



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday October 18, 2023, 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. WORK SESSION

3.1 Site Plan – Downtown Blocks 8 & 14

Flagbough LLC has applied for two site plan applications in Downtown Vineyard. Both site plans are for multi-family buildings, which is an allowed use in the Downtown Zone. Bronson Tatton, representing the owner, will present the site plan application to the Planning Commission. The Planning Commission will take appropriate action.

4. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

5. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: October 16, 2023

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planner

Community Development

Date: Wednesday, October 18, 2023
From: Rachel Steven, Planner
To: Planning Commission
Item: Vineyard Station Block 8 & 14 (PLAN23-014 & PLAN23-017)
Address: Downtown Vineyard
Parcel No: 17:026:0047
Applicant: Bronson Tatton, Representing Owner
Owner(s): Flagborough LLC

BACKGROUND

The Vineyard Downtown consists of 350 acres bounded by the Utah Provo Main Rail Line to the east, Utah Lake on the west, 800 North to the South and the Lindon Marina on the north. The first phase, consisting of 50 acres was developed by Edge Homes located within the Lakefront Residential subdistrict.



The applicant, Flagborough, is proposing development of blocks 8 and 14 within the Downtown Mixed-Use District (DTMU). The proposal consists of 418 residential units, one building located in block 8 with 184 units and one building within block 14 containing 234 units.

Building	Net SF	Units	OBR	1BR	2BR	Average Unit Size
8A	159,935	184	21	89	74	815
14B	221,212	234	27	115	92	811
Totals:	381,147	418				-

ANALYSIS

This is the second phase of the Flagborough portion of the property, called Utah City. Flagborough controls the remaining 300 acres of the Downtown and are constructing the first several units with primarily surface parking. Future proposals show the surface parking lots converting to building pads or structured parking. [Section 3.14.010.2.d](#) of the Special Purpose Zoning District Code allows for parking lots as a temporary use. If the temporary parking lot is not developed as a parking structure, building, or open space within seven years from the date of approval, the property owner shall submit a new parking lot plan with a 25% increase of landscaping coverage as required by code.

Blocks 8 and 14, both meet the requirements as outlined in [Section 3.10 Building Standards](#) including, but not limited to, the building siting, height, street façade requirements, entrances, materials, and amenity requirements.

Block 8 is a maximum of 58' in height. It has many different façade types with various colors and materials. The materials for the facades include stone tile, stucco, brick, metal panel, precast concrete or composite ornament/details. Block 8 has a variety of entrance types including storefronts, gallery's, porches, and stoops. Block 8 amenities include streetscapes, paseos, and courtyards. All of these will promote pedestrian connectivity and limit internal vehicle traffic.

Block 14 is a maximum of 66'8" in height. It has many different façade types with various colors and materials. The materials for the facades are similar to Block 8 and include stone tile, stucco, brick, metal panel, precast concrete or composite ornament/details. Block 14 has a variety of entrance types including storefronts, gallery's, porches, and stoops. Block 14 amenities include streetscapes, paseos, and courtyards. All of these will promote pedestrian connectivity and limit internal vehicle traffic.

Parking:

The site plan presents several surface parking fields. The tables below outline the parking requirements and total parking provided.

Required Parking - Block 14					Required Parking - Block 8A				
Bedroom		Count	Required	Provided	Bedroom		Count	Required	Provided
0	1.5	27	41		0	1.5	21	32	
1	1.5	115	173		1	1.5	89	134	
2	2	92	184		2	2	74	148	
Guest	0.25	234	59		Guest	0.25	184	46	
Retail	1/500	4172	8		Retail	1/500	3988	8	
Total			464	490	Total			367	386

The applicant will be in attendance to overview the site architecture and landscaping in more detail.

STAFF RECOMMENDATION

Staff recommends approval of the site plan, provided the following conditions are met.

CONDITIONS

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.
3. Prior to issuance of occupancy of any units in Blocks 8 and 14, additional parking as required in the parking study shall be provided. A parking study shall be conducted three months following the Certificate of Occupancy of Blocks 5 and 6. If the parking study indicates that a larger amount of parking is needed to satisfy the demand of those units, then the parking requirements of Blocks 8 and 14, and future blocks, shall be increased to meet the demand shown in the parking study. Any changes in parking shall require an amended site plan.

PROPOSED MOTION

"I move to approve the site plan as requested by Bronson Tatton, with Flagborough LLC, with the proposed conditions...."

ATTACHMENTS

Scope of Work

Site Plan

Landscape Plan

Exterior Elevations

Photometric Plan

RE: Utah City Site Plan Application Block 8 Narrative

With our first 450 Units underway in Blocks 5 & 6, we are now turning attention to site planning the area directly north of the blocks 5 and 6 providing the north building walls to the Lake Promenade. Block 8 lands in this Phase 2 of site design for our newly named Utah City project. Block 8 represents a multi-stage phasing approach of 4 buildings. In this application we are proposing the first of four buildings on this block. Building A is a ~160,000 SF, 4-story, residential apartment building with 184 total units comprised of a mix of studio, 1 bedroom, and standard 2 bedroom and 2 bedroom loft units ranging between 550 SF up to 1,320 SF and averaging 880 SF. A corner retail space of just under 4,000 SF is planned on the northwest corner of the building that will tie into 3 other retail corners at the intersection of Concord Street and Third Street. Internal amenity spaces have been provided including a lobby, bike storage, dog wash area, and a mail room. The design of Building A creates two amenitized courtyards with shaded seating, an outdoor kitchen, an open lawn area for unstructured play, a plaza with a planned greenhouse café, and finally an proposed mural wall. This phase also proposes 257 temporary surface vehicle parking spaces and 72 bicycle parking spaces. Included in the is site plan package is also a beautiful streetscape landscape design along with a separated, elevated bike lane along Concord Street, the designated bike route through the project.

We have determined the proposed site plan application is compliant with the Special Purpose Zoning District 3, Downtown Vineyard (Town Center) and other city codes and regulations. The building design and exterior lighting are innovative and set the scene envisioned for the downtown mixed-use district (DTMU). The architectural precedent proposed has a variety of styles and materials which will create a vernacular unique to Vineyard Station and shared by the many Cities we love.

Surrounding uses include the Lake Promenade to the south and future mixed-use to the east, north, and west. The existing site is vacant along with the adjacent blocks.

Primary ingress and egress to the site include Main Street (Phase 1 Roadway) north of 800 North and the Lake Promenade (Phase 2 Roadway) which are already constructed and paved. Secondary ingress and egress will be a new roadway phase of construction labeled as Phase 2c which will extend Concord Street west of Main Street and connects into the Lake Promenade (Phase 2). Future connectivity to the will be opened with additional block development. As we continued development outward from these blocks, the complete grid network of streets will be built out.



Internal vehicular circulation is limited within the block. Similar to blocks 5 & 6 and the downtown as a whole, we have planned for a pedestrian network through corridors called paseos. These limitations on internal vehicular circulation are intended to promote the pedestrian and bicyclist experience. The paseos are urban living rooms primarily meant for pedestrian use and circulation. Block 8 has paseos planned that will split the block in quarters. A bike lane is being implemented on Concord Street. The Lake Promenade also has a dedicated bike lane built into the street cross-section.

Volume of traffic is outlined in the TIS. The character of traffic will be typical daily trips of attached multi-family units, park users, and service vehicles typical of urban living. Off-street parking and loading areas have also been incorporated into the design and are represented in the site plan.

The impact on public services, utilities, schools, and recreation have all been considered and coordinated with City Staff and the school district. Recreational and other amenity areas are either achieved onsite or within a comfortable 10 min. walk including regional trails, the Utah Lake Waterfront, the Lake Promenade, and Geneva Park.

The proposed outdoor activities in these two blocks are categorized in three open space types: Streetscape, Paseos, & Courtyards. The streetscape scene includes shade trees, waterwise plantings, storm water filtration, benches, and streetlights. The activities anticipated in these spaces include strolling, sitting, and bicycling. The paseos, as mentioned previously, are the urban living rooms. Stoops and porches are designed along the edge of the paseo providing opportunities for neighbors to meet, interact, and play. Unique lighting techniques are proposed to keep these pedestrian corridors well-lit and safe.

We look forward to discussing this application in more detail in the public meetings to come.

Best Regards,

A handwritten signature in black ink, appearing to read "Bronson Tatton". The signature is fluid and cursive, with the first name being more prominent.

Bronson Tatton

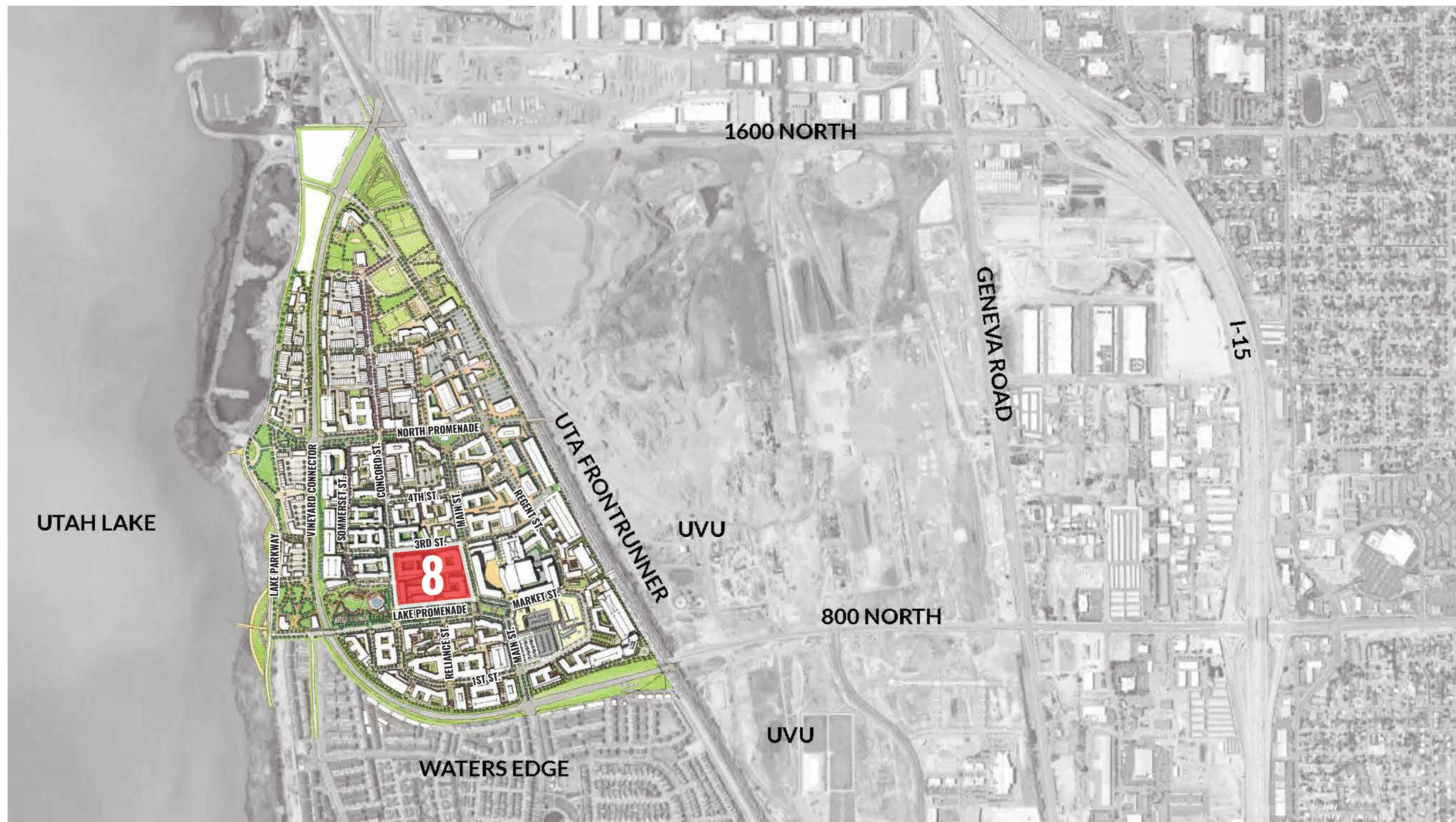
Owner Representative

Flagborough, LLC



UTAH CITY | Site Plan Approval Block 8

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



CONTEXT MAP

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



CONTEXT MAP

Utah City | Block 8 | October 12, 2023 | Flagborough LLC

SITE PLAN

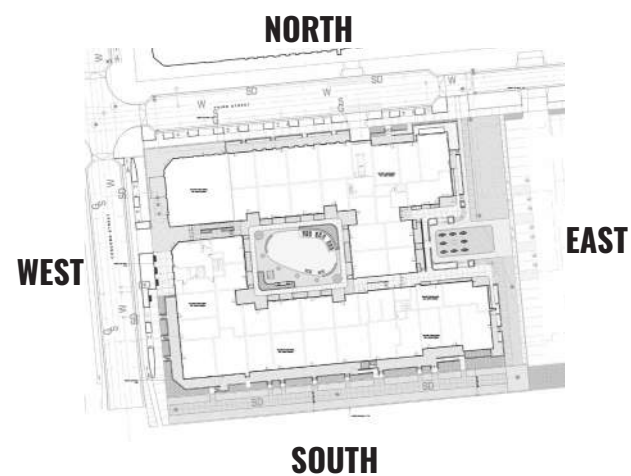
Utah City | Block 8 | October 12, 2023 | Flagborough LLC



SOUTH ELEVATION



WEST ELEVATION



ARCHITECTURAL ELEVATIONS & RENDERINGS

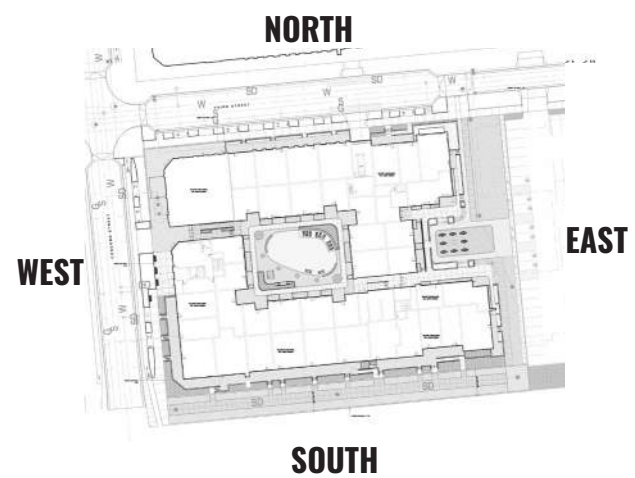
Utah City | Block 8 | October 12, 2023 | Flagborough LLC



SOUTH ELEVATION



WEST ELEVATION



ARCHITECTURAL ELEVATIONS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



05 COURTYARD SOUTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A201



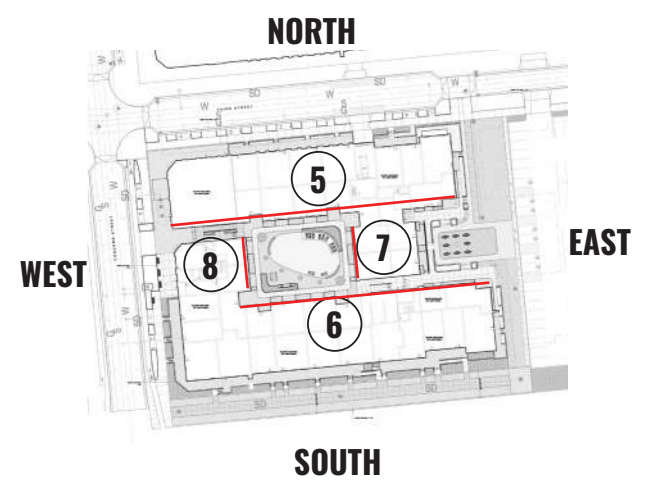
06 COURTYARD NORTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A201



