



# HIGH BOY VENTURES | IZZY SOUTH

DESIGN REVIEW APPLICATION

MARCH 2020





# Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:

Project Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
Design Review Application / Development Approval

Address of Subject Property:  
542 East 2100 South

Name of Applicant: Ryan McMullen	Phone: 801.466.8818
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Address of Applicant:  
703 East 1700 South - Salt Lake City, UT 84105

E-mail of Applicant: rmcmullen@ajcarchitects.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner      Contractor       Architect      Other:

Name of Property Owner (if different from applicant):  
Max Coreth - High Boy Ventures

E-mail of Property Owner: mcoreth@highboyventures.com	Phone: 801.466.8818
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→ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

→ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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### REQUIRED FEE

- Filing fee of \$776 plus \$121 per acre in excess of (1) acre.
- Plus additional fee for required public notices.

### SIGNATURE

→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <b>Ryan McMullen</b>	Date: <b>03/16/2020</b>
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Updated 4/2/19

## SUBMITTAL REQUIREMENTS

Staff Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>1. Project Description</b> (please attach additional sheet)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Written description of your proposal.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Type of construction and list the primary exterior construction materials.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number, size, and type of dwelling units in each building, and the overall dwelling unit density.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>2. Minimum Plan Requirements</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A digital (PDF) copy of each plan and elevation drawing.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	One 11 x 17 inch reduced copy of each plan and elevation drawing.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>3. Site Plan</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site plan (see <a href="#">Site Plan Requirements</a> flyer for further details).
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4. Elevation Drawing</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Detailed elevation, sections and profile drawings with dimensions drawn to scale.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>5. Additional Requirements</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All of the application information required for site plan review as identified in Section 21A.58 of this title.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations.	

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RM I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Updated 4/2/19

# PROJECT DESCRIPTION 1

IZZY SOUTH | DESIGN REVIEW APPLICATION

## PROJECT VISION

IZZY SOUTH is a multi-family building on the south side of 2100 South between 500 & 600 East. A mirrored version of this design is being planned on the North side of the street to create a clean gateway experience along 2100 South.

The project will consist of mixed town-homes, studios, and one bedroom apartments with a three-story neighborhood restaurant / coffee shop component on the west end of the development. Central parking access divides the stepped massing along the front elevation, and the undulating building facade frames walkable front entries into each unit creating a strong, active community connection to the street.

## CONSTRUCTION NARRATIVE

IZZY SOUTH will be a three-story wood framed structure with a concrete podium over the on-grade parking garage. A simple material pallet of vertical metal panels and horizontal lap siding makes up a majority of the building exterior. Varying roof forms, heights, and depths of the building along both 2100 South and the adjacent neighborhood break down the scale

The building systems are being designed as **all electric**, with water heaters, unit heaters, and unit cooling systems all tied to electrical main-frame. A solar panel array is being studied on the roof



PROJECT DESCRIPTION 1

EXISTING CONDITIONS 2

SITE PLAN 3

FLOOR PLANS 4

EXTERIOR ELEVATIONS 5

PERSPECTIVE RENDERS 6

# PROJECT DESCRIPTION 1

IZZY SOUTH | DESIGN REVIEW APPLICATION



## PROJECT GOALS | HIGHLIGHTS

- Create a **pedestrian friendly** mixed-use development on the fringe of Sugarhouse.
- Provide a variety of housing types / sizes to **enhance economic diversity** of the project
- Provide a public amenity / coffee shop that can become a **central community gathering place**.
- **Reduce project carbon footprint** by pursuing an all electric building infrastructure - NO GAS.

## UNIT MIX - 71 TOTAL UNITS

Offering a variety of unit types and sizes is a driving priority in the project matrix / proforma to create diversity of tenants. We have found these are the unit types everyone is looking for:

- **(40)** Studios Apartments - 450 - 600 s.f. ea
- **(21)** 1-Bedroom Apartments - 650 - 800 s.f. ea
- **(10)** 2 Bedroom Townhomes - 1,000 - 1,250 s.f. ea

# EXISTING CONDITIONS | CONTEXT 2

IZZY SOUTH | DESIGN REVIEW APPLICATION

## EXISTING SITE SURVEY

### DESCRIPTION PER TITLE REPORT

THE SOUTH 1110 FEET OF LOTS 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, AND 90, GLENWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH ONE HALF OF THE VACATED ALLEY ABUTTING ON THE SOUTH.

ALSO TOGETHER WITH ONE HALF OF THE VACATED ALLEY BEING APPROXIMATELY 5 1/2 FEET IN WIDTH ABUTTING THE FOLLOWING PROPERTY ON THE NORTH.

ALL OF LOT 90 AND THE EAST HALF OF 56 GLENWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

### TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMENT NO. 6074 PREPARED BY METRO NATIONAL TITLE COMPANY, EFFECTIVE DATE FEBRUARY 14, 2018, AT 7:45 AM.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANS'PS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°50'11" WEST ALONG THE MONUMENT LINE OF COMMONWEALTH AVENUE, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER THE SALT LAKE CITY ATLAS PLAT AND THE RECORDED SUBDIVISION PLAT.

### SCHEDULE B-2 EXCEPTIONS

EASEMENTS, SETBACKS, NOTES AND RESTRICTIONS, AS SHOWN ON THE SUBDIVISION PLAT.

RECORDED: OCTOBER 13, 1989  
ENTRY NO.: 156644  
BOOK/PAGE: F OF PLATS 123  
SURVEY FINDINGS: SUBDIVISION PLAT SHOWN HEREON; NO EASEMENTS TO PLOT, BLANKETS PARCEL.

EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

IMPOSED BY VACATION ORDINANCE OF AN "1" SHAPED ALLEY LOCATED BETWEEN 2100 SOUTH STREET AND COMMONWEALTH AVENUE AT 600 EAST KENNEDY WEST AND SOUTH TO COMMONWEALTH AVENUE AT APPROXIMATELY 200 EAST PURPOSE: RESERVES EASEMENTS FOR EXISTING UTILITIES THAT MAY HAVE BEEN CONSTRUCTED ACROSS THE VACATED STREET OR ALLEY.

DATED: OCTOBER 13, 1989  
ENTRY NO.: 372802  
BOOK/PAGE: 541/1914  
SURVEY FINDINGS: ALLEY SHOWN HEREON

### GENERAL NOTES

1. MAEER ENGINEERING OR MAEER ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORDED DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

2. CORNER MONUMENTS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MAEER, ENG." UNLESS NOTED OTHERWISE HEREON.

3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER MAP #905302R2R, EFFECTIVE ON 08/02/2012 & MAP #905302R1G, EFFECTIVE ON 09/25/2009.

7. PARCEL CONTAINS 17 REGULAR PARKING STALLS, 1 ADA PARKING STALL, TOTALING 18 OVERALL PARKING STALLS.

### ZONING INFO

PER ZONING REPORT DATED JUNE 8, 2018, PROJECT NUMBER 701800754-002, PREPARED BY ROCK & CLARK, SUPPLIED BY CLIENT.

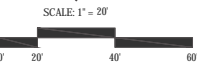
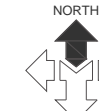
ZONE: CB (COMMERCIAL BUSINESS)

SETBACKS:  
FRONT - NO MINIMUM IS REQUIRED IS FT. MAXIMUM ALONG 75% OF THE BUILDING FACADE  
SIDE - NONE REQUIRED  
REAR - 10 FT. MINIMUM

HEIGHT: 30 FT.

