

Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84111

Subject: Design Review, Silos Apartments - Building 2

Submittal Requirements

1. Project Description

Blaser Ventures (“Blaser”), Lowe Property Group (“LPG”), and Catalyst have partnered to redevelop the majority of the block bordered by 400 and 500 West and 500 and 600 South in downtown Salt Lake City (“SLC”). Development of the block is expected to include an adaptive reuse hotel offering food and beverage, affordable and market-rate multifamily buildings, a retail concept, an adaptive reuse office / flex-industrial building, a central park area, and various other retail spaces. Silos Building 2 (“Subject” or “Subject Property”) will sit within the block and is anticipated to be a podium multifamily project with 5 stories of residential apartment units over 3 stories of structured parking. Similar to Post District, (located on the neighboring block to the east) which was developed by Blaser and Lowe Property Group, The Silos will be a best-in-class mixed-use urban neighborhood with walkable streets connecting hotel, retail, and housing in a complete community, centered around an urban park. Blaser Ventures and Lowe Property Group would love to host city staff and planning commission members on a tour of Post District.

This Silos Building 2 application was preceded by an application for Silos Buildings 1 & 3, which was reviewed and approved by the Salt Lake City Planning Commission on June 28th, 2023 (PLNPCM2023-00018 & PNPCM2023-00019). Silos Building 2 will sit on ~1.82 acres of land (parcel bordered in blue in Figure 1 below) on what’s currently identified as Parcel # 15-01-377-017-0000 in Salt Lake City, though a new parcel recordation will take place for this lot shortly. The anticipated height of Silos Building 2 is 85 feet, which is compliant with section 21A.26.070 of SLC’s code.

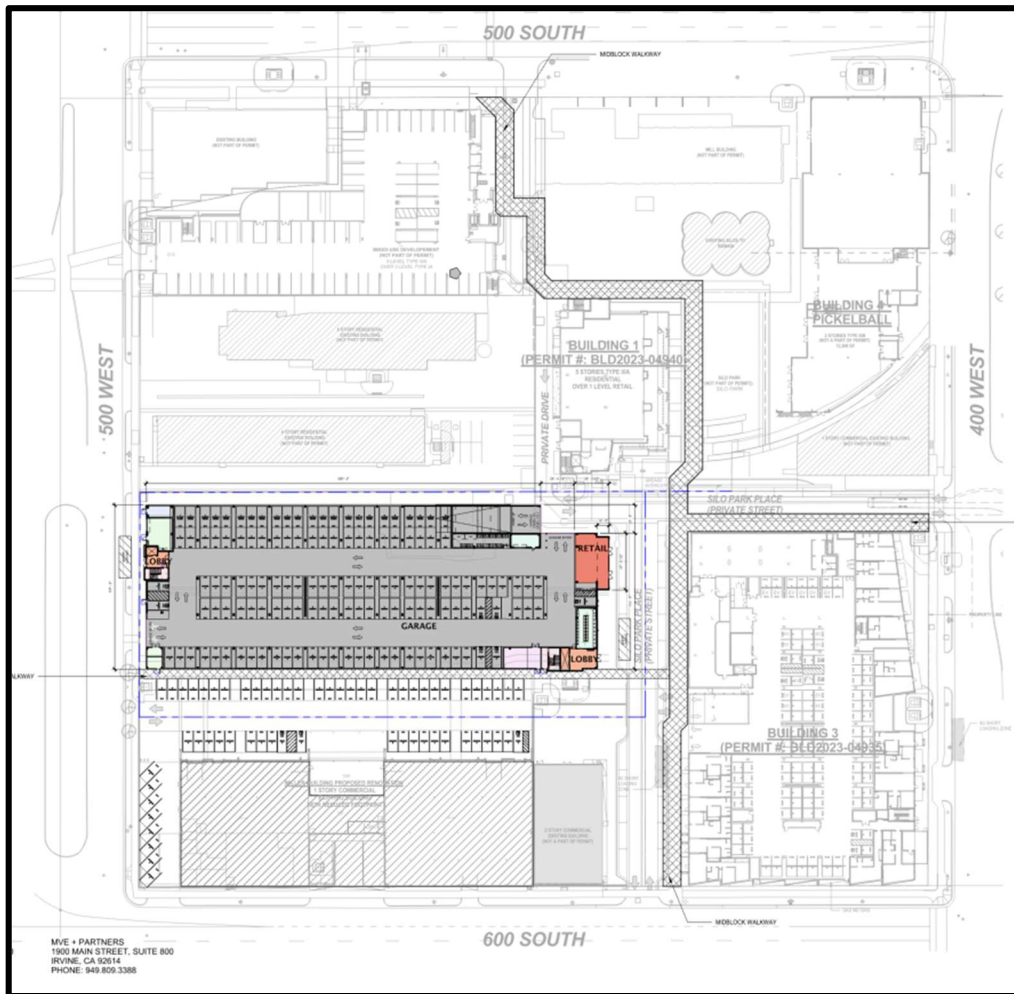
Silos Building 2 is anticipated to include 5 levels of type III construction totaling 275 apartment units over 3 levels of type IA construction providing a ~425-stall parking structure. Level 1 of the building will also include ~1,230 sf of ground floor retail, creating active use and visual interest on the main floor of the building, adjacent to the midblock public walkway which connects the publicly accessible Silos Park (provided as part of The Silos development) and other mixed-use programs internal to the block. A mix of studio, 1-bedroom, and 2-bedroom apartments are anticipated to make up the 275-unit building total. Silos Building 2 also plans to offer two

