

Adopted September 2, 2015



PERSPECTIVE



downtown ssl
phase 1 urban design

table of contents

Masterplan Narrative	1-6
Subdistrict designation	7
Pathways and connections	8
Vehicular Circulation	9
Landscape Areas	10
Site Signage	11
WinCo	
Signage	12-13
Site Plans and Details	14-18
Renderings and Elevations	19-26
Building Pad Elevations	27
Liberty Crossing Apartments	
Renderings	28-30
Context Aerial	31
Site Plan and Floor Plans	32-35
Building/Street Sections	36-40
Precedent Images	41



downtown ssl
phase 1 urban design

The Crossing Master Plan Narrative

1. **Intent and Administration.** The Crossing Development is designed as the catalyst for redevelopment of the Central Point Project Area. Since every successful downtown redevelopment area has a grocery component, the Crossing Development includes a regional grocery store to anchor the project's other retail, commercial and multifamily uses.
 - a. This code is adopted under the provisions of §17.13.190 of the South Salt Lake City Municipal Code, regulating the establishment of Master Planned Mixed Use Districts. This document and the attached exhibits regulate building forms, architecture, open space, site development standards, and parking and access requirements for the Crossing Development project.
 - b. The exhibits included in this master plan are a part of the regulating document, hereafter referred to as the Master Plan Book of Exhibits (MPBE). In the event of a conflict between a standard established in the exhibits and a requirement established in this narrative, the standard established in the exhibits shall take precedence.
 - c. Unless stated otherwise in this document or the attached exhibits, all requirements of the South Salt Lake City Municipal code apply.
 - d. For the purposes of the Crossing Master Plan, and notwithstanding the designations established in Chapter 17.07 of the South Salt Lake Municipal Code, the City Council is the land use authority for multifamily residential projects established as conditional uses in this narrative. Final approval of conditional uses for multifamily projects are subject to a recommendation by the South Salt Lake City Planning Commission.

2. Subdistrict Designations

- a. **Anchor Tenant** – The anchor tenant Subdistrict is intended to accommodate a large format retail establishment that will anchor the entire Crossing Development. The proposed establishment and associated parking and access will be contained entirely within this Subdistrict.

b. 2100 South Street Frontage – the 2100 South Street Frontage Subdistrict is intended to accommodate a variety of retail, office, or residential uses that complement the principal retail and residential uses in the Crossing Development, while addressing the corner of Main Street and 2100 South.

c. Transit District – The Transit Subdistrict is intended to accommodate a multifamily residential development that activates the S-Line corridor immediately to the south. The Transit Subdistrict may allow for accessory commercial uses alongside the residential development.

d. State Street Frontage – The State Street Frontage Subdistrict is intended to accommodate in-line or single-tenant retail buildings on pad sites along State Street. These buildings will complement the principal retail and residential uses in the Crossing Development, while addressing and activating the State Street corridor.

3. Streets and Circulation. Streets and circulation in the Crossing Development are described in the Exhibits entitled "Pathways and Connections" and "Vehicular Circulation" in the MPBE.

4. Open Space and Outdoor Gathering Areas. Open spaces and outdoor gathering areas are indicated in Landscape Area Exhibit in the MPBE. Pedestrian scale lighting and other street furnishings as approved in this master plan are indicated in the Landscape Area Exhibit. Open space types will vary depending on the nature of the retail activities in the Crossing Development. At a minimum, every retail building will include open space that is appropriate for the use and that is integrated into a network of functional open spaces throughout the site. Connections will primarily consist of intuitive pedestrian paths connecting parking and circulation areas to retail buildings and to the Transit Subdistrict. Functional open spaces include, but are not limited to, benches, pedestrian lighting, landscaped waiting areas, planters, seat walls, and outdoor dining areas.



downtown ssl
phase 1 urban design

5. Building Types and Design Standards

- a. Theme and Unity.** The planning and design character within the Crossing is for a mixed-use urban district including a harmonious mix of commercial retail/restaurant and residential uses tied to the urban street network and embracing pedestrian and bike connections to the City and the Streetcar. The area shall be organized around compatible yet eclectic architectural building statements in terms of character, materials, texture and color of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural prototype to be consistent with the development's architectural character.
- b. Anchor Retail.** The anchor retail building is allowed solely in the Anchor Retail Subdistrict and is regulated by the concept plan and elevations described in "Winco Foods Proposed Exterior Design" Exhibits of the MPBE.
- c. Multifamily.** The Multifamily Building Type is allowed in the Transit, 2100 South, and State Street Frontage Subdistricts. Multifamily buildings shall comply with the general provisions of the Urban-Style multifamily building requirements of Section 17.21.110 of the South Salt Lake Municipal Code, with the following site specific adjustments for this development:
 - i.** Obvious pedestrian connections to the streetcar station, the commercial facilities that are to be part of the development along with to connections to adjacent pedestrian nodes.
 - ii.** The building height will not exceed 75' and may occur starting at the "build-to" zone line.
 - iii.** First level floor-to-floor dimension shall be no less than 10'.
 - iv.** The setbacks at all sides of the parcel will be 0' minimum and 25' maximum, with a required build-to zone range of 0' to 10' maintained for 50% minimum of the perimeter of the parcel. The required build-to range may include 50% of plaza frontage – 15' minimum depth. The build-to zone and setback lines may be adjusted as indicated by the site plan exhibit.
 - v.** The development is to provide a portion of common open space along the streetcar corridor and, recognizing the

desirability of the urban characteristic, the common open space shall be no less than 15% of the site area including landscaping and paved sidewalk/plaza areas within setbacks and build-to lines. Access control and privacy is to be as indicated by the site plan exhibit.

- vi.** Architectural design characteristics and trim treatments are to be consistent with a contemporary form of building design and details that are expressed in high quality durable materials including wood siding, cementitious fiberboard, brick masonry, split-faced masonry, architecturally finished concrete. Glass, architectural metal panels, or corrugated metal may be used as accent materials and shall not be the dominant materials on any elevation. Stucco, EIFS to be limited to a maximum of 10% of any building elevation.
- vii.** Building façade design shall include identifiable material breaks on the building exterior with articulated façade materials or offset surfaces at an interval that avoids monotonous façade exposure and no less than 30' on center (garage façade design is to be as required for Urban-Style Multifamily buildings).
- viii.** Porches/balconies will be provided at a minimum of 75% of the units with a 5' average depth and consisting of at least 40 square feet.
- ix.** The dominant roof form is to be an urban style flat/low-slope roof with an articulated cornice treatment including a combination of 12" minimum parapet and overhang treatments without a parapet. All mechanical equipment within 20' of the edge of the roof will be screened. Due to the lack of sloping roof areas, dormer features are not a part of the design.
- x.** All elevations on all sides of the project except the garage face shall provide patios, balconies, windows and doors for minimum of 20% of the wall area. Windows will be designed to be trimmed with finished edges compatible to the contemporary form of the rest of the elevation.
- xi.** The parking garage is to be fronted by "permitted uses" that are a minimum of 25' deep on over 50% of the perimeter of the structure. Additionally, the street level of the garage





façade shall include treatments to enhance the pedestrian environment and partially obscure view of parked cars; such as artwork, decorative grills, unique treatments, projections or recesses in the façade every 30' to 35'. A "street-like" presence is to be established along the drive between the multifamily development and the grocery store parking area as depicted by the street section exhibit. This is to include landscaped islands with trees, shrubbery, and low scale lighting. A fully walkable sidewalk with landscaping pockets at the parking garage and buffering landscaping adjacent to the residential buildings is to be provided.

- xii. The location of utility metering, electrical cabinets, transformers and other equipment (some of which is existing) will be screened as permissible within the constraints of the function of the equipment and the guidelines of service providers on or adjacent to non-dominant building surfaces, given the understanding that all building elevations are to be designed in accordance with the architectural design requirements of these standards.
- xiii. Required amenities from the list provided in the South Salt Lake City Residential Design Standards are to be provided as follows:

- Unit Features – 6
- General amenities – 6
- Recreation amenities – 2
- Energy Efficiency Enhancements - 3

d. **Commercial Retail Buildings.** The Commercial Retail building type is allowed in the 2100 South Street and State Street Frontage Subdistricts and is designed for small and moderate scale commercial, retail, and restaurant uses that typically accompany large format retail, housing, and other uses typically found in mixed use centers. The building type provides convenient automobile access from the thoroughfare, while minimizing the negative impacts of parking lots upon the pedestrian. Commercial retail buildings may be freestanding structures intended for use by a single tenant or may be multi-tenant buildings. Commercial retail buildings are typically in a multiple-building development, or on

outparcels adjacent to large format retail buildings. The layout, orientation, setbacks, and materials intended for use for commercial retail buildings are regulated below and as indicated in the Building Elevation Exhibit of the MPBE.

- i. **Orientation.** New commercial retail buildings will be oriented to create quality streetscapes and connected pedestrian pathways within the development. The anticipated orientation of commercial retail buildings is indicated in the "Building Elevation" Exhibit of the MPBE.
- ii. **Materials.** Primary materials shall consist of glass, integral color CMU, metal panel, tile, metal, cementitious fiber board, or materials of similar quality and durability. EIFS may be used up to 75 percent of non-glass areas. An approved palette of materials is referenced in the "Building Elevation" Exhibit of the MPBE.
- iii. **Primary Facades.** Primary facades on structures using the commercial retail building form shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrance, projecting at least four feet from the façade. In addition, primary facades incorporate visually prominent building entrances through the use of at least one of the following features:
 - a. Secondary roof structures, or a parapet roof with transitions, used to accent the principal public entrance.
 - b. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches.
 - c. Architectural detailings such as tile, metal, stone, precast or cement board work and moldings integrated into the building structure.
- iv. **Secondary Facades.**
 - a. All secondary facades that face State Street shall include a similar level of architectural detail and treatment consistent with the primary façade. Secondary façade walls shall include



downtown ssl
phase 1 urban design



- either a window, a functional doorway, or another architectural detail to match the architectural articulation of the primary façade.
- b.** All secondary facades facing other access roads may include a reduced level of architectural detail and treatment consistent with the primary façade.
- v. Windows.** Commercial Retail Buildings shall comply with the following window requirements:
- a.** All street level windows within 20 feet of the principal pedestrian entrance of a multi-tenant building shall be visually permeable.
 - b.** Front façade walls shall include a window or functional general access doorway per the following standard:
 1. Every 24 feet for structures of 40,000 square feet of less in size; and
 2. Every 40 feet for structures larger than 40,000 square feet in size.
- vi. Roofs.** Commercial retail buildings shall have a flat roof with parapet walls. Parapet walls should feature transitions and articulation to match the architectural articulation of the primary façade. All rooftop equipment shall be screened from view from all streets, parking areas, and river approaches.
- vii. Side and Rear Loading and Service Areas.** Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from drive approaches and streets. Loading, service, and equipment areas shall be screened through the use of architectural elements and materials that reduce their visibility.
- viii. Drive Through Facilities.** Drive through facilities, where permitted as accessory uses associated with commercial retail buildings shall include a canopy or roof that is architecturally integrated with the building and that mirrors

the roof form of the primary structure. Drive-through windows are not permitted on facades that face State Street.

6. Permitted Land Uses

Land Use Categories	ANCHOR TENANT	2100 SOUTH / STATE STREET FRONTAGE	TRANSIT DISTRICT
Accessory Structure	P	P	P
Alcoholic Beverage Class A License – off premise	P ¹	P ¹	
Alcoholic Beverage, Class B License – on premise	P ¹	P ¹	
Alcoholic Beverage, Class C Tavern	C ¹	C ¹	
Alcoholic Beverage Package Agency	C ¹	C ¹	
Alcoholic Beverage State Liquor Store		P ¹	
Animal Hospital / Veterinary Office (small animal)		C	
Art Gallery		P	
Art Studio		P	
ATM, Kiosk, Vending Machine - Self Service, Interactive, Outdoors		P ²	
Bakery, Neighborhood		P	P
Barber Shop, Beauty Salon		P	P
Condominiums		C	C
Dance Studio		P	
Day Care, Child Commercial		P	
Day Spa		P	
Drive-Up Window (non-food), Banks, ATM's, Dry Cleaners, Pharmacy, etc.		P	
Dry Cleaning and Laundromat		P	
Financial Institution		P	
Fitness, exercise Center		P	
Medical, Dental and Health Care Offices, On-site		P	
Multi-Family Complexes Greater than 50 Units		C	P
Office, General / Professional		P	P



downtown ssl
phase 1 urban design



Land Use Categories	ANCHOR TENANT	2100 SOUTH / STATE STREET FRONTAGE	TRANSIT DISTRICT
Outdoor Sales and Display	P ³	P ³	P ³
Pharmacy		P	
Portable Shipping Container, Temporary Storage	P ⁴	P ⁴	P ⁴
Printing, Copy Stores		P	
Restaurant, Sit Down		P	P
Restaurant, Drive-Up Window		P	
Retail Merchandise, Stores, Accessory		P	P
Retail or Wholesale Merchandise Stores, General	P ⁵	P	
Retail or Wholesale Merchandise Stores, Neighborhood		P	
Solar Utilities	P ⁶	P ⁶	P ⁶
Tailoring Shop, Commercial		P	
Temporary Uses, Fireworks Stands, Christmas Tree Lots, Refreshment Stands	P ⁷	P ⁷	

Table Reference Requirements.

- 1. Alcohol Beverage Classes.** See Title 5. Class C Taverns are subject to restrictions and regulations through the conditional use permit application process and licensing ordinances as found in Title 17.09. Such facilities may not be located any closer to residential zones than six hundred (600) feet as measured at the closest property lines, except that where State Street intercedes between the tavern use and a residential zone, a reduction in the distance separation may be considered in the conditional use approval process by the designated land use authority.
- 2. ATM, Kiosk, Vending Machine.** Any ATM, kiosk or vending machine must not interfere with or cause difficulty in the safe movement of pedestrians. Machines must be located next to a main building on the property and located in a manner such that when customers are lined up to use the service they will not have to wait in vehicle drive isles or parking areas. Machines shall not be located in landscaped areas, create a public nuisance or be a hazard to public safety.

3. Outdoor Sales and Display. See 17.15.030 (F) Table Reference 26.

4. Temporary Portable Shipping Containers. See Title 17.44.

5. Retail or Wholesale Merchandise Stores, General. For the purposes of this master plan, any permitted commercial land use in the 2100 South / State Street Frontage Subdistrict is allowed as an accessory use in the Anchor Tenant Subdistrict.

6. Solar Utilities. See 17.17.020

7. Temporary Uses. See Title 17.17.

7. District Sign Standards. Sign locations and details are found in Site Signage Exhibit of the MPBE. Signage shall comply with the requirements of the South Salt Lake Municipal Code, except as provided for in this section and in the exhibits. Signage should be consistent with the theme and unity section in the building design standards. Internally illuminated cabinet wall signs are prohibited, except to display a logo or individual alphanumeric characters.

8. District Landscaping Standards

a. A concept landscape plan for the district is included in Landscape Area Exhibit of the MPBE. The landscape plan is illustrative in nature. Tree and plant spacing may vary depending on the location of existing utilities and other site conditions.

b. Transit District Landscape Standards:

i. Multifamily open space areas are to be landscaped with a combination of trees (2" minimum caliper), shrubbery, lawn, groundcover, plaza paving, and mulching. Street trees are to be spaced at 30' on center on average. Ornamental open space trees are to be planted at a rate of not less than 15 trees per open space acre. The tree species are to be selected from the following pallet:

1. Street Trees:

a. Green Ash



downtown ssl
phase 1 urban design



- b. Linden
- c. Honey Locust
- d. Zelkova
- e. Tatarian Maple

2. Ornamental Open Space Trees:

- a. Red Bud
- b. Crab Apple
- c. Flowering Pear
- d. Columnar Spruce

9. Street Furnishings, Lighting and Fixtures. The Crossing Development will include high-quality street furnishings, lighting, and fixtures. The Landscape Area Exhibit of the MPBE illustrates the style and level of quality of the street furnishing, lighting, and fixtures to be installed in the development.

10. District Parking and Access Standards. Parking and access requirements established in Section 17.27 of the South Salt Lake Municipal Code will apply, unless indicated otherwise as follows. Pedestrian access to each subdistrict within the development shall be provided by pedestrian pathways connecting parking lots, public rights of way, principal public entrances of each building, and adjacent public trails and transit.

a. Parking for Retail Uses. Parking for retail uses shall be provided at a standard ratio of 4 parking stalls per 1,000 square feet of gross floor area.

b. Parking for Urban Style Multifamily. Parking for Urban Style Multifamily will be in the form of an access controlled multilevel-parking garage incorporated in the overall residential apartment building. This site is located with direct adjacency to a streetcar station and will attract a large number of public transit users as a resident base. As Transit Oriented Development has occurred in the Salt Lake Valley, the parking pattern has become predictable with actual quantities of parking demand measured at successful

projects. The results are consistent in terms of the number of stalls needed per unit based on bedroom quantities. Demonstrated resident parking demand in projects of similar unit mix (bedroom quantities) has resulted in utilization of less than .75 stalls per bedroom and .95 stalls per unit.

