

[GENERAL LETTER]

TO: Salt Lake City Design Review

DATE:
10/7/2020

RE: 927 South 400 West, SOHI Apartments,
Height Increase Request

We propose that this residential project be reviewed for a building height increase per SLC zoning code chapters 21A.59 and 21A.26.070 F1-F3.

Project Summary

SOHI is a proposed apartment building to be located at 927 South 400 West, adjacent to the abandoned rail line. The existing neighborhood is a commercial district populated mostly with lots for parked cars, trucks and mechanic type shops. Sohi Apartments aims to be a modern compliment to the artspace apartments across the street to the north and aims to revitalize and set a high standard for further development of the neighborhood. It intends to meet design standard of the CG district and the design review as noted in the section below.

The new project proposes the construction of a single residential tower on top of a parking structure. It will contain 104 Units with 1 Bedroom, 2 Bedroom and Studio types. The covered structural parking provides a near 1:1 parking ratio (104 covered stalls per 104 Units). Although the CG zone allows fewer parking stalls (.5:1), we desire each unit to have an off street parking stall and have designed the garage to be sufficient for that purpose.

There are 5 levels of wood framed apartments, and 3 levels of concrete parking. One of the parking levels will be under grade level, with 2 parking levels above grade. The exterior materials are thin brick, cement board siding, stucco, and a wood finish metal siding.

Trash collection and a backup electric generator occur on the interior of the garage and are covered from street view.

Open deck courtyard amenities for the residents are designed to inhabit the top of the PT slab of the parking (Level 1). Lounge room provided on the 1st level for the residents adjacent to Outdoor Amenity Deck. A street accessible ground level leasing office will be provided as well as a Mail Room.

DESIGN REVIEW STANDARDS

- 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. We believe the design meets and exceeds the development standards for a CG district as well as the standard design review guidelines as noted below.**
- 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) **Primary entrance faces the public sidewalk. Pedestrian access to the building is on the street level along 400 West. Future residents have access to the building via a leasing office on the ground level with full height glass storefront that extends along ground floor at broken up intervals.**
 - 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired

development patterns of the neighborhood. Building sits back 10' from the front setback as required per the 10' setback in 21A.26.070

3. Parking shall be located within, behind, or to the side of buildings.

Covered structural parking provides a near 1:1 parking ratio. Although the CG zone allows fewer parking stalls (.5:1), we desire as much off street parking as possible for the residents to reduce parked cars on the street etc.

- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. Glass storefront as well as a grid panel window system is being used along the street level as well as an overhanging canopy. The street accessible dumpster and generator enclosure that exists in the parking garage under the podium are also protected by glass storefront. Metal canopy hang at a human scale along the ground level that add engagement and scale to the pedestrian. A material change accours at the podium from architectural finish to wood accents, metal trim and vertical siding and brick. This breaks up the elevation in a way pleasing to the eye of pedestrians.

1. Locate active ground floor uses at or near the public sidewalk. Ground floor uses are located at the street level. Leasing office is off 400 West as well as parking garage entry, mailroom, and public trash and dumpster access. Other building functionality uses are ground accessed such as a building generator and electrical access (all of which are covered and hidden withint the parking garage)
2. Maximize transparency of ground floor facades. Ground floor transparency has been maximized with stairwell windows, and leasing office storefront, mailroom and other storefront accents.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. The use of street framed overhang elements at street level interact with a modern storefront that create horizontal design language along the ground level. This horizontal language repeats on upper levels but employs change in material and window placement that wraps around entire building.
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. There large upper courtyard on the podium that opens to the public street and is wrapped on three sides by the apartments.

- D. Large building masses shall be divided into heights and sizes that relate to human scale. The ground level storefront and canopies as well as a shifting material pallet establish a sense of human scale for pedestrians on the street.

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. The apartments are 5 stories on top of a garage podium. The standard height matches the scale of anticipated developments in the area. Also, the massing of the building, the material changes from garage to apartment, the use of balconies, courtyards, help create pedestrian scale design.