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landscaped courtyards and a separate amenity deck on level 4 of the building. The two courtyards will offer views of landscaped greenery for the surrounding residents and passersby on surrounding public roads. The amenity deck is anticipated to serve as a gathering place for members of the community that overlooks the urban park and preserved Silo structures on the block. Further details on Silos Building 2 can be found on “A0-1” of the architectural sheets provided.

It is anticipated that Silos Building 2 and the Miller building (not subject to Design Review) will complete construction near the same time. The two projects are connected as part of the larger Silos development, and further related given the adjacencies and shared surface parking lot between the two. Plans for the Miller building include substantially improving the 500 W elevation by removing the unappealing CMU structure that currently exists, exposing the historic brick, and adding in new storefront and windows. The combination of Silos Building 2 and the Miller building are expected to greatly enhance the frontage and visual interest of 500 W.

Figure 1:



In the above Figure 1, Silos Building 2 is shown within the border of the dashed blue lines, displaying conceptual details of the parking, retail, and lobby areas on level 1 of the building. Within the block upon which Silos Building 2 sits and in line with prior applications approved for the block, we intend to promote a walkable environment on the block and curate spaces that are captivating, comfortable, and promote the City's master plans.

Central to this development is a large urban park that will be an amenity unlike any other within Salt Lake City. This park will be an open space that offers community gathering and relief to the surrounding built environment. The park will abut the old silos buildings and will be surrounded by restaurant and retail spaces that will spill into the park. Silo Park will provide a place for residents, patrons, and guests to interact with each other and enjoy the diverse programs that will ensue.

Silo Park Block

Silo Park

It is important that the current application be understood within the context of the larger development now under construction and in planning by Lowe Property Group and Blaser Ventures. The overall project is designed to be a complete urban neighborhood similar to Post District.

Silo Park is planned to include a mix of market rate housing, affordable housing (under construction), retail and office spaces, a boutique hotel, and central to the whole development, an urban park anchored by the historic silo structures and surrounded by a mix of active uses including restaurants and dining patios. Lowe Property Group and Blaser Ventures have already broken ground on Silo Park which will be complete in late 2025. Provided below are conceptual renderings of Silo Park.