Predicated parking demand per bedroom = 0.71 cars per bdrm.
Predicted parking demand per unit = 0.95 stalls per unit

The number of stalls required to satisfy the multifamily use for this site is:

1 per unit (stalls to satisfy demonstrated demand plus additional stalls for extraordinary circumstances)

0.2 stalls per unit available for resident rental and guest parking

Total requirement – 1.2 stalls per unit

The parking reduction strategies that are to be implemented for this site include:

Encouragement of bike ridership: There are to be 1 bicycle parking space for each 5 units. 75% of the bicycle parking will be in the form of access controlled tenant use only stalls contained within the parking garage with the remainder adjacent to sidewalk and pedestrian nodes. Also, bike repair and bike wash facilities are to be provided for the use of the multifamily residents.

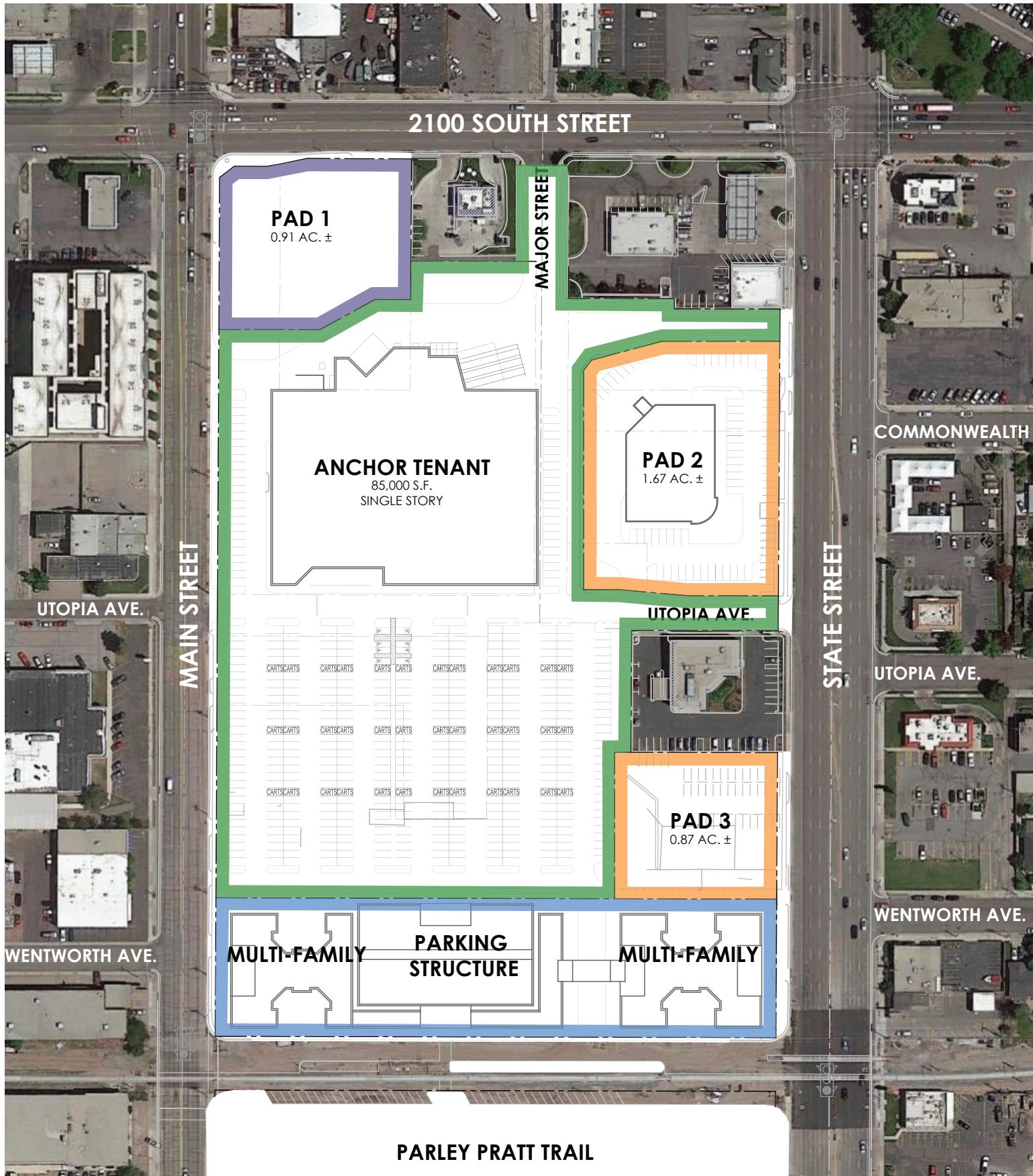
Encouragement of Streetcar usage: The planning of the project is to create a primary building entrance with direct access to the streetcar station. Additionally a publically accessible weather protected area is to be integrated into the multifamily building directly adjacent to the streetcar station platform. This area is to be landscaped with paving and planting materials and is to include site furnishings designed for comfortable use.

Pedestrian/Bicycle Rider Connectivity: The street improvements are to include "complete street" elements as depicted in the street sections. These elements include appropriate sidewalk widths; landscaping, a dedicated bike lane located along Central Pointe Place, and connectivity to community and neighborhood nodes.

Additionally, an appropriate number of stalls for management and leasing functions will be located proximate to the business office for the apartments.



downtown ssl
phase 1 urban design

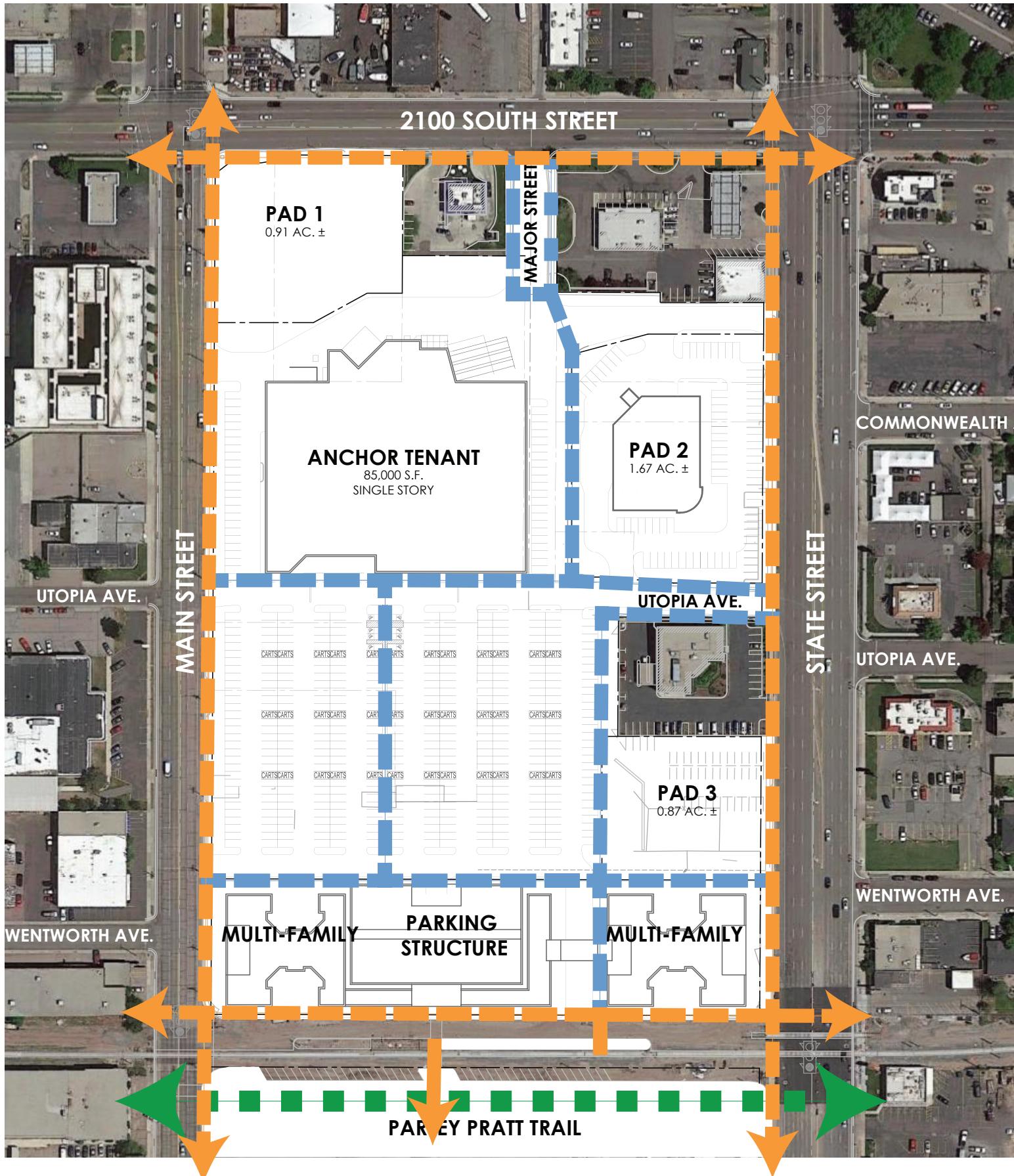


SUBDISTRICTS

- Anchor Tenant District (Green)
- 2100 South Street Frontage (Purple)
- Transit District (Blue)
- State Street Frontage (Orange)

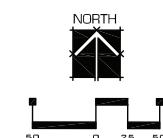


downtown ssl
phase 1 urban design



SUBDISTRICTS

- Trail
- Public Pathways
- Internal Pathways



downtown ssl
phase 1 urban design

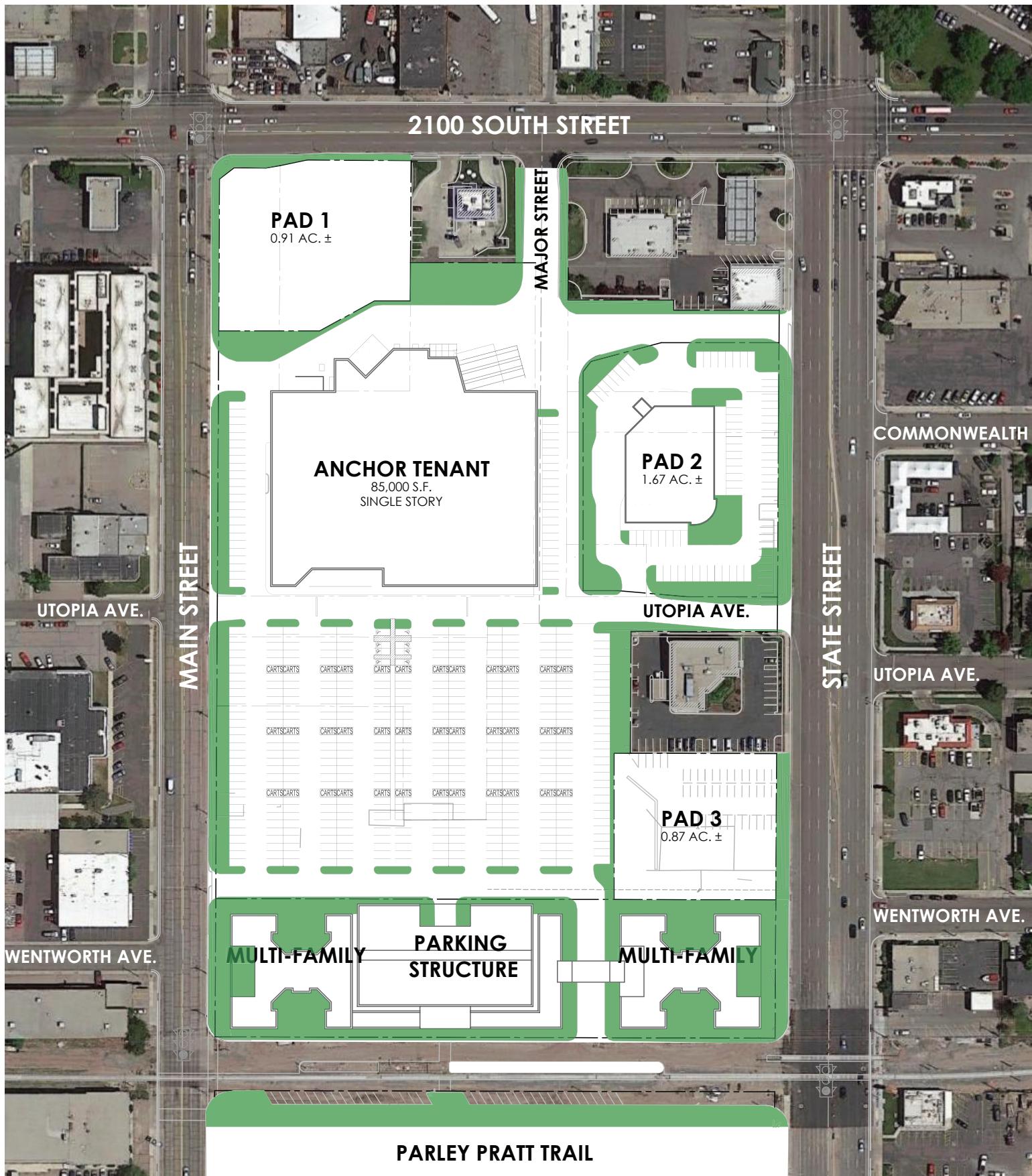


CIRCULATION TYPE

- Private Right of Way
- Public Right of Way
- Transit



downtown ssl
phase 1 urban design



LANDSCAPE

 Landscape Areas (15.8% of total site area)



