



PERSPECTIVE



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phase 1 urban design

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



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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.



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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



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

- v. Windows.** Commercial Retail Buildings shall comply with the following window requirements:

- 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 or less in size; and
2. Every 40 feet for structures larger than 40,000 square feet in size.

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.

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



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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**



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- 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.

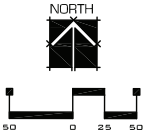
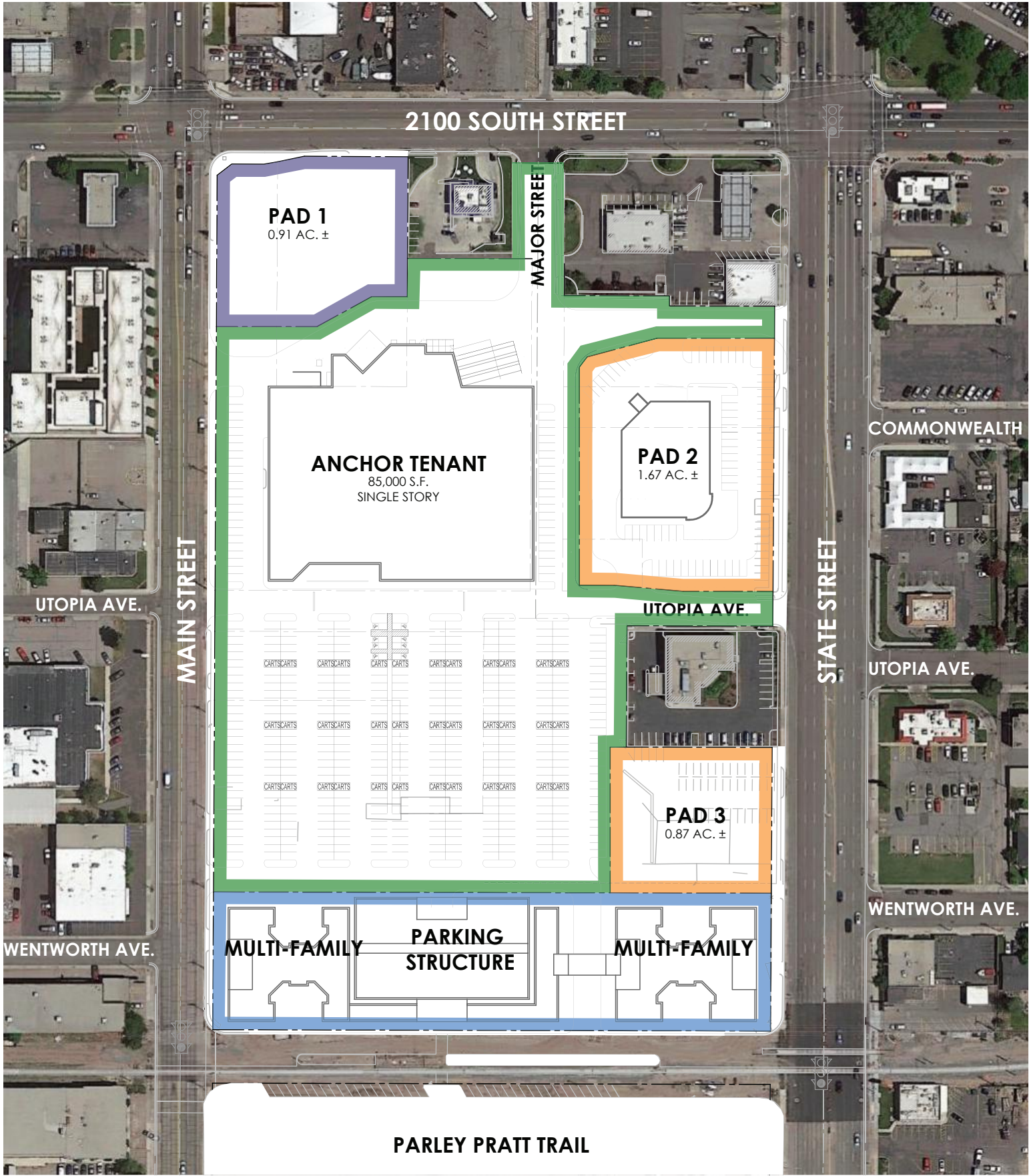


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SUBDISTRICTS

-  Anchor Tenant District
-  2100 South Street Frontage
-  Transit District
-  State Street Frontage

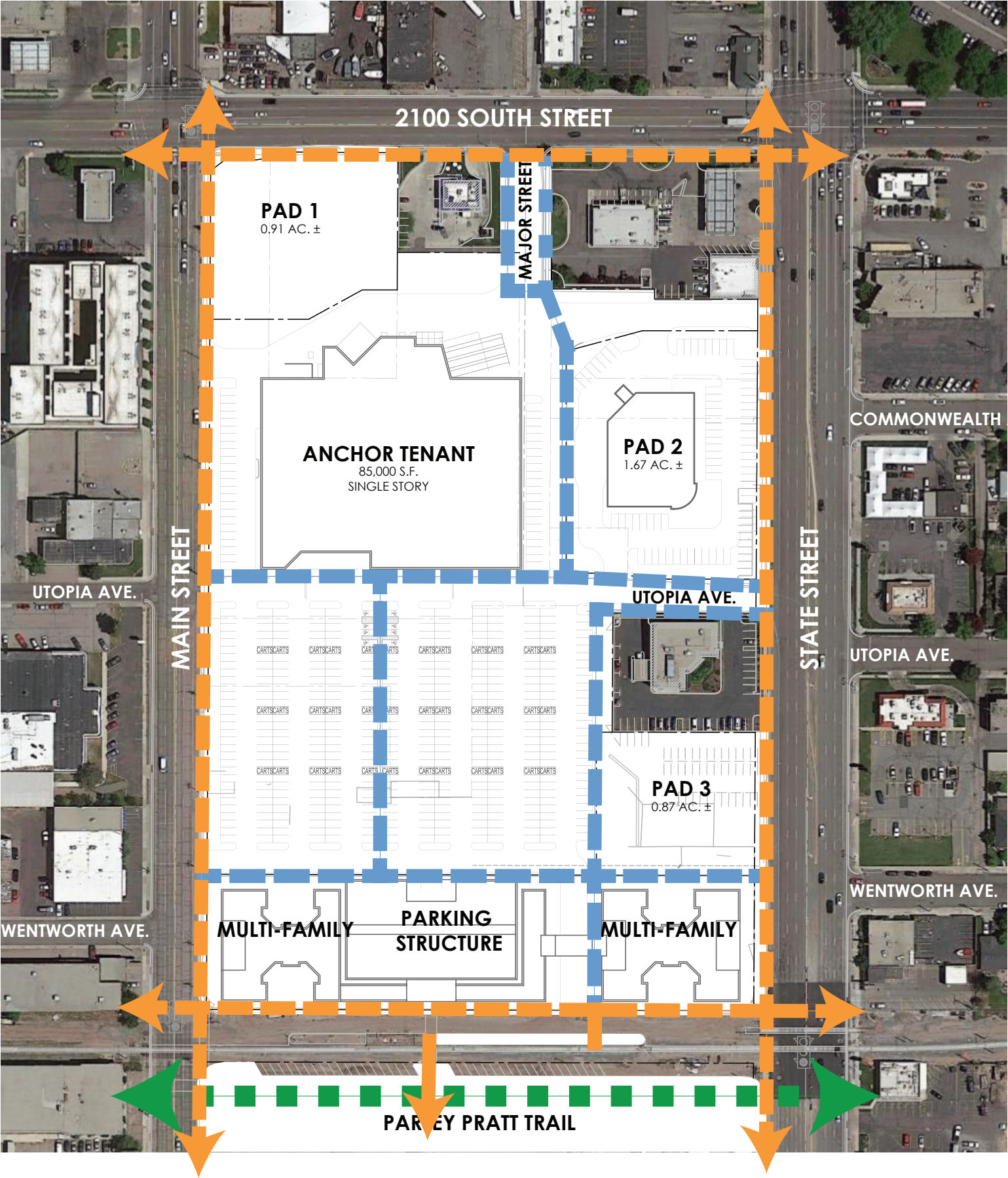


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SUBDISTRICTS




- Trail
- Public Pathways
- Internal Pathways



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CIRCULATION TYPE

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



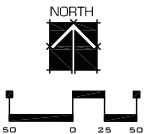
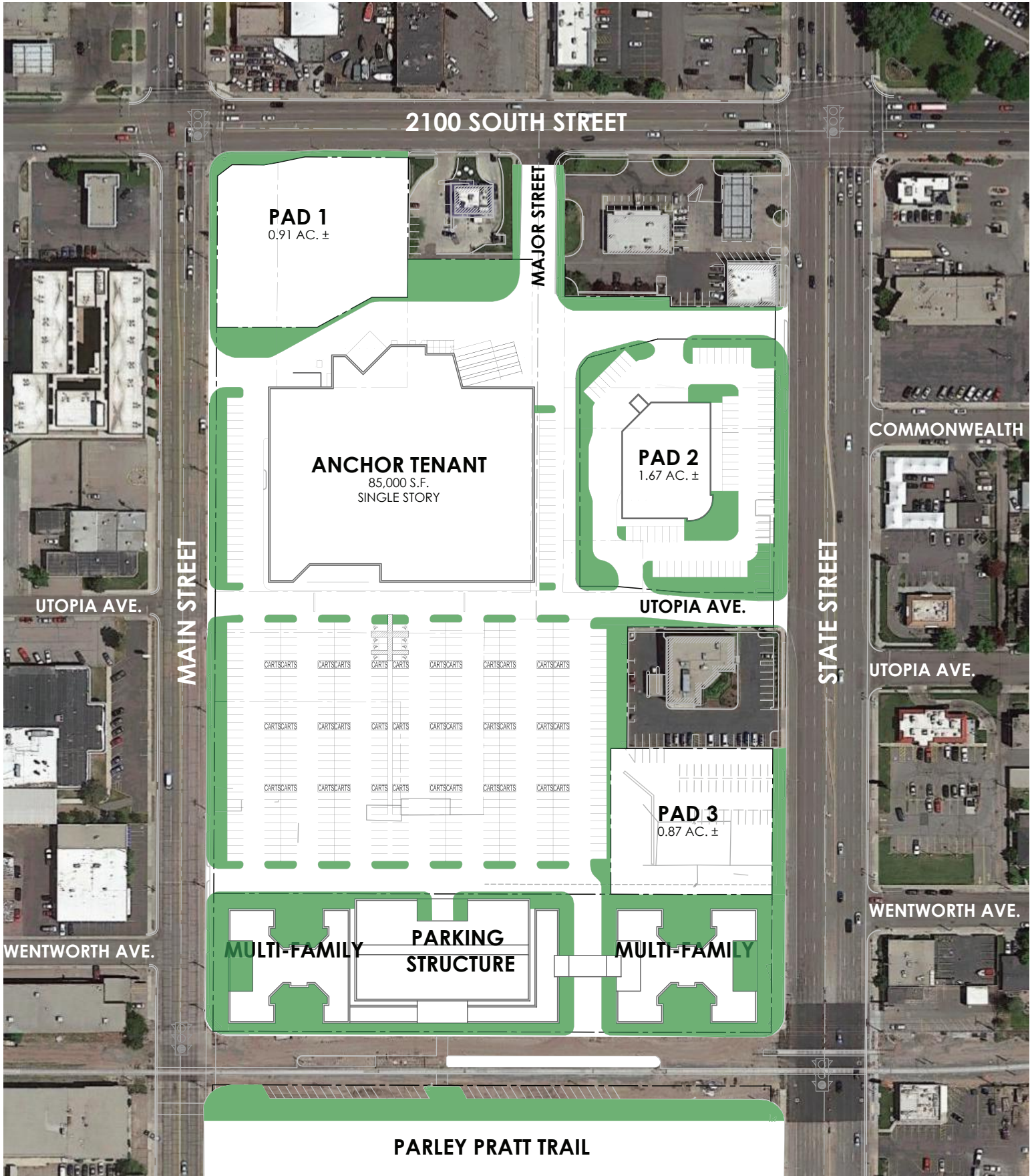
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LANDSCAPE

 Landscape Areas (15.8% of total site area)

SITE FURNISHINGS/FEATURES

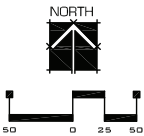
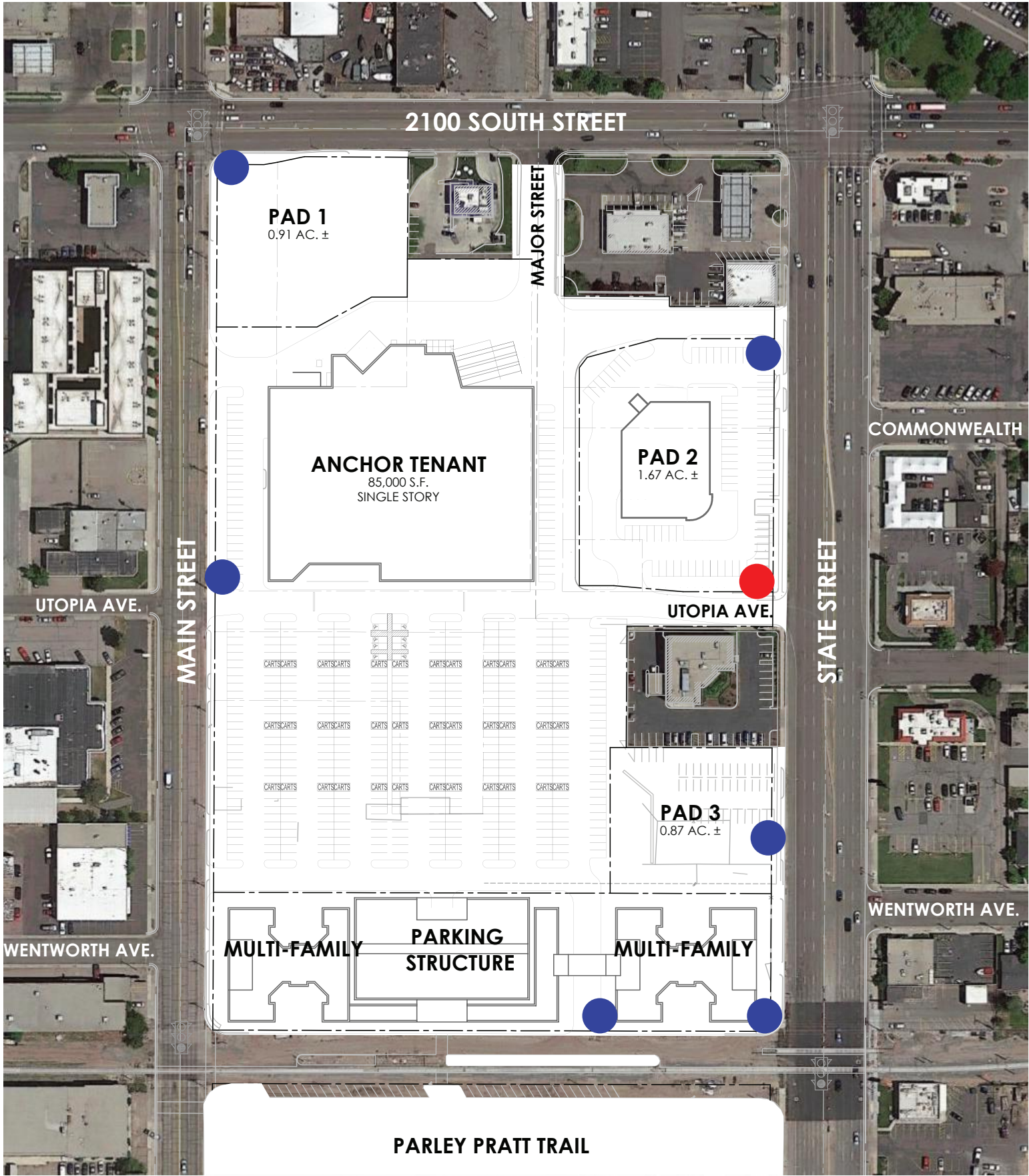


