Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Meagan Booth, Principal Planner,meagan.booth@slc.gov , 801-535-7213

Date: December 10, 2025

Re: PLCPCM2025-00896 - USA Climbing National Training Center Design Review

Design Review

PROPERTY ADDRESS: 310 S 500 W, 334 S 500 W, 336 S 500 W, 519 W 300 S, 523 W 300 S, 527 W 300 S, 535 W 300 S
NEIGHBORHOOD PLAN: Downtown Plan
ZONING DISTRICT: G-MU Gateway-Mixed Use District
OVERLAY: Salt Lake City Warehouse National Historic District

REQUEST:

Brent Tippets with VCBO Architecture requests design review approval to develop the USA Climbing National Training Center at the above-listed addresses. The property is currently owned by the Community Reinvestment Agency (CRA) and will be leased to USA Climbing for operation. The site is zoned Gateway Mixed Use (G-MU). Design Review is required to modify the zoning standards.

The modifications requested include:

1. **Residential Units** –Modify the 50% residential requirement on 500 West.
2. **Minimum Building Height** – Reduce the building height to 72', which is 3' lower than the required 75' minimum.
3. **Front Yard Requirement** – Request deeper setbacks to accommodate the plaza: 300 south 20' (vs. 10' max) 500 west: 18' (vs. 10' max)
4. **Ground Floor Glass** – Reduce from 60% requirement (proposing 16%-23% across elevations)
   Upper Floor Glass – Reduce from 40% requirement (proposing 4%-17% across elevations)
5. **Building Entrance Frequency** – Reduce the 40' spacing requirement to 3 street-facing entrances instead of 13.
6. **Blank Wall Standards** – Increase the allowable blank wall length to 45'on the north façade (300 south) and 25' on the east façade (500 West), up from the current 15' maximum.
7. **Street-Facing Façade Length**– Allow street-facing facades of approximately 290 feet along 300 South and 274' along 500 West, instead of the required 200' maximum.
8. **Horizontal Articulation** –Modification to the horizontal articulation standards due to the building's specific use, which does not allow the standard architectural features outlined in the code.
9. **Midblock Walkways**- A waiver of the required midblock walkway connections is requested with the understanding that the CRA plans to establish these connections through two new public streets (Future Market Street and Future Woodbine Court).

RECOMMENDATION:

Approval of the request with the following conditions:

1. Condition 1. Final landscape and public space plans must be reviewed and approved by the Planning Division during the building permit process.
2. Condition 2. All exterior materials must be approved by the Planning Director as durable materials prior to issuance of building permits

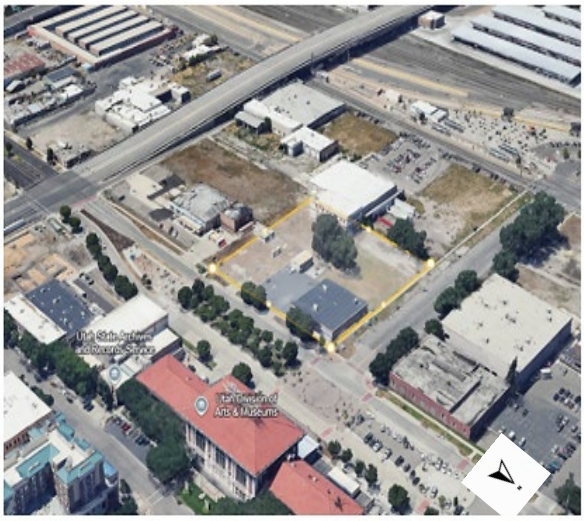
ATTACHMENTS:

- **A.** ATTACHMENT A: Vicinity Map
- **B.** ATTACHMENT B: Plan Set and Narrative
- **C.** ATTACHMENT C: Site & Vicinity Photos
- **D.** ATTACHMENT D: G-MU Zoning Standards
- **E.** ATTACHMENT E: Design Review Standards
- **F.** ATTACHMENT F: Public Process & Comments
- **G.** ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION

Project Location

The USA Climbing National Training Center is proposed on the southwest corner of 300 South and 500 West. The property is currently owned by the Community Renewal Area (CRA) and will be leased to USA Climbing for operation. The site is zoned Gateway Mixed Use (G-MU) and is within the Rio Grande District. The site is at the convergence of multi-modal transportation, with direct access to Salt Lake Central Station. When not in use for training, it will be a recreational and public space for the community. The development will include the reconstruction of the historic Salt Lake Mattress Company building that's currently on the site, along with new construction of the climbing training facility and a public plaza on the corner.



The project is located on the southwest corner of 300 South 500 West.



Project Background

USA Climbing is the national governing body for competition climbing in the United States, sanctioned by the International Olympic Committee and the United States Olympic & Paralympic Committee. The organization relocated from Boulder, Colorado to Salt Lake City in 2018 and has been operating in temporary facilities while searching for a permanent site. The Utah State Legislature appropriated $15 million to support the project during the 2023 session. The Community

Reinvestment Agency (CRA) has negotiated with USA Climbing to establish their permanent national headquarters and training facility within the Rio Grande District redevelopment project area. In July 2024, the CRA Board of Directors approved terms for a ground lease of CRA-owned property to USA Climbing for the development of their permanent headquarters and national training facility at 310 South 500 West. The headquarters and national training facility will serve as the first anchor tenant and catalytic development in realizing the vision for the Rio Grande District.



The Salt Lake City Mattress Company Building is proposed to be reconstructed as part of the development proposal. Below is a picture of the building and a rendering showing how the SLC Mattress Building will connect to the USA Climbing National Training Center.





The original plan was to restore the Salt Lake Mattress Company Building. However, due to significant structural issues, including damaged and shifted brick, uneven floor elevations, and deterioration from the 2020 earthquake, the applicant proposed reconstruction as the best option. The reconstruction will preserve the building's historic placement, elevations, and window patterns, while meeting current seismic and energy codes. It will also improve transparency and pedestrian access on the ground floor. The new building will incorporate salvaged historic materials from the building itself. On January 13, the Community Redevelopment Agency presented a proposal to the City Council to reconstruct the building using concrete masonry clad in the original historic brick, rather than adaptively reusing the building. At the time this staff report, a resolution recommending approving the reconstruction has been transmitted to the CRA Board for consideration at their February 10, 2026, meeting. Staff can update the Planning Commission of the outcome at the February 11 PC Meeting.

Proposed Development



The project includes constructing a climbing training facility, reconstructing the historic Salt Lake Mattress Company building on site, and developing a public plaza at the corner of 300 South and 500 West in the G-MU Gateway-Mixed Use District.

The building form and configuration features an angular geometric design with sharp lines and faceted surfaces. The two buildings will be interconnected. The primary focus of the design is metal panel system with varying degrees of perforation to create visual interest and control light into the climbing facility.

The main structure is organized in an L-shaped configuration, with a public plaza facing 500 West and 300 South. The building is designed to accommodate both indoor and outdoor climbing walls. Glass elements are incorporated into the design to provide visual connections between interior and exterior spaces, allowing views into and out of the building. The development will be a three-story building with a 50,140-square-foot footprint and a total floor area of 99,616 square feet. Of this, 40,674 square feet (81.1%) is designated for active use. The building will cover approximately 53% of the site and will include indoor and outdoor climbing walls, locker rooms, equipment rental and storage areas, office space, two multipurpose rooms for meetings and events, and a dedicated space for national team athletes to train and receive physical therapy.

Quick Facts

Height: Approximately 72 feet

Use: Indoor and Outdoor Recreation Facility

Ground Floor: Indoor and outdoor climbing walls, competition space, strength training areas, café, retail shop, kitchen, restrooms, locker rooms, changing areas, reception, lobby, office and administrative spaces, large training walls, plaza space, event rentals, and storage

Second Floor: Administrative offices, conference room, training walls, atrium overlook, plaza, balcony

Third Floor: Administrative offices, team lounge, multipurpose rooms, lounge areas, physical therapy

Exterior Materials: Perforated metal panels, non-perforated metal panels, opaque backer panels, glass curtain walls, vertical ribbed metal cladding, brick masonry, concrete, metal structural framing, landscaping materials, and metal signage

Review Process & Standards:

- Design Review (21A.59)
- G-MU Zoning Standards (21A.31)
- Design Standards (21A.37

The northeast corner of the project site includes a sunken plaza which is anticipated to accommodate 3,500–5,000 spectators. The plaza features seating for events, play space for children, public art and space for flexible programming. This is indicated near the heart of the graphic shown to the right. The plaza serves as the primary viewing area for USA Climbing-hosted competitions and is available for city-sponsored events and festivals. When not reserved for events, the plaza will be open to the public for daily use. The design maintains controlled access from the plaza to climbing areas to ensure safety and operational requirements.

The building also includes a café that will open up to the Art Campus on Woodbine Court. The Arts Campus, located north of the historic Salt Lake Mattress Building, is a separate CRA project designed as a daily gathering area and part of the Rio Grande District public improvements. See diagram:

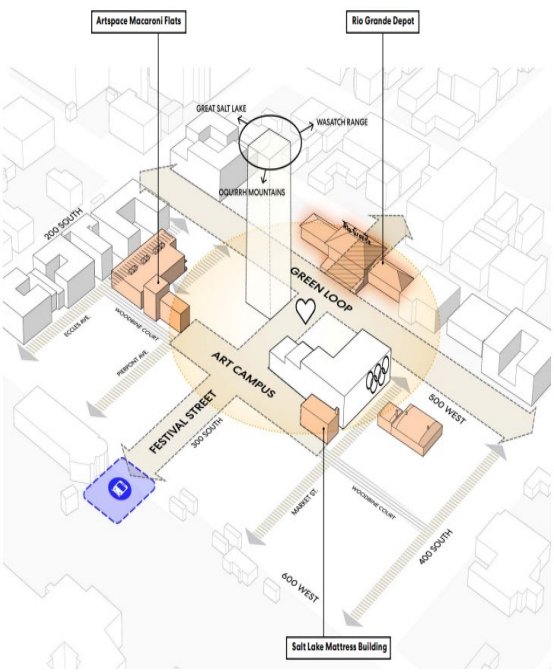




Figure 1.3:
Community wellness programming in the Arts Campus Plaza

A subdivision will be required to finalize the lot lines and to create the future streets. This configuration will be finalized through the subdivision plat process and reviewed at Building Permit. The orange arrows above on the site plan show the future pedestrian connections.

The project requires Design Review approval for modifications to several zoning standards. These modifications are requested to meet the unique, programming and operational requirements of the facility, which differ from those of conventional developments and the future plans for this area.

The G-MU Zone allows modifications to zoning requirements through the design review process, subject to Chapter 21A.59 of the Salt Lake City Code.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission has final decision-making authority for Design Review applications pursuant to Salt Lake City Code Section 21A.59.050. The Planning Commission may approve, approve with conditions, or deny the design review application based on compliance with the applicable standards.

The Commission's review should focus on whether the proposed modifications meet the design review standards and are justified by the unique use of this building as a climbing training facility. Minor modifications to approved plans may be approved administratively by the Planning Director. Substantial changes shall require review and approval through the appropriate process as determined by the Planning Division.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Zoning Standard Modifications

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

The proposed development is generally consistent with the adopted policies within the following plans:

Plan Salt Lake (December 2015)

The USA Climbing National Training Center (NTC) supports Plan Salt Lake's vision for responsible, sustainable growth and placemaking by providing midrise transit-oriented development that creates a diverse mix of uses, building types, and connectivity in the Rio Grande District.

- **Neighborhoods-**The project exemplifies the Neighborhoods guiding principle through its public plaza and outdoor climbing walls that serve as community gathering spaces for social interaction and recreation within walking distance.
- **Growth-**The NTC advances the Growth principle by locating new density in an area with existing infrastructure, contributing to compact development that accommodates population growth responsibly.
- **Parks and Recreation**-The project demonstrates commitment to Parks and Recreation by protecting natural environments while providing accessible outdoor recreation opportunities for all ages and abilities.
- **Preservation-** Through the design and reconstruction of the historic Salt Lake Mattress Company Building, the NTC supports the Preservation guiding principle, honoring the city's past while enabling new development.
- **Beautiful City**- The facility embodies the Beautiful City principle through pedestrian-oriented design and serves as a vibrant community gathering space.
- **Arts and Culture-**The project's design incorporates opportunities for public art and mural treatments on exterior climbing walls and building cladding, creating embedded art that enhances the streetscape and sense of place in the Rio Grande District. Through collaborative coordination between USA Climbing, the CRA, and the Arts Council, the NTC advances

cultural vibrancy by integrating diverse opportunities for artistic expression and community engagement within a world-class sports facility.

- **Equity-** The partnership with USA Climbing ensures equitable community access contributing to the city's 2040 vision for livable, vibrant neighborhoods, recreation opportunities with quality of life for current and future generations.

Downtown Plan (May 2016)

The USA Climbing National Training Center (NTC) supports the Downtown Plan by providing midrise transit-oriented development near the Green Loop and contributing to a vibrant downtown focused on sports and culture. As a catalytic project for the Rio Grande District, the NTC establishes a unique destination for outdoor enthusiasts with world-class climbing facilities while preserving views along 300 and 400 South toward the Rio Grande Depot as a prominent entry feature. The project creates spaces for diverse age groups and interests through its outdoor plaza, competitions, community events, youth training programs, and public facility access, advancing the plan's emphasis on outdoor recreation as a key regional feature. The NTC demonstrates quality architecture while preserving and rehabilitating the historic Salt Lake Mattress Company Building, contributing to downtown's collection of historic buildings. As a major sports venue with transit connections, the facility fosters a vibrant sports and entertainment center capable of hosting national and international climbing events, supporting downtown's role as a destination for diverse interest groups while integrating into the Depot District.

Rio Grande District Vision and Implementation Plan (December 2024)



The Rio Grande District Vision and Implementation Plan is a long-term development road map that encapsulates the vision statement in Plan Salt Lake and the values in the Downtown Plan. The Rio Grande District is envisioned to become a vibrant new downtown destination that encompasses Salt Lake City's past, present, and future, with development that will be dense and prioritize a diverse mix of locally owned restaurants, bars, and shops; world-class sports facilities; and incubation, lab, and office spaces to support the state's growing innovation industries.

The facility's location is at the convergence of extensive multi-modal transportation, with direct adjacent to Salt Lake Central Station. This location maximizes the district's TOD potential and supports the vision of reducing reliance on private vehicles through concentrated high-density development around transit infrastructure. This location will be adjacent to the future planned parking garage to the south. Ground floor retail on Market Street, café on the Arts Campus Plaza, office space on upper floors, and climbing facilities create a genuine mixed-use development. The combination of public-facing uses activates multiple street frontages and supports vibrant street life. The Salt Lake Mattress Company Building will have ground floor retail on Market Street, café on the Arts Campus Plaza, office space on upper floors, and climbing facilities to create a mixed-use building. The rendering below shows what the Rio Grande District could look like in the future when it's built out. mixed-use building. This rendering shows what the Rio Grande District could look like in the future when it's built out



Connect SLC (May 2024)

The site is directly adjacent to Salt Lake Central Station. This location maximizes the district's TOD potential and supports the vision of reducing reliance on private vehicles through concentrated high-density development around transit infrastructure. This location will be adjacent to the future planned shared parking garage to the south. The combination of public-facing uses activates multiple street frontages and supports vibrant street life.

The location of the USA Climbing NTC supports the following Key Moves and Strategies in Connect SLC.

3: Great Networks for Active Mobility
- Strategy 3.1: Improve pedestrian safety and connectivity
- Strategy 3.2: Expand low-stress bicycling networks and micromobility options

4: Transit-Friendly Neighborhoods
- Strategy 4.1: Make transit convenient and reliable
- Strategy 4.2: Nurture inclusive and welcoming transit spaces
- Strategy 4.3: Enhance the urban context to make transit an attractive option

5: Healing the East-West Divide
- Strategy 5.1: Develop a community-driven east–west transportation strategy
- Strategy 5.3: Reclaim spaces to serve community and function at a human scale
- Strategy 5.4: Develop equitable, connected neighborhoods where prosperity is shared

7: Places for People
- Strategy 7.1: Leverage private investment in high growth areas and establish a Green Street network
- Strategy 7.2: Promote connectivity at the block level to create walkable districts

8: Operationalize Complete Streets
- Strategy 8.1: Develop shared goals and accountability for Complete Streets design and management

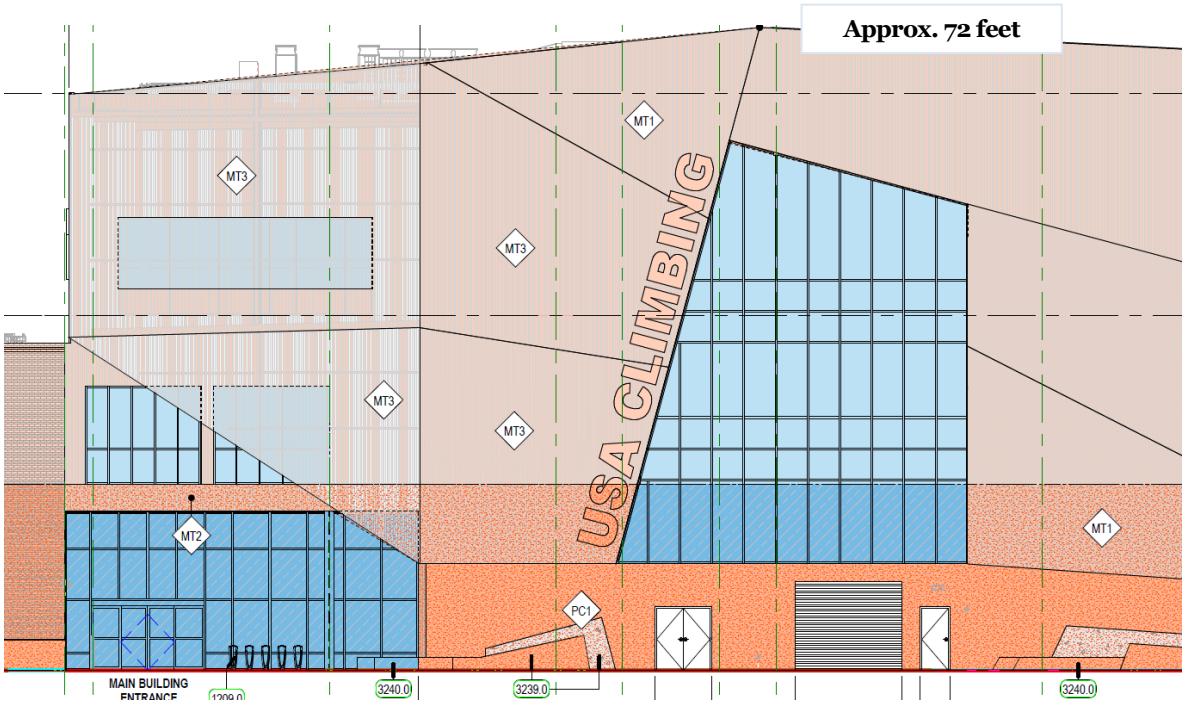
Consideration 2: Zoning Standard Modifications

Design Review approval is required to allow the following modifications to the Gateway Mixed Use zoning standards:

1. **Residential Units (21A.31.020.B.2):** Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage. This requirement can be modified or waived through a Design Review process.

Discussion: The USA Climbing National Training Center requires substantial floor area dedicated to climbing walls, training spaces, and athletic services and elements fundamentally different from residential development. The specialized nature of a national-level athletic facility justifies modifying the 50% residential requirement. The project delivers significant public benefit as the headquarters for the national governing body of Olympic competition climbing, serving as a catalytic development that anchors the Rio Grande District redevelopment as discussed above.

2. **Minimum Building Height (21A.31.020.C):** G-MU zoning requires a minimum building height of 75 feet. As shown in the attached elevations the height of the building is approximately 72 feet tall, which is a 3-foot reduction from the required minimum height.



Discussion: The requested 3-foot height reduction is consistent with the Rio Grande District plan, which emphasizes massing strategies that transition building heights to respect the scale of adjacent historic structures. The building will step down to the Salt Lake City Mattress Company building, which is 38 feet tall, maintaining a harmonious streetscape and supporting the district's architectural cohesion. Staff find the reduction in height is justified and support the intent of the district plan.



Land Use and Urban Form

5.4 Heights

Maximum height limits establish a neighborhood fabric that is sculpted, with heights ramping up to the Festival Street and stepping down to the surrounding neighborhood.

Standards

1. **Maximum Height:** The height of buildings shall not exceed the applicable maximum height as shown in **Figure 5.9 and Table 17.**

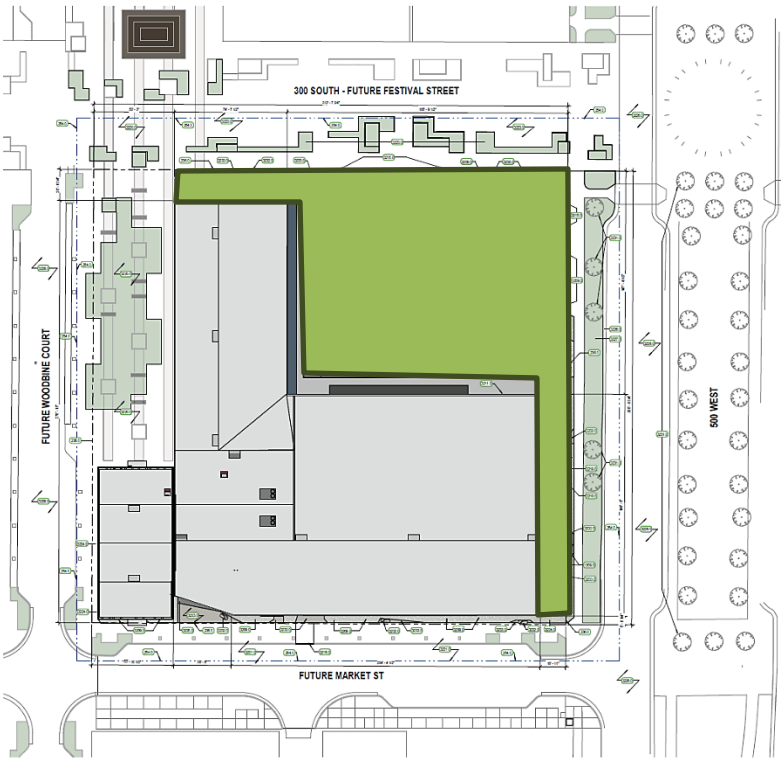
BLOCK ID	MAXIMUM HEIGHT ENVELOPES
A	400 Feet / 150 Feet
B	75 Feet
C	150 Feet
D	200 Feet
E	260 Feet
F	300 Feet / 200 Feet
G	180 Feet / 120 Feet

Table 17: *Maximum Heights Table*

2. **Ground Floor Heights:** Ground floor with non-residential uses shall be a minimum of 15 feet, clear height between finished floor and finished ceiling. Ground floor residential units shall be a minimum of 2 feet above the adjacent sidewalk, with ADA compliant access provided for accessible units.

Figure 5.9: *Maximum Height Diagram*

3. **Yard Requirement (21A.31.020.E):** The applicant requests a modification to the front yard setback requirements to accommodate the proposed plaza. Relief is sought from E.1, which establishes a maximum setback of 10 feet for up to 30% of the building facade. The proposed development incorporates deeper setbacks along both street frontages to allow for the plaza and pubic space. These setbacks exceed both the standard 10-foot maximum and the 30% of facade threshold. The yard area along the street frontages is shown in green below:
   - Along the North frontage (300 South - Future Festival Street), the applicant proposes a 20'-6¾" setback for 80' - 2" of the 292' - 4 ½ total facade length. Plaza Space from 300 South approx.: 136' - 11 1/2"
   - Along the East frontage (500 West), a 17'-6⅜" setback is proposed for 131'-10 ½ " of the 273' - 6 ¾" total facade length. Plaza Space from 500 west approx.: 159' - 10 1/2"



Discussion: The L-shaped building configuration, combined with the deeper setbacks on the north and east frontages, push the bulk of the building away from the street while creating space for the public plaza. This massing approach establishes the plaza, rather than the building itself, as the defining element at the corner of 300 South and 500 West. The plaza functions as a community gathering space and primary venue for USA Climbing competitions and city-sponsored events, activating the public realm and creating pedestrian-oriented streetscapes on both frontages. The L-shaped configuration also respects the scale of existing structures while maintaining appropriate street enclosure. Staff finds deeper setbacks are justified by the public benefit of the plaza and the building's responsive relationship to the district's vision for vibrant, human-scale public space and the planned cross sections of both 300 south and 500 west.

4. **Ground and Upper Floor Glass Percentage:** A reduction is requested from the required glass percentage standards for both ground-level and upper-floor facades. The plans indicate the ground floor glass in sky blue and the upper floor in a lighter blue. The street-facing facades are the North and East Elevations; the others are included for reference. The calculations for the ground- and upper-floor glass are shown below, along with a legend and the elevations for reference.

