



Project Narrative

To: Commission Salt Lake City Planning

Date: April 13, 2021

From: Think AEC, 801-269-0055

Re: 500 Park View (1320 South 500 East and 1328 South 500 East)

Design Review

PARCEL ID: 16-07-459-032 and 16-07-459-033

MASTER PLAN: Central Community

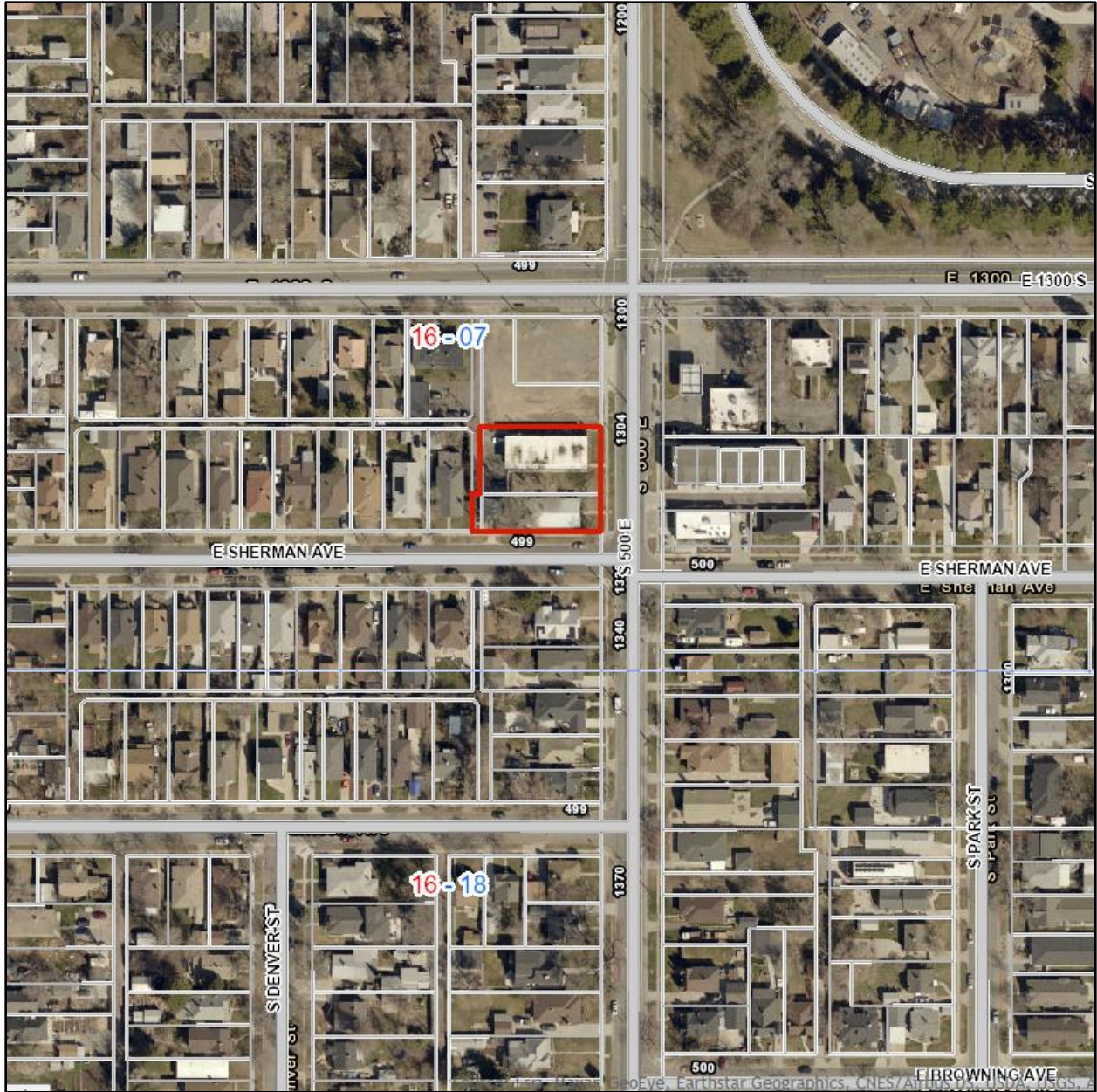
ZONING DISTRICT: CN (Neighborhood Commercial)

PROPOSED IMPROVEMENT DESCRIPTION: The .36 acres is currently occupied by an 8 plex multi-family unit and a corner lot single-family home. The single-family home is about 6' away from the side yard property line on the southern side.

We propose to build 27 apartment units over 29 structured parking stalls on two parcels that are zoned Neighborhood Commercial. Sherman Ave currently has 5 additional unstripped parking spaces. (21A.44.040B.6)

A commercial pad is included at street level on the major corner of the building at Sherman and 500. It runs along the 500 S façade, the more heavily trafficked road of the two.

The site is accessed from an existing alley on the west side of the property. A portion of the alley was previously vacated, disconnecting it from Sherman Ave. The only properties that are serviced by the dead-end alley are those properties proposed for demolition. Any development on the subject properties would have no negative impact on the use of the alley or the adjacent property owners.



 Subject parcels

ZONING STANDARDS EXCEPTIONS: We ask for a variance on the front setback.
 (21A.26.020.F.a) The property to the north of the proposed improvement has a minimal setback, meeting the goals of the CN zone. The proposed improvement has a 2' setback from the property line, or about a 16' setback from the back of the curb. Almost all the south side yard meets/exceeds the 15' setback, except for a small length of commercial frontage on the corner that has a 14' setback.

The existing portion of the alley will have to be re-paved and regraded. Some of it will need to slope down 3' to the subgrade garage. This will not inhibit its existing use.

The west side of the property requires a 7' landscape buffer (21A.26.020.F.d). We propose a partial 7' planter and a partial 3' planter.

CONSTRUCTION TYPE:

- Type I - Level 1
- Type V – Level 2 & 3

PRIMARY CONSTRUCTION MATERIALS: Full veneer brick, Fiber cement lap siding, Fiber cement panels Minimal exposed concrete as accent
 See D201 for material application.

