

IVORY
UNIVERSITY
HOUSE

DESIGN REVIEW

April 2, 2021



IVORY
UNIVERSITY
HOUSE



CONTENT

- 1 Project Narrative
- 2 Context and Character
- 3 Project Design
- 4 Renderings
- 5 Design Review Standards



A FOREWORD FROM FORMER PRESIDENT WATKINS

“The University of Utah is on a growth trajectory, and we know there will be continued demand for a college experience that includes living on campus. We are fully supportive of [Ivory University House] as we know that living on campus provides a measurable boost to degree completion success. We also know there is a need for affordable housing options that fit the backgrounds, values, and lifestyles of a wide variety of students. This project would be a welcome addition for our students.”





IVORY'S COMMITMENT OF BUILDING THROUGH EDUCATION



Ivory Scholarship Recipients

- **We seek innovative solutions in education funding to support opportunities for the individual**
- **Examples of Ivory-supported innovations in education funding:**
 - **Income Sharing Agreements**
 - Instead of paying tuition, students pay a percentage of their income after they are employed. The repayment amount is estimated to be less than the federal loans
 - **Ivory Accelerator Scholarships**
 - Students near graduation, who are likely to dropout due to financial hardship, are given funding, advising, and other resources to help them successfully graduate
 - **First Generation Scholarships**
 - We recruit first generation students to the University of Utah, provide scholarships, and ask them to recruit other first generation students in need
- **We are always looking for new ways to partner with higher education to create new opportunities**
- **Ivory University House is a new innovative way to create educational opportunities for students in need**



IMPACT INVESTMENT

- 500+ students living next to campus reduces commuter traffic and positively impacts air quality.
- All proceeds from this development will be donated towards the Ivory University House Scholarship Fund at the University of Utah, which will impact thousands of students.





A PRIVATE SOLUTION TO THE UNIVERSITY OF UTAH'S HOUSING NEEDS AND EDUCATION FUNDING

Ivory University House is a proposed 536-bed student housing community adjacent to the University of Utah. Ivory University House seeks to provide a focused learning community where University of Utah students will feel welcomed, engaged, and secure during their higher education careers.

Ivory University House will donate all net proceeds to fund scholarships at the University of Utah for students demonstrating financial hardship.