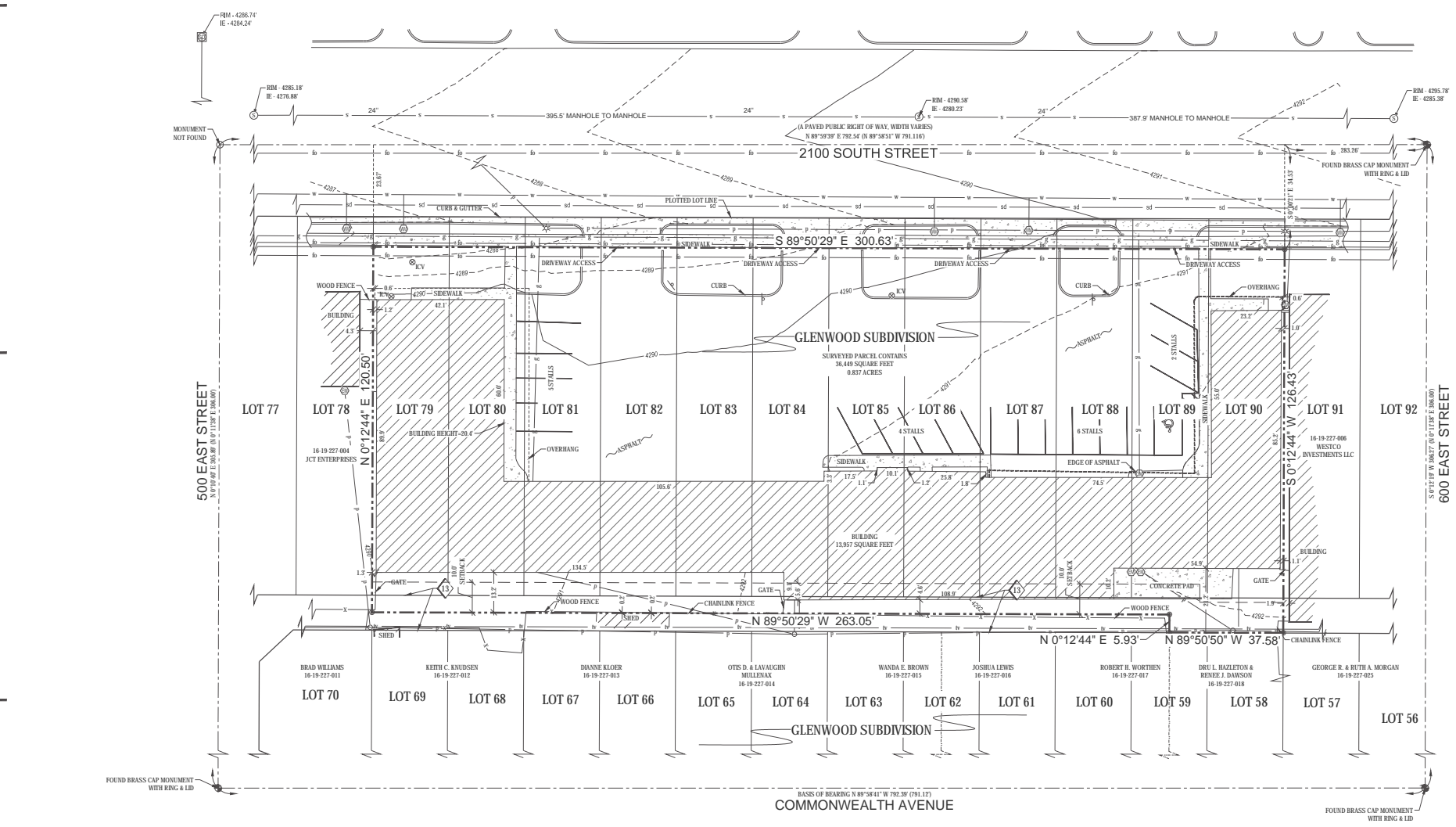
COVERAGE: NO REQUIREMENT NOTED

PARKING:  
GENERAL OFFICE - 3 SPACES PER 1,000 SQ. FT. OF USABLE FLOOR AREA FOR THE MAIN FLOOR PLUS 1 1/4 SPACES PER 1,000 SQ. FT. OF USABLE FLOOR AREA FOR EACH ADDITIONAL LEVEL, INCLUDING THE BASEMENT  
RETAIL GOODS ESTABLISHMENT - 2 SPACES PER 1,000 SQ. FT. OF USABLE FLOOR AREA  
AUTO REPAIR - 1 SPACE PER SERVICE BAY PLUS 2 SPACES PER 1,000 SQ. FT. FOR OFFICE AND RETAIL AREA



### LEGEND

—	RIGHT OF WAY LINE	⊗	WATER METER
—	LOT LINE	⊙	ELECTRIC METER
—	LOT LINE	⊗	LIGHT POLE
—	PROPERTY LINE	⊙	POWER POLE
—	MONUMENT LINE	⊗	GAS METER
—	EXISTING FENCE	⊙	IRRIGATION CONTROL VALVE
—	POWER LINE	⊗	SEIN
—	COMCAST LINE	⊙	CONCRETE
—	FIBER OPTIC LINE	⊗	BUILDING
—	WATER LINE	⊙	PROPERTY CORNER (SEE GENERAL NOTE 1)
—	SANITARY SEWER LINE	⊗	
—	STORM DRAIN LINE	⊙	
—	GAS LINE	⊗	
—	SETBACK LINE	⊙	



UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
COMCAST	JEFF HOUSTON	435-224-2356	SHOWN
ELECTRIC LIGHTWAVE HOLDINGS, INC./ZAYO FIBER SOLUTIONS	SYLVAN STEWART	801-808-7365	SHOWN
GOOGLE FIBER	KENT STERNBACH	913-416-9838	NOT RECEIVED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	NOT RECEIVED
ROCKY MOUNTAIN POWER	JOEL SIMMONS	505-813-6993	SHOWN
SOUTH SALT LAKE CITY	ED REIFNER	801-412-3210	SHOWN
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN
UDOT REGION II	GOLDEN WOLY	801-887-3403	SHOWN
STRINGA NETWORKS	ENGINEERING	800-454-7214	SHOWN

### SURVEYOR'S CERTIFICATE

TO ALTA INVESTMENTS, LLC, METRO NATIONAL TITLE, FIDELITY NATIONAL TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 17, 2018.  
DATE OF PLAT OR MAP: MAY 24TH, 2018

DAVID B. DRAPER  
LICENSE NO. 6881399

**MCNEIL ENGINEERING**  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDG

ISLINGTON SOUTH  
526-558 EAST 2100 SOUTH  
SALT LAKE CITY, UTAH  
LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, 11B & M

REV	DATE	DESCRIPTION
1	6-12-18	ADD ZONING
2	10-24-19	ADDING TOPOGRAPHIC INFORMATION

PROJECT NO:	19637
CAD FILE:	19637 ALT TOPO
DRAWN BY:	NAE
CALC BY:	EAD
FIELD CREW:	SB
CHECKED BY:	DBD/EAD
DATE:	5/24/2018

ALTA/NSPS  
LAND TITLE  
SURVEY

S:\2019\19637\Survey\Prod Dwg\19637 ALT TOPO.dwg Elizabeth Oct. 24, 2019 - 2:25pm