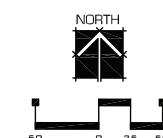
landscape areas

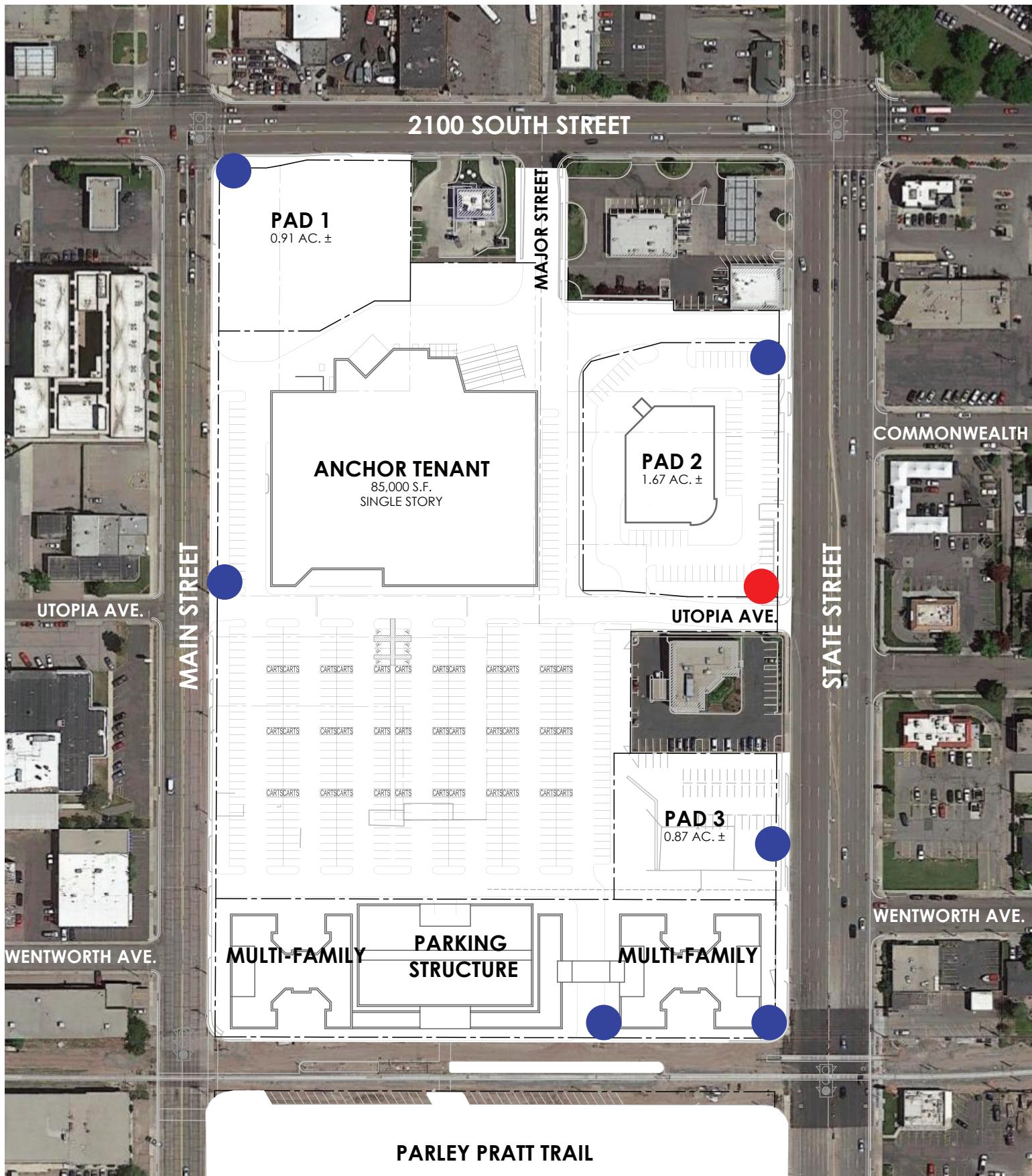
SITE FURNISHINGS/FEATURES



 BOYER

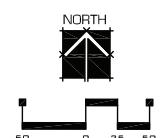
downtown ssl
phase 1 urban design



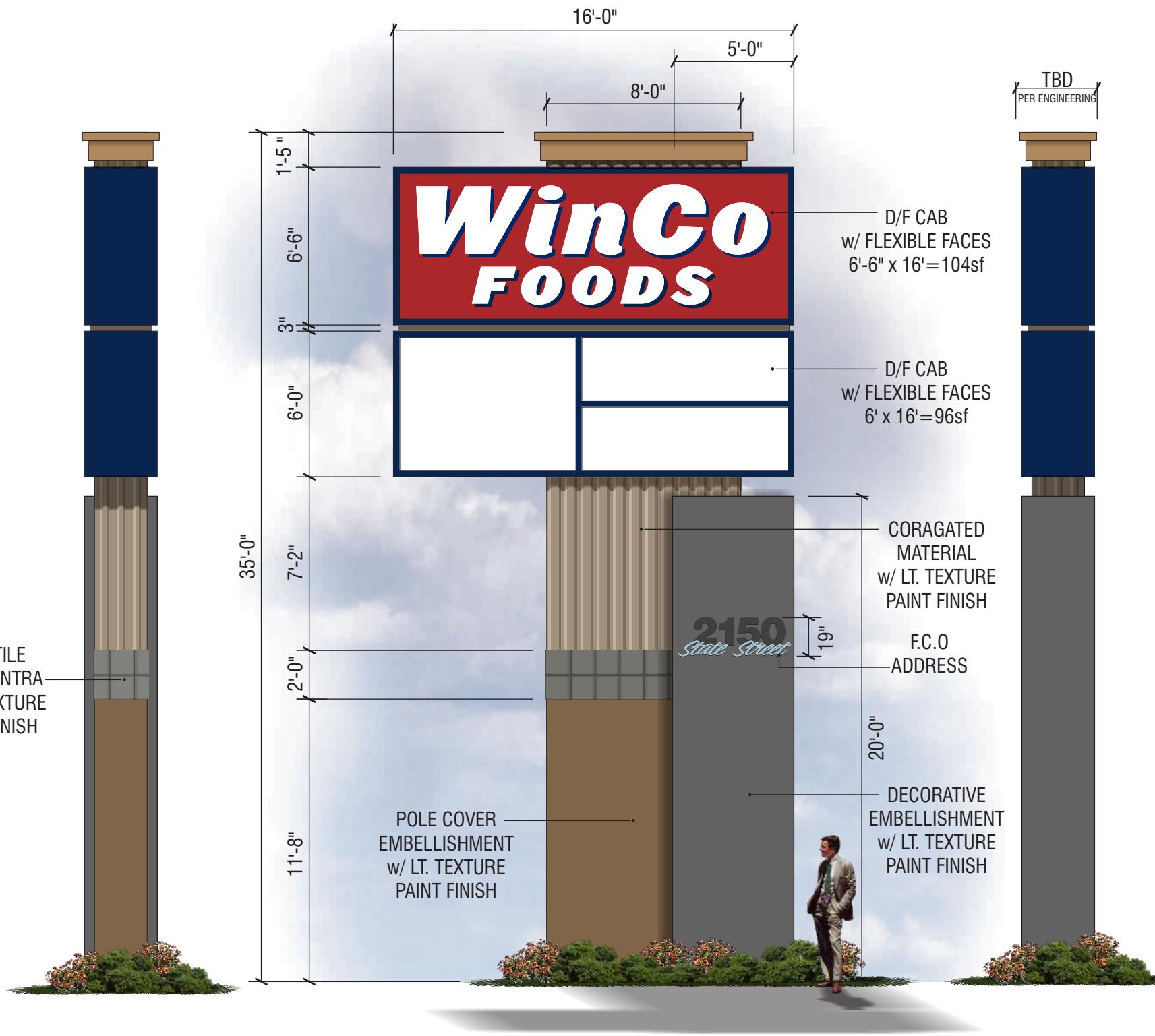


LANDSCAPE

- Red square: Pylon Sign
- Blue square: Monument Sign



downtown ssl
phase 1 urban design



Mfg. & Install New 35' O.A.H Pylon Display

scale: 3/16"=1'-0"

Mfg. & Install New 35'-0" O.A.H D/F Pylon Display
w/ (2) LED Illuminated Tenant Cabinets
Upper Cabinet to be WinCo Foods As Major Tenant
6'-6" x 16' Cabinet=104sf
Lower Cabinet to be Sub-Tenant & Divided into (3) Tenant
Spaces (to be determined on actual face dimensions)
6' x 16' Cabinet=96sf
Pylon Structure Painted to match Shopping center building colors

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



PROJECT TITLE:

**WinCo
FOODS**

store #
000

LOCATION:

2150 S.State Street
Salt Lake City, UT.
84115

REQUESTED BY:

D. Cobb

DRAWN BY:

S. Carico

COMPUTER FILE
INCLUDING DATE:

WIN-SLC PYL-080315



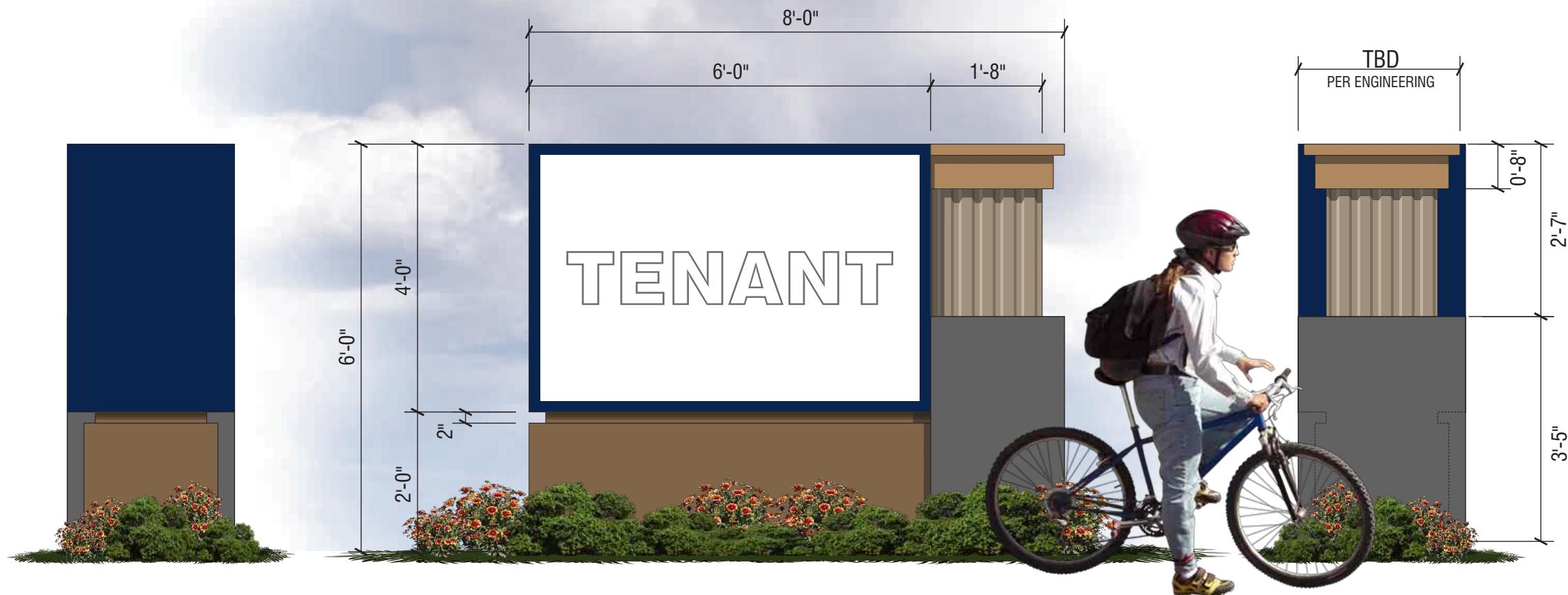
NAMPA PLANT -
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply
with UL-4U install procedures. Canada - all signs must be CAS compliant.

This sign(s) is intended to be installed in accordance with the requirements
of Article 680 of the National Electrical Code and/or applicable local
codes. This includes proper grounding and bonding of the sign.

page #

2 of 3



● Mfg. & Install (6) New 6' O.A.H Monument Displays

scale: 1/2"=1'-0"

Mfg. & Install New 6'-0" O.A.H D/F Monument Displays

w/ LED Illuminated Tenant Cabinets

4' x 6' Cabinet=24s

Monument Structure Painted to match Shopping center building colors

Monuments to have Concrete Pad Base

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs *...bringing your image to light!*

PROJECT TI

WinCo FOODS

store #
000

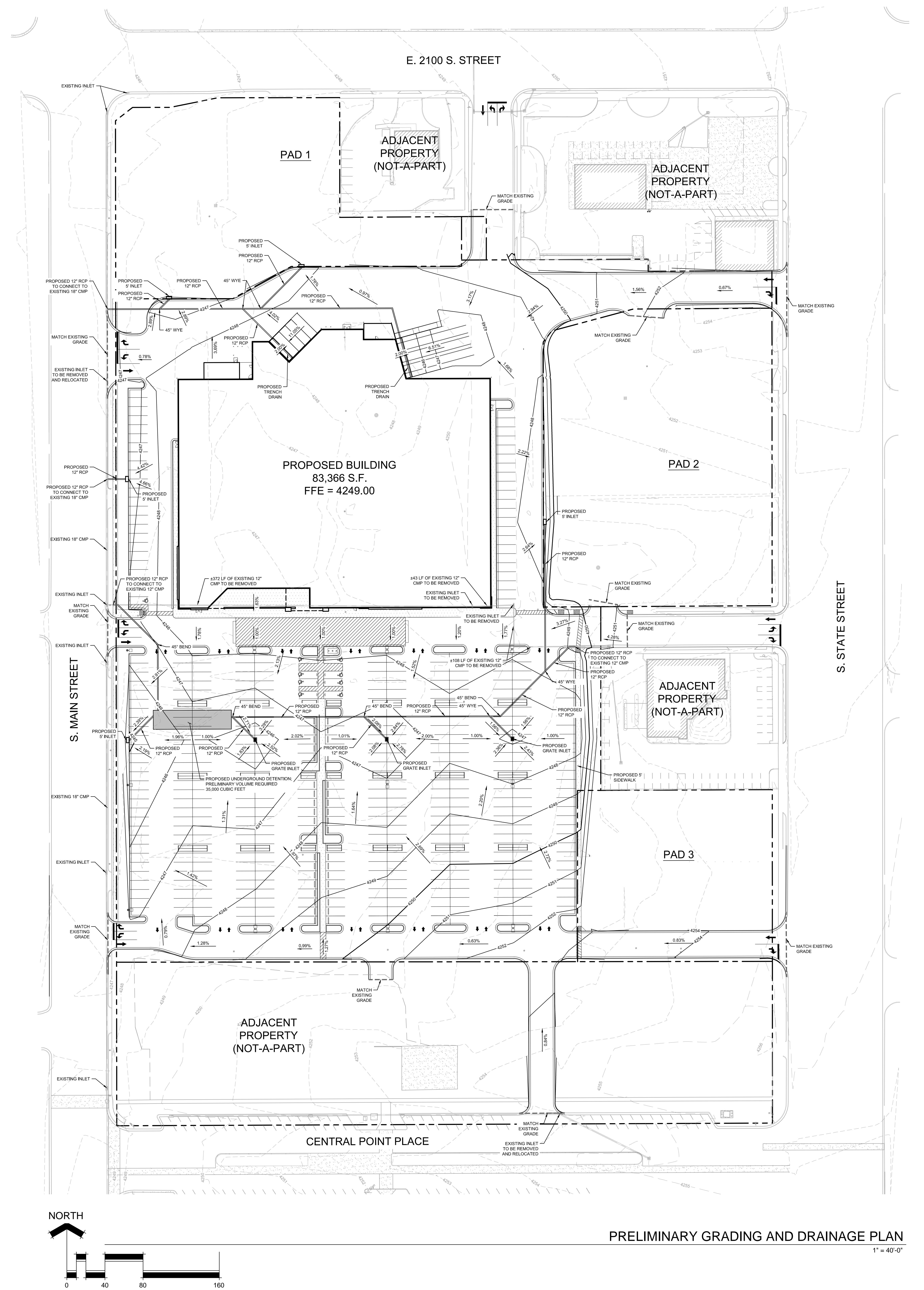
LOCATION:
2150 S. State Street
Salt Lake City, UT.
84115

REQUESTED BY:	D. Cobb
DRAWN BY:	S. Carico
COMPUTER FILE NUMBERING PAGE	WIN-SI C PYI -08

UL UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT -
UL #433195-001
6 PR. - All signs conform to UL-48/2161 (labeled accordingly) & must
be UL-4U install procedures. Canada - all signs must be CAS compliant
(signs) is intended to be installed in accordance with the requirements
Article 600 of the National Electrical Code and/or applicable local

page #

3 of 3



LEGEND

PROPERTY LINE	-----
PROPOSED CONTOUR	640
EXISTING CONTOUR	640

NOTE

- EXISTING TOPOGRAPHY INFORMATION OBTAINED FROM ON GROUND SURVEY PERFORMED BY HEDGES SURVEYORS, INC. IN JANUARY 2015.
- SITE LAYOUT PROVIDED ON SITE PLAN PROVIDED BY HEDGES STAGES ARCHITECTS LLP ON JULY 15, 2015.
- THIS DOCUMENTS IS SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THIS SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

ARCH. PROJECT NO.
1507

DRAWN
KMM

CHECKED

DPC

SUBMITTAL DATES

OTB DATE

REVISIONS

NOTES

THIS DRAWING IS A SCHEMATIC FOR THE PROJECT. IT IS NOT A CONSTRUCTION DRAWING. THE PROPERTY OWNED BY THE ADJACENT PROPERTY OWNER IS NOT OWNED BY THE PROPOSED PROPERTY OWNER. THE PROPOSED PROPERTY OWNER IS RESPONSIBLE FOR MATCHING THE EXISTING GRADE ON THE ADJACENT PROPERTY OWNER'S PROPERTY. THE ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING THE PROPOSED PROPERTY OWNER WITH THE EXISTING GRADE SURVEY FOR THE ADJACENT PROPERTY OWNER'S PROPERTY. THE ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING THE PROPOSED PROPERTY OWNER WITH THE EXISTING GRADE SURVEY FOR THE ADJACENT PROPERTY OWNER'S PROPERTY.

P.E. 161044-14
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DRASTENES

Kimley-Horn

WINCO FOODS
E. 2100 S. ST. & S. STATE ST.
SOUTH SALT LAKE, UTAH

WinCo
Foods

SHEET TITLE
PRELIMINARY
GRADING AND
DRAINAGE
PLAN

SHEET

B

STOP!
CALL BEFORE YOU DIG

DIG TESS
1-800-DIG-TESS
(@ 72 hours prior to digging)

WARNING: CONTRACTOR TO VERIFY PERTINENT AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

NO.	DESCRIPTION	DATE
A	ARCHITECTURAL SITE PLAN	
B	PRELIMINARY GRADING & DRAINAGE PLAN	
C	PRELIMINARY LANDSCAPE PLAN	
D	PERSPECTIVE & EXTERIOR ELEVATION	
E	EXTERIOR ELEVATIONS	
F	ELEVATION EXHIBIT 1	
G	ELEVATION EXHIBIT 2	
H	ELEVATION EXHIBIT 3	
I	ELEVATION EXHIBIT 4	
J	ELEVATION EXHIBIT 5	
K	ELEVATION EXHIBIT 6	

OVERALL SITE AREA

NAME	AREA (sqft)	AREA (Acre)	% OF OVERALL SITE AREA
WINCO PARCEL	352,760,120	8.098	68%
PAD 1	52,507,639	1.205	10%
PAD 2	73,716,986	1.692	14%
PAD 3	36,783,370	0.844	7%
Grand total	515,768,113	11.840	

ARCH. PROJECT NO.