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Preservation of Existing Buildings

Part of what makes Post District special is the mix of preserved buildings of various heights and styles with new and modern architecture and open spaces. Lowe Property Group and Blaser Ventures are striving to do the same at Silo Park and are preserving and enhancing all of the feasible existing structures on the block, including:

- The existing grain silos – depicted in the first conceptual rendering below of Silo Park
- The Mill Building (approximately 15,000 SF)
- The Miller Building (approximately 30,000 SF)
- The Casket Building (approximately 6,000 SF) – depicted along with Silos building 3 in below conceptual rendering



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Complete Urban Neighborhood

Again similar to Post District, Silo Park is striving to be a complete urban neighborhood that is a central gathering point for the community. When complete, it is anticipated that block will include:

- 180 Affordable Residential Units
- 561 Market Rate and Workforce Housing Units
- Over 30,000 SF of Creative Office/Showroom
- Over 80,000 SF of Adaptive Re-use buildings
- Over 45,000 SF of Restaurants and Retail Space
- A boutique hotel with approximately 150 rooms
- An approximately .5 acre urban park surrounded by restaurants and dining patios



Building 2 is an important component of the overall block as it will include the majority of the parking for the block as well as the bulk of the workforce housing for the block.

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2. Minimum Plan Requirements

- Please see attached architectural sheets for plan and elevation drawings

3. Site Plan

- Please see attached architectural sheets for site plans

4. Elevation Drawing

- Please see attached architectural sheet for elevation, sections, and profiles

5. Additional Requirements 21A.58.060:

Application Requirements:

- A. The applicant's name, address, and telephone number are clearly marked on each sheet of the architectural drawings.
- B. The owner's contact information is clearly marked on each architectural sheet and provided below:
 - Owner: Silos South Apartments, LLC
 - Address: 2170 S McClelland St, Suite 100, Salt Lake City, UT 84106
 - Phone: 801.582.3188
- C. The current street addresses and tax parcel number for Building 2 are:
 - Current Address: 470 W 600 S Salt Lake City, UT 84101
 - Tax Parcel #: 15-01-377-017-0000
- D. The zoning classification for this entire block is CG. An in-depth review of the zone can be found in the next section below. The Subject Property is currently a vacant lot.
- E. Zoning Classifications of Subject and surrounding sites are provided on sheets A0-1 and A0-2.
- F. The proposed title of the project will be Silos Apartments – Building 2.
- G. See boundaries on the attached architectural sheets.
- H. See attached survey.
- I. See CUP-1 in the attached Design Review Package.
- J. See attached Civil Sheets.
- K. Please see attached architectural sheets.
- L. Please see attached architectural sheets.
- M. Signage will be in accordance with City standards. Conceptual signage shown in provided architectural sheets.
- N. See attached Civil and Landscape Plans.
- O. The location of dumpsters and all trash receptacles will be internal to the building footprint.
- P. Details on the Silos park submitted in prior application.
- Q. Please see Project Data sheet, within the architectural sheets, A0-1

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- R. Please refer to Project Data sheet, A0-1
- S. Please refer to Project Data sheet, A0-1
- T. See attached Landscape Plans.

Zoning – General Commercial District (CG Zone) Purpose Statement and Design Standards

Per Section 21A.26.070 of the zoning code, the CG Zone’s purpose is to provide “...*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.*”

All residential buildings of the Silos development (including Building 2) lie within the CG Zone. Historically, apartments and hospitality suites have not been introduced into this particular area of the city, so introducing either will add to the much-needed housing and hospitality offerings in this part of the city. These buildings will support “*economic development opportunity*” for the city by providing a large quantity of high-quality units where individuals will shop, dine, work, and play. Retail space will be included in the lower floor of Building 2 that will assist in inviting pedestrians into the heart of the project. The park will welcome and accommodate spill over from the retail areas and further engage pedestrian interest.

As part of the greater block development, the existing buildings surrounding the area are planned to receive major improvements and renovations, creating high-quality commercial and retail spaces. In tandem with the apartments, the other mix of uses within the overall Silos development will make this block a true mixed- use development that will contribute to “*a safe and aesthetically pleasing commercial environment.*”

New roads and walking paths will be created to allow for greater connectivity through the block that has largely been fenced off and restricted in years past. Pedestrians and bikes will be prioritized.