# EXISTING CONDITIONS | CONTEXT 2

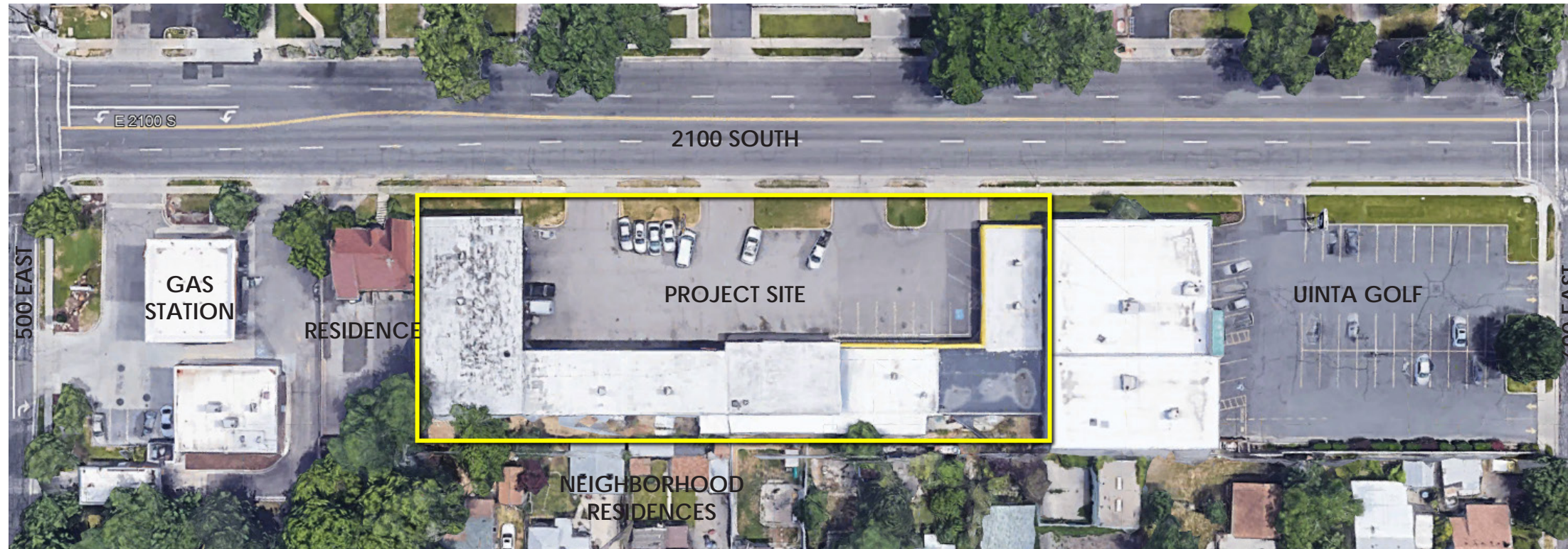
IZZY SOUTH | DESIGN REVIEW APPLICATION



# EXISTING CONDITIONS | CONTEXT 2

IZZY SOUTH | DESIGN REVIEW APPLICATION

2



## BLUE PLANET SCOOTERS | TOP CHOICE

The project site is currently a vacant commercial auto repair shop and office building, along side an active scooter sales business. The buildings are currently aligned to zero setback property lines on the East, West, and South Property lines. The 2100 South frontage is primarily an asphalt parking lot with four separate curb cuts and grass planters along the street.

IZZY SOUTH will remove all existing buildings, and reduce the four curb cuts to one central entrance. Landscaping will be compliant with Salt Lake City standards, to create a walkable vibrant project. Individual unit entrances will be staggered across the property with landscaped entries. The neighborhood elevation is terraced and stepped beyond setback minimums to create more visual interest and lessen impact.



# SITE PLAN 3

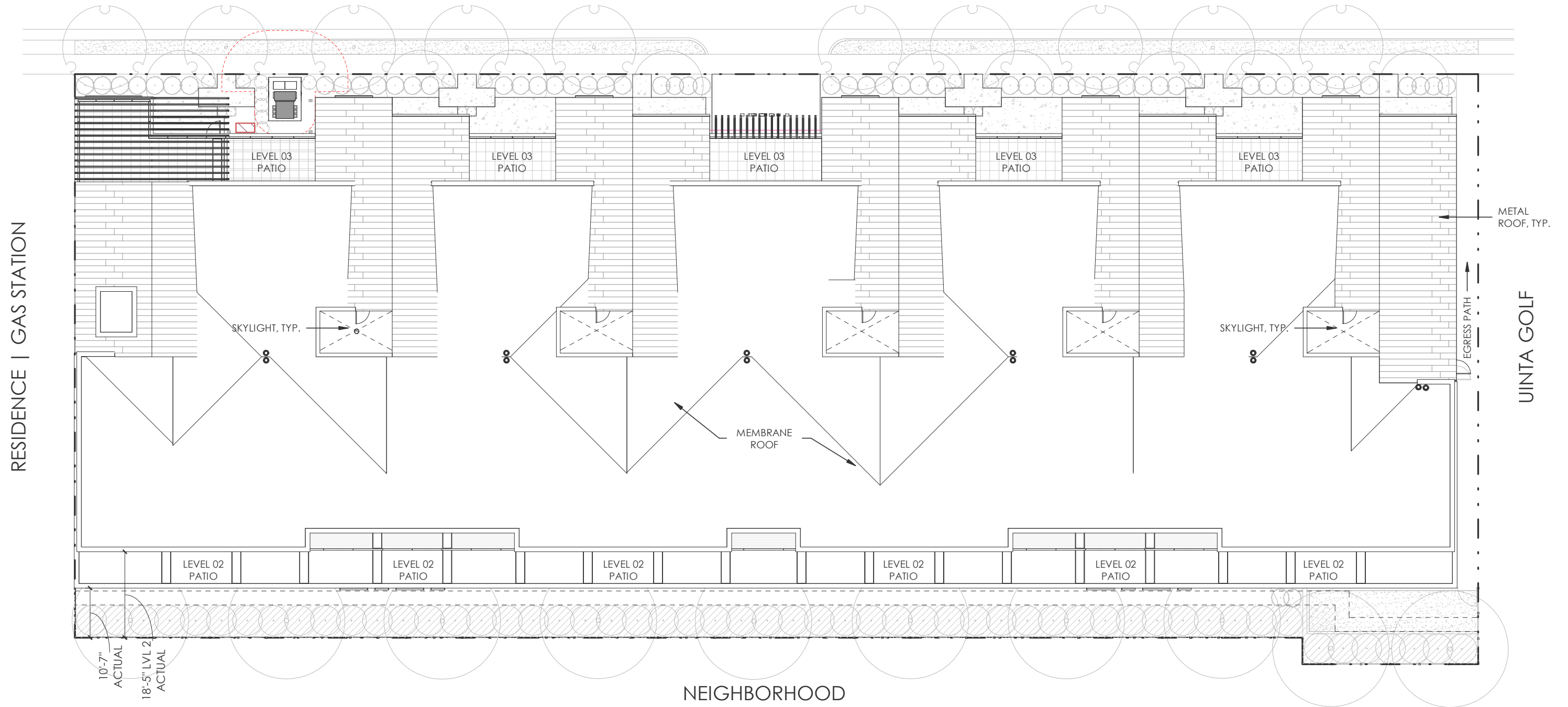
IZZY SOUTH | DESIGN REVIEW APPLICATION

## SETBACKS

FRONT	0' REQ'D	5'-10' ACTUAL
SIDE	0' REQ'D	0' ACTUAL WEST 6' ACTUAL EAST
REAR	10' REQ'D	10'-7" ACTUAL 18'-5" ACTUAL LVL 2 7'-0" LANDSCAPE BUFFER INCLUDED

## PROPOSED SITE PLAN

2100 SOUTH



RESIDENCE | GAS STATION

UINTA GOLF

NEIGHBORHOOD

10'-7"  
ACTUAL

18'-5" LVL 2  
ACTUAL

SKYLIGHT, TYP.