Ground Floor Glass Requirement (21A.37.050C1) : 60%

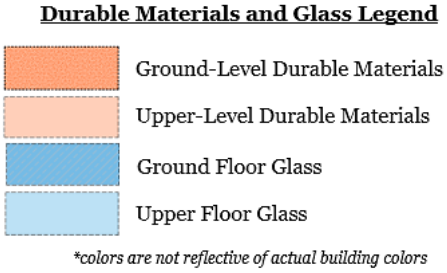
North Elevation: 21.8% (38.2% below requirement)
East Elevation: 17.5% (42.5% below requirement)
South Elevation: 23% (37% below requirement)
West Elevation: 16.9% (43.1% below requirement)

Upper Floor Glass Requirement (21A.37.050C2) 40%

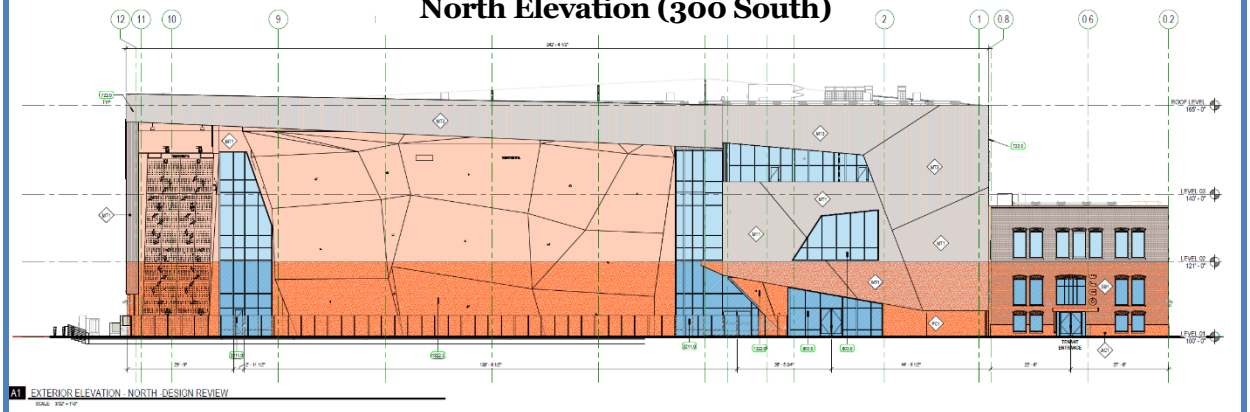
North Elevation: 14.0% (26% below requirement)
East Elevation: 11.5% (28.5% below requirement)
South Elevation: 17% (23% below requirement)
West Elevation: 4.4%(35.6% below requirement)

Discussion: The climbing facility requires solid walls between 40 and 60 feet tall to support climbing structures and ensure structural integrity. Reduced glass is necessary for functionality rather than design preference. The design fulfills the standards intent by highlighting exterior climbing walls and incorporating a variety of durable materials, including perforated and non-perforated metal panels, opaque backer panels, glass curtain walls, vertical ribbed metal cladding, brick masonry, concrete, and metal structural framing with horizontal panel breaks. The facility also features varied roof pitches and heights, planted wall elements, and strategically placed windows of different sizes and heights to enhance visual interest and provide views. These features create visual richness and encourage pedestrian engagement while meeting operational requirements. Staff concludes that the reduced glass is appropriate given the building's specialized use as a climbing training center. For this design review, the North and East elevations are street-facing. The materials legend is shown below for reference:

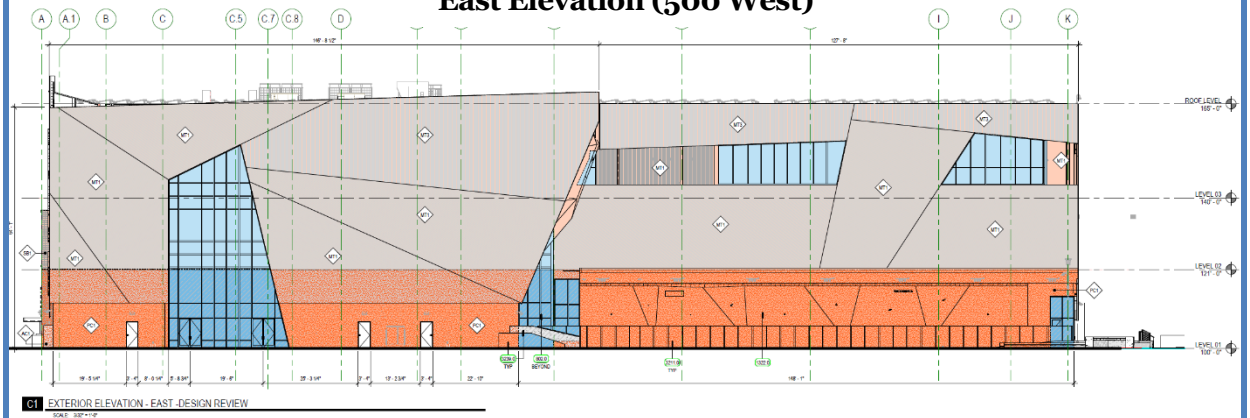
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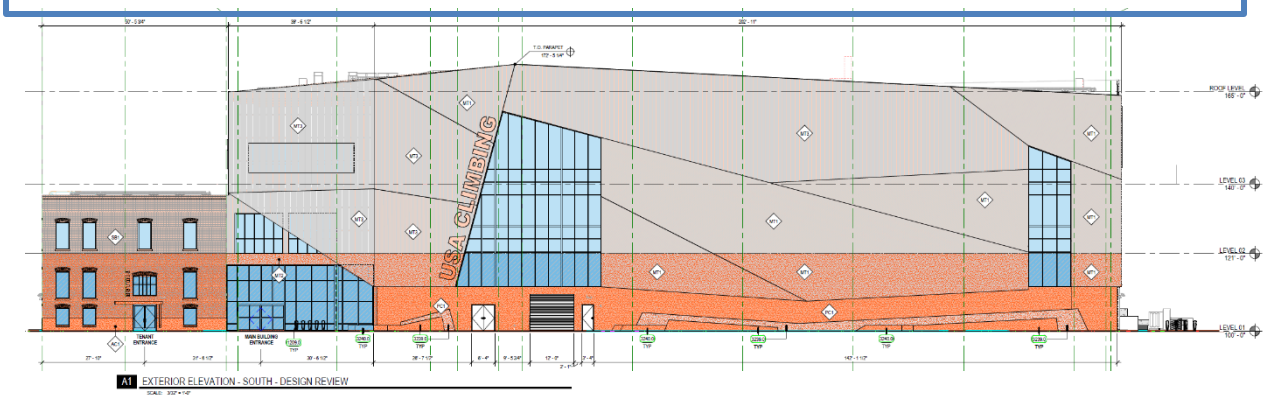
North Elevation (300 South)



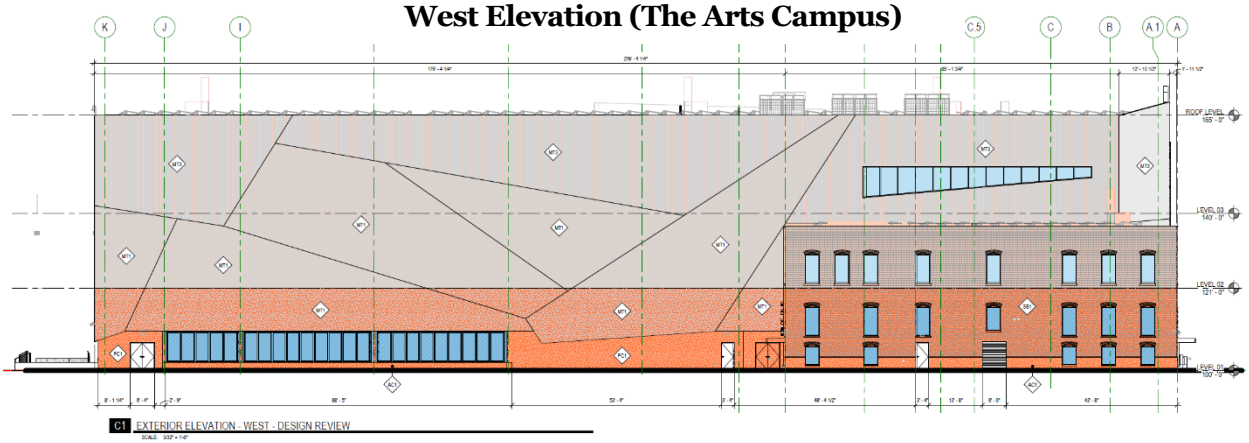
East Elevation (500 West)



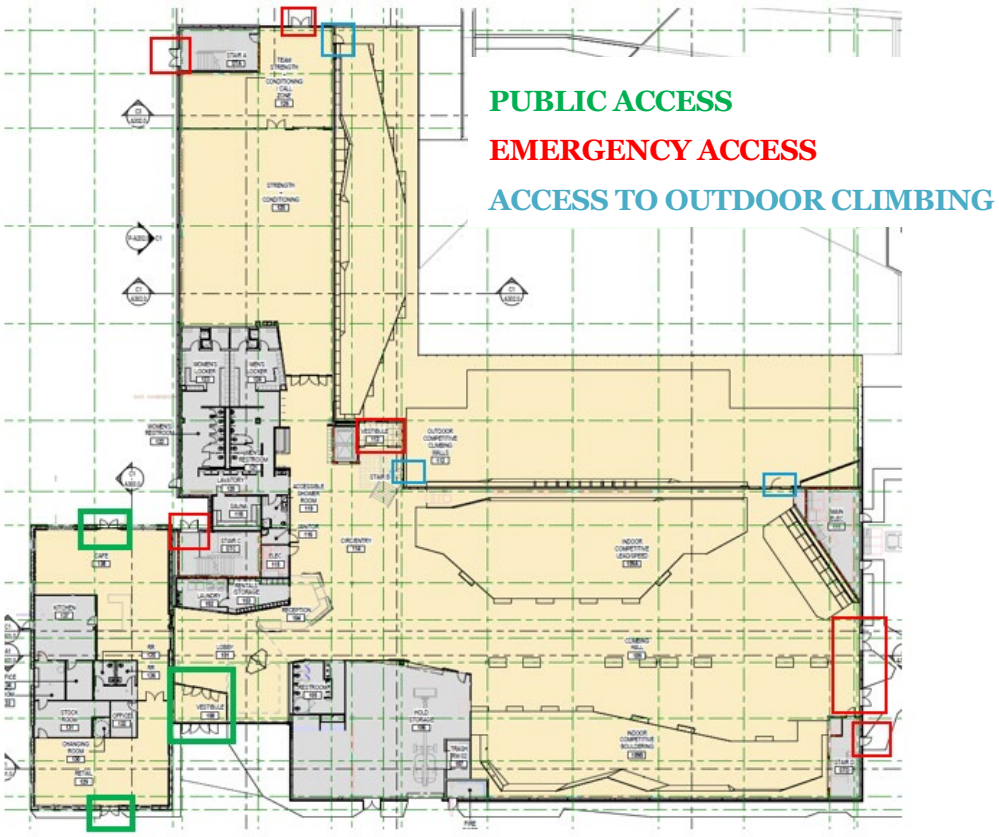
South Elevation (Future Market Street)



West Elevation (The Arts Campus)



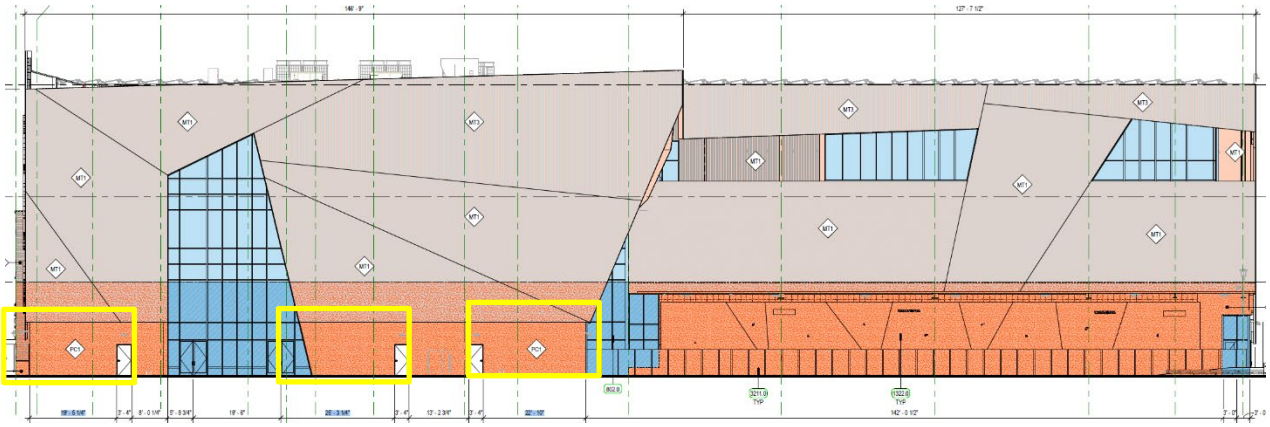
5. **Building Entrance Frequency (21A.37.050D)**: Building Entrance Frequency (21A.37.050D): The applicant requests a modification to the 40-foot entrance spacing requirement, which would otherwise require six entrances on the north facade and seven on the west facade, resulting in a deficiency of nine entrances. The graphic below indicates public entrances in green. The main and retail entrances are located on Market Street. Access from 300 South is available through the Arts Campus and the Café. Emergency access is shown in red, and access to the outdoor area is in blue. While additional doors may be opened to the public in some cases, this layout is necessary for safety and operational requirements as a national Olympic training facility .



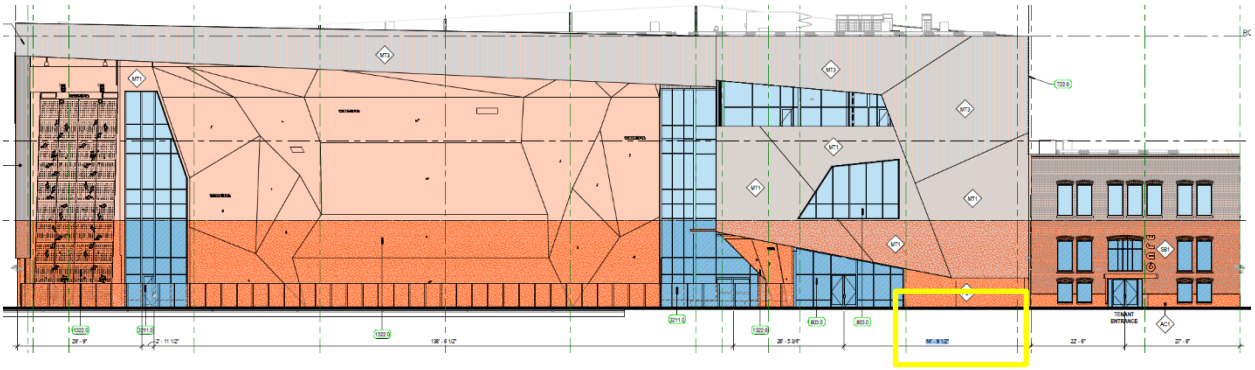
Discussion: As a climbing gym and training center, the facility requires controlled access points for member check-in, liability management, safety monitoring, and security. The 40-foot spacing requirement is intended for mixed-use buildings to promote access and pedestrian activity. This intent is incompatible with a specialized recreational facility that operates a program requiring access control. The proposed entrance plan consists of the primary public entrance on Market Street (south)a secondary entrance to the offices and cafe through the Salt Lake City Mattress Company Building (west) an entrance to the retail space (South) and a controlled access point to the outdoor climbing area (north) and emergency egress on 300 south and 500 west. There are other doors shown on the plans, but they serve as back-of-house operations and for services

6. **Blank Wall Standards (21A.37.050E):** The standard requires that ground-floor walls facing streets cannot have long stretches without visual interest (windows, doors, art, or architectural details). The maximum allowed length in the G-MU Zone is 15 feet. The following are requested:

- East Façade (500 west): There are three sections of blank wall space on the east elevation, the measurements are 19'-5 1/4", 25'- 3 1/4" and 22'-10". The areas are shown highlighted below



- North Facade (300 South/Future Festival Street): There is one section of blank wall space on the north elevation, the measurement is 44' - 9 1/2". The areas are shown highlighted below



Discussion: The Blank Wall standards aim to prevent large expanses of blank facades at ground level. promote pedestrian-friendly, visually interesting streetscapes. However, the specialized nature of the climbing training facility creates a legitimate functional need for solid, uninterrupted walls. Exterior walls provide structural support for interior climbing surfaces (40-60+ feet tall). The solid exterior walls are a structural necessity. Per the CRA lease requirements, the applicant must coordinate with the Arts Council on Public Art to fill this space, and there will be trees along the sidewalks and parkstrips to break up the space, as well as landscaping and planters along the walls for visual interest. It's also important to note that the landscaping on the existing and current streets will follow the street design standards outlined in the Rio Grande District Vision and Implementation Plan

7. **Street-Facing Façade Length (21A.37.050F):** The applicant requests permission to exceed the standard maximum length of 200 feet for street-facing facades. Facade measurements are as follows:
   - 300 south: North Façade Length: approx. 292' - 4 1/2"
   - 500 west: East Façade Length: approx. 273' - 6 3/4"

Discussion: The facade length includes all portions of the building that face the street. In this case, the L-shaped building and deeper street setbacks reduce the perceived length of the street-facing facades. While the facades extend approximately 290 feet along 300 South and 274 feet

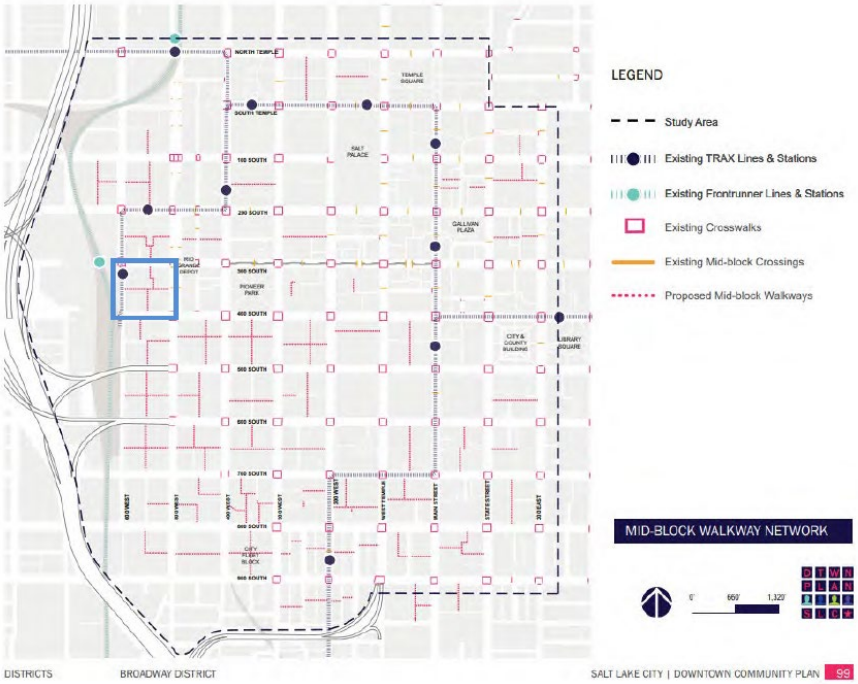
along 500 West, exceeding the 200-foot maximum, the building does not appear as a continuous wall due to its setback for the public plaza. The building sections near 300 South measure about 77 feet, and those near 500 West measure about 148 feet, both of which are below the 200-foot maximum.

By establishing the plaza as the defining element at the street corner rather than the building itself, the setbacks create a psychological buffer that shortens the perceived length of the facades. Additionally, the L-shaped massing pushes the bulk of the building toward the interior of the site, concentrating the building's mass away from the street frontages and ensuring that pedestrians experience the more articulated and thinner edges of the L-shape. The combination of the plaza setback, interior-focused massing, and the naturally segmented L-shaped footprint creates a design that feels proportionate and human-scale despite the building's extensive street frontage, consistent with the Rio Grande District's vision for vibrant, pedestrian-oriented public spaces

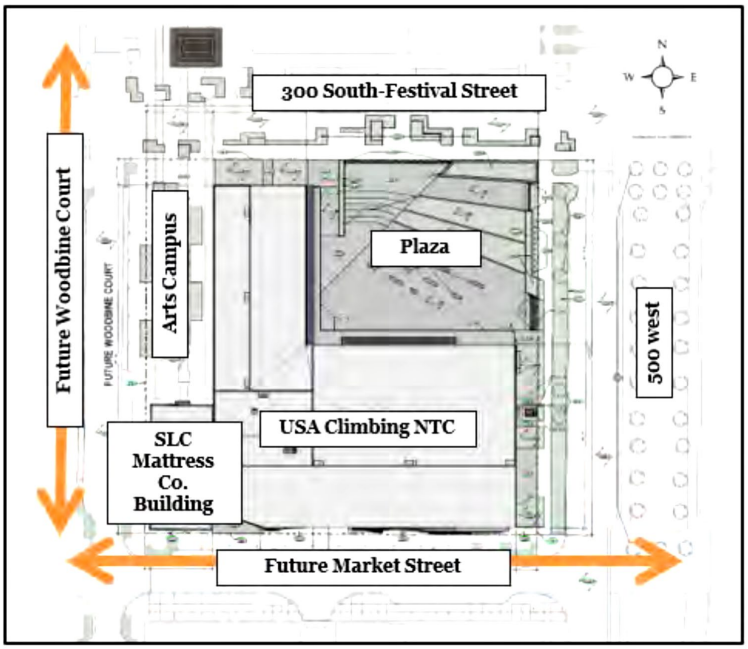
8. **Horizontal articulation (21A.37.050S):** The applicant requests a modification to the horizontal articulation standards due to the specific use of the building, as it does not allow the standard architectural features outlined in the code.

Discussion: The code requires horizontal articulation to be achieved through specific architectural features including bay windows, recessed entrances or windows with canopies or awnings, niches, gate openings, porches, or colonnades. The applicant is requesting a modification to this requirement due to the nature and use of the building, as the proposed design does not align with any of the standard articulation features outlined in the ordinance. Staff recommend approval of the modification request based on the unique operational requirements of the proposed use. Additionally, staff finds that the building design meets the intent of the standard with the varied angular lines, changes in materials and color, and large windows.

9. **Midblock Walkways (21A.31.010.E)** Midblock walkways are required in the G-MU zone when identified on the Downtown Plan. The applicant at this time is requesting a waiver of this requirement due to future plans for streets in this area. The block is highlighted in blue below:



Discussion: The CRA plans to establish midblock walkway connections through two new public streets, Future Market Street and Future Woodbine Court, as identified in the Rio Grande Vision and Implementation Plan. These streets plan to be plated and dedicated as public rights-of-way next year upon acquisition of the property to the west, with sidewalks that accommodate the midblock walkway connections.



The applicant is designing the project in anticipation of these future streets by activating the south and west building facades with pedestrian-friendly features, including wall plantings, street trees, building entries, a café, public art areas, and retail space in the renovated Salt Lake Mattress Building. The east-west midblock connection will be established on Market Street, while the north-south connection will be activated through Woodbine Court's Art Campus. The orange arrows below indicate the pedestrian connections that will exist on the site. Future connections will include Market Street and Woodbine Court to the Arts Plaza. This creates a pedestrian network that will link the USA Climbing facility to the surrounding neighborhood and cultural district through the Arts Plaza.

Summary

Staff support the requested modifications to the zoning and design standards for this development. The USA Climbing National Training Center represents a unique, specialized use that serves a legitimate public benefit as a national-level athletic training facility and headquarters for USA Climbing. While the proposed design requires relief from eight zoning standards, the project achieves the underlying intent of those standards through thoughtful design strategies. The expansive public plaza activates the street corner and provides community gathering space; the L-shaped massing, varied roof pitches, angular windows, sloped walls, and materials create visual richness and pedestrian engagement; and the strategic placement of the building away from the street frontage establishes a human-scale, active streetscape consistent with the Rio Grande District vision. Staff finds that the proposed modifications are directly tied to the facility's core function, that the design thoughtfully addresses the intent of the standards despite operational constraints. Staff recommends the Planning Commission approve the Design Review application as presented.

STAFF RECOMMENDATION

Based on the analysis and compliance with applicable Design Review standards, Planning Staff recommends that the Planning Commission approve the Design Review application for the USA Climbing National Training Center.

NEXT STEPS

Approval of the Request

If the Planning Commission approves the Design Review application, the applicant may proceed with the following additional steps:

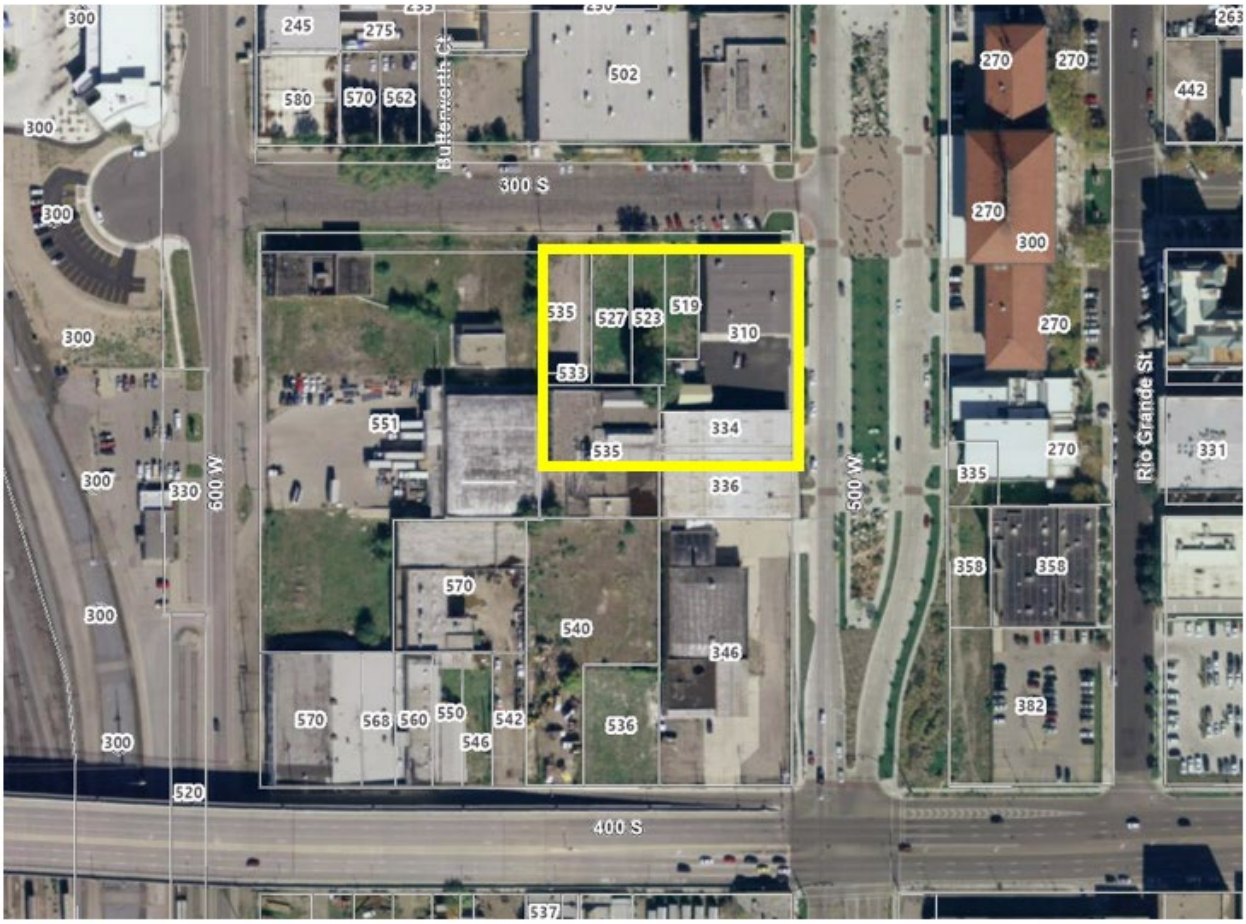
1. **Subdivision:** A subdivision will be required to finalize the development configuration.
2. **Department Comments:** The applicant must follow and complete any outstanding department review comments and conditions.
3. **Public Art Requirement:** The CRA's public art policy applies to this project. The applicant must coordinate with the Arts Council through the CRA to develop and implement a public art plan that satisfies their requirements.
4. **Sustainability Requirement:** The CRA's sustainably policy applies to this project. The applicant must coordinate with the CRA to satisfy their requirements.

Denial of the Design Review Request

If the Planning Commission denies the Design Review application, the applicant would have the following options:

1. **Appeal:** The applicant may appeal the Planning Commission's decision to the City Council within ten (10) days of the decision date, as provided in Salt Lake City Code Section 21A.59.050.
2. **Revised Application:** The applicant may revise the design to address the Planning Commission's concerns and resubmit a new Design Review application. This would require payment of applicable fees and would restart the review process.
3. **Development Under Base Zoning:** Without Design Review approval for the requested modifications, any development on the site would need to comply with all underlying Gateway Mixed Use (G-MU) zoning standards.