MIXED USE SUMMARY

Use	Description	Minimum Parking Requirements	Total Stalls
Commercial	1,187 Sq. Ft.	2 Per 1,000 Sq Ft	2.37
Residential	[20] one bed units [5] two bed units [2] studio Total: 27 Units	1 per Unit	27
Total Parking	27 structured stalls 2 structured ADA stalls 5 on street spaces Total: <u>34 stalls provided</u>		<u>30 stalls required</u>

ON STREET PARKING: Customers for the commercial space will most likely prefer to park on the street for direct access to the business. The residents of the proposed improvement will prefer if the garage is closed and locked to reduce crime / increase security.

21A.44.040B.6 states 'on street parking shall be allowed to satisfy some or all off street parking required'. The parking structure will accommodate all residents, 1 ADA resident, and 1 employee of the commercial pad. The remaining 2 required parking spaces for commercial customers are on street.

CN ZONING ORDINANCES:

21A.26.020

- A. This proposed improvement intends to provide small-scale, low-intensity commercial and residential services. It provides a traditional neighborhood retail space that is oriented toward the pedestrian traffic while hiding the automobile access in the rear. The commercial space is financially supplemented by the included residential units. This is important as the viability of commercial in this location is yet to be proven.
- B. *Permitted uses for commercial districts:*
 - a. Mixed Use Development
 - b. The commercial pad may accommodate any of the following: veterinary office**, art gallery, artisan food production*, bed and breakfast, medical or dental clinic, commercial food preparation, daycare center, caretaker or security guard quarter, financial institution, library, museum, office, place of worship, indoor recreation, restaurant, retail goods, reverse vending machine, sales and display, seasonal farm stand, art studio, urban farm, or bar establishment*
 - * Subject to further conditions
 - ** Conditional permit
- C. *The proposed improvements may be approved by the Planning Commission via the Planned Development Review.*
- D. *Maximum lot size: 16,500 square feet.* Proposed improvement: 15,932 square feet.
- E. The maximum district size is not applicable.
- F. Yard Requirements
 - a. *Front or corner side yard: 15'* – proposed improvement: 2' front and 15' corner side yard.
 - b. *Interior side: 0'* – proposed improvement: 0'
 - c. *Rear yard: 10'* – proposed improvement: 10'
 - d. *Buffer yards: 7' landscape buffer* – On the west side of the property – north west end boundary includes a 7' 6" planters + 12' 0" alley, south west boundary includes a 3' 2" planters + 12' 0" alley.
 - e. *Accessory buildings: not applicable*
 - f. *Maximum setbacks: not applicable.* See 21A.59.050.B.2.
 - g. *Parking setback: parking structures shall be located behind the primary structure.*
The proposed parking structure is behind and below the primary structure.
- G. *Landscape yard requirements: front and corner side yards shall be maintained as landscaped yards.* The proposed landscape includes a hardscape for commercial frontages and a low water use landscape for the remainder.
- H. *Maximum height: 25'* – proposed improvement is 25' from finished grade, except for the garage doors in the rear of the building which dip 3' below the typical grade.

21A.59.050 Standards for Design Review:

- 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.* The zone aims to

create neighborhood pockets of commercial. Our mixed-use proposed improvement puts commercial frontage on what is growing into a neighborhood commercial hub.

- B. *The development shall be primarily oriented to the sidewalk.* The proposed improvement places entrances on the front sidewalk are close to the public sidewalk and parking is hidden in the rear.
- C. *Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.* The 500 E street frontage of the proposed improvement is nearly 60% storefront glass.
- D. *Large building masses shall be divided into heights and sizes that relate to human scale.*
 - 1. The proposed improvement matches the scale of adjacent buildings. For example, the neighboring mixed-use building to the north meets the height limit, including rooftop stair wells that exceed the height limit. The proposed improvement matches their east to west length. We placed parking under the building, rather than their surface parking.
 - 2. The townhomes to the west of the proposed improvement exceed the height limit at 28' to the roof eave. My laser measuring tape could not read the angle of their roof ridge. Their property does not include any commercial despite being in the CN zone.
 - 3. The proposed improvement's floor to floor heights are shorter than many typical developments. This causes the proposed improvement to visually appear shorter than it is.
 - 4. *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.* Materials and colors are divided at vertical breaks, to create the vibe of multiple smaller buildings, as is often found in neighborhood commercial pods.
 - 5. Balconies are included along Sherman Ave. to bring the human element to the 'quieter' of the two adjacent streets.
 - 6. The proposed improvement's 'commercial façade' is 60% glass.
- E. *Building facades that exceed a combined contiguous building length of two hundred feet do not exist.*
- F. Privately owned public spaces include:
 - 1. Sitting spaces
 - 2. The shade of trees
 - 3. An improved waiting area for the existing bus stop
- G. *In downtown and the CSHBD Sugar House Business District...* not applicable.
- H. *Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections.* Parking is below, and behind the proposed building.
- I. Waste and recycling containers will be placed in the rear of the building. Mechanical equipment on the roof will be screened.
- J. Signage will comply with all ordinances.
- K. Lighting shall meet dark sky goals and improve the pedestrian experience.
- L. *Streetscape improvements:*
 - 1. One street tree chosen from the street tree list shall be placed no less than every 30' of property frontage.

2. Hardscape will be used to differentiate the privately owned public space fronting the commercial use.
 - a. Durable pavers will be used, allowing rainwater to infiltrate into the ground.
 - b. The final color will limit contribution to the urban heat island effect.

21A.37.060.B Design Standards:

Standard	Requirement	Provided
Ground floor glass	40%	<ul style="list-style-type: none"> • 44% average • 60% on 500 E. / active street • 28% on Sherman / 'quieter' street
Blank wall maximum	15'	7'
Building entrances	Min. one per street frontage	Min. one per street frontage
Parking lighting	Poles limited to 16' in height	No pole lighting
Screening of mechanical equipment	Must be screened from public view	Screened from public view
Screening of service area	Must be screened from public view	Service area within parking structure

ATTACHMENT A: SITE PHOTOS



Towards site from rear alley



From corner of 500 E and Sherman Ave.