MEMBRANE  
ROOF

METAL  
ROOF, TYP.

EGRESS PATH

LEVEL 03  
PATIO

LEVEL 03  
PATIO

LEVEL 03  
PATIO

LEVEL 03  
PATIO

LEVEL 03  
PATIO

LEVEL 02  
PATIO

LEVEL 02  
PATIO

LEVEL 02  
PATIO

LEVEL 02  
PATIO

LEVEL 02  
PATIO

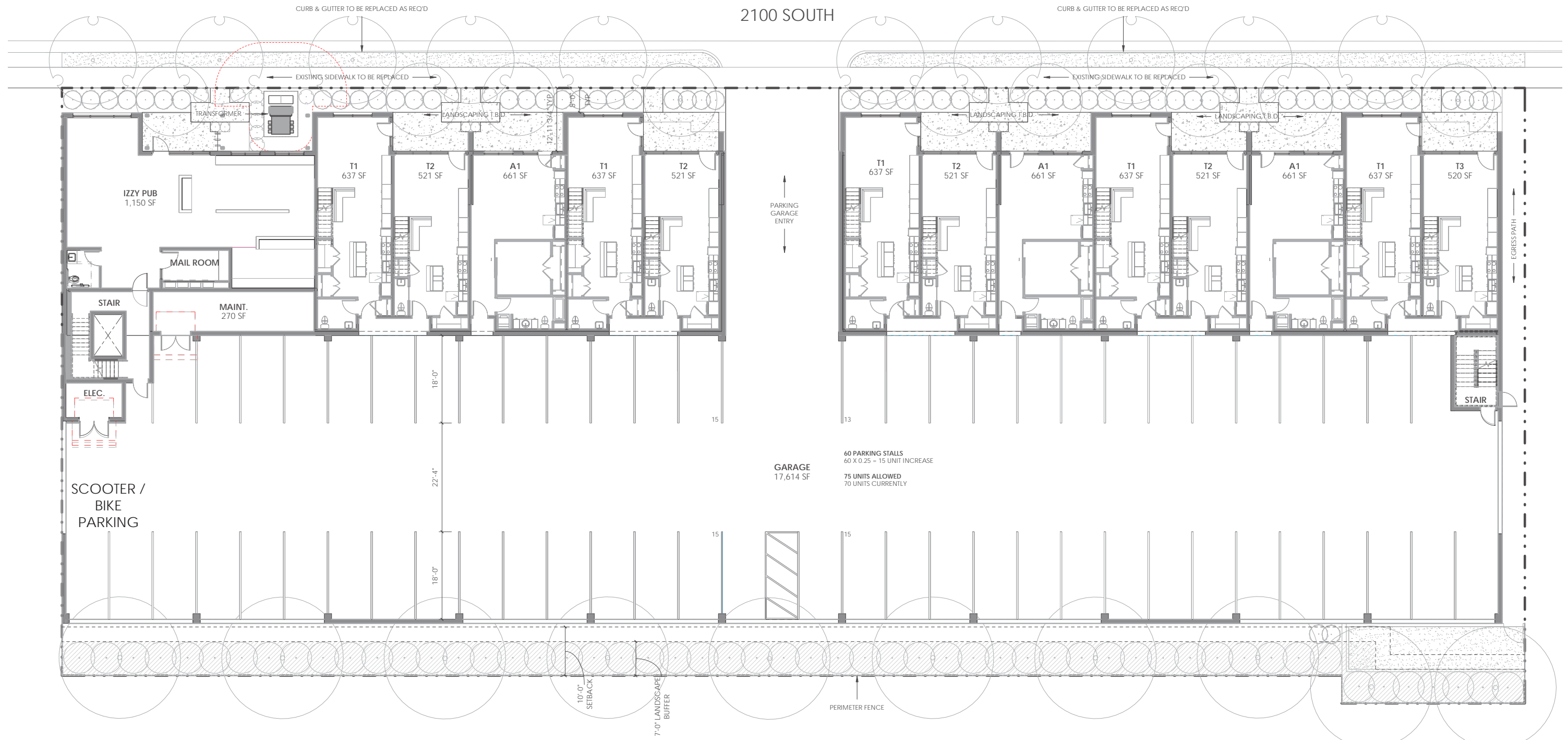
LEVEL 02  
PATIO



# FLOOR PLANS 4

IZZY SOUTH | DESIGN REVIEW APPLICATION