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LANDSCAPE

-  Pylon Sign
-  Monument Sign



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● **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

image national signs
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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

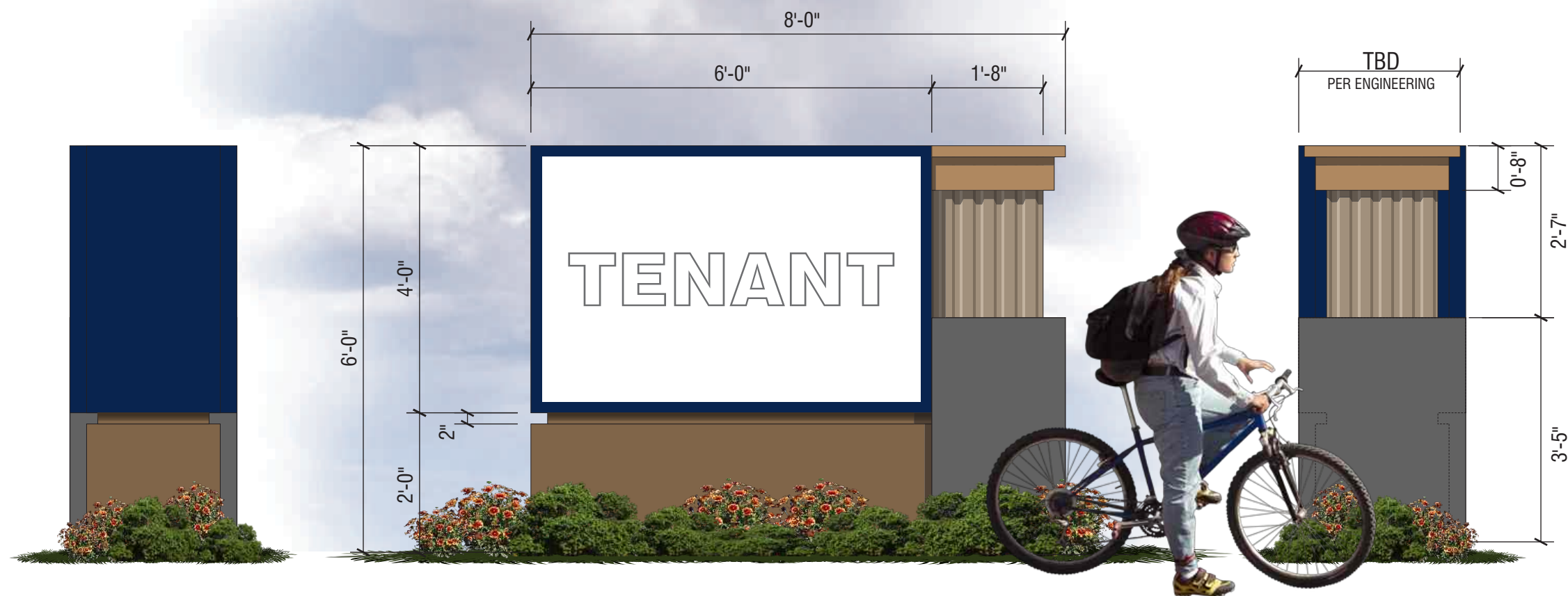


NAMPA PLANT -
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 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=24sf
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.

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in

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

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page #

3 of 3

LEGEND		
PROPERTY LINE	---	
PROPOSED CONTOUR	---	640
EXISTING CONTOUR	---	640
NOTE		
1. EXISTING TOPOGRAPHY INFORMATION OBTAINED FROM ON GROUND SURVEY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, JANUARY 2015.		
2. SITE LAYOUT SHOWN IS BASED ON SITE PLAN PROVIDED BY PETERSEN-STIGGS ARCHITECTS, L.P. ON JULY 13, 2015.		
3. THIS DOCUMENT IS SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THIS SHEET. DESIGN INTENT, LOCATION, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.		

REVISIONS

NO.	DESCRIPTION	DATE
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ARCH. PROJECT NO.

1507

DRAWN

KMM

CHECKED

DPG

SUBMITTAL DATES

OTB DATE

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DATE: 11/14/2015

FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

Kimley-Horn

WINCO FOODS

E. 2100 S. ST. & S. STATE ST.

SOUTH SALT LAKE, UTAH

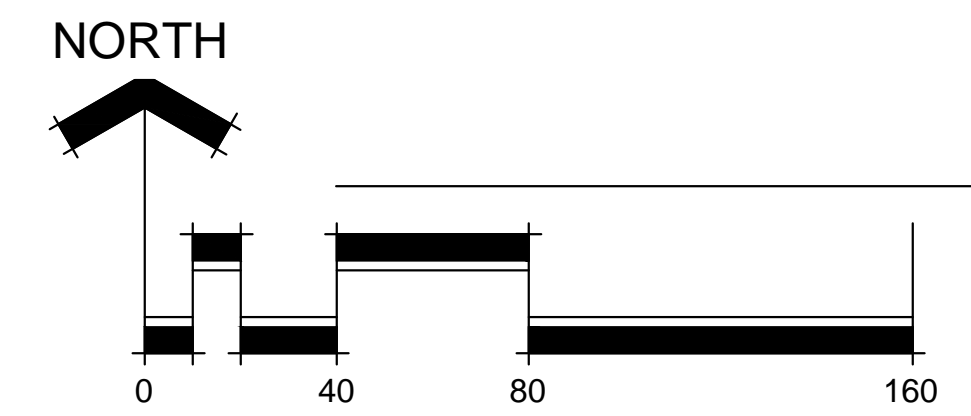
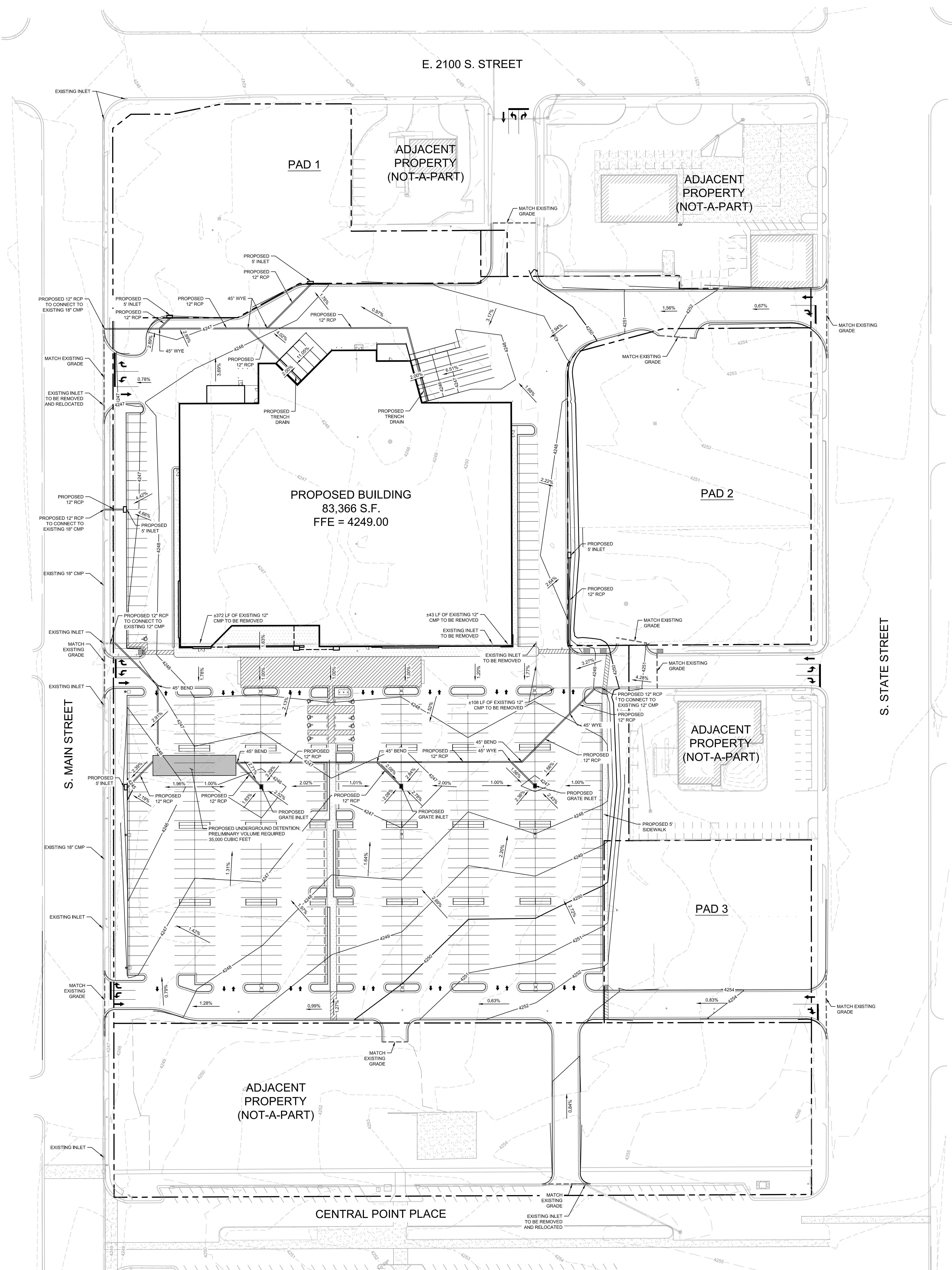
WinCo Foods

SHEET TITLE

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET

B



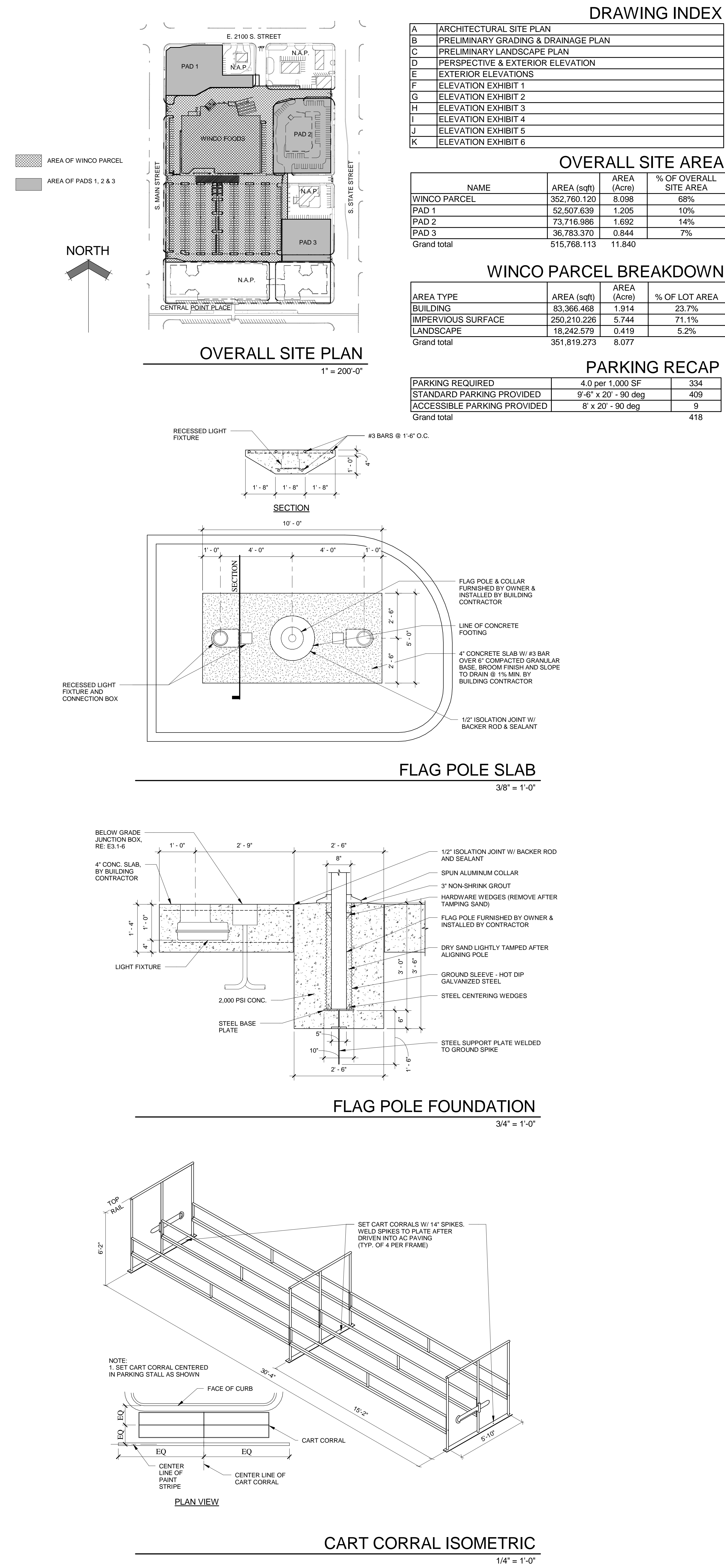
PRELIMINARY GRADING AND DRAINAGE PLAN
1" = 40'-0"

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

STOP!

