B7.1 43'-1" x 32'-0" 1,168	B9 36'-8" x 36'-5" 1,179	Unit Count	NRSF			
Level 07	2			4						1	1	3			3				5		1				1															26	19,164		
Level 06	2			4						1	1	3			3				5		1				1														26	19,164			
Level 05	2			4						1	1	3			3				5		1				1														26	19,164			
Level 04	2			4						1		3			3				5		1				1														26	19,096			
Level 03	2	4	1					1	3				2		3			5	1				1				1											25	17,399				
Level 02	1				1	2						1			2					1								1										12	8,929				
Total	11	4	1	16	1	2	1	1	3	4	3	12	1	2	12	2	5	1	20	1	4	1	4	1	4	1	4	1	1	1	1	1	4	1	4	4	4	4	4	1	141		
Unit Mix	7.8%	2.8%	0.7%	11.3%	0.7%	1.4%	0.7%	0.7%	2.1%	2.8%	2.1%	8.5%	0.7%	1.4%	8.5%	1.4%	3.5%	0.7%	14.2%	0.7%	2.8%	0.7%	2.8%	0.7%	2.8%	0.7%	2.8%	0.7%	0.7%	0.7%	2.8%	2.8%	0.7%	0.7%	2.8%	2.8%	2.8%	2.8%	0.7%				
Total Units				36											76																												
Total NRSF				9,731											53,684																											93,753	
Avg NRSF				270											706																												
Total percentage				25.5%											53.9%																												

Floor plan

Level 1

North Building:

Retail:	7,000 SF
Amenity:	5,097 SF
Total Building Unit Count:	141 Units

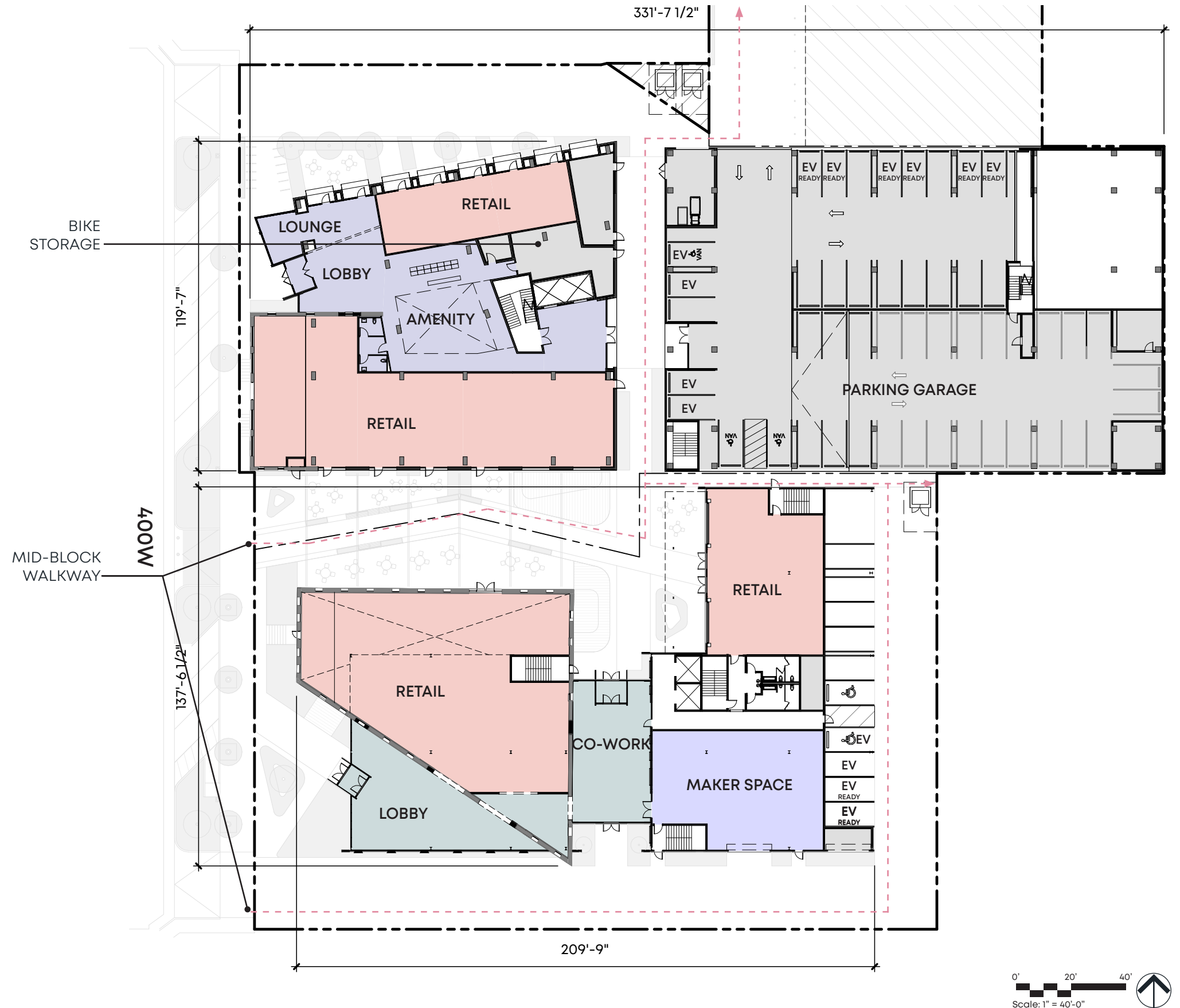
South Building:

Retail:	8,500 SF
Office:	8,500 SF

Parking:

Garage:	49 Spaces (4 EV 6 EV Ready)
Tuck-Under:	10 Spaces (2 EV 2 EV Ready)

KEY PLAN	LEGEND
	 STUDIO
	 1 BEDROOM
	 2 BEDROOM
	 AMENITY
	 RETAIL
	 OFFICE
	 MAKER SPACE



Floor plan

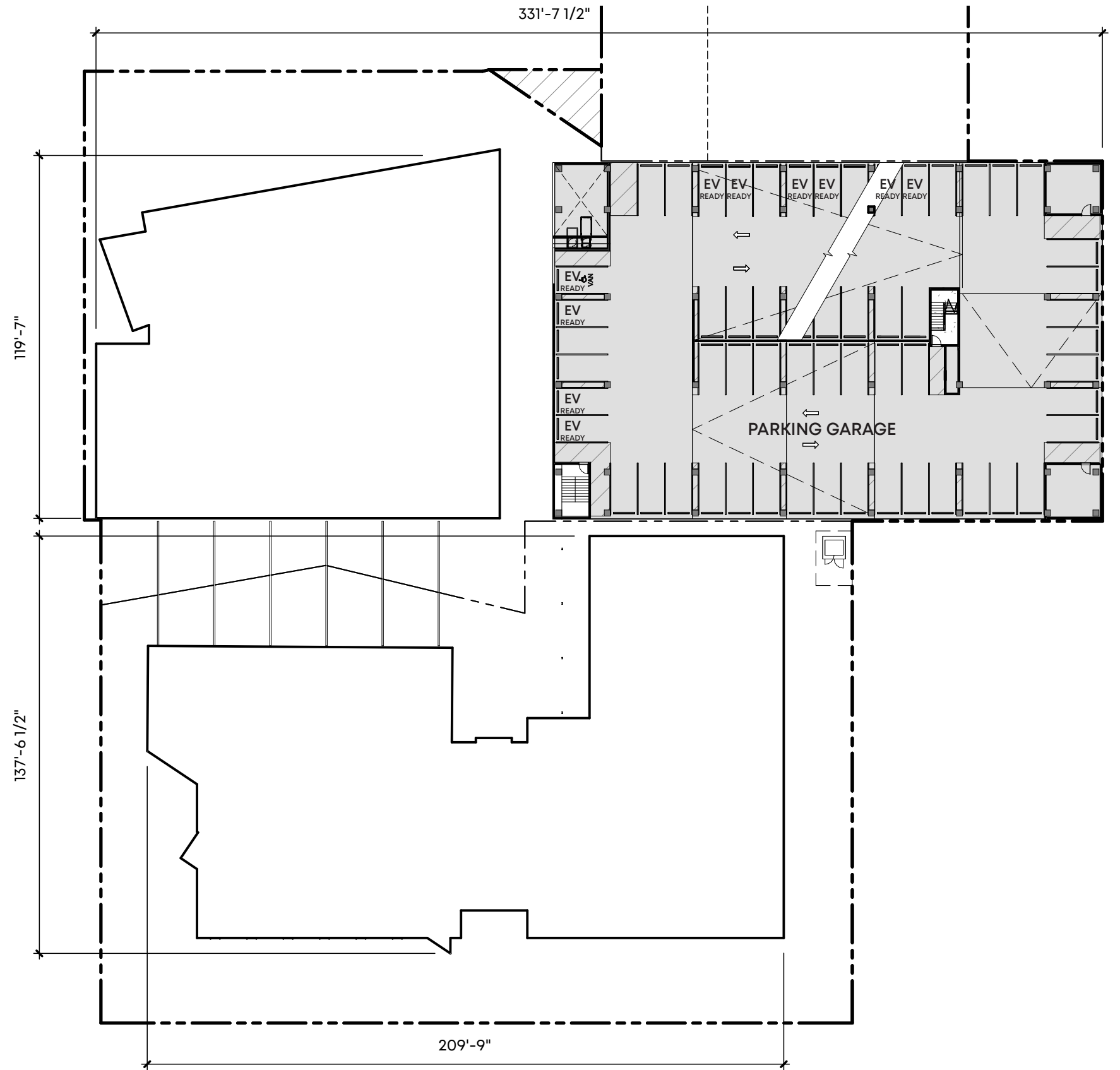
Level 1.5

Note:

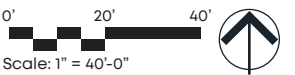
Intermediate garage level in-between level 1 & 2

Parking:

Garage: 58 Spaces (10 EV Ready)



KEY PLAN	LEGEND
	 STUDIO
	 1 BEDROOM
	 2 BEDROOM
	 AMENITY
	 RETAIL
	 OFFICE
	 MAKER SPACE



Floor plan

Level 2

North Building:

Amenity:	600 SF
Studio Units:	1 Unit
1 Bedroom Units:	8 Units
2 Bedroom Units:	3 Units

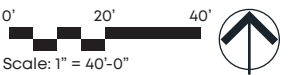
South Building:

Office:	12,475 SF
---------	-----------

Parking:

Garage:	46 Spaces
---------	-----------

KEY PLAN	LEGEND
	STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	RETAIL
	OFFICE
	MAKER SPACE



Floor plan

Level 3

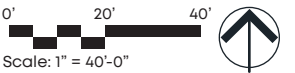
North Building:

Amenity:	800 SF
Studio Units:	7 Units
1 Bedroom Units:	13 Units