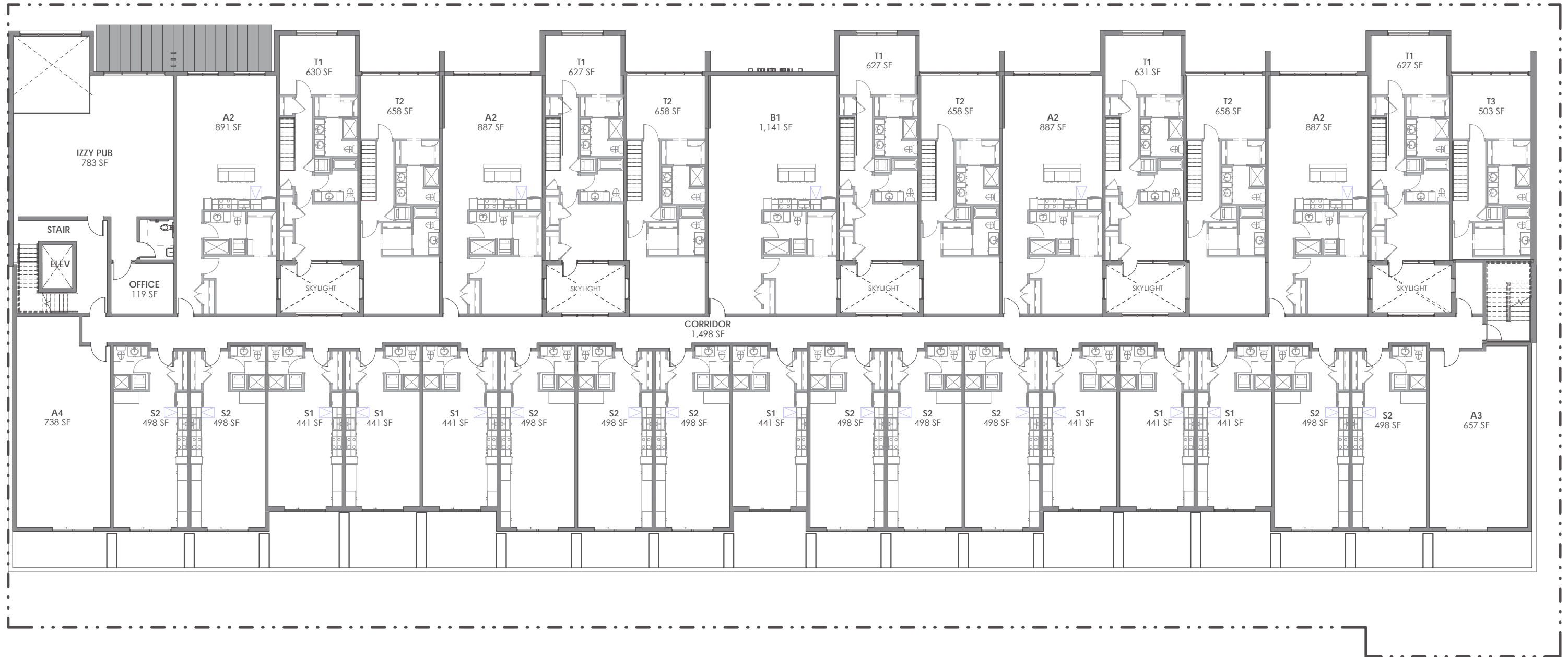
LEVEL 01 | FLOOR PLAN



# FLOOR PLANS 4

IZZY SOUTH | DESIGN REVIEW APPLICATION

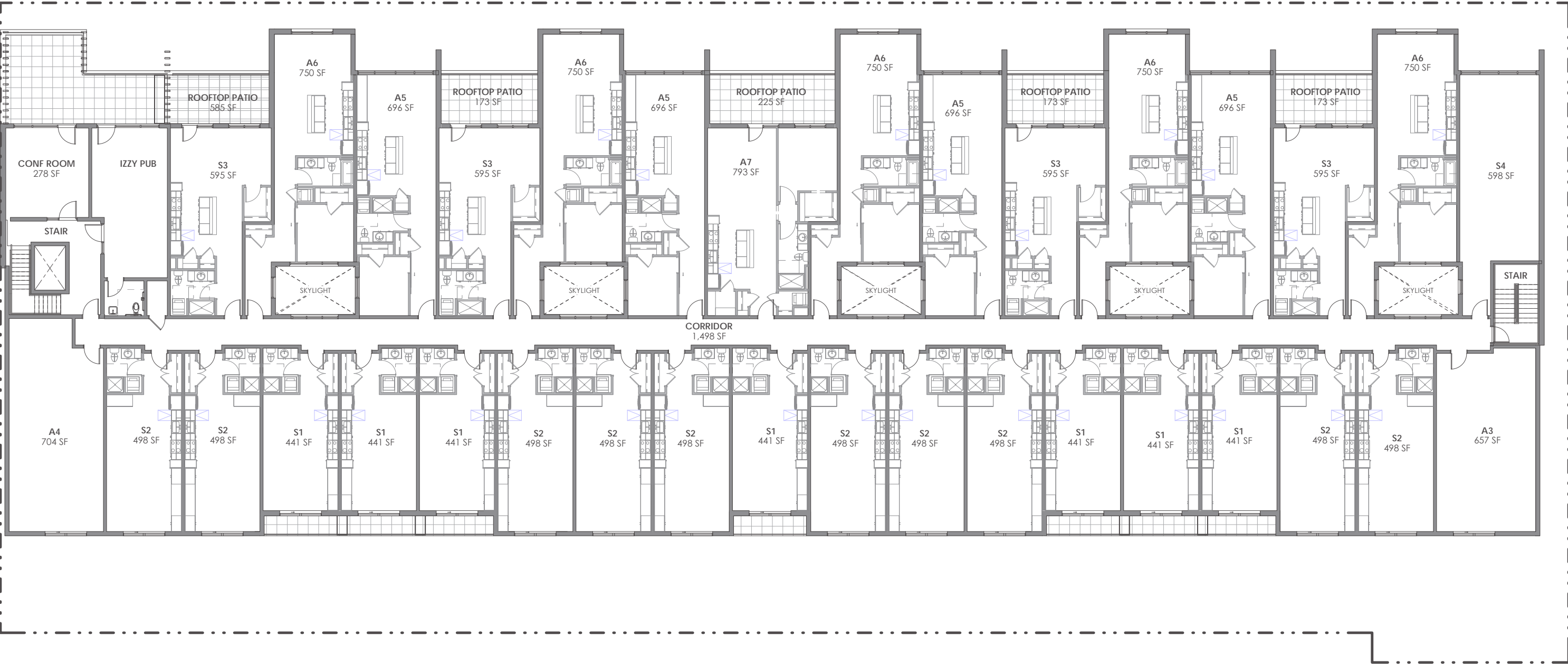
LEVEL 02 | FLOOR PLAN



# FLOOR PLANS 4

IZZY SOUTH | DESIGN REVIEW APPLICATION

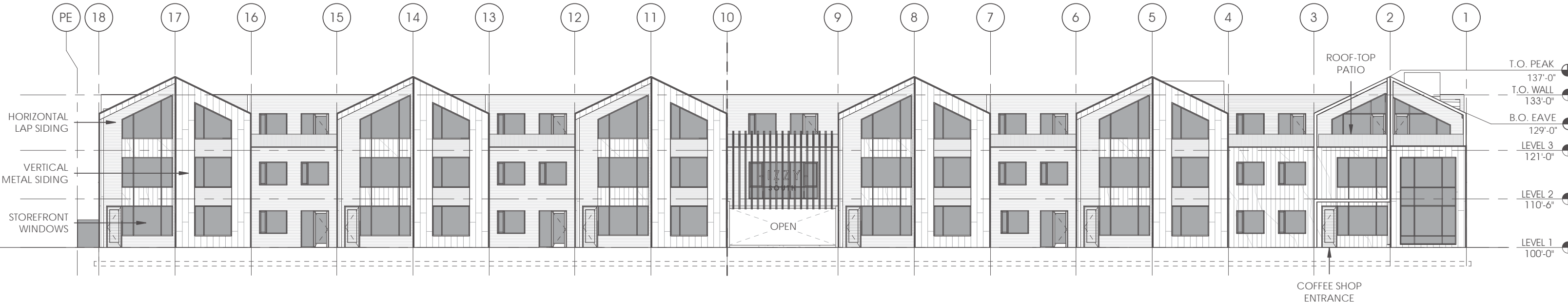
LEVEL 03 | FLOOR PLAN



# EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

NORTH ELEVATION | 2100 SOUTH



# EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

## EAST ELEVATION | UINTA GOLF

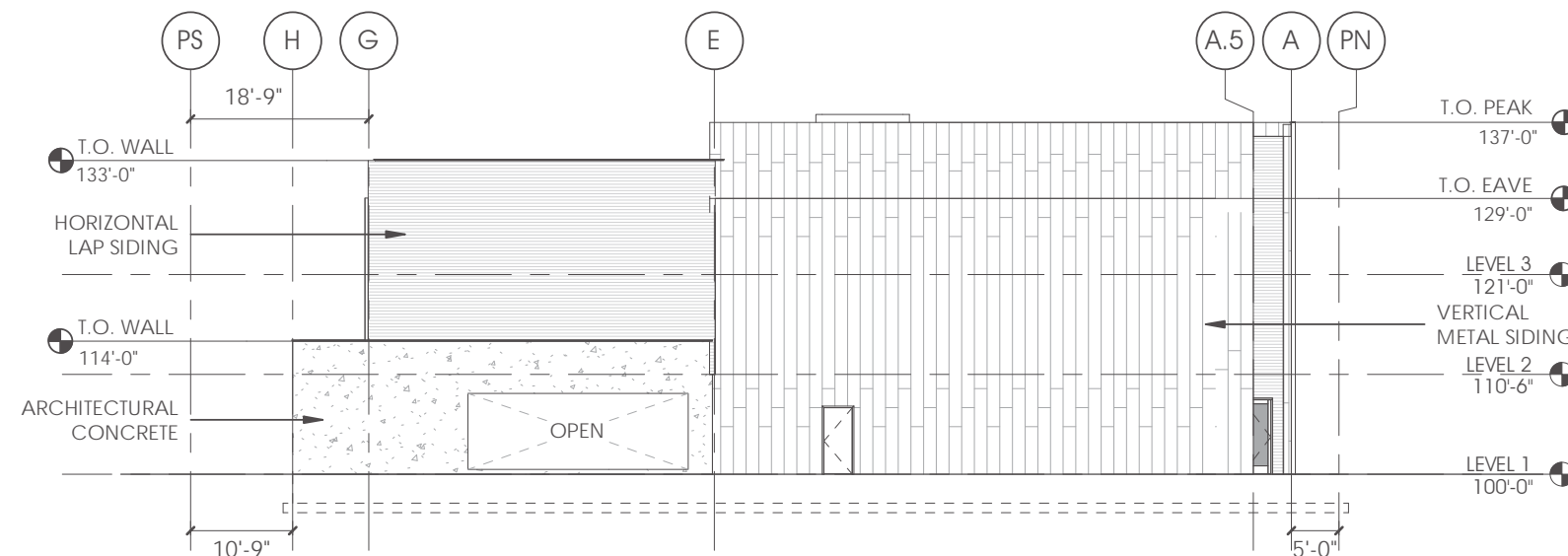


Project palette will be clean, contemporary, and simple. Primarily architectural cast concrete around the parking garage, with a mix of vertical metal panel and horizontal lap siding (exact finish T.B.D.).