ATTACHMENT A: Vicinity Map



Subject Property

N

ATTACHMENT B: Plan Set and Narrative

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT
801.575.8800
VCBO.COM

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT
435.522.7070

USA CLIMBING NATIONAL TRAINING CENTER

535 W 300 S, SALT LAKE CITY, UT 84101
USA CLIMBING

VCBO NUMBER: 23310.00

DESIGN REVIEW
JANUARY 22, 2026



USA CLIMBING

MARC NORMAN
CEO - USA CLIMBING
marc@usaclimbing.org
3017 E. KEMPNER RD.
SALT LAKE CITY, UT 84109
801.277.2525

STEPHEN M. BROWN
PRESIDENT - MILLCREEK CONSULTING & DEVELOPMENT
sbrown.millcreek@comcast.net

ARCHITECT

BRENT TIPPETS
VCBO ARCHITECTURE
btippets@vcbo.com
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

STRUCTURAL ENGINEER

BRETT GOODMAN
BHB ENGINEERS
Brett.Goodman@bhbengineers.com
2766 SOUTH MAIN ST.
SALT LAKE CITY, UT 84115
801.355.5656

MECHANICAL ENGINEER

STEVEN SHEPHERD
SPECTRUM ENGINEERS
STEVEN.SHEPHERD@SPECENG.COM
324 S STATE ST, SUITE 400
SALT LAKE CITY, UT 84111
801.328.5151

ELECTRICAL ENGINEER

MATTHEW HAVERKAMP
SPECTRUM ENGINEERS
MATT.HAVERKAMP@SPECENG.COM
324 S STATE ST, SUITE 400
SALT LAKE CITY, UT 84111
801.328.5151

CIVIL ENGINEER

RYAN KHODL
TALISMAN CIVIL CONSULTANTS
ryank@talismancivil.com
1588 S MAIN STREET, STE 200
SALT LAKE CITY, UT 84115
801.743.1308

CONSTRUCTION MANAGER/GENERAL CONTRACTOR

RICH EVANS
OKLAND CONSTRUCTION
rich.evans@okland.com
1978 S W TEMPLE ST
SALT LAKE CITY, UT 84115
801.486.0144

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFITIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

GENERAL NOTES CONT.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
32. UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE SALT LAKE CITY STANDARD DETAILS.
33. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

UTILITY NOTES

1. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
2. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
3. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
4. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
5. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
6. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
7. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
8. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
9. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
10. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
12. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
15. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
16. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
17. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
18. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
21. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
22. ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

LEGEND

SYMBOL/LINETYPE	DESCRIPTION
	LIMITS OF DISTURBANCE
x	EXISTING FENCE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
	EXISTING FIRE HYDRANT
E	EXISTING ELECTRICAL BOX
	EXISTING LIGHT POLE
T	EXISTING TELECOMMUNICATIONS VAULT
MH	MISCELLANEOUS MANHOLE
S	EXISTING SANITARY SEWER MANHOLE
GM	EXISTING GAS METER
	EXISTING STORM DRAIN DROP INLET
SS	EXISTING SEWER PIPE
SD	EXISTING STORM DRAIN PIPE
W	EXISTING WATER PIPE
	PROPERTY LINE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING SIGN
MB	EXISTING MAIL BOX
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	PROPOSED OBJECT MARKERS SIGN
	PROPOSED CATCH BASIN
SD	PROPOSED STORM DRAIN LINE
x	PROPOSED FENCE
	ROAD CENTERLINE
	UTILITY DEMO
	PROPOSED CURB AND GUTTER

HATCH LEGEND	
EXISTING BUILDING	
EXISTING CONCRETE	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED BUILDING	

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23310.00
CLIENT NUMBER: 00000
DATE: JANUARY 21, 2026

TALISMAN
CIVIL CONSULTANTS

REV	DATE	DESCRIPTION

USA CLIMBING NATIONAL TRAINING CENTER

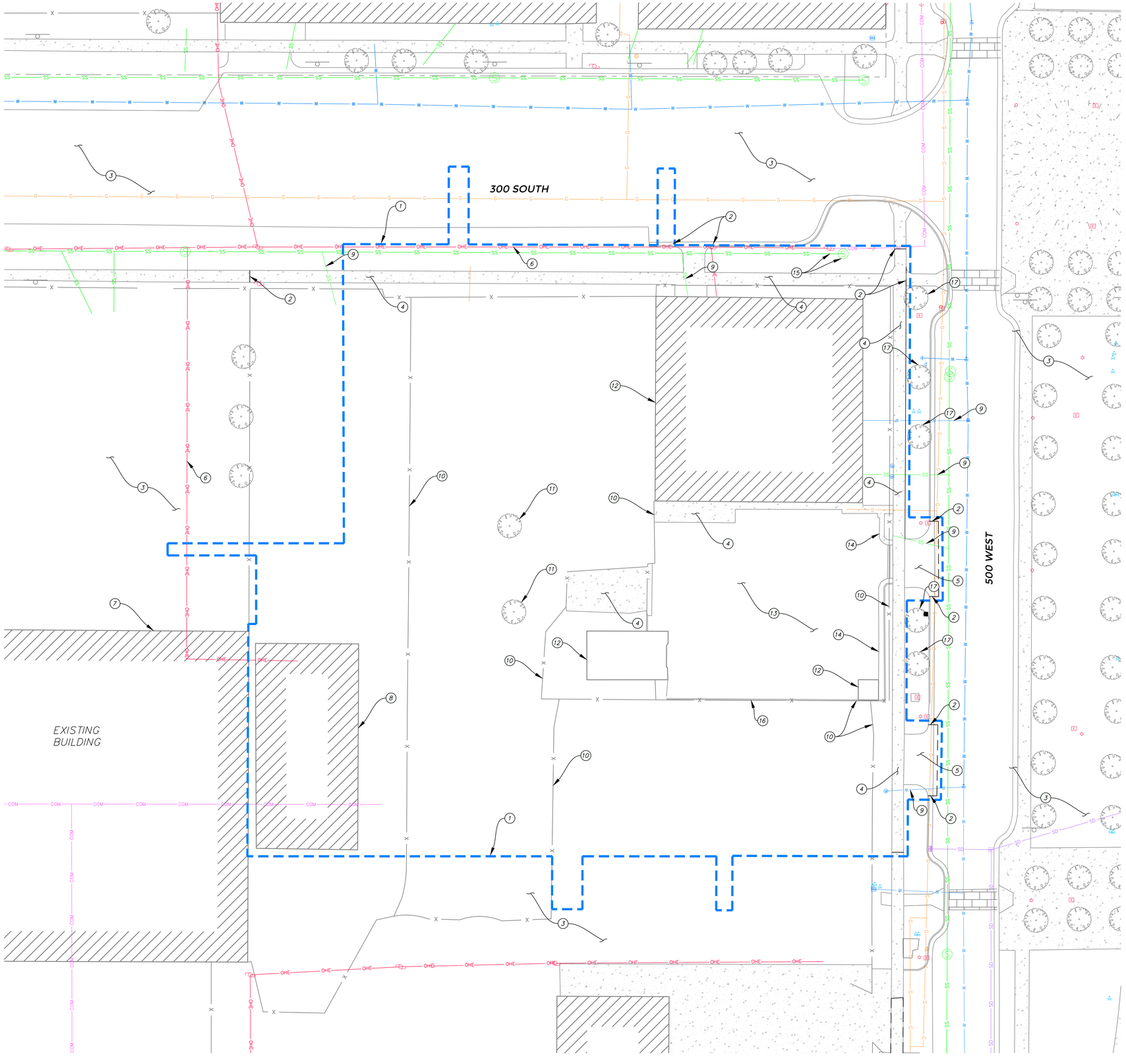
535 W 300 S, SALT LAKE CITY, UT 84101

DESIGN DEVELOPMENT

GENERAL NOTES

C001

CALL 811 BEFORE YOU DIG
811 BLUE STAKES OF UTAH
811 BIRDING PARTNER



DEMOLITION NOTES

GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY THEMSELVES AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.
3. CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.
5. PRIOR TO PERFORMING ANY WORK OR STAGING ANY MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, A PERMIT TO WORK IN THE PUBLIC WAY MUST BE OBTAINED BY A STATE LICENSED, STATE BONDED AND INSURED CONTRACTOR. PERMITS AVAILABLE AT SLC.GOV.

KEYNOTES

1. APPROXIMATE LIMITS-OF-DISTURBANCE.
2. SAWCUT TO PROVIDE SMOOTH CLEAN EDGE.
3. PRESERVE AND PROTECT EXISTING IMPROVEMENTS BEYOND LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR REPLACING DAMAGED IMPROVEMENTS.
4. REMOVE AND PROPERLY DISPOSE OF CONCRETE
5. REMOVE AND PROPERLY DISPOSE OF DRIVE APPROACH
6. EXISTING OVERHEAD POWER TO BE BURIED AS PART OF RIO GRANDE PROJECT
7. PRESERVE AND PROTECT EXISTING BUILDING
8. EXISTING BUILDING TO REMAIN AND BE RESTORED. SEE ARCHITECTURAL PLANS.
9. EXISTING LATERAL TO BE ABANDONED/KILLED PER SLCPU STANDARDS.
10. REMOVE AND PROPERLY DISPOSE OF FENCE
11. REMOVE AND PROPERLY DISPOSE OF TREE
12. REMOVE AND PROPERLY DISPOSE OF BUILDING
13. REMOVE AND PROPERLY DISPOSE OF ASPHALT
14. REMOVE AND PROPERLY DISPOSE OF CURB AND GUTTER
15. EXISTING SEWER MANHOLE AND SEWER MAIN TO BE REMOVED AND REPLACED AS PART OF RIO GRANDE PROJECT
16. REMOVE AND PROPERLY DISPOSE OF CURB WALL
17. PRESERVE AND PROTECT EXISTING TREES. TREE PROTECTION ZONE TO BE ESTABLISHED ACROSS ENTIRE WIDTH OF PARKWAY WITH 6' CHAIN LINK FENCE PER SLC URBAN FORESTRY PRESERVATION POLICY.

CALL 811 BEFORE YOU DIG — BLUE STAKES OF UTAH

SCALE
HORIZONTAL: 1" = 20'
0 10' 20' 30'

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REV	DATE	DESCRIPTION

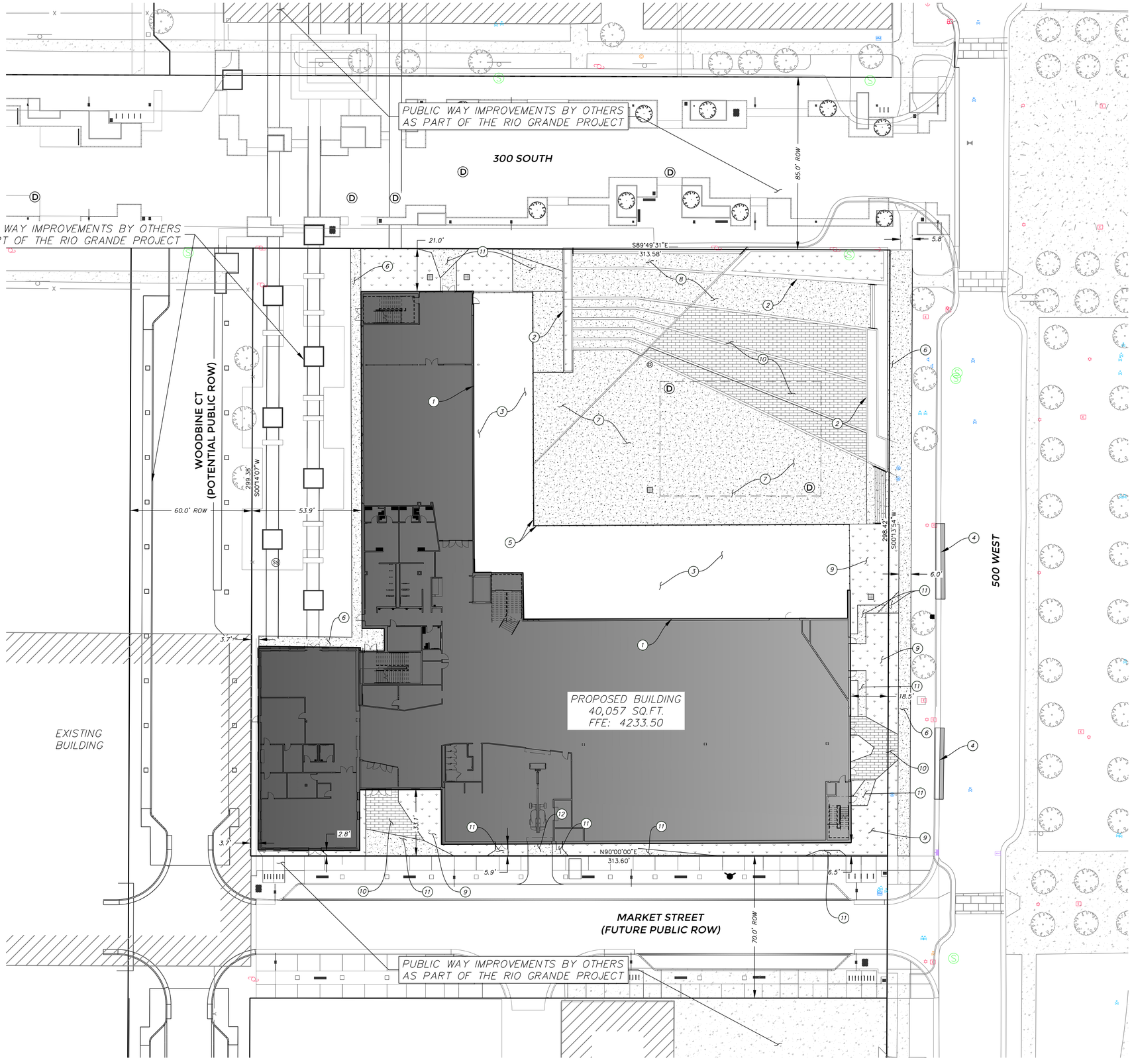
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DESIGN DEVELOPMENT

DEMO PLAN

C100



SITE NOTES

GENERAL NOTES

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. NO PHASING IS ANTICIPATED FOR THIS PROJECT.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

1. PROPOSED BUILDING
2. CONCRETE PLANTER BOX. SEE LANDSCAPE PLANS.
3. CLIMBING WALL ENCLOSURE. SEE ARCHITECTURAL PLANS.
4. TYPE A CURB AND GUTTER PER APWA #205.1
5. CLIMBING WALL FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. SIDEWALK PER APWA #231
7. CONCRETE PLAZA WITH VEHICULAR LOADING. SEE DETAIL A ON C700.
8. CONCRETE PLAZA WITH PEDESTRIAN LOADING. SEE DETAIL B ON C700. FOR STAIR DETAIL SEE ARCHITECTURAL PLANS.
9. LANDSCAPING. SEE LANDSCAPING PLANS.
10. PAVERS. SEE LANDSCAPING PLANS.
11. CONCRETE SIDEWALK. SEE LANDSCAPING PLANS FOR FINISH DETAILS.
12. CONCRETE APRON WITH VEHICULAR LOADING. SEE DETAIL A ON C700.

NOTE:
PROPOSED PROPERTY LINE TO BE CREATED THROUGH LOT CONSOLIDATION OR PLATTING PROCESS AS PART OF THE RIO GRANDE PROJECT.

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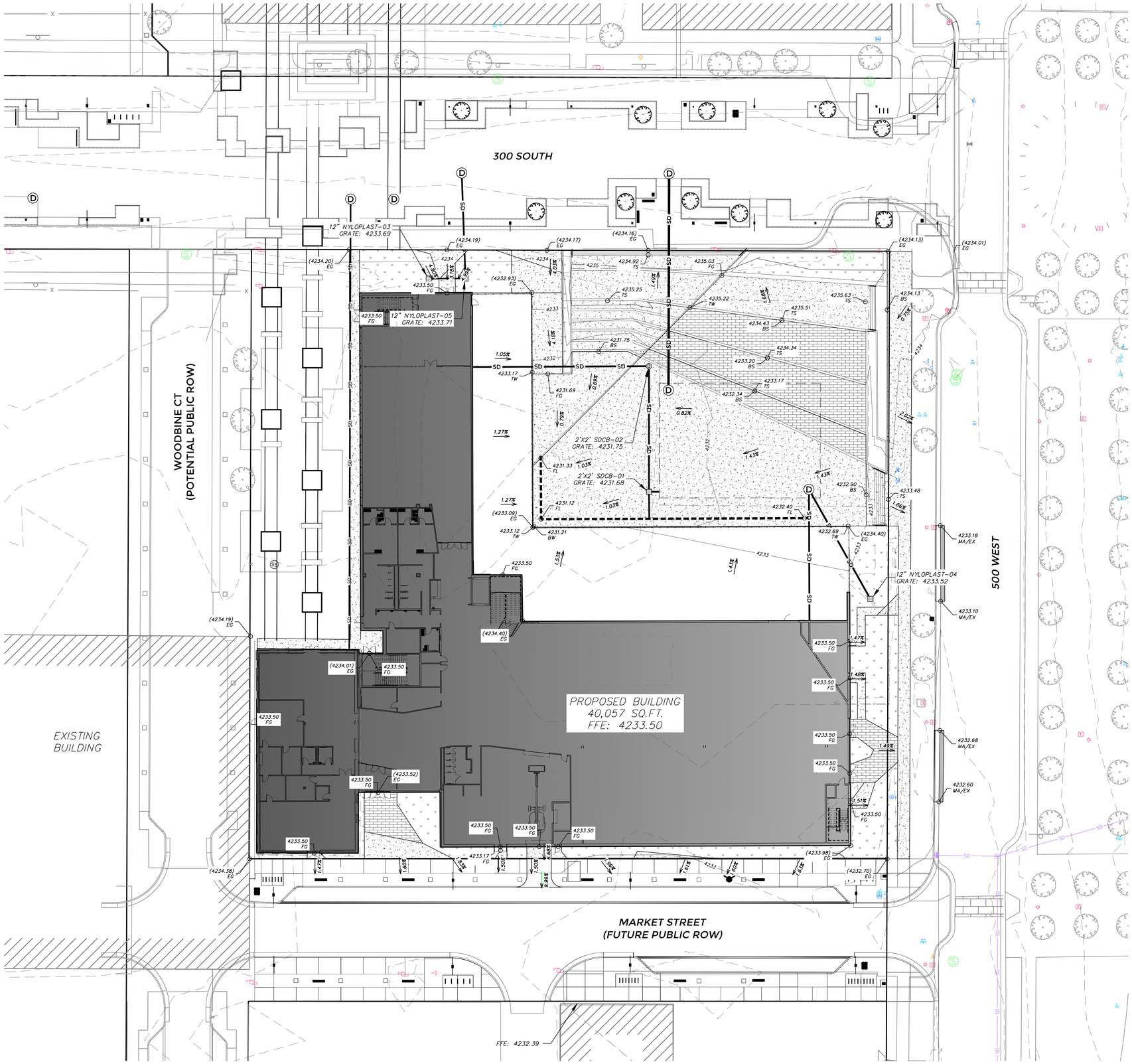
DESIGN DEVELOPMENT

SITE PLAN

C200

SCALE
HORIZONTAL: 1" = 20'
0 10' 20' 30'

811 DIG TEST BEFORE YOU DIG
SITE DIGGING PROTECTION



GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 96% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS C-600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
7. SITE STORMWATER MUST BE COLLECTED ON SITE AND ROUTED TO THE PUBLIC STORM DRAIN SYSTEM OR GUTTER. STORMWATER CANNOT DISCHARGE ACROSS PROPERTY LINES OR PUBLIC SIDEWALKS.

ABBREVIATIONS

BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
SW	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TS	TOP OF STEP
TW	TOP OF WALL
TFC	TOP FLUSH CURB

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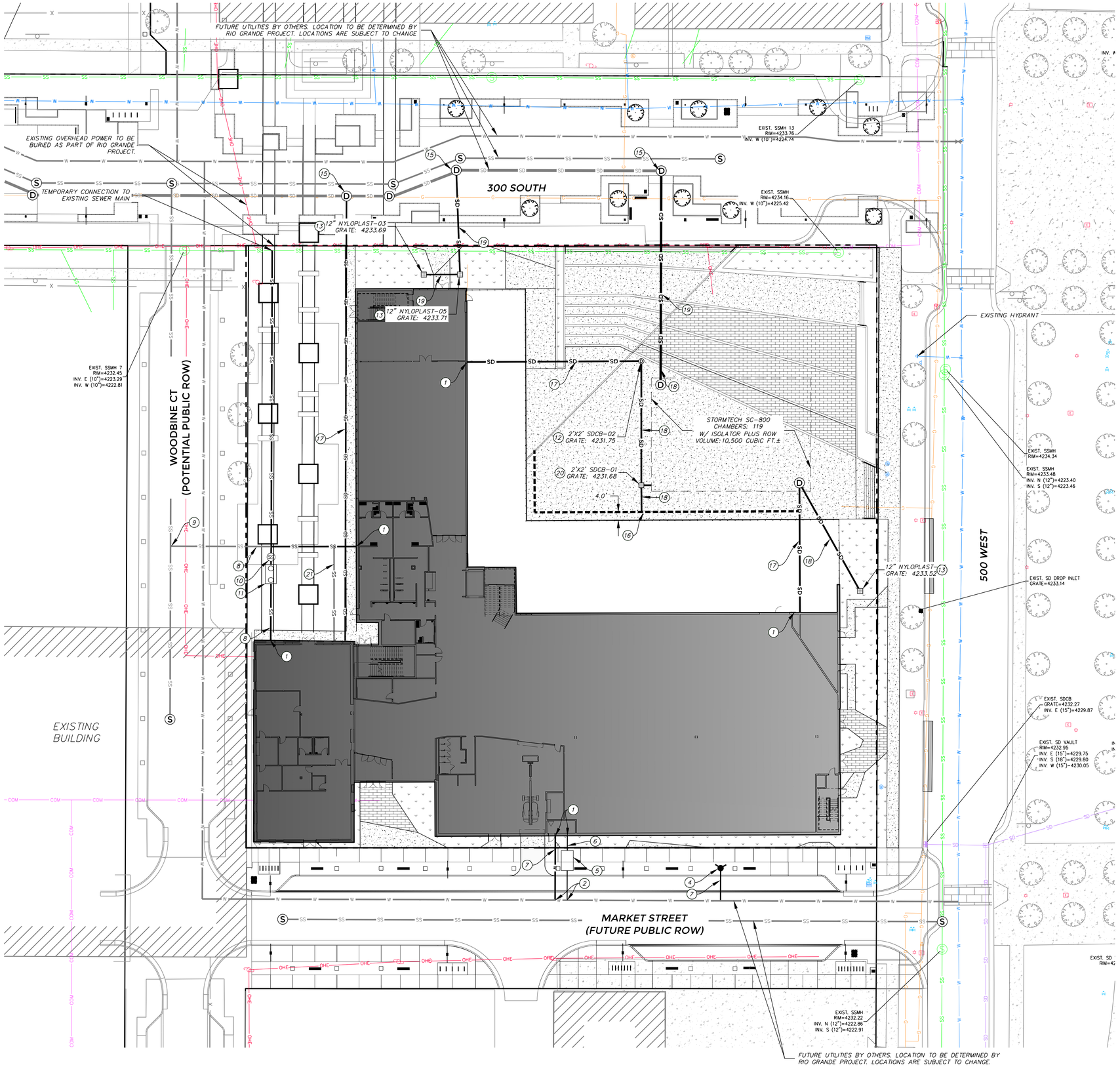
DESIGN DEVELOPMENT

GRADING PLAN

C300

SCALE
HORIZONTAL: 1" = 20'
0 10' 20' 30'

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811 BLUE STAKES OF UTAH
811 BINDING PARTNER



UTILITY NOTES

GENERAL NOTES

1. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH PLUMBING AND ELECTRICAL DRAWINGS.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM SALT LAKE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
3. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
4. ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
5. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.
6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
7. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
8. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
9. SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.
10. SITE STORMWATER MUST BE COLLECTED ON SITE AND ROUTED TO THE PUBLIC STORM DRAIN SYSTEM OR GUTTER. STORMWATER CANNOT DISCHARGE ACROSS PROPERTY LINES OR PUBLIC SIDEWALKS.
11. POWER COMPANY, GAS COMPANY, AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE SLCDPU UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
12. ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1.
13. PRESSURIZED CONNECTIONS TO THE PUBLIC STORM DRAIN SYSTEM ARE NOT ALLOWED.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

1. SEE PLUMBING PLANS FOR CONTINUATION.
2. CONNECT TO FUTURE WATER MAIN.
3. CONNECT TO FUTURE STORM DRAIN.
4. FIRE HYDRANT ASSEMBLY PER APWA 511 & SLCPU STANDARD PRACTICES
5. 3" WATER METER PER APWA #523, APWA #505, & SLCPU STANDARD PRACTICES.
6. 3" PVC C900 WATER LINE.
7. 8" PVC C900 PIPE FIRE LINE.
8. 6" SANITARY SEWER LATERAL.
9. CONNECT TO FUTURE SANITARY SEWER MAIN.
10. SAMPLING MANHOLE
11. GREASE TRAP
12. 2'X2' CATCH BASIN PER APWA #332 W/ SOLID LID
13. NYLOPLAST LANDSCAPE DRAIN
14. UNDERGROUND DETENTION SYSTEM
15. CONNECT TO FUTURE STORM DRAIN
16. TRENCH DRAIN
17. 8" HDPE ROOF DRAIN
18. 8" HDPE STORM DRAIN PIPE
19. 12" HDPE STORM DRAIN PIPE
20. 2'X2' CATCH BASIN PER APWA #332 W/ GRATED LID
21. 4" SANITARY SEWER LATERAL

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DESIGN DEVELOPMENT

UTILITY PLAN

C400

SCALE
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0 10' 20' 30'

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BLUE BIRDING PARTNER

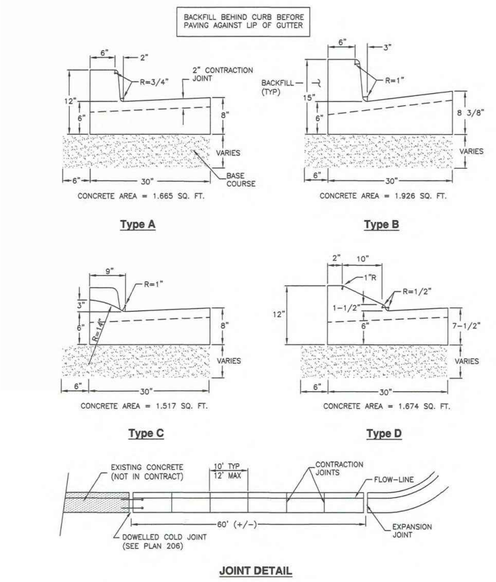
Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1



APWA Utah Chapter

Curb and gutter

Plan **205.1** December 2008

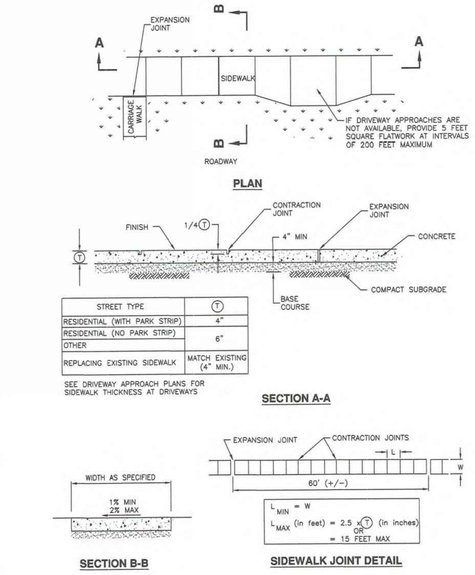
231

Sidewalk

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

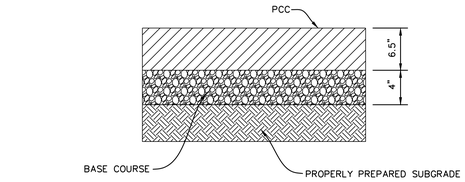
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



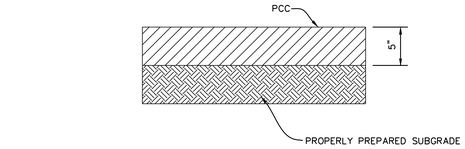
APWA Utah Chapter

Sidewalk

Plan **231** March 2009



A — *CONCRETE PLAZA WITH VEHICULAR LOADING*
SCALE: N.T.S.



B — *CONCRETE PLAZA WITH PEDESTRIAN LOADING*
SCALE: N.T.S.