2 Bedroom Units:	5 Units

South Building:

Office:	14,230 SF
---------	-----------

KEY PLAN	LEGEND
	■ STUDIO
	■ 1 BEDROOM
	■ 2 BEDROOM
	■ AMENITY
	■ RETAIL
	■ OFFICE
	■ MAKER SPACE



Floor plan

Level 4-7

North Building:

Studio Units:	6 Units (7 Units on L4)
1 Bedroom Units:	15 Units (14 Units on L4)
2 Bedroom Units:	5 Units

South Building:

Office:	8,681 SF
---------	----------

Note:

North Building is 7 stories total and South Building is 4 stories total. Typical floor plan (Levels 4-7) shown for North Building and Level 4 floor plan shown for South Building.

KEY PLAN	LEGEND
	 STUDIO
	 1 BEDROOM
	 2 BEDROOM
	 AMENITY
	 RETAIL
	 OFFICE
	 MAKER SPACE



Elevation

West (400W Frontage)



Elevation North



Elevation South



Pickle & Hide

Salt Lake City, UT | 06.21018.00 | 05.26.23

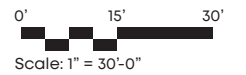
©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING



Elevation East



Elevation

South (Hide Multifamily)



Pickle & Hide
Salt Lake City, UT | 06.21018.00 | 05.26.23
©2023 LRK Inc. All Rights Reserved.