1507

DRAWN

NC

CHECKED

NC

SUBMITTAL DATES

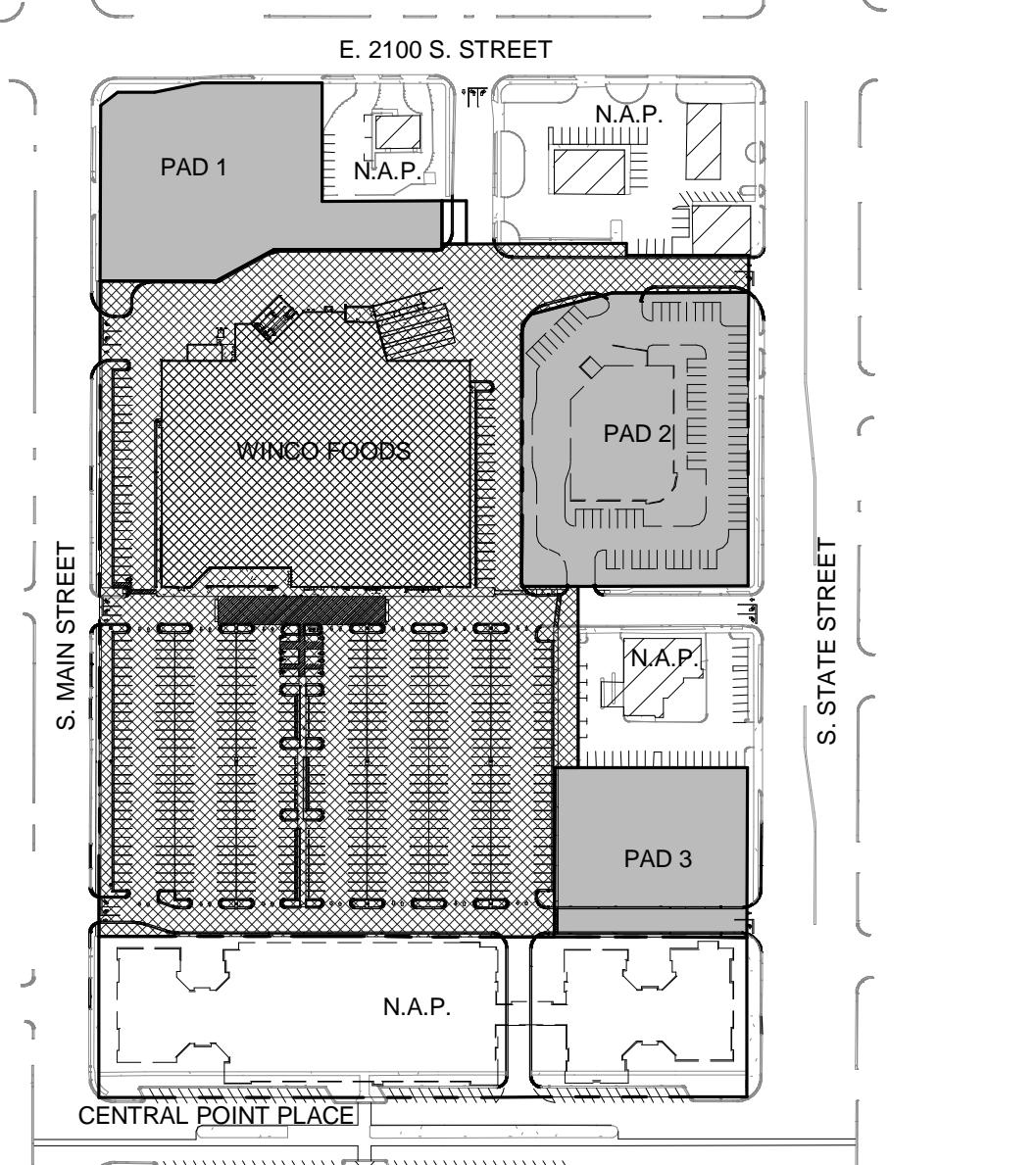
OTB DATE

WINCO PARCEL BREAKDOWN

AREA TYPE	AREA (sqft)	AREA (Acre)	% OF LOT AREA
BUILDING	83,366,468	1.914	23.7%
IMPERVIOUS SURFACE	250,210,226	5.744	71.1%
LANDSCAPE	18,242,579	0.419	5.2%
Grand total	351,819,273	8.077	

OVERALL SITE PLAN

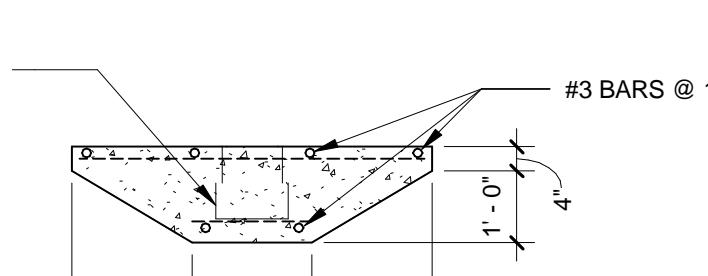
1" = 200'-0"



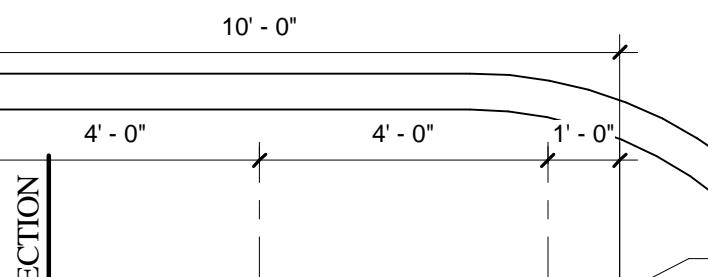
PARKING RECAP

PARKING REQUIRED	STANDARD PARKING PROVIDED	ACCESSIBLE PARKING PROVIDED
4.0 per 1,000 SF	334	
9'-6" x 20' - 90 deg	409	
8' x 20' - 90 deg	9	
Grand total	418	

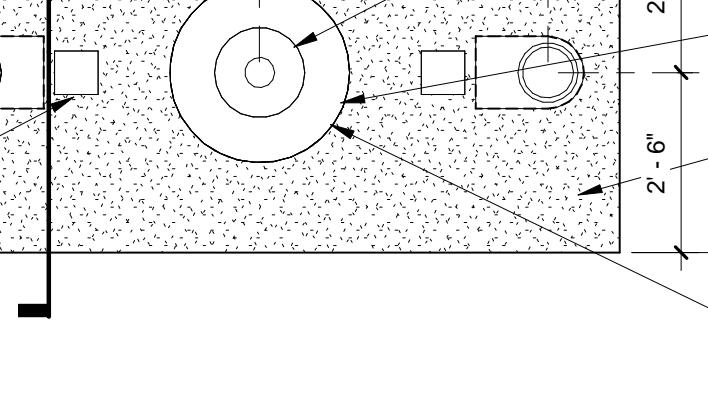
SECTION



SECTION

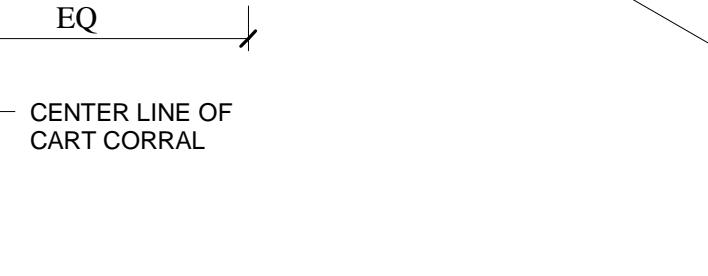
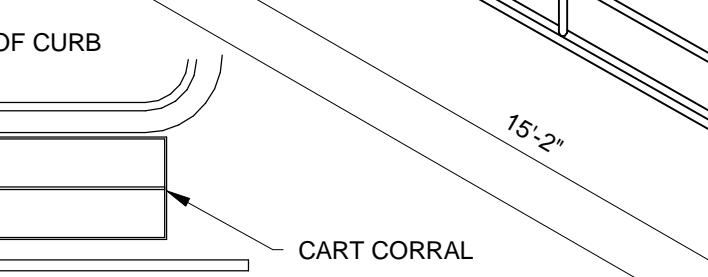
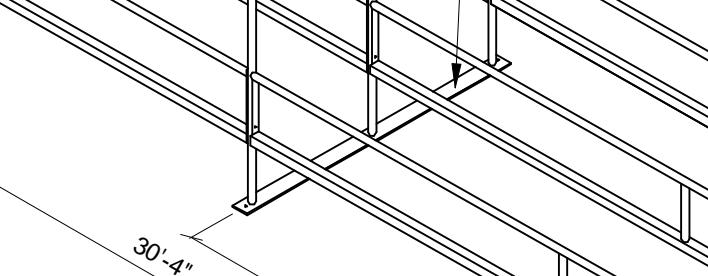
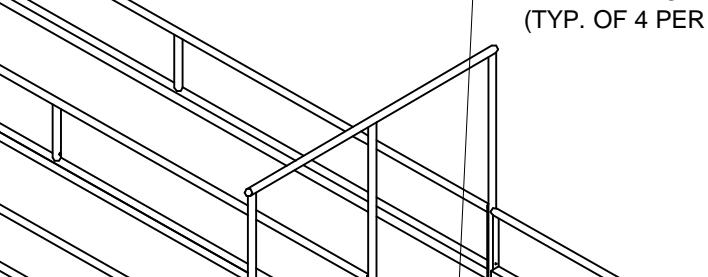
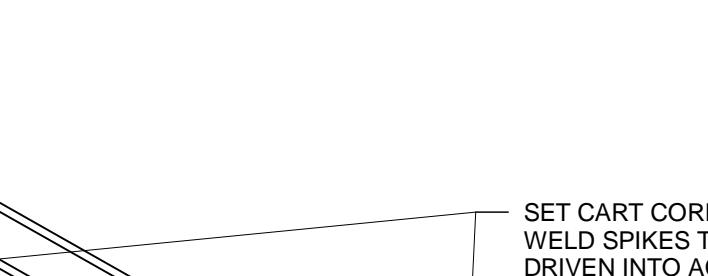
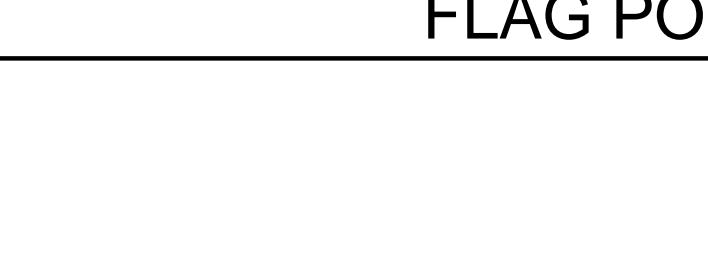
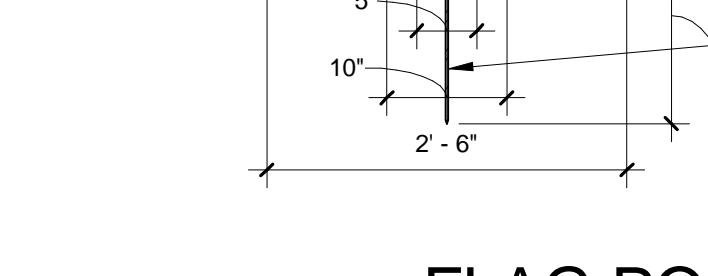
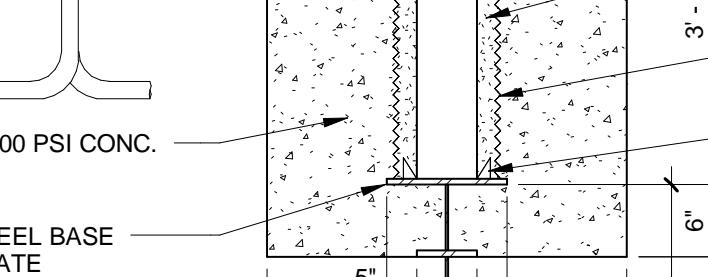
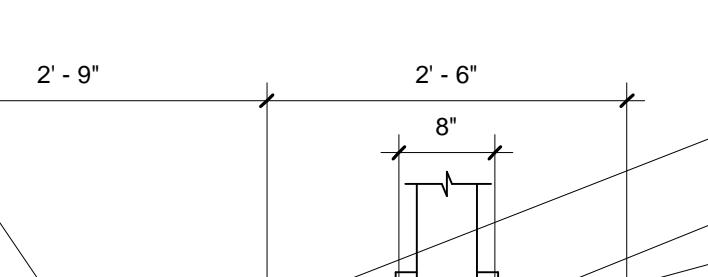
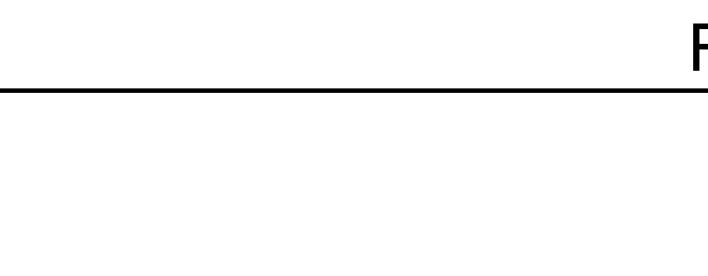


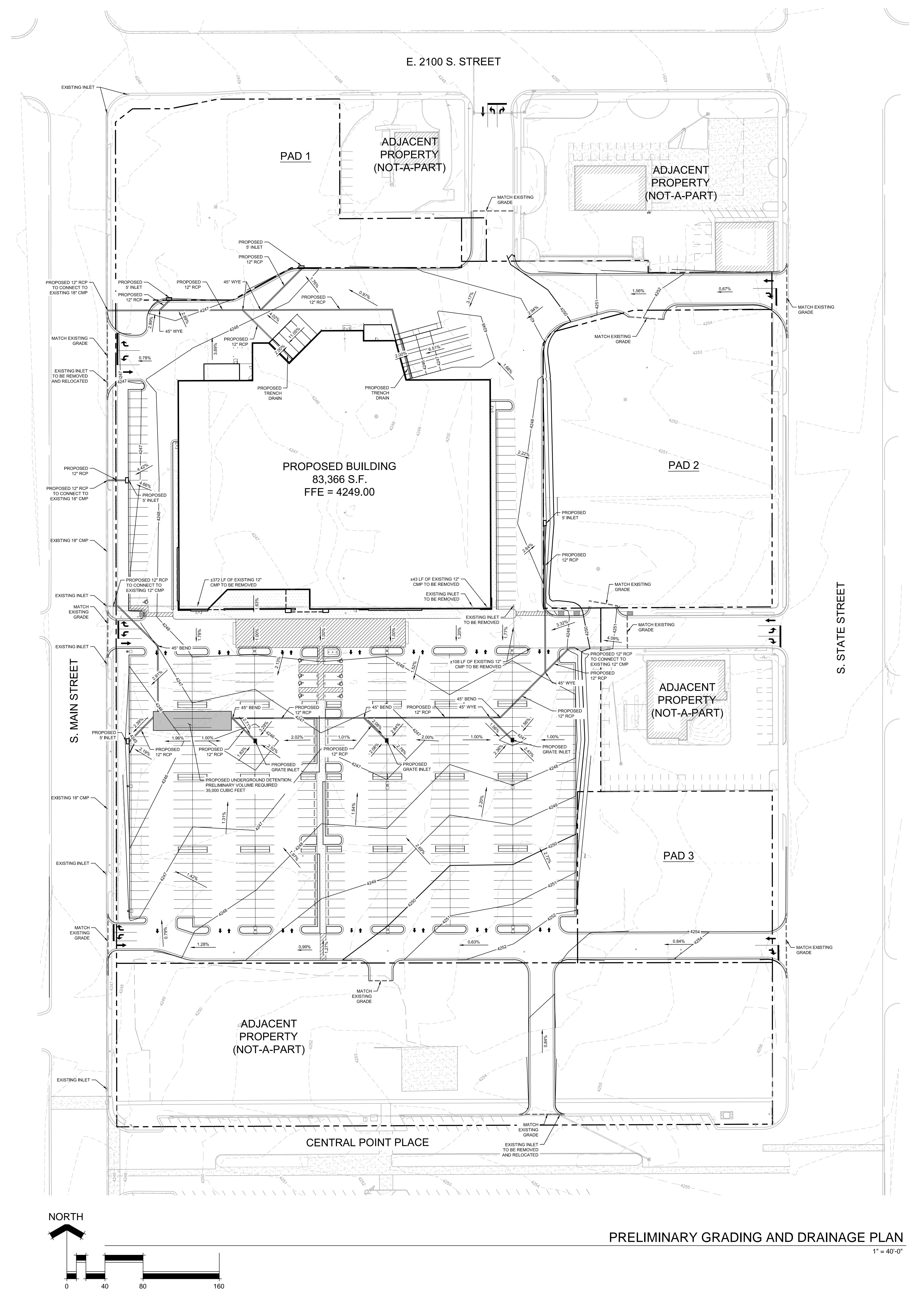
SECTION



FLAG POLE SLAB

3/8" = 1'-0"





PRELIMINARY GRADING AND DRAINAGE PLAN

" = 40'-0"

LEGEND	
LINE	— - -
CONTOUR	640
ONTOUR	640
NOTE	
NG TOPOGRAPHY INFORMATION OBTAINED FROM ON GROUND EY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, JANUARY 2015.	
AYOUT SHOWN IS BASED ON SITE PLAN PROVIDED BY RSEN-STAGGS ARCHITECTS, LLP ON JULY 13, 2015.	
OCUMENTS IS SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN OT BEEN PERFORMED IN PREPARATION OF THIS SHEETS. DESIGN T, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN ESS.	