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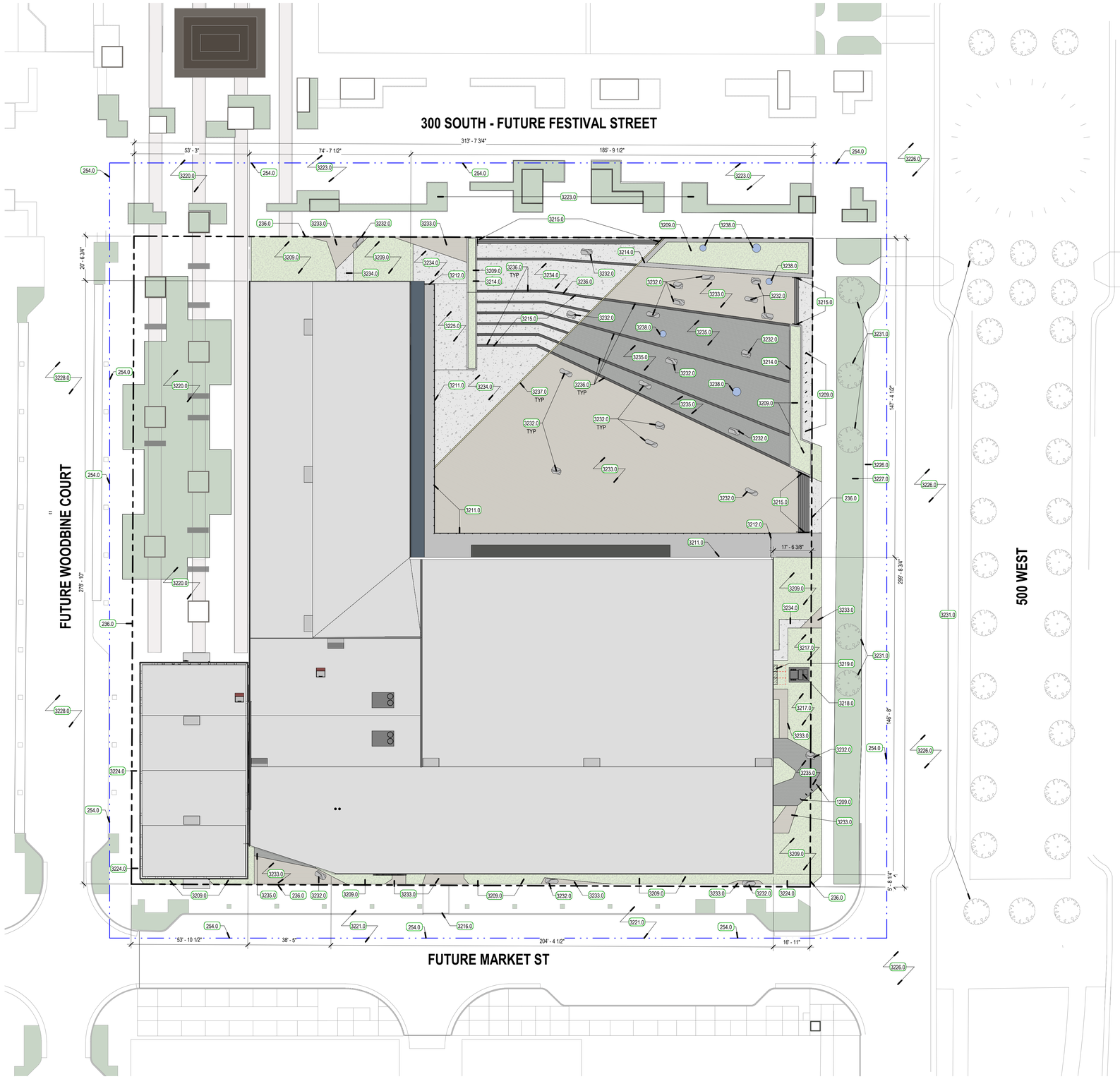
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DESIGN DEVELOPMENT

DETAILS

C700

811 DIG SAFE UTAH



A1 PLAN - SITE - OVERALL - DESIGN REVIEW

SCALE: 1" = 20'-0"

NORTH

ZONING ANALYSIS

PARCEL ZONE: 'GMU' - GATEWAY MIXED USE
MINIMUM/MAXIMUM LOT SIZE/DIMENSIONS: NO STANDARD STIPULATED BY ZONE SPECIFIC REQUIREMENTS
ACTUAL LOT SIZE: 2.16 ACRES (93,949 SQ. FT. PROPOSED CONSOLIDATED PARCEL)
BUILDING LOT COVERAGE: NO STANDARD STIPULATED BY ZONE SPECIFIC REQUIREMENTS
ACTUAL BUILDING COVERAGE: 53% COVERAGE (50,139 SQ FT/ 93,949 SQ. FT.)
BUILDING HEIGHT REQUIREMENTS:

MINIMUM HEIGHT -	75'-0"
MAXIMUM HEIGHT -	180'-0"

SETBACK REQUIREMENTS:

MINIMUM -	NONE
MAXIMUM -	10'-0" (FOR UP TO 30% OF FACADE)

GENERAL SITE PLAN NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0", UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP. TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, TYP, SEE DETAIL **XX/AXXX**.
9. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL **XX/AXXX**. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE, SEE DETAIL **XX/ASXX**.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

TREE PRESERVATION GUIDELINES + NOTES

1. STEEL WOVEN WIRE FENCES SHALL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARCHITECT.
2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 4" DEEP.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM, TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS, BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS WORK.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
14. SPOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. MONITORING ONCE A MONTH SHALL OCCUR NOW & THROUGH THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST FROM USU LOAM PERFORM THIS TASK.
16. A SOIL SAMPLE SHALL BE SENT TO USU SOILS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

KEY NOTES

236.0	PROPERTY BOUNDARY
254.0	EXTENT OF CONSTRUCTION FENCE
1209.0	BICYCLE RACKS
3209.0	LANDSCAPING BEDS TO BE INSTALLED WITH ORNAMENTAL WATER-WISE PLANTINGS AND PERENNIAL GRASS MIX, TYP
3211.0	6' TALL GLAZED WINDSCREEN SYSTEM, BASIS OF DESIGN CRL CIELO POST WINDSCREEN SYSTEM
3212.0	6' TALL PERFORATED STEEL PANEL SWING GATE ON SELF-CLOSING HINGES WITH PANIC EGRESSING HARDWARE
3214.0	RAISED CONCRETE PLANTER
3215.0	CAST-IN-PLACE CONCRETE SITE STAIRS WITH STAINLESS STEEL PIPE HANDRAILS
3216.0	CURB CUT AND RAMPED PAVING TO PROVIDE ACCESS INTO HOLD STORAGE ROOM, REFER TO CIVIL DRAWINGS
3217.0	SEMI-EVERGREEN SHRUBS AND LANDSCAPING TO BE INSTALLED TO SCREEN UTILITY EQUIPMENT
3218.0	ELECTRICAL TRANSFORMER ON PAD AND VAULT, SEE ELECTRICAL DRAWINGS
3219.0	ELECTRICAL GEAR, SEE ELECTRICAL DRAWINGS
3220.0	ARTS CAMPUS PLAZA TO BE INSTALLED BY SLC AS PART OF RIO-GRANDE DISTRICT IMPROVEMENTS
3221.0	NEW MARKET STREET PUBLIC RIGHT OF WAY IMPROVEMENTS TO BE INSTALLED BY SLC AS PART OF RIO-GRANDE DISTRICT IMPROVEMENTS
3223.0	NEW 300 SOUTH FESTIVAL STREET PUBLIC RIGHT OF WAY IMPROVEMENTS TO BE INSTALLED BY SLC AS PART OF RIO-GRANDE DISTRICT IMPROVEMENTS
3224.0	EXTEND CONCRETE SIDEWALK PAVING UP TO EXTERIOR FOOTPRINT OF SALT LAKE MATTRESS BUILDING, SEE CIVIL DRAWINGS
3225.0	CONCRETE RAMP TO PROVIDE VEHICULAR ACCESS FOR ARTICULATING BOOM LIFT INTO PLAZA, SEE CIVIL DRAWINGS
3226.0	EXISTING 500 WEST STREET PAVING AND CURBS ALONG PUBLIC RIGHT OF WAY TO REMAIN EXCEPT AT EXISTING CURB CUTS TO BE REMOVED. PROTECT AND REPAIR REMAINDER OF FRONTAGE AS REQUIRED TO MEET CITY STANDARDS - REFER TO CIVIL DRAWINGS
3227.0	EXISTING PARKSTRIP LANDSCAPING ALONG 500 WEST FRONTAGE TO REMAIN, PATCH AND REPAIR AS REQUIRED AND MATCH ADJACENT LANDSCAPING AT AREAS REQUIRING INFILL FOR ANY REMOVED EXISTING CURB CUTS
3228.0	NEW WOODBINE COURT PUBLIC RIGHT OF WAY IMPROVEMENTS TO BE INSTALLED BY SLC AS PART OF RIO-GRANDE DISTRICT IMPROVEMENTS
3231.0	EXISTING STREET TREES ALONG 500 WEST TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
3232.0	NATURAL GRANITE BOULDER-BLOCK FRACTURED BENCH, SIZED TO BE MOVEABLE AS REQUIRED DURING EVENTS TYP.
3233.0	TAN COLORED AND ACID ETCH CONCRETE PAVEMENT
3234.0	CHARCOAL GRAY COLORED ACID ETCH CONCRETE PAVEMENT
3235.0	GRANITE PAVER, FLAMED FINISH, TYP.
3236.0	CHARCOAL BLACK CONCRETE STEP (OR SEAT BENCH RETAINING WALL WHERE OCCURS)
3237.0	IN-GRADE ILLUMINATED GLASS BLOCK PAVER, TYP.
3238.0	SELF-ILLUMINATED HUMAN FIGURATIVE SCULPTURES IN VARIOUS CLIMBING POSITIONS AFFIXED TO STAINLESS STEEL ARMATURE POSTS, TYP.

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524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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DESIGN REVIEW

OVERALL SITE PLAN

P-AS101

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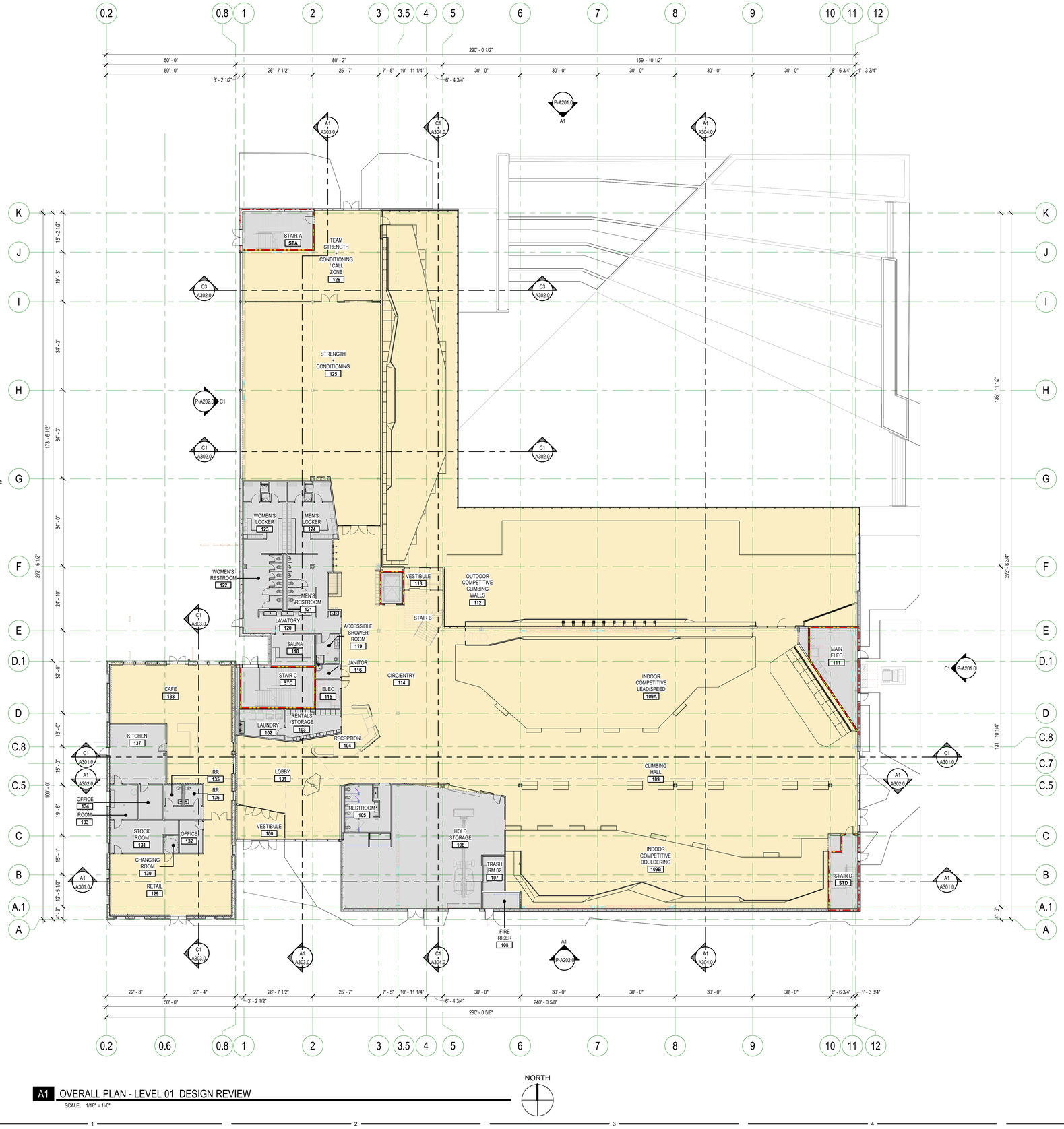
GROUND FLOOR USE LEGEND

AREAS CONTAINING ACTIVE USES
40,674 SQUARE FEET

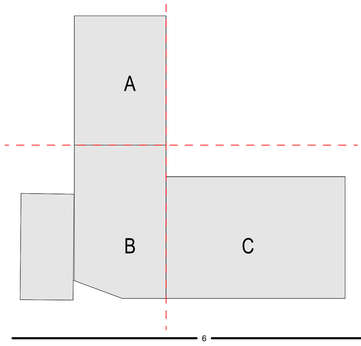
AREAS NOT CONTAINING ACTIVE USES
9,466 SQUARE FEET

TOTAL FIRST FLOOR SQUARE FOOTAGE = 50,140 SQUARE FEET

PERCENTAGE OF ACTIVE USE = 40,674 SQ. FT./50,140 SQ. FT. = 81.1%



KEY PLAN



NORTH

A1 OVERALL PLAN - LEVEL 01 DESIGN REVIEW
SCALE: 1/16" = 1'-0"

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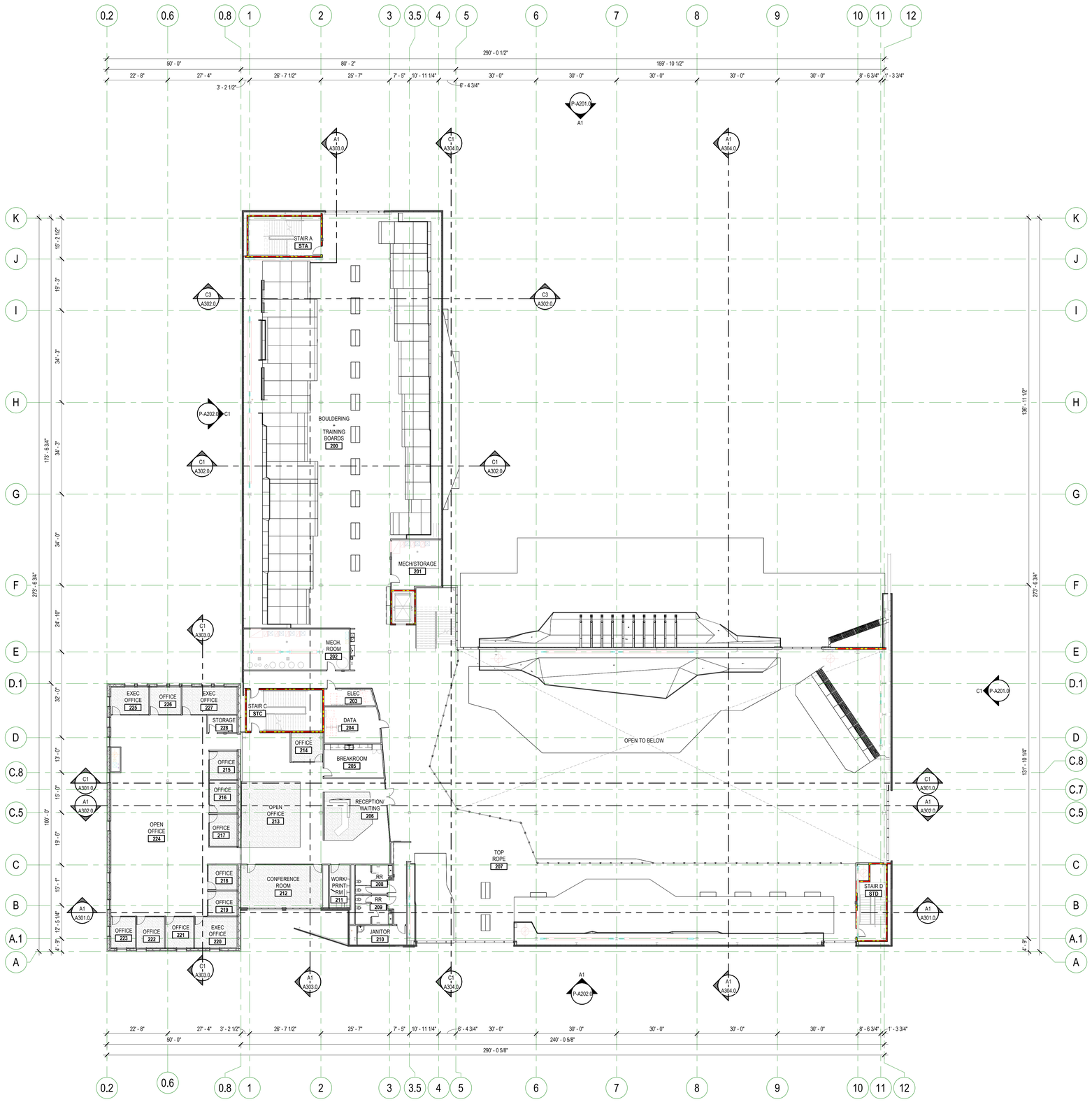
535 W 300 S, SALT LAKE CITY, UT 84101

DESIGN REVIEW

OVERALL PLAN - LEVEL 01

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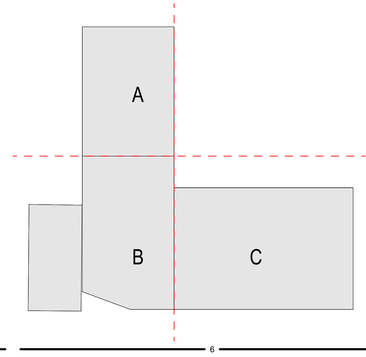


A1 OVERALL PLAN - LEVEL 02 - DESIGN REVIEW

SCALE: 1/16" = 1'-0"

NORTH

KEY PLAN



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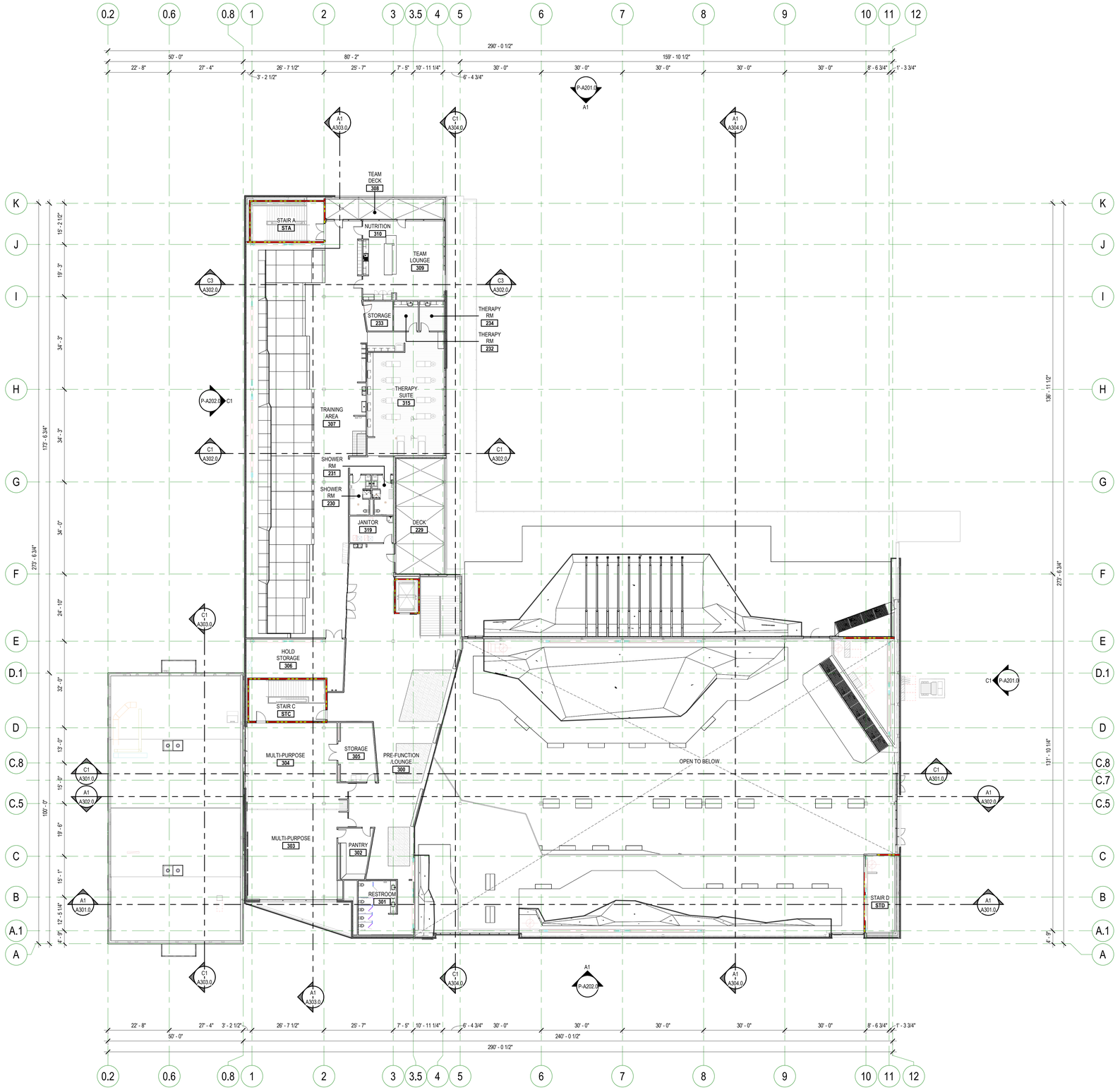
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DESIGN REVIEW

OVERALL PLAN - LEVEL 02

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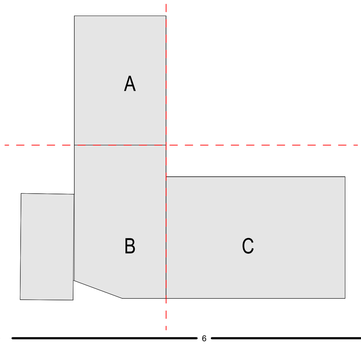


A1 OVERALL PLAN - LEVEL 03 - DESIGN REVIEW

SCALE: 1/16" = 1'-0"

NORTH

KEY PLAN



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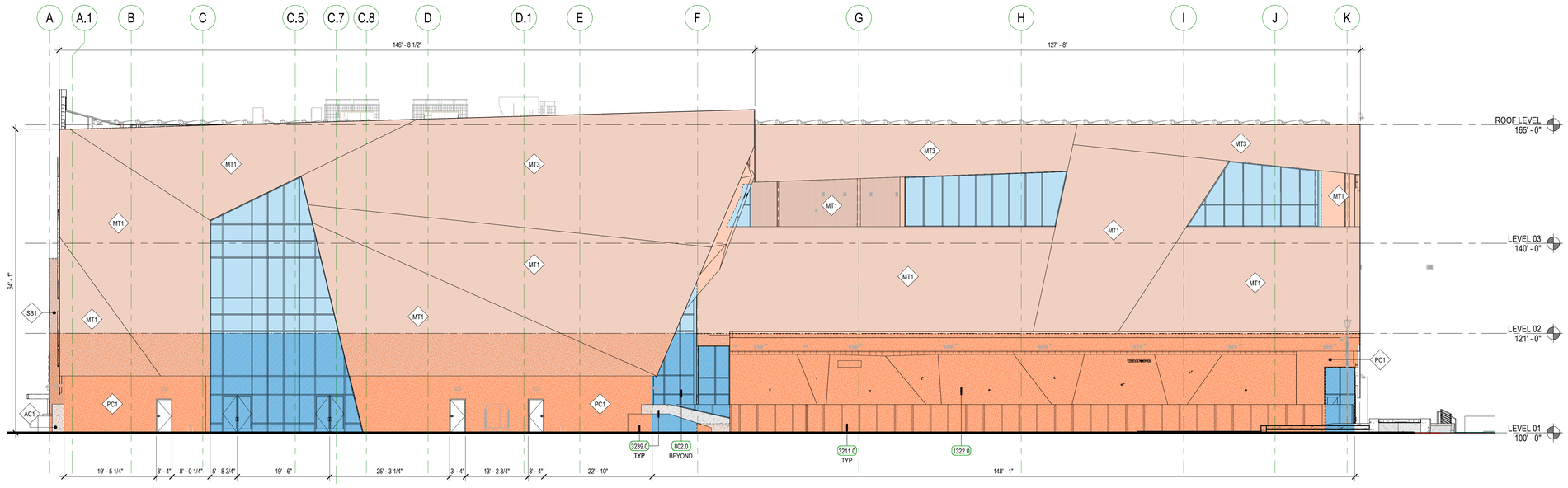
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DESIGN REVIEW

OVERALL PLAN - LEVEL 03

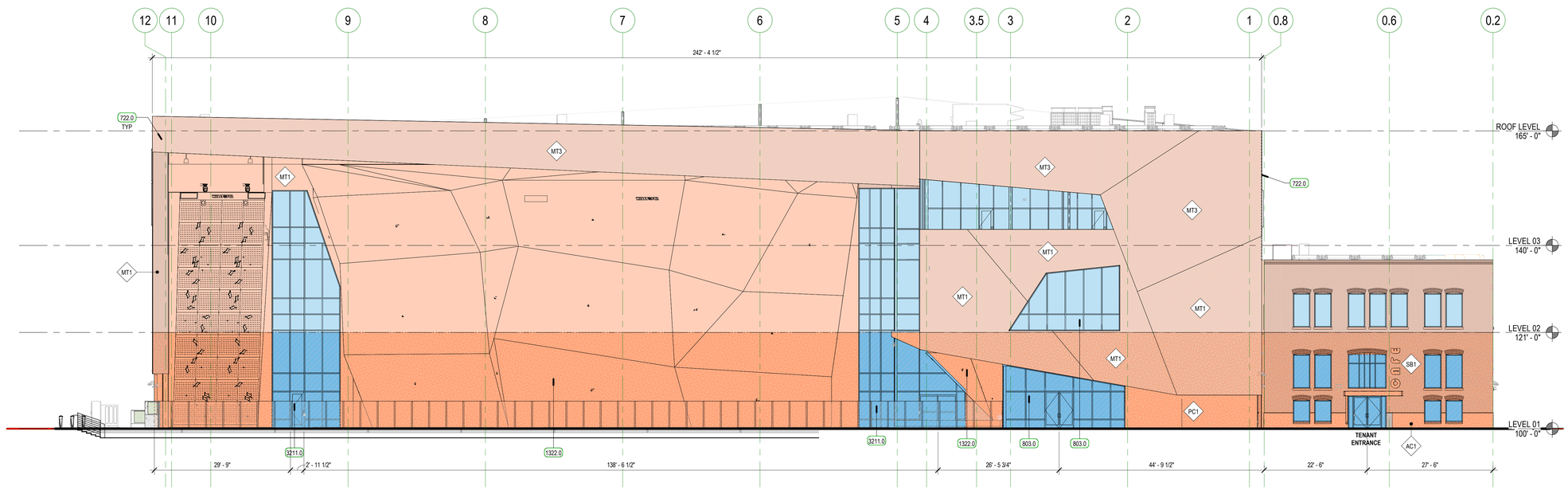
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C1 EXTERIOR ELEVATION - EAST -DESIGN REVIEW

SCALE: 3/32" = 1'-0"



A1 EXTERIOR ELEVATION - NORTH -DESIGN REVIEW

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

SALT LAKE CITY MATTRESS BUILDING MASONRY & CONCRETE

SB1 — SALVAGED BRICK ON MASONRY STRUCTURE

EXPOSED CONCRETE

AC1 — EXPOSED CONCRETE - PROVIDE ARCHITECTURAL GRADE FINISH

PRECAST CONCRETE PANEL SYSTEM

PC1 — REINFORCED CONCRETE PANEL SYSTEM, SANDWICHED WITH RIGID INSULATION - REFER TO PANEL ELEVATIONS AND WALL TYPES; CUSTOM PATTERN CAST IN - PATTERN TBD

METAL PANEL

MT1 — REPEATING CUSTOM PATTERN OF METAL PANELS: MORIN MX-1 AND MORIN MX-3; PATTERN SPECIFIED IN DETAIL A513/C3 (COLORS IN DETAIL FOR REFERENCE ONLY); DIMENSIONS AND ANGLES OF PANELS CALLED OUT ON ELEVATIONS; PANELS PAINTED, COLOR TBD

MT2 — METAL PANEL MORIN MX-1; DIMENSIONS AND ANGLES OF PANELS CALLED OUT ON ELEVATIONS; PANELS PAINTED, COLOR TBD

MT3 — PERFORATED METAL PANEL MORIN MX-1; DIMENSIONS AND ANGLES OF PANELS CALLED OUT ON ELEVATIONS; CALLED OUT AS RED/PINK ON ELEVATIONS (COLOR FOR REFERENCE ONLY) ; PANELS PAINTED, COLOR TBD

WINDOW TYPES

— SEE SHEET A601

KEYED NOTES

722.0	KARRIER PANEL SYSTEM, INSULATED, MORIN OR SIMILAR METAL PANEL FINISH
802.0	STOREFRONT SYSTEM
803.0	CURTAINWALL SYSTEM
1322.0	CLIMBING WALL, N.I.C.
3211.0	6' TALL GLAZED WINDSCREEN SYSTEM, BASIS OF DESIGN CRL CIELO POST WINDSCREEN SYSTEM
3239.0	CAST-IN-PLACE CONCRETE RAISED PLANTERS

DURABLE MATERIALS & GLASS LEGEND

AREA OF DURABLE MATERIALS ON GROUND LEVEL OF EACH ELEVATION
***NOTE: ALL MATERIALS (CONCRETE, METAL PANEL, RE-INSTALLED/RESTORED MASONRY, AND WOOD CLIMBING WALLS MEET THE REQUIREMENTS OF ORDINANCE SO PERCENTAGE OF DURABLE MATERIALS IS 100%**

AREA OF DURABLE MATERIALS ON UPPER LEVELS OF EACH ELEVATION
***NOTE: ALL MATERIALS (CONCRETE, METAL PANEL, RE-INSTALLED/RESTORED MASONRY, AND WOOD CLIMBING WALLS MEET THE REQUIREMENTS OF ORDINANCE SO PERCENTAGE OF DURABLE MATERIALS IS 100%**

GROUND LEVEL GLAZED AREAS - REFER TO TABLE BELOW FOR AREA AND PERCENTAGES ON EACH ELEVATION.