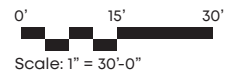
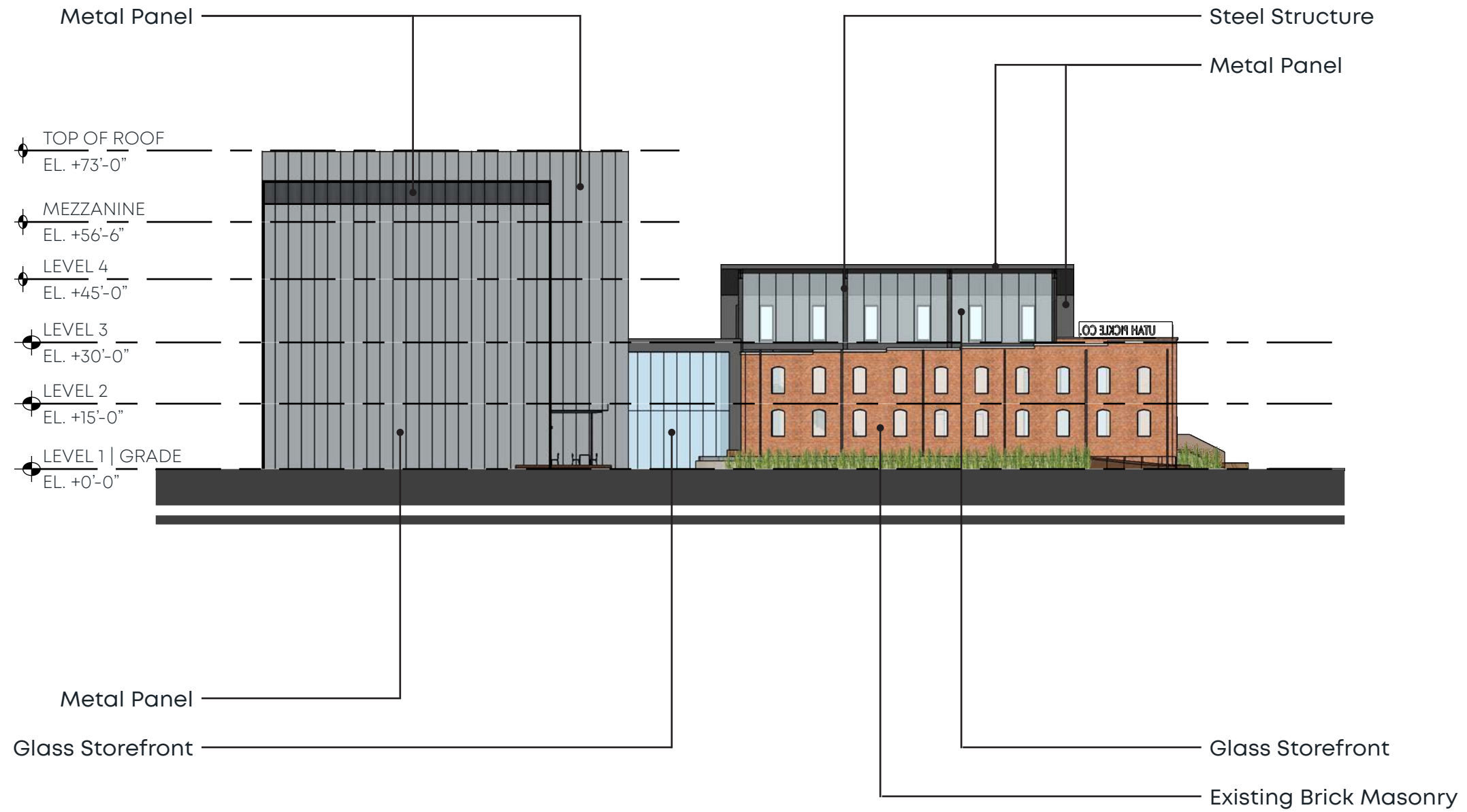


McNEIL ENGINEERING



Elevation

North (Pickle Office)



Pickle & Hide
 Salt Lake City, UT | 06.21018.00 | 05.26.23
 ©2023 LRK Inc. All Rights Reserved.