REVISIONS

NO.	DESCRIPTION	DATE
1507	ARCH. PROJECT NO.	
	DRAWN	
	KMM	
	CHECKED	
	DPG	
	SUBMITTAL DATES	
	OTB DATE	
	THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE FOR THE PROJECT FOR WHICH THEY ARE MADE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT REGARDLESS IF THE PROJECT IS COMPLETED. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR USED BY ANYONE FOR OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN EQUITY VQHDTWEGY ORGYGTGP OEQRI TQ J V1 4237	

WINCO FOODS
E. 2100 S. ST. & S. STATE ST.
SOUTH SALT LAKE, UTAH

WING FOODS

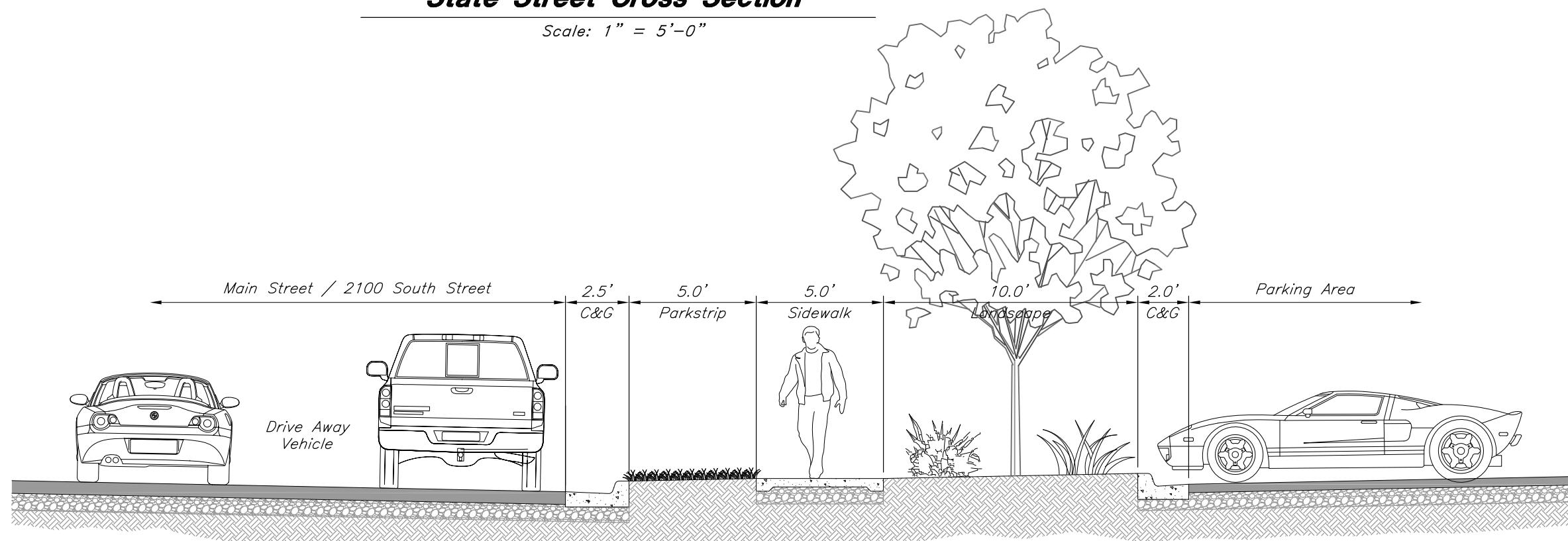
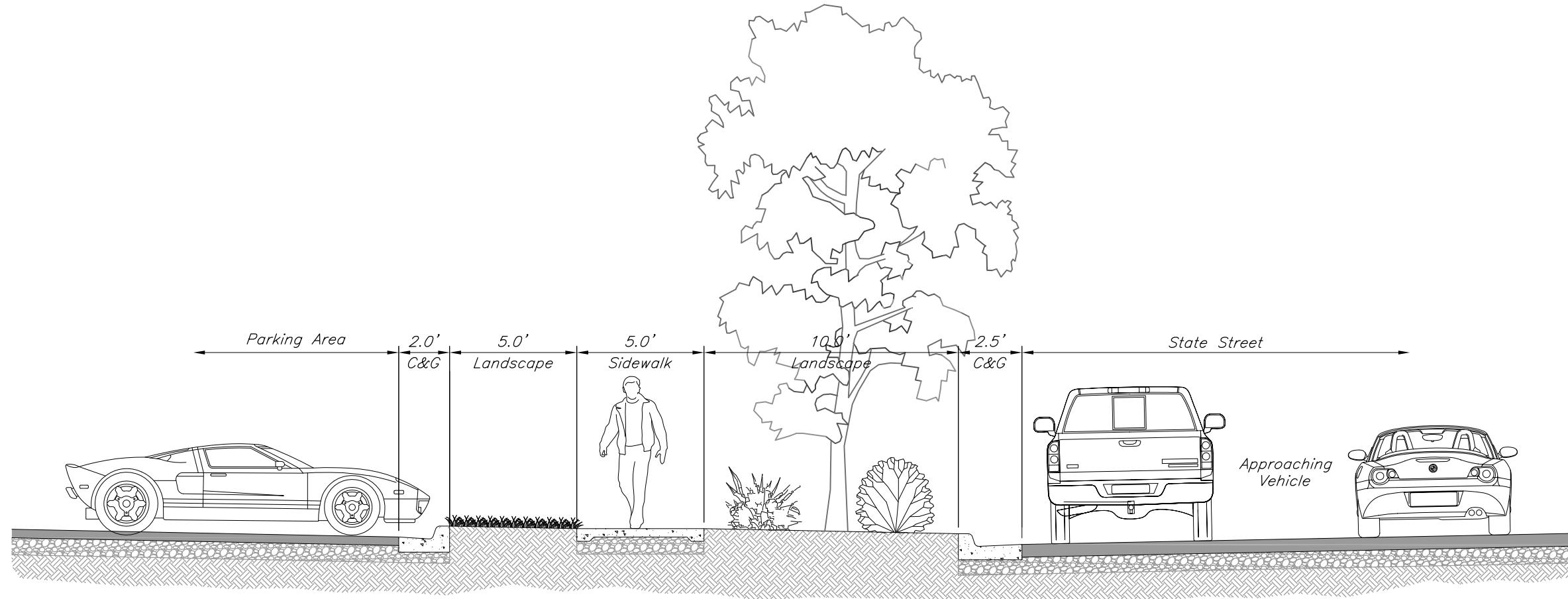
SHEET TITLE

**PRELIMINARY
GRADING AND
DRAINAGE
PLAN**

SHEET

**STOP!
MORE YOU DIG
G TESS
DIG-TESS
urs prior to digging)**

WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



Main Street / 2100 South Cross Section

Scale: 1" = 5'-0"

AWA
ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

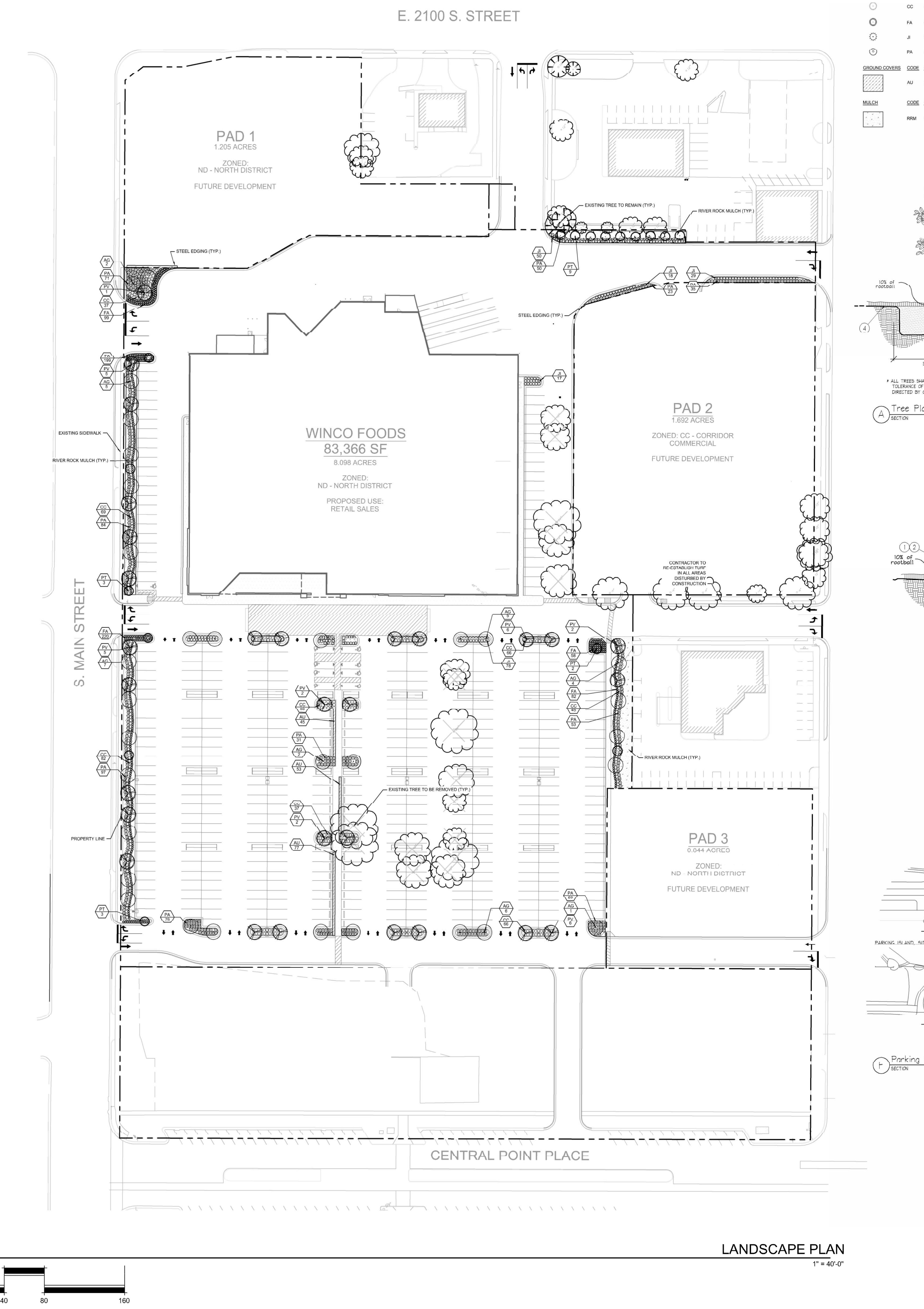
SCSE
Street Cross Sections Exhibit

WF
Winco Foods
2100 South & State Street
South Salt Lake, Utah

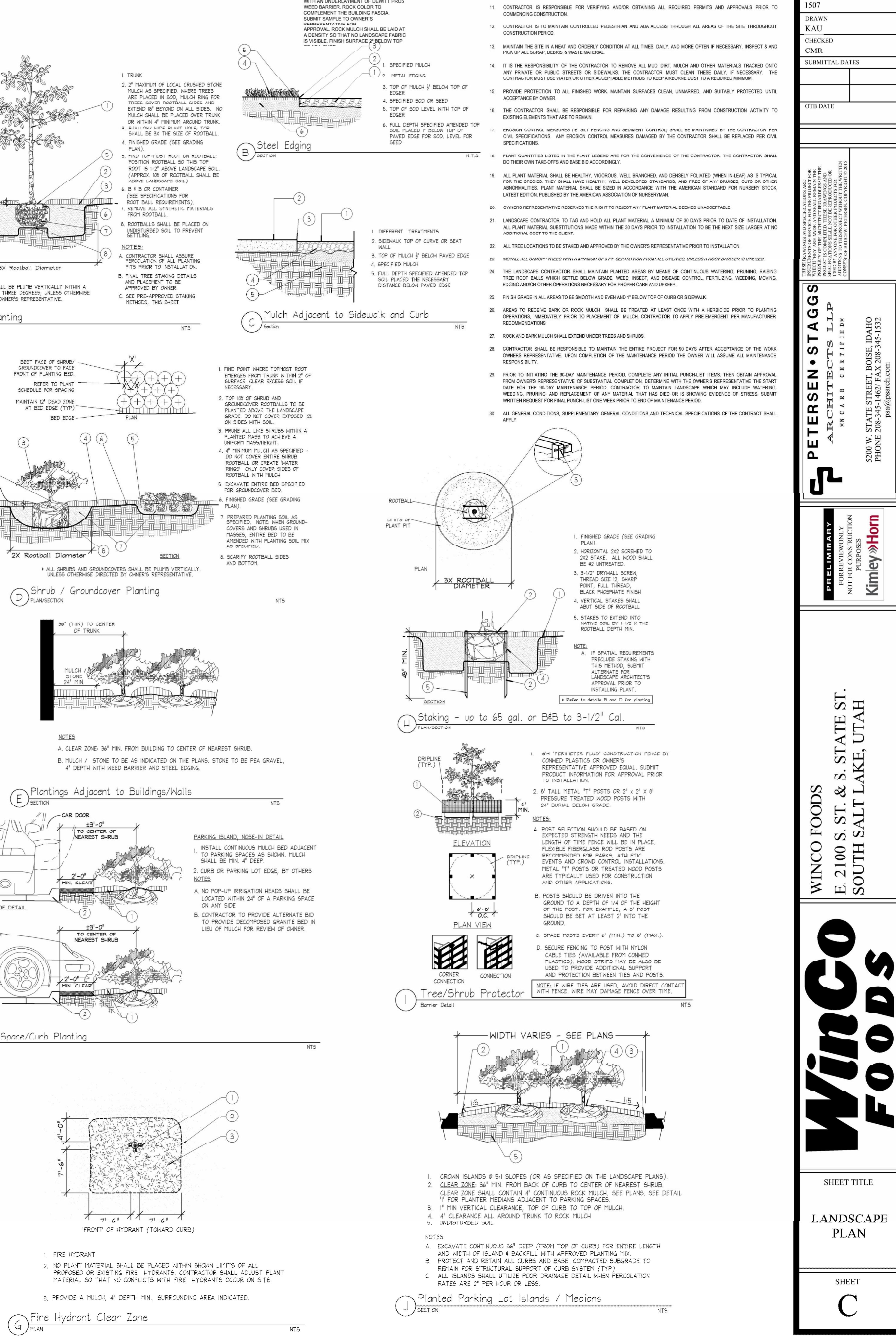
16 Jul, 2015

Sheet No.

