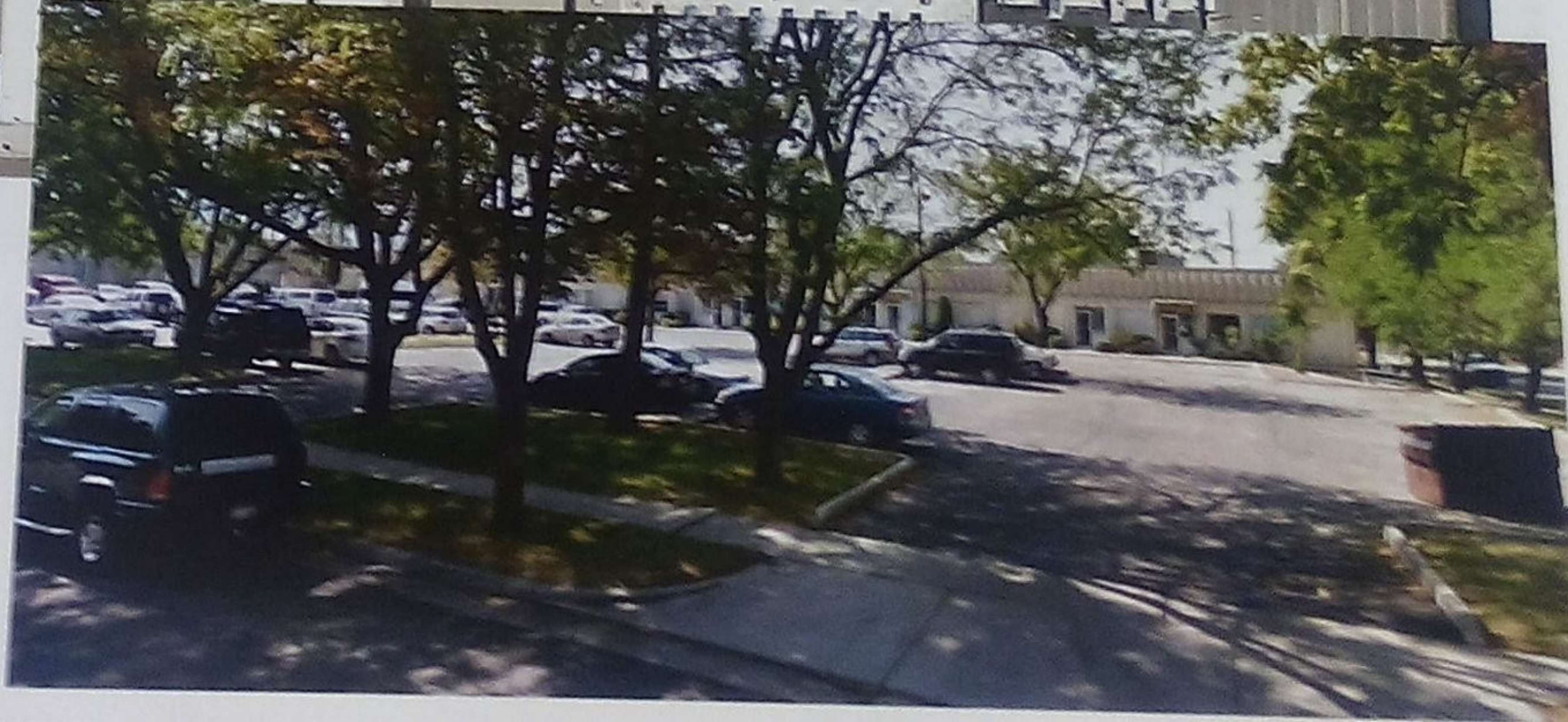


COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah

EXISTING SITE
06.17.2016



ARCH | NEXUS

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
WILMINGTON AVE
RENDERING
06.17.2016



ARCH | NEXUS

VIEW FROM WILMINGTON AVE

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
600 WEST WILMINGTON AVE
RENDERING
06.17.2016



VIEW FROM INTERSECTION OF 600 WEST AND THE TRAX S-LINE



ARCH | NEXUS

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
www.libertyplace.com

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
www.libertyplace.com
ELEVATION VIEWS
06.17.2016