Sherman Ave. Streetscape



500 East Streetscape

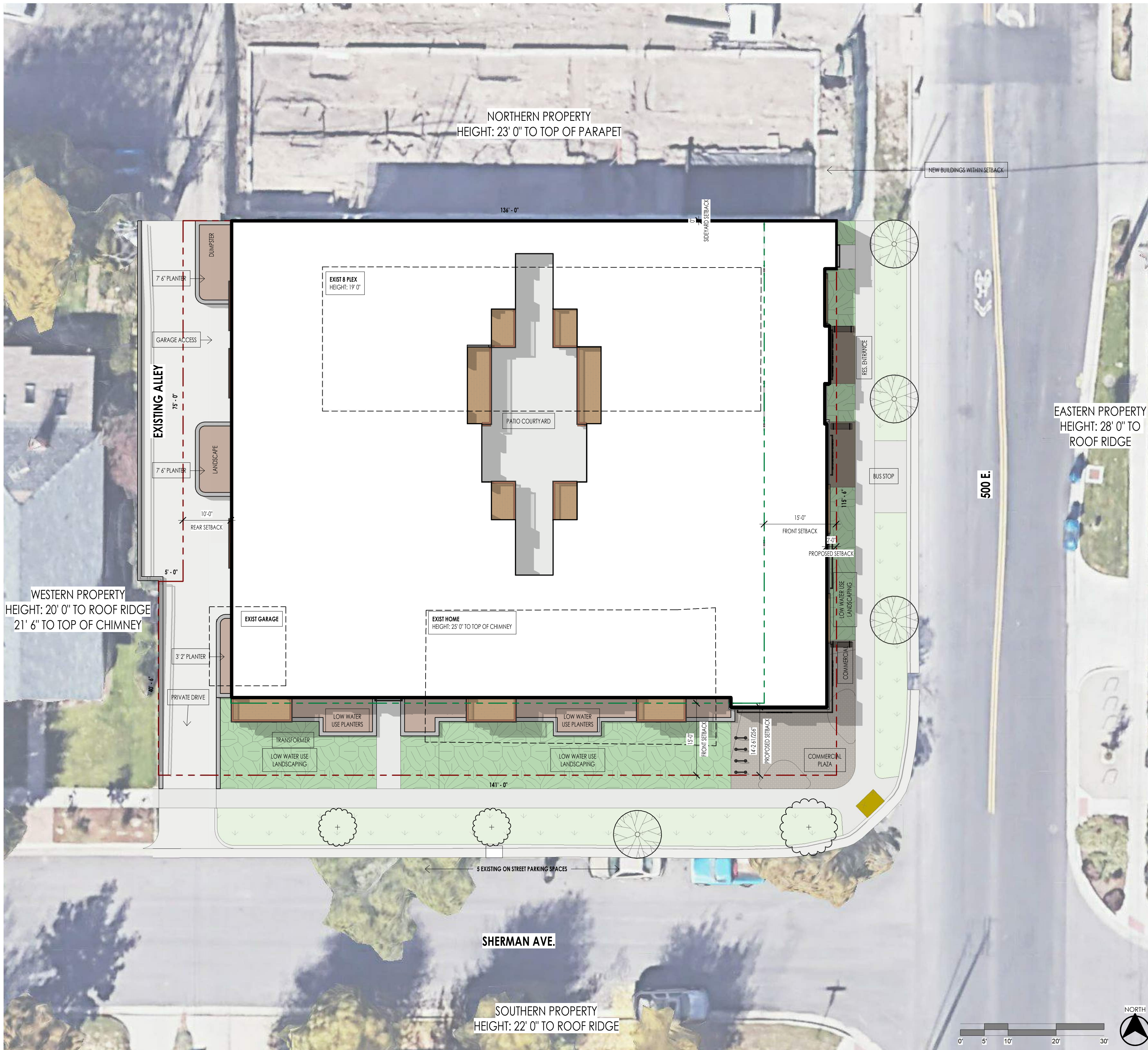
ATTACHMENT B: PROPOSED DRAWINGS



500 PARKVIEW APARTMENTS

1320 SOUTH 500 EAST, SALT LAKE CITY, UTAH 84105

APR 12, 2021



SITE LEGEND

LINE PATTERN	DESCRIPTION
— — — — —	PROPERTY LINE
- - - - -	SETBACK LINE
— — — — —	CONTOUR MAJOR
— — — — —	CONTOUR MINOR
- - - - -	OUTLINE OF EXISTING BUILDINGS

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.

SCHEDULES

Unit Type	UNIT COUNT		
	Count	Share	Unit Area Rentable
1 BED			
UNIT A	6	22%	490 SF
UNIT B	2	7%	641 SF
UNIT C	8	30%	541 SF
UNIT D	4	15%	592 SF
	20	74%	
2 BED			
UNIT E	4	15%	584 SF
UNIT F	1	4%	630 SF
	5	19%	
STUDIO			
UNIT G	1	4%	442 SF
UNIT H (ADA)	1	4%	489 SF
	2	7%	
Grand Total	27	100%	

PARKING COUNT	
Parking Use	Count
STREET	5
STRUCTURE	27
STRUCTURE ADA	2
Grand Total	34

AREA: .36 ACRES
 COMMERCIAL AREA: 1,187 SQ FT
 FOOTPRINT: 12,300 SQ FT



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DESIGN REVIEW TEAM

PROJECT NO.: 20073
 DATE: APR 12, 2021
 REVISIONS:

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
D001

SITE PRESENTATION
 1" = 10'-0"



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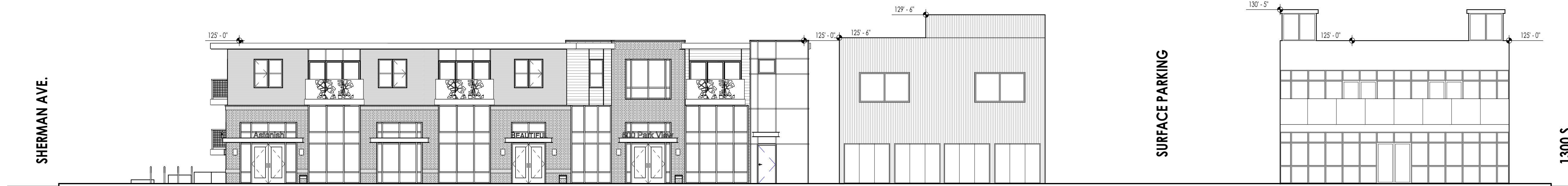


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500 EAST STREETSCAPE
1" = 10'-0"

1
0002



SHERMAN AVE. STREETSCAPE
1" = 10'-0"

2
0002

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DESIGN REVIEW TEAM

PROJECT NO. 20073
DATE: APR 12, 2021
REVISIONS:

SHEET TITLE:
STREETSCAPES

SHEET NUMBER:

D002

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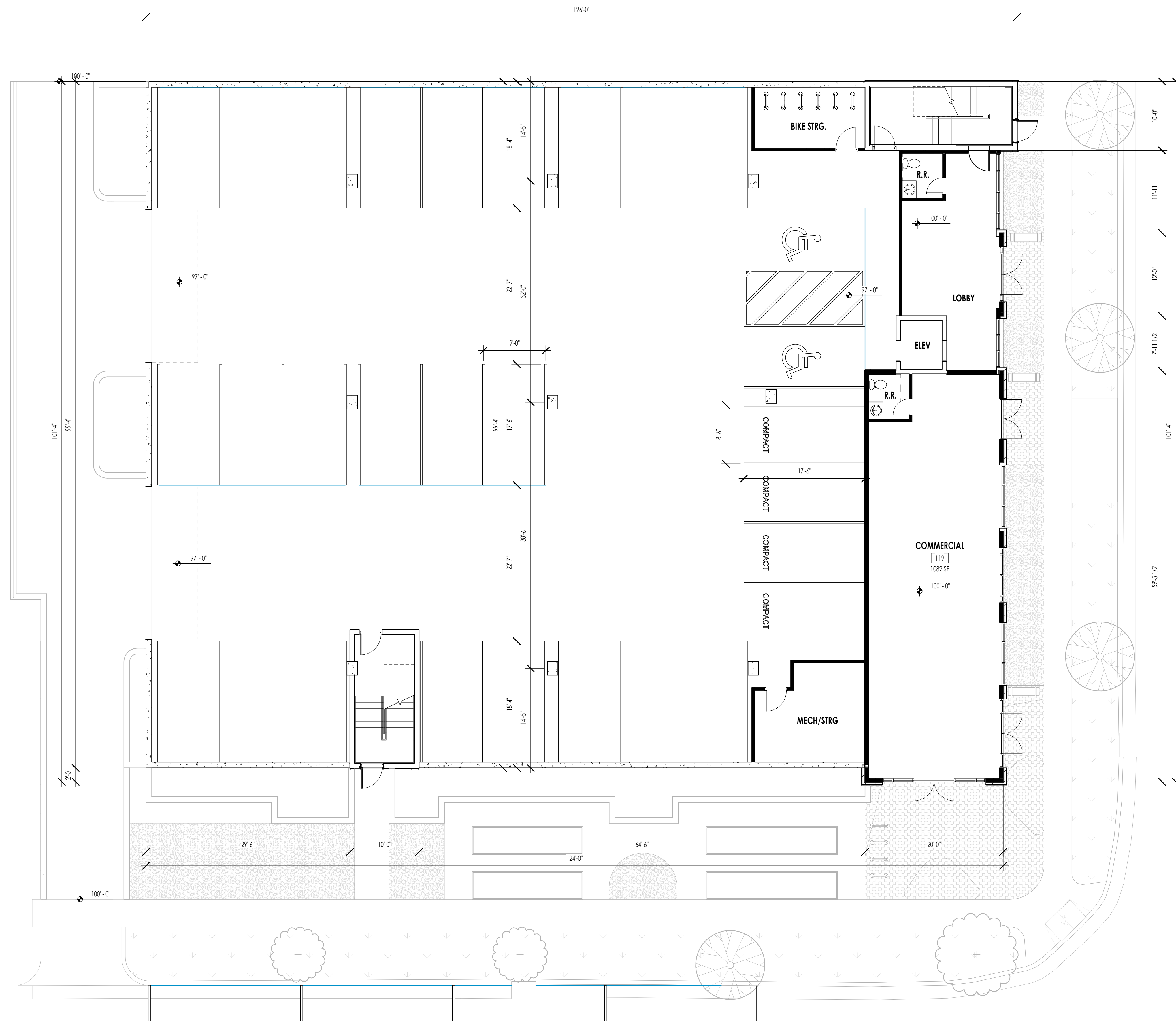


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LEVEL 1 - PRESENTATION
1/8" = 1'-0"

1
D101

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DESIGN REVIEW TEAM

PROJECT NO. 20073
DATE: APR 12, 2021
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SHEET TITLE:
LEVEL 1

SHEET NUMBER:

D101

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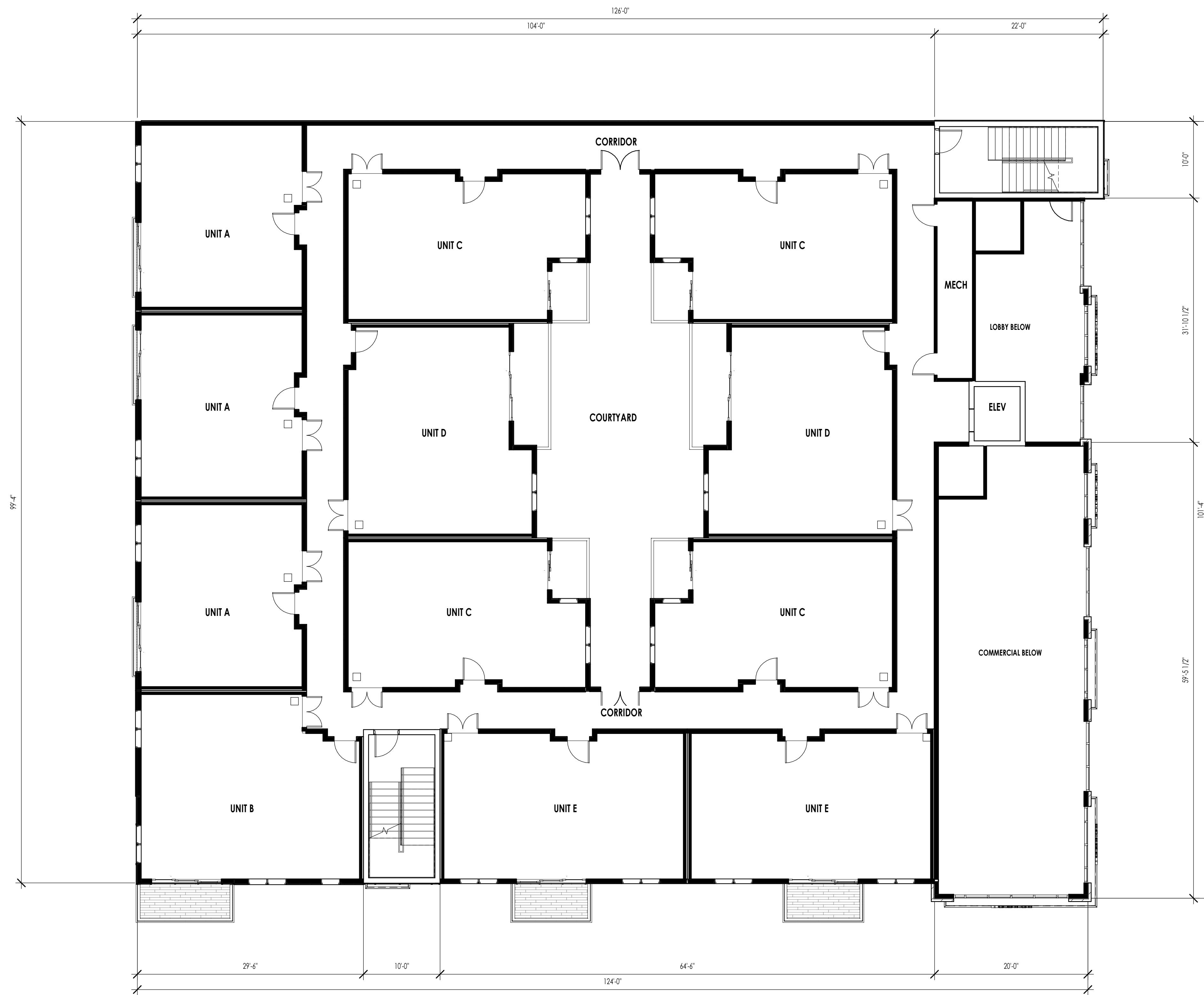