McNEIL ENGINEERING

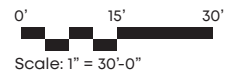
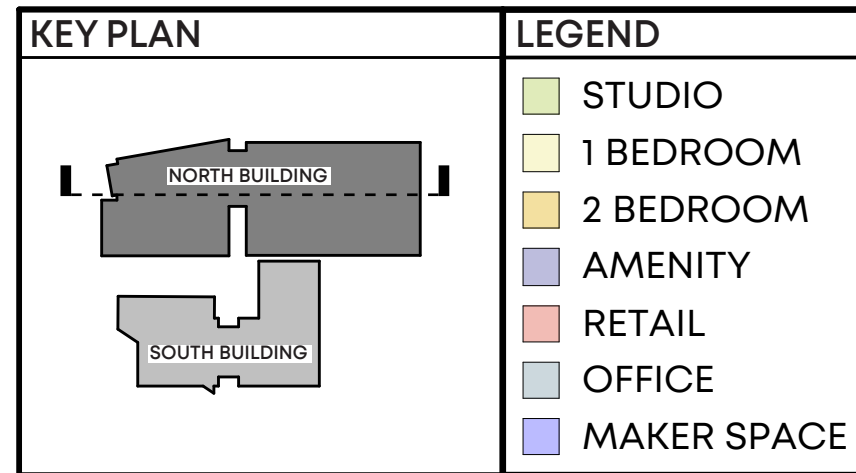
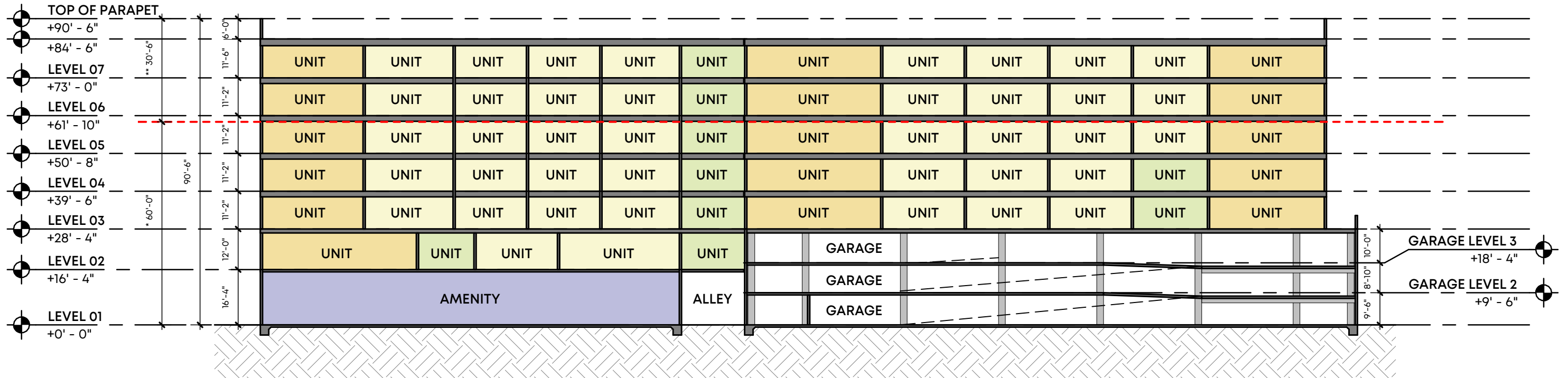


Building Section

North Building

Note*:
 10% additional landscape required for increased building height of 60'-0" (Indicated by red dashed line in building section)
 Calculations: 2 floors above 60' | 22,287 SF/Floor x 2 = 44,574 SF Total | 10% = 4,458 SF additional landscape required

Note:**
 Overall building height exceeds additional maximum 30'-0" by 0'-6" to aid in screening mechanical equipment on roof.