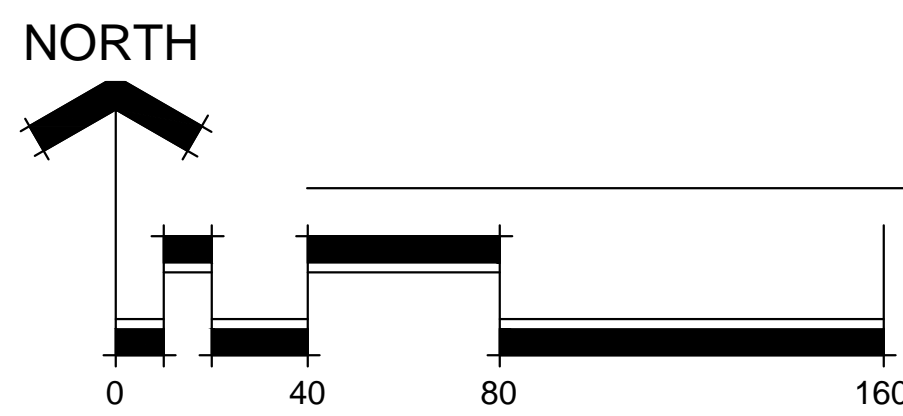
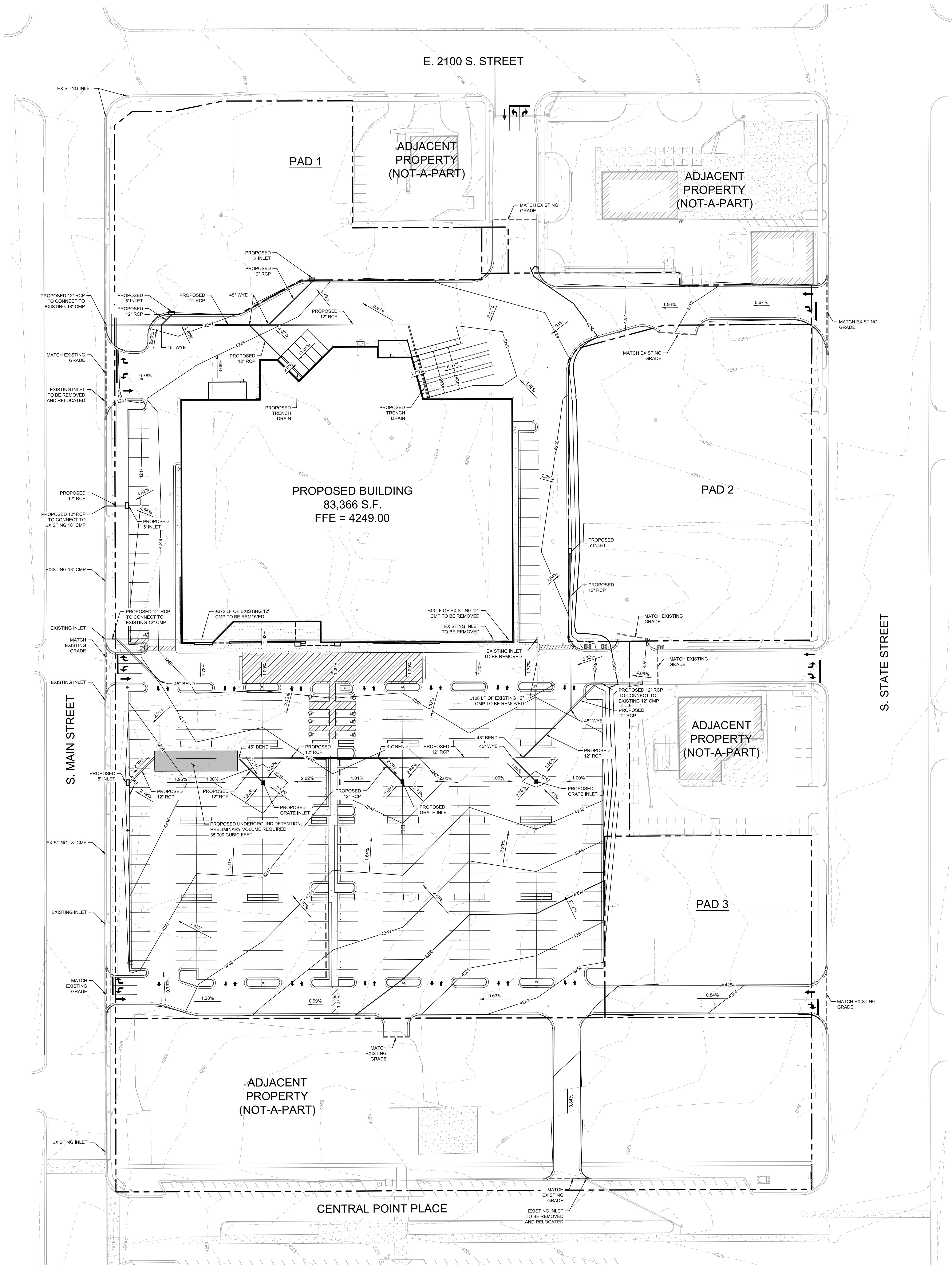
CALL BEFORE YOU DIG

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



LEGEND		
PROPERTY LINE	---	
PROPOSED CONTOUR	---	640
EXISTING CONTOUR	---	640
NOTE		
1. EXISTING TOPOGRAPHY INFORMATION OBTAINED FROM ON-GROUND SURVEY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, JANUARY 2015.		
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DRAWN KMM		
CHECKED DPG		
SUBMITTAL DATES		
OTB DATE		
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PRELIMINARY GRADING AND DRAINAGE PLAN
1" = 40'-0"

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

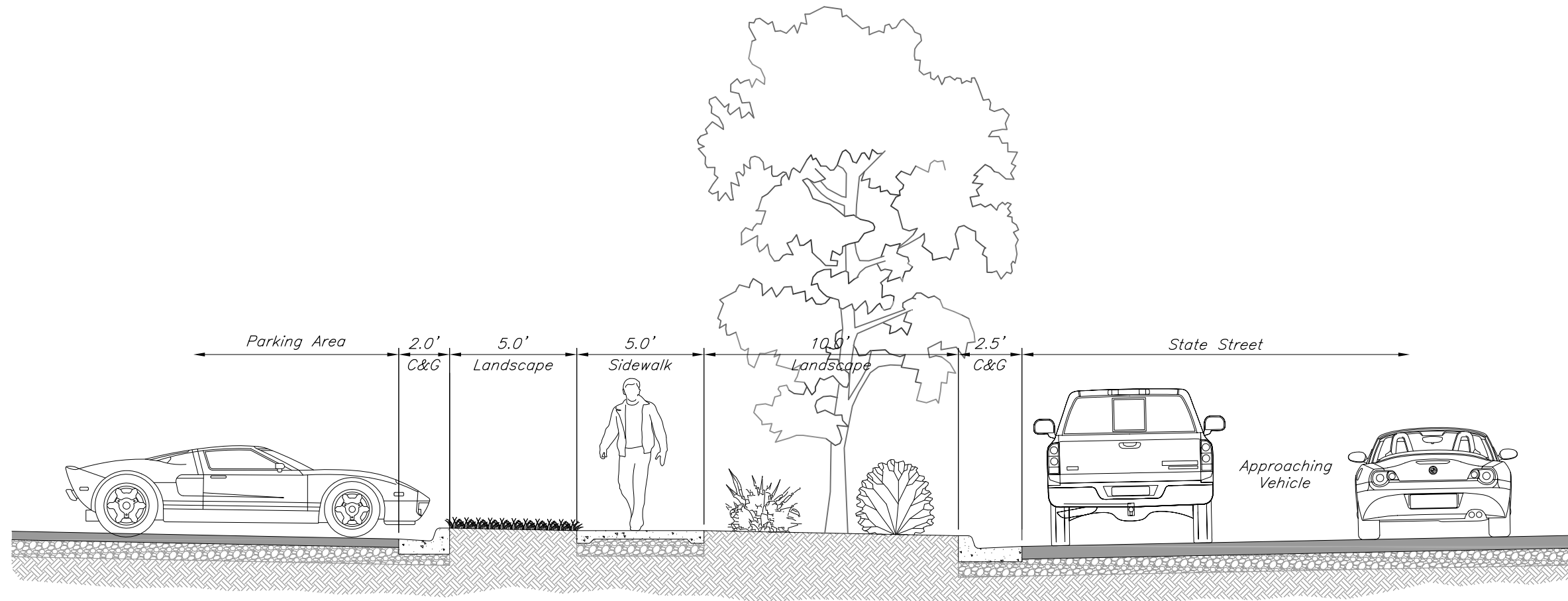
STOP!
CALL BEFORE YOU DIG
DIG TESTS
1 800 DIG-TESTS
(@ least 72 hours prior to digging)

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

WinCo
FOODS

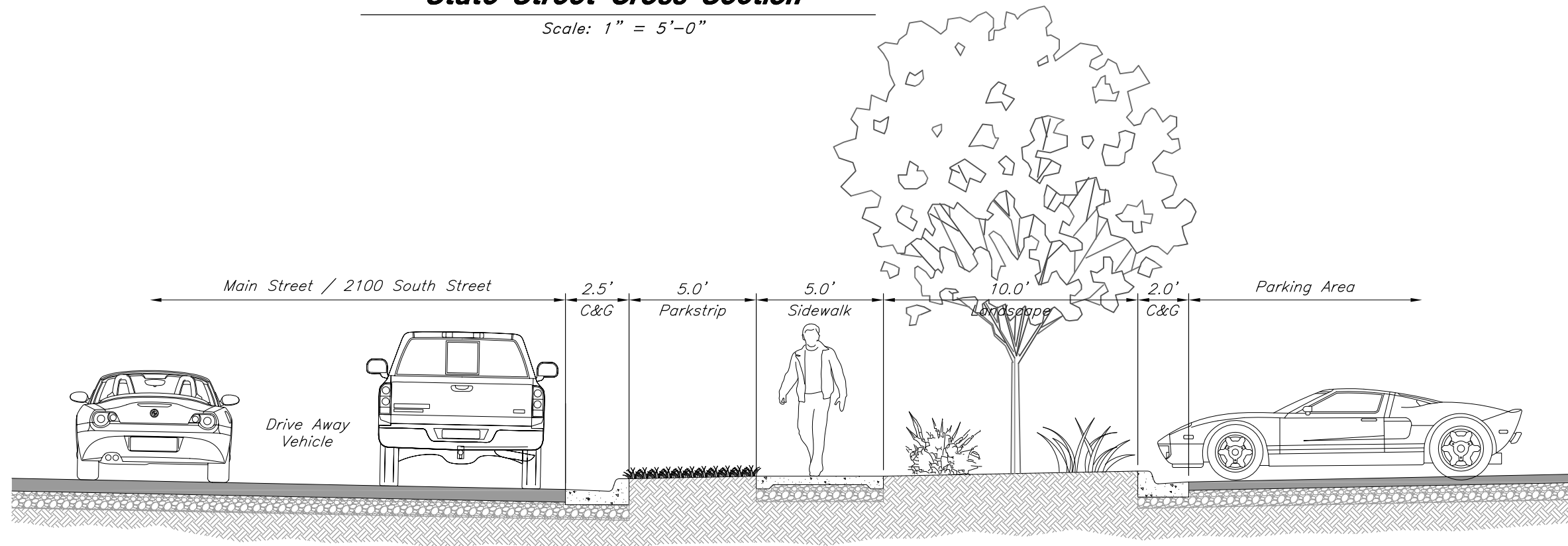
SHEET TITLE
PRELIMINARY
GRADING AND
DRAINAGE
PLAN

SHEET
B



State Street Cross Section

Scale: 1" = 5'-0"



Main Street / 2100 South Cross Section

Scale: 1" = 5'-0"

REV	DATE	DESCRIPTION

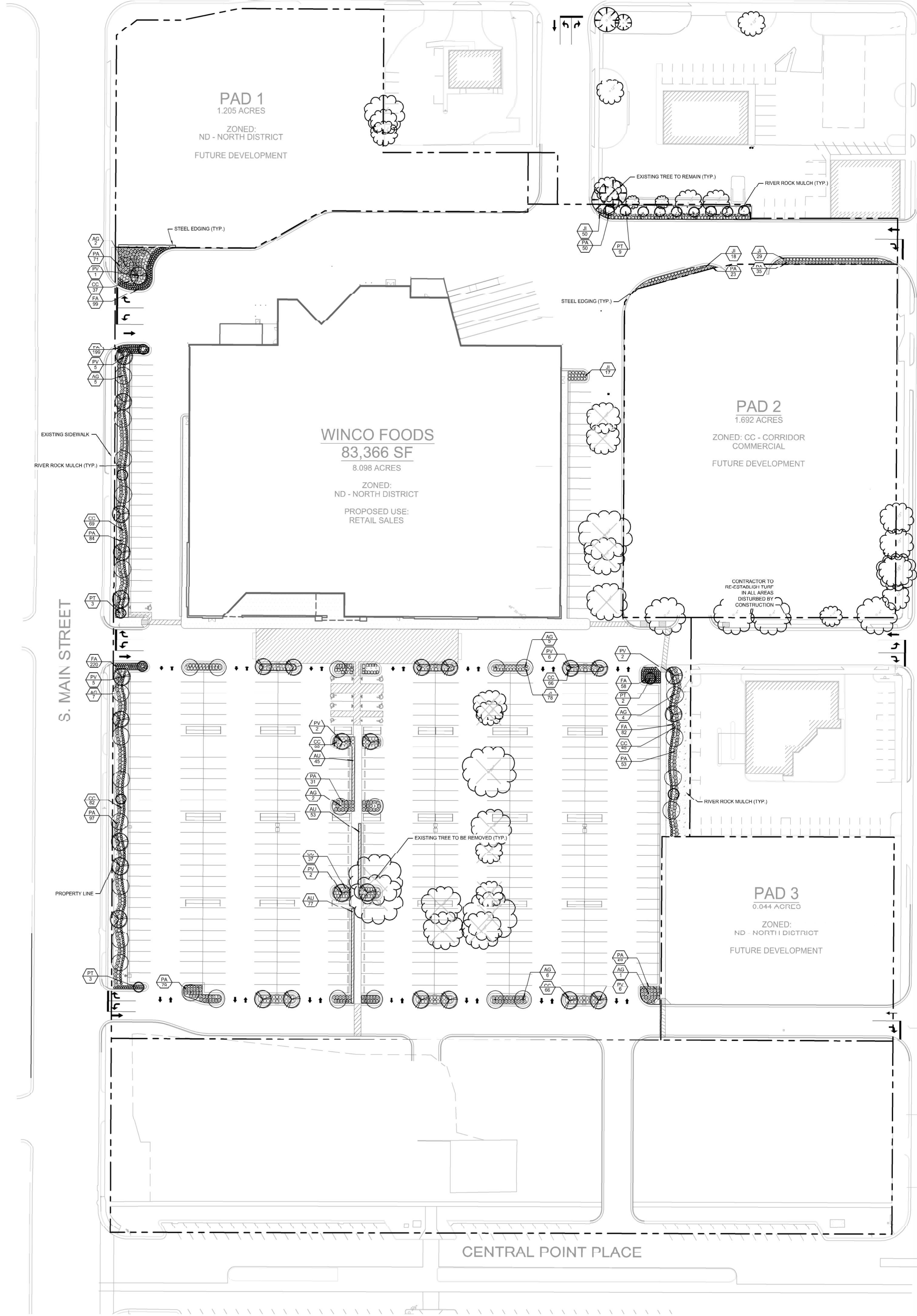
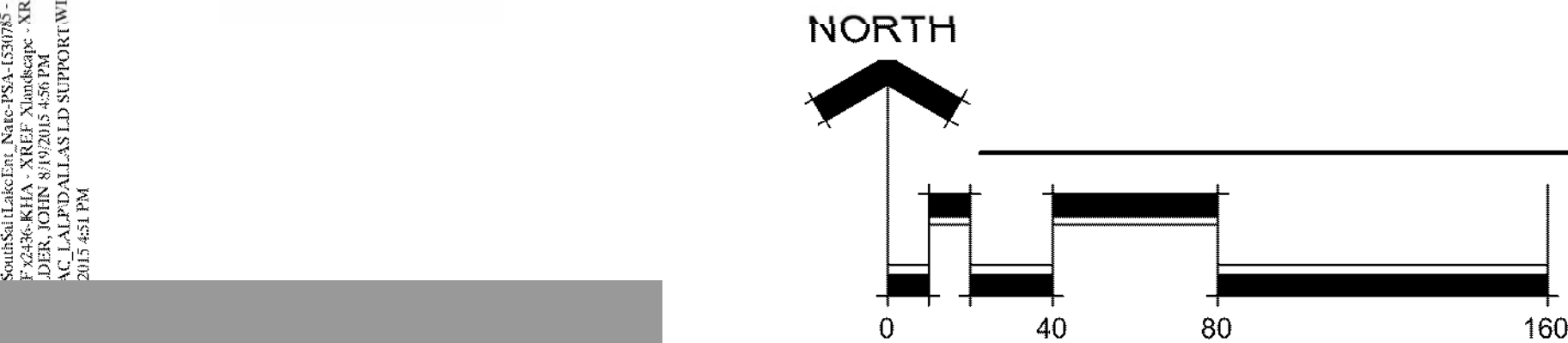
Designed by: DA
 Drafted by: DC
 Client Name: Winco
 14-128-Street Cross Section Exhibit