Per Section 21A.26.070, Silos Building 2 adheres to the CG zoning standards as follows:

- A. Purpose Statement – This is explained above.
- B. Uses – This project adheres to the various allowable uses as set forth in Section 21A.33.030.
- C. Minimum Lot Size – Silos Building 2 lot size greater than 10,000 SF and has a width

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greater than 60’.

- D. Minimum Yard Requirements – See attached architectural sheets A0-3. Building 2 is compliant with the front yard requirements, but provides a 5’(rather than 10’) rear yard.
- E. Maximum Yard Requirements – Compliant.
- F. Landscape Yard Requirements See attached landscape drawings.
- G. Maximum Height: The anticipated height of Silos Building 2 is 85 feet, which is compliant with section 21A.26.070 which states that properties within the boundaries of 400 South and 700 South and 300 West to I-15, may construct buildings with heights up to one hundred fifty feet (150’).

Grand Boulevards Community Plan

Since the overall Silos development (including Building 2) is located between 500 and 600 South, and I-15 and State Street, it lies within the “Grand Boulevards” community district. Silo Park has been carefully designed to closely align with the Grand Boulevards community vision.

The first sentence of the Grand Boulevards vision states that it’s *“a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors.”* The Silo Park Apartments will *“welcome and excite visitors”* by providing state of the art architecture from an award-winning architectural firm. *“Mid-rise buildings, large street trees, and iconic lighting”* will be used to create a unique *“urban environment.”* The Grand Boulevards plan also calls for *“unsightly elements, such as large power lines and billboards, [to be] relocated, consolidated or enhanced.”* As part of the development in this area, we plan on removing a billboard that is located along 600 south and burying the powerlines along 500 South / 400 West to further enhance the area.

Another aim of the Grand Boulevards Community Plan is to *“provide residential, innovation and research development, and additional office development in an urban development pattern...”* as well as fostering *“innovation... collaboration and entrepreneurship... [and] A diverse range of companies in various sectors.”* As mentioned above, the Silo Park Apartments will provide a variety of housing options and retail spaces to attract and serve those who will be employed by the many other office, co-working, retail, and other commercial uses of the larger block development. In total, the larger Silo Park block will provide a mix of office, retail, and residential spaces.

Standards for Design Review (21A.59.050)

Per Section 21A.59.050 of the zoning code, the Silo Park Apartments project must *“demonstrate how the proposed project complies with each standard for design review.”* Below is an outline of how this project will comply with each design review standard:

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- A. As explained above, the project complies with the intent of the CG zoning district purpose statement. It also incorporates the intent of the Grand Boulevard Community Plan.
- B. All sides of building 2 that can be, are oriented toward public sidewalks.
 - 1. The primary lobby entrance on the west of Silos Building 2 faces a public sidewalk and the primary lobby and retail entrances on the east of Silos Building 2 face the project's internal midblock walkway, which grants public access. No building entrances face a parking lot.
 - 2. Silos Buildings 2 is located close to public sidewalks, creating a pedestrian-oriented development.
 - 3. Parking is located within and to the side of the building.
- C. Silos Building 2 has sufficient quantities of detailing and glass to facilitate pedestrian interest and interaction.
 - 1. The main floor retail on Building 2 is located near the midblock walkway which grants public access, is at the heart of the Silos development, and is anticipated to have a large amount of glass to showcase the retail tenants.
 - 2. As much as possible, Building 2 will maximize transparency of the ground floor lobby to pedestrians.
 - 3. Sign bands, articulation, and architectural detail will be used at the ground floor level to attract attention from passersby.
 - 4. The amenity deck in Building 2 will have a direct view of the central park next to Building 1 and the pool deck and amenity areas in Building 3 (which residents of Building 2 are anticipated to have access to).
- D. Glazing, fenestration relief, material changes, and landscaping patterns (hard and soft scape) provide a pedestrian emphasized ground floor.
 - 1. Building scale, massing, and vertical emphasis has been carefully coordinated with existing and anticipated buildings to improve the aesthetic of the city skyline as well as the pedestrian experience.
 - 2. The project's award-winning architect created a thoughtful balance of vertical and horizontal emphasis throughout the entirety of the project. Exterior building material colors will be determined later through product samples.
 - 3. Secondary elements have been tastefully incorporated into the building's design, maintaining a fair balance between modern and historical design.
 - 4. The building's scale and solid-to-void ratio of windows and doors is appropriate for the area. Windows have intentionally been placed throughout the building's façade to increase the visual pattern and appeal of the façade.
- E. Building 2 has incorporated changes in vertical plane breaks, material changes, and massing changes. Most notably, two 77' wide x 74' deep courtyards are imprinted into the Building to provide horizontal and vertical articulation and beautify the space.