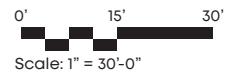
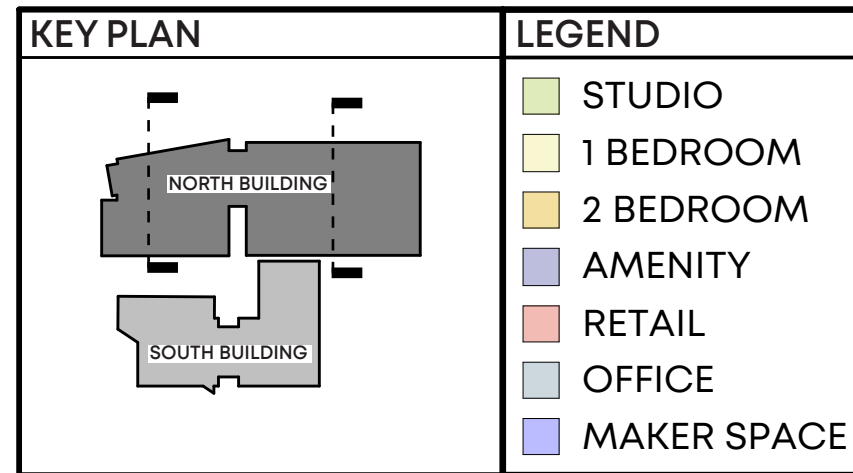