ELEVATION - 600 WEST



ELEVATION - WILMINGTON AVE



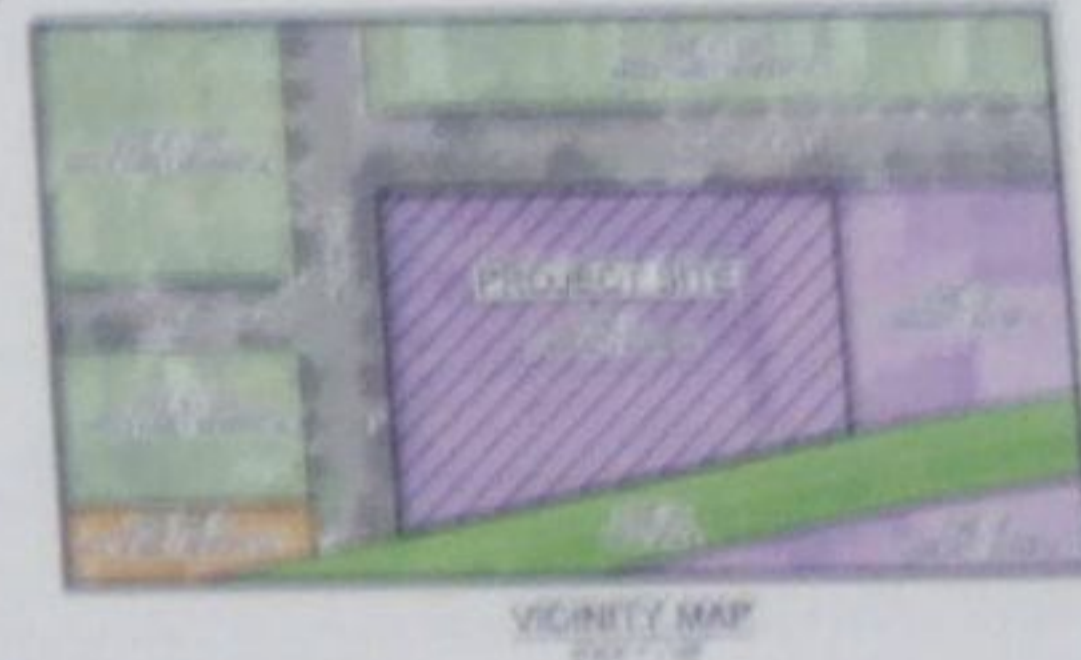
VIEW FROM THE TRAX 5-LINE



ARCH | NEXUS



COWBOY PARTNERS
LIBERTY PLACE
SALT LAKE CITY, UTAH
BRANDT ARCHITECTS LLP
SITE IMPROVEMENTS
06.17.2016



9000 EAST STREET

WILMINGTON AVENUE

S 1/4 22ND ST - 330.00'

RETAIL PLAY AREA

DENVER & RIO GRANDE RAILROAD

A=0°58'39"
R=2540.00'
L=41.59'
CB=S 78°29'40" W
C=41.59'

DESCRIPTION PER TITLE REPORT

THIS IS A SUMMARY OF THE RECORD AS SHOWN ON THE RECORD MAPS AND PLATS AS THEY APPEAR IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH.

AREA	RECORD AS SHOWN	RECORD AS SHOWN
AREA	RECORD AS SHOWN	RECORD AS SHOWN
AREA	RECORD AS SHOWN	RECORD AS SHOWN
AREA	RECORD AS SHOWN	RECORD AS SHOWN

DESCRIPTION	AREA	AREA
DESCRIPTION	AREA	AREA
DESCRIPTION	AREA	AREA
DESCRIPTION	AREA	AREA
TOTAL	AREA	AREA

McNEIL ENGINEERING™
1815 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
(801) 254-7700
mcneilengineering.com



WILMINGTON AVE

12 ON-STREET PARKING SPACES

26'-0"