ANNA
ANDERSON WAHLEN & ASSOCIATES
 Reedwood Road, Salt Lake City, Utah 84116
 2010 North 921-5529 - awengineering.net

Street Cross Sections Exhibit
Winco Foods
 2100 South & State Street
 South Salt Lake, Utah

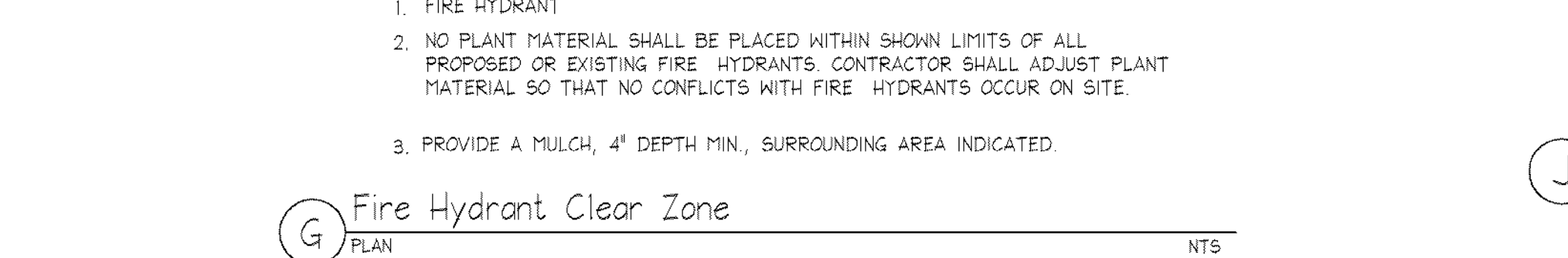
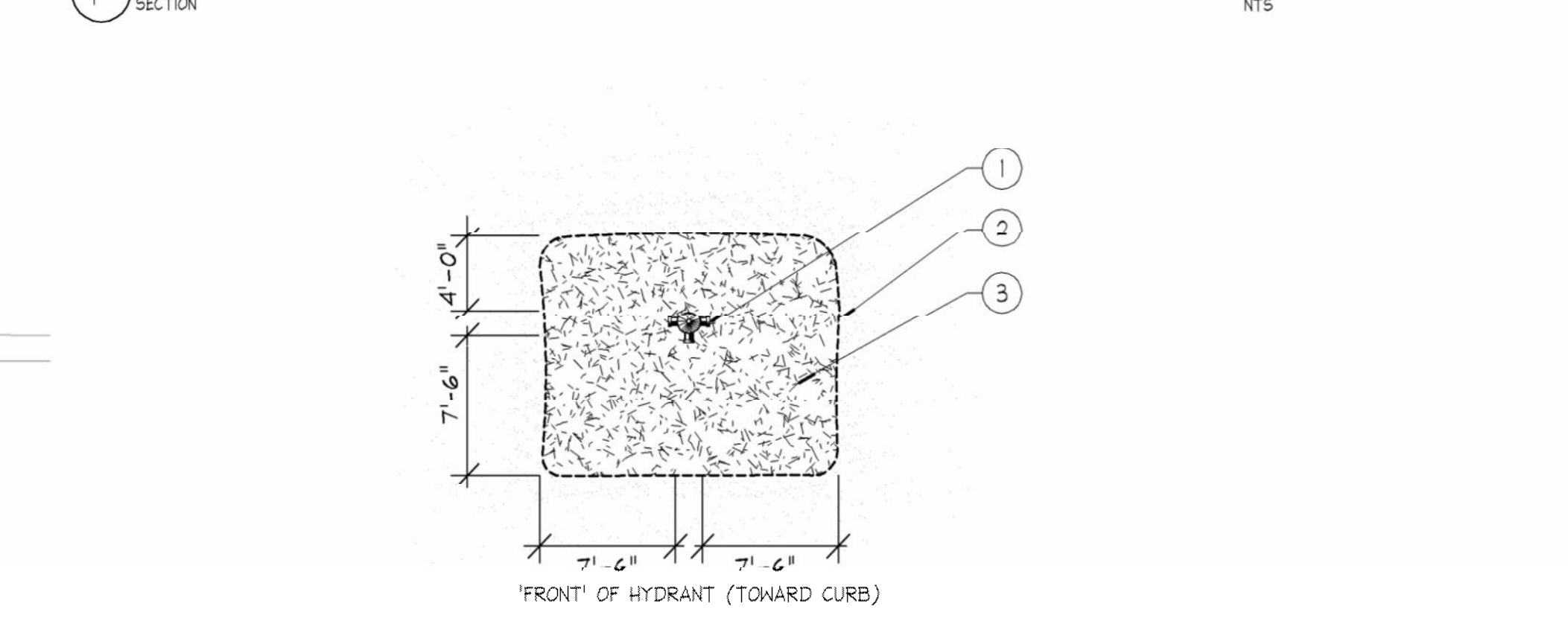
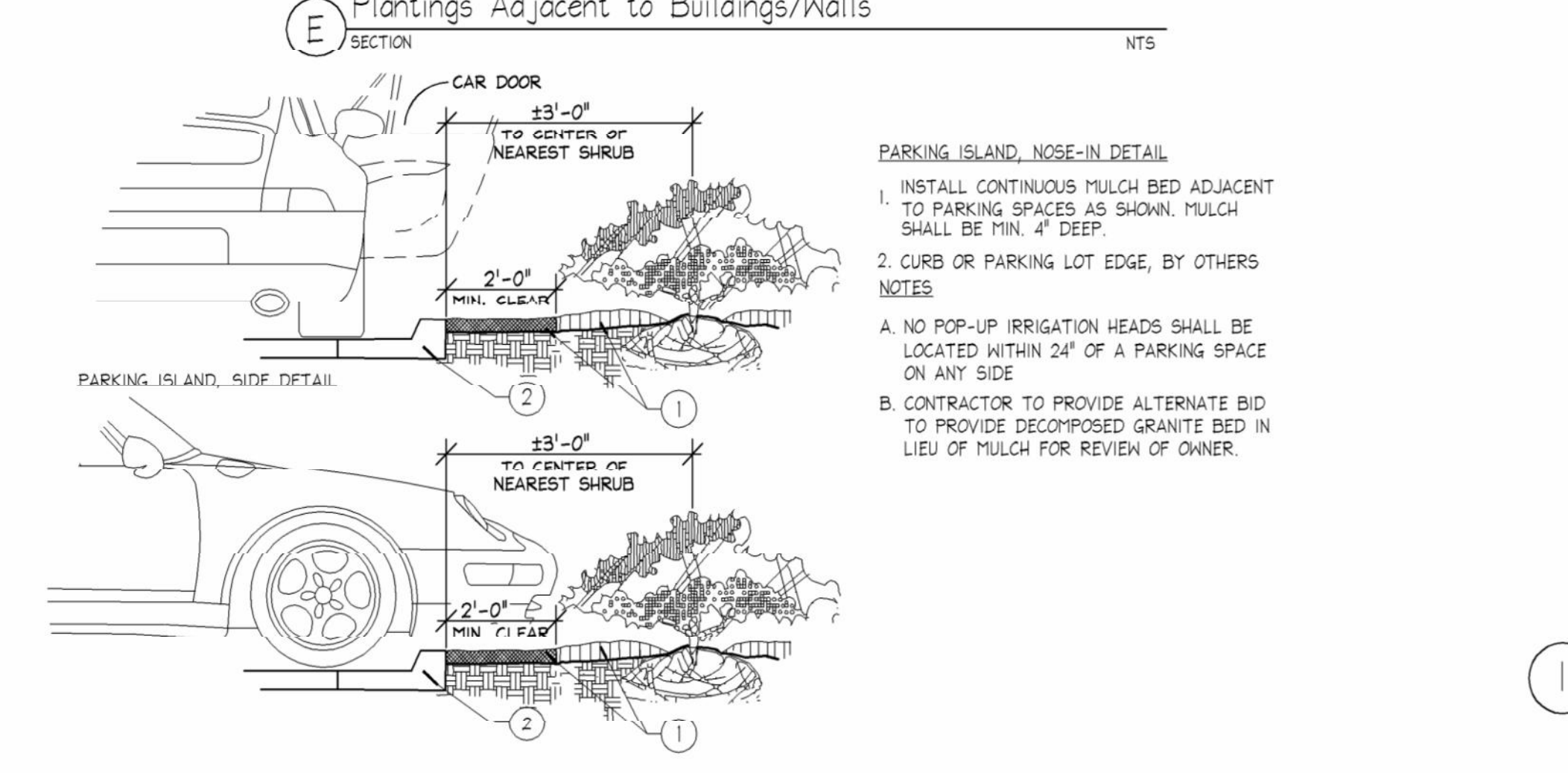
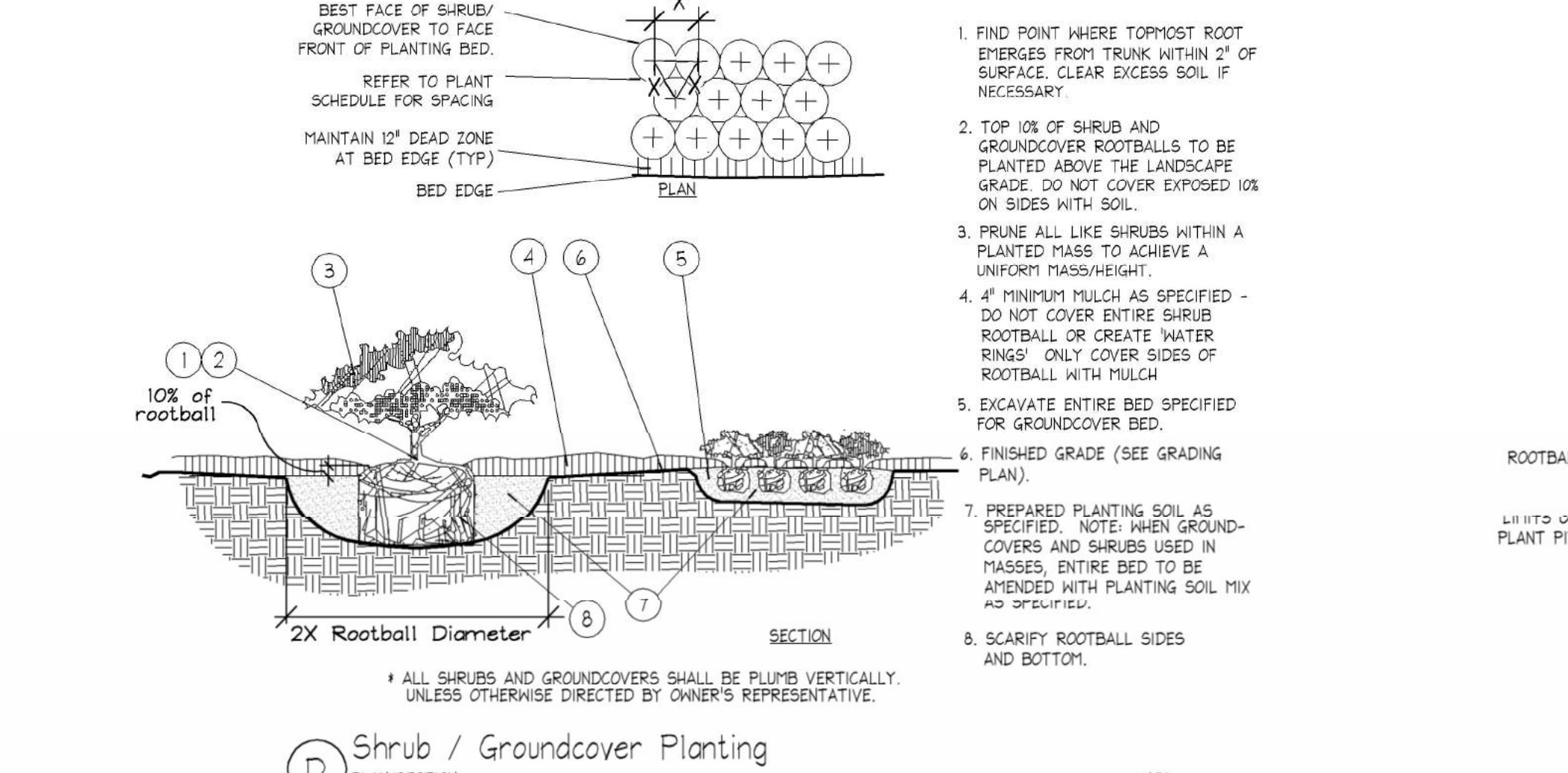
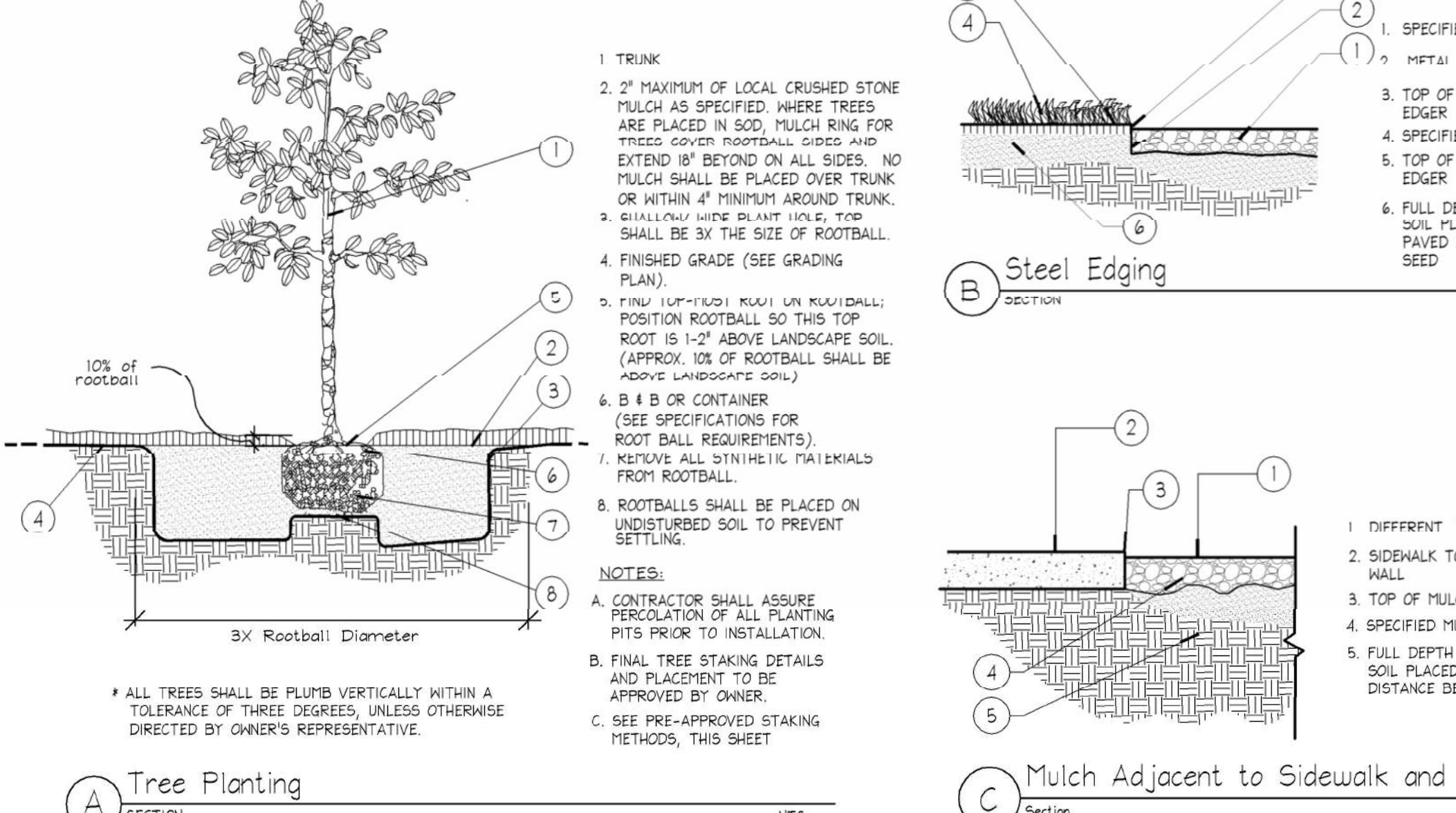
16 Jul, 2015
 Sheet No. **EX**