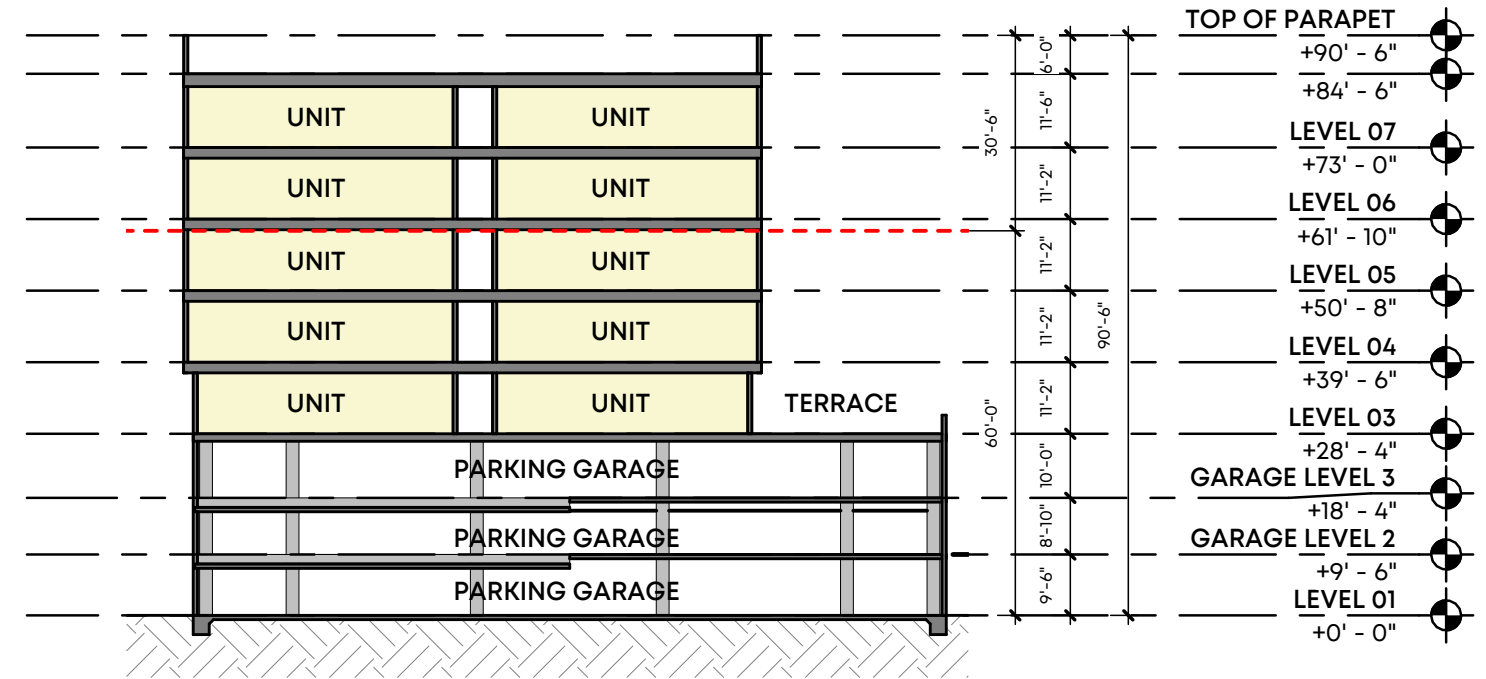
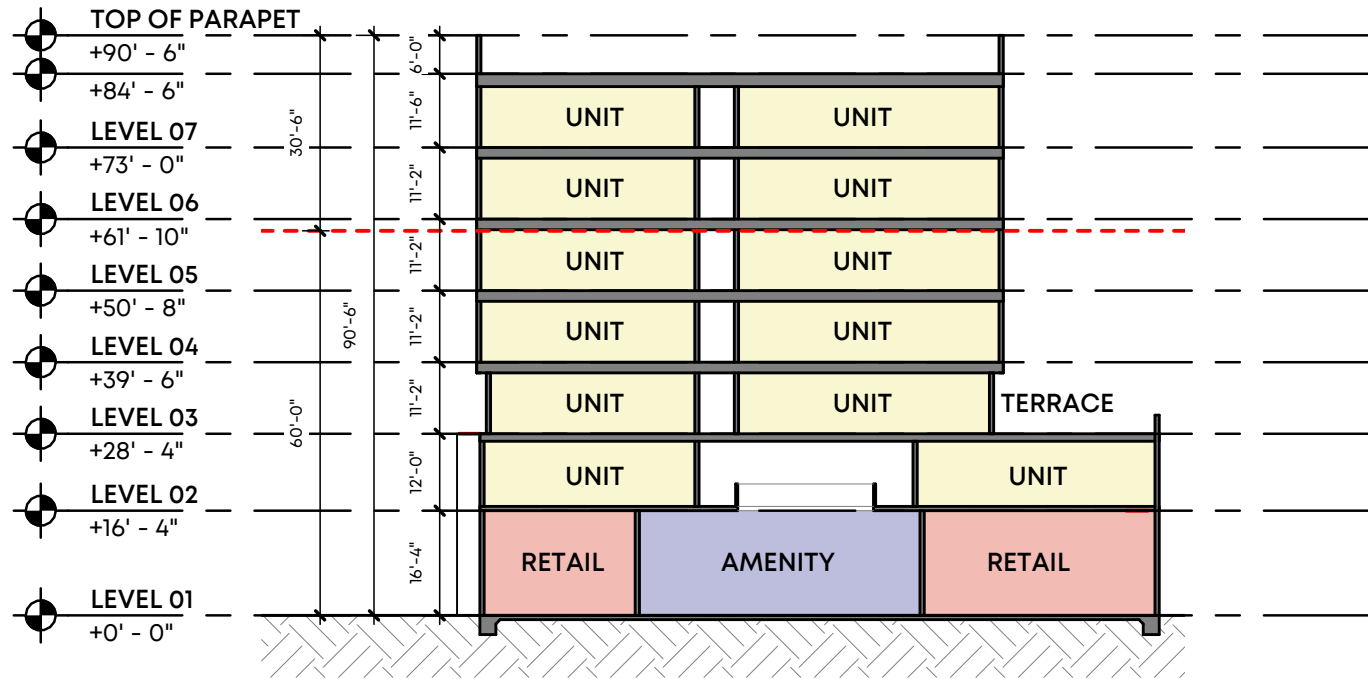