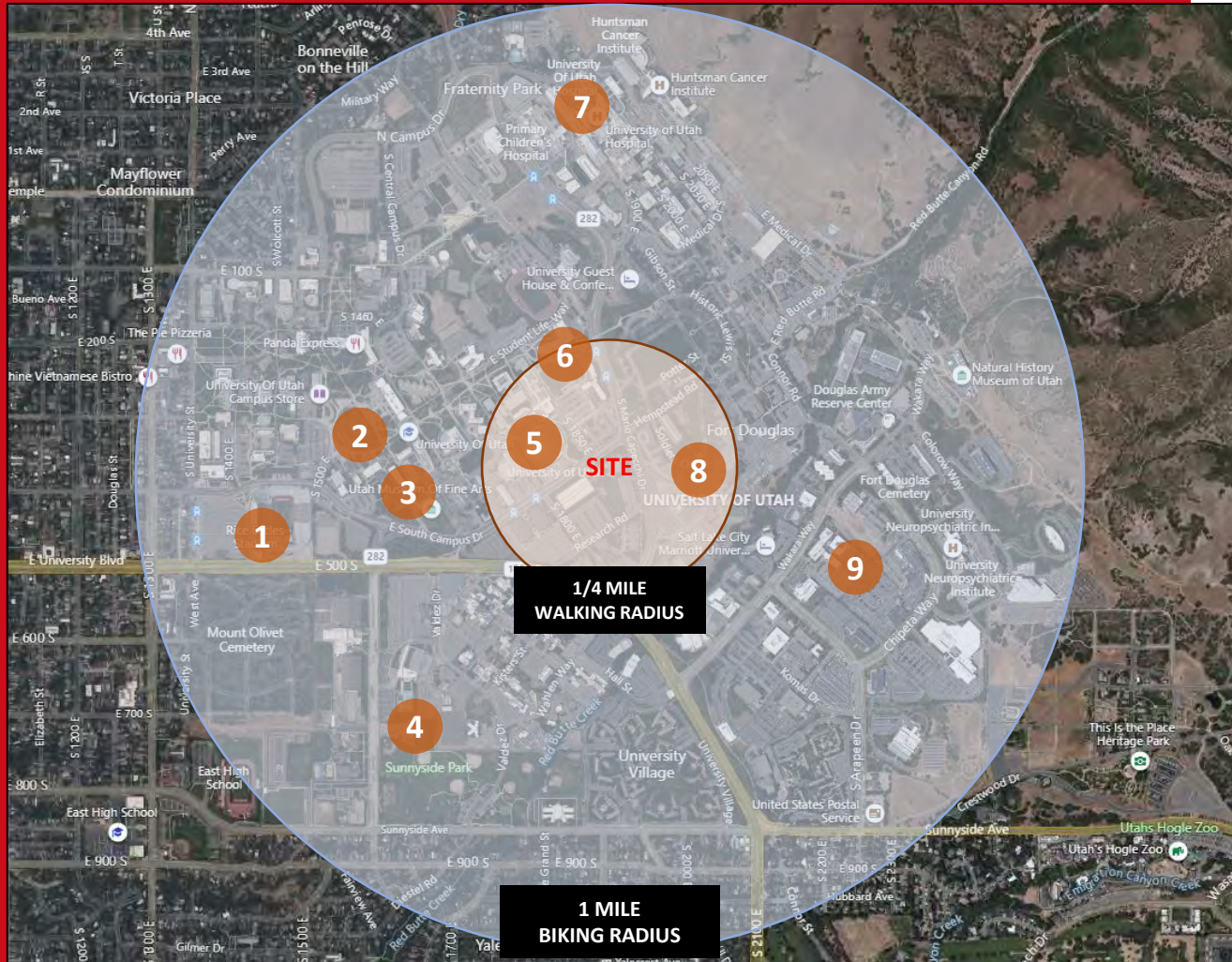




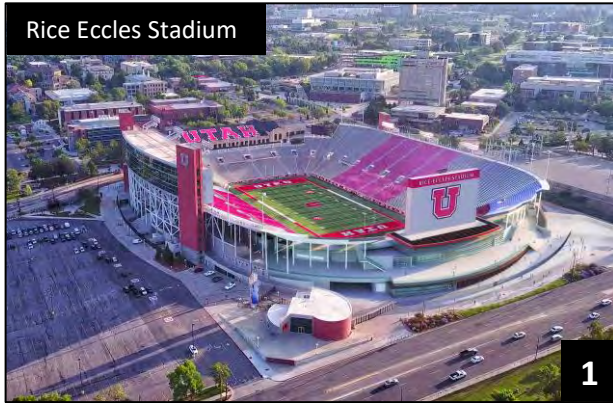
CONTEXT AND CHARACTER - DISTRICT

Nodes:

1. Rice Eccles Stadium
2. J. Willard Marriott Library
3. Utah Museum of Fine Arts
4. Sunnyside Park & SLC Sports Complex
5. The Jon M. Huntsman Center
6. Student Life Center
7. University of Utah Hospital
8. Fort Douglas
9. Research Park

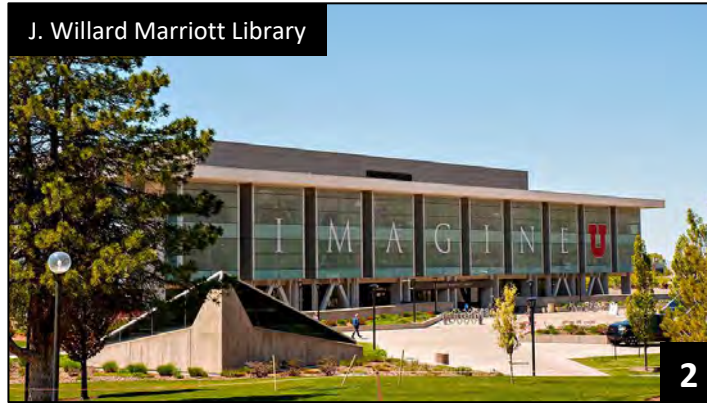


Rice Eccles Stadium



1

J. Willard Marriott Library



2

Utah Museum of Fine Art



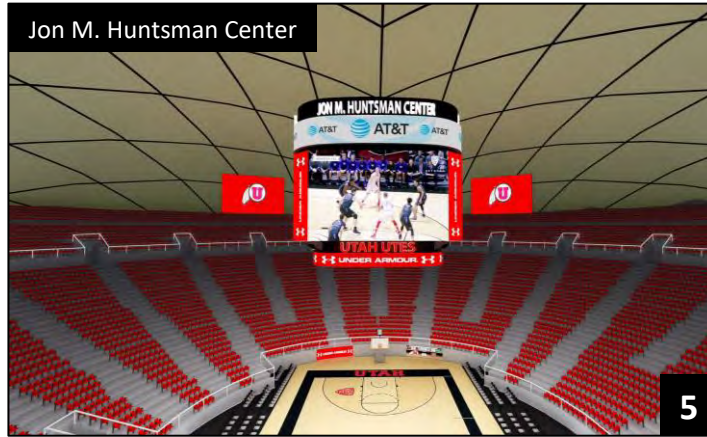
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Sunnyside Park