MAILBOXES

ADA PARKING

DUMPSTERS

FIRE PIT

STREETCAR LINE

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
HIGHWAY 101 WILMINGTON AVE

SITE PLAN
06.17.2016

APARTMENT PATIO
280 SF

AMENITIES/
LEADING
845 SF
B4 UNIT
ABOVE

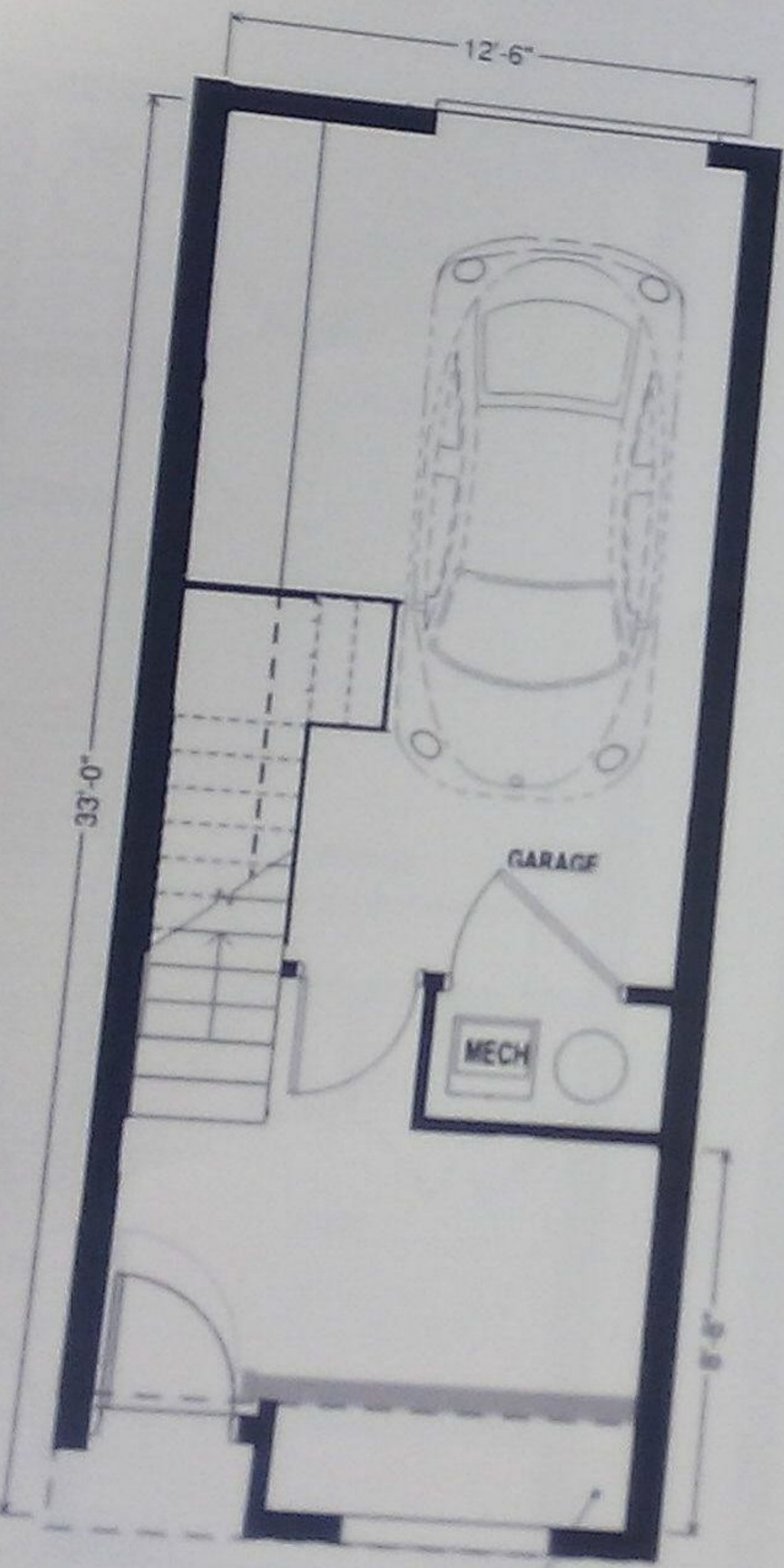
SPRING SNOW
CRABAPPLE, TYP.

- LANDSCAPED LANDSCAPING
W/ DRIP IRRIGATION
- GRASS LANDSCAPING
- NM NORWAY MAPLE
- TM TATARIAN MAPLE
- SC SPRING SNOW
CRABAPPLE
- E EXISTING
- PEDESTRIAN PATHWAY