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. **Refer to elevations to see the massing of the building, the material changes from garage to apartment, the use of balconies, courtyards, and overhangs that meet this standard.**
 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. **This has been done, refer to Elevations.**
 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. **Varying window sizes, use of storefront in lower and upper level, large double leaf glass balcony doors with a modern grid and mullion layout create a better aesthetic for the neighborhood that exceeds existing buildings and set a higher precedent for the area.**
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: **N/A. While our building isn't longer than 200, it does in fact provide the below listed changes and are easily seen on the elevations**
1. Changes in vertical plane (breaks in facade);
 2. Material changes; and
 3. Massing changes.
- F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: **N/A**
1. Sitting space of 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 inch (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.
- 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 step backs 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. **Subtle step backs occur with vertical framing elements that divide the building visually and extend from the ground to the roof. Horizontal step backs occur with the use of an open courtyard on the podium level that opens to the street. Upper and lower roof overhangs also extend and add shadow and texture to the building.**
 - b) For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. **The building is broken into several masses that are materially and visually different. The parking garage and podium, the apartment building, and the podium level courtyard as well as balcony rails and other overhangs create this sense of proper scale.**



2. Negative impacts:

- a) Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. **See site plan attached, the roof plan does have modulation.**
- 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. **Effects of height increase Building shadow are minimal. The neighboring rail road**

as daytime operating businesses are minorly affected by the shadow it at all.

- 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. **Vertical fins that extend beyond the roof of the building as well as balconies and canopies mitigate the effects of the wind as it engages the building.**

3. Cornices and rooflines:

- a) Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
- b) Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. **Noted, see elevations. Roof design is an integral part of the cohesive design and is aligned materially to finish the vertical and horizontal language of the building elevations.**
- c) 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. **Planted courtyards to be provided**

- 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. **All resident parking is inside the covered parking garage underneath the podium. Full ADA stalls and access are provided.**
- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) **These functions are located within the parking garage and are shielded from all residents and pedestrians with elements the completely hide their function.**
- J. Signage shall emphasize the pedestrian/mass transit orientation. **Primary building signage will be owner provided under a separate application**
 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. **One sign set at the top floors of the stairwell spell out "SOHI"**
2. Coordinate signage locations with appropriate lighting, awnings, and other projections. **n/a**
 3. Coordinate sign location with landscaping to avoid conflicts. **n/a**
- 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. **Contingent on a site study by electrical engineer, as street lighting is required it shall be added.**
 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. **Lighting shall not create light pollution.**
 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. **Low street lighting shall be provided in front of leasing area and garage that will coordinate with design.**
- 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 each 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. **Trees will need to be planted along 400 west to comply with this standard. Landscape architect shall be incorporate this requirement into design.**
 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. **Noted: design will comply**
 - b) Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. **N/A**
 - c) Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). **No surface parking. Light colored concrete will be used for pedestrian walkways, and grass/vegetation will be planted in the landscape and along the sidewalks.**
 - d) Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. **Design complies with this intent, building and site reference and improve the character of the neighborhood.**
 - 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. **Accessible primary entries are provided to support universal access.**
 - f) Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019) **Noted.**

Formal Request

We'd like to request the height increase allowance.

The proposed building lots are zoned CG with a building height limit of 60'-0". Per SLC code 21A.26.070/F3 a height increase of up to 30' is allowed, and we therefore formally request that same allowance be considered and granted for this project. The main reason for the request is it mitigate the

depth of the parking garage and raise it out of the water table. The parking garage is 3 levels. 1 below ground, and 2 above ground.

Relevant Information

Lots:

Lots 13-19

- Address: 927 South 400 West
- Parcel # 15-12-180-017
- Acre 0.5

Building

Residential SF: 79,213

Occupancy: R-2

Construction: III-B (2HR exterior wall with flame retardant framing members and sheathing)

Allowable building Height per IBC: 75'-0"

Units: 104

Bedroom = 40

Studio= 64

Open Air Amenity SF= 2,052 SF

Parking Structure SF: 50,462 (includes leasing office, trash, generator, resident storage)

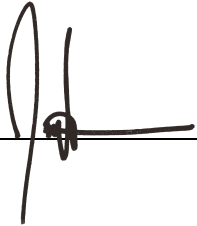
Parking Stalls: 104 (4 ADA, 100 Standard)

Building Setback: 10'-0" on each side East and West; 3' 0" North and South

Building Max Height: 75'-0"

Sincerely,
Beecher Walker & Associates

ISSUED BY:



(Signature)

10-7-2020

(Date)

SOHI SITE



NORHTWEST VIEW



WEST VIEW



SOUTHWEST VIEW



NORTH VIEW