Scale: 1" = 40'-0"
North Arrow
Property Line
Existing Tree to be Removed (TYP.)
River Rock Mulch (TYP.)
Steel Edging (TYP.)
Fire Hydrant Clear Zone
Planting Adjacent to Buildings/Walls
Planting Adjacent to Sidewalk and Curb
Shrub / Groundcover Planting
Tree Planting
Mulch Adjacent to Sidewalk and Curb
Staking - up to 65 gal. or B4B to 3-1/2" Cal.
Tree/Shrub Protector
Planted Parking Lot Islands / Medians
Fire Hydrant Clear Zone
Planting Adjacent to Buildings/Walls
Planting Adjacent to Sidewalk and Curb
Shrub / Groundcover Planting
Tree Planting
Mulch Adjacent to Sidewalk and Curb
Staking - up to 65 gal. or B4B to 3-1/2" Cal.
Tree/Shrub Protector
Planted Parking Lot Islands / Medians
Fire Hydrant Clear Zone

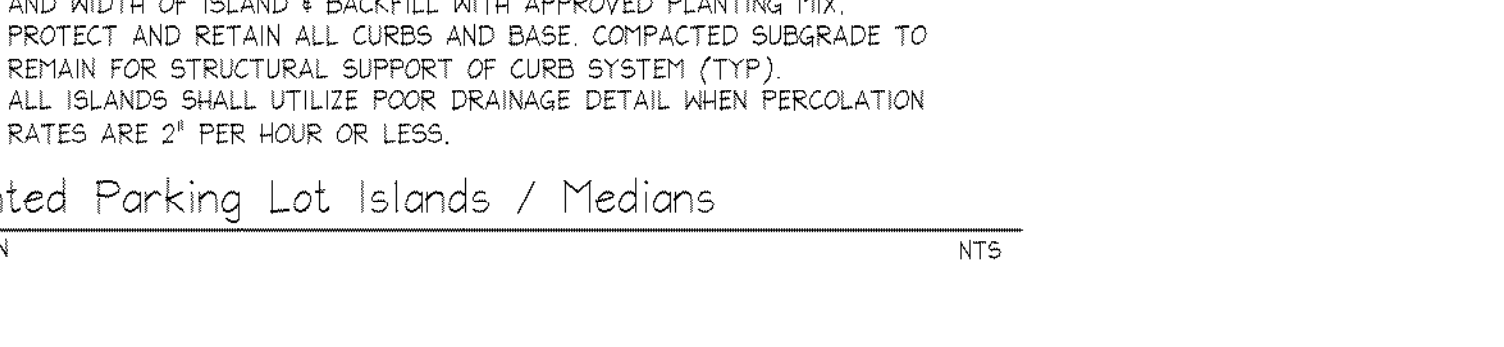
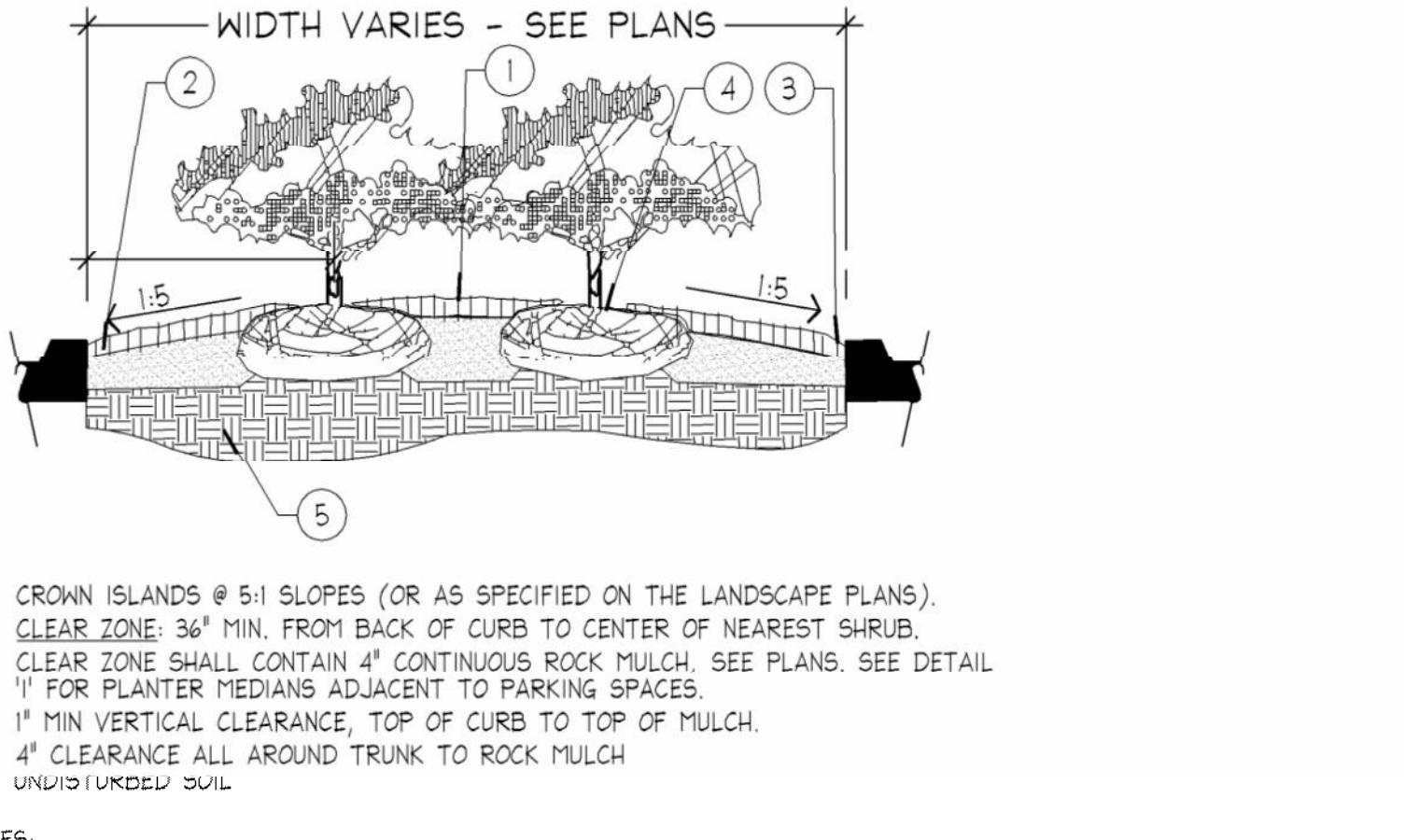
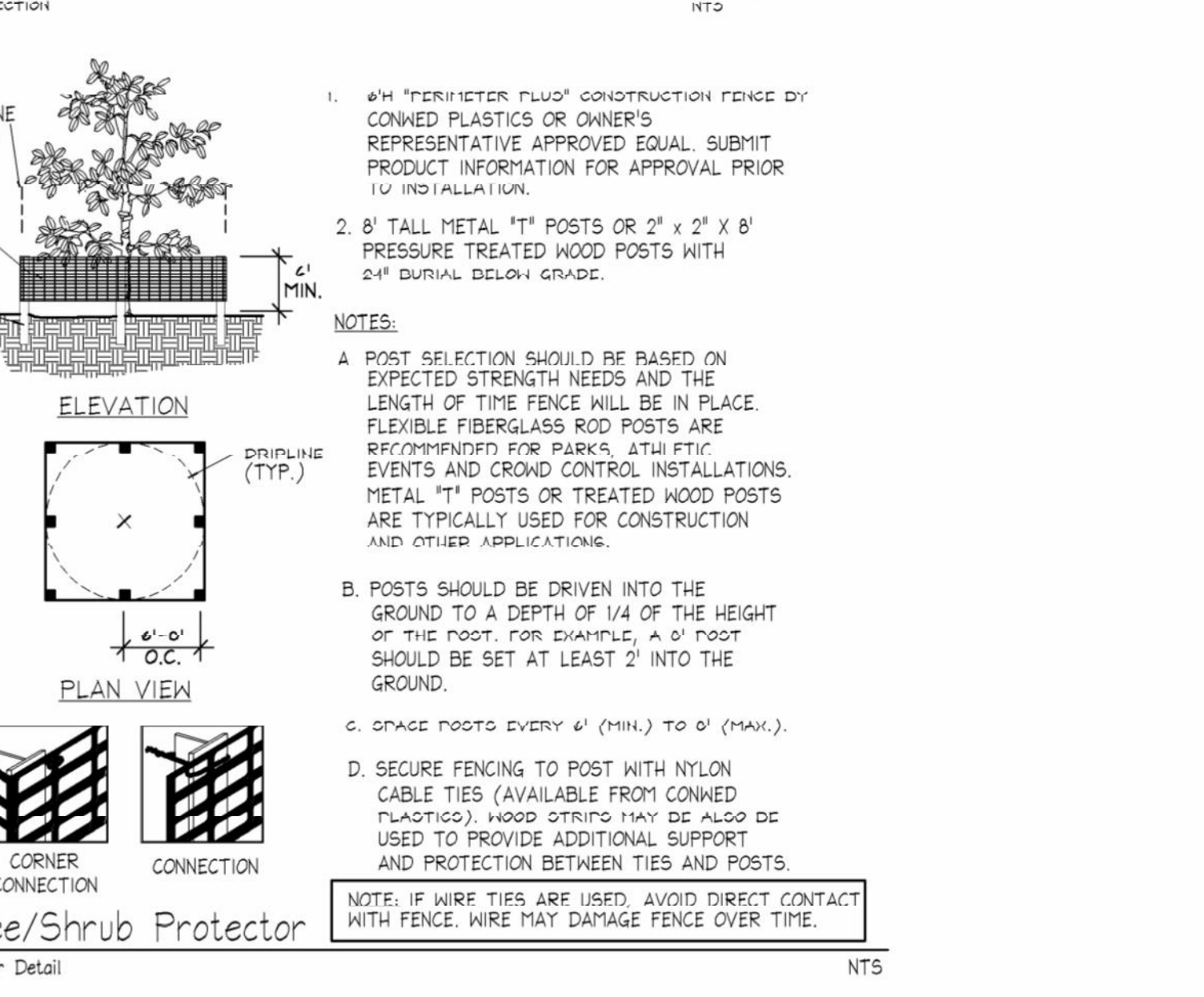
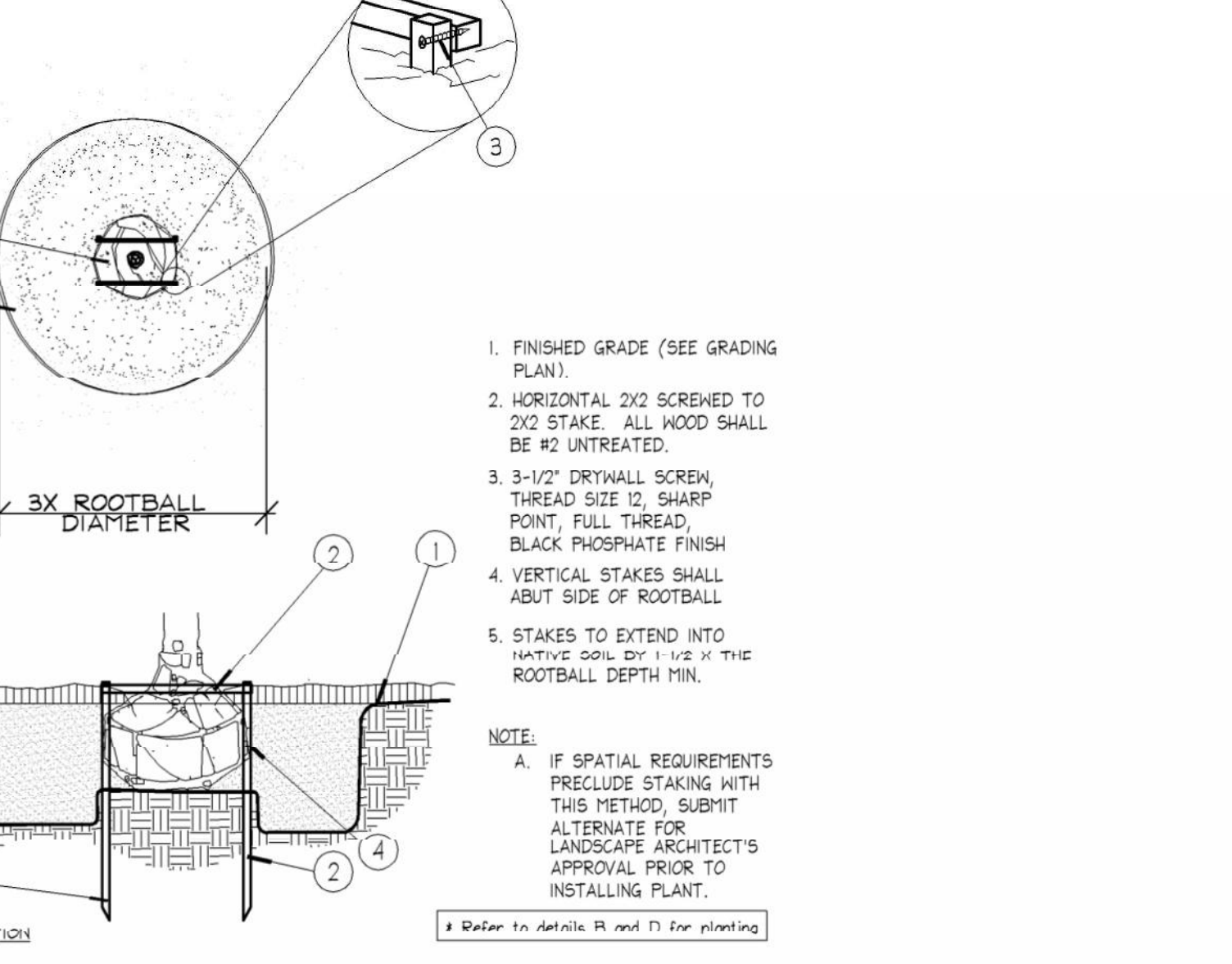


LANDSCAPE PLAN
1" = 40'-0"

PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GALPER	SIZE	REMARKS	
1	AG	32	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	45 GAL	2.5' CAL	10' - 12' MN.	SINGLE, STRAIGHT AND MATCHING	
2	PT	17	PYRUS CALLERYANA 'TRINITY' TM	TRINITY PEAR	45 GAL	2.5' CAL	10' - 12' MN.	SINGLE, STRAIGHT AND MATCHING	
3	PV	29	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHERRY	45 GAL	2.5' CAL	10' - 12' MN.	SINGLE, STRAIGHT AND MATCHING	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	REMARKS	
4	CC	435	CARYOPTERIS GLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	2 GAL	36" O.C.	3' X 4'	FULL AND MATCHING	
5	FA	656	FESTUCA OVINA GLAUC 'ELIUM BLUE'	BLUE FESCUE	1 GAL	24" O.C.	12" X 24"	FULL AND MATCHING	
6	J	152	JUNIPERUS HORIZONTALIS 'ICEE BLUE' TM	ICEE BLUE JUNIPER	1 GAL	36" O.C.	12" X 24"	FULL AND MATCHING	
7	PA	549	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	36" O.C.	4' X 4'	FULL AND MATCHING	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS	
8	AU	175	ARCTOSTAPHYLOS UVA URSI	KINNICKINICK	1 GAL MIN.	8" H X 8" W	18" O.C.	FULL AND MATCHING	
MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS	
9	RM	13,262 SF	RIVER ROCK MULCH	RIVER ROCK MULCH	FLAT			3/4" DEEP, 2" MAX RIVER ROCK (WASHED), WITH AN UNDERLAYER OF 2" DEEP WOOD CHIP MULCH. ROCK COLOR TO COMPLEMENT THE BUILDING FACIA. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL. APPROVAL ROCK MULCH SHALL BE Laid AT A DENSITY SO THAT NO LANDSCAPE FABRIC IS VISIBLE. FINISH SURFACE 2" BELOW TOP OF ROOTBALL.	