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LEVEL 2 - PRESENTATION
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1
D102

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SHEET TITLE:
LEVEL 2

SHEET NUMBER:

D102

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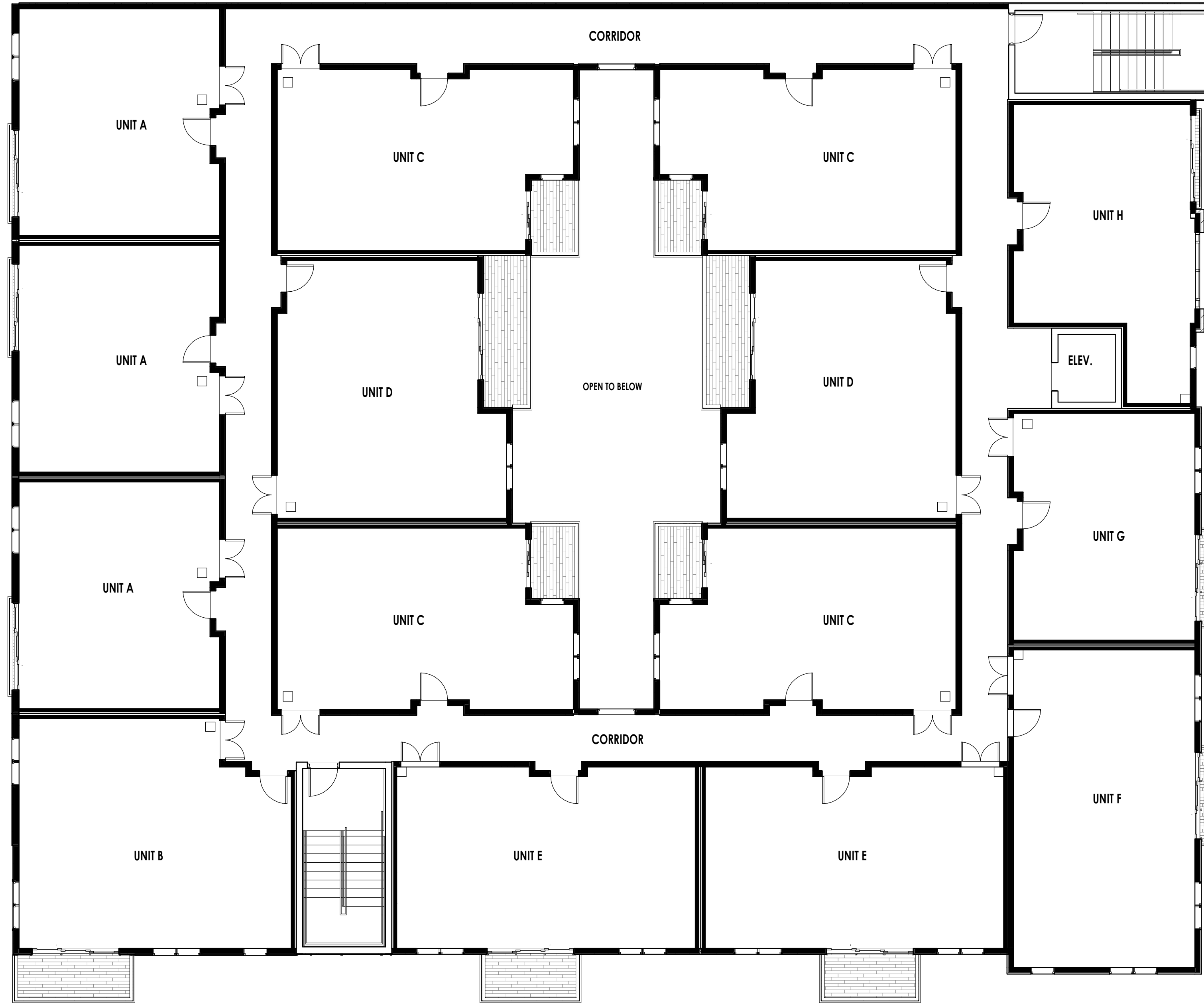


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LEVEL 3 - PRESENTATION
1/8" = 1'-0"

1
D103

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PROJECT NO. 20073
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SHEET TITLE:
LEVEL 3

SHEET NUMBER:

D103

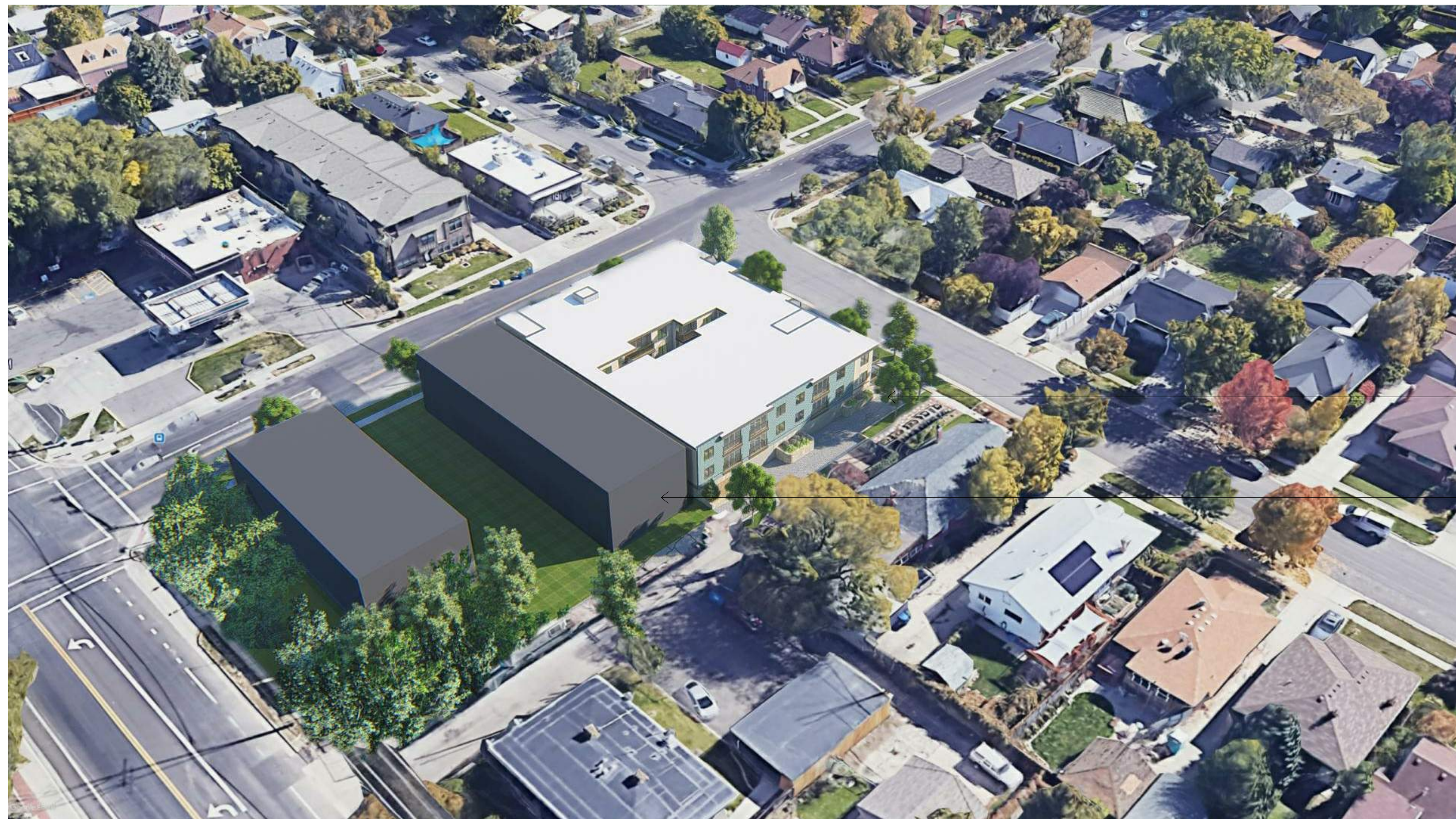
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UNDER CONSTRUCTION

PROPOSED PROJECT

SOUTH EAST CORNER



PROPOSED PROJECT

UNDER CONSTRUCTION

NORTH WEST CORNER



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DESIGN REVIEW TEAM

PROJECT NO. 20073
DATE: APR 12, 2021
REVISIONS:

SHEET TITLE:
EXTERIOR VIEWS

SHEET NUMBER:
D200



SOUTH WEST FACE



SOUTH EAST FACE



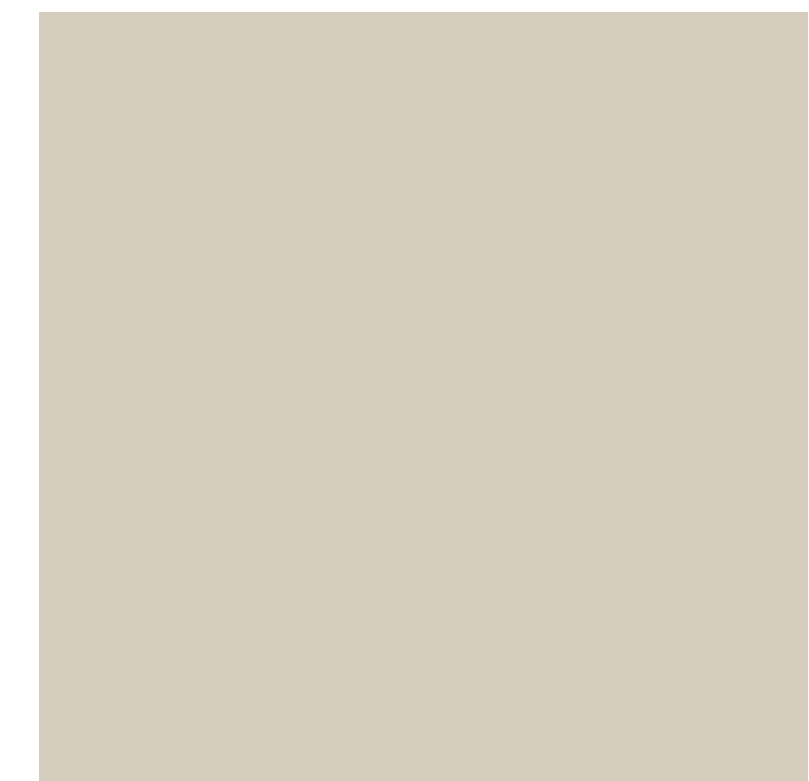
EAST FACE



CORRUGATE METAL SIDING
BENJAMIN MOORE
DAVENPORT TAN HC-76



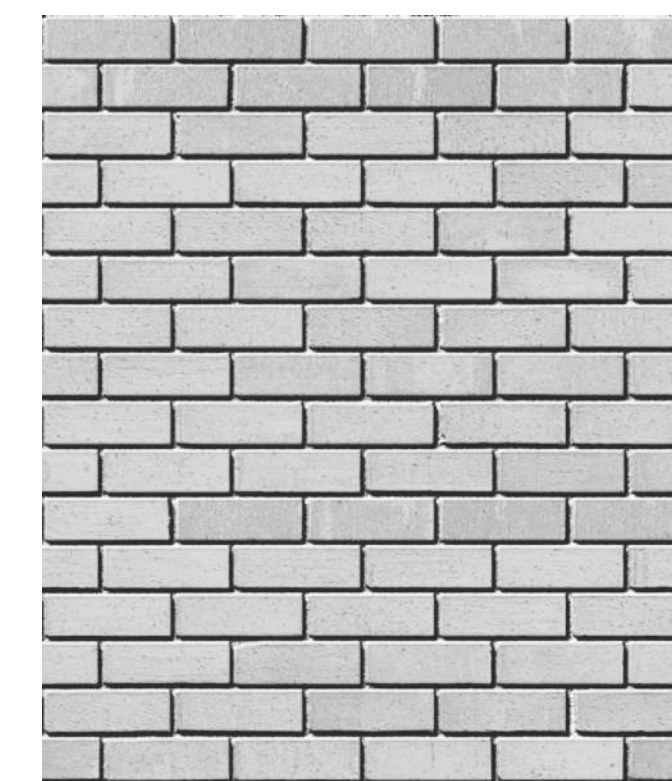
FIBER CEMENT LAP SIDING
BENJAMIN MOORE
AEGEAN TEAL 2136-40



FIBER CEMENT PANEL SIDING
BENJAMIN MOORE
LITCHFIELD GRAY HC-78



POWDER COAT METAL
BENJAMIN MOORE
ESCARPMENT CC-518



MASONRY - BRICK
BENJAMIN MOORE
AMERICAN WHITE 2112-70



FACIA
WARM NATURAL WOOD



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DESIGN REVIEW TEAM

PROJECT NO. 20073
DATE: APR 12, 2021
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SHEET TITLE:
EXTERIOR VIEWS

SHEET NUMBER:

D201



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DESIGN REVIEW TEAM

PROJECT NO.: 20073

DATE: APR 12, 2021

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

D203

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	SIDING - STUCCO
	LAP SIDING - FIBER CEMENT
	CONCRETE WALL
	CEMENT MASONRY UNIT

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES



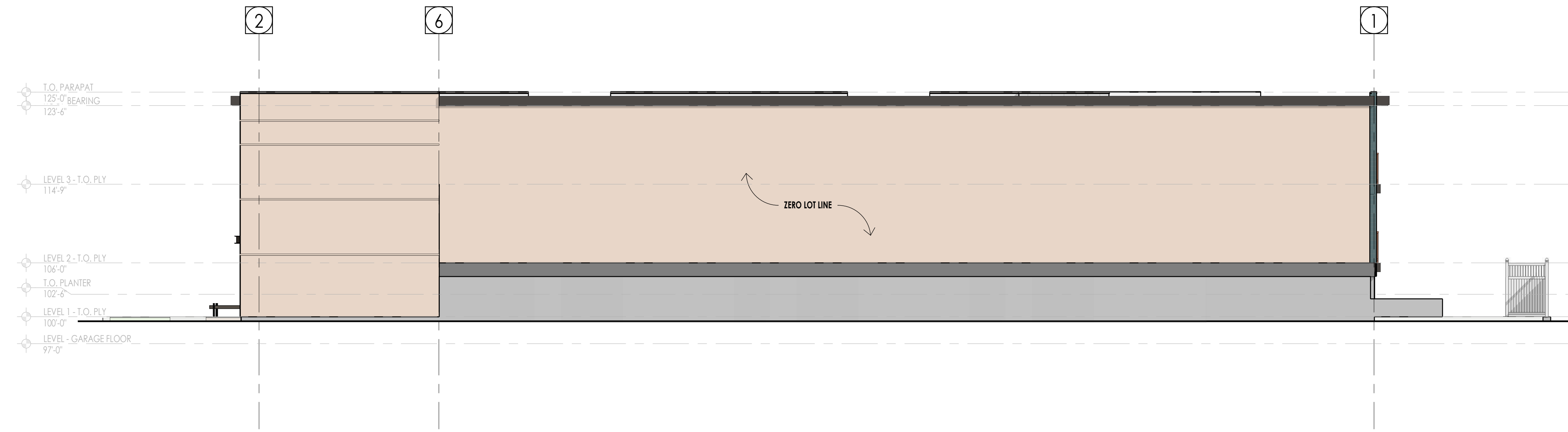
EAST ELEVATION SD
1/8" = 1'-0" (1) D203



SOUTH ELEVATION SD
1/8" = 1'-0" (2) D203



WEST ELEVATION SD
1/8" = 1'-0" 1
D204



NORTH ELEVATION SD
1/8" = 1'-0" 2
D204

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	SIDING - STUCCO
	LAP SIDING - FIBER CEMENT
	CONCRETE WALL
	CEMENT MASONRY UNIT