EX



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER
	AG	32	AGER GRANDIDENTATUM	BIGTOOTH MAPLE	45 GAL	2.5" CAL. 10'-12' MIN. SINGLE, STRAIGHT AND MATCHING
	PT	17	PYRUS CALLERYANA TRINITY TM	TRINITY PEAR	45 GAL	2.5" CAL. 10'-12' MIN. SINGLE, STRAIGHT AND MATCHING
	PV	29	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECERRY	45 GAL	2.5" CAL. 10'-12' MIN. SINGLE, STRAIGHT AND MATCHING
SUBSHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CC	435	CARYOPTERIS X CLADENOIDES 'BLUE MIST'	BLUE MIST SHRUB	2 GAL	3' O.C. 3' X 4'
	FA	688	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	24" O.C. 12' X 24"
	JL	192	JUNIPERUS HORIZONTALIS 'ICE BLUE' TM	ICE BLUE JUNIPER	1 GAL	30" O.C. 12' X 24"
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	PA	549	PENNISETUM ALOPEUROIDES	FOUNTAIN GRASS	1 GAL	30" O.C. 4' X 4'
MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	AU	175	ARCTOSTAPHYLOS UVA-URSI	KINNINNICK	1 GAL. MIN. 8' H X 8' W 18" O.C.	FULL AND MATCHING
	RRM	13,262 SF	RIVER ROCK MULCH		FLAT	





FRONT PERSPECTIVE



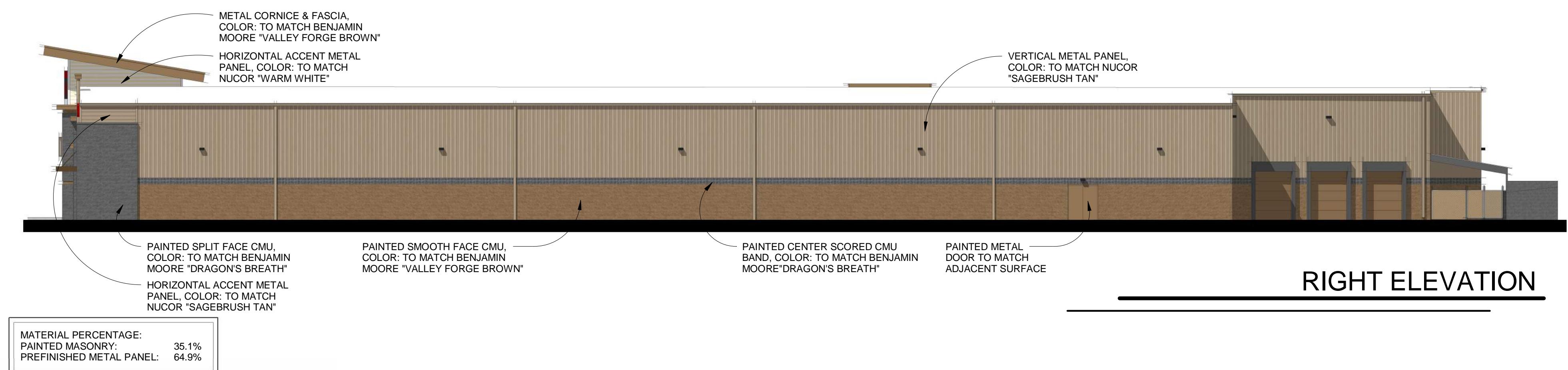
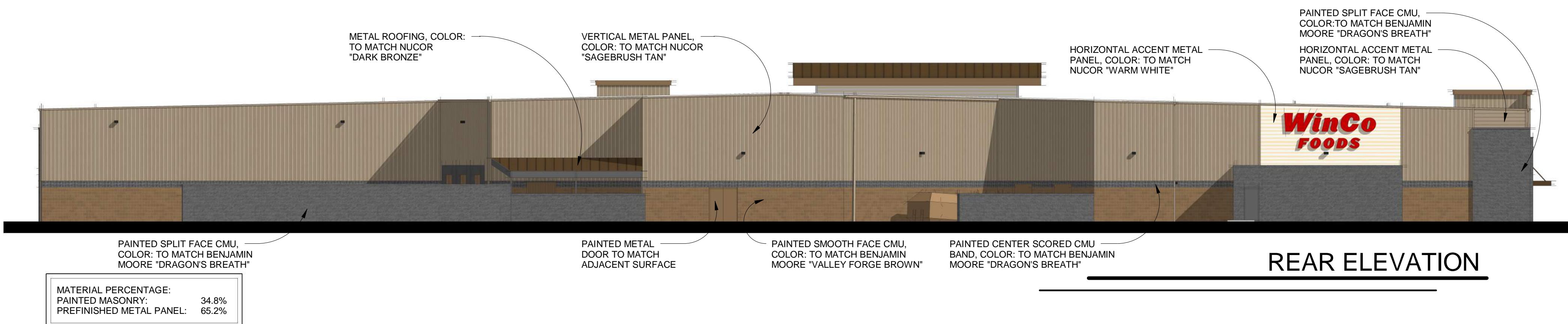
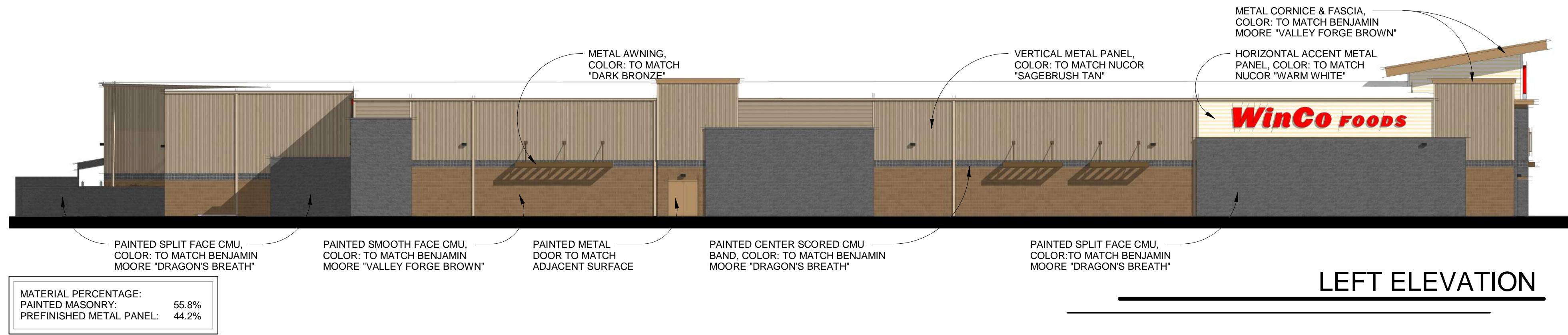
FRONT ELEVATION

PROPOSED EXTERIOR DESIGN

**WinCo
FOODS**

PETERSEN-STAGGS
ARCHITECTS LLP
*N C A R B C E R T I F I E D *
5200 WEST STATE STREET
BOISE, IDAHO 83703

SOUTH SALT LAKE, UTAH



PROPOSED EXTERIOR DESIGN

WinCo
FOODS

SOUTH SALT LAKE, UTAH


PETERSEN-STAGGS
ARCHITECTS LLP
NCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 1

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN-STAGGS
ARCHITECTS LLP
UNCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 2

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN-STAGGS
ARCHITECTS LLP
UNCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 3

WinCo
FOODS

SOUTH SALT LAKE, UTAH



ELEVATION EXHIBIT 4

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN-STAGGS
ARCHITECTS LLP
UNCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703

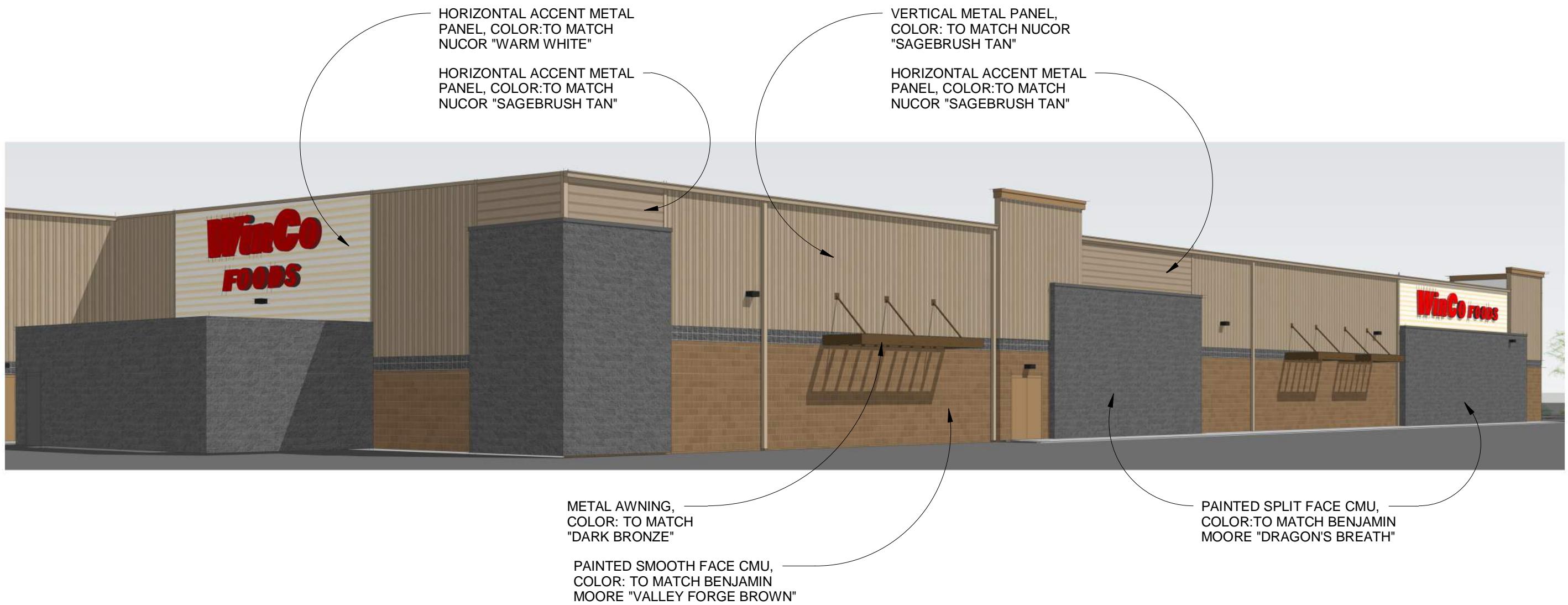


ELEVATION EXHIBIT 5

WinCo
FOODS

PETERSEN-STAGGS
ARCHITECTS LLP
UNCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703