- NOTES
- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
 - SITE GRADING NECESSARY BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
 - CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
 - CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
 - DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
 - THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
 - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
 - THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH ARE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL SURVEY AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLE, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PREVIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR IS TO MAINTAIN CONTROLLLED ACCESS AND ADJ ACCESS THROUGHOUT ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
 - MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES DAILY, AND MORE OFTEN IF NECESSARY. INSPECT & AND PULL UP ALL SLOPP, DEBRIS & WASTE MATERIAL.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
 - EXISTING UTILITIES, MEASURED (IE. 36" PERMANENT SURVEY) UTILITIES SHALL BE MAINTAINED BY THE CONTRACTOR FOR ONE YEAR AFTER COMPLETION OF CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
 - PLANT QUANTITIES LISTED IN THE PLANT SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS, AND FREE OF ANY INJURIES, DISEASE, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUEST ANY PLANT MATERIAL BEING UNDESIRABLE.
 - LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL, A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
 - ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
 - INSTALL ALL GRASS/ TURF WITHIN A MINIMUM OF 1" OF DEVIATION FROM ALL UTILITIES, UNLESS A ROOT GUARD IS UTILIZED.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, BAKING TREE ROOT BALLS, BARK SETTLE BELOW GRADE, WEED, MOW, AND DISBURSE CONTROL, FERTILIZING, WEEDING, MOWING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPGRADE.
 - FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
 - AREAS TO RECEIVE BARK OR ROCK MULCH SHALL BE TREATED AT LEAST ONCE WITH A HERBICIDE PRIOR TO PLANTING OPERATIONS. IMMEDIATELY PRIOR TO PLACEMENT OF MULCH, CONTRACTOR TO APPLY PRE-EMERGENT FOR MANUFACTURER RECOMMENDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK. OWNERS REPRESENTATIVE, UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
 - PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCHLIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNERS REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCHLIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
 - ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.



REVISIONS

NO.	DESCRIPTION	DATE
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ARCH. PROJECT NO. 1507

DRAWN KAU

CHECKED CM

SUBMITTAL DATES

OTB DATE

PETERSEN • STAGGS ARCHITECTS LLP

4 N C A R B C E R T I F I E D

PRELIMINARY FOR CONSTRUCTION PURPOSES ONLY

Kimley-Horn

5200 W. STATE STREET, SUITE 100, DALLAS, TEXAS 75201

PHONE 214-445-1462 FAX 214-445-1462

psa@psearch.com

WINCO FOODS

E. 2100 S. ST. & S. STATE ST.

SOUTH SALT LAKE, UTAH

SHEET TITLE

LANDSCAPE PLAN

SHEET C



FRONT PERSPECTIVE



FRONT ELEVATION

MATERIAL PERCENTAGE:
PAINTED MASONRY: 45.9%
PREFINISHED METAL PANEL: 54.1%

PROPOSED EXTERIOR DESIGN

WinCo
FOODS

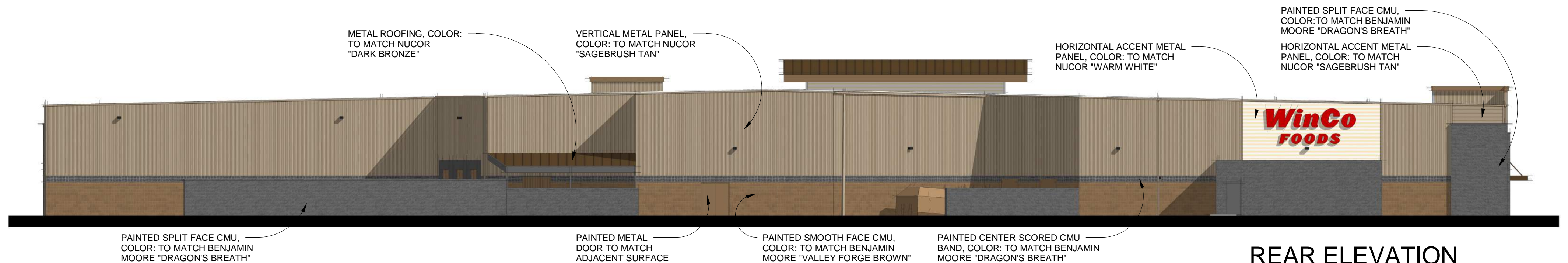
SOUTH SALT LAKE, UTAH

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



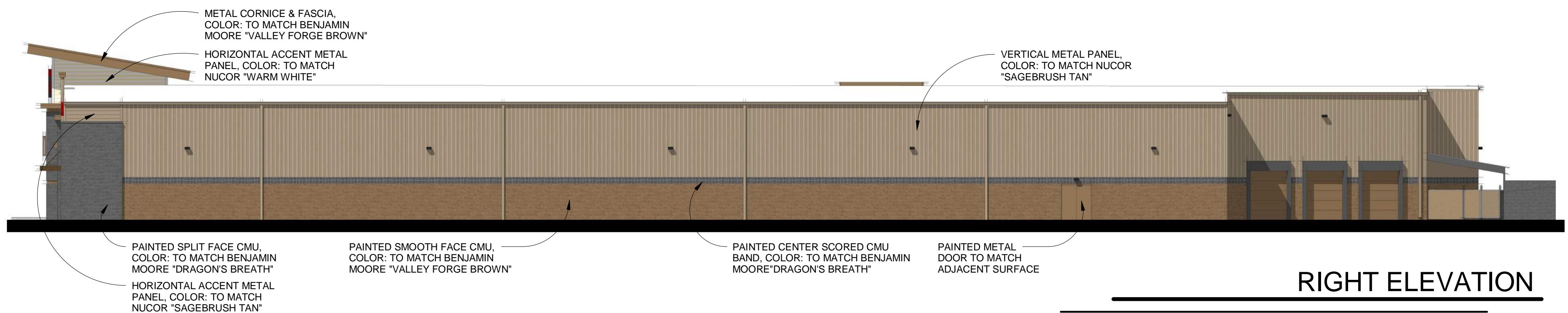
LEFT ELEVATION

MATERIAL PERCENTAGE:
PAINTED MASONRY: 55.8%
PREFINISHED METAL PANEL: 44.2%



REAR ELEVATION

MATERIAL PERCENTAGE:
PAINTED MASONRY: 34.8%
PREFINISHED METAL PANEL: 65.2%



RIGHT ELEVATION

MATERIAL PERCENTAGE:
PAINTED MASONRY: 35.1%
PREFINISHED METAL PANEL: 64.9%

PROPOSED EXTERIOR DESIGN

WinCo
FOODS

SOUTH SALT LAKE, UTAH

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

METAL CORNICE & FASCIA,
COLOR: TO MATCH BENJAMIN
MOORE "VALLEY FORGE BROWN"

VERTICAL METAL PANEL,
COLOR: TO MATCH NUCOR
"SAGEBRUSH TAN"

PAINTED CENTER SCORED CMU
BAND, COLOR: TO MATCH BENJAMIN
MOORE "DRAGON'S BREATH"

PAINTED SMOOTH FACE CMU,
COLOR: TO MATCH BENJAMIN
MOORE "VALLEY FORGE BROWN"

HORIZONTAL ACCENT METAL
PANEL, COLOR: TO MATCH
NUCOR "WARM WHITE"

SIGNAGE WHERE OCCURS

PAINTED SPLIT FACE CMU,
COLOR: TO MATCH BENJAMIN
MOORE "DRAGON'S BREATH"



ELEVATION EXHIBIT 1

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN • STAGGS
ARCHITECTS LLP
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 2

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN • STAGGS
ARCHITECTS LLP
INCORPORATED
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 3

SOUTH SALT LAKE, UTAH

**WinCo
FOODS**

PETERSEN • STAGGS
ARCHITECTS LLP
5200 WEST STATE STREET
BOISE, IDAHO 83703



ELEVATION EXHIBIT 4

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN • STAGGS
ARCHITECTS LLP
5200 WEST STATE STREET
BOISE, IDAHO 83703

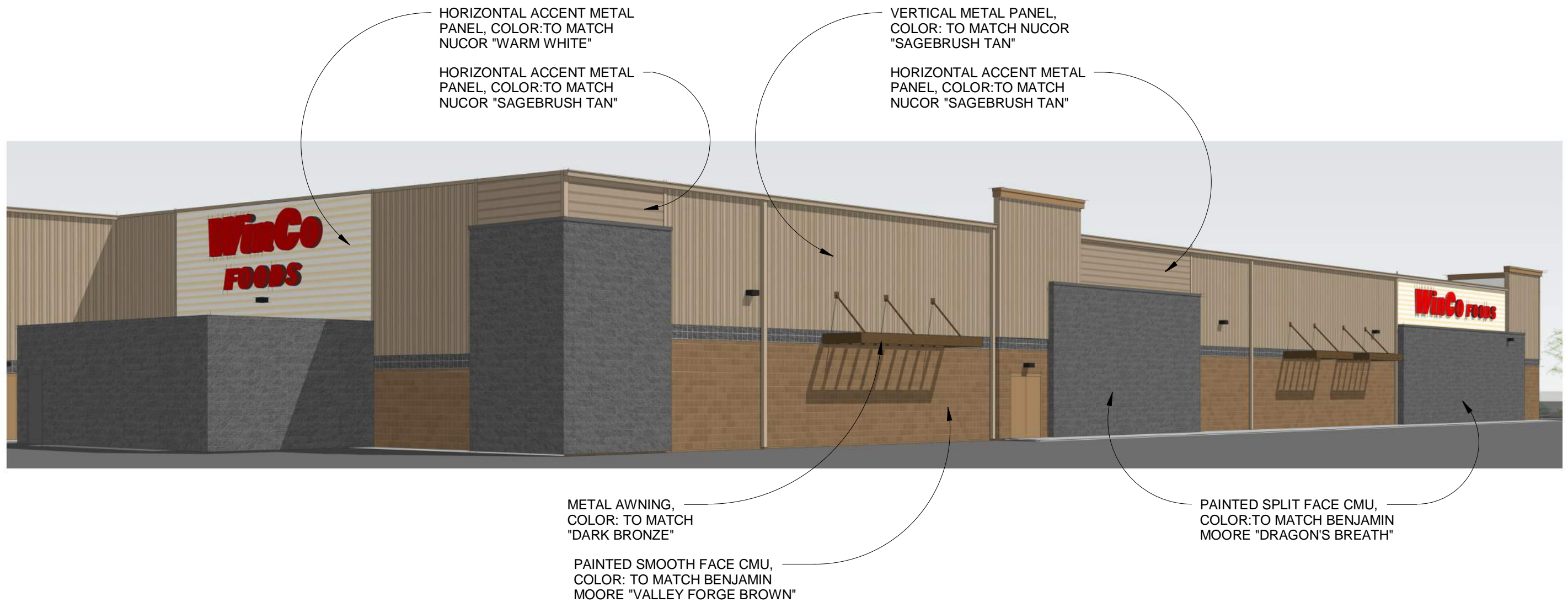


ELEVATION EXHIBIT 5

SOUTH SALT LAKE, UTAH

WinCo
FOODS

PETERSEN • STAGGS
ARCHITECTS LLP
5200 WEST STATE STREET
BOISE, IDAHO 83703



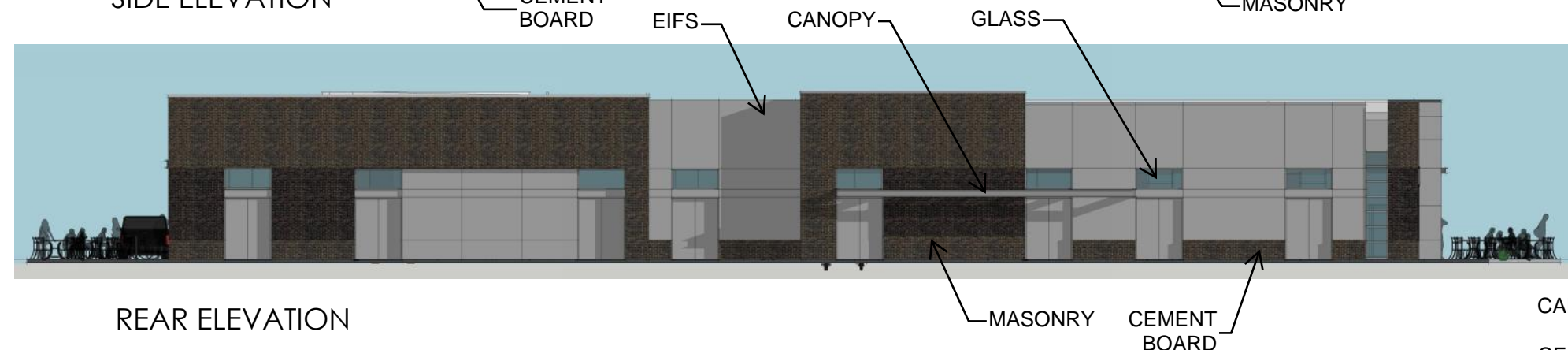
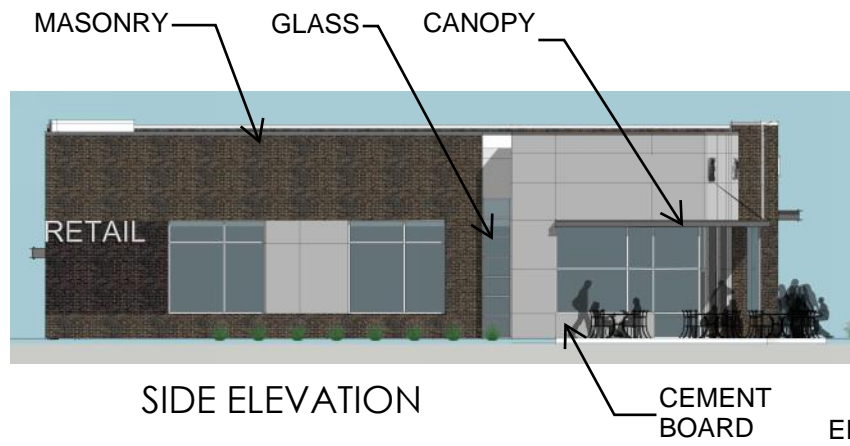
ELEVATION EXHIBIT 6

