

255 SOUTH STATE STREET

Salt Lake City, UT
Brinshore Development, LLC



20180664

Typology

Mixed Use Affordable
Podium Apartments
Commercial | Retail

Facts

Density: 169 du/ac
Unit Plan Sizes: 450 - 1,450 sq. ft.
Number of Units: 190 du
Site Area: 1.12 ac
Commercial | Retail: 25,000 sq. ft.
Number of Stories: 8 and 14
Parking: 95 spaces (0.5 sp./unit)
Construction Type: I, III

Awards

2020 Gold Nugget Award
2020 Best in American Living Award

The development at 255 South State Street adds a modern twist to the downtown business district's skyline by combining the look of an elegant and contemporary glass and sleek metal high rise with the industrial raw feel of an artist loft community – which includes galvanized steel, zinc paneling and brick. The interplay of these materials as one meanders through the midblock paseo sets a backdrop for brightly colored outdoor art exhibits. While the midrise tower will utilize standard construction techniques and materials: wood, concrete and steel, the 14-story high-rise tower will leverage a system by Infinity Structures aimed at shortening the overall construction timeline and achieving more affordable construction costs. Ten levels of Infinity loadbearing, factory-paneled walls sit above a three-level concrete podium and create the framework for the residential units. Design guidelines called for a midblock crossing and preservation of the Cramer House, an existing two-story historic building. Architects took the requirement and turned the crossing into an outdoor public paseo that bisects the development, inviting the public to move from the sidewalk through the community, creating an active public space day and night. Commercial tenants, restaurants, food hall and live-work units line the paseo on the ground floors, while the residential units makeup the upper levels. The food hall is unique to the community and draws lunch-time workers during the day and urban dwellers at night.

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