SOUTH SALT LAKE, UTAH



ELEVATION EXHIBIT 6

WinCo
FOODS

SOUTH SALT LAKE, UTAH

PETERSEN-STAGGS
ARCHITECTS LLP
UNCARB CERTIFIED
5200 WEST STATE STREET
BOISE, IDAHO 83703

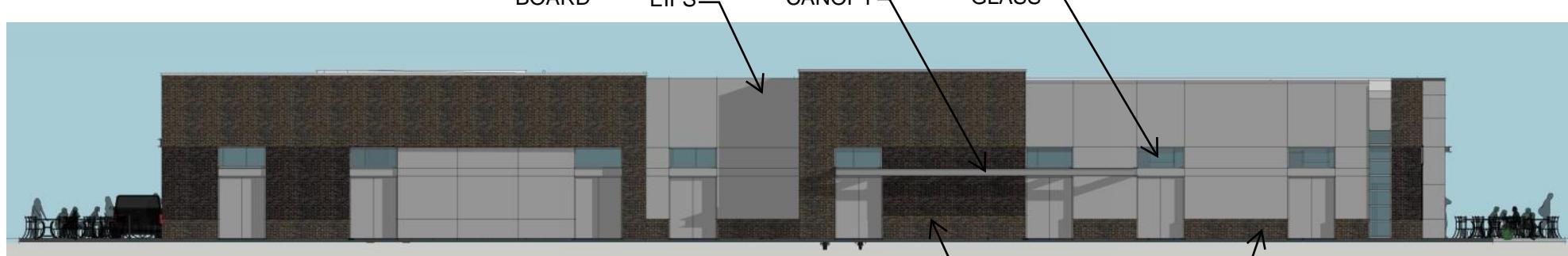
building elevations



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



PERSPECTIVE



Liberty Crossing

ARCH | NEXUS

ENTRY CONCEPT RENDERING





Liberty Crossing

ARCH | NEXUS

MAIN ST. CONCEPT RENDERING





Liberty Crossing

ARCH | NEXUS

CONCEPT RENDERING - NORTH
ELEVATION



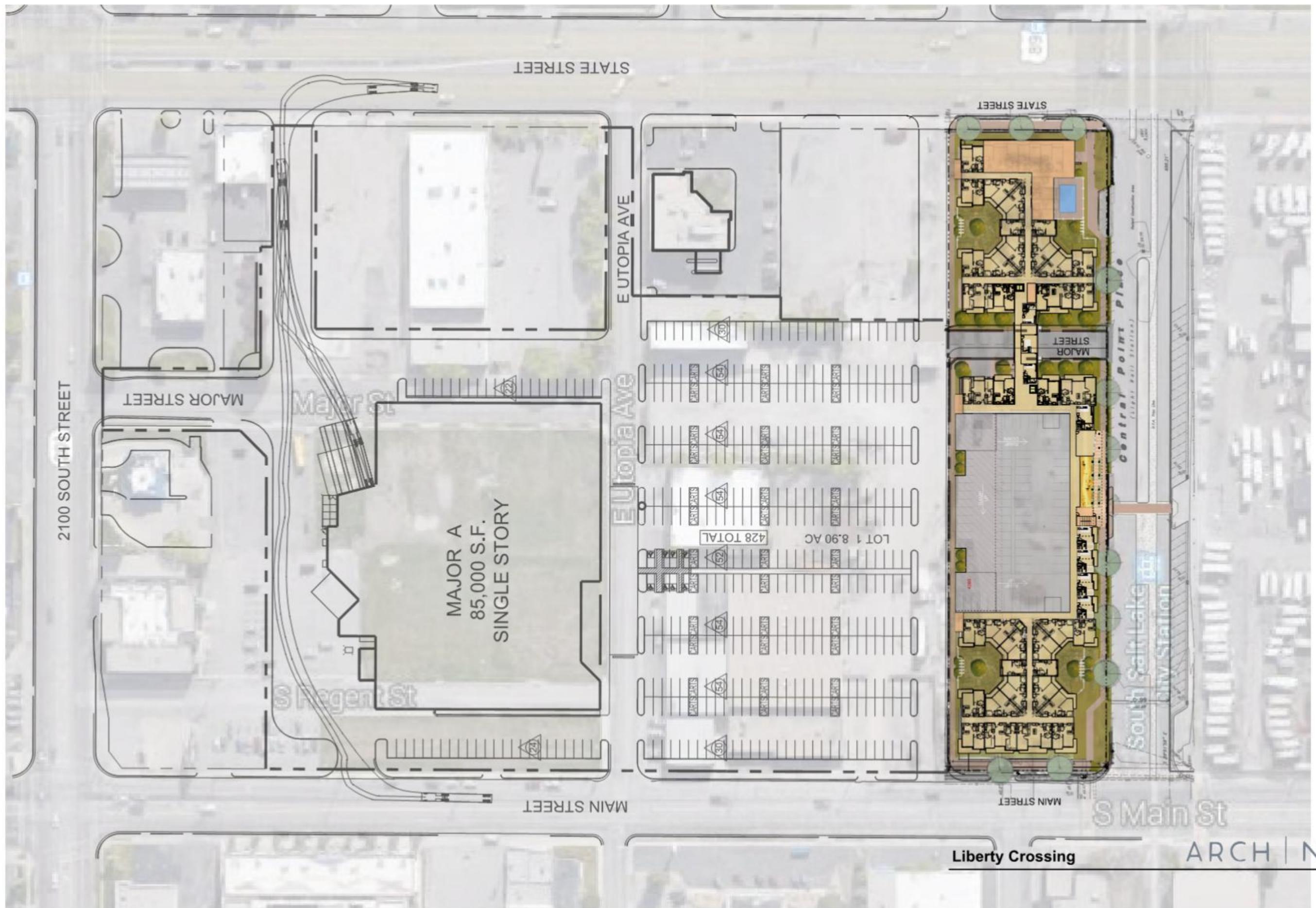


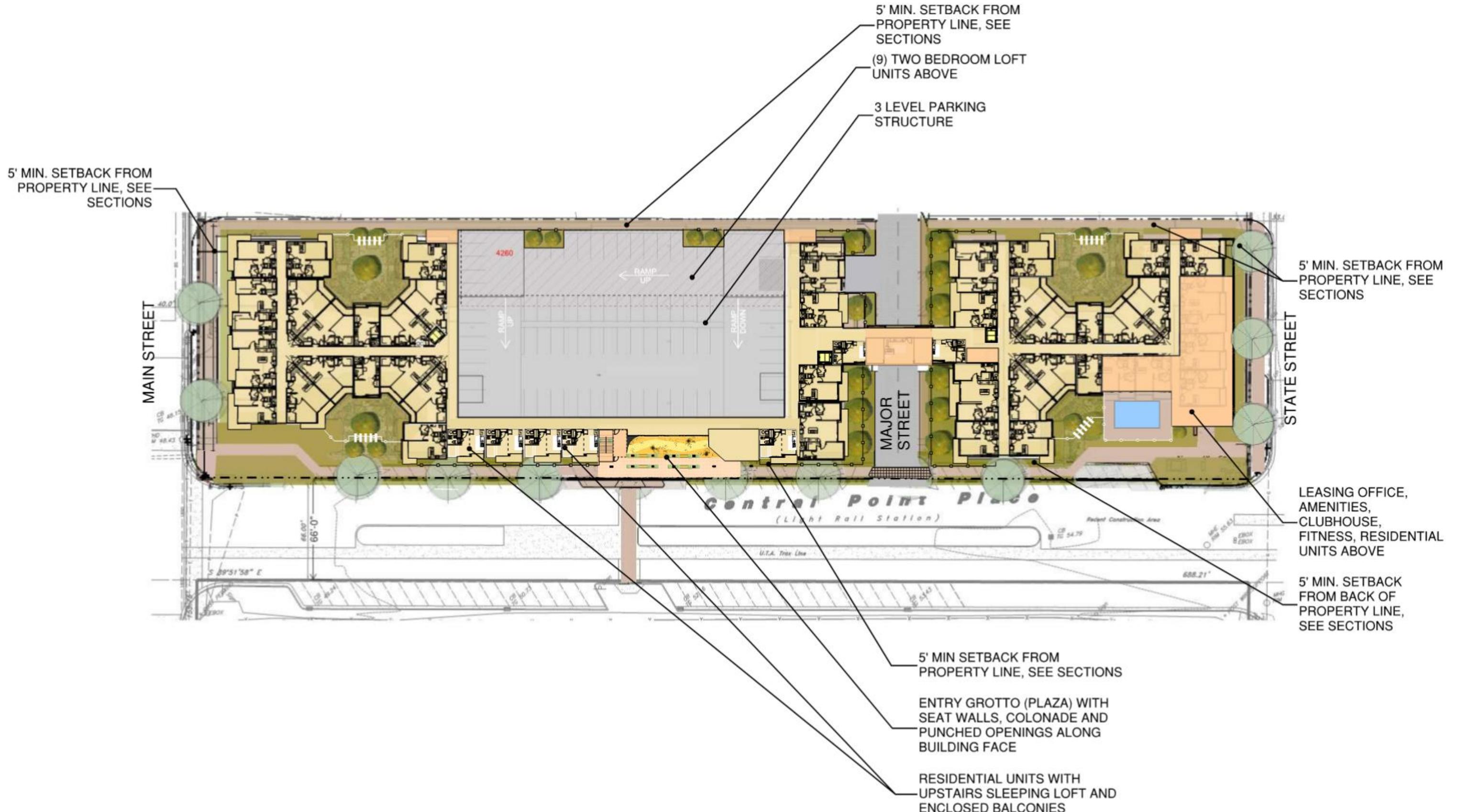
Liberty Crossing

ARCH | NEXUS

CONTEXT AERIAL







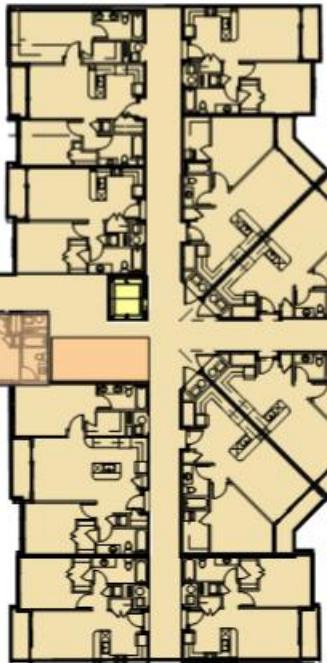
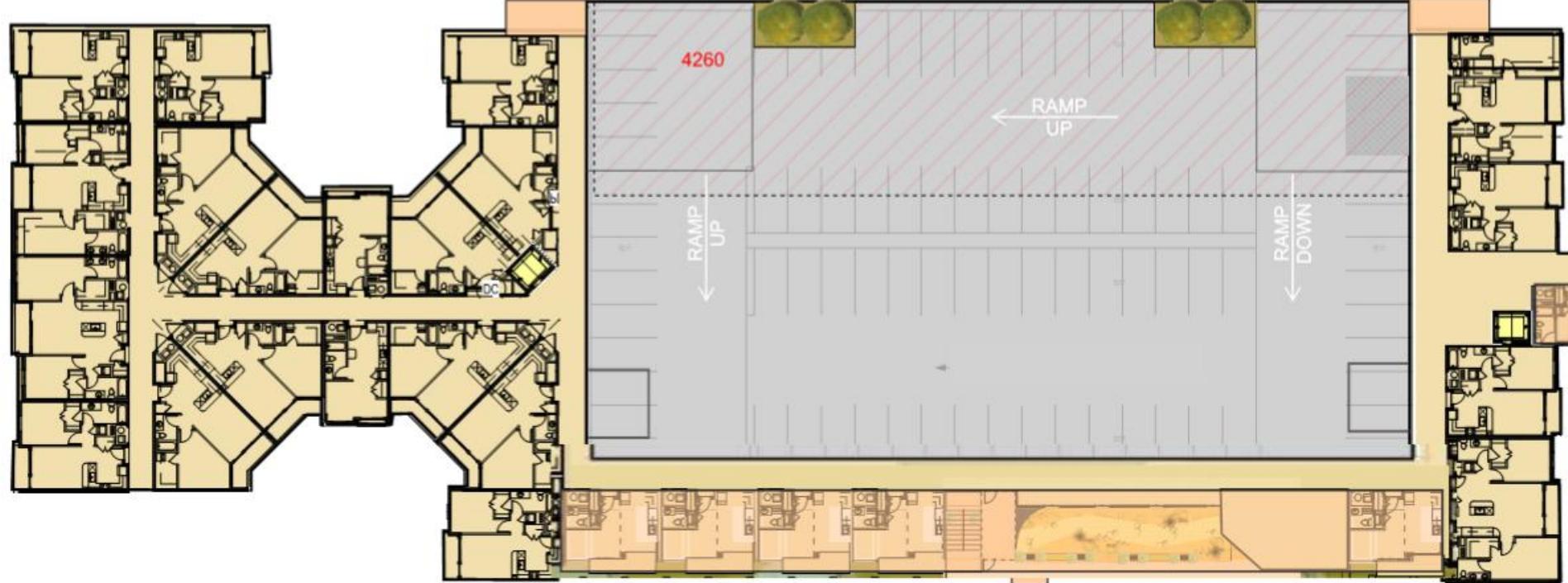
Liberty Crossing

ARCH | NEXUS

BUILDING/SITE PLAN



$$1'' = 60'$$



Liberty Crossing Unit Mix August 13, 2015

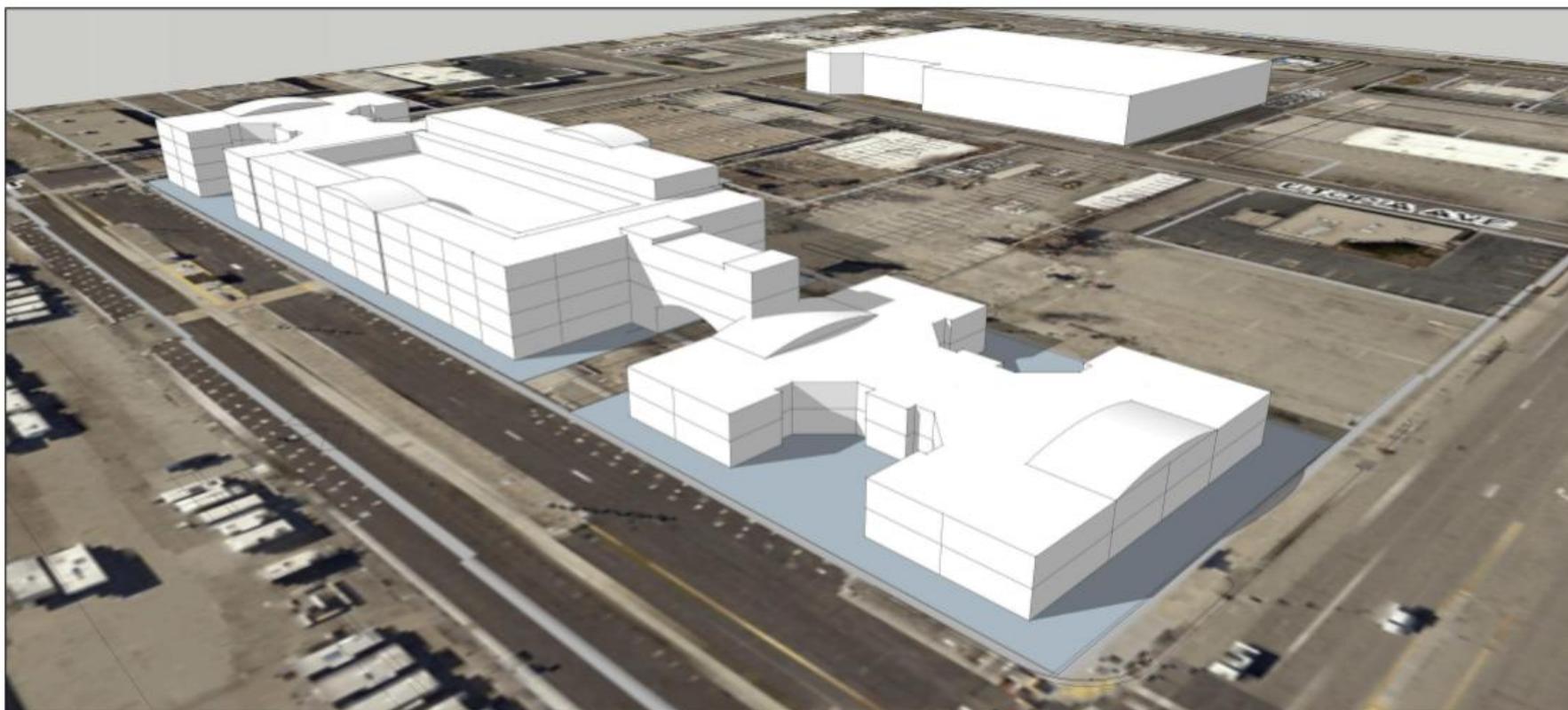
Unit Type	Number of Units	Total of Unit Style	Area Per Unit	Area of Unit Type	Ratio of Unit Type	Ratio of Unit Style
S1 - Studio	20		400	8,000	13%	
S2 - Studio	12		425	5,100	8%	
Total Studios	32			13,100		20%
A1 - One Bedroom	43		650	27,950	27%	
A2 - One Bedroom	44		680	29,920	28%	
Total One Bedrooms	87			57,870		55%
B1 - Two Bedroom	2		800	1,600	1%	
B2 - Two Bedroom	11		950	10,450	7%	
B3 - Two Bedroom	11		1000	11,000	7%	
Total Two Bedrooms	24			23,050		15%
Loft Unit	5		840	4,200	3%	
TH - Townhome(s)	9		1,200	10,800	6%	
Total Loft/Townhome	14			15,000		9%
Total	157	157		109,020	100%	100%