SOUTH SALT LAKE, UTAH



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 ARCHITECTS LLP
INCORPORATED
 5200 WEST STATE STREET
 BOISE, IDAHO 83703

building elevations





Liberty Crossing

ARCH | NEXUS

ENTRY CONCEPT RENDERING





Liberty Crossing

ARCH | NEXUS

MAIN ST. CONCEPT RENDERING





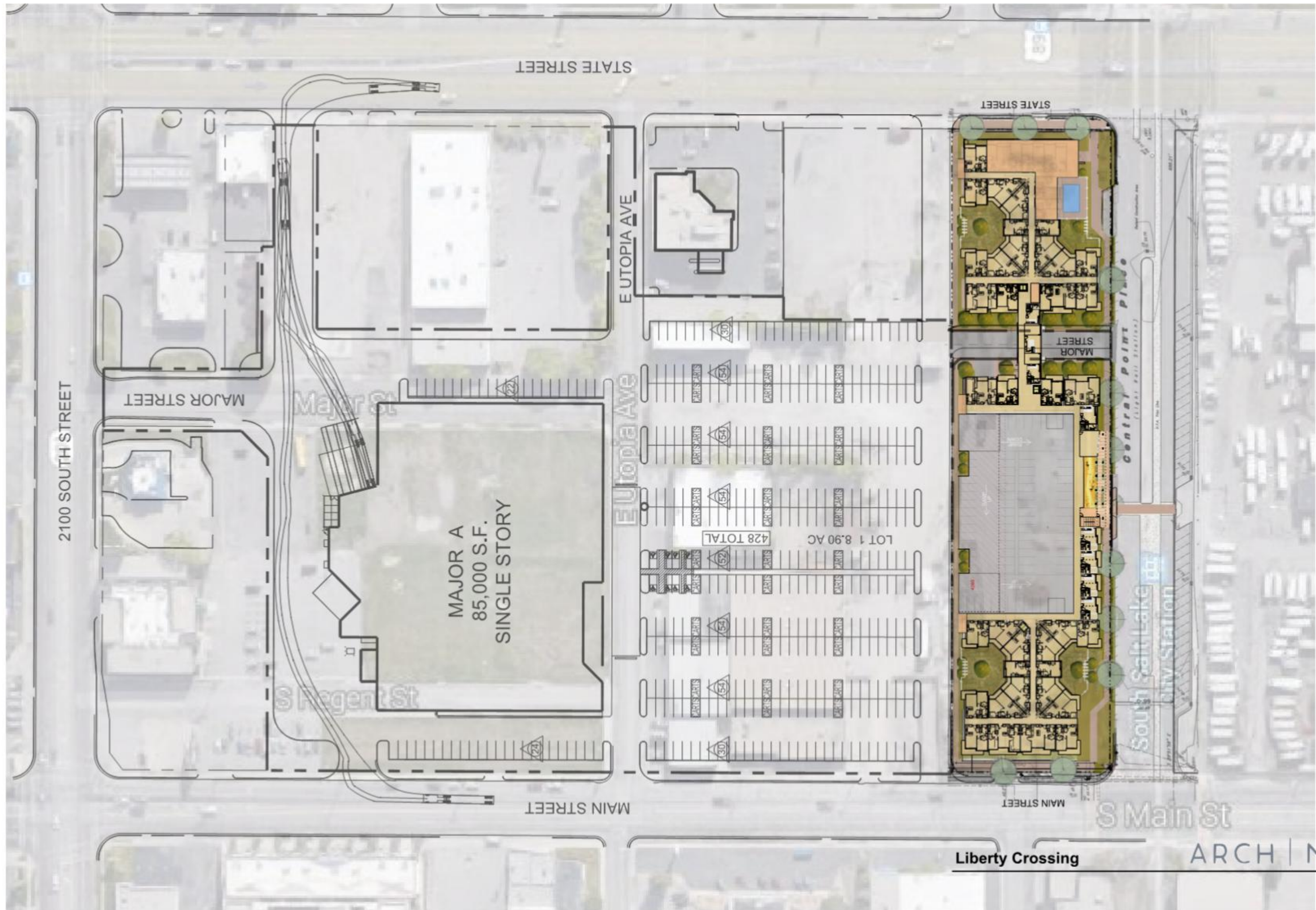
Liberty Crossing

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CONCEPT RENDERING - NORTH
ELEVATION





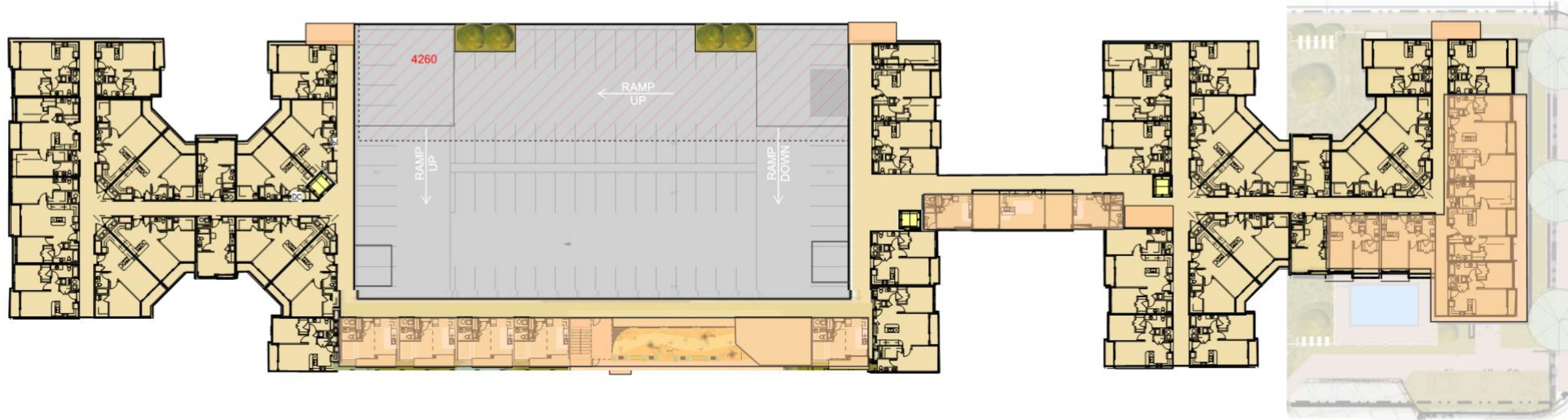


OVERALL SITE PLAN



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Liberty Crossing



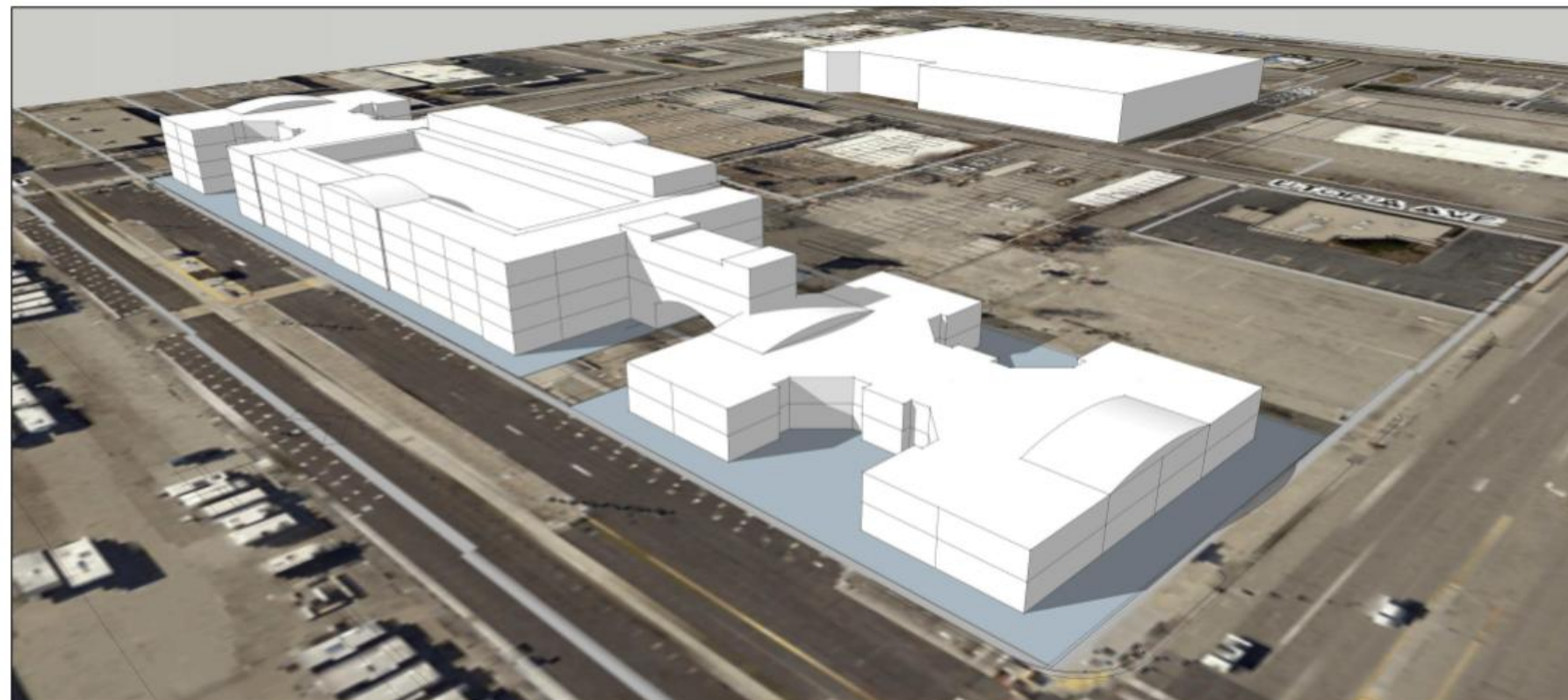
Liberty Crossing Unit Mix August 13, 2015						
Unit Type	Number of Units	Total of Unit Style	Area Per Unit	Area of Unit Type	Ratio of Unit Type	Ratio of Unit Style
S1 - Studio	20		400	8,000	13%	
S2 - Studio	12		425	5,100	8%	
Total Studios		32		13,100		20%
A1 - One Bedroom	43		650	27,950	27%	
A2 - One 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