- F. The project will include the following elements in its' privately-owned public spaces:
1. Ownership plans to provide a variety of areas with seasonal shade.
 2. Throughout the larger Silo Park Apartments project, there will be several instances of public art.
 3. Throughout the larger Silo Park Apartments project, there will be several outdoor dining areas for the various retail locations. Building 1 will have retail space on the main floor and an outdoor dining patio.
 4. The larger project will include an approximately half acre publicly accessible park.
- G. As mentioned above, the Silos Park Apartment buildings have been carefully designed and coordinated to create a distinctive City skyline with a positive relation to human scale.
1. Building 2 has been designed with a step-back along the eastern side to allow for the central park to feel more open and less confined. Building 2 also provides greenery at the block in the form of large, landscaped decks which also provide horizontal articulation to the building. Building 2 has also incorporated material changes and other horizontal elements to provide scale and to relate well to each other and to other buildings in the area.
 2. Negative impacts are reduced or eliminated by building modulation and varying of building massing thus creating ideal outdoor spaces for public activation and interaction. Please see the shadow analysis on sheet A0-5.
 3. The architect has done a masterful job of creating a distinctive skyline for all buildings in the overall Silos development by incorporating unique sawtooth rooftops (Building 3), slopes (Building 1), landscape decks (Building 2) and other rooftop elements.
- H. Within the overall plan, a majority of cars are anticipated to park in Building 2 and the adjacent parking lot. All interior street widths are meant to be as narrow as possible to reduce speed and encourage pedestrian interaction. The interior parking has been designed to make ingress and egress as safe and efficient as possible. Furthermore, pedestrian access between the parking areas, surrounding buildings, and the public sidewalk is clear and seamless. Parking has also been provided as required and appropriate for any combination of long-term and short-term parking.
- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks will be removed from public view and located internal to the buildings as much as possible.
- J. Commercial/wayfinding signage and lighting will be carefully coordinated with the building designs and surrounding landscaping, with emphasis on creating an unparalleled pedestrian experience.
- K. The project's lighting will create a comfortable and safe pedestrian environment in accordance with the Salt Lake City Lighting Master Plan. The lighting will be carefully designed to minimize its effects on surrounding properties and the sky.
- L. The following streetscape improvements are expected to be provided:

1. One street tree for each 30' of property street frontage, in accordance with the City's urban forestry guidelines. Any trees removed will be replaced with additional trees approved by Urban Forestry.
2. Hardscape will be utilized to differentiate privately-owned public spaces from other public spaces and will adhere to applicable design standards. Specifically, most of the privately-owned public spaces will incorporate upgraded materials such as pavers and concrete. 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. (Ord. 14-19, 2019)

Design Standards Required in Each Zoning District (21A.37.060)

Per Section 21A.37.060, Table B. Commercial Districts, the following design standards are required for projects within the CG district that also are located within the boundaries north of 900 S, south of 200 S, west of 300 W, and east of I-15. Given the Silos development lies within these boundaries, the below standards are applicable.