UPPER LEVEL GLAZED AREAS - REFER TO TABLE BELOW FOR AREA AND PERCENTAGES ON EACH ELEVATION.

GROUND LEVEL GLASS PERCENTAGE ANALYSIS
GMU DESIGN STANDARD REQUIREMENT - 60%

NORTH ELEVATION - *1,339 SQ. FT. OF GLAZING/6,144 SQ. FT. OF WALL AREA* = **21.8%**
EAST ELEVATION - *996 SQ. FT. OF GLAZING/5,701 SQ. FT. OF WALL AREA* = **17.5%**
SOUTH ELEVATION - *1,375 SQ. FT. OF GLAZING/5,978 SQ. FT. OF WALL AREA* = **23.0%**
WEST ELEVATION - *959 SQ. FT. OF GLAZING/5,658 SQ. FT. OF WALL AREA* = **16.9%**

UPPER LEVEL GLASS PERCENTAGE ANALYSIS
GMU DESIGN STANDARD REQUIREMENT - 40%

NORTH ELEVATION - *1,640 SQ. FT. OF GLAZING/11,744 SQ. FT. OF WALL AREA* = **14.0%**
EAST ELEVATION - *1,411 SQ. FT. OF GLAZING/12,292 SQ. FT. OF WALL AREA* = **11.5%**
SOUTH ELEVATION - *2,082 SQ. FT. OF GLAZING/12,281 SQ. FT. OF WALL AREA* = **17.0%**
WEST ELEVATION - *533 SQ. FT. OF GLAZING/12,142 SQ. FT. OF WALL AREA* = **4.4%**

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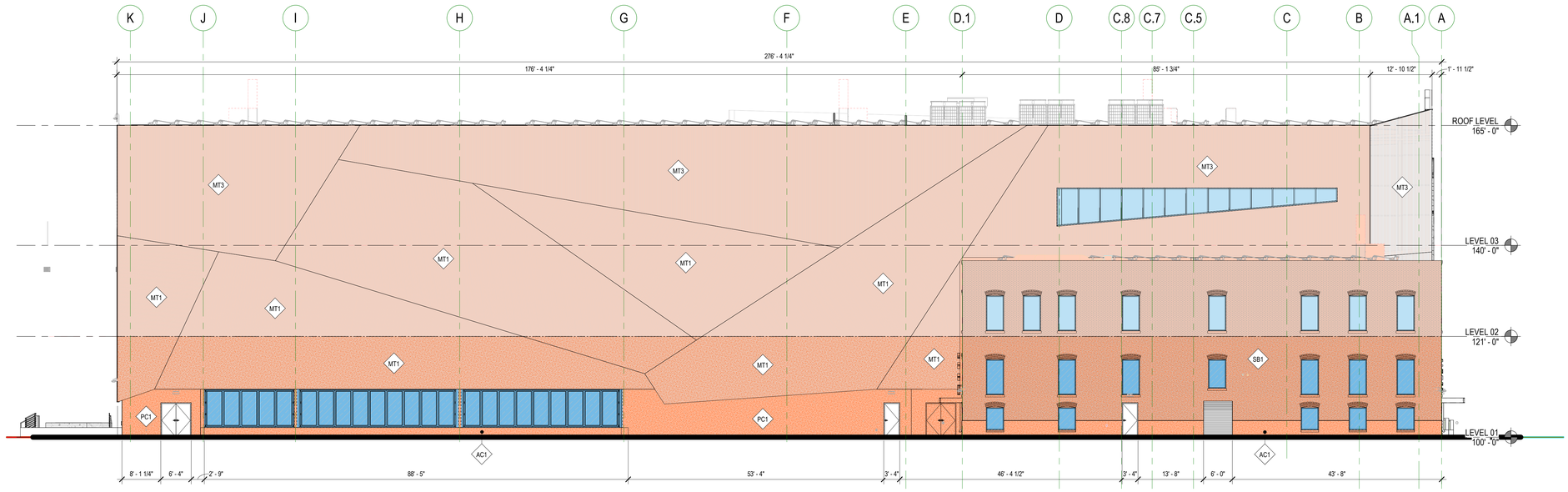
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DESIGN REVIEW

EXTERIOR ELEVATIONS

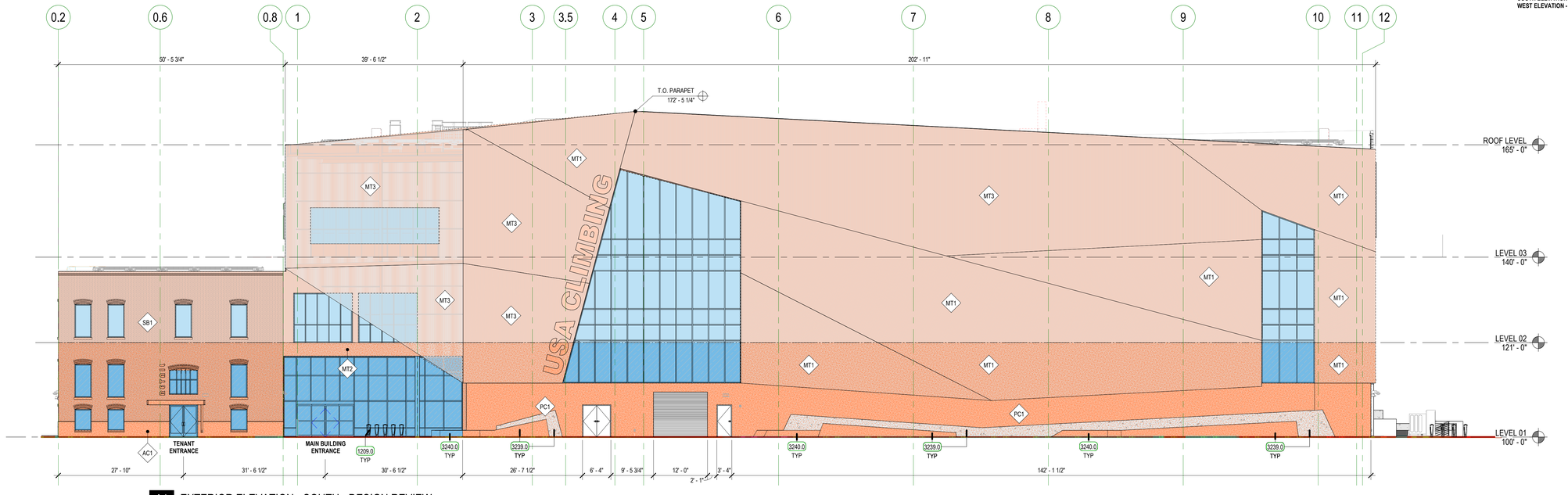
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C1 EXTERIOR ELEVATION - WEST - DESIGN REVIEW

SCALE: 3/32" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH - DESIGN REVIEW

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

SALT LAKE CITY MATTRESS BUILDING MASONRY & CONCRETE

SB1 — SALVAGED BRICK ON MASONRY STRUCTURE

EXPOSED CONCRETE

AC1 — EXPOSED CONCRETE - PROVIDE ARCHITECTURAL GRADE FINISH

PRECAST CONCRETE PANEL SYSTEM

PC1 — REINFORCED CONCRETE PANEL SYSTEM, SANDWICHED WITH RIGID INSULATION - REFER TO PANEL ELEVATIONS AND WALL TYPES; CUSTOM PATTERN CAST IN - PATTERN TBD

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MT3 — PERFORATED METAL PANEL MORIN MX-1; DIMENSIONS AND ANGLES OF PANELS CALLED OUT ON ELEVATIONS; CALLED OUT AS RED/PINK ON ELEVATIONS (COLOR FOR REFERENCE ONLY) ; PANELS PAINTED, COLOR TBD

WINDOW TYPES

— SEE SHEET A601

KEYED NOTES

1209.0	BICYCLE RACKS
3239.0	CAST-IN-PLACE CONCRETE RAISED PLANTERS
3240.0	INTEGRATED CONCRETE BENCH SURFACE TO BE CAST-IN-PLACE AS PART OF RAISED PLANTER

DURABLE MATERIALS & GLASS LEGEND

AREA OF DURABLE MATERIALS ON GROUND LEVEL OF EACH ELEVATION
***NOTE: ALL MATERIALS (CONCRETE, METAL PANEL, RE-INSTALLED/RESTORED MASONRY, AND WOOD CLIMBING WALLS MEET THE REQUIREMENTS OF ORDINANCE SO PERCENTAGE OF DURABLE MATERIALS IS 100%**

AREA OF DURABLE MATERIALS ON UPPER LEVELS OF EACH ELEVATION
***NOTE: ALL MATERIALS (CONCRETE, METAL PANEL, RE-INSTALLED/RESTORED MASONRY, AND WOOD CLIMBING WALLS MEET THE REQUIREMENTS OF ORDINANCE SO PERCENTAGE OF DURABLE MATERIALS IS 100%**

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UPPER LEVEL GLAZED AREAS - REFER TO TABLE BELOW FOR AREA AND PERCENTAGES ON EACH ELEVATION.

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GMU DESIGN STANDARD REQUIREMENT - 60%

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SOUTH ELEVATION - *1,375 SQ. FT. OF GLAZING/5,978 SQ. FT. OF WALL AREA* = **23.0%**
WEST ELEVATION - *959 SQ. FT. OF GLAZING/5,658 SQ. FT. OF WALL AREA* = **16.9%**

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GMU DESIGN STANDARD REQUIREMENT - 40%

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DESIGN REVIEW

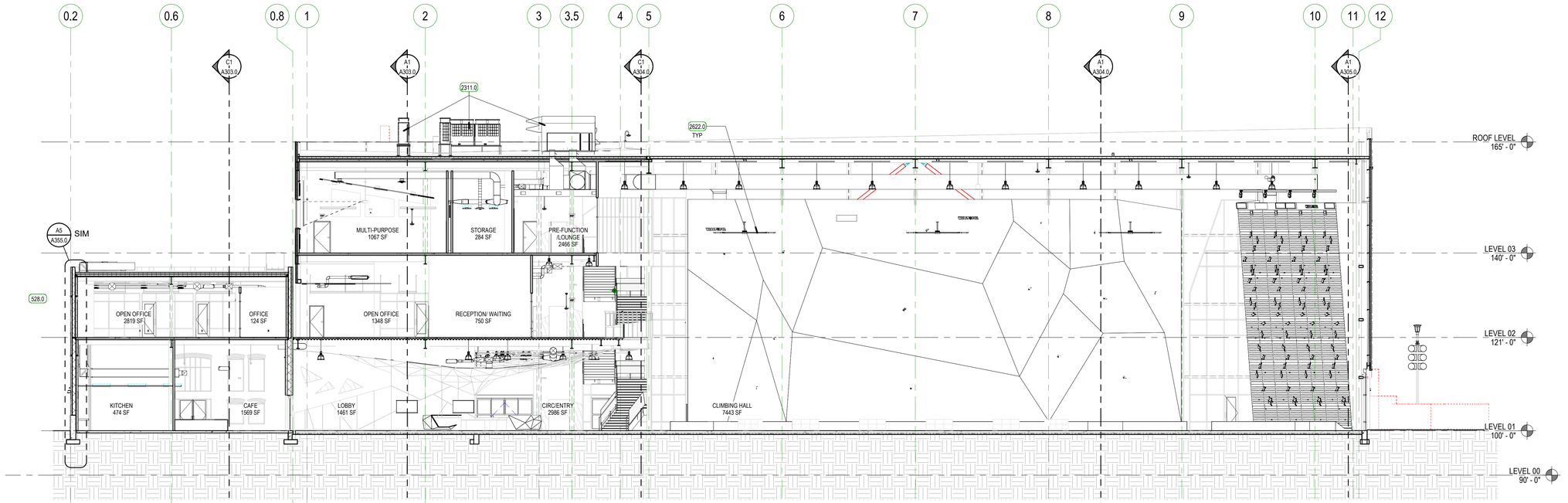
EXTERIOR ELEVATIONS

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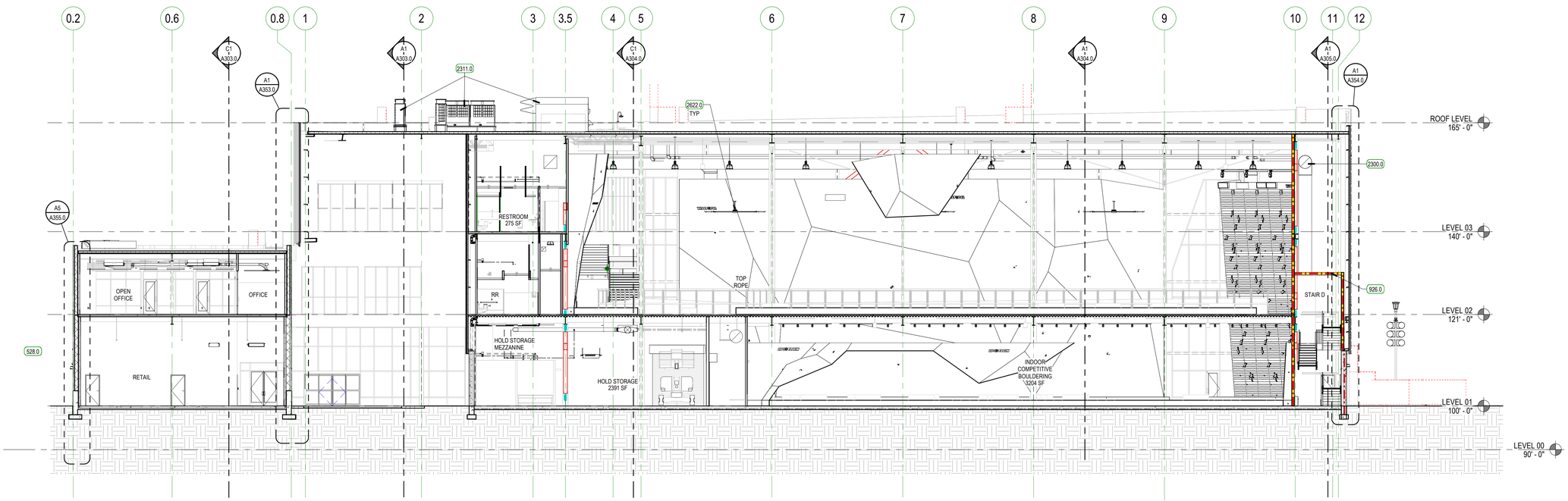
KEYED NOTES

528.0	BUCKLING RESTRAINED BRACE (BRB), 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
926.0	1-HOUR FIRE-RATED METAL STUD FRAMED GYPSUM BOARD PROTECTED CEILING ASSEMBLY PER UL DESIGN NO. I508
2300.0	MECHANICAL DUCT, PAINTED WHERE EXPOSED
2311.0	MECHANICAL ROOFTOP UNIT
2622.0	LARGE OVERHEAD FAN



C1 BUILDING SECTION - EW 2

SCALE: 3/32" = 1'-0"



A1 BUILDING SECTION - EW 1

SCALE: 3/32" = 1'-0"

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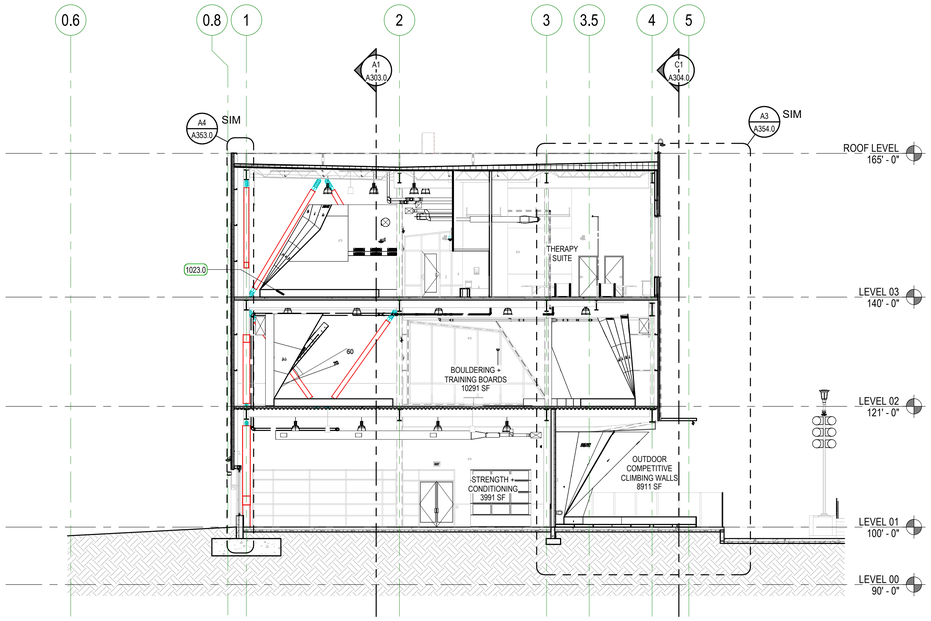
BUILDING SECTIONS

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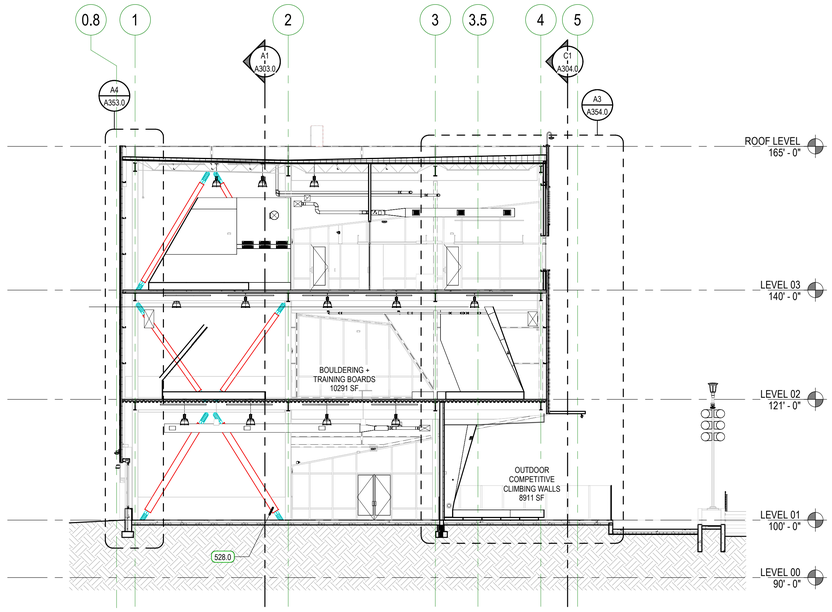
KEYED NOTES

527.1	STEEL COLUMN, 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
528.0	BUCKLING RESTRAINED BRACE (BRB), 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
529.0	STEEL BEAM, 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
531.0	STEEL TRUSS, 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
924.0	SCHEDULED TECTUM CEILING PANEL
1023.0	CLIMBING MAT, N.I.C.
1322.0	CLIMBING WALL, N.I.C.
2610.0	LIGHT FIXTURE



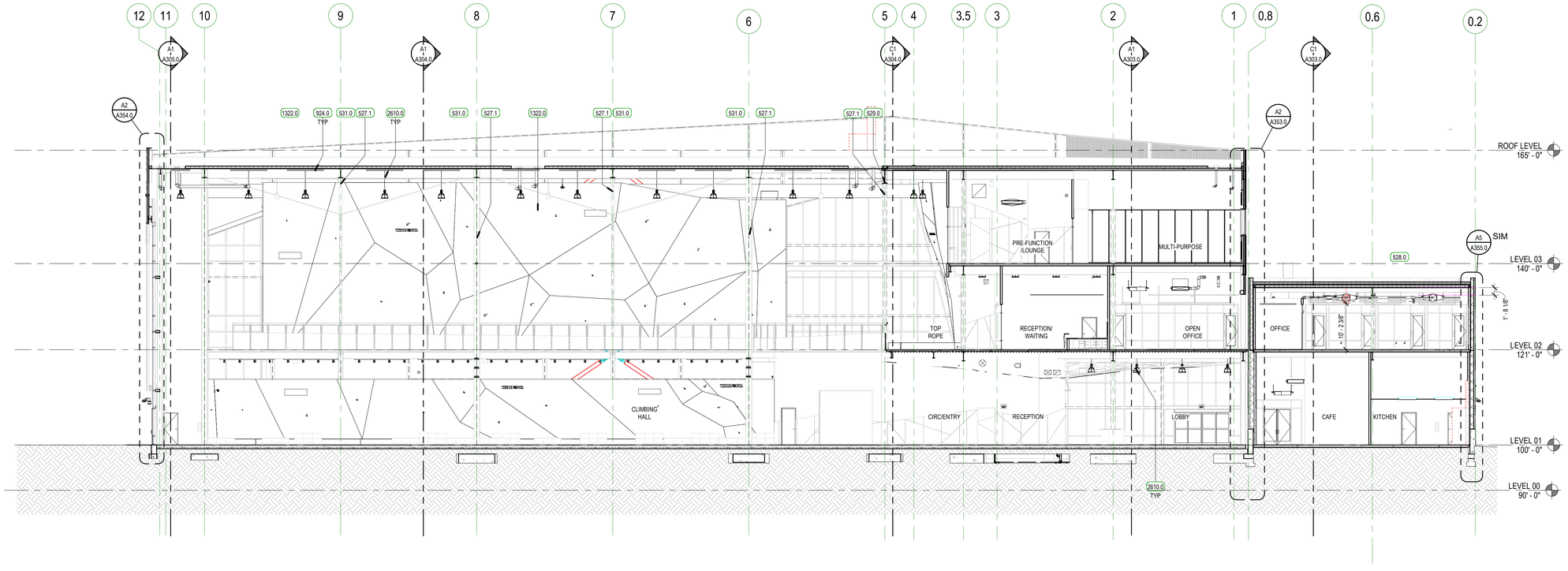
C1 BUILDING SECTION - EW 3

SCALE: 3/32" = 1'-0"



C3 BUILDING SECTION - EW 4

SCALE: 3/32" = 1'-0"



A1 BUILDING SECTION - EW 5

SCALE: 3/32" = 1'-0"