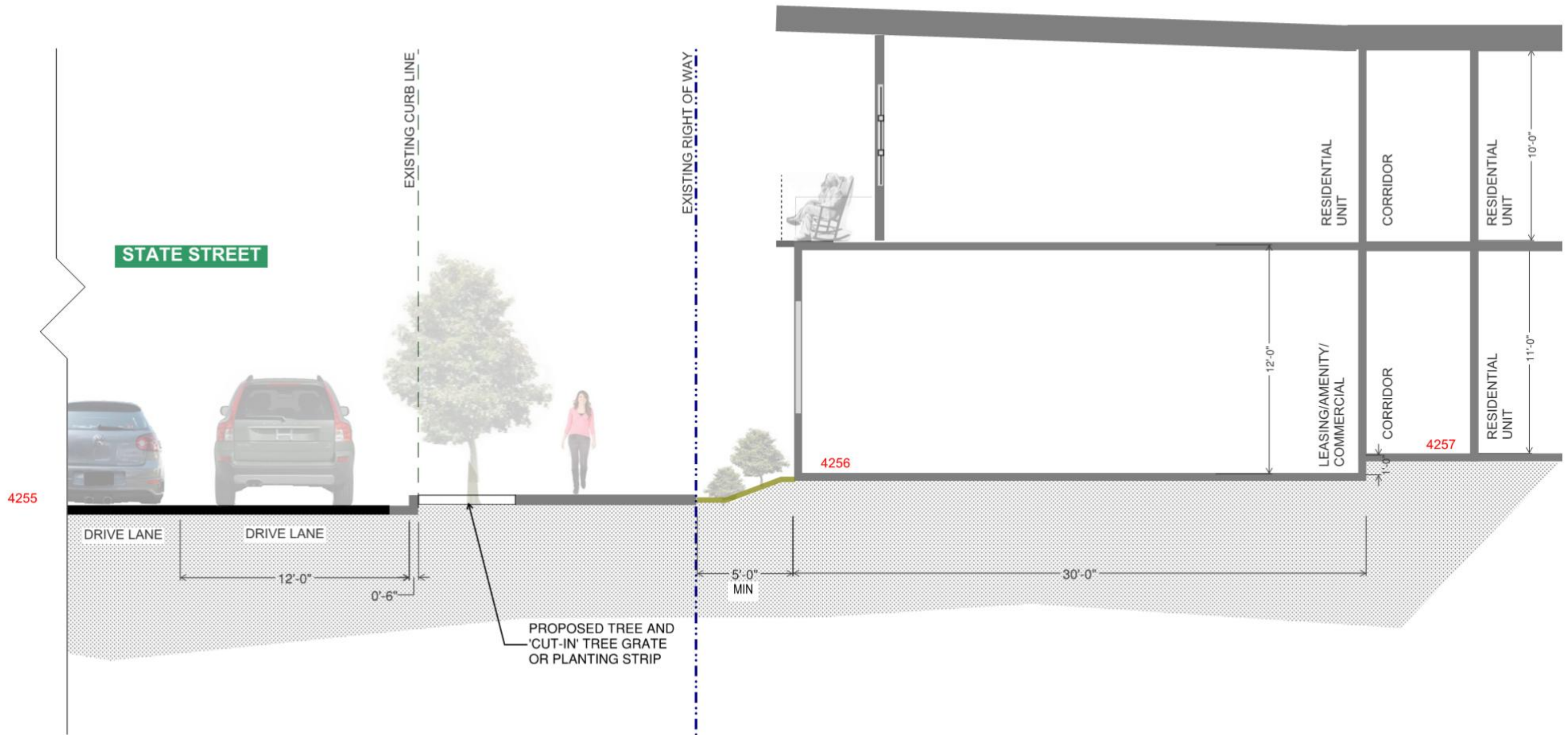


Liberty Crossing

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EARLY 3D MASSING CONCEPT



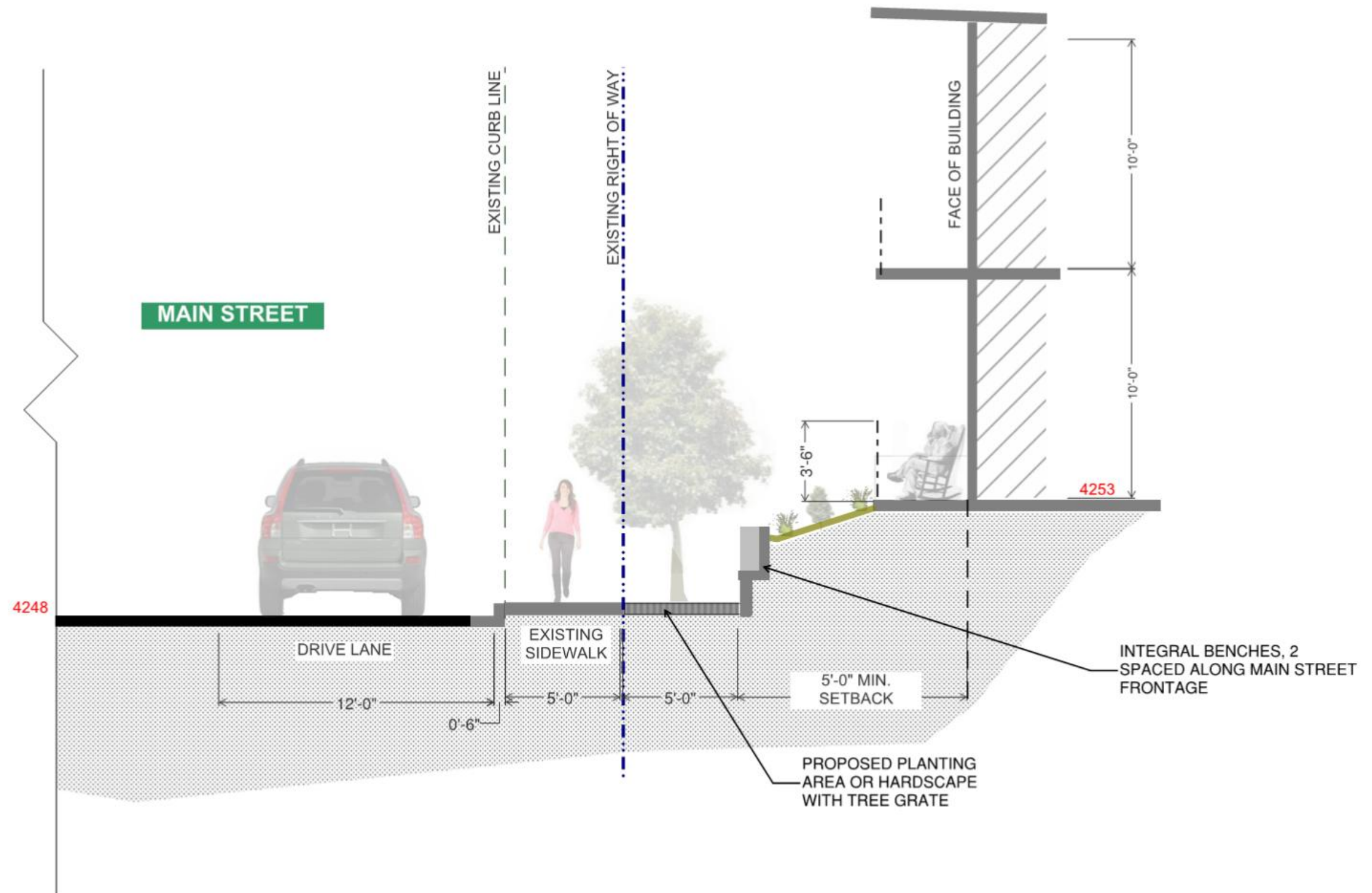


Liberty Crossing

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BUILDING/STREET SECTION



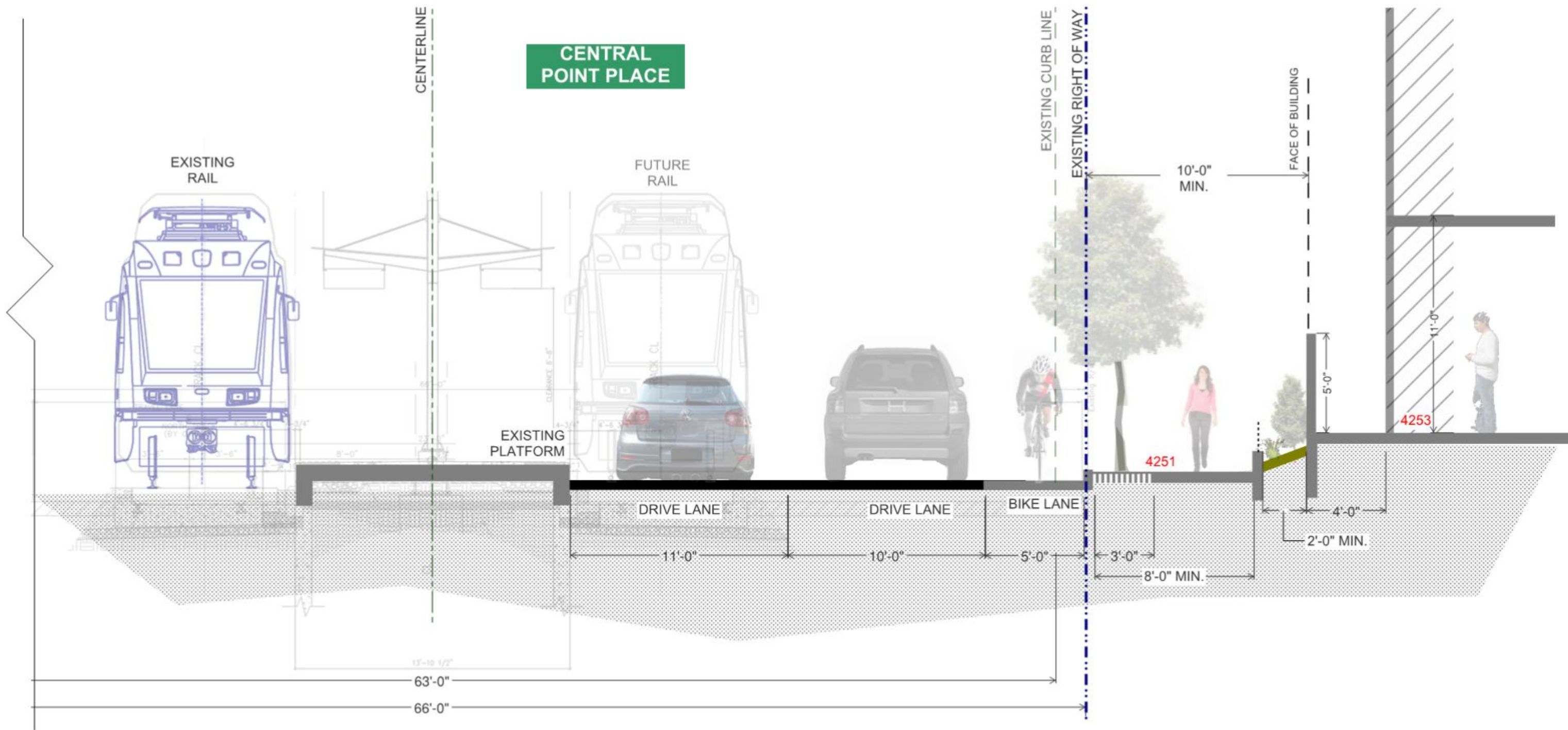


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION



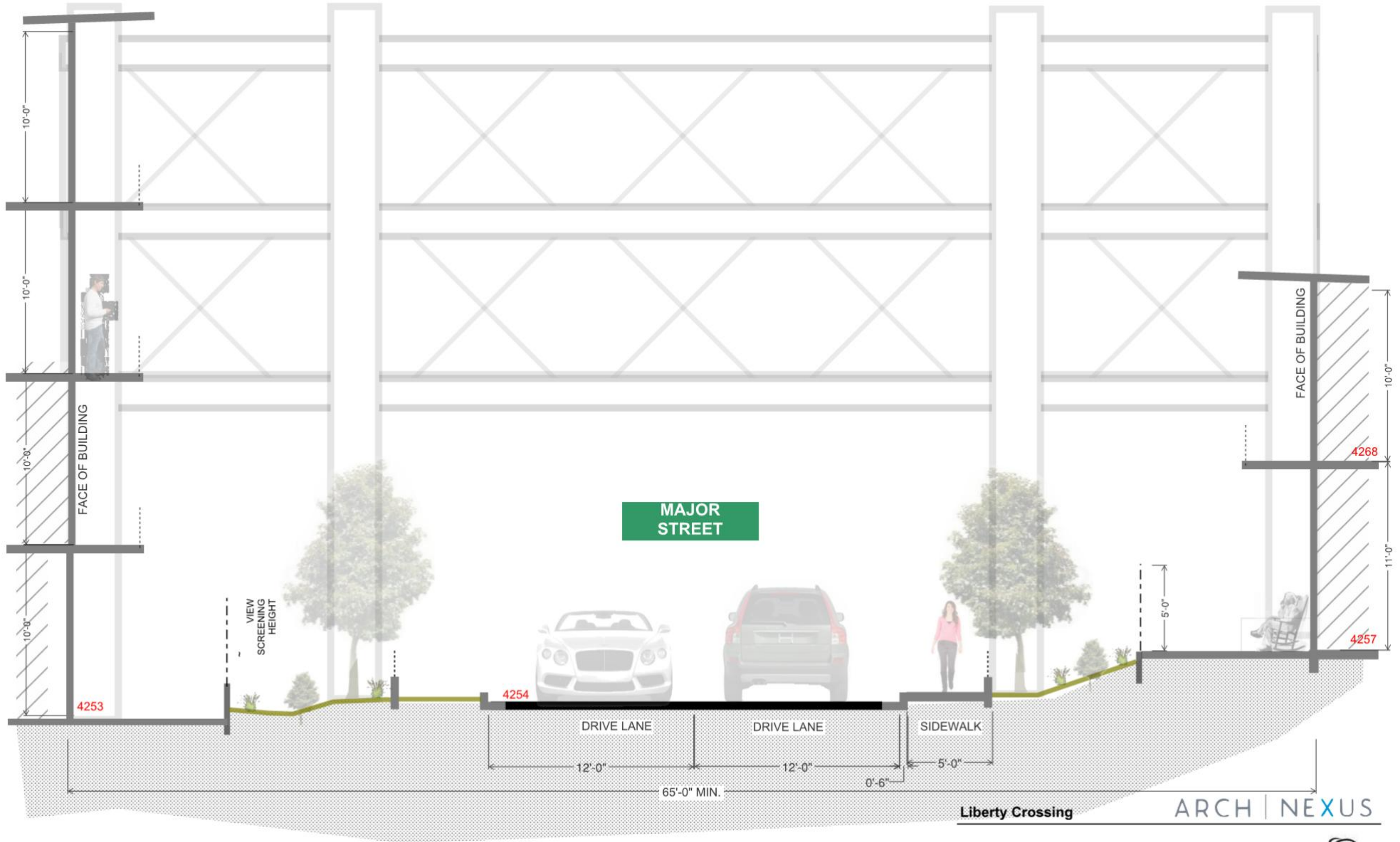


Liberty Crossing

ARCH | NEXUS

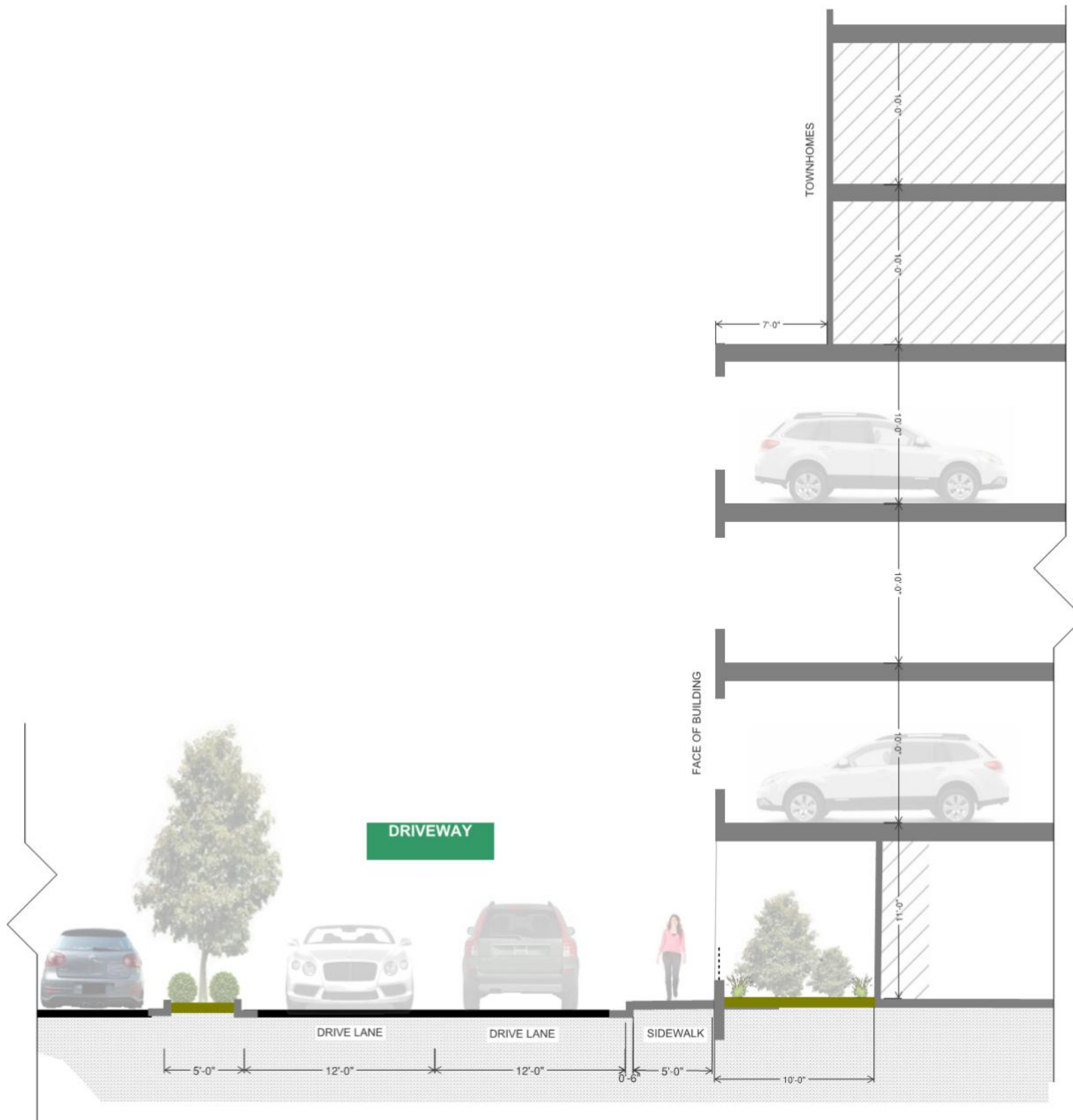
BUILDING/STREET SECTION





BUILDING/STREET SECTION





Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION

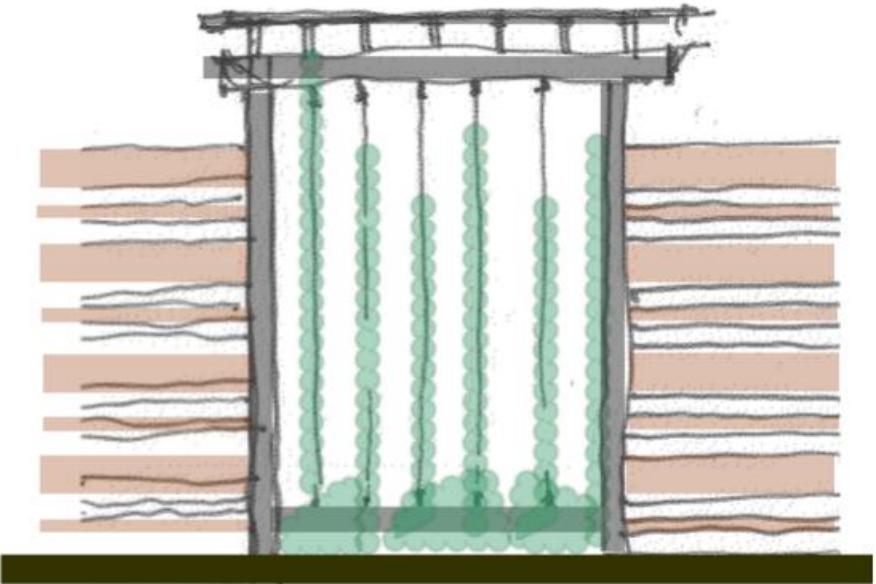




COURTYARD/PATIO RAIL/FENCE
SPACING OF MEMBERS WILL VARY BASED ON APPROPRIATE
PRIVACY MEASURES DICTATED BY SITUATION



PATIO STUDY



ORNAMENTAL TRELLIS



CURB WITH ORNAMENTAL FENCE 3'-0"



PARKING LOT LIGHTING

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