08 COURTYARD EAST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A201



07 COURTYARD WEST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A201



ARCHITECTURAL ELEVATIONS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



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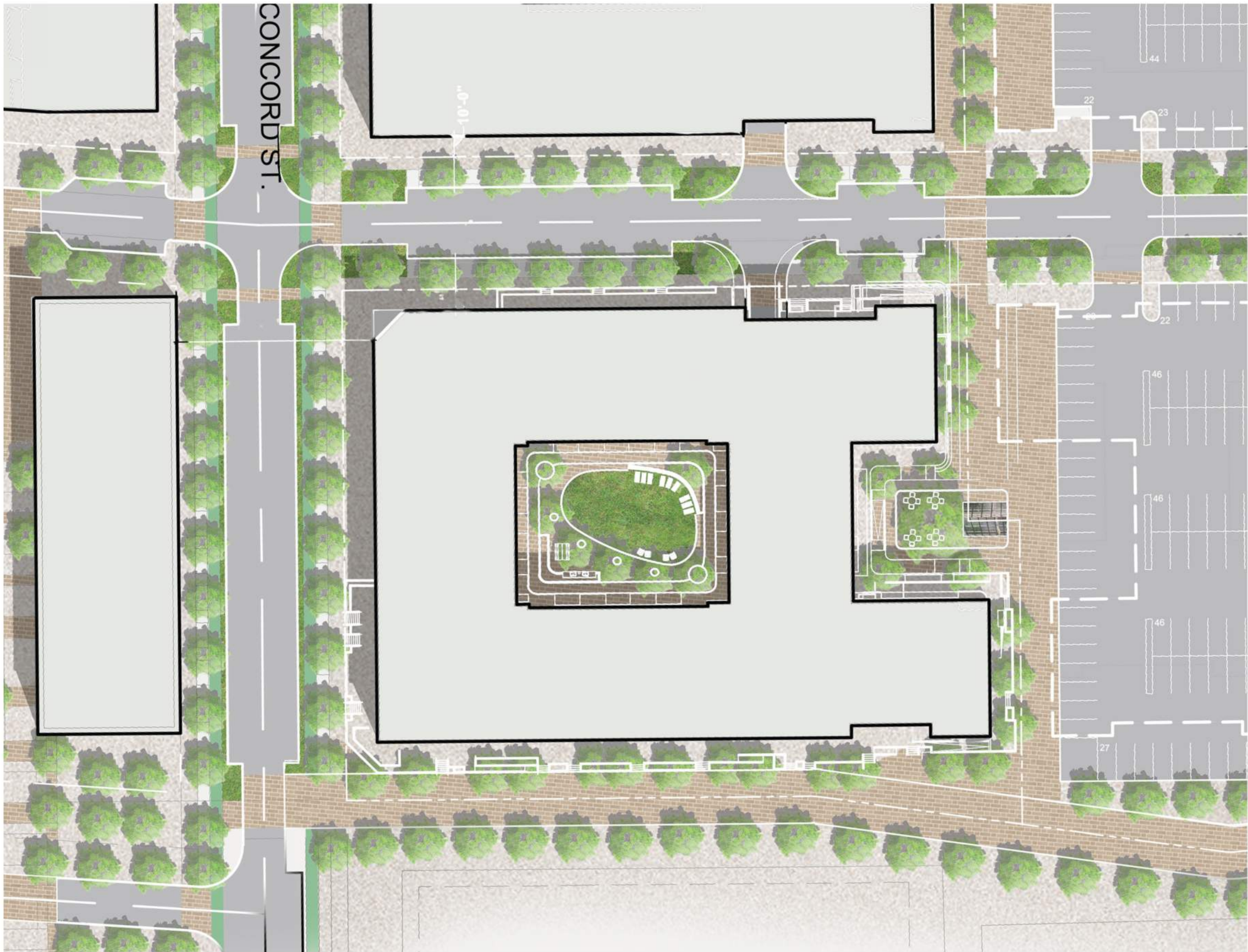
ARCHITECTURAL ELEVATIONS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



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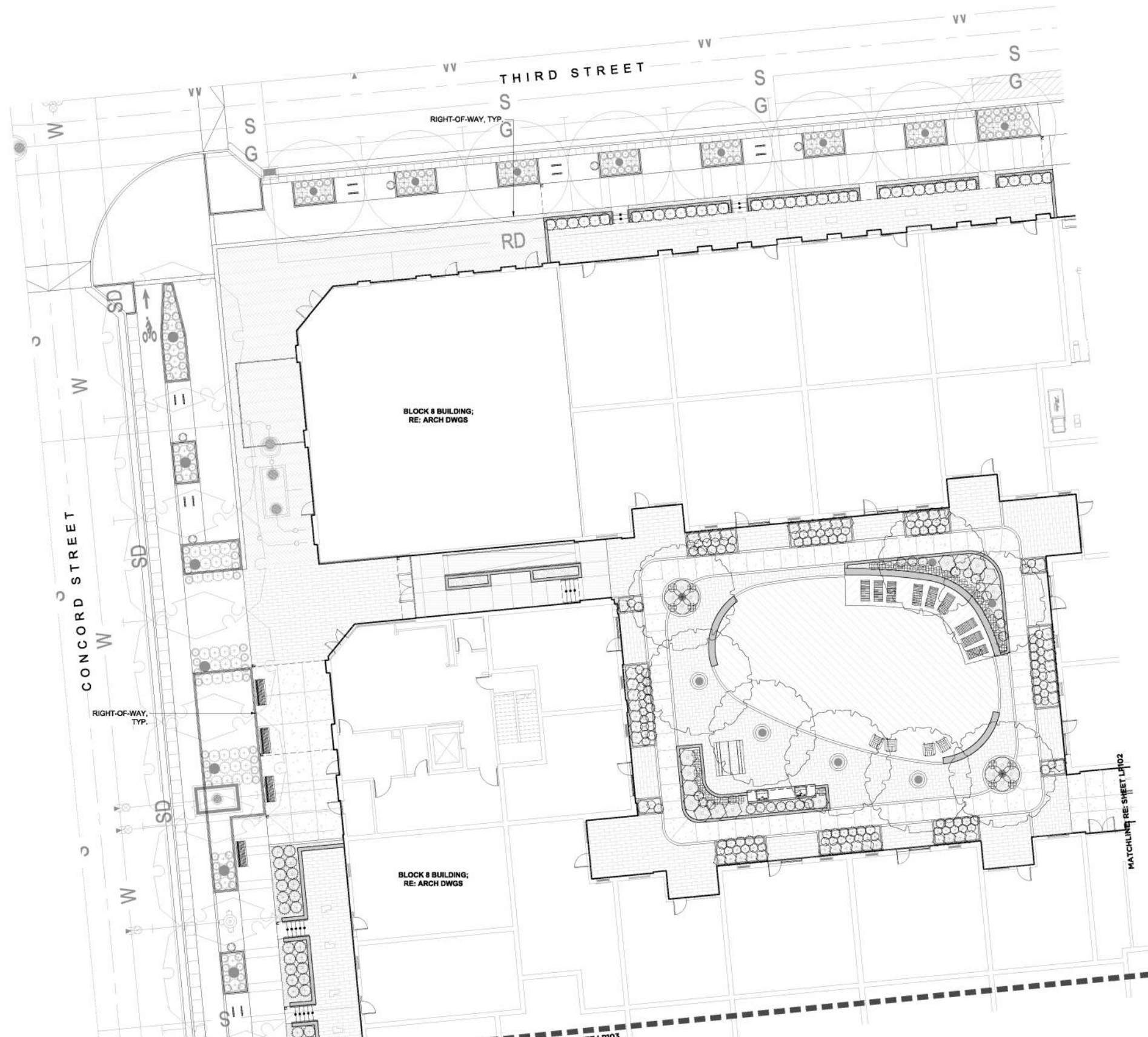
Block 8a

182 UNITS	
GROSS BLDG AREA	175,435 SF
GROSS LOT AREA	99,100 SF
F.A.R.	1.77

** For residential ground floor uses, the ceiling must be at least 12' above sidewalk grade, and the minimum story height is 9'.*

LANDSCAPE CONCEPTS & RENDERINGS

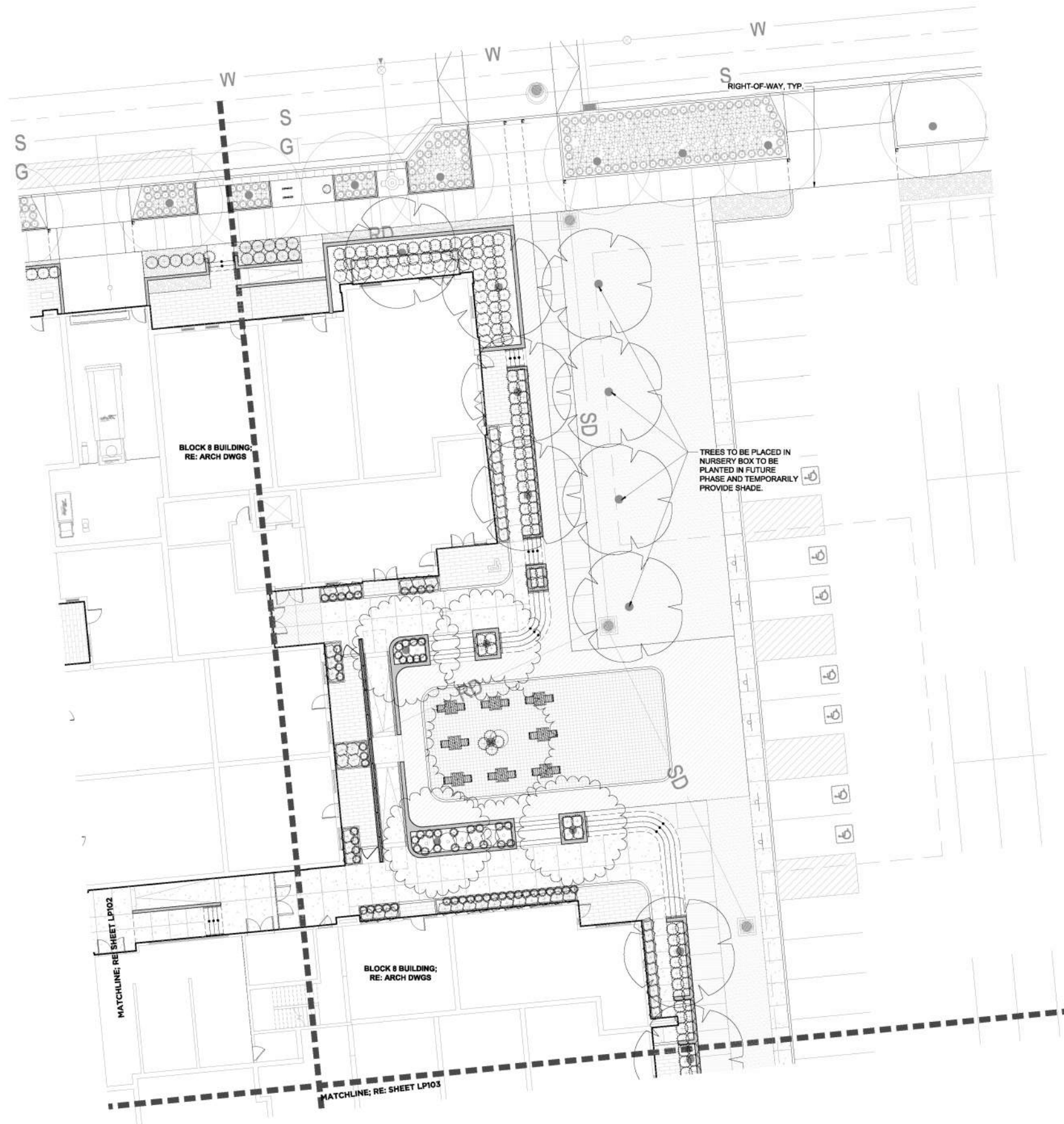
Utah City | Block 8 | October 12, 2023 | Flagborough LLC



PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ACE PLA	ACER PLATANOIDES NORWAY MAPLE	36" BOX, 3' CAL
	BET DUR	BETULA NIGRA 'BIMTP' DURA HEAT® RIVER BIRCH	36" BOX, 2' CAL
	GLE TRI	GLEDITSIA TRIACANTHOS HONEY LOCUST	36" BOX, 3' CAL
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	36" BOX, 3' CAL
ACCENTS	CODE	BOTANICAL / COMMON NAME	SIZE
	BOU GRA	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL
	BOU BL2	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	COR ETF	CORNUS SERICEA 'ARCTIC FIRE'™ ARCTIC FIRE DOGWOOD	5 GAL
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BUX SUF	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' SUFFRUTICOSA COMMON BOXWOOD	5 GAL
	DRY MAR	DRYOPTERIS MARGINALIS MARGINAL SHIELD FERN	5 GAL
	LAV GBL	LAVANDULA X INTERMEDIA 'GROS BLEU' GROS BLEU LAVENDIN	5 GAL
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE
	AGA FOE	AGASTACHE FOENICULUM BLUE GIANT HYSSOP	1 GAL

LANDSCAPE CONCEPTS & RENDERINGS

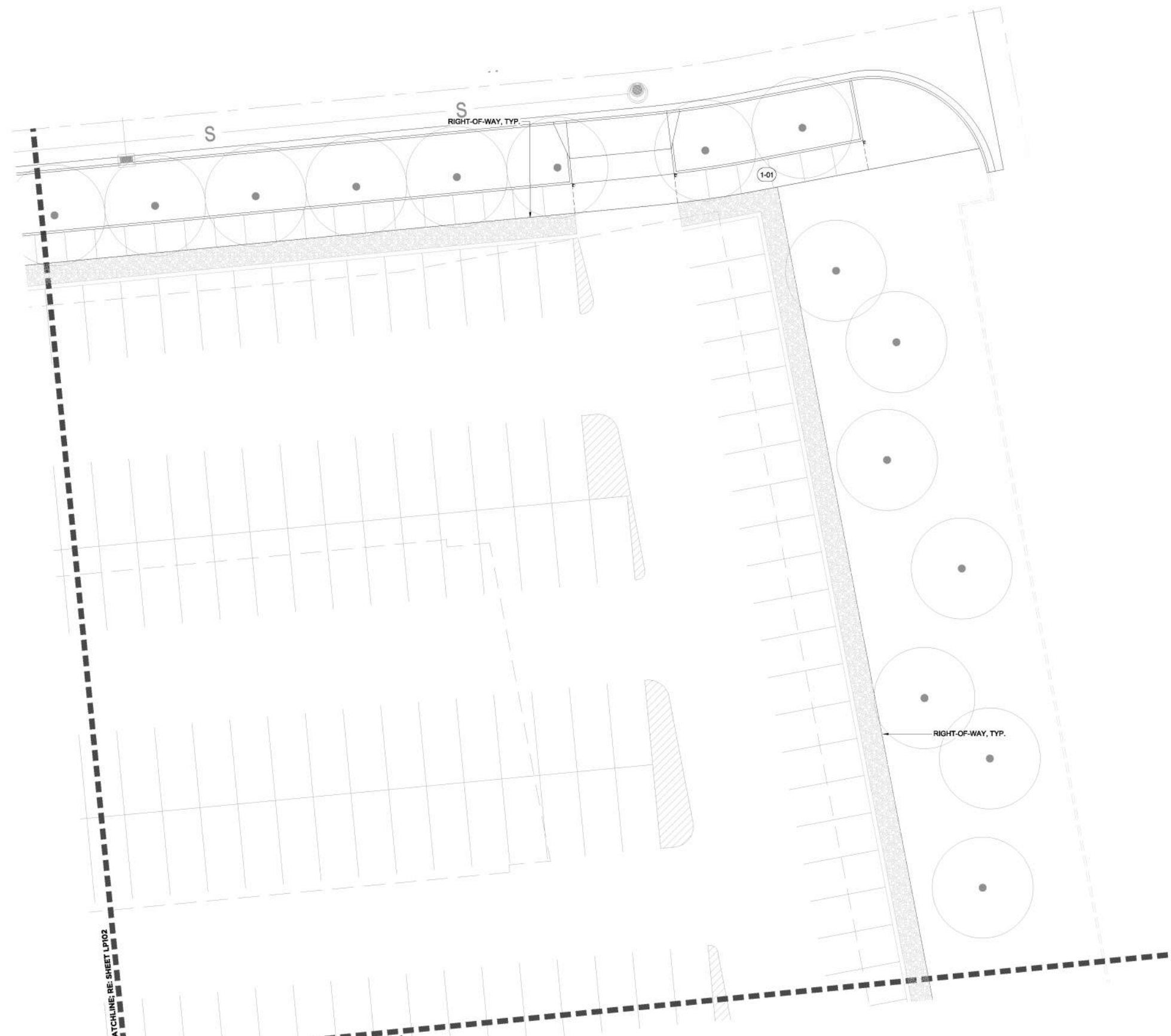
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LANDSCAPE CONCEPTS & RENDERINGS