VCBO

SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

VCBO.COM

VCBO NUMBER: 23310.00
DATE: JANUARY 22, 2026

REV DATE DESCRIPTION

USA CLIMBING NATIONAL TRAINING CENTER

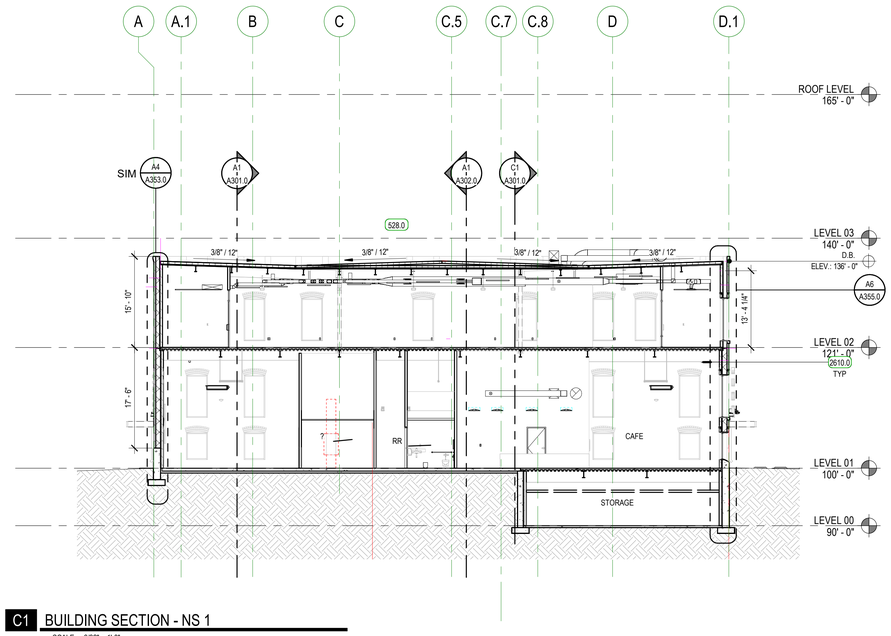
535 W 300 S, SALT LAKE CITY, UT 84101

DESIGN REVIEW

BUILDING SECTIONS

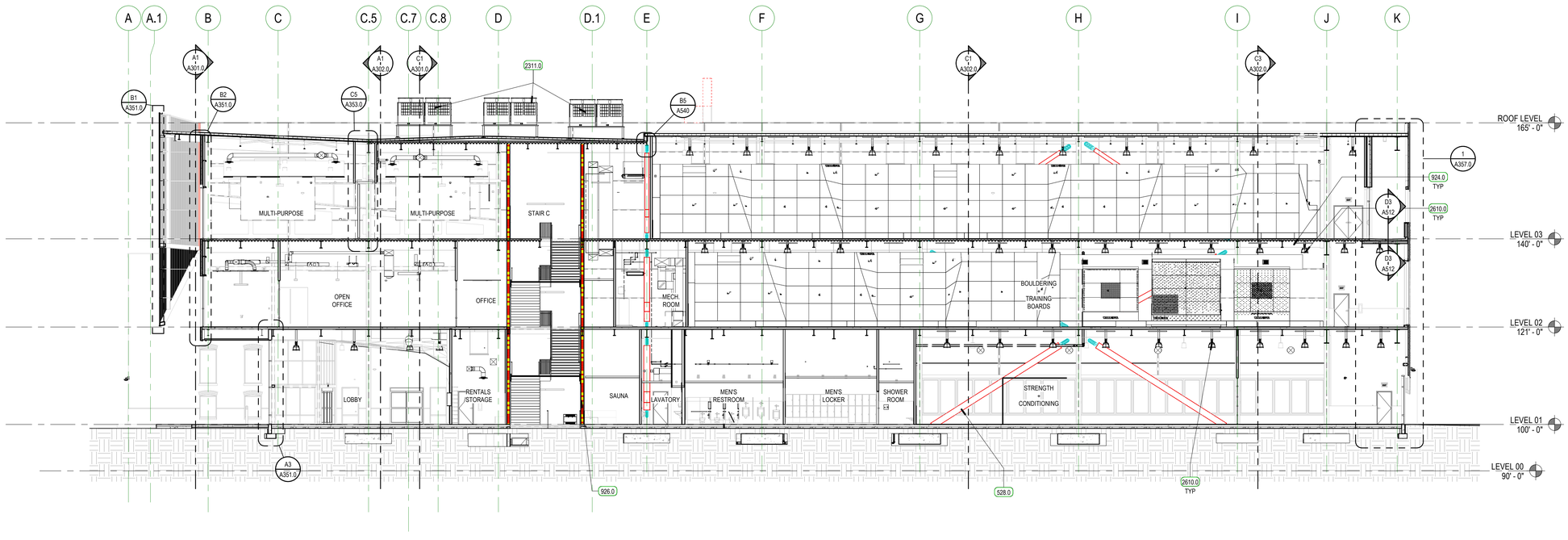
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C1 BUILDING SECTION - NS 1

SCALE: 3/32" = 1'-0"



A1 BUILDING SECTION - NS 2

SCALE: 3/32" = 1'-0"

KEYED NOTES

528.0	BUCKLING RESTRAINED BRACE (BRB), 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
924.0	SCHEDULED TECTUM CEILING PANEL
926.0	1-HOUR FIRE-RATED METAL STUD FRAMED GYPSUM BOARD PROTECTED CEILING ASSEMBLY PER UL DESIGN NO. I508
2311.0	MECHANICAL ROOFTOP UNIT
2610.0	LIGHT FIXTURE

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SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
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ST. GEORGE
20 N. MAIN ST. #103
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DESIGN REVIEW

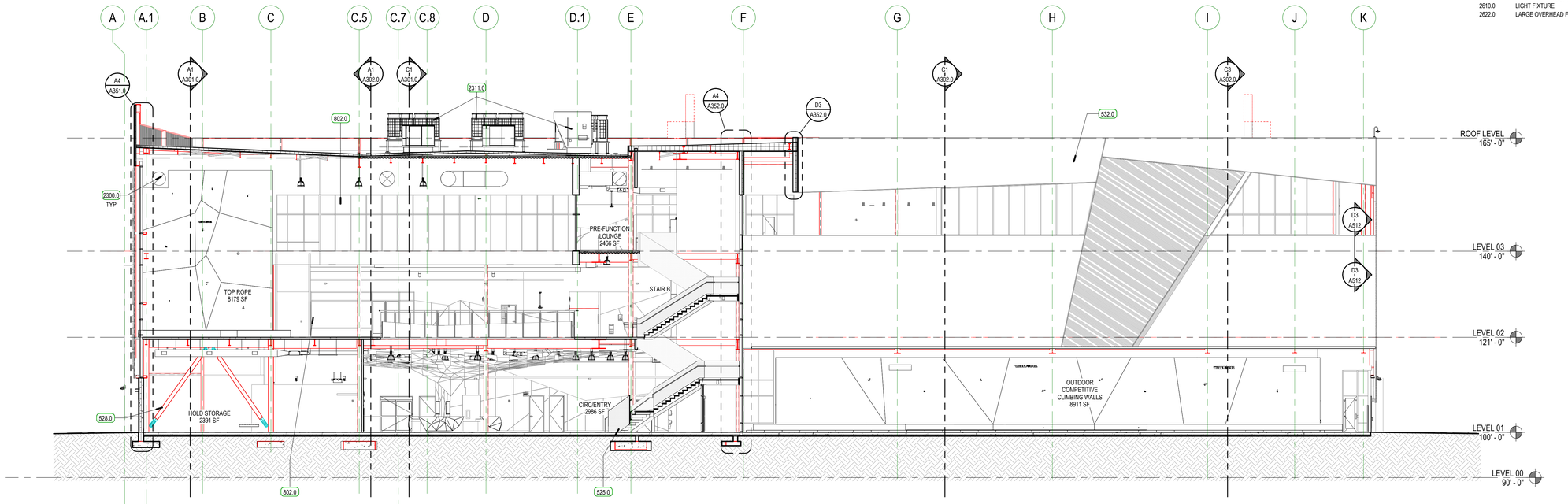
BUILDING SECTIONS

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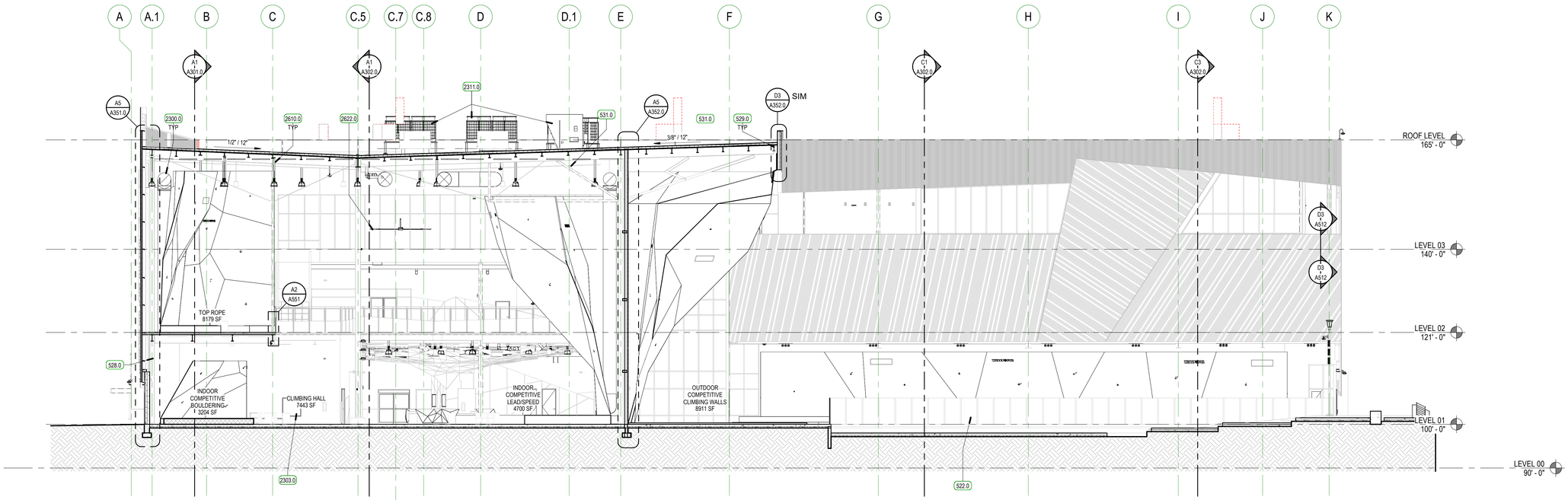
KEYED NOTES

522.0	42" GUARDRAIL. REMOVEABLE SECTIONS FOR HOLDS
525.0	CUSTOM STEEL PERFORATED PANEL GUARDRAIL. VERTICAL AND TOP STEEL SUPPORTS
528.0	BUCKLING RESTRAINED BRACE (BRB), 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
529.0	STEEL BEAM, 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
531.0	STEEL TRUSS, 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
532.0	METAL PANEL FACADE SYSTEM
802.0	STOREFRONT SYSTEM
2300.0	MECHANICAL DUCT, PAINTED WHERE EXPOSED
2303.0	MECHANICAL GRILLE, PAINTED WHERE EXPOSED
2311.0	MECHANICAL ROOFTOP UNIT
2610.0	LIGHT FIXTURE
2622.0	LARGE OVERHEAD FAN



C1 BUILDING SECTION - NS 3

SCALE: 3/32" = 1'-0"



A1 BUILDING SECTION - NS 4

SCALE: 3/32" = 1'-0"

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SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
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VCBO NUMBER: 23310.00
DATE: JANUARY 22, 2026

REV	DATE	DESCRIPTION

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DESIGN REVIEW

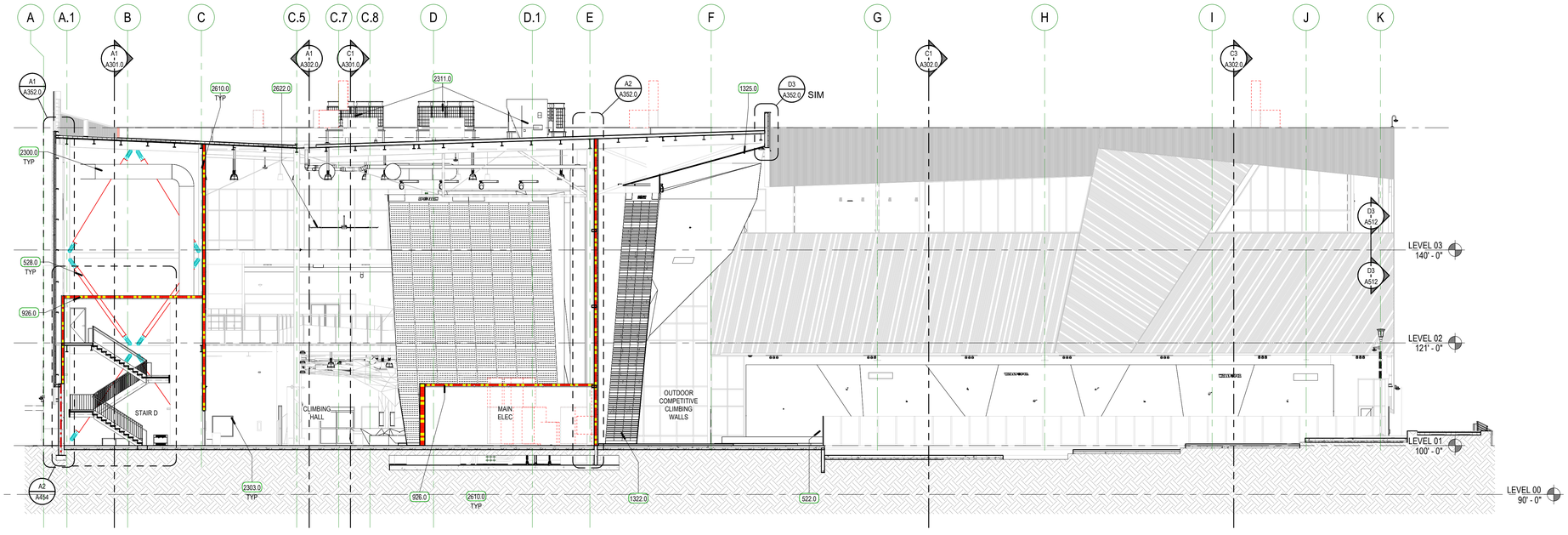
BUILDING SECTIONS

A304.0

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KEYED NOTES

522.0	42" GUARDRAIL. REMOVEABLE SECTIONS FOR HOLDS
528.0	BUCKLING RESTRAINED BRACE (BRB). 1-HR FIRE RATING, PAINTED WITH INTUMESCENT WHERE EXPOSED
926.0	1-HOUR FIRE-RATED METAL STUD FRAMED GYPSUM BOARD PROTECTED CEILING ASSEMBLY PER UL DESIGN NO. I508
1322.0	CLIMBING WALL, N.I.C.
1325.0	COATED TEXTILE MEMBRANE - CLOSING GAP BETWEEN CLIMBING WALL AND OVERHANG
2300.0	MECHANICAL DUCT, PAINTED WHERE EXPOSED
2303.0	MECHANICAL GRILLE, PAINTED WHERE EXPOSED
2311.0	MECHANICAL ROOFTOP UNIT
2610.0	LIGHT FIXTURE
2622.0	LARGE OVERHEAD FAN



A1 BUILDING SECTION - NS 5

SCALE: 3/32" = 1'-0"

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SALT LAKE CITY - HQ
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800

ST. GEORGE
20 N. MAIN ST. #103
ST. GEORGE, UT 84770
435.522.7070

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VCBO NUMBER: 23310.00
DATE: JANUARY 22, 2026

REV DATE DESCRIPTION

USA CLIMBING NATIONAL TRAINING CENTER

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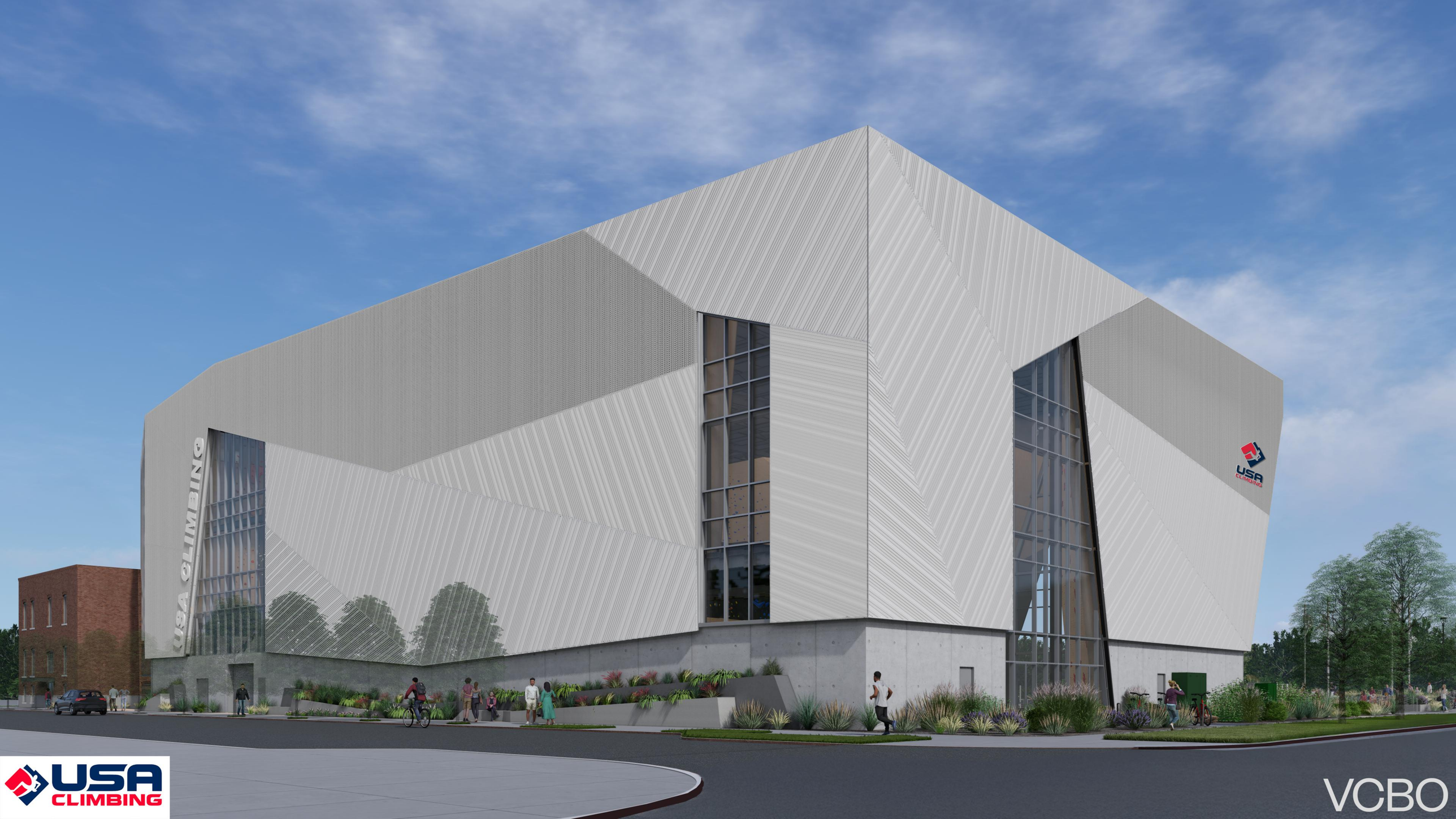
DESIGN REVIEW

BUILDING SECTIONS

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USA CLIMBING
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VCBO

Project Description & Design Review Narrative

project	USA Climbing NTC	date:	2-4-2026
owner	USA Climbing	architect:	VCBO Architecture

Project Description

The new USA Climbing National Training Center (NTC) will provide a home base for training the nation's Olympic and Paralympic climbing teams. When not dedicated to competitive climbing events and training sessions, the facility intends to serve the neighboring community as a commercial climbing gym that offers year-round recreation and opportunities to remain physically active for community members, from climbing novices to enthusiasts. The 99,616 square foot, 3-story facility will include both indoor and outdoor climbing walls; space to house strength and conditioning equipment studios; supporting locker rooms, equipment rentals, and storage; office space for USA Climbing and their partnered, on-site commercial gym operators; two multi-purpose spaces for meeting and trainings with an associated pre-event area overlooking the climbing walls in the indoor competition bay; and a dedicated area for the national team's athletes to train and receive recovery and physical therapy treatments to ensure peak performance.

The project will also encompass the demolition and rebuild of the existing Salt Lake Mattress Company building on site, restoring its original form and visual character through salvaged brick from the existing building. The intent for this building is to have the ground floor house a retail space on the south side facing the new Market Street frontage being created in the district, as well as a café on the north side of the building to address the Arts Campus Plaza currently being designed under the CRA's engaged design efforts for the overall district improvements. The second floor of the Salt Lake Mattress Company building will host a portion of the office suite for USA Climbing's operations and will be accessed through the new-build portion of the training facility. The northeast corner of the project site is intended to serve as a sunken plaza offering opportunities for both spectator viewing areas during competitive outdoor climbing events as well as additional space for city-hosted community events and festivals that are intended to occur along the revised 300 South street design, consistent with the city's expressed vision for the Rio Grande District.

Types of Construction Materials:
Type II-A construction
Precast Concrete and glazing at ground level with articulated metal panels and glazing on upper floors throughout the new construction portion of the project.
Rebuilt/restored masonry with raised concrete foundations with new energy-efficient glazing are to be executed at the existing Salt Lake Mattress Company building as part of the project.

USA Climbing and VCBO Architecture have undertaken a robust coordination with Salt Lake City's Community Reinvestment Agency to support the master planned vision for the city's encouraged development and reinvestment efforts in the Rio Grande District. Great effort has been taken to meet the city's requirements outlined in design standards and ordinance to the greatest extent possible, given the functional requirements for the facility to serve both as a commercial gym as well as a facility that meets standards to host national and international competitive climbing events. With this said, there are design standards and requirements which are proving incompatible with functional and technical requirements for the project that will require consideration for possible exception through the city's design review process. The following represent the specific areas we are submitting for consideration and approval with the Design Review application:

- Exception to Minimum Building Height of 75' under current GMU zoning requirements.

- Relief on maximum yard setbacks and associated landscaping/site furnishing requirements to accommodate the requested spectator/festival plaza to the northeast as well as the Arts Campus plaza to the west of the building.
- Ground and upper floor glass percentage reductions
- Building entrance frequency reduction
- Relief for Blank Wall Maximum Length standards
- Exception to maximum street-facing façade length

Design Review Narrative

Salt Lake City Zoning Requirements:
Gateway Districts
21A.31.010: GENERAL PROVISIONS:

A. Statement of Intent: The G-MU Gateway-Mixed Use District is intended to provide an urban setting for residential and commercial, developments, and implement the objectives of the Downtown Plan through district regulations that reinforce the mixed use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, and high density residential. *Noted – we submit that the project will prove to be a substantive amenity for residents of the district and downtown community at large. The project will provide a unique experience which will draw activity to the district from surrounding communities while also offering a facility that encourages health, wellness, and recreational opportunities for neighboring uses and residents.*

B. Uses: Uses in the G-MU Gateway-Mixed District as specified in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title, are permitted subject to the general provisions set forth in this section. *Noted – see responses for permitted and conditional uses of the project below.*

C. Permitted Uses: The uses specified as permitted uses, in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title are permitted; provided, that they comply with all requirements of this chapter, the general standards set forth in Part IV of this title, and all other applicable requirements of this title. *The facility's primary uses include commercial, retail, office, and indoor/outdoor recreational components, all of which are listed as permitted uses under the revised ordinances adopted as part of the city's mixed use consolidation efforts.*

D. Conditional Uses: The uses specified as conditional uses in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title, shall be permitted in the G-MU Gateway-Mixed Use District provided they are approved pursuant to the standards and procedures for conditional uses set forth in Chapter 21A.54 of this title. *As noted above, outdoor recreation uses were textually updated as part of the adopted mixed use consolidation efforts from the city to be permitted uses so a conditional use review is no longer necessary for the project.*

E. Midblock Walkways: As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a midblock walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. This requirement implements the city's Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown zoning districts shall conform to this officially adopted plan for midblock walkways, in addition to the following standards:

1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.
2. The following standards apply to the midblock walkway:
   a. The midblock walkway must be a minimum of fifteen (15') wide and include a minimum six feet (6') wide unobstructed path.
   b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.
   c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:
      (1) Colonnades;
      (2) Staircases;
      (3) Balconies: All balconies must be located at the third story or above;
      (4) Building overhangs and associated cantilever - These coverings may be between nine (9) and fourteen feet (14') above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3');
      (5) Skybridge: A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and
      (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

The zoning map does identify a midblock walkway requirement on the site. USA Climbing is currently working with the CRA to satisfy this requirement for the district. The current intent being pursued is that the city is looking to create a midblock walkway complying with the stipulated standard through the acquisition of land to the west of the Salt Lake Mattress Company building to establish Woodbine Court. As noted in the district vision and implementation plan, the creation of this new frontage will offer a means of pedestrian connectivity through both blocks of the district and connect to the adjacent Arts Campus plaza spaces in the heart of the district.

F. Modifications of Standards: A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title. *Noted – please refer to identified areas for considerations and modifications to standards contained in this project summary and narrative to be included within the requested design review process.*

G. Midblock Street Development: Developments constructing midblock streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:

1. May transfer a portion or all of the above ground development square footage of the proposed new midblock street to other land within the proposed development. *Noted.*
2. May increase the height of the building on the remaining land within the development site to a height necessary to accommodate the development square footage of the proposed right of way that is being transferred. *Noted.*
3. Any proposal under this section shall be subject to conformance with the standards and procedures of Chapter 21A.59, "Design Review", of this title. *Noted.*

H. Parking:

1. Belowground Parking Facilities: No special design and setback restrictions shall apply to belowground parking facilities. *Noted – current ordinance does not require off-street vehicular parking minimums for the intended uses as the subject property is part of a 'transit context' zone in Table 21A.44.040-A.*
2. Landscape Requirements: Surface parking lots shall have a landscaped setback of at least twenty feet (20') and meet interior landscaped requirements as outlined in Chapter 21A.48 of this title. *Noted.*
3. Design Review Approval: A modification to the restrictions on parking lots and structures provisions of this section may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title. Such conditional uses shall also be subject to urban design evaluation. *Noted.*
4. Parking structures shall conform to the requirements set forth in Chapter 21A.37 of this title. *Noted.*

I. Outdoor Sales, Display and Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", is permitted for retail uses and the retail components of other permitted and conditional uses authorized in Section 21A.33.060 "Table of Permitted and Conditional Uses in the Gateway District. These uses shall conform to the following:

1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in Chapter 21A.42 of this title; *Noted.*
2. The outdoor sales or display of merchandise shall not encroach into areas of required parking for longer than thirty (30) days; *Noted.*
3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot when the lot abuts a residential zoning district; *Noted.*
4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants. (Ord. 24B-23, 2023: Ord. 24-23, 2023: Ord. 67-22, 2022: Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 62-13, 2013: Ord. 15-13, 2013: Ord. 83-98 § 6 (Exh. D), 1998) *Noted.*

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

A. Purpose Statement: The G-MU Gateway-Mixed Use District is intended to implement the objectives of the adopted Downtown Plan and encourage the mixture of residential, commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation. *We submit that the project contributes to the intended mix of uses targeted for the future residential and commercial development pattern within the Rio Grande District, and can help contribute to the intended vitality of the urban fabric envisioned by the city for the district.*

B. Special Provisions:

1. Commercial Uses, 200 South: All buildings fronting 200 South shall have commercial uses that may include retail goods/service establishments, offices, restaurants, art galleries, motion picture theaters or performing arts facilities shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area. *Noted, this requirement is not applicable as the project is not fronting on 200 South.*
2. Residential Units, 500 West: Buildings fronting on 500 West shall be required to have residential units occupying a minimum of fifty percent (50%) of the structure's gross square footage.

The project, as discussed and coordinated with the CRA to serve as a unique recreation hub of the district's development, is by nature not intended to meet this residential component of the ordinance. Rather, it will offer an alternative set of uses and amenities to the district that will support the vibrancy and desired urban street activity expressed in the Rio Grande District's vision and implementation plan.