Building Section

North Building

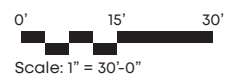
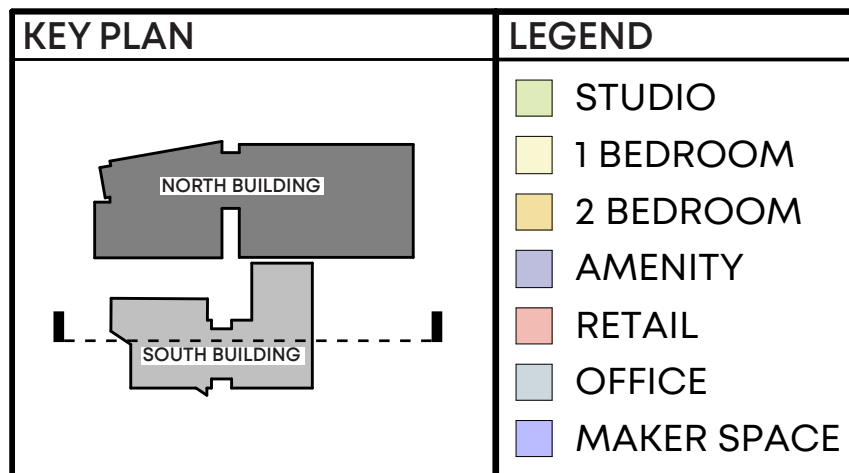
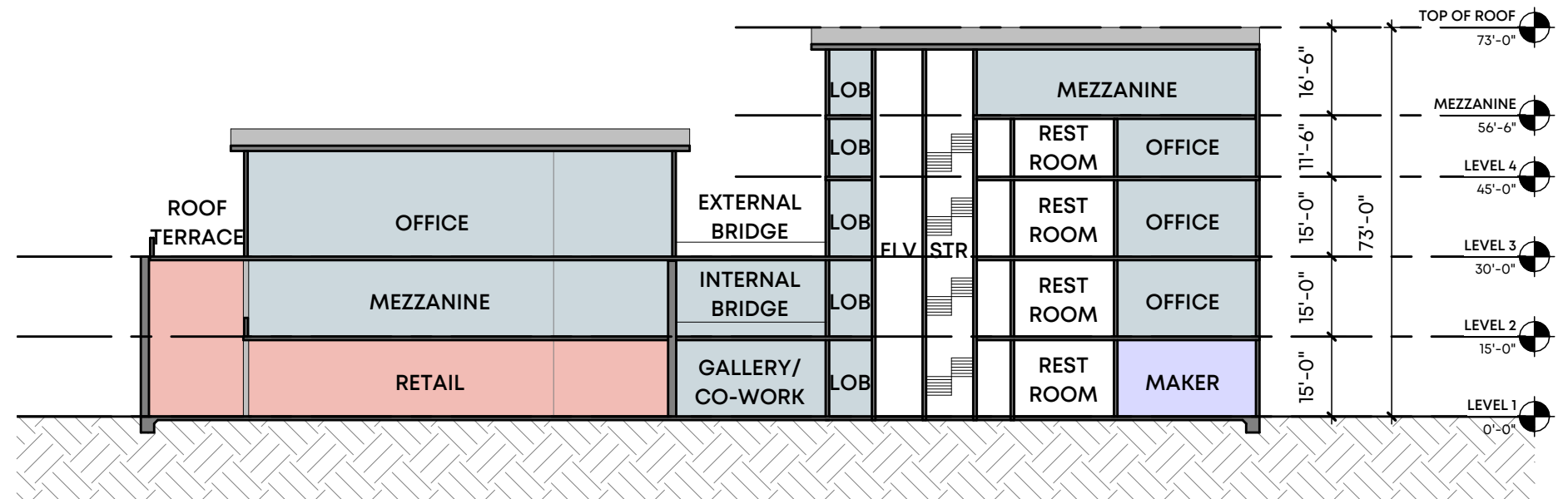
Note*:
 10% additional landscape required for increased building height of 60'-0" (Indicated by red dashed line in building section)
 Calculations: 2 floors above 60' | 22,287 SF/Floor x 2 = 44,574 SF Total | 10% = 4,458 SF additional landscape required

Note:**
 Overall building height exceeds additional maximum 30'-0" by 0'-6" to aid in screening mechanical equipment on roof.



Building Section

South Building



Building Section

South Building