4

Jon M. Huntsman Center



5

Student Life Center



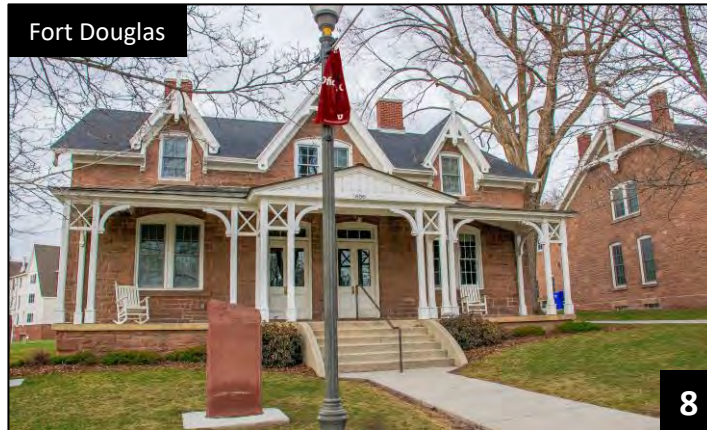
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University of Utah Hospital



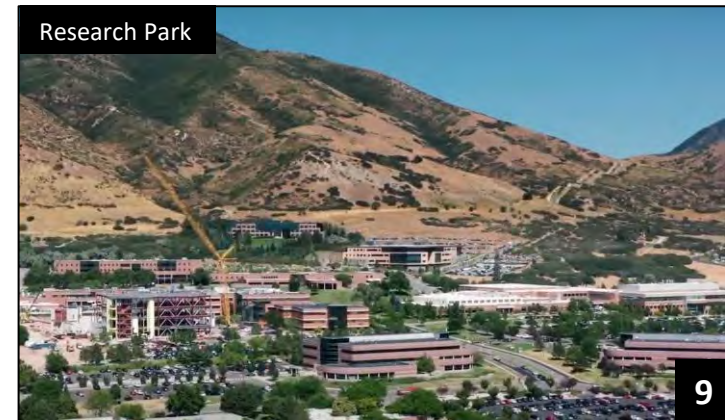
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Fort Douglas



8

Research Park



9



CONTEXT AND CHARACTER - SITE

Nodes:

1. The Church of Jesus Christ of Latter-day Saints Institute
2. Jon M. Huntsman Center
3. Student Life Center
4. Trax South Campus Station
5. Madsen Health Center
6. Church of Jesus Christ of Latter-day Saints
7. Fort Douglas



Church of Jesus Christ of Latter-day Saints Institute



1

Jon M. Huntsman Center



2

Student Life Center



3

South Campus Trax Station



4

Madsen Health Center



5

Church of Jesus Christ of Latter-day Saints



6

Fort Douglas



7





CONTEXT AND CHARACTER – EXISTING STREETSAPES



VIEW TO THE NORTH



VIEW TO THE EAST



VIEW TO THE SOUTH



VIEW TO THE WEST



CONTEXT AND CHARACTER – EXISTING STREETSCAPES



VIEW FROM THE NORTH



VIEW FROM THE EAST



VIEW FROM THE SOUTH



VIEW FROM THE WEST



CONTEXT AND CHARACTER – EXISTING STREETSAPES



SOUTH CAMPUS DRIVE STREETSAPES AT SITE



MARIO CAPECCHI DRIVE STREETSAPES AT SITE



ZONING ANALYSIS

R-MU Overview:

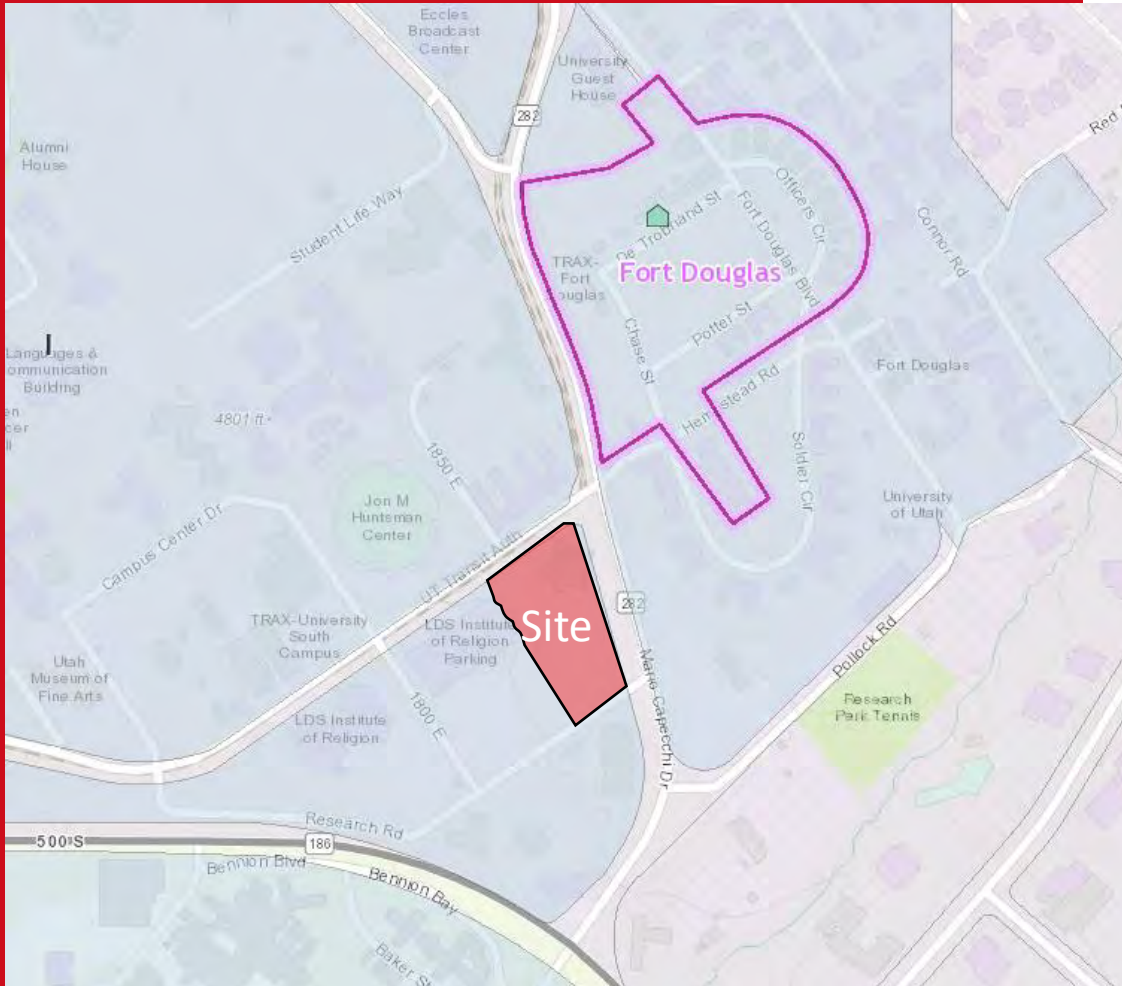
The purpose of the Residential/Mixed Use District (R-MU) “is to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.”

Ivory University House meets the standards as set by the R-MU designation as the project will help create a walkable community with an emphasis on increased pedestrian and transit access for students.

Designated as a Regional Activity Center in the East Bench Master Plan, the Project is consistent with the Master plan policies by promoting community engagement and increasing mobility by moving students closer to campus.

Existing Zoning:

The site is currently zoned Institutional (I). As part of the application process, we have requested a zoning amendment to R-MU in order to provide critically needed student housing within walking distance of the University.





ZONING ANALYSIS

Supporting Missions:

The Ivory University House plans to support the University of Utah mission by providing an off-campus housing alternative for academically focused students. This project also enables a funding mechanism benefiting students demonstrating financial hardship by donating all net proceeds to scholarships.

Exemptions:

The design of Ivory University House seeks zoning relief from the R-MU maximum setback standards in order to preserve existing trees on the site:

- The RMU zone is governed by ordinance 21A.24.170, which states, “at least twenty-five percent (25%) of the building facade must be located within fifteen feet (15') of the front lot line. Exceptions to this requirement may be authorized as design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission.”
- In order to preserve more trees, it is proposed that the setback is increased to 26.3' along Mario Capecchi Drive and 41.8' along South Campus Drive. By increasing the setback along these roads, it allows us to preserve 27 existing trees.