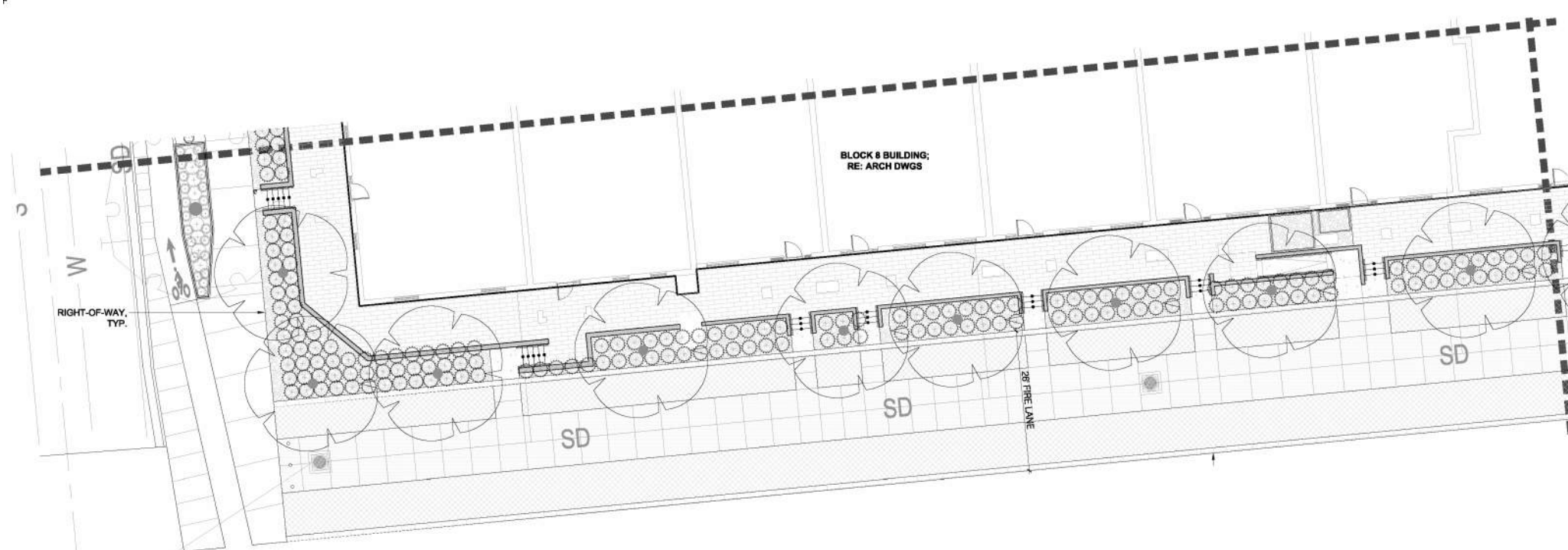
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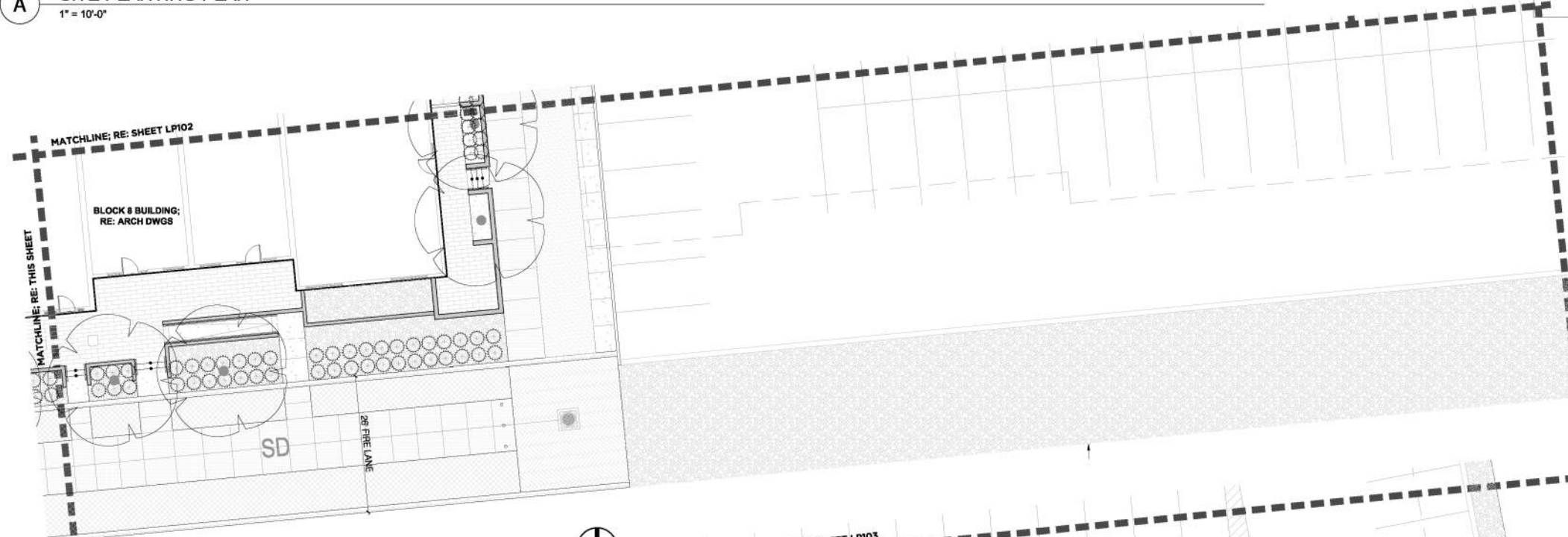
LANDSCAPE CONCEPTS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC

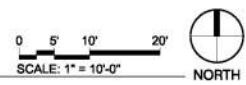


A SITE PLANTING PLAN
1" = 10'-0"

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B SITE PLANTING PLAN
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LANDSCAPE CONCEPTS & RENDERINGS

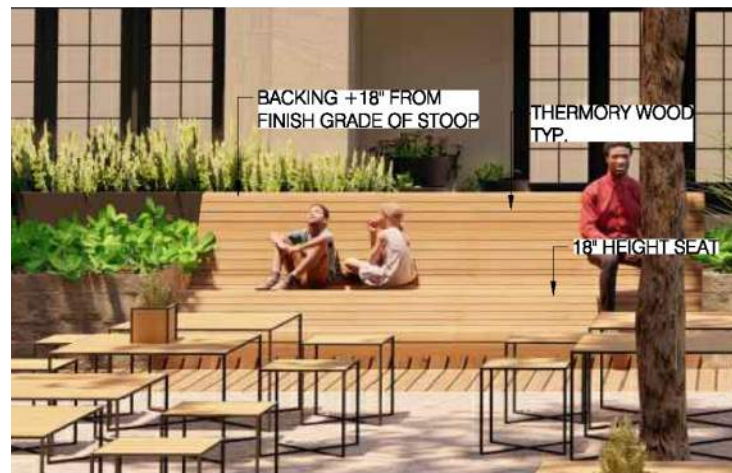
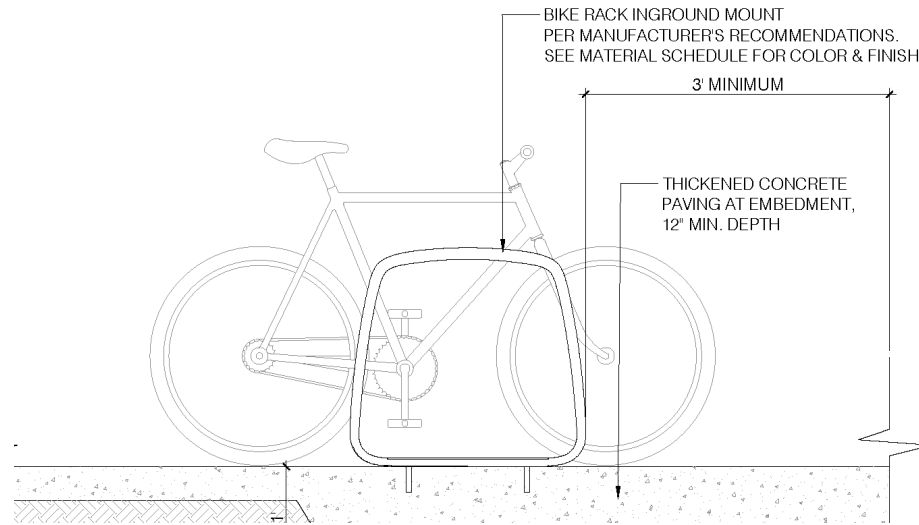
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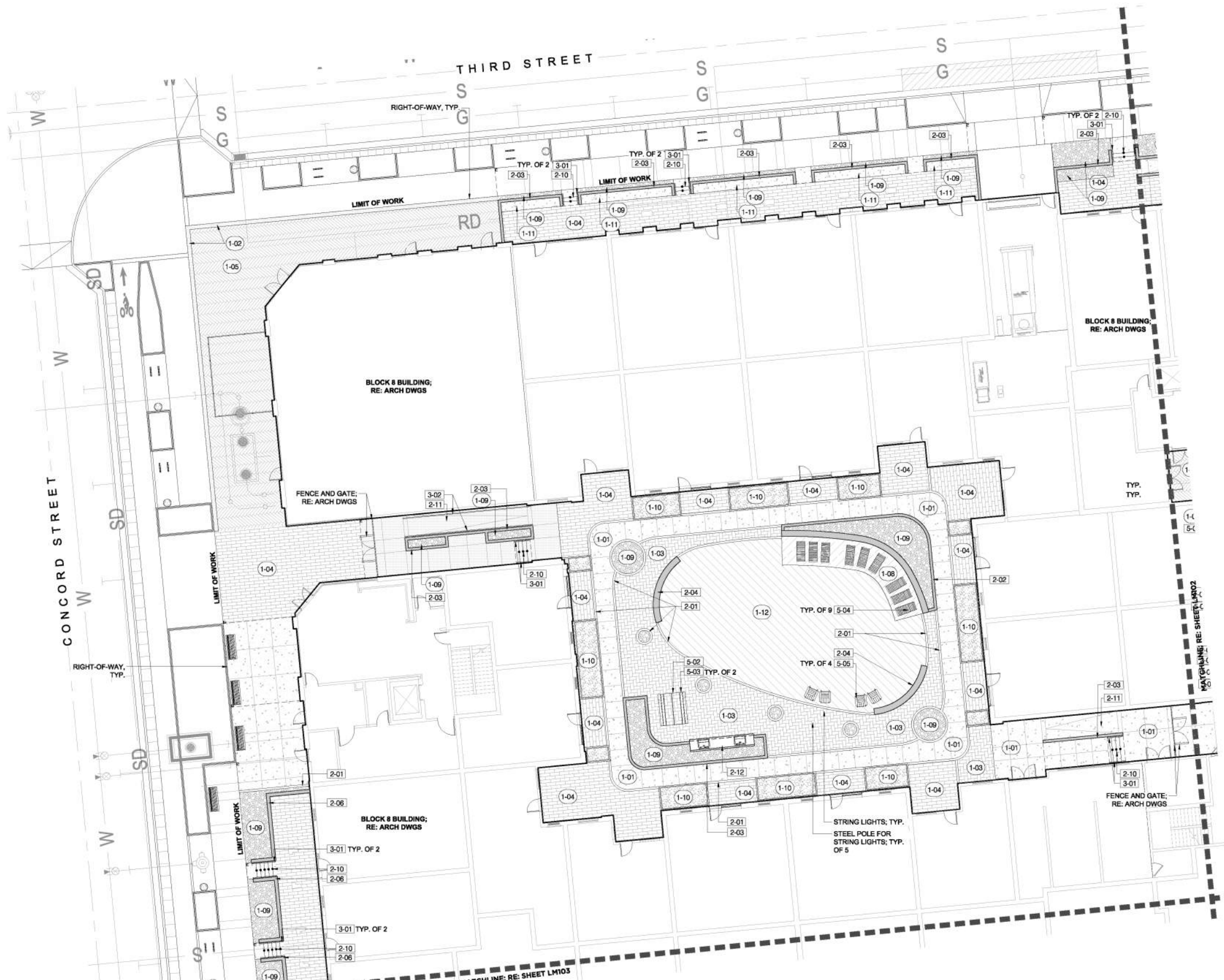


JARRAH



LANDSCAPE CONCEPTS & RENDERINGS

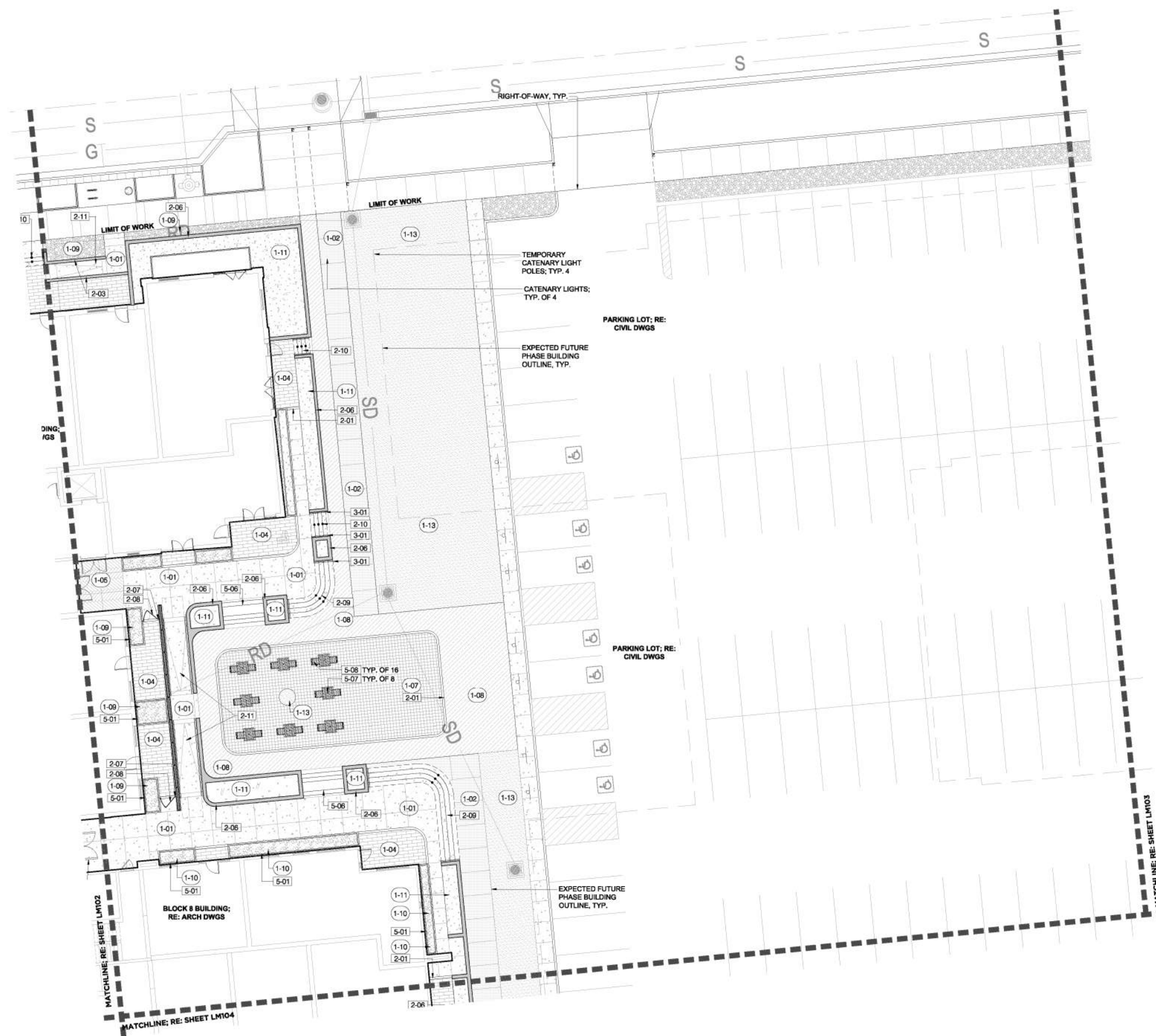
Utah City | Block 8 | October 12, 2023 | Flagborough LLC