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ELEVATION/ SECTION KEYNOTES



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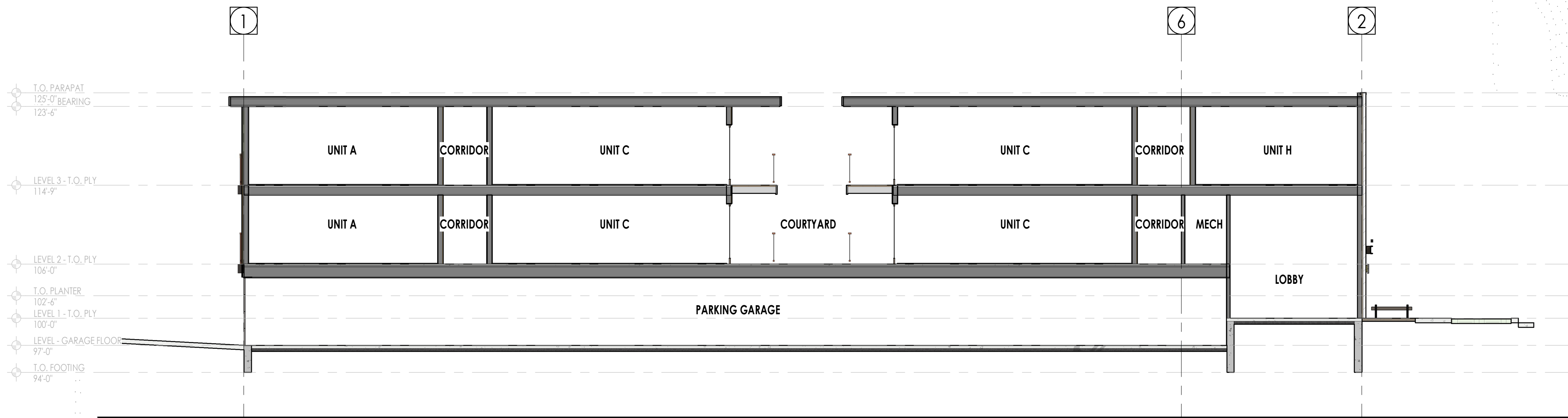
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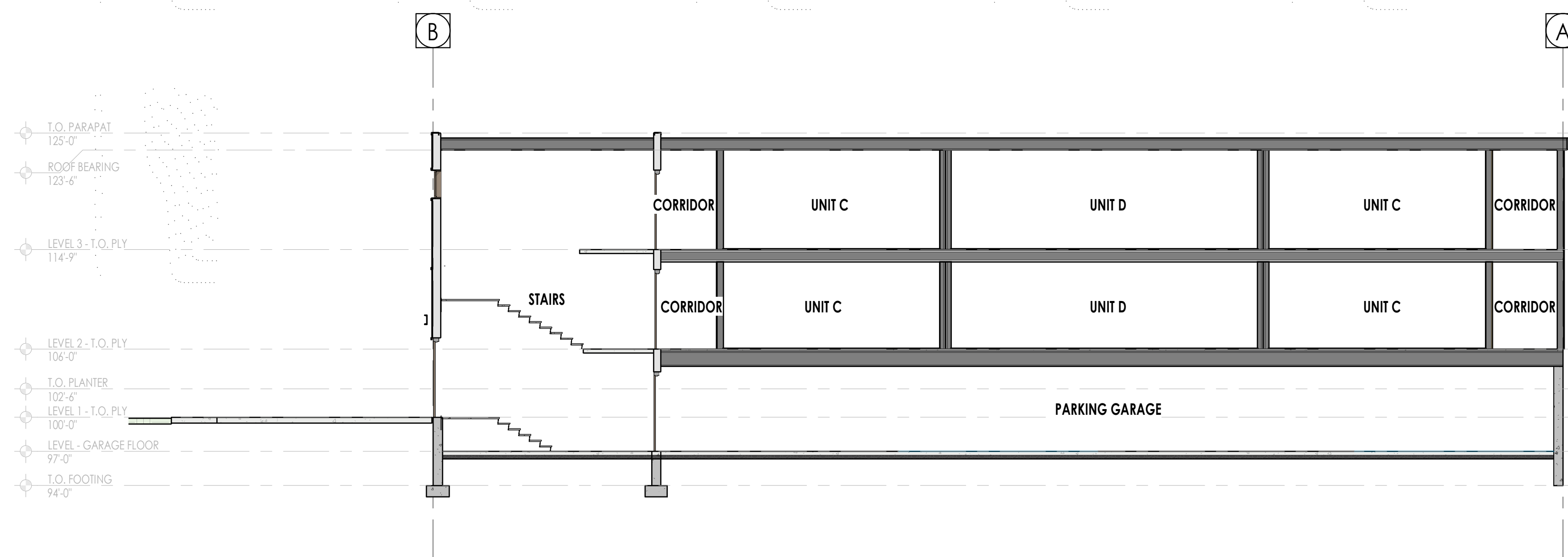
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DATE: APR 12, 2021
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

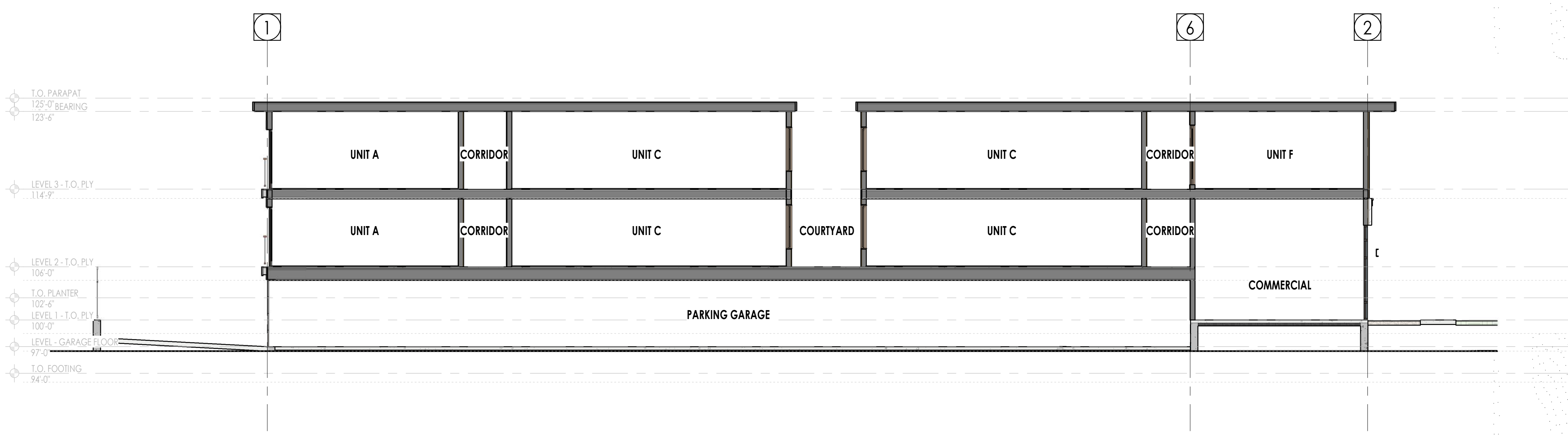
SHEET NUMBER:
D204



Section 1
1/8" = 1'-0"
D205



Section 2
1/8" = 1'-0"
D205



Section 3
1/8" = 1'-0"
D205

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	SIDING - STUCCO
	LAP SIDING - FIBER CEMENT
	CONCRETE WALL
	CEMENT MASONRY UNIT

ELEVATION/ SECTION KEYNOTES	
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DESIGN REVIEW TEAM

PROJECT NO.: 20073
DATE: APR 12, 2021
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
D205

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