- Ground Floor Use (21A.37.050A1): 80% (excluding parking entrance) OR Ground Floor Use (70%) + Visual Interest (20%).
 - This criterion is being met on the eastern side of Building 2. This eastern side borders a public walkway / easement, activates the public midblock walkway, and connects to a meaningful outdoor park which will be open to the public.
 - On the western side of the overall Silos development, just south of Building 2, the existing Miller building will be modified to meet these standards. The Miller will be substantially improved including the 500 W elevation with removing the unappealing CMU structure, exposing the historic brick, and adding in new

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storefront and windows.

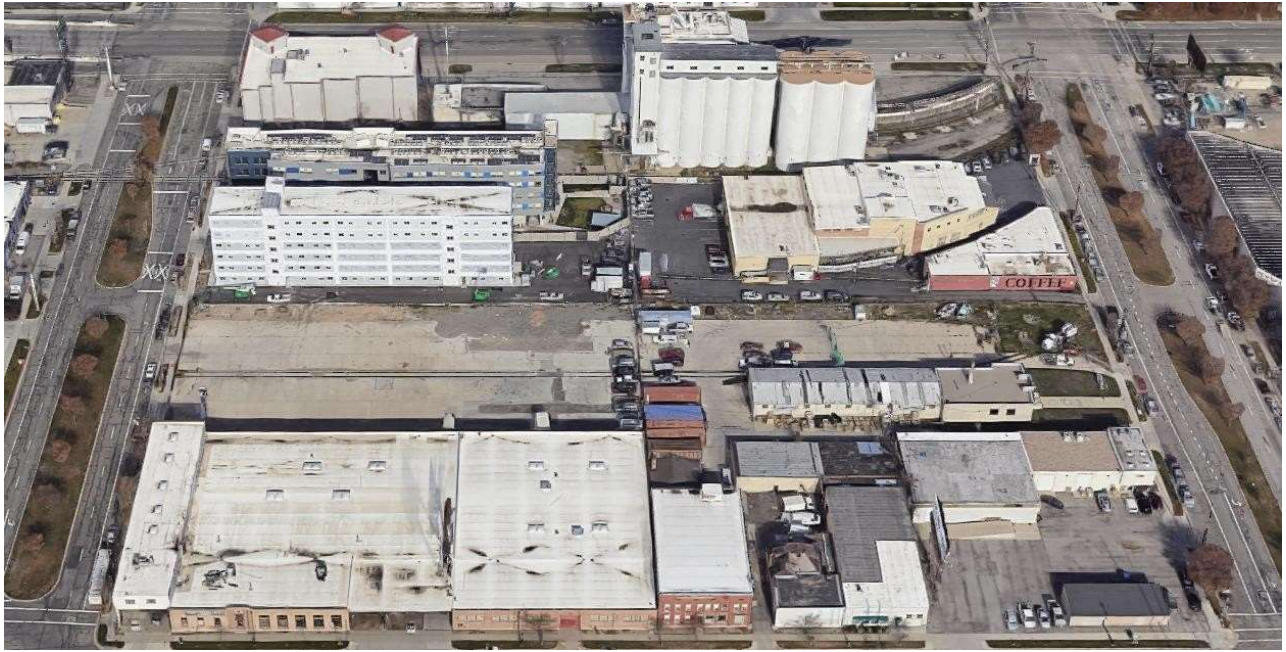
- Building Materials – Ground floor (21A.37.050B3): 70%. Building 2 meets this criterion.
- Ground Floor Glass (21A.37.050C1): 60%
 - This criterion is being met on the eastern side of Building 2 and the Silos development will achieve this criteria on 500 W via the Miller building.
- Upper Floors Glass (21A.37.050C2): 25%. Building 2 meets this criterion.
- Building Entrance (21A.37.050D): 40'. Building 2 meets this criterion.
- Blank Wall Maximum Length (21A.37.050E): 20'. Building 2 meets this criterion.
- Street Facing Façade Maximum Length (21A.37.050F): 200' Building 2 meets this criterion.
- Upper Floor Step Back (21A.37.050G2 and 21A.37.050G3): a minimum step back of 10' is required at least 25' above grade: Building 2 meets this criterion on the eastern side of the building adjacent to the public walkway.
- Screening of service areas (21A.37.050K): Building 2 meets this criterion.
- Tree Canopy Coverage (21A.37.050Q1): 40%. Building 2 meets this criterion.
- Street Trees (21A.37.050Q2): Building 2 meets this criterion.
- Soil Volume (21A.37.050Q3): Building 2 meets this criterion.
- Minimize Curb Cuts (21A.37.050Q5): Building 2 meets this criterion.
- Overhead Cover (21A.37.050Q5): Building 2 meets this criterion.