REFERENCE NOTES SCHEDULE	
1 - PAVING & SURFACING	
CODE	DESCRIPTION
1-01	CONCRETE PAVING TYPE A (PEDESTRIAN)
1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)
1-03	PRECAST CONC. PAVER TYPE A (PEDESTRIAN)
1-04	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)
1-05	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)
1-06	PRECAST CONC. PAVER TYPE D (VEHICULAR)
1-07	NATURAL STONE PAVER TYPE A (PEDESTRIAN)
1-08	FAUX WOOD PAVER (PEDESTRIAN)
1-09	1'-3" DECORATIVE ROCK MULCH
1-10	3/8"-3/4" DECORATIVE ROCK MULCH
1-11	WOOD MULCH
1-12	SYNTHETIC TURF (STANDARD)
1-13	CRUSHER FINES
1-15	REINFORCED GEOGRID
2 - WALLS & FENCES	
CODE	DESCRIPTION
2-01	FLUSH CONCRETE HEADER
2-02	CIP CONCRETE PLANTER WITH SEATWALL AT COURTYARD
2-03	CIP CONCRETE PLANTER WALL AT COURTYARD
2-04	CIP CONCRETE SEATWALL
2-06	CMU WALL WITH STONE VENEER AND STONE CAP
2-07	PEDESTRIAN FENCE AT STOOP RE: ARCH
2-08	PEDESTRIAN GATE AT STOOP RE: ARCH
2-09	CIP CONCRETE STEPS TYPE 1
2-10	CIP CONCRETE STEPS TYPE 2
2-11	CIP CONCRETE RAMP
2-12	CUSTOM KITCHEN
3 - METALS	
CODE	DESCRIPTION
3-01	HANDRAIL AT STAIRS
3-02	HANDRAIL AT RAMP
5 - FURNISHINGS	
CODE	DESCRIPTION
5-01	RAISED GFRIC PLANTER
5-02	PICNIC TABLE
5-03	PICNIC TABLE BENCH
5-04	LOUNGE CHAIR
5-05	ADIRONDACK CHAIR
5-06	CUSTOM BUILT IN WOOD LOUNGE SEATING
5-07	MOVEABLE TABLES
5-08	MOVEABLE CHAIRS
5-09	REMOVEABLE BOLLARDS

LANDSCAPE CONCEPTS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC



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5-05	ADIRONDACK CHAIR
5-06	CUSTOM BUILT IN WOOD LOUNGE SEATING
5-07	MOVEABLE TABLES
5-08	MOVEABLE CHAIRS
5-09	REMOVEABLE BOLLARDS

LANDSCAPE CONCEPTS & RENDERINGS

Utah City | Block 8 | October 12, 2023 | Flagborough LLC

Green Infrastructure Diagram



Goals

-  **COLLECT STORM WATER**
 - Collect storm water from streets and/or sidewalks where possible. Direct water to planters along streetscapes to supplement water, encourage plant growth and filtrate runoff.
-  **RAIN GARDENS**
 - Specifically located rain gardens where site allows for larger planting areas (bump outs on streetscape, paseos, courtyards)
-  **CONDENSATE COLLECTION**
 - Actively collect and convey condensate to planting areas
 - Use collected water for additional summertime harvesting for planting areas

LANDSCAPE CONCEPTS & RENDERINGS

Roadway Typologies



LANDSCAPE CONCEPTS & RENDERINGS

Overall Program



- Legend
- BIKEYWAY STREET
 - MEDIUM DENSITY STREET
 - MODIFIED MEDIUM DENSITY
 - PASEO
 - COURTYARD
 - PARK OPEN SPACE

LANDSCAPE CONCEPTS & RENDERINGS

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Pedestrian Typologies



Legend



- 7' SIDEWALK**
- Pull out spaces intermittently along pedestrian thoroughfares
 - Encourage movement along sidewalks to specific stopping points.
 - Large Street Trees; Defined allée of trees



- 8' SIDEWALK**
- Landscape barrier from vehicular traffic
 - A spectrum of public/private pedestrian zones and alcoves
 - Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
 - Large Street Trees; Defined allée of trees

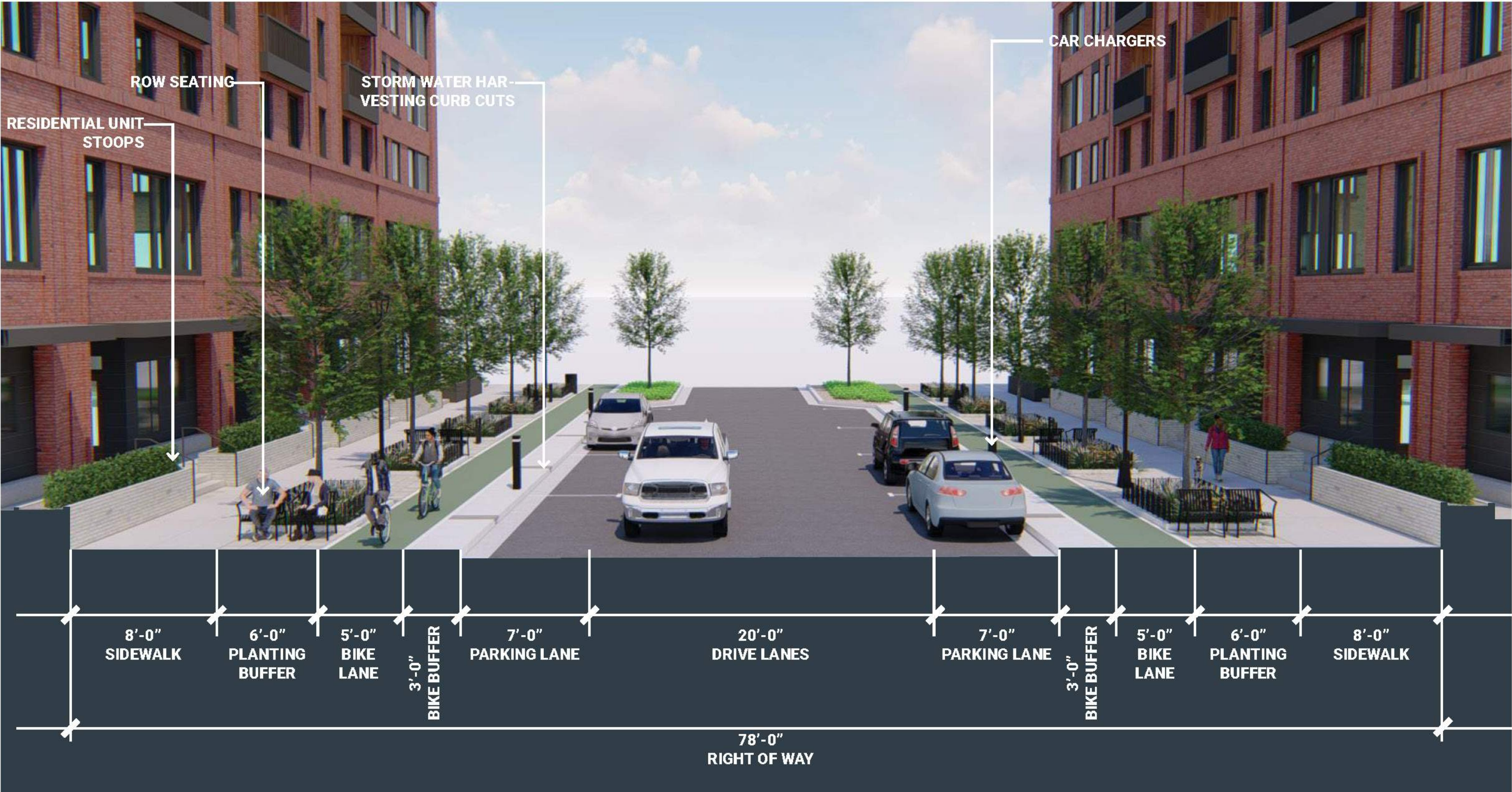


- 12' PATH**
- Landscape barrier from vehicular traffic
 - Enable safe access to bike and pedestrian network
 - Locate defined areas where pedestrian pausing and seating can occur.
 - Large Street Trees; Defined allée of trees



- PASEO WITH FIRE ACCESS**
- Encourages "staying" activities (i.e., shopping, relaxing, eating, etc.)
 - Flexible space for Event Programming
 - Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
 - Larger Private Patios (Stoops) adjacent
 - "Hidden" Fire Lane

LANDSCAPE CONCEPTS & RENDERINGS



LANDSCAPE CONCEPTS & RENDERINGS



LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78' ROW



LANDSCAPE CONCEPTS & RENDERINGS

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LANDSCAPE CONCEPTS & RENDERINGS



LANDSCAPE CONCEPTS & RENDERINGS

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3rd Street | 64' ROW



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3rd Street | 64' ROW



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Lighting Diagram | Phase 2 (Block 8, 13 + 14)



LANDSCAPE CONCEPTS & RENDERINGS

Lighting Diagram | Phase 2 (Block 8, 13 + 14)

- PEDESTRIAN POLE LIGHTING
- STRING LIGHTS
- CATENARY
- TREE MOONLIGHTING
- PARKING LOT SOLAR LIGHT



Landscape Forms
Alcott, 14' Pole



Tokistar Lighting
Exhibitor



Selux
Lanova



Aurora Lighting
Taos

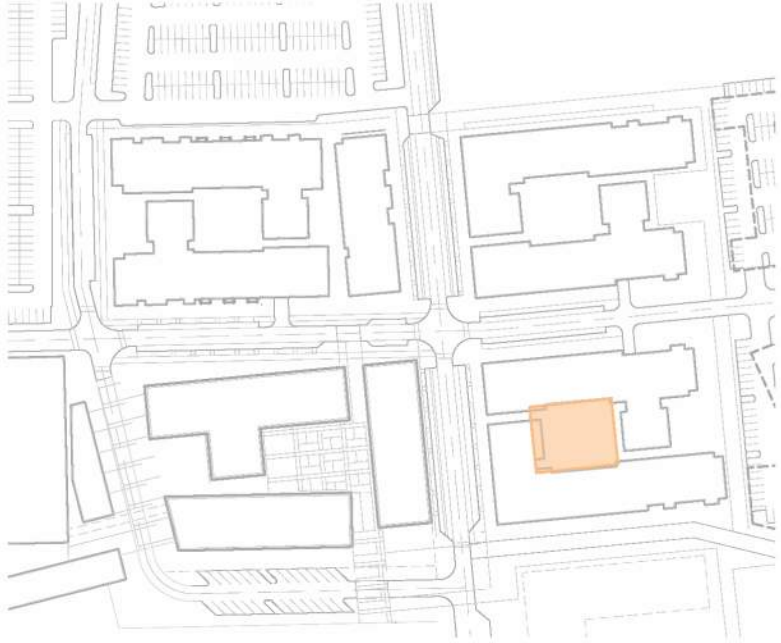


Firstlight
SCL2

LANDSCAPE CONCEPTS & RENDERINGS

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Block 8 | The Active Courtyard



LANDSCAPE CONCEPTS & RENDERINGS

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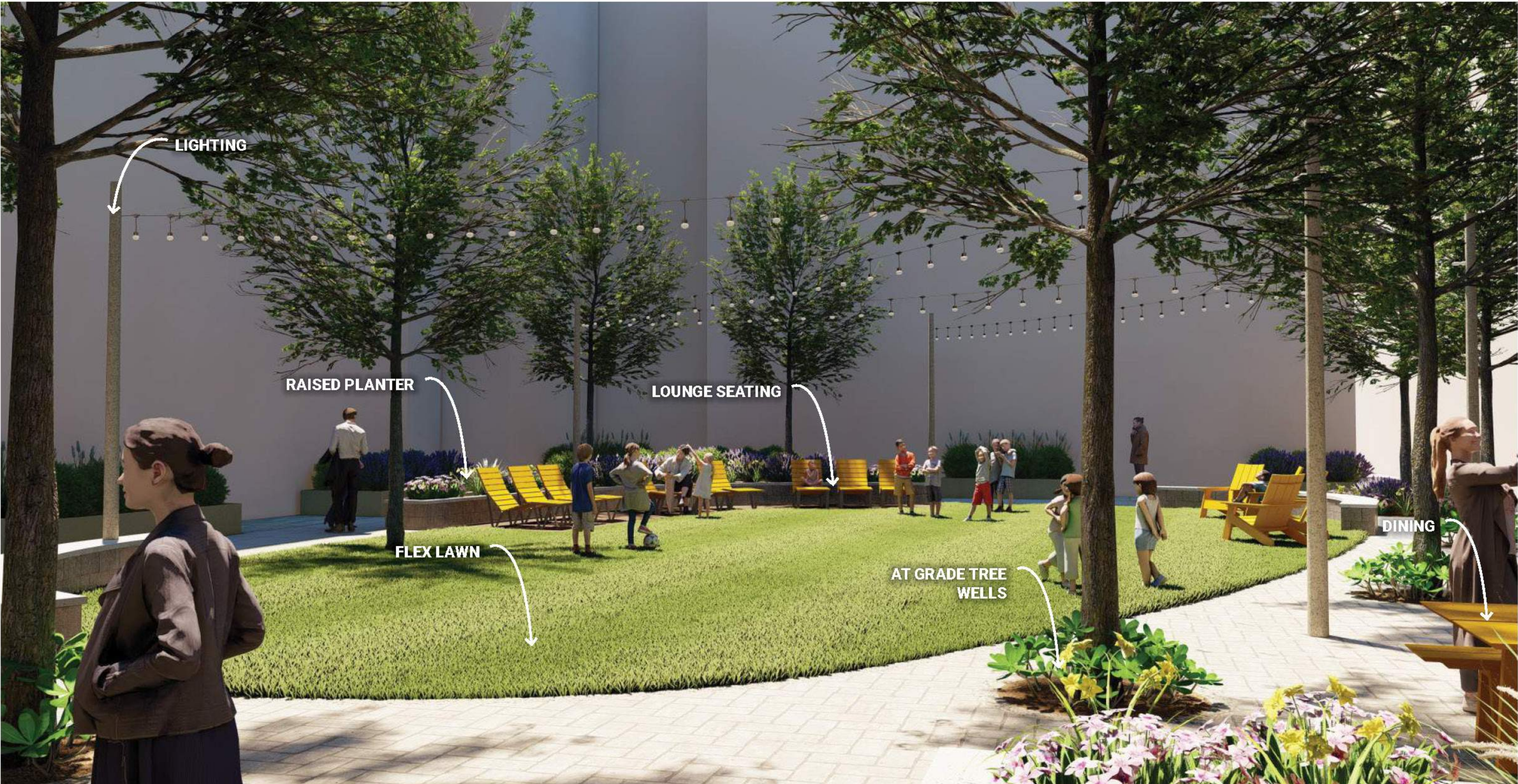
Block 8 | Courtyard



LANDSCAPE CONCEPTS & RENDERINGS

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Block 8 | Courtyard



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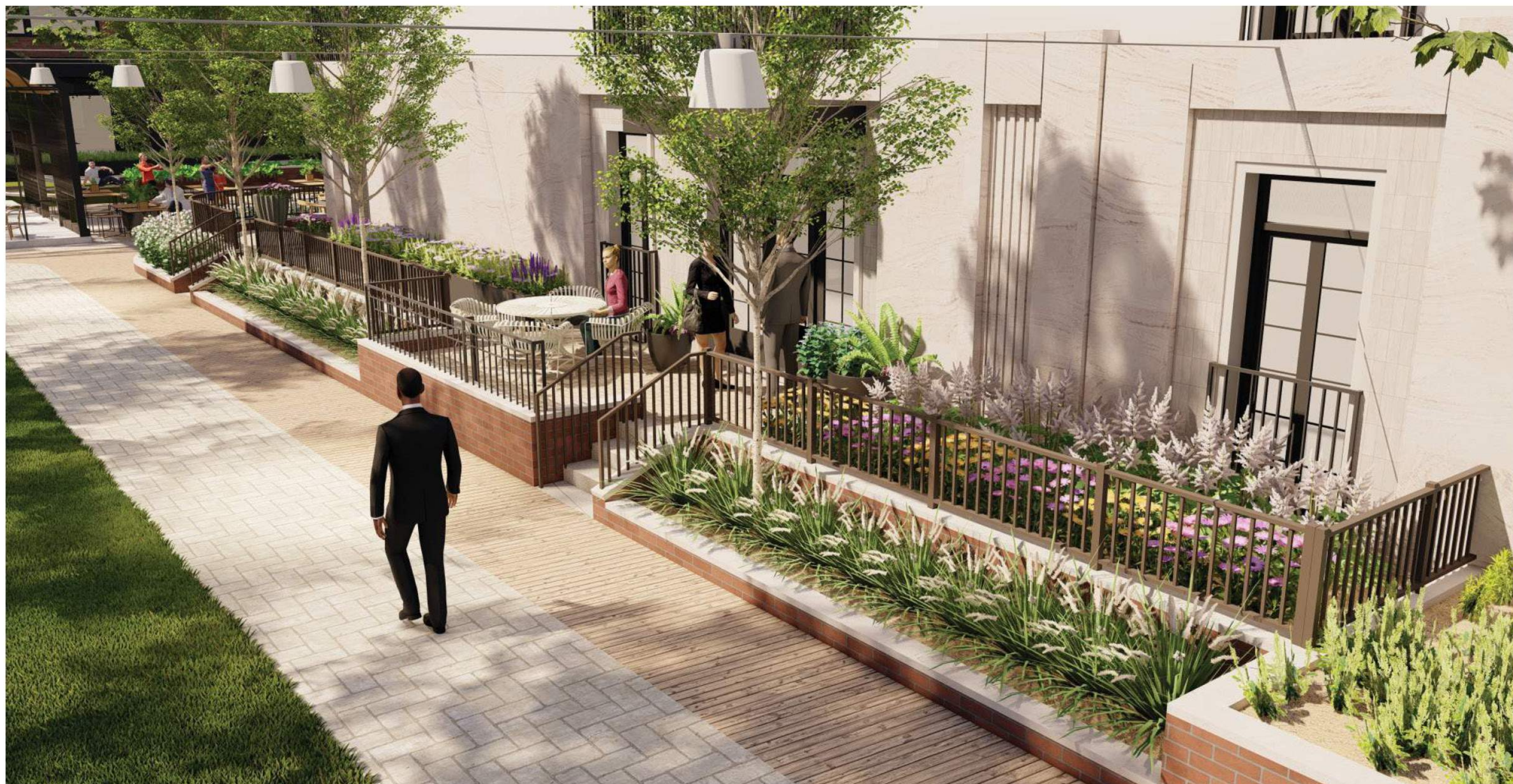
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LANDSCAPE CONCEPTS & RENDERINGS