C. Building Height: The minimum building height shall be seventy five feet (75'). The maximum building height shall not exceed one hundred eighty feet (180'). *As shown on the provided elevations, the building's current maximum height is set at 72'-5 1/4" to the top of its highest parapet above the main entrance to the south elevation along Market Street. This is one of the components for which we are seeking an exception, as compliance with this requirement would prove cost-prohibitive for the project to be built any taller. Furthermore, an increase in building height would drive further disparity between it and both the Salt Lake Mattress Company structure as well as the existing 'Blue Warehouse' structure to the south of the site, which were both identified as existing building stock to be preserved in the district's vision and implementation plan. It is also our understanding that the city would ultimately like to shift the zoning of the district to D-4 for subsequent development in the district which does not contain this minimum building height requirement.*

1. Design Review: A modification to building height over ninety feet (90') in height shall only be allowed if approved

through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title, and subject to compliance to the applicable master plan. *Noted.*

D. All buildings shall be designed with a base that is differentiated from the remainder of the building. The base shall be between one and three stories in height, be visible from pedestrian view, and appropriately scaled to the surrounding contiguous historic buildings. The base shall include fenestration that distinguishes the lower from upper floors. Insets and/or projections are encouraged. The ground floor of all new buildings shall have a minimum floor to ceiling height of sixteen feet (16'). *Noted – the ground floor is demarcated by a different material usage and a change in plane of the façade from the upper floors on all street-facing frontages. The exterior-facing climbing walls will characterize the plaza facing frontages as a unique feature that will articulate and provide engagement with pedestrians accessing and navigating that site area. Fenestration, where able to be provided, will provide line of site into and out of the building for pedestrians along the street frontages. The proposed design would offer ground level interest through raised cast-in-place concrete planters, landscaped yards, and added benching to break up uninterrupted wall surfaces caused by anchorage of indoor climbing walls to help animate the streetscape at pedestrian level. The design complies with and exceeds the stated 16' floor to ceiling height standard with a 21' floor to floor height.*

E. Yard Requirements: No minimum setback requirements. A maximum setback of ten feet (10') is allowed for up to thirty percent (30%) of the building facade.

1. If provided, the yard must include one of the following elements:
   a. Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space; or
   b. Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or
   c. Awning or a similar form of weather protection that covers at least five feet (5') in width and length from all street-facing building entrances.

As noted in the project summary, this is one of the provisions from which we are seeking relief as the impacted frontages to help deliver the joint plazas on site, which are being coordinated with the CRA as part of the larger vision for the district, would potentially limit the intended uses of the plaza for spectator events and larger open uses during festivals or community gatherings.

2. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway. *Noted, and project complies.*
3. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: *Noted.*
   a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or
   b. The addition reduces the extent of the noncompliance of the existing building.
4. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title. *Noted.*
5. Ground floor residential uses shall have a minimum setback of ten feet (10'). This setback shall be incorporated into a private yard for the ground floor units. (Ord. 24B-23, 2023: Ord. 24-23, 2023: Ord. 67-22, 2022: Ord. 14-19, 2019: Ord. 66-13, 2013: Ord. 15-13, 2013) *Noted, not applicable to project.*

21A.59.050: STANDARDS FOR DESIGN REVIEW:

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the city's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. *Noted – as stated in earlier sections of this narrative, the project is believed to support the intended purposes of the zoning district, objectives for the Rio Grande District, and will make excellent contributions to the renewed vitality of this portion of the city.*

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.
1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). *Project complies.*
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. *The project has been worked to address existing and new public sidewalks being added as part of the district improvements to the greatest extent possible. Portions of the building along the north and east facades do exceed desired setback requirements based upon the desired relationship to the site location of the current Salt Lake Mattress Company building footprint on site that is to be rebuilt and restored in place with salvaged brick to match current form as part of the project. Where building frontages do not directly address public sidewalks, either sculptural raised planters and landscaping of created yards will be provided to enhance the quality of pedestrian experience, or the building massing will engage the intended plazas that are being developed in conjunction with the CRA's objectives for the property as part of the larger Rio Grande District vision and implementation plan.*
3. Parking shall be located within, behind, or to the side of buildings. *Project complies – no off-street parking is required by ordinance or to be provided on site.*

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

As noted, the project has made efforts to comply with these requirements wherever possible while still meeting the technical requirements for the intended functions of the facility (i.e. the extent and placement of the climbing walls throughout the project). Where transparency has not been able to be provided for these purposes, efforts have been made to provide visual interest for passers-by on those portions of the public way as reflected in the provided building elevations. Areas of the building facades that are not directly fronting the sidewalks are set back to provide intended plazas, a landscaped buffer with sculptural raised planters with integrated benches to allow for moment of pause, or a recessed entrance plaza which will provide pedestrian engagement.

D. Large building masses shall be divided into heights and sizes that relate to human scale.
1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

As a district of significant redevelopment with little existing building stock which is set to remain and an intentional shift in density and scale of urban fabric, the project has made a concerted effort to follow the expressed role of this project as part of the larger vision for the Rio Grande District. To help reinforce general best practices for urban design standards the design breaks up the building mass to help create a base condition which establishes a base plane appropriate to human scale at ground level with upper levels providing a slight change of plane to reinforce this shift in the elevations. Upper levels of the building mass have been studied to provide an articulation of material coupled with areas of glazing to break up the perceived continuity of larger expanses of building mass as shown in elevations.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:
1. Changes in vertical plane (breaks in facade);
2. Material changes;
3. Massing changes;

4. A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or commission; and

5. Stepback must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views. The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two stories. A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.
As noted in prior responses, the design reflected in the provided elevations has been composed to help provide greater visual interest and provide engagement at street levels and along the intended plazas on site. Building uses to the maximum extent possible have been arranged to engage with the public realm and drive interest for those navigating the district. A building step back would be atypical and has not been reflected as an intended feature of the building in the district's visioning document.

F. If provided, privately-owned public spaces shall include at least three of the six following elements:
1. At least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

The intended plaza design is still undergoing coordination with the city's engaged design team for the district-wide improvements, but the current iteration does provide public amenities to address these noted requirements above such as sitting surfaces at edges of planters, benches, public art features (proposed conceptually as illuminated sculptures of climbers on vertical armatures), and has been related to the building to provide opportunities for seasonal shade during hosted spectator and community events.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.
1. Human scale:
   a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
   b. The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.
   c. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.
   The designed building massing does not provide stepback but is consistent with the massing strategy depicted in the vision and implementation plan for the Rio Grande District. The facility is intended to be a lower massed structure to help address a desired shift in scale along the intended public plazas on site as well as the future green loop parkway in 500 West.
2. Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:
   a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
   b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
   d. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
   e. Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.
   N/A – Additional height is not being sought.

3. Cornices and rooflines:
   a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (50%) of the roofline on building elevations facing a street, or a change in material orientation to define the roof line of the building.
   b. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

   A varied roofline over the main climbing hall has been used to provide activated interest and variety of elevation along adjacent street frontages. Green roof and decks have not been pursued in an effort to maximize potentials for solar energy arrays being considered for the project as part of the district's larger sustainability and renewable energy initiatives.

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

Parking lots and structures shall be setback a minimum of twenty-five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.

N/A – The project does not have on-site parking as the ordinance does not have a vehicular off-street parking minimum for the intended uses as part of a transit context zone.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading facilities shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure. (See Subsection 21A.37.050.K of this title.)

Project complies – all such elements are intended to be housed within the interior spaces of the project.

J. Signage shall emphasize the pedestrian/mass transit orientation.
1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts.

Project complies - proposed signage has been studied to relate and emphasize architectural features as shown on the provided elevations.

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.
1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Understood – street lighting criteria for the Rio Grande District are still being actively considered by city departments but the project intent is to comply to with the lighting provisions above.

L. Streetscape improvements shall be provided as follows:
1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and, with the approval of the city's urban forester, shall be placed for every thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

   Street trees are either existing and intended to remain and be protected throughout the duration of the construction of the project or are pending install as part of district wide improvements currently under review by the city's departments. The intent for the project is to comply.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for

privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
f. Asphalt shall be limited to vehicle drive aisles. (Ord. 70-24, 2024: Ord. 24B-23, 2023: Ord. 24-23, 2023: Ord. 14-19, 2019)

Noted – Materials for public way paving throughout the district wide improvements are still in active design and review by the city, but the project intent is to comply with a complimentary contrast to those selected to achieve noted objectives. Paving utilized on site is intended to be of durable finish and easily utilized by those with varied accessibility needs as well as meet the goals for reduced urban heat island effect.

21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked (X), that standard is required. If a box is blank, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table shall take precedence.

TABLE 21A.37.060
E. Gateway Districts:

Standard (Code Section)	G-MU	Compliance Notes
Ground floor use: enhanced active use (%) (21A.37.050.A2)	80	*Project Complies, please refer to area take-offs and calculation of percentage on the provided, updated drawing package*
Building materials: ground floor (%) (21A.37.050.B3)	70	*Project Complies, please refer to area take-offs on the provided, updated drawing package*
Building materials: upper floors (%) (21A.37.050.B4)	50	*Project Complies, please refer to area take-offs on the provided, updated drawing package*

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Glass: ground floor (%) (21A.37.050.C1)	60	*Applicants are requesting accommodation on this standard as the targeted percentage of glazing exceeds the maximum opportunities achievable for the design because the required climbing walls limit available area for glazing quite notably along all elevations. Please refer to area take-offs on the provided, updated drawing package.*
Glass: upper floors (%) (21A.37.050.C2)	40	*Applicants are requesting accommodation on this standard as the targeted percentage of glazing exceeds the maximum opportunities achievable for the design because the required climbing walls limit available area for glazing quite notably along all elevations. Please refer to area take-offs on the provided, updated drawing package.*
Reflective glass: (21A.37.050.C3)	50	*N/A – reflective glass is not used on the project*
Building entrances (feet) (21A.37.050.D)	40	*Requesting accommodation as the building entrance spacing is incompatible with the operational requirements of the facility. As a single tenant space, the climbing gym and training center portion of the project will require a main public entrance in order to control access to the facility rather than allow ingress from multiple frontages.*
Blank wall: maximum length (feet) (21A.37.050.E)	15	*Requesting consideration on this point as fenestration and modulation of the wall surface are impacted by required lengths of the climbing walls in the building.*
Street facing facade: maximum length (feet) (21A.37.050.F)	150	*Requesting accommodation as building length restriction is incompatible with the operational requirements of the facility due to required lengths of climbing walls used for competitive events.*
Upper floor step back (feet) (21A.37.050.G1)	10	*N/A -the design does not exceed 85' and thus would not require the step back.*
Upper floor step back: landmark (21A.37.050.G2)	X	*N/A -the design does not border on landmarked properties and all*

		existing building stock in adjacency will be separated by a right of way.
Lighting: exterior (21A.37.050.H)	X	*Project will comply*
Lighting: parking lot (21A.37.050.I)	X	*N/A*
Screening of mechanical equipment (21A.37.050.J)	X	*Project complies*
Screening of service areas (21A.37.050.K)	X	*Project complies*
Parking garages or structures (21A.37.050.L)	X	*N/A*
Public Improvements (21A.37.050.M)	X	*Public improvements within the Rio Grande district are still being set in conjunction with CRA and the city departments. The improvements shown in the submitted plans constitute the most current backgrounds we have of proposed improvements.*

Project Context Photos



View of area south of project site along 500 West, the 'Blue Warehouse' and surrounding open site to south and west extend to the 400 South overpass.

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View of site from 500 West with Salt Lake Mattress Company building in distance and 'Blue Warehouse' to the south. State arts and artifacts building can be seen to the far right of the image.



View of the north east corner of the project site from 500 West, which currently contains a state owned arts and artifacts building.

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View of the north east corner of the project site from 500 West at the intersection with 300 South



View of the block north of the project site from 500 West at the intersection with 300 South

Architecture

524 South 500 East
Salt Lake City, UT 84102

20 N Main Street, STE 103
St. George, UT 84779

VCBO.COM
+1 801 575 8800

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View of the block north of the project site from 500 West, the Artspace and Macaroni Flats buildings projected to remain in the district's visioning document can be seen in the distance and to the right of the image.



View of the block north of the project site from 500 West, the Artspace building is visible in the distance with an existing mixed-use project located at the corner of the intersection with 200 South.

Architecture

524 South 500 East
Salt Lake City, UT 84102

20 N Main Street, STE 103
St. George, UT 84779

VCBO.COM
+1 801 575 8800

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View of the Rio Grande Station which is to anchor the district sites across from the site on 500 West. The streetscape is projected to be substantially altered as part of the Green Loop improvements projected within the district.



View of the Utah State Archives building and a mixed commercial building in an adaptively re-used structure (CCG showroom) located across from the site on 500 West.

Architecture

524 South 500 East
Salt Lake City, UT 84102

20 N Main Street, STE 103
St. George, UT 84779

VCBO.COM
+1 801 575 8800

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View of a recently constructed apartment building located south of the site and across the street on 500 West.



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View of the site viewed from 300 South, looking south – the currently state-owned art and artifacts facility, which will be demolished as part of the project to make room for a plaza which addresses the future festival street and Green Loop improvements on 500 West.



View of the site viewed from 300 South, looking south – the Salt Lake Mattress Company building can be seen in the distance as well as the open land which is intended to be integrated as part of the Arts Campus in the heart of the district.

VCBO



View of the land west of the site viewed from 300 South.



View of the street frontage across from the site viewed along 300 South – both buildings are projected for removal and redevelopment as part of the Rio Grande District's vision and implementation plan.



View of the street frontage across from the site viewed along 300 South – the pictured building is currently housing USA Climbing's interim facilities and is projected to be demolished after it is vacated upon completion of the new training center on the project site.



View of the street frontage across from the site viewed along 300 South – the remainder of the street frontage is otherwise open land to 600 West (as seen in the left of the image).

Design Review Comment Responses

Planning Department Comments:

The applicant's submittal was missing several zoning-specific details that are required to verify compliance with the design standards. While the drawing set includes complete floor plans, elevations, and sections, it does not

include the quantitative data needed for a zoning review. Specifically:

Entry Spacing: The site plan (AS101) and elevation sheets (A201.0–A202.0) show multiple entry points, but no measurements or calculations identifying the distance between building entries. This spacing is required to confirm compliance with pedestrian orientation standards.
Response: Entry spacing has been added to the elevations as requested. It is important to note that several of the pedestrian connections out to the public way visible in the site plan are provided for the purposes of egressing the building and are not intended to act as a point of entry on a daily basis due to the need to have a single service counter to serve as a control point for patron access into the training center amenities. Entrances to each of the future retail and café tenant spaces being created at the ground floor of the Salt Lake Mattress Building are provided. The desire for an internal access point between these tenant spaces into the new training center as well as adjacency to the future parking structure serving vehicular parking needs for the district have driven the placement of the main entrance and lobby location for the training center along the south frontage on the future Market Street public right of way. The fact that the facility will not only serve the public but also Para athletes which could be greatly benefited by availability of adjacent public parking in close proximity to the building entrance has further informed the placement of the building's primary entrance.

Glazing Percentages: The elevations (A201.0–A202.0) identify storefront and curtain wall systems (802.0, 803.0) but do not provide percentages of glazing per façade. These percentages are necessary to verify whether each street-facing façade meets the required minimum transparency.
Response: Glazing percentage take-offs and calculations have been added into the elevation sheets as requested. As noted in the original and revised copy of the project narrative, the requirements for percentage of glazing will require consideration for adjustment from published standards during design review as the presence of climbing walls throughout the facility significantly diminish available surface areas where fenestration can be placed on the building's envelope.

Material Percentages: While the "Exterior Finish Schedule" lists materials (e.g., precast concrete, metal panel, perforated screen, glazing), the drawings do not include a materials percentage breakdown by façade or any area tabulation showing how much of each material is proposed. This information is needed to confirm compliance with the design material standards.
Response: The requested percentages summary has been added to the elevation sheets. The adopted design standards in the ordinance stipulate the minimum percentages of exterior materials which qualify as durable finishes. All proposed architectural materials/finishes on the project, both at ground floor and upper floors, satisfy the definition of durable materials under the ordinance. It is our contention that the exterior climbing walls also can satisfy the definition in the ordinance as they are wood (a natural material) that has been treated for exterior use/exposure.

Zoning Analysis Table: No zoning data table or compliance summary is provided on the site plan or cover sheet showing lot area, building coverage, height, setbacks, or required open space.
Response: A table of zoning data has been added to the site plan as requested. The ordinance had limited criteria set forth for such outlined items included in the comment (i.e. minimum lot size/widths, maximum building coverage, etc) for the GMU specific requirements so we had submitted responses to the specific stated requirements in the text of the project narrative previously.

Because these quantitative details are missing from the submitted plans, I asked the applicant to provide a zoning analysis with calculations for each requested modification, including the entry spacing, glazing percentages, and material breakdowns on the elevation sheets. This information is required to accurately determine compliance and to document the extent of the requested design standard modifications.
Response: As noted above, updated exhibits have been furnished to provide quantitative information for review. Please advise if there are any further questions on the matter to review and make any determinations for requested design standard modifications.

Transportation Comments:

I don't have any major concerns with this design. The plans seem to comply with what I've seen of CRA's plans for the area. Bicycle parking calculations and details will be required with the building permit. Due to no vehicular parking being provided and the transit, bike, and pedestrian oriented plans for the area I recommend some indoor secure bicycle parking be provided in addition to the outdoor bike racks shown on the plan.
Response: Noted, we will plan to confirm bike parking opportunities and demonstrate more technical compliance for the project as noted during building permit review.

Building Services Comments:

No comments

Response: Noted

Fire Comments:

Comments made by Doug Bateman - dougls.bateman@slc.gov for questions, clarifications or concerns.
**Fire access roads shall meet minimum width requirements (chapter 5 of IFC) and be provided so that all ground level exterior walls are within 150-feet. The existing roads do not meet this requirements. Proposed roads will need to be built to meet requirements or have alternative means proposed to increase maximum distances by Fire Code Official*
Response: Noted, the anticipation is that all public right of way improvements are to be completed to provide the intended fire access lanes to serve the building.
**An approved route of 8-feet around the building shall be provided for firefighting activities. This clearance shall be provided to lot lines and other permanent obstructions on any building side not fronting a Public Right of Way*
Response: As noted above, the design intent is for the building to front on public rights of way on all four elevations with ample space available for use for firefighting activities in the plaza spaces on the northwest and northeast corners of the site.
**Fire hydrants shall be provided to meet minimum required fire flow and maximum allowed spacing as required in IFC Appendix B and C. A hydrant shall be provided within 100-feet of the Fire Department Connection (FDC)*
Response: Noted, fire hydrant placements are to be coordinated with the city as design of the intended public rights of way for the Rio Grande District has been vetted. The intent is to comply with the stated standard/spacing relative to the FDC connection on the south side of the building along the new Market Street frontage.
**FDC shall be located on the street address side of the building, fully visible and accessible to emergency personnel*
Response: Noted, the FDC is located on the south side of the building, addressing the intended Market Street frontage.
**Standpipe connections shall be located on the intermediate landings*
Response: Noted, the fire suppression system design and layout is anticipated to be completed as a deferred submittal. We would imagine this can be addressed as a condition of the building permit level review.
Aerial access shall be provided in accordance with IFC appendix D105 to include minimum road widths of 26-feet, shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to the long side of the building, and not have any overhead obstructions, which would include power and utility lines and trees greater than 25-feet in mature height. Aerial access could be eliminated in exception requirements are met and approved by Fire code Official. **Exceptions may be explored through Fire Prevention to provide aerial access to 25% of the total perimeter of the building. See IFC appendix D105.1*
Response: Noted, it appears that the stated exceptions which may be explored for aerial access to 25% of the perimeter of the building could be satisfied with aerial access provided from both the Market Street and 300 South (Festival Street) frontages.
**Emergency Responder Radio Coverage may be required if testing shows minimum signal strength cannot be provided. Advisable to install or provide backbone risers in case needed.*

Response: Noted, the design team will take these concerns into consideration and include supplemental systems to meet/exceed minimum signal strengths as required in the construction documents/specifications.

**Roads shall be designed to withstand impacted loads of 75,000 pounds.*

Response: Noted, project intends to comply as the surrounding roads are also intended to serve as public rights of way within the district. The design standards in development with the CRA for the district wide improvements are still in process, but it is our understanding that the new improvements are intended to meet standards for emergency response and fire access for this project as well as adjacent developments.

Public Utilities Comments:

Public Utilities comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

- *Public Utility permit, connection, survey, and inspection fees will apply. Response: Noted*
- *All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. Response: Noted*
- *All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities. Response: Noted*
- *Public street light requirements are determined during building permit review. Response: Noted*
- *Utilities cannot cross property lines without appropriate easements and agreements between property owners. Response: Noted, parcels are in process of being consolidated and plat adjusted across the Rio Grande district to address these concerns as part of the CRAs development efforts.*
- *Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Response: Noted*
- *Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. Response: Noted*
- *One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. Response: Noted, the project intent is to comply.*
- *A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. Response: Noted, the project intent is to comply.*
- *A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals. Response: Noted, the project intent is to comply.*
- *All food and beverage processing, preparation, and service requires grease removal prior to discharge to the public sewer system. Treatment must be provided such that the discharge limit of 500 mg/L of*

FOG (fats, oils, and grease) is achieved. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections. Response: Noted, the project intent is to comply and grease interceptor is shown in the provided civil/utility drawings.

- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections. Response: Noted, covered parking is not included in the project.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks. Response: Noted, the project intent is to comply as shown with detention system below the plaza, refer to provided civil drawings.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV%20and%20https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV
  Response: Noted, the design team will work with the civil engineer of record to identify potential integrations of LID strategies in the stormwater system design as required to satisfy the UPDES permit standards.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion. Response: Noted, the project intent is to comply as shown with detention system below the spectator plaza in the northwest corner of the site, refer to provided civil drawings. Calculations and drainage study are intended to be provided as required during the building permit review.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review. Response: Noted, the project intent is to comply.
- Future utilities (i.e., water, sewer, and storm) to be installed by others, as shown on the plans (in 300 South, future Market St, and future Woodbine Court) will be public utilities and must meet all SLCDPU standards and requirements. Developer must bond for these offsite improvements. Response: Noted, the civil engineer of record for the project is also handling the utility designs for the district-wide improvements so the intent is to comply with SLCDPU standards.
- The existing water main in 300 South is a 4" cast iron pipe (CIP) installed in 1914. Any future connections to this pipe will trigger an upgrade to a 12" PVC main for the entire block along 300 South. See above note regarding utility demands – there may be other triggers for an upsize of this 4" water main. Response: Noted, the civil engineer of record for this project has made efforts to coordinate timeline of these utility improvements as part of their role as the engineer of record for the district wide improvement approaches.
- The future water main in future Market St must be either 12" PVC. This main must be located in the public right-of-way, at least 2 feet from the curb and gutter, and must maintain a minimum of 10 feet of horizontal separation from the future sewer main in Market St from outside to outside of the pipes.

Response: Noted, the civil engineer of record for this project has made efforts to coordinate timeline of these utility improvements as part of their role as the engineer of record for the city on the district-wide utility improvements to be coordinated as part of the revisions to the public rights of way.

- *All future sewer manholes must be 5-foot diameter. Response: Noted*
- *Additional detailed review comments from SLCDPU are expected and will be provided during the formal building permit review process. Response: Noted*

Urban Forestry Comments:

There are existing trees in the public ROW park strip along 500 W and at the corner of 300 S and 500 W. These trees must be preserved and protected during all demolition and construction activities. All existing and proposed public streets must be designed with above ground and below ground space for street trees to be planted in the public ROW at the rate of one tree for every 30' of public street frontage.
Response: Noted, the site drawings have been updated to call for protection of the existing street trees in the public right of way along 500 W. The street trees along the new or adjusted public rights of way in the district plan which are bordering the project are in coordination with the CRA and the city to confirm timeline of improvements. The intent is to have these new frontages comply with established city street tree standards for the district.

Engineering Comments:

Engineering does not have concerns with this application. The Rio Grande Project will proceed through the Subdivision Improvement Construction Agreement (SICA) for public improvements within dedicated right-of-ways. This is typically administered during the preliminary plat process.
Subdivision Improvement Construction Agreement required. Said agreement will require a guarantee (bond), insurance certificate(s), and payment of fees.
Subdivision Improvement Plans required.
Response: Noted, the Rio Grande Project is still in process of consolidations and replat so applicants will continue to work with the city on implications/requirements as it pertains to this project.

ATTACHMENT C: Site & Vicinity Photos



Subject Property Aerial



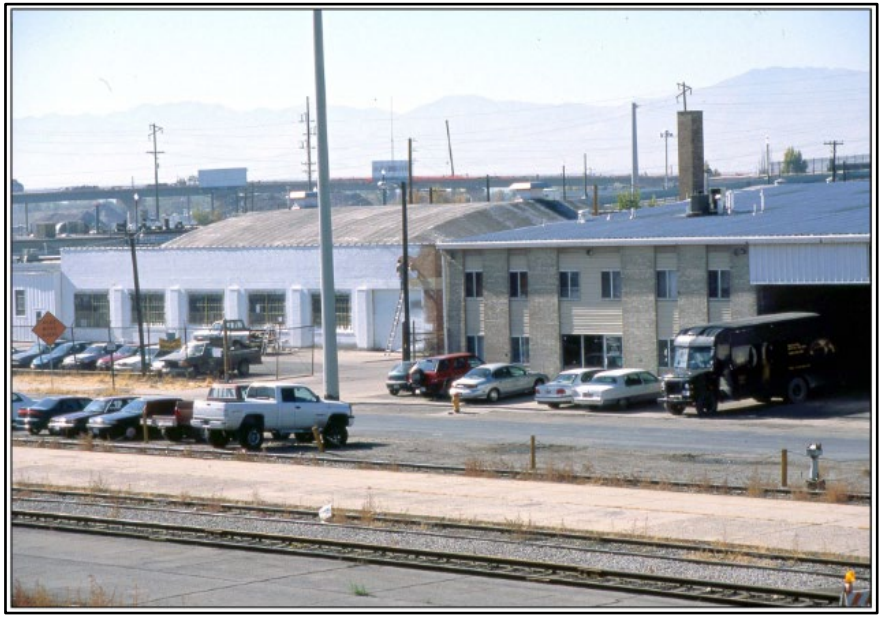
Subject Property from Corner of 300 south and 500 west



Salt Lake City Mattress Company



Salt Lake Mattress Company and Manufacturing Photo



Serta Building



Rear of the subject property





Adjacent property to the North



Streetview looking North

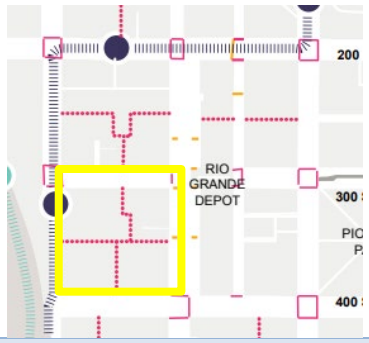
Subject Property looking east

ATTACHMENT D: G-MU Zoning Standards

GENERAL PROVISIONS: (21A.31.010)

A. Statement of Intent: The G-MU Gateway-Mixed Use District is intended to provide an urban setting for residential and commercial developments, and implement the objectives of the Downtown Plan through district regulations that reinforce the mixed-use character of the area and encourage the development of urban neighborhoods containing supportive retail, service commercial, office, and high density residential.