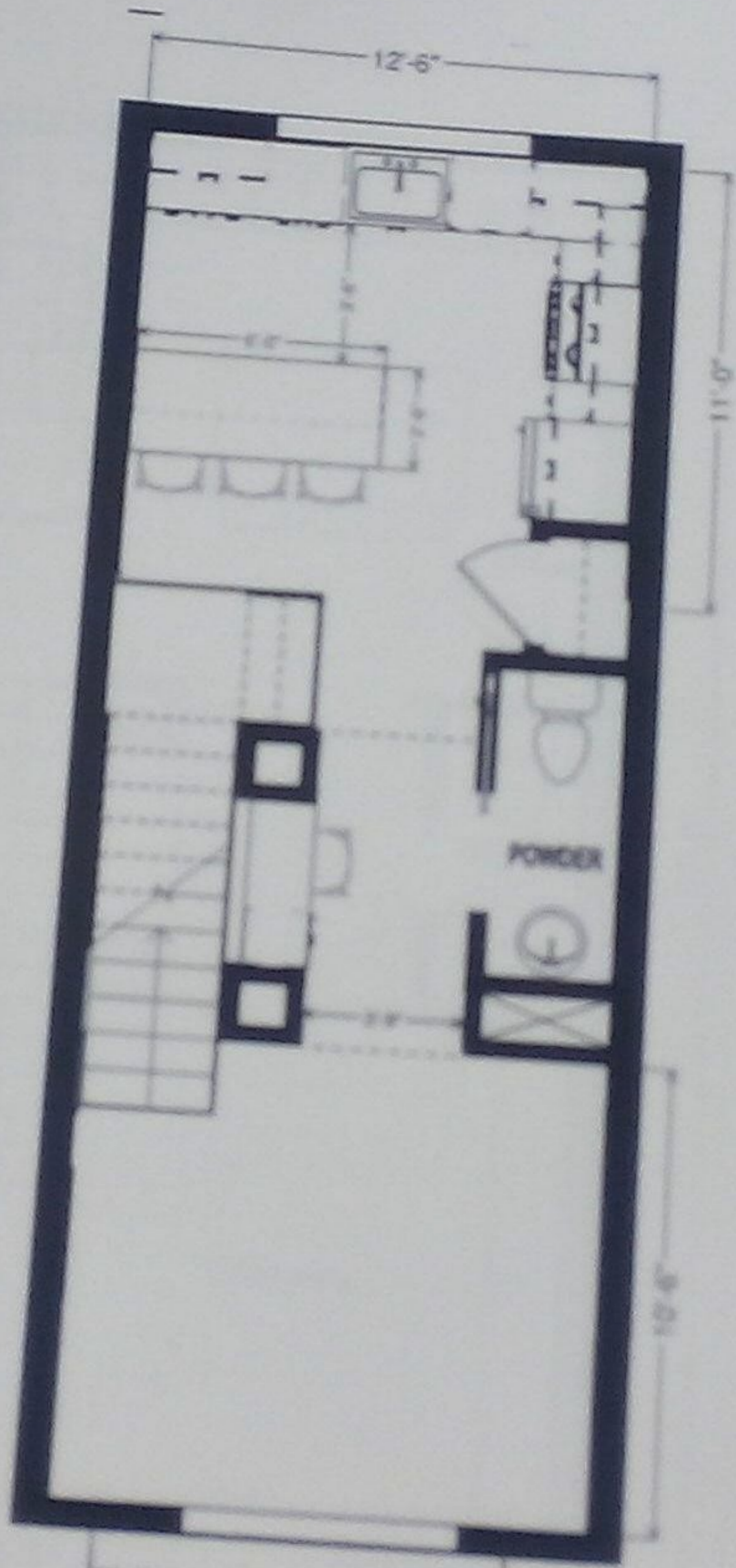
N
|
N



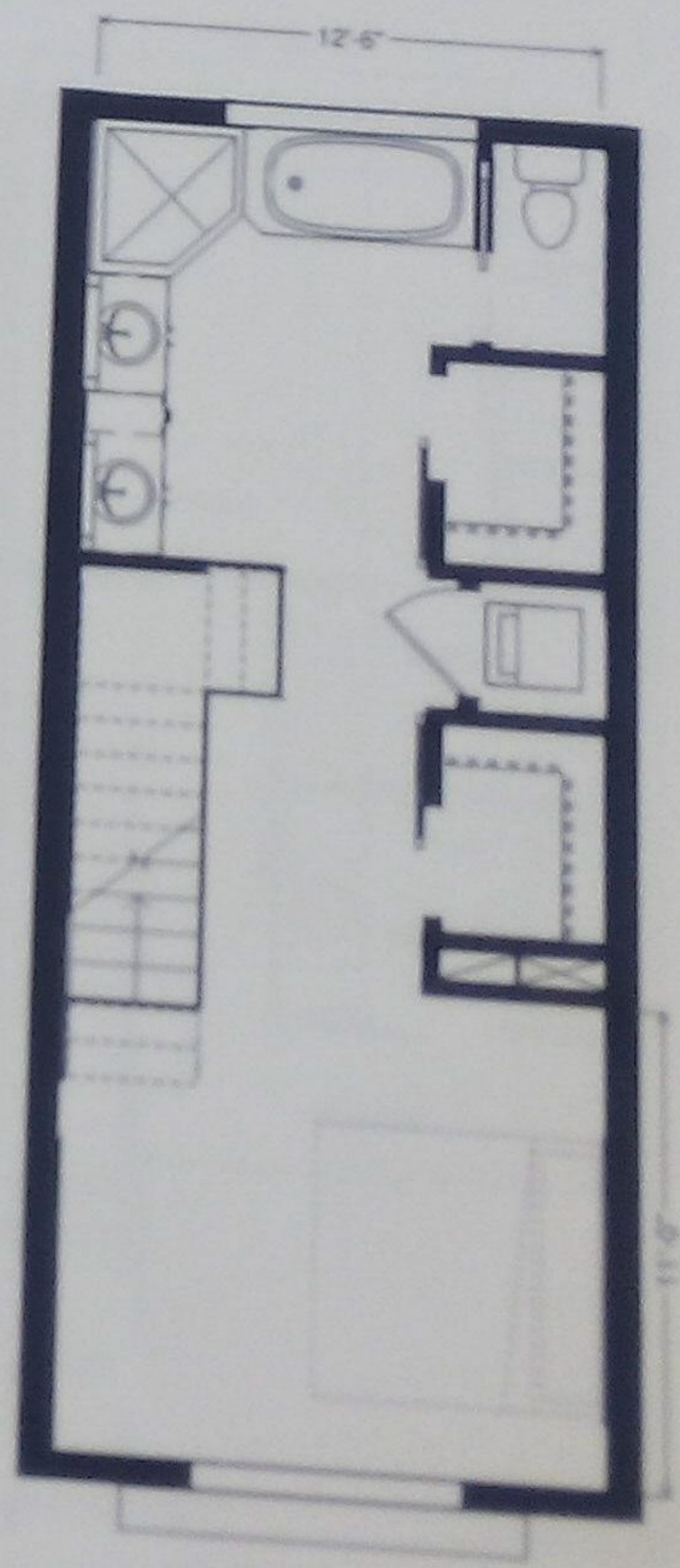
COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
400 WEST BROADWAY AVENUE
1 BEDROOM TOWNHOME
04.17.2016