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Unit Gross Leasable Area Calculations										
Unit Design / Name	Unit Type	Gross SF per unit	Unit Count				Unit Count (total)	ANSI TYPE A UNITS	Mix	Gross SF Total
			Level 1	Level 2	Level 3	Level 4				
UNITS										
0 BR	8A-0A	610		5	5	5	15		8.2%	9,150
	8A-0B1	740	2				2		1.1%	1,480
	8A-0B ANSI TYPE A	740	1				1	1	0.5%	740
	8A-0C	650		1	1	1	3		1.6%	1,950
Total 0BR			3	6	6	6	21	1	11.4%	13,320
1BR/1BA	8A-1A2	670		4	4	3	11		6.0%	7,370
	8A-1A2.1	660				1	1		0.5%	660
	8A-1B	670	4				4		2.2%	2,680
	8A-1C1	630	2				2		1.1%	1,260
	8A-1C2	640		2	2	2	6		3.3%	3,840
	8A-1C2.1	655		1	1		2		1.1%	1,310
	8A-1C2.2	645				1	1		0.5%	645
	8A-1D1	550	1				1		0.5%	550
	8A-1D2	565		1	1	1	3		1.6%	1,695
	8A-1E	685		4	4	4	12		6.5%	8,220
	8A-1F1	580	1				1		0.5%	580
	8A-1F2	595		2	2	2	6		3.3%	3,570
	8A-1F2.1	595		1	1	1	3		1.6%	1,785
	8A-1J2	805		1	1		2		1.1%	1,610
	8A-1J2.1	790				1	1		0.5%	790
	8A-1K	760		3	3	1	7		3.8%	5,320
	8A-1K.1	755				2	2		1.1%	1,510
	8A-1K ANSI A	760		1	1	1	3	3	1.6%	2,280
Total 1BR/1BA			8	20	20	20	68	3	37.0%	45,675
1BR/1BA + DEN	8A-1A1	835	4				4		2.2%	3,340
	8A-1G1	900	1				1		0.5%	900
	8A-1G2	820		2	2	2	6		3.3%	4,920
	8A-1G2.1	780			1	1	2		1.1%	1,560
	8A-1G2 ANSI A	790		1			1	1	0.5%	790
	8A-1H1	1,000	1				1		0.5%	1,000
	8A-1H2	1,015		1	1		2		1.1%	2,030
	8A-1H2.1	1,000				1	1		0.5%	1,000
	8A-1J1	880	1				1		0.5%	880
	8A-1L	935	2				2		1.1%	1,870
Total 1BR/1BA + DEN			9	4	4	4	21	1	11.4%	18,290
2BR/2BA	8A-2A1	925	4				4		2.2%	3,700
	8A-2A2	940		4	4	4	12		6.5%	11,280
	8A-2B1	825		2	4	2	8		4.3%	6,600
	8A-2B1.1	860		1	2	1	4		2.2%	3,440
	8A-2B1.2	825		1	1	1	3		1.6%	2,475
	8A-2B1.3	860		1	1	1	3		1.6%	2,580
	8A-2B1.4	845				1	1		0.5%	845
	8A-2B1.5	815				2	2		1.1%	1,630
	8A-2B2	885		2			2		1.1%	1,770
	8A-2B2.1	925		1			1		0.5%	925
	8A-2C1	1,160	2				2		1.1%	2,320
	8A-2C2	1,120		2	2	2	6		3.3%	6,720
	8A-2D1	965	1				1		0.5%	965
	8A-2D2	985		2	2	2	6		3.3%	5,910
	8A-2D1 ANSI A	960	1				1	1	0.5%	960
	8A-2E	1,040	2				2		1.1%	2,080
	8A-2E.1	1,080	2				2		1.1%	2,160
	8A-2E.2	1,040	2				2		1.1%	2,080
	8A-2F1	1,145	1				1		0.5%	1,145
	8A-2F2	1,120		1	1	1	3		1.6%	3,360
	8A-2F2.1	1,120		1	1	1	3		1.6%	3,360
	8A-2G	1,215	1				1		0.5%	1,215
Total 2BR			16	18	18	18	70	1	38.0%	67,520
2 BED LOFT	8A-2H1	1,320	2				2		1.1%	2,640
2 BED LOFT	8A-2H2	1,320			2		2		1.1%	2,640
Total 2BR LOFT			2	0	2	0	4	0	2.2%	5,280
TOTAL BUILDING 8A			38	48	50	48	184	6	100.0%	150,085
UNIT GROSS LEASABLE			34,545	35,515	41,100	29,485	140,645			

	Level 1	Level 2	Level 3	Level 4		
Retail	3,988					3,988
Lobby / Amenity	2,505	285	285	285	Includes: Bike Storage, Dog Wash, Mail	3,360
Balcony Areas (not included)		1,495	1,350	930		3,775
Corridors		3,850	3,850	3,850		11,550
Service	2,595	315	315	315	Includes : Utility Closets, Electrical, Mechanical, Janitor, Trash	3,540
Stair and Elevator	750					750
TOTAL NON LEASABLE	9,838	4,450	4,450	4,450		23,188
TOTAL BUILDING 8A	44,383	39,965	45,550	33,935		160,058

Average Typical Unit Sizes (Gross)		Required Parking		Provided Parking	Site Information		Efficiency Calculations	TOTAL
OBR	617	OBR (1.5)	32		Lot Area SF FAR	99,100 1.62	Unit Gross Leasable Area	150,085
1BR	556	1BR (1.5)	134				Gross Building Area	160,058
2BR	626	2BR (2.0)	148				EFFICIENCY RATIO	94%
2BR LOFT	1,320	Guest (0.25)	46					
Retail	3,842	Retail 1/500	8					
AVERAGE UNT SIZE	816	AUTOMOBILES	367	399				
		BICYCLES	20	72				
		ADA STAND.		6				
		ADA VAN	2	2				

RE: Utah City Site Plan Application Block 14 Narrative

This narrative summarizes our site plan application of Block 14 and sits within our Phase 2 of site design and architecture. Block 14, like Block 8, is planned to be made up of 4 mixed-use buildings. They are planned as primarily residential. In this application we show detailed design of Building B, the first of four buildings on this block. Building B is a ~221,000 SF, 5-story, residential apartment building with 234 total units with a mix of studio, 1 bedroom, and standard 2 bedroom and 2 bedroom loft units ranging between 550 SF up to 1,202 SF and averaging 811 SF. A corner retail space of 4,172 SF is planned on the southwest corner of the building that will tie into 3 other retail corners at the intersection of Concord Street and Third Street. Internal amenity spaces have been provided including a lobby, bike storage, dog wash area, and a mail room. The design of Building B creates two amenitized courtyards with shaded seating, hammocks, outdoor fire pit, and a children's play feature to represent a treehouse. The secondary courtyard on the east side of the building is programed with flex lawn spaces with shade, seating, and berms. This phase also proposes 207 temporary surface vehicle parking spaces (185 required) and 40 bicycle parking spaces (20 required). Included in the is site plan package is also a beautiful streetscape landscape design along with a separated, elevated bike lane along Concord Street, the designated bike route through the project.

We have determined the proposed site plan application is compliant with the Special Purpose Zoning District 3, Downtown Vineyard (Town Center) and other city codes and regulations. The building design and exterior lighting are innovative and set the scene envisioned for the downtown mixed-use district (DTMU). The architectural precedent proposed has a variety of styles and materials which will create a vernacular unique to Utah City and shared by the many Cities we love.

Surrounding uses include the Lake Promenade to the south and future mixed-use in all directions. The existing site is vacant along with the adjacent blocks.

Primary ingress and egress to the site include Main Street (Phase 1 Roadway) north of 800 North and the Lake Promenade (Phase 2 Roadway) which are already constructed and paved. Secondary ingress and egress will be a new roadway phase of construction labeled as Phase 2c which will extend Concord Street west of Main Street and connects into the Lake Promenade (Phase 2). Future



connectivity to the will be opened with additional block development. As we continue development outward from these blocks, the complete grid network of streets will be built out.

Internal vehicular circulation is limited within the block. Similar to blocks 5, 6, 8, and the downtown as a whole, we have planned for a pedestrian network through corridors called paseos. These limitations on internal vehicular circulation are intended to promote the pedestrian and bicyclist experience. The paseos are urban living rooms primarily meant for pedestrian use and circulation. Block 14 has paseos planned that will split the block in quarters. A bike lane is being implemented on Concord Street. The Lake Promenade also has a dedicated bike lane built into the street cross-section.

Volume of traffic is outlined in the TIS. The character of traffic will be typical daily trips of attached multi-family units, park users, and service vehicles typical of urban living. Off-street parking and loading areas have also been incorporated into the design and are represented in the site plan.

The impact on public services, utilities, schools, and recreation have all been considered and coordinated with City Staff and the school district. Recreational and other amenity areas are either achieved onsite or within a comfortable 10 min. walk including regional trails, the Utah Lake Waterfront, the Lake Promenade, and Geneva Park.

The proposed outdoor activities in these two blocks are categorized in three open space types: Streetscape, Paseos, & Courtyards. The streetscape scene includes shade trees, waterwise plantings, storm water filtration, benches, and streetlights. The activities anticipated in these spaces include strolling, sitting, and bicycling. The paseos, as mentioned previously, are the urban living rooms. Stoops and porches are designed along the edge of the paseo providing opportunities for neighbors to meet, interact, and play. Unique lighting techniques are proposed to keep these pedestrian corridors well-lit and safe.

We look forward to discussing this application in more detail in the public meetings to come.

Best Regards,

A handwritten signature in black ink, appearing to read "Bronson Tatton".

Bronson Tatton
Owner Representative
Flagborough, LLC



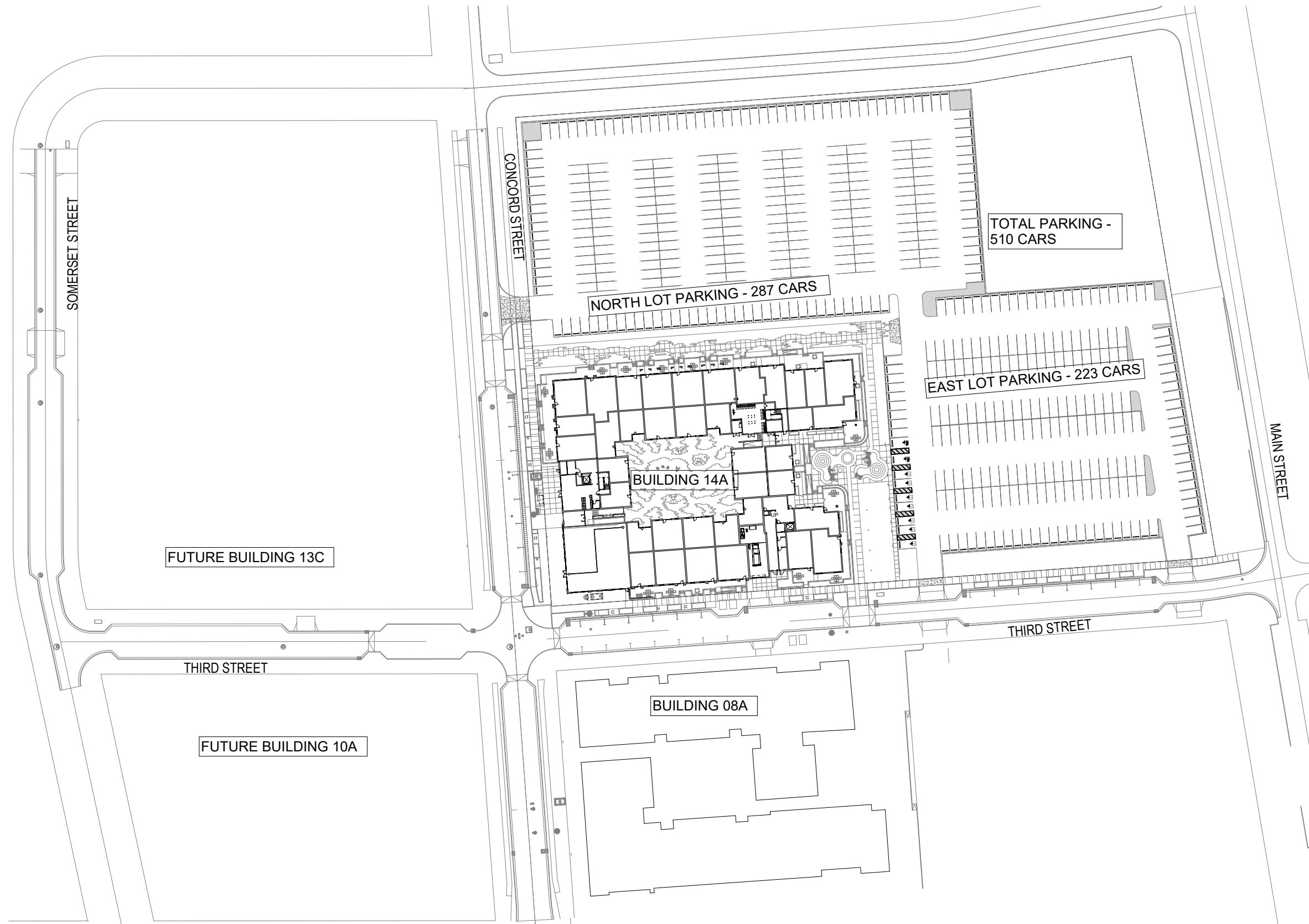
UTAH CITY | Site Plan Approval Block 14

Utah City | Block 14 | October 12, 2023 | Flagborough LLC



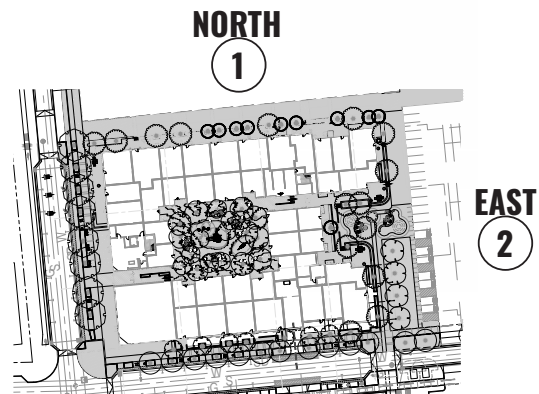
CONTEXT MAP

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SITE PLAN

Utah City | Block 14 | October 12, 2023 | Flagborough LLC



ARCHITECTURAL ELEVATIONS & RENDERINGS

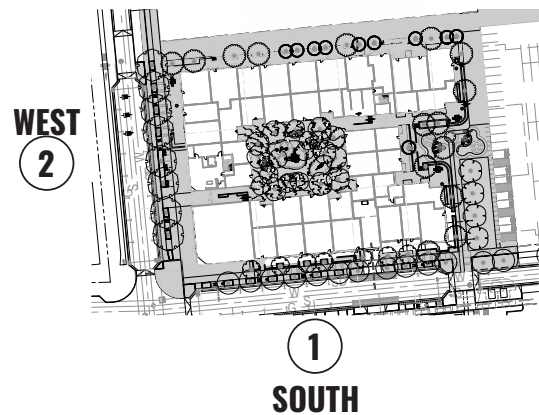
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01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
REF: 1 / A201