Standard	Requirement	Proposed	Finding
Use: (B.)	Uses in the G-MU Gateway-Mixed District as specified in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title, are permitted subject to the general provisions set forth in this section.	Indoor and Outdoor Recreation is a Permitted Use	Complies
Permitted Use (C.)	The uses specified as permitted uses, in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title are permitted; provided that they comply with all requirements of this chapter, the general standards set forth in Part IV of this title, and all other applicable requirements of this title.	Indoor and Outdoor Recreation is a Permitted Use	Complies
Conditional Use (D.)	The uses specified as conditional uses in Section 21A.33.060, "Table of Permitted and Conditional Uses in the Gateway District", of this title, shall be permitted in the G-MU Gateway-Mixed Use District provided they are approved pursuant to the standards and procedures for conditional uses set forth in Chapter 21A.54 of this title.	No conditional use is proposed	Not Applicable

Midblock Walkways (E.)	The map does identify a midblock walkway requirement on this site. 	Refer to Consideration 2: Zoning Standard Modifications	Complies with Design Review
Modifications of Standards (F.)	A modification to the provisions of this chapter may be granted through the design review process, subject to conformance with the standards and procedures of Chapter 21A.59 of this title.	Allows modifications to be requested through Design Review	Complies with Design Review Approval and 21A.59
Midblock Street Development (G.)	The applicant is coordinating with the CRA on the design of internal site connections along Woodbine Court and Market Street to ensure compatibility with the Rio Grande District Vision and Implementation Plan. The midblock streets will be constructed on city-owned land.	The provisions of Section 21A.31.010.G (Midblock Street Development) do not apply to this project as the applicant is not constructing or dedicating land for the midblock streets and therefore is not eligible for the development square footage transfer or building height increase incentives provided under that section.	Complies
Parking (H.)	The subject property is located in a transit context zone with no minimum off-street parking requirement.	None. The applicant is not proposing any belowground facilities or surface parking lots.	Complies
Outdoor Sales, Display and Storage:(I.)	"Sales and display (outdoor)" and "storage and display (outdoor)", is permitted for retail uses and the retail components of other permitted and conditional uses authorized in Section 21A.33.060 "Table of Permitted and Conditional Uses in the Gateway	The applicant understands the outdoor sales, display, and storage regulations but is not currently proposing anything specific.	Not Applicable

	District. These uses shall conform to the following: 1. Outdoor sales and display and outdoor storage may also be permitted when part of an authorized temporary use as established in Chapter 21A.42 of this title; 2. The outdoor sales or display of merchandise shall not encroach into areas of required parking for longer than thirty (30) days; 3. The outdoor permanent sales or display of merchandise shall not be located in any required yard area within the lot when the lot abuts a residential zoning district; 4. The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants.		

G-MU Gateway-Mixed Use (21A.31.020)

A. Purpose Statement: The G-MU Gateway-Mixed Use District is intended to implement the objectives of the adopted Downtown Plan and encourage the mixture of residential; commercial and assembly uses within an urban neighborhood atmosphere. The 200 South corridor is intended to encourage commercial development on an urban scale, and the 500 West corridor is intended to be a primary residential corridor from North Temple to 400 South. Development in this district is intended to create an urban neighborhood that provides employment and economic development opportunities that are oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities and land use regulation.

Standard	Requirement	Proposed	Finding
Special Provisions: **Commercial Uses (B.1)**	Then the "200 South" commercial requirement doesn't apply to the location at 300 South and 500 West.	NA	Not Applicable
Special Provisions: **Residential Units (B.2)**	This does apply. Buildings on 500 West must have at least 50% of their total square footage dedicated to residential units.	None	Complies with Design Review
Building Height (C.)	The minimum building height shall be seventy-five feet (75'). The maximum building height shall not exceed one hundred eighty feet (180').	72 feet	Complies with Design Review

Design Base of Building (D.)	Building Base: 1-3 stories, differentiated design, scaled to historic context, distinct fenestration Ground Floor Height: 16' min. floor to ceiling	The applicant is proposing exterior climbing walls as a distinctive feature for the plaza-facing frontages. The climbing walls would characterize and provide visual interest to the street-facing facades, serve as a unique design element that articulates the building, and provide pedestrian engagement along the street frontages. The climbing wall feature would animate the streetscape at the pedestrian level. The applicant is proposing a ground floor with a 21-foot floor-to-ceiling height, which exceeds the minimum 16-foot requirement specified in the code.	Complies
Yard Requirements (E.1)	No minimum setback required. A maximum setback of ten feet (10') is allowed for up to thirty percent (30%) of the building façade.		
North Setback (300 S)	No minimum	22 feet +Plaza Space	Complies with Design Review
East Setback (500 W)	No minimum	18 feet+ Plaza Space	Complies with Design Review
South Setback (Market Street)	No minimum	None	Complies
West Setback (Woodbine)	No minimum	None	Complies
Open Space	The site plan demonstrates compliance with plaza and open-space requirements. Removable seating areas are provided and meet the minimum bench requirement of one bench per 500 square feet. Bench locations are shown	The site plan demonstrates compliance with plaza and open-space requirements. Removable seating areas are provided and meet the minimum bench requirement of one bench per 500 square feet. Bench locations are shown	Complies

	throughout the site, especially along street frontages and within plaza/courtyard spaces. Street trees are provided along 300 South (Future Festival Street), 500 West, Future Market Street, and Future Woodbine Court.	throughout the site, especially along street frontages and within plaza/courtyard spaces. Street trees are provided along 300 South (Future Festival Street), 500 West, Future Market Street, and Future Woodbine Court. There are also covered entry areas indicated at building entrances.	
Door Swing (E.2)	Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.	The applicant confirmed the doors will meet this requirement	Complies
Lot Size/Lot Width	The G-MU Gateway-Mixed Use District code does not specify any minimum lot size or minimum lot width requirements	2.16 Acres (93,949 SQ. FT.) once consolidated.	Complies

Design Standards (21A.37)

21A.37.010: PURPOSE STATEMENT: The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans. (Ord. 12-17, 2017)

Standard	Requirement	Proposed	Finding
Ground floor use (%) (21A.37.050A1)	80	81.2%	Complies
Building materials: ground floor (%) (21A.37.050B1)	70	100%	Complies
Building materials: upper floors (%) (21A.37.050B2)	50	100&	Complies
Glass: ground floor (%)(21A.37.050C1)	60	N: 21.8% E: 17.5% S: 23% W: 16.9%	Complies with Design Review
Glass: upper floors (%) (21A.37.050C2)	50	N: 14% E: 11.5% S: 17% W: 4.4%	Complies with Design Review

Reflective glass: ground floor (%) (21A.37.050C2)	50	NA-Reflective Glass is not used in the project	NA
Building entrances (feet) (21A.37.050D)	40	13 entrances required 3	Complies with Design Review
Blank wall: maximum length (feet) (21A.37.050E)	15	See requested modifications	Complies with Design Review
Street facing facade: maximum length (feet) (21A.37.050F)	200	300 south: North Façade Length: approx. 292' - 4 1/2" 500 west: East Façade Length: approx. 273' - 6 3/4	Complies with Design Review
Upper floor step back (feet) (21A.37.050G1)	X	Not Applicable Building is less than 85 feet.	Not Applicable
Lighting: exterior (21A.37.050H)	X[1]	Lighting Plan to be submitted with building permit	Not Applicable
Lighting: parking lot (21A.37.050I)	X[1]	Not Applicable No parking lot is proposed or required	Not Applicable
Screening of mechanical equipment (21A.37.050J)	X	All mechanical equipment will be screened as shown in the project plans.	Complies
Screening of service areas (21A.37.050K)	X	All service areas will be interior to the building	Complies
Parking garages or structures (21A.37.050M	X[2]	Not applicable	Not applicable
Tree canopy coverage (%) (21A.37.050 Q1)	40	Will be determined at building permit stage and must comply with Rio Grande District standards.	Complies
Street trees (21A.37.050 Q2))	X	Street trees shown at one per 80 feet of street frontage on all public street frontages	Complies
Soil volume (21A.37.050 Q3)	X	The applicant noted this in their application.	Complies
Minimize curb cuts (21A.37.050 Q4)	X	No curb cuts are proposed; however, the future streets and plaza are still in the design phase, so the locations of future curb cuts cannot be determined at this time. No parking is proposed on this site.	Not applicable
Overhead cover (21A.37.050Q5)	X	The proposed design does not meet requirements for overhead cover at building entrances.	Complies
Height transitions: angular plane for	X	The rights-of-way separate the building from the adjacent	Not applicable

abutting zoning districts (21A.37.050R)		properties, which have a height limitation of 75 feet	
Horizontal articulation (21A.37.050S)	X	The applicant is requesting relief from this requirement.	Complies with Design Review

ATTACHMENT E: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the city's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

Finding: Complies

Discussion: The purpose of the G-MU Gateway-Mixed Use District is to reinforce the mixed-use character of the area and encourage the development of urban neighborhoods containing residential, commercial, office, and assembly uses with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access. The project is in line with the purpose of the G-MU district by providing a mixed-use development with ground floor active uses, public plazas, and outdoor climbing walls that relate to the pedestrian scale and serve as community gathering spaces with active streetscapes. The site is within proximity to Salt Lake Central Station and mass transit while functioning as a major sports and entertainment destination that generates employment and economic development opportunities for the Rio Grande District.

Condition(s): None

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. **Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).**
2. **Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.**
3. **Parking shall be located within, behind, or to the side of buildings.**

Finding: Complies

Discussion: The development is primarily oriented towards the public plaza. There are no main entries on 300 south or 500 west. The main entrance of the building is primarily oriented toward Market Street rather than the plaza. The building has a substantial setback on 300 South and 500 West to accommodate the public plaza, which serves as a community gathering space accessible to the public. Parking within this district is proposed in the Rio Grande District to be located in a shared parking garage. There is no parking required.

Condition(s): None

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. **Locate active ground floor uses at or near the public sidewalk.**

2. **Maximize transparency of the street facing facades by prohibiting covering the ground floor glass with reflective treatments, interior walls, and other similar features that prevent passers-by from seeing inside of the building for non-residential uses.**
3. **Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.**
4. **Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.**

Finding: Does Not Comply

Discussion: The project is requesting a significant reduction from the required glass percentages because the climbing walls and facility functions don't allow for traditional transparency. The requested percentages are substantially below standards on all elevations, which is why this project requires design review approval and justification based on the climbing facility's functional requirements. The climbing walls themselves are the primary architectural feature of the facility, are solid structures that cannot have transparent glass. This is why the USA Climbing project requires a significant reduction in the standard glass percentage requirements, as the walls must be constructed as solid climbing surfaces rather than transparent facades.

Condition(s): None

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. **Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.**
2. **Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.**
3. **Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.**
4. **Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.**

Finding: Complies

Discussion: The design divides the structure into distinct functional and visual sections, using metal cladding, glass, and concrete to create horizontal breaks instead of a single massive wall. Ground-level activation comes from the plaza, which encourages pedestrian interaction and gathering. Climbing walls on the north façade, visible from the plaza, act as horizontal and vertical elements to break up the façade. Planters on the north façade break up the ground level. The west façade is divided by the café's glass. There are exterior balconies on the second floor that face the plaza, allowing people to look out onto the street. The design creates a vibrant downtown destination and world-class sports facility through the active public plaza, visible climbing walls, and integration of mixed-use elements that support diverse activities and community engagement. Preserving the Salt Lake Mattress Building connects the project to the district's vision of encompassing Salt Lake City's past, present, and future. Overall, the plan for this building reflects the scale and mass desired by the Implementation Plan for the Rio Grande District. The reconstruction of the Salt Lake Mattress Building connects the project to the district's vision of encompassing Salt Lake City's past, present, and future.

Condition(s): None

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. **Changes in vertical plane (breaks in facade);**
2. **Material changes;**
3. **Massing changes;**
4. **A minimum of eighty percent (80%) of the ground floor must be used for active, publicly accessible uses. Active uses are those that promote an active pedestrian environment through inclusion of uses that capture the attention of a passer-by. This includes retail establishments, retail services, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the planning director and/or commission; and**
5. **Stepback must be a minimum of ten feet (10') from the base of the building. This allows the base to be the primary defining element for the site and the adjacent public realm, reducing wind impacts, and opening sky views.**
   - **The maximum height of the base of a proposed building should be equal to the width of the right of way if allowed in the zoning district to provide sufficient enclosure for the street without overwhelming the street. The minimum height of the base must be at least two stories.**
   - **A building over two hundred feet (200') in width shall include necessary separation from property lines to minimize the impact of shadows and development rights of adjacent properties.**

Finding: Complies

Discussion:

1. The project incorporates changes in vertical plane that break up the overall façade length and reduce the visual impact of the building mass related to building articulation and human-scale design. The elevations avoid a flat, continuous street wall by introducing setbacks, stepped rooflines, angular projections, and recessed wall planes that visually divide the building.. The east and north elevations are set back from the street, providing landscaped areas and pedestrian amenities that create physical and visual separation between the building and the public realm, reducing the perceived façade length. Along the south elevation facing proposed Market Street, wall planters introduce depth and variation at the pedestrian level, further interrupting the linear façade condition. The west façade is designed to engage the Arts Campus Plaza, while the north façade opens to the plaza with windows and climbing walls, Stepped rooflines and angular building forms establish distinct vertical planes, and the climbing wall elements angle inward and outward to create alternating recessed and projected surfaces that subdivide the façade and add architectural interest.
2. The building exterior uses metal panel cladding, wood climbing walls, and glass creating visual variety and breaking up the facade length as mentioned above. The restored brick masonry of the historic Salt Lake Mattress Company building anchors the design at the south elevation, perforated metal panel cladding creates clean horizontal divisions across upper facades. The wood climbing wall surfaces introduce natural tones and texture, and strategically placed glass windows at varying elevations create transparency and visual breaks. These distinct material transitions occur at defined points throughout the facade,

preventing a continuous unbroken wall and establishing visual rhythm across all elevations.

3. The building features angular forms with varying heights and roof lines that prevent it from reading as a single mass. The height also respects the height of the historic building which is approximately 40 feet and the overall height of the building is 72 feet. Different building sections step up and down in height, establishing visual rhythm and reducing the apparent scale of the 200-foot facade. The large setback of the plaza respects the street frontages of 300 south and 500 west.
4. The main function of the building, the climbing facility, is located on the ground floor and is directly visible and accessible from the public plaza. The ground floor will also include retail establishments on the future Market Street and a café on the Arts Campus Plaza. The public plaza functions as the primary active civic gathering space with outdoor recreation opportunities, seating, landscaping, and community programming. The plaza and ground floor uses work together to activate all street frontages to meet the requirements for active, publicly accessible uses that promote pedestrian engagement and street-level interest. The applicant showed on the plains that active ground floor use meets this requirement at 81.1%
5. The G-MU Zone does not have a stepback requirement, however on 500 West, a 17'-6⅜" setback provides space between the mass of the building and the public realm. This place will accommodate the Green Loop area while supporting a complete street with pedestrian paths, bike lanes, and vehicle access. The building base exceeds the two-story minimum height requirement and is proportional to the street widths, providing appropriate street enclosure without overwhelming either street. Per the Rio Grande District Vision and Implementation Plan, on Market Street, a 70-foot right of way, the building will incorporate raised wall planters along the frontage. On Woodbine Court, a 50-foot right of way, the building steps down to the height of the historic Salt Lake Mattress Company building from that lot line, preserving development rights of adjacent properties. These stepbacks and proportional heights allow the base to be the primary defining element while minimizing shadow impacts and maintaining necessary separation from property lines.

Condition(s): None

F. If provided, privately-owned public spaces shall include at least three of the six following elements:

1. **At least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");**
2. **A mixture of areas that provide seasonal shade;**
3. **Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;**
4. **Water features or public art;**
5. **Outdoor dining areas; and**
6. **Other amenities not listed above provide a public benefit.**

Finding: Complies

Discussion:

1. Sitting Space: The renderings show extensive seating throughout the public plaza, including benches, rock boulders, ledges, and informal gathering areas. The plaza design includes dedicated seating spaces that appear to meet or exceed the minimum requirement of one sitting space per 250 square feet. The plaza space is still being designed in coordination with the CRA.

2. Seasonal Shade: The site plans and renderings show trees along all existing and future street frontages and multiple tree plantings throughout the plaza, providing shade canopy and seasonal shade coverage for pedestrians and gathering areas.

3. Trees: Both Street section diagrams show substantial tree plantings meet or exceed the minimum of one tree per 800 square feet. The applicant is aware of the street tree requirements.
4. Water Features or Public Art: The department comments and the narrative discuss opportunities for public art and mural treatments on exterior climbing walls and building cladding, creating embedded art that enhances the streetscape as noted in the Plan Salt Lake discussion above.
5. Outdoor Dining Areas: The renderings show café space on the Arts Campus Plaza, and the plaza design includes areas for outdoor dining and food service.
6. Other Amenities: The outdoor climbing walls visible from the plaza serve as unique recreational amenities, and the plaza accommodates community programming and events as a civic gathering space.

Condition(s): None

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.

1. **Human scale:**
    a. **Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.**
    b. **The minimum stepback for any building located in a zoning district that does not contain an upper level stepback provision shall be ten feet (10'). This stepback is only required for applications requesting additional height when authorized in the underlying zoning district. The stepback shall be applied to the first full floor of the building that is seeking the request for additional height.**
    c. **For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, to reduce the sense of apparent height.**
2. **Negative impacts: All buildings seeking additional height as authorized in the underlying zoning district shall be subject to the following standards:**
    a. **Modulate taller buildings vertically and horizontally so that they step up or down to its neighbors.**
    b. **Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.**
    c. **Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.**
    d. **Design and orient to prevent snow, ice, or water from falling directly onto a public sidewalk, public space, neighboring property, or directly onto the walkway leading to the building entrance.**
3. **Cornices and rooflines:**
    a. **Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. The roofline and architectural detailing, including cornices, shall be complimentary to the structure's scale, material, color, and form and create a change in plane of at least six inches (6"), a change in material, utilizing at least one visible sloping plan along a minimum of fifty percent (50%) of the roofline on building elevations facing a street,**

or a change in material orientation to define the roof line of the building.

b. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

Finding: **Complies**

Discussion:

1. The G-MU zone does not contain an upper level stepback provision; therefore, Guideline G stepback requirements apply. However, the application does not request additional height beyond the underlying zoning district standard. This application requests a reduction in height. Consequently, the 10-foot minimum stepback requirement does not trigger, as it only applies "when authorized in the underlying zoning district" for additional height. The building is appropriately setback from 500 West and 300 South, responding to site context. The building steps down in mass from the Art Campus and will create appropriate street enclosure on Market Street, once constructed. The building's scale is consistent with the Rio Grande District Vision and Implementation Plan as the applicant states: "The facility is intended to be a lower massed structure to help address a stepback in scale along the intended public plazas on site as well as the future green loop parkway in 500 West."
2. Additional height is not requested.
3. The roofline has been used to generate interest and elevation variety along street frontages, green roofs and decks have not been actively pursued to maximize solar energy potential as part of broader district sustainability initiatives. The applicant will coordinate with the CRA on meeting the Sustainable Development Policy.

Condition(s): The applicant shall coordinate with the CRA on meeting the Sustainable Development Policy.

H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

Parking lots and structures shall be setback a minimum of twenty-five feet (25') from required midblock pedestrian access locations or as required in the underlying zoning district if the underlying zoning requires a larger setback.

Finding: Complies

Discussion: The project does not have on-site parking as the ordinance does not have a minimum of off-street parking for the intended uses as part of a transit context zone

Condition(s): None

I. Waste and recycling containers, mechanical equipment, storage areas, and loading facilities shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure. (See Subsection 21A.37.050.K of this title.)

Finding: Complies

Discussion:
The application narrative indicates that the waste and recycling containers will be housed within the interior of the structure. The proposed utility box placement on the site plan complies with the requirements of 21A.40.160.C.1 for private property placement. All boxes are positioned completely within property lines with adequate setbacks from property lines.

Condition(s): None

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. **Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.**
2. **Coordinate signage locations with appropriate lighting, awnings, and other projections.**
3. **Coordinate sign location with landscaping to avoid conflicts.**

Finding: Complies

Discussion: The plans commit to follow all signage requirements in 21A.46.110 as noted. The project appears to emphasize architectural features through signage design as required. Signage will be reviewed in detail at the Building Permit stage.

Condition(s): None

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. **Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.**
2. **Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.**
3. **Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.**

Finding: Complies

Discussion: The Downtown 2016 Plan calls for maintaining and refreshing existing street-lighting policies, implementing pedestrian-oriented lighting throughout downtown, and relying on established standards such as the City's Street Lighting Master Plan. The project site is located within the downtown area and is therefore subject to these adopted policies. Although a comprehensive outdoor lighting plan has not yet been submitted, the applicant will be required to demonstrate compliance with the Street Lighting Master Plan and the pedestrian-lighting objectives of the Downtown 2016 Plan at the time of Building Permit review. The style of the streetlights etc. for the Rio Grande District is still being considered by city departments

Condition(s): None

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and, with the approval of the city's urban forester, shall be placed for every thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

f. Asphalt shall be limited to vehicle drive aisles. (Ord. 70-24, 2024: Ord. 24B-23, 2023: Ord. 24-23, 2023: Ord. 14-19, 2019)

Finding: Complies

Discussion: The applicant is aware of the street tree requirements as noted in the department comments from Urban Forestry Comments. Final Landscaping Plans will be submitted once the design of the plaza is complete. The streetscape will follow the cross section outlined in the Rio Grade District Implementation Plan and other city standards. The applicant is aware of the required streetscape improvements and coordination will continue with the CRA.

Condition(s): None

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- October 8, 2025– The Downtown and Granary Community Councils was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- October 14, 2025– Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October 14, 2025-November 28, 2025– The project was posted to the Online Open House webpage, and this was also the public input period.

Notice of the public hearing for the proposal included:

- Wednesday, November 26, 2025
  - Public hearing notice sign posted on the property
- Tuesday, November 25, 2025
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

The item was rescheduled from December 10, 2025, to the January 11, 2026 meeting.

- Monday, January 26, 2026
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve
- Friday, January 30, 2026
  - Public hearing notice sign posted on the property

Public Input:

The public did not submit comments during the input period. The Granary Community Council sent a letter of support.

From:	Granary District Alliance
To:	Booth, Meagan
Cc:	Tim Dwyer; annastasia.kaessner@gmail.com
Subject:	(EXTERNAL) GDA Letter of Support for USA Climbing PLNPCM2025-00896.
Date:	Tuesday, October 28, 2025 4:11:40 PM
Attachments:	GDA - Letter of Support -USA Climbing Facility 10.27.2025.pdf

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

Greetings Meagan,

We at the Granary District Alliance voted to send the attached letter of support for the new USA Climbing facility project currently under review (PLNPCM2025-00896).

USA Climbing has demonstrated a commitment to thoughtful development and community engagement. The NTC will serve as a world-class facility that not only elevates Salt Lake City's profile in the climbing and outdoor recreation community but also contributes to the economic and cultural growth of the District.

We support the Planning Division to approve the requested design modifications and support the realization of this project.

Sincerely,

On behalf of the Granary District Alliance Board
Tim Dwyer – Granary District Alliance Chair
Annastasia Kaessner – Granary District Alliance Vice Chair

October 27, 2025

ATTN: Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

RE: Letter of Support – PLNPCM2025-00896 USA Climbing NTC Design Review

To Whom it may concern;

On behalf of The Granary District Alliance, a recognized community organization composed of business owners, developers, and community members, we write in support of the Design Review Application submitted by VCBO Architecture for the development of the USA Climbing National Training Center (NTC) at approximately 310 S 500 W in the Depot District.

The proposed site is currently a vacant commercial lot zoned Gateway Mixed Use (GMU). We understand that Design Review is required to allow modifications to several zoning standards, including:

- Reduction of the minimum building height from 75 feet to 65 feet
- Inclusion of exterior climbing walls
- Setback adjustments for the plaza space
- Reduction in ground and upper floor glass percentage
- Reduction in building entrance frequency
- Relief from blank wall maximum length and horizontal architectural standards
- Allowance for the street-facing façade length to exceed 200 feet

The Granary District Alliance supports these proposed modifications and believes they are appropriate and necessary to accommodate the unique design and function of a national training center for competition climbing.

USA Climbing has demonstrated a commitment to thoughtful development and community engagement. The NTC will serve as a world-class facility that not only elevates Salt Lake City's profile in the climbing and outdoor recreation community but also contributes to the economic and cultural growth of the District.

We support the Planning Division to approve the requested design modifications and support the realization of this project.

Sincerely,

On behalf of the Granary District Alliance Board
Tim Dwyer – Granary District Alliance Chair
Annastasia Kaessner – Granary District Alliance Vice Chair

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with. The applicant did respond to several of the department comments in the attached narrative in Attachment B.

Engineering:

Engineering does not have concerns with this application. The Rio Grande Project will proceed through the Subdivision Improvement Construction Agreement (SICA) for public improvements within dedicated rights-of-way. This is typically administered during the preliminary plat process. Subdivision Improvement Construction Agreement required. Said agreement will require a guarantee (bond), insurance certificate(s), and payment of fees. Subdivision Improvement Plans required.

Transportation:

The Transportation Division has no major concerns with project design. The plans comply with the plans for the area. Bicycle parking calculations and details will be required at the building permit stage. The applicant is recommended to provide indoor bicycle parking in addition to the outdoor bike racks shown on the plans. The project supports the area's transit, bike, and pedestrian-oriented objectives. The applicant has committed to confirming bike parking opportunities and demonstrating technical compliance during building permit review.

Building Services:

No Comments

Police:

I love the design concept and the activity for the area this will bring. Design looks really good. My only concern, because I didn't see any lighting plan, is the bike alcove on the South side of the complex. It looks like a pretty large area, and if the building doesn't have activation 24/7, I could see that it becomes an easy overnight campground. I would recommend good lighting in that area and the parking throughout the night-time so that anyone trespassing on the property are clearly visible making it easier to enforce on any issues that may arise.

Fire:

*Fire access roads shall meet minimum width requirements (chapter 5 of IFC) and be provided so that all ground level exterior walls are within 150 feet. The existing roads do not meet these requirements. Proposed roads will need to be built to meet requirements or have alternative means proposed to increase maximum distances by Fire Code Official.
*An approved route of 8-feet around the building shall be provided for firefighting activities. This clearance shall be provided to lot lines and other permanent obstructions on any building side not fronting a Public Right of Way
*Fire hydrants shall be provided to meet minimum required fire flow and maximum allowed spacing as required in IFC Appendix B and C. A hydrant shall be provided within 100-feet of the Fire Department Connection (FDC)

*FDC shall be located on the street address side of the building, fully visible and accessible to emergency personnel
*Standpipe connections shall be located on the intermediate landings
*Aerial access shall be provided in accordance with IFC appendix D105 to include minimum road widths of 26-feet, shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to the long side of the building**, and not have any overhead obstructions, which would include power and utility lines and trees greater than 25-feet in mature height. Aerial access could be eliminated in exception requirements are met and approved by Fire code Official. **Exceptions may be explored through Fire Prevention to provide aerial access to 25% of the total perimeter of the building. See IFC appendix D105.1
*Emergency Responder Radio Coverage may be required if testing shows minimum signal strength cannot be provided. Advisable to install or provide backbone risers in case needed.
*Roads shall be designed to withstand impacted loads of 75,000 pounds.

Urban Forestry:

There are existing trees in the public ROW park strip along 500 W and at the corner of 300 S and500 W. These trees must be preserved and protected during all demolition and construction activities. All existing and proposed public streets must be designed with above ground and below ground space for street trees to be planted in the public ROW at the rate of one tree for every 30' of public street frontage.

Public Utilities:

Public Utilities comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Public street light requirements are determined during building permit review.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.

- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main.
- A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.
- All food and beverage processing, preparation, and service requires grease removal prior to discharge to the public sewer system. Treatment must be provided such that the discharge limit of 500 mg/L of FOG (fats, oils, and grease) is achieved. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV%20and%20https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- Future utilities (i.e., water, sewer, and storm) to be installed by others, as shown on the plans (in 300 South, future Market St, and future Woodbine Court) will be public utilities and must meet all SLCDPU standards and requirements. Developer must bond for these offsite improvements.
- The existing water main in 300 South is a 4" cast iron pipe (CIP) installed in 1914. Any future connections to this pipe will trigger an upgrade to a 12" PVC main for the entire block along 300 South. See above note regarding utility demands – there may be other triggers for an upsize of this 4" water main.
- The future water main in future Market St must be either 12" PVC. This main must be located in the public right-of-way, at least 2 feet from the curb and gutter, and must maintain a minimum of 10 feet of horizontal separation from the future sewer main in Market St from outside to outside of the pipes.
- All future sewer manholes must be 5-foot diameter.
- Additional detailed review comments from SLCDPU are expected and will be provided during the formal building permit review process.