FLOOR ONE



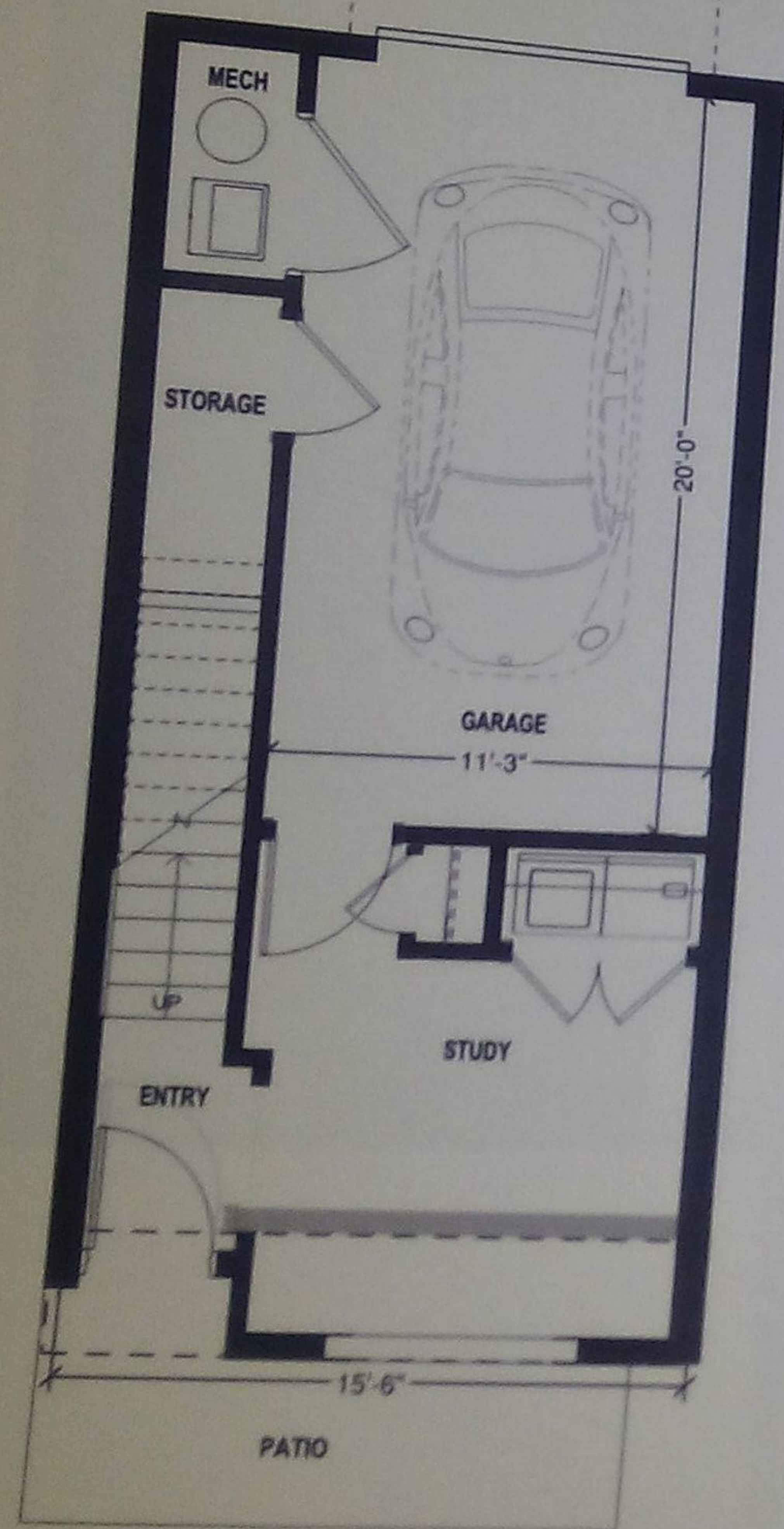
FLOOR TWO



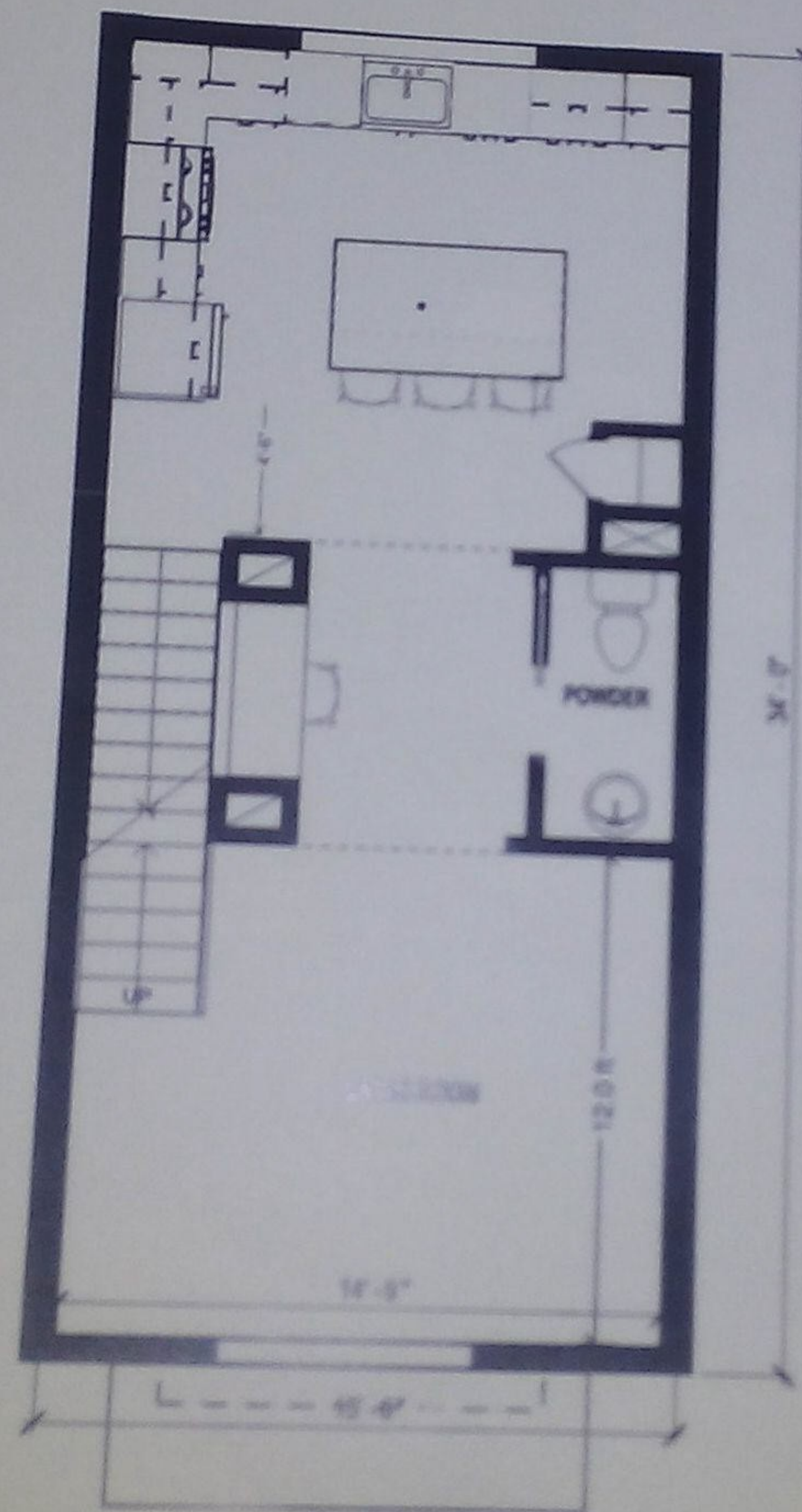
FLOOR THREE



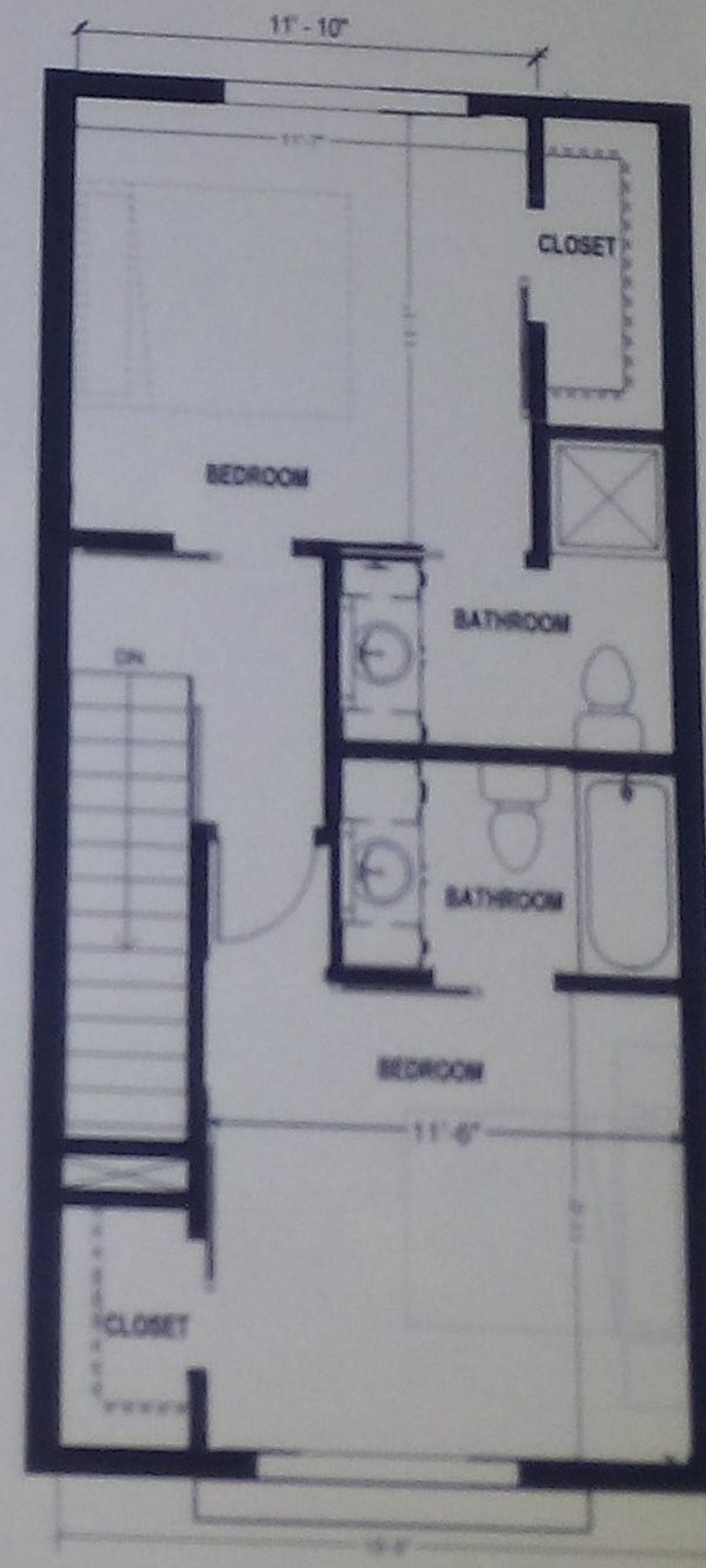
COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
800 WEST WASHINGTON AVE
2 BEDROOM TOWNHOME
06.17.2016



FLOOR ONE



FLOOR TWO



FLOOR THREE



ARCH | NEXUS

PARKING COUNT	
GARAGES (1/UNIT)	69
CARPORT PARKING	2
UNIT DRIVEWAY PARKING	9
LEASING/OPEN	9
WILMINGTON AVE STREET PARKING	12
600 EAST STREET PARKING	9
TOTAL (including 3 ADA stalls)	110

LIBERTY PLACE STATISTICS									
UNIT	QTY	UNIT RATIO	UNIT AREA	NET AREA	1 GARAGE/UNIT (SF)	BLDG HEIGHT	% OPEN SPACE	PARCEL ACREAGE	DENSITY/ACREAGE
ONE BEDROOM UNITS									