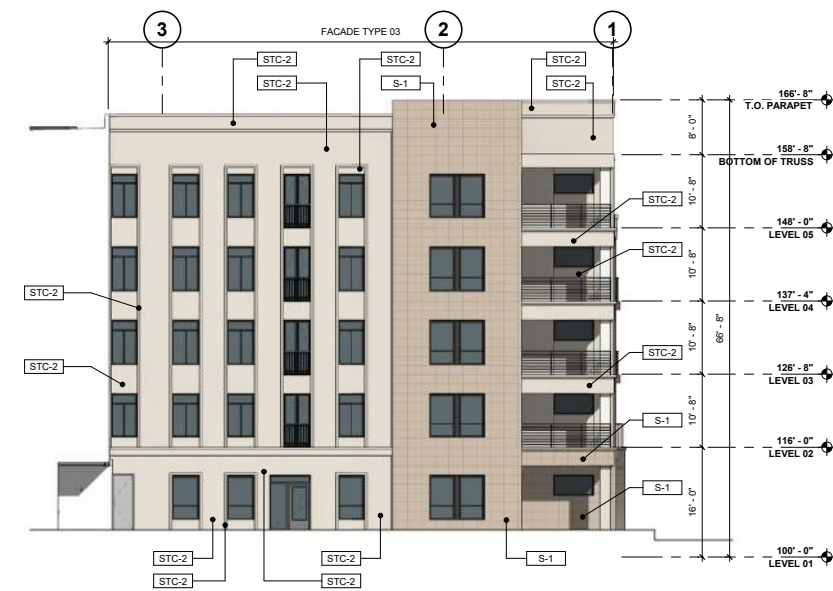


02 WEST ELEVATION
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REF: 1 / A201

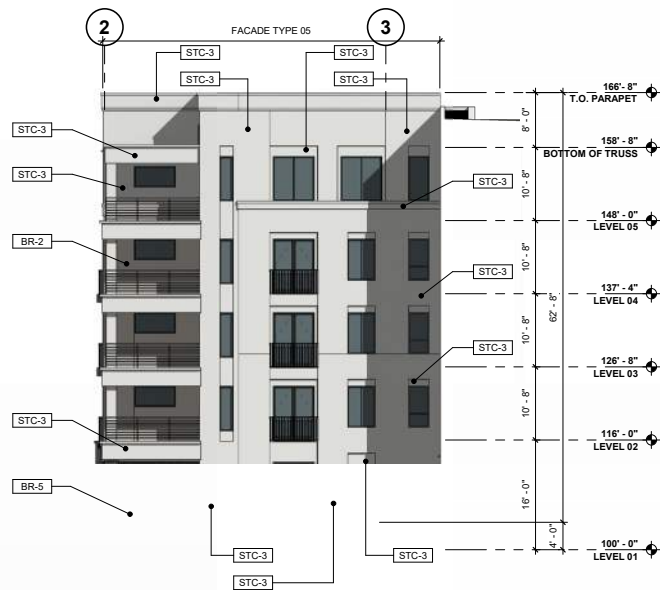


ARCHITECTURAL ELEVATIONS & RENDERINGS

Utah City | Block 14 | October 12, 2023 | Flagborough LLC



06 ALCOVE NORTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A201



05 ALCOVE SOUTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A201



04 COURTYARD EAST ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A201



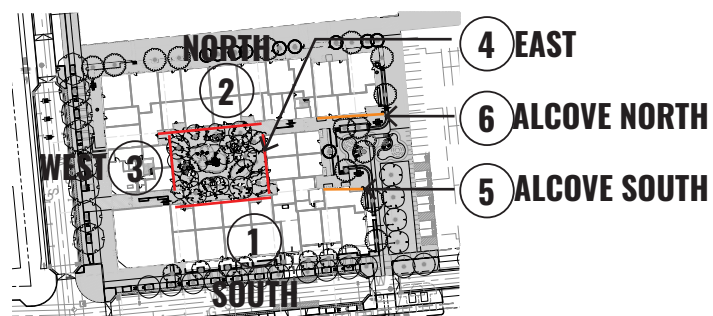
03 COURTYARD WEST ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A201



02 COURTYARD NORTH ELEVATION
SCALE: 3/32" = 1'-0" REF: 1 / A201

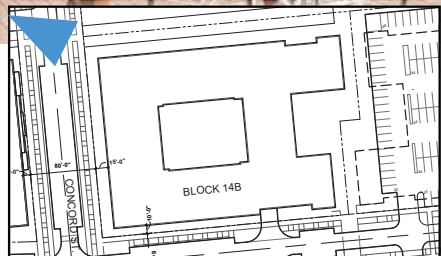


01 COURTYARD SOUTH ELEVATION
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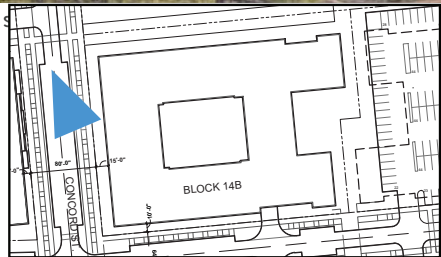
ARCHITECTURAL ELEVATIONS & RENDERINGS

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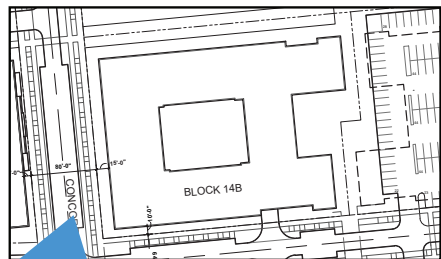
ARCHITECTURAL ELEVATIONS & RENDERINGS

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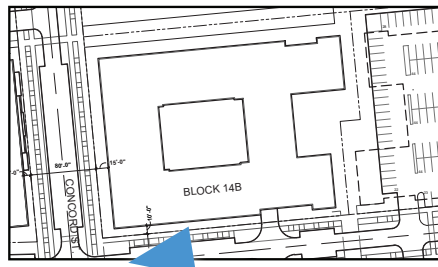
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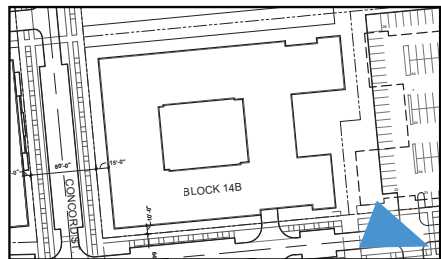
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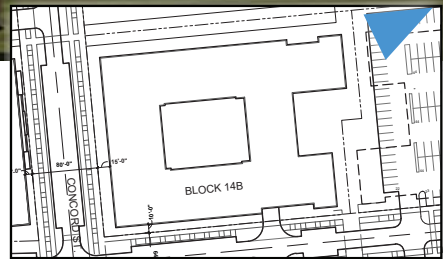
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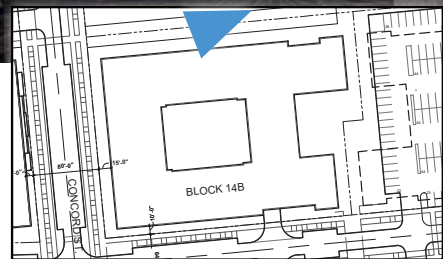
ARCHITECTURAL ELEVATIONS & RENDERINGS

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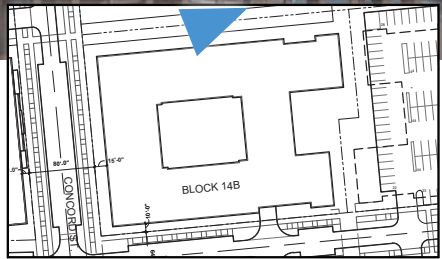
ARCHITECTURAL ELEVATIONS & RENDERINGS

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ARCHITECTURAL ELEVATIONS & RENDERINGS

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ARCHITECTURAL ELEVATIONS & RENDERINGS

Utah City | Block 14 | October 12, 2023 | Flagborough LLC



LANDSCAPE ILLUSTRATIVE PLAN

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FUTURE BUILDING 14D

FUTURE BUILDING 14A

NORTH PASEO

CONCORD STREET

BLOCK 13

EAST PASEO

FUTURE BUILDING 14C

MAIN STREET

THIRD STREET

LANDSCAPE SITE PLAN

Utah City | Block 14 | October 12, 2023 | Flagborough LLC



PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ACE ANX	ACER TATARICUM X PLATANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE	2.5' CAL
	TIL RED	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	3' CAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE
		SHRUB AND GROUNDCOVER	
	BOU UNR	BOUTELOUA GRACILIS 'BLONE AMBITION' BLUE GRAMA	5 GAL
	CAR BM2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	5 GAL
	HEL UNI	HELIANTHELLA UNIFLORA ONEFLOWER HELIANTHELLA	1 GAL
	HEL SE2	HELIOTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL
	LAV ANG	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL
	LOB WHI	LOBULARIA X 'INLBUIKNI' WHITE KNIGHT® SWEET ALYSSUM	1 GAL
	MAH AQ2	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL
	PEN UT2	PENSTEMON UTAHENSIS UTAH PENSTEMON	5 GAL
	PHY NI3	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL
	THU RW2	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL

NOTES & CALCULATIONS:
*ALL TREES TO BE 2" CALIPER MINIMUM OR LARGER, AS NOTED IN PLANTING SCHEDULE

LIMIT OF WORK AREA: 196,951 SF
HARDSCAPE AREA: 156,309 SQ FT (79%)
PLANTING AREA: 40,642 SQ FT (21%)

1

PLANTING PLAN

ViewportScale

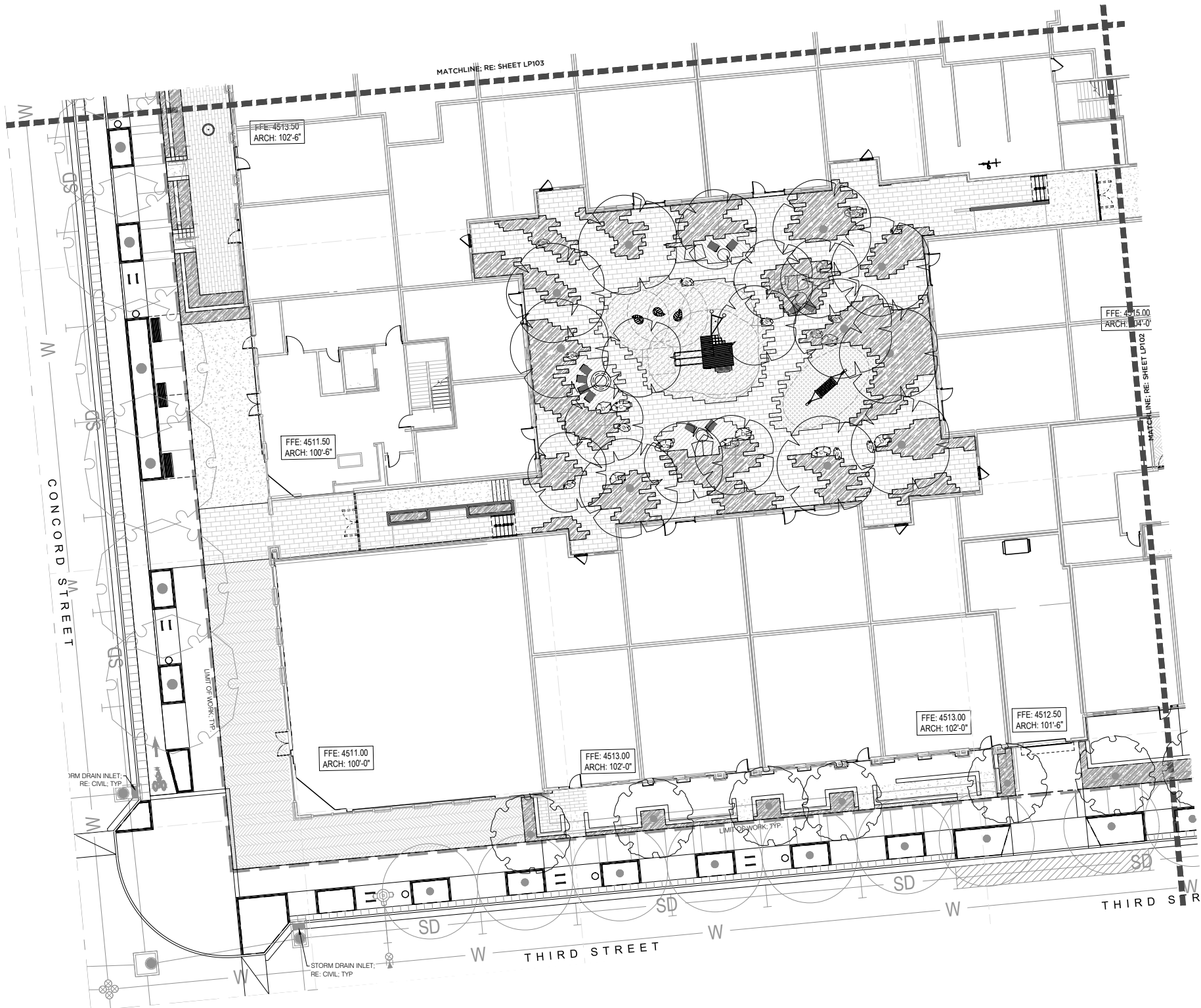
NORTH

015'30'60'

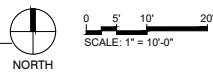
SCALE: 1" = 30'-0"

LANDSCAPE PLAN

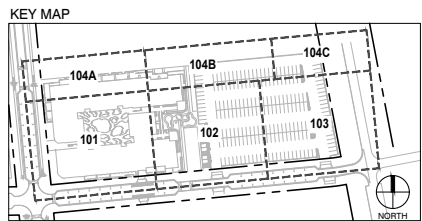
Utah City | Block 14 | October 12, 2023 | Flagborough LLC



A PLANTING PLAN
1" = 10'-0"



PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AME LAE	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	2.5' CAL
	BET DU2	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	24' BOX
	BET DUR	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	36' BOX, 2" CAL
	CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	2.5' CAL
	GLE TRI	GLEDTISIA TRIACANTHOS HONEY LOCUST	36' BOX, 3" CAL
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE
		COURTYARD SHRUB AND GROUNDCOVER	
	AJU REP	AJUGA REPTANS CARPET BUGLE	1 GAL
	AQU CAE	AQUILEGIA CAERULEA ROCKY MOUNTAIN COLUMBINE	1 GAL
	ATH LAD	ATHYRIUM FILIX-FEMINA 'LADY IN RED' LADY IN RED FERN	1 GAL
	CAR BGL	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	5 GAL
	CYC HED	CYCLAMEN HEDERIFOLIUM HARDY CYCLAMEN	1 GAL
	HAK AUR	HAKONECHLOA MACRA 'AUREOLA' GOLDEN VARIEGATED FOREST GRASS	5 GAL
	HEU B20	HEUCHERA X 'BLACK BEAUTY' BLACK BEAUTY CORAL BELLS	1 GAL
	HEU CNL	HEUCHERA X 'CITRONELLE' CITRONELLE YELLOW CORAL BELLS	1 GAL
	HOS BME	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL
	HOS GUA	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	LAM SIL	LAMIUM MACULATUM 'BEACON SILVER' BEACON DEAD NETTLE	1 GAL
	LIR VAR	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH AQ2	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL
	PHY NI3	PHYSOCARPUS OPULIFOLIUS NINEBARK	5 GAL
	SAM EVA	SAMBUCUS NIGRA 'EVA' BLACK LACE® ELDERBERRY	5 GAL
	TAX HU4	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL

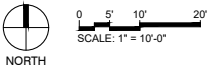


LANDSCAPE PLAN

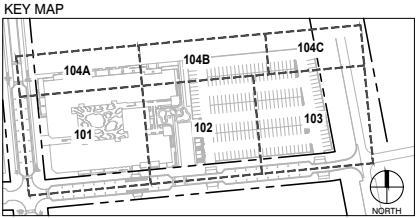
Utah City | Block 14 | October 12, 2023 | Flagborough LLC