This building elevation is 6'-0" from the adjacent Uinta Golf building, and will be a fire-rated wall with no openings. Uinta Golf is approximately 25'-0" tall and will cover a majority of this elevation.

The parking garage is to be naturally ventilated with no noisy fans or forced air systems.

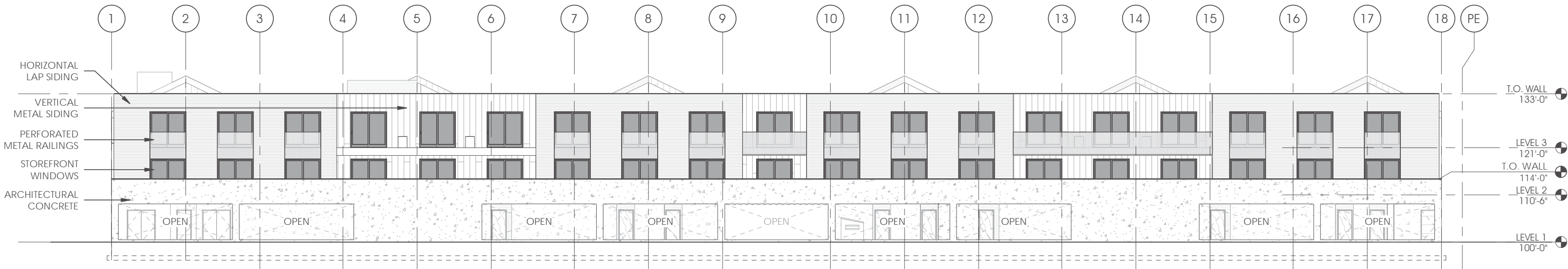
The building will step in an additional 8'-0" - 12'-0" on the second story along the neighborhood elevation (left side of this image) to provide more relief in the building massing as well as provide outdoor patios for level 02 studio tenants



# EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

SOUTH ELEVATION | NEIGHBORHOOD RESIDENTIAL



# EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

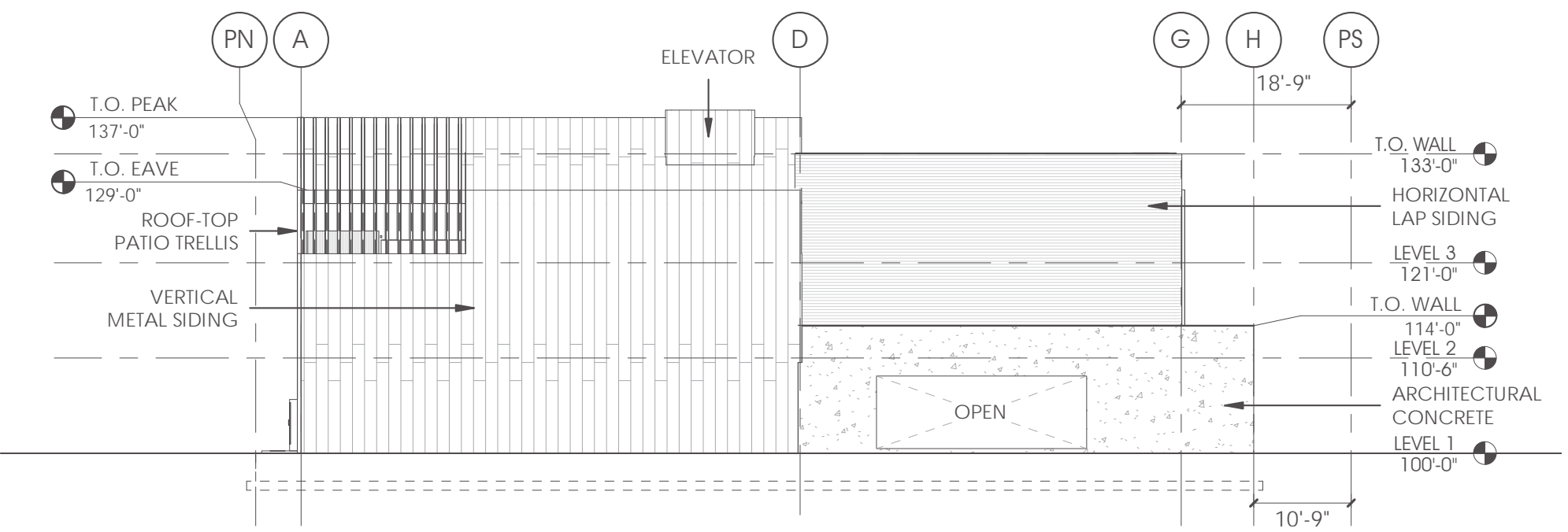
## WEST ELEVATION | RESIDENCE & GAS STATION



This building elevation is 0'-0" from the adjacent property line, and will be a fire-rated wall with no openings. Additional detailing of the coffee shop trellis will soften this elevation, along with minor steps between building material elements

Zoning allows for a 30'-0" building height on this property. For sloped roofs, the center point of the pitch is required to 30'-0". We are proposing a 33'-0" building height to top of parapet, and have held the building back from the neighborhood a total of 20'-0" minimum (10'-0" req'd) to account for this increased height request.

Interior ceiling heights directly affect quality of space in the units, and the additional 3'-0" of height will allow the units to have healthier living spaces with more natural light.



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | OVERALL PROJECT





# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | STUDIOS | GARAGE ENTRY



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | OVERALL PROJECT



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | GATEWAY



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

COFFEE SHOP | ENTRY



# PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

COFFEE SHOP | ROOF-TOP PATIO