A1	6	9%	1023 SF	6138 SF	208 SF	35' (3 STORIES)			
A2	3	4%	1003 SF	3009 SF	208 SF	35' (3 STORIES)			
TWO BEDROOM UNITS									
B1	18	26%	1254 SF	22,572 SF	249 SF	35' (3 STORIES)			
B2	40	58%	1292 SF	51,680 SF	249 SF	35' (3 STORIES)			
B3	2	3%	1254 SF	2,508 SF	249 SF	35' (3 STORIES)			
B4	1	01%	1254 SF	1,254 SF		35' W/ LEASING			
TOTAL	70		7,080 SF	87,161 SF			18%	1.72	41

COWBOY PARTNERS
LIBERTY PLACE
Salt Lake City, Utah
800 WEST WILMINGTON AVE
PROJECT INFO
06.17.2016

NARRATIVE

Liberty Place Design Narrative

Liberty Place is a proposed residential townhome project located at 640 East Wilmington Avenue on a 1.72 acre site. The project is situated along the "S-Line" (streetcar line) in Sugar House. The existing use is a single story office complex that will be removed to make way for the new apartment project. We are excited to be providing some much needed "Missing Middle Housing" for the community. Most residences will be three stories organized in a townhome configuration, most units with its own private garage. The site planning has resulted in creating residential front doors along both Wilmington Avenue and embracing the S-Line and establishing midblock connection permeability from Wilmington Avenue to the Streetcar Greenway. Also, the project features a 1,500 sq. ft. leasing and amenity facility along with a residents' patio and outdoor common space adjacent to the S-Line.