Liberty Crossing

ARCH | NEXUS

BUILDING PLAN



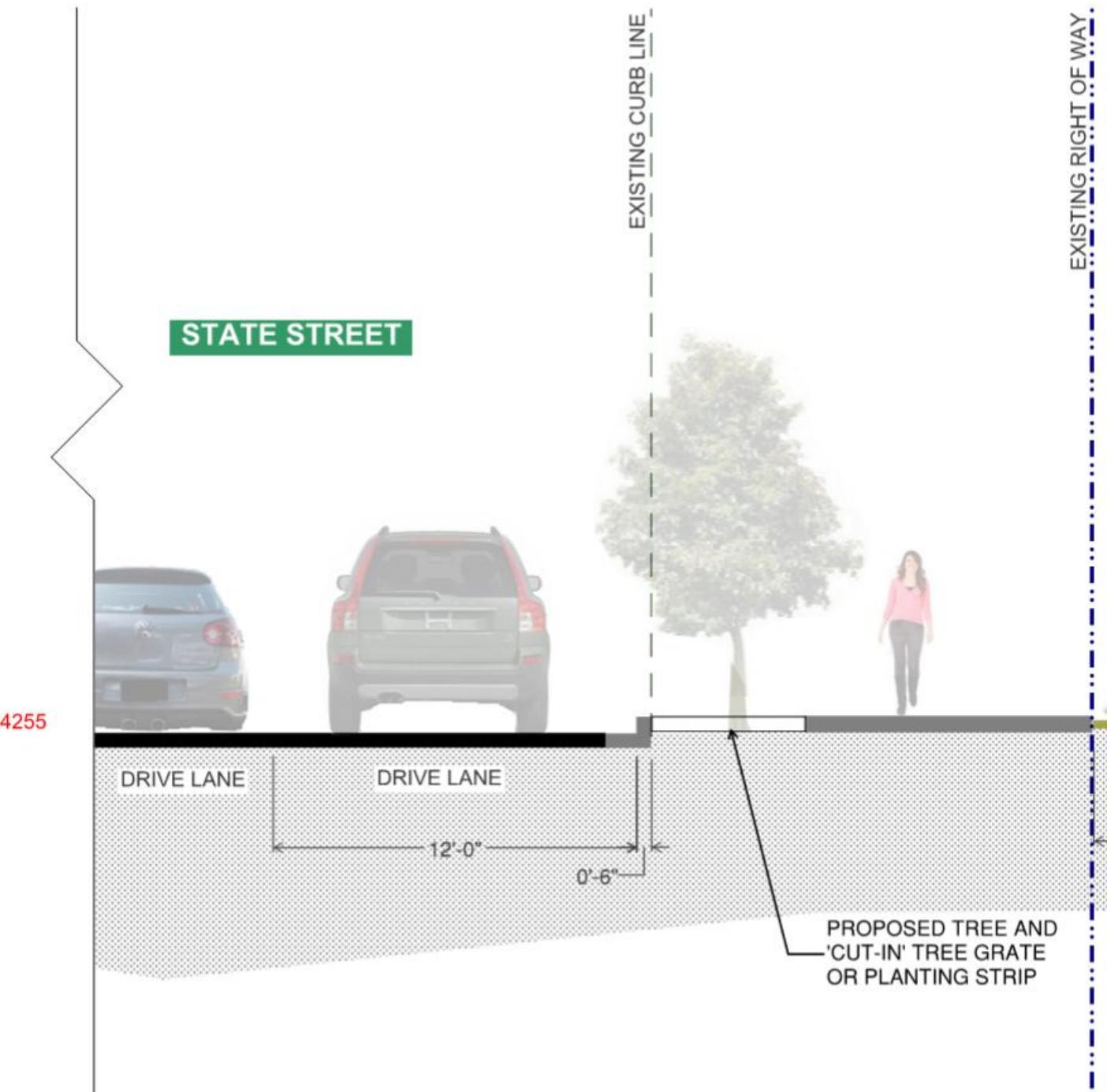


Liberty Crossing

ARCH | NEXUS

EARLY 3D MASSING CONCEPT



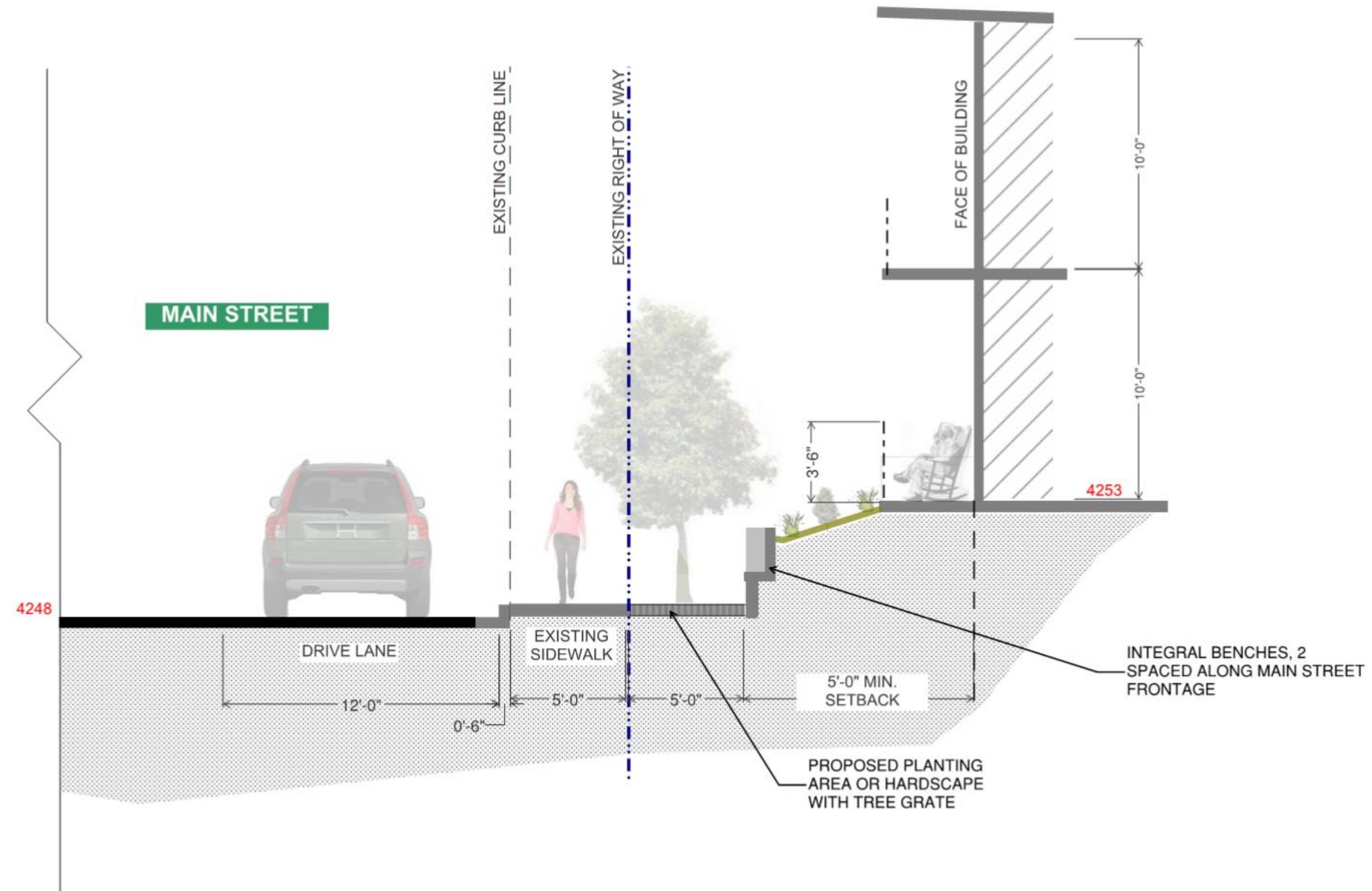


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION



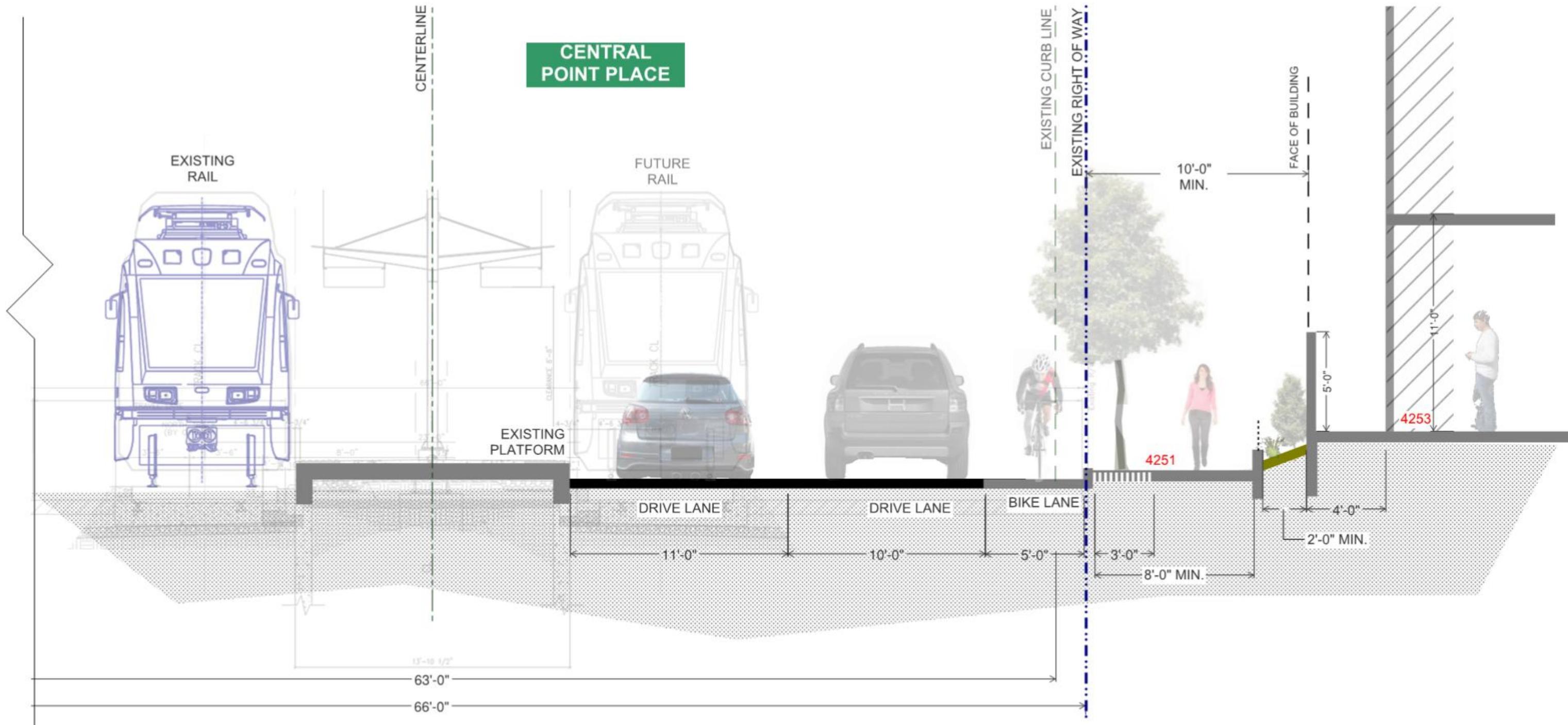


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION



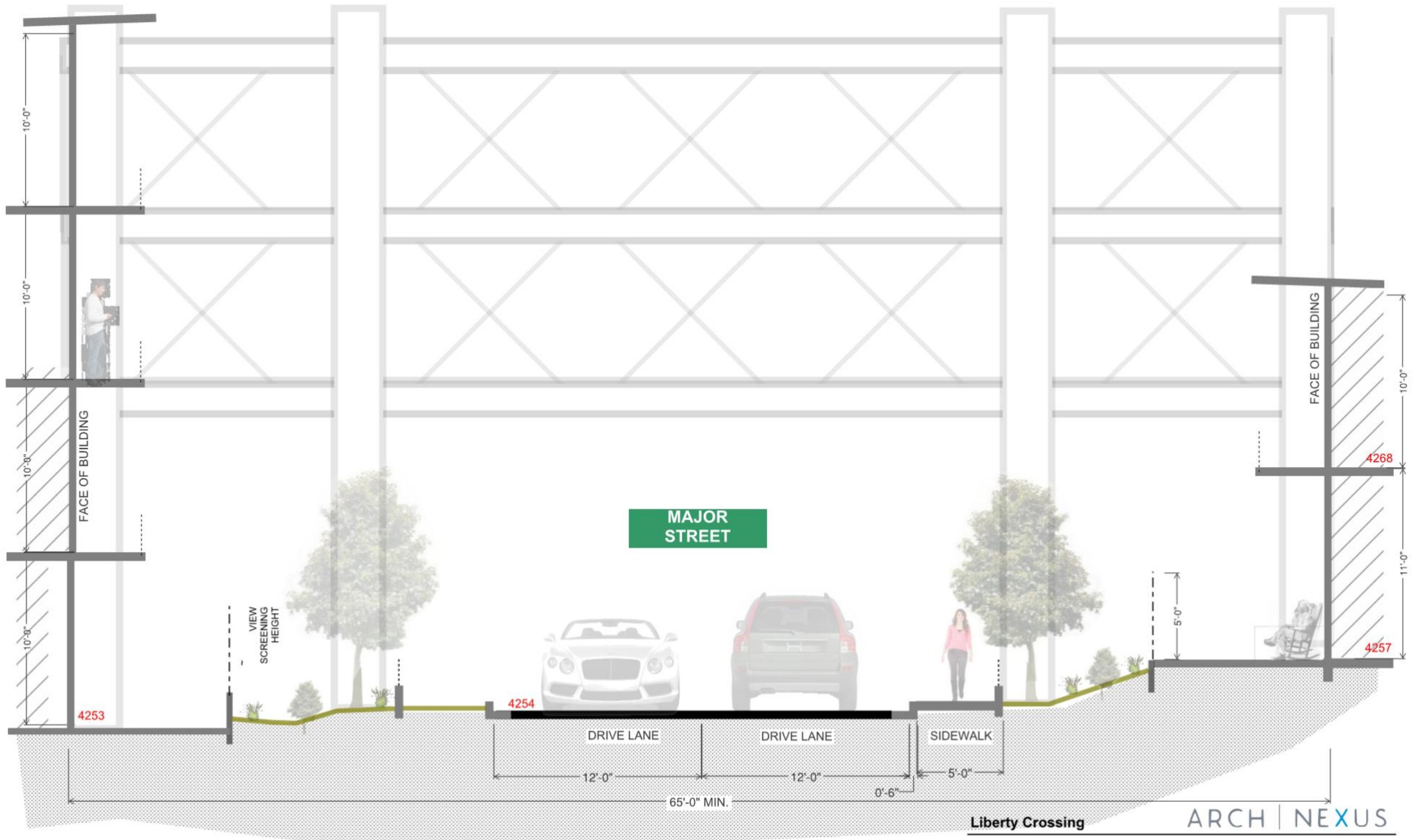


Liberty Crossing

ARCH | NEXUS

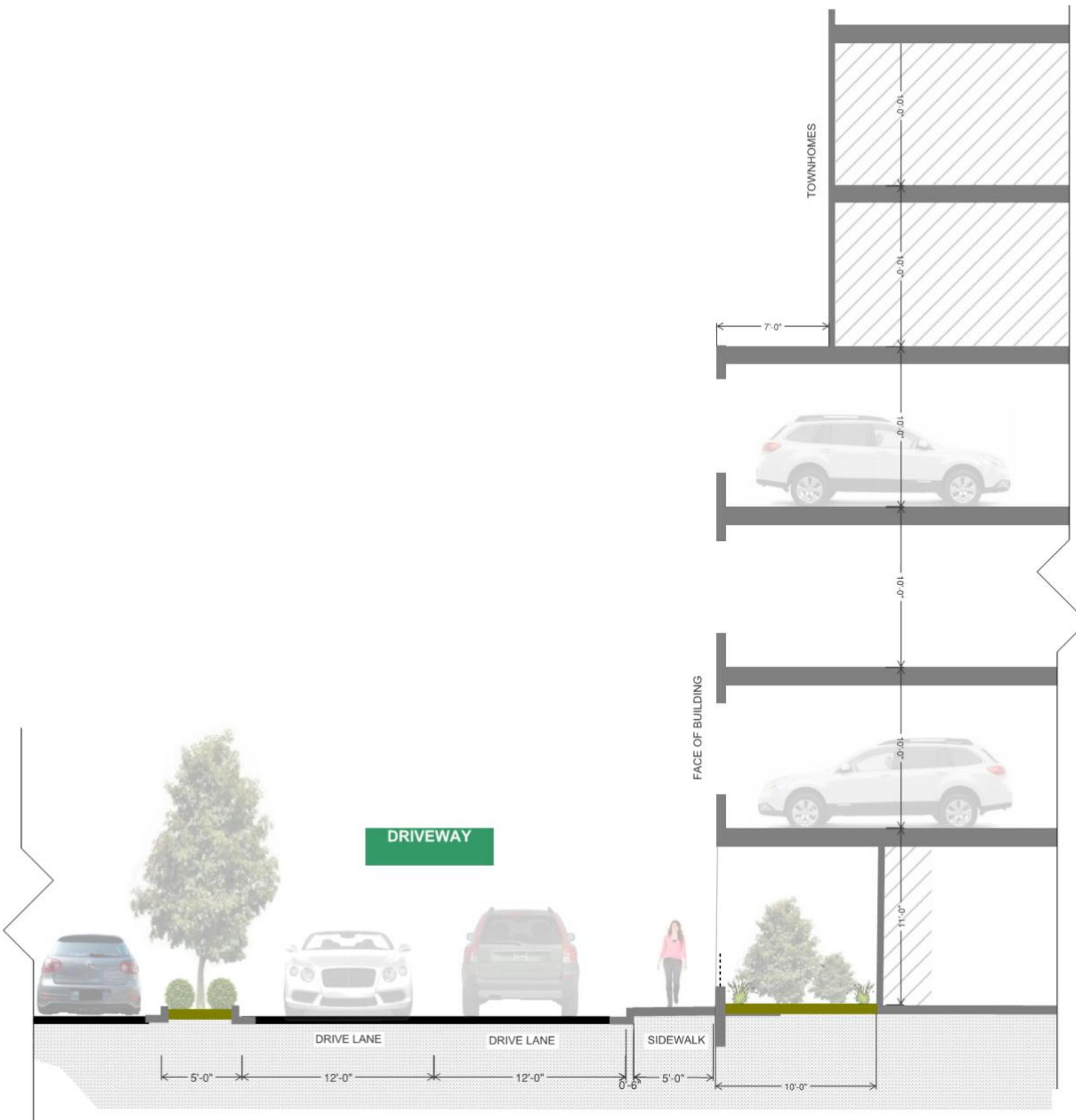
BUILDING/STREET SECTION





BUILDING/STREET SECTION

The logo for Cowboy Partners, featuring the word "COWBOY" above "PARTNERS" in a stylized font, with a horse head silhouette at the bottom.

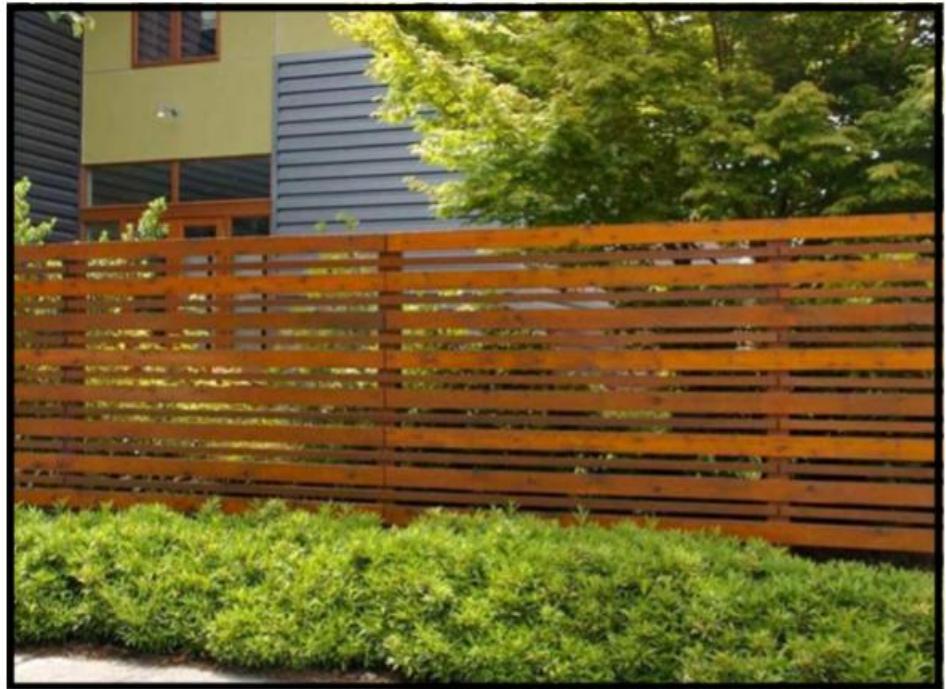


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION





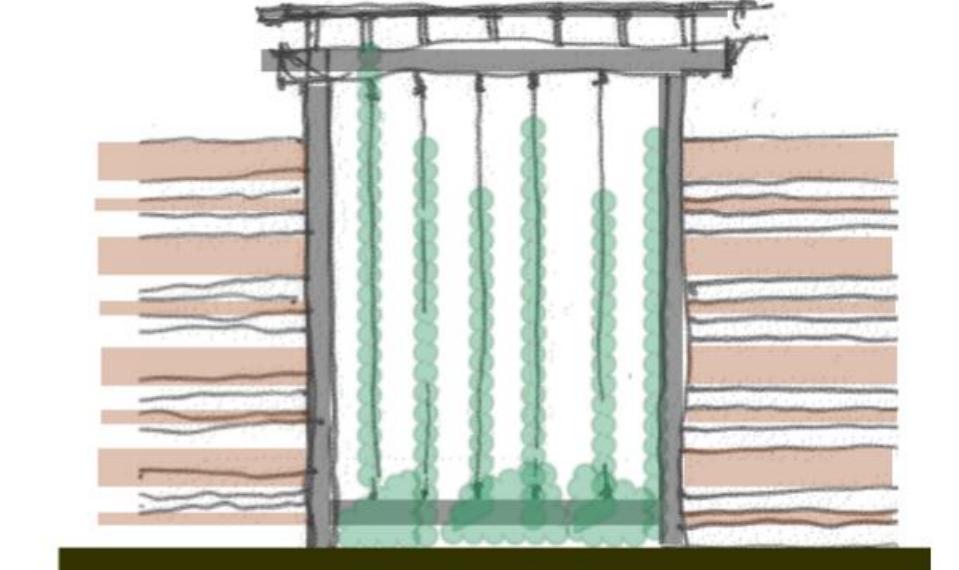
COURTYARD/PATIO RAIL/FENCE
SPACING OF MEMBERS WILL VARY BASED ON APPROPRIATE
PRIVACY MEASURES DICTATED BY SITUATION



PATIO STUDY



CURB WITH ORNAMENTAL FENCE 3'-0"



ORNAMENTAL TRELLIS



PARKING LOT LIGHTING

Pedestrian lighting to be at the boundary of anchor retail and transit subdistrict's.

Liberty Crossing

ARCH | NEXUS

PRECEDENT IMAGES