As demonstrated above, the Silo Park Apartments seeks to create a pedestrian-friendly development that encourages a high level of community interaction and efficient modes of transportation to all residents. It's our belief that we meet the intent of the design review standards and function as an integral piece of the greater redevelopment plan. We are confident that the design elements mentioned above, including the requested variances, will make Silo Park Apartments a project we all can be proud of.

Joseph McKay
Director, Lowe Property Group

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Images of Existing Site



Overhead view of Silos block



View looking northwest from 600 South, at corner where Building 3 will be located.

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View looking northeast from 600 south

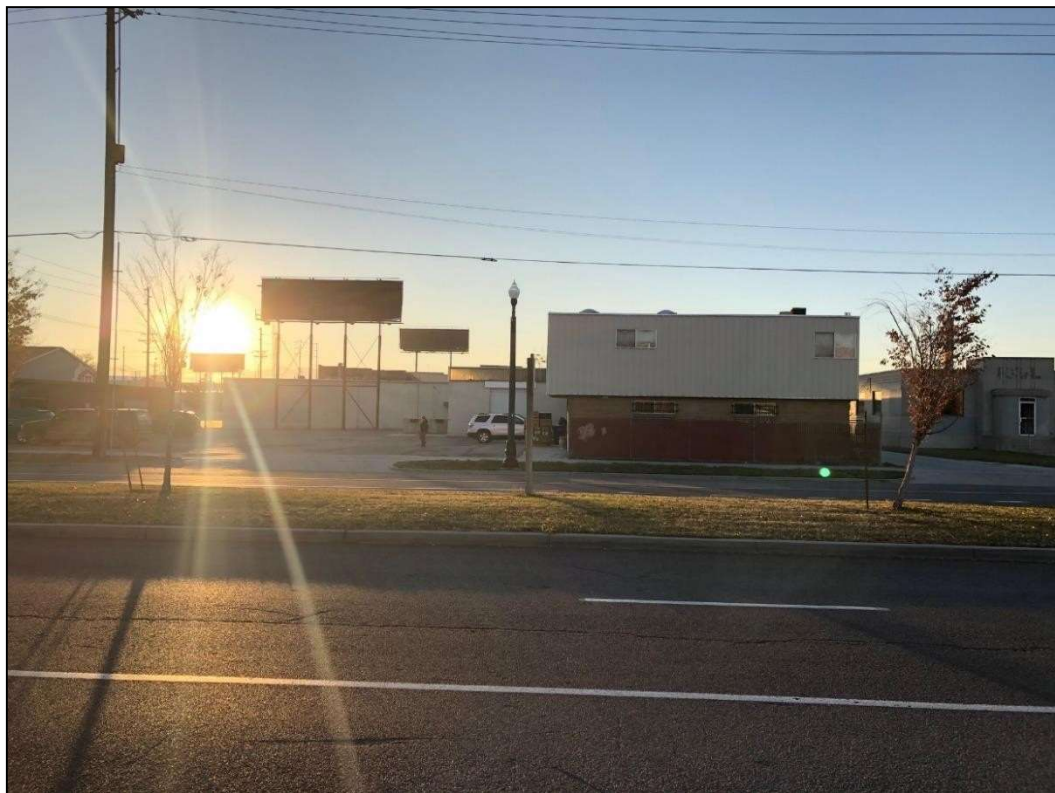


View looking south, midblock where central park will be located

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Views looking west from 400



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