The project will include:

- 9 One bedroom Units at 1,000 + sq. ft.
- 61 Two Bedroom Units at 1,250 + sq. ft.

Salt Lake City's Standards for Planned Developments

- The project has been designed to exemplify the purpose statement for a planned development. The design coordinates well with the existing neighborhood fabric and enhances the natural landscape. The new townhomes will provide a welcoming environment for new residents that will replace the existing run-down office complex that does little to enhance the neighborhood characteristics.

The buildings are to be a contemporary expression of architecture finished with high quality and durable materials. The exterior materials include brick veneer, metal panel siding, cementous fiber panel siding, cedar soffit material, metal handrails and a multi-pane/dual glass window system. The material finishes and design complement the character of the neighborhood by introducing clean contemporary lines reflective of residential properties in the district. The exterior design is enhanced with visually warm/traditional finishes and non-dominant massing of the facades to "speak" to the smaller scale neighboring residential architecture. The facade is composed of depth and layers and brings a dynamic interaction with the streetscape. The front stoops of the units give the residents opportunity for more outdoor connection and visibility to the surrounding neighborhood. This brings front doors to the streets and streetcar line and increases the residential fabric of this neighborhood by eliminating commercial fronts and empty parking lots.

The development includes features for the residents allowing enjoyment of their homes and a connectness to the district. The common area amenities include a lobby space, fitness center, coffee lounge, and an outdoor patio area for residents along with a separate outdoor area for a fire pit.

- Liberty Place Townhomes provides the opportunity for a more walkable community within the small scale residential vicinity. It is planned to be highly integrated with the street car s-line by providing easy access and visibility to the developed street car area. Also, the current policy direction of the City suggesting the need to expand the housing inventory is fostered with the inclusion of "missing middle" housing as mentioned earlier.

- The site was intentionally designed to decrease impact on the surrounding streets. Parking and vehicular circulation were carefully considered for this site. The access to individual garages does not occur along the streets, but rather is internalized to mitigate street traffic and unappealing visual design. The dumpsters for the project are placed in an enclosure along an interior roadway that will be screened with similar materials that are used on the architecture of the townhomes. The new development allows for pedestrian access to the streetcar line by providing breaks in the facade with paved sidewalks and plantings to make an attractive direct pedestrian connection between the townhome development and the new multi-use path that lines the streetcar. This encourages use of the streetcar and provides porosity in between the neighborhood urban developments and the new residential units.

The parking for the site amounts to a total of 80 traditional onsite parking stalls. A total of 110 stalls includes directly adjacent street parking and tandem parking at some of the individual garage driveways. In accordance with the Salt Lake City Zoning Ordinance, the basic parking requirements are as follows:

Minimum Number of Onsite Parking Stalls: 70 (1 per Unit)
Maximum Number of Onsite Parking Stalls Allowed: 87 (1.25 per Unit)
Actual Onsite Parking Provided: 80 Stalls

In addition, it is important to realize that the close proximity of the Streetcar and the walkability of the Sugar House District establishes a basis that is supportive of Salt Lake City's Parking Ordinance.

- The site will be developed with "Smart Irrigation" techniques for landscape and feature sustainable features and will be certified by the National Green Building Standard (NGBS). The site design replaces the aging concrete buildings with townhome buildings and landscaped walkways that make connections to the Streetcar Greenway, Wilmington Avenue, and 6th East. These outdoor landscaped areas associated with the townhome units provide drought tolerant plantings and engagement to the streetcar and streetscapes. The buffer between the new development and the street car line is a landscaped strip that will relate to the existing planting strip along the s-line. This will be composed of much needed drought tolerant vegetation and will provide a permeable barrier that gives visibility while also buffering the public from the private spaces of the townhomes.

The current site has multiple large mature trees lining the adjacent streets. These trees along the landscape strip along the road will be retained to the greatest degree possible in close coordination with the Salt Lake City Urban Forester. These trees add to the character of the neighborhood while also giving a nice scale the new design can relate to. Additional trees will be added to line the street and create a denser, natural barrier for the project units and the project parking. Smaller internal trees will be added to create a similar canopy on a smaller scale within the project development.

- The existing site will be rehabilitated with the new development replacing the existing and somewhat rundown development while generally maintaining the existing topography. There are no buildings or structures that are historically significant and the existing structures certainly do not contribute to the character of the city. The parking field that is located at the corner of 6th East and Wilmington Avenue will become landscaping and buildings. When complete, the site will become much more a part of the community fabric and will provide a healthy place for people to live and to facilitate a walkable/trail connected lifestyle taking advantage of the Street Car.

- Liberty Place will be developed with all other applicable regulations. This submission requests approval of a 35' building height to add scale and character along the Streetcar line and provides an internal connected private roadway system allowing for the development of townhome buildings that have a private street frontage where public street frontage is not feasible.



ARCH | NEXUS