1 PLANTING PLAN
1" = 10'-0"



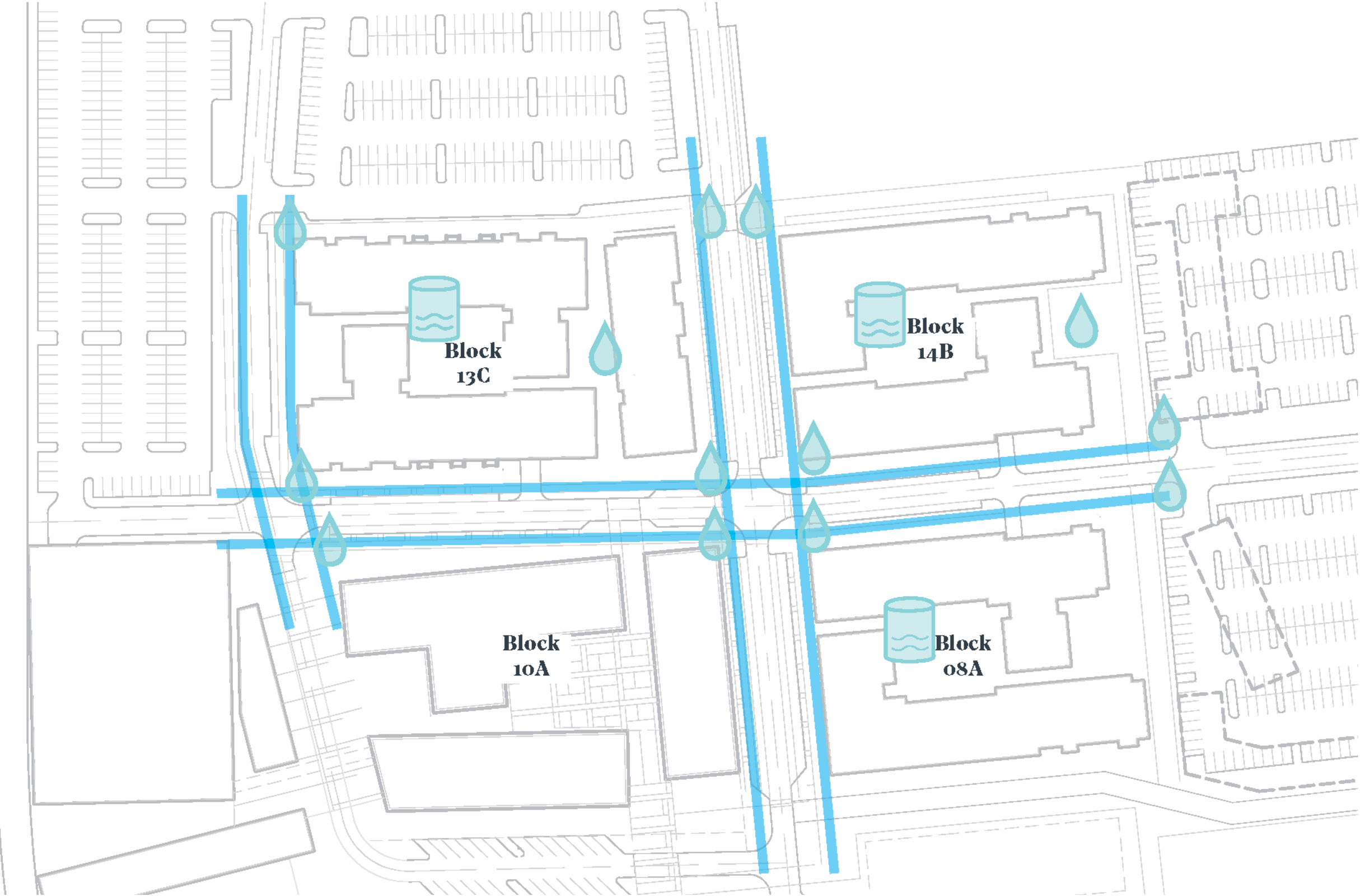
PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AME LAE	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	2.5" CAL
	BET DU2	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	24" BOX
	BET DUR	BETULA NIGRA 'BNMTF' DURA HEAT® RIVER BIRCH	36" BOX, 2" CAL
	CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	2.5" CAL
	GLE TRI	GLEDTISIA TRIACANTHOS HONEY LOCUST	36" BOX, 3" CAL
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LANDSCAPE PLAN

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Green Infrastructure Diagram



Goals

-  **COLLECT STORM WATER**
 - Collect storm water from streets and/or sidewalks where possible. Direct water to planters along streetscapes to supplement water, encourage plant growth and filtrate runoff.
-  **RAIN GARDENS**
 - Specifically located rain gardens where site allows for larger planting areas (bump outs on streetscape, paseos, courtyards)
-  **CONDENSATE COLLECTION**
 - Actively collect and convey condensate to planting areas
 - Use collected water for additional summertime harvesting for planting areas

LANDSCAPE CONCEPTS & RENDERINGS

Roadway Typologies



LANDSCAPE CONCEPTS & RENDERINGS

Overall Program



- Legend
- BIKWAY STREET
 - MEDIUM DENSITY STREET
 - MODIFIED MEDIUM DENSITY
 - PASEO
 - COURTYARD
 - PARK OPEN SPACE

LANDSCAPE CONCEPTS & RENDERINGS

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Pedestrian Typologies



Legend



- 7' SIDEWALK**
- Pull out spaces intermittently along pedestrian thoroughfares
 - Encourage movement along sidewalks to specific stopping points.
 - Large Street Trees; Defined allée of trees



- 8' SIDEWALK**
- Landscape barrier from vehicular traffic
 - A spectrum of public/private pedestrian zones and alcoves
 - Elevated design treatments (i.e., furniture, landscaping pedestrian prioritization)
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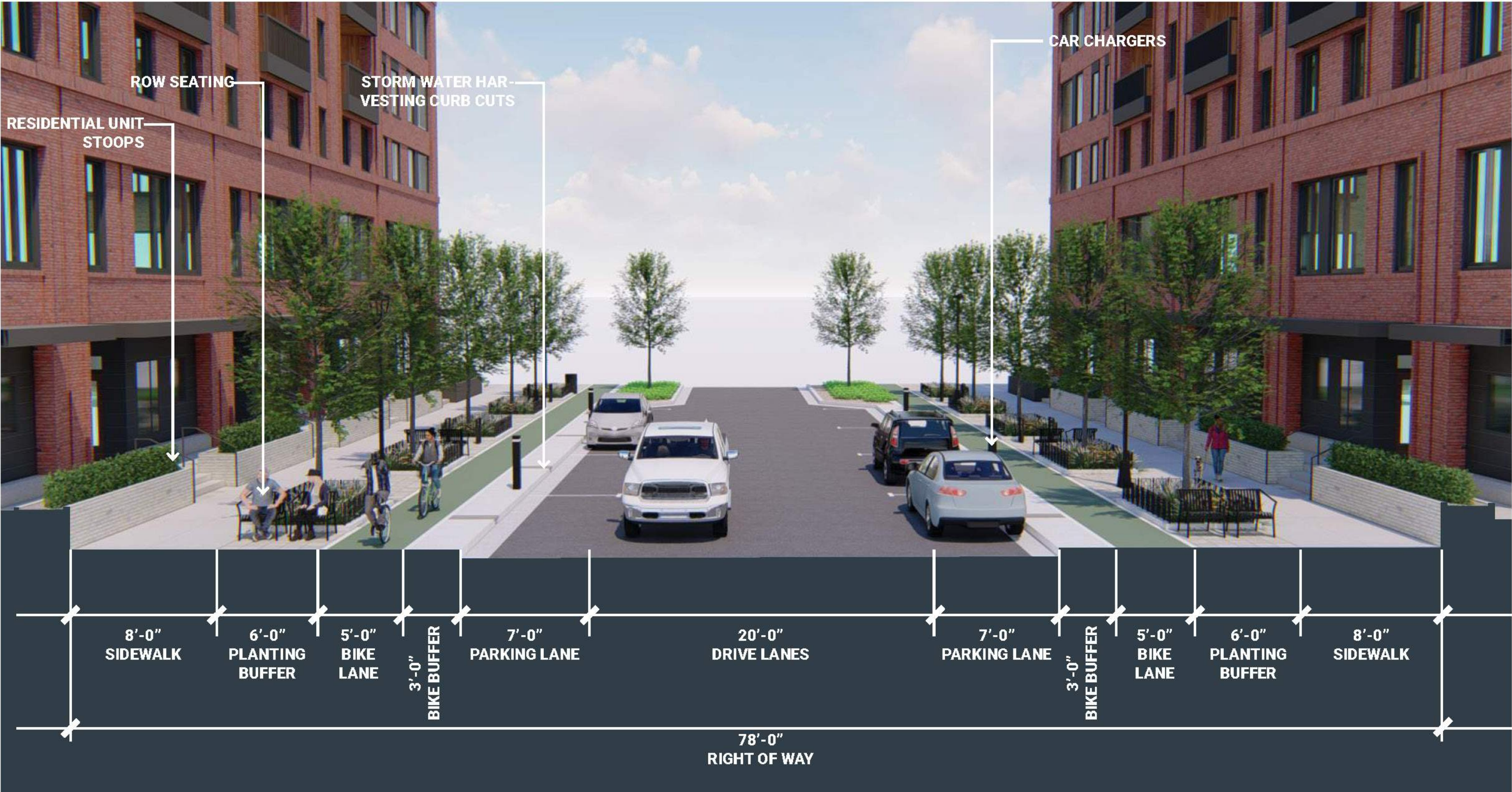


- 12' PATH**
- Landscape barrier from vehicular traffic
 - Enable safe access to bike and pedestrian network
 - Locate defined areas where pedestrian pausing and seating can occur.
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- PASEO WITH FIRE ACCESS**
- Encourages "staying" activities (i.e., shopping, relaxing, eating, etc.)
 - Flexible space for Event Programming
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 - Larger Private Patios (Stoops) adjacent
 - "Hidden" Fire Lane

LANDSCAPE CONCEPTS & RENDERINGS



LANDSCAPE CONCEPTS & RENDERINGS



LANDSCAPE CONCEPTS & RENDERINGS

Concord Street | 78' ROW



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LANDSCAPE CONCEPTS & RENDERINGS



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3rd Street | 64' ROW



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3rd Street | 64' ROW



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LANDSCAPE CONCEPTS & RENDERINGS

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Lighting Diagram | Phase 2 (Block 8, 13 + 14)



LANDSCAPE CONCEPTS & RENDERINGS

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Lighting Diagram | Phase 2 (Block 8, 13 + 14)

- PEDESTRIAN POLE LIGHTING
- STRING LIGHTS
- CATENARY
- TREE MOONLIGHTING
- PARKING LOT SOLAR LIGHT



Landscape Forms
Alcott, 14' Pole



Tokistar Lighting
Exhibitor



Selux
Lanova



Aurora Lighting
Taos

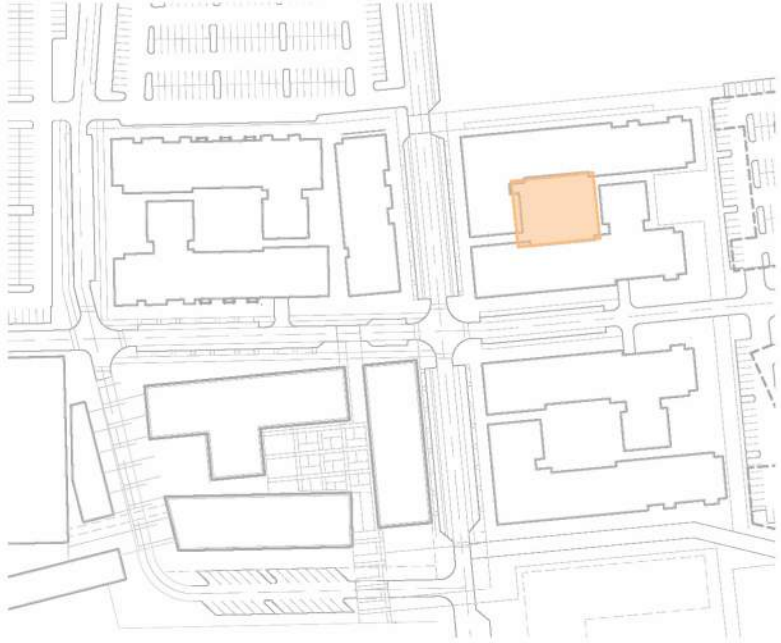


Firstlight
SCL2

LANDSCAPE CONCEPTS & RENDERINGS

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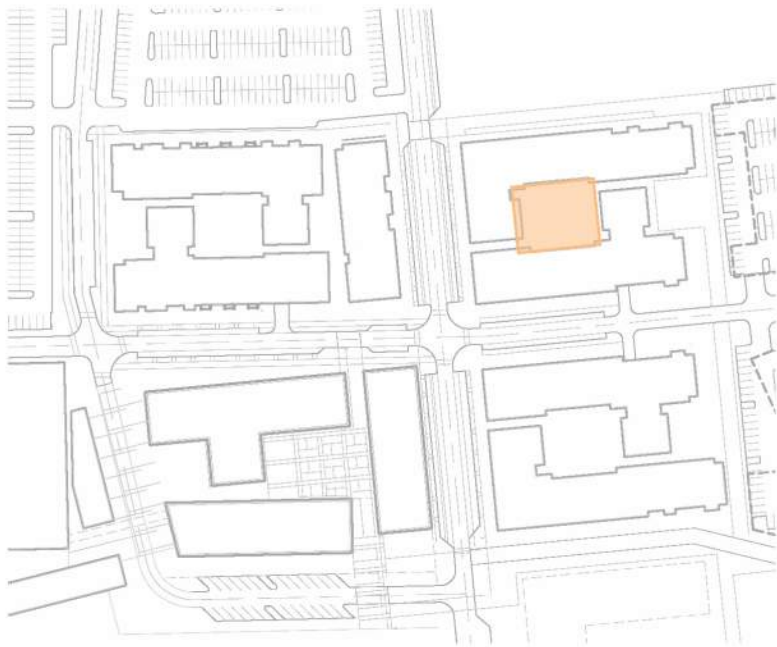
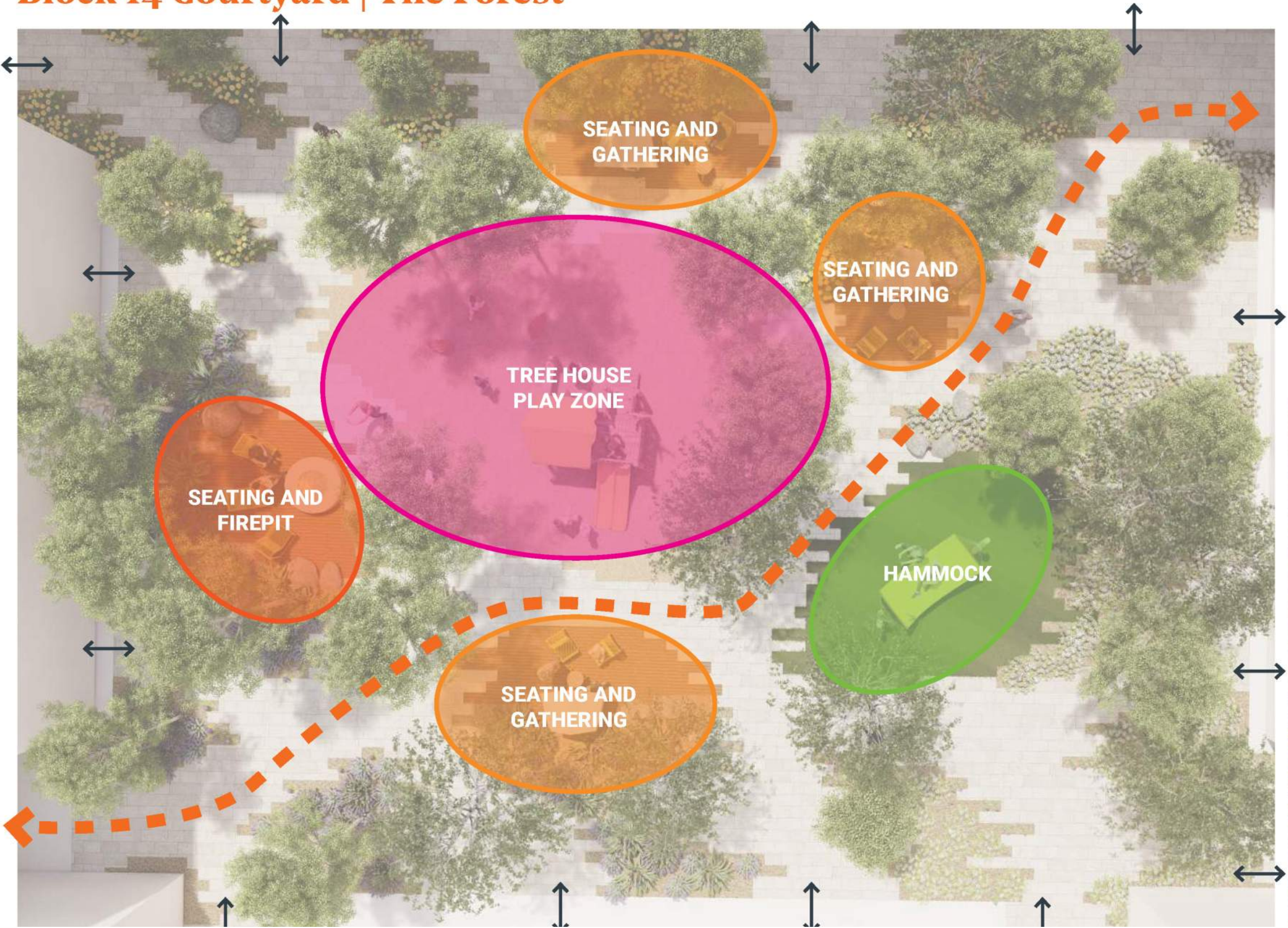
Block 14 Courtyard | The Forest



LANDSCAPE CONCEPTS & RENDERINGS

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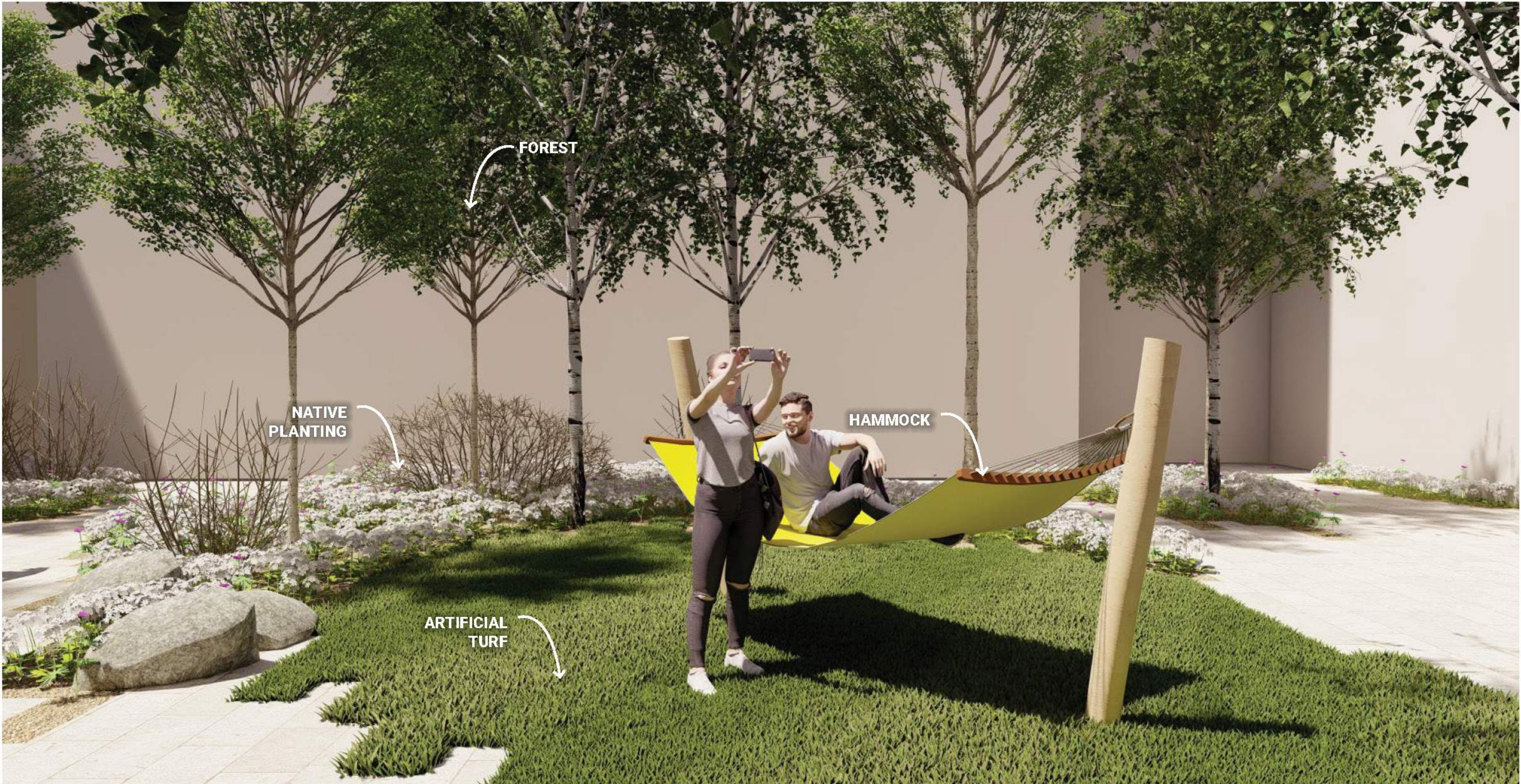
Block 14 Courtyard | The Forest



LANDSCAPE CONCEPTS & RENDERINGS

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Block 14 Courtyard | The Forest



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Utah City | Block 14 | October 12, 2023 | Flagborough LLC

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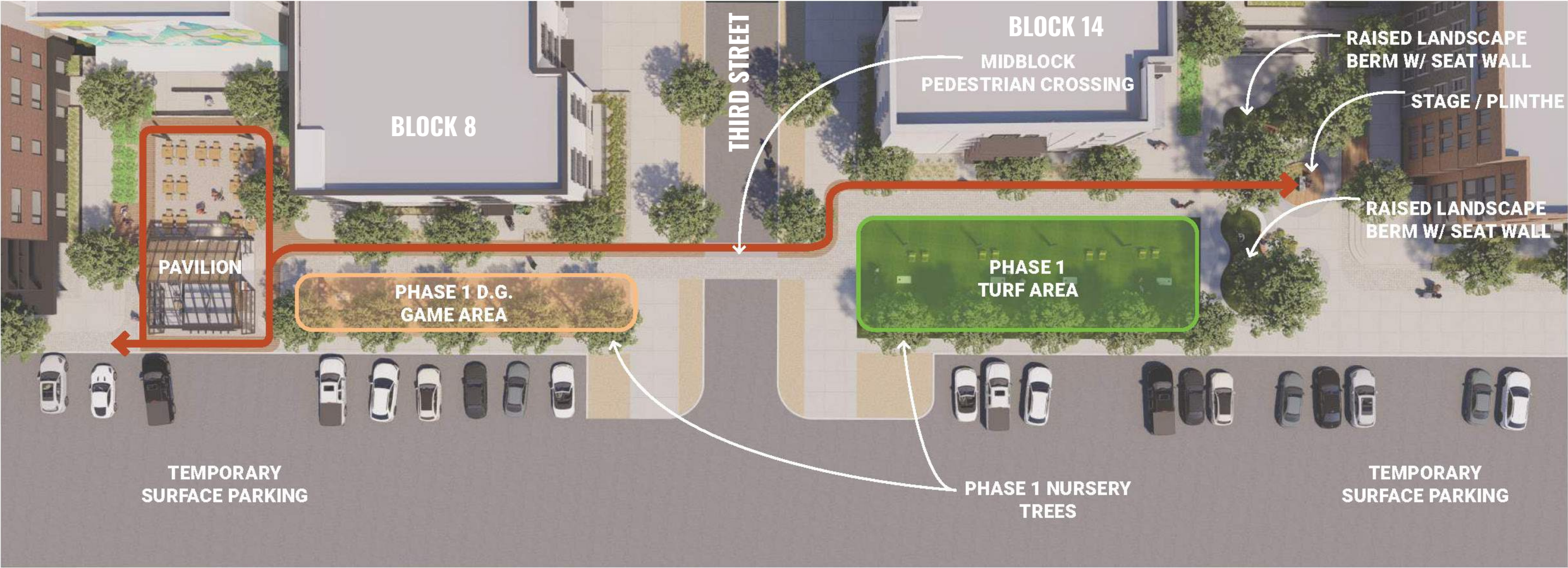
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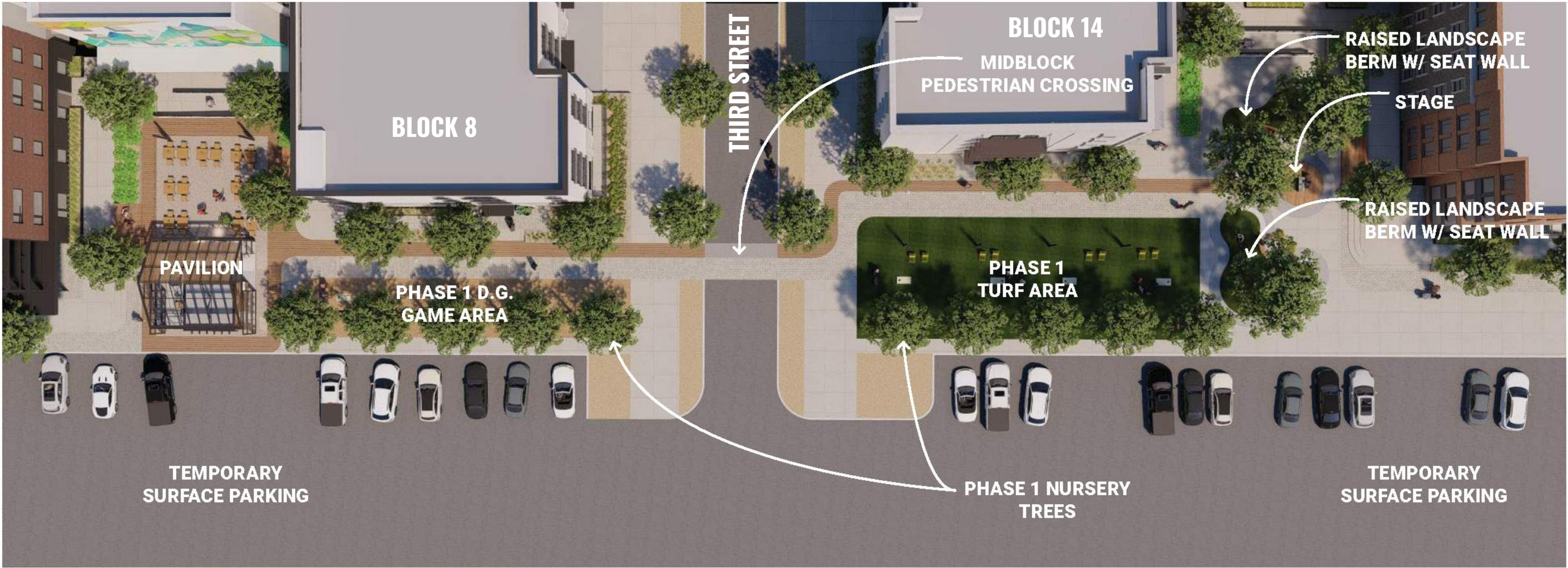
Block 14 Courtyard | Paseo



LANDSCAPE CONCEPTS & RENDERINGS

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Block 14 Courtyard | Paseo



LANDSCAPE CONCEPTS & RENDERINGS

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Block 14 Courtyard | Paseo



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LANDSCAPE CONCEPTS & RENDERINGS

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Unit Net Leasable Area Calculations											
Unit Design / Name	Unit Type	Net SF per unit	Unit Count					Unit Count (total)	ANSI TYPE A UNITS	Mix	Net SF Total
			Level 1	Level 2	Level 3	Level 4	Level 5				
UNITS											
0 BR	14B-0A	613		5	5	5	5	20		8.5%	12,260
	14B-0B	750	2					2		0.9%	1,500
	14B-0B ANSI TYPE A	740	1					1	1	0.4%	740
	14B-0C	651		1	1	1	1	4		1.7%	2,604
Total 0BR			3	6	6	6	6	27	1	11.5%	17,104
1BR/1BA	14B-1A2	672		4	4	4	4	6	18	7.7%	12,096
	14B-1B	674	4					4		1.7%	2,696
	14B-1C1	644	2					2		0.9%	1,288
	14B-1C2	646		3	3	3	3	12		5.1%	7,752
	14B-1D1	553	1					1		0.4%	553
	14B-1D2	566		1	1	1	1	4		1.7%	2,264
	14B-1E	687		4	4	4	4	16		6.8%	10,992
	14B-1F1	605	1					1		0.4%	605
	14B-1F2	597		3	3	3	3	12		5.1%	7,164
	14B-1J2	829		1	1	1	1	4		1.7%	3,316
	14B-1K	768		3	3	3	3	12		5.1%	9,216
	14B-1K ANSI A	768		1	1	1	1	4	4	1.7%	3,072
Total 1BR/1BA			8	20	20	20	22	90	4	38.5%	61,014
1BR/1BA	14B-1A1	849	4					4		1.7%	3,396
	14B-1G1	901	1					1		0.4%	901
	14B-1G2	820		2	3	3	3	11		4.7%	9,020
	14B-1G2 ANSI A	791		1				1	1	0.4%	791
	14B-1H1	1,005	1					1		0.4%	1,005
	14B-1H2	1,008		1	1	1	1	4		1.7%	4,032
	14B-1J1	885	1					1		0.4%	885
	14B-1L	964	2					2		0.9%	1,928
Total 1BR/1BA + DEN			9	4	4	4	4	25	1	10.7%	21,958
2BR/2BA	14B-2A1	939	4					4		1.7%	3,756
	14B-2A2	944		4	4	4	4	16		6.8%	15,104
	14B-2B1	830		5	8	8	8	29		12.4%	24,070
	14B-2B2	893		3				3		1.3%	2,679
	14B-2C1	1,171	2					2		0.9%	2,342
	14B-2C2	1,112		2	2	2	2	8		3.4%	8,896
	14B-2D1	973	1					1		0.4%	973
	14B-2D2	988		2	2	2	2	8		3.4%	7,904
	14B-2D1 ANSI A	997	1					1	1	0.4%	997
	14B-2E	1,049	6					6		2.6%	6,294
	14B-2F1	1,158	1					1		0.4%	1,158
	14B-2F2	1,134		2	2	2	2	8		3.4%	9,072
	14B-2G	1,202	1					1		0.4%	1,202
Total 2BR			16	18	18	18	18	88	1	37.6%	84,447
2 BED LOFT	14B-2H1	1,291	2					2		0.9%	2,582
2 BED LOFT	14B-2H2	1,291			2			2		0.9%	2,582
Total 2BR LOFT			2	0	2	0	0	4	0	1.7%	5,164
TOTAL BUILDING 14B			38	48	50	48	50	234	7	100.0%	189,687
UNIT NET LEASABLE			34,801	37,860	40,282	37,700	39,044	189,687			

		Level 1	Level 2	Level 3	Level 4	Level 5		
Retail		4,172						4,172
Lobby / Amenity		2,503	285	285	285	285	Includes: Bike Storage, Dog Wash, Mail	3,643
Corridors			4,808	4,808	4,808	4,808		19,232
Service		2,593	311	311	311	311	Includes : Utility Closets, Electrical, Mechanical, Janitor, Trash	3,837
Stair and Elevator		641						641
TOTAL NON LEASABLE		9,909	5,404	5,404	5,404	5,404		31,525
TOTAL BUILDING 14B		44,710	43,264	45,686	43,104	44,448		221,212

Average Typical Unit Sizes (Net)		Required Parking		Provided Parking	Site Information		Efficiency Calculations		TOTAL
0BR	619	0BR (1.5)	41		Lot Area SF 99,100 FAR 2.23		Unit Net Leasable Area	189,687	
1BR	653	1BR (1.5)	173				Gross Building Area	221,212	
2BR	812	2BR (2.0)	184				EFFICIENCY RATIO	86%	
2BR LOFT	0	Guest (0.25)	59				All area calcs are concept level at this stage		
AVERAGE UNT SIZE	811	AUTOMOBILES	456	512					
		BICYCLES	20	40					
		ADA STAND.		5					
		ADA VAN	2	2					