

The Huxley Planned Development Application

Project Description

Beehive Spuds Partners is looking to develop The Huxley Apartments on 600 W. 100 S. Salt Lake City, Utah. This property is comprised of five parcels in a rundown neighborhood west of the Gateway. Three of the parcels have very old dilapidated homes; another parcel has an old concrete masonry block building that is currently vacant. We intend to demolish these structures. There is one other house on 600 W, nearest to 100 South, that is not included in the project. This home and property are owned by the SLC RDA. We have contacted the RDA and they plan to demolish this house and rebuild South Temple. This means that eventually, our building will extend the length of the block facing East along 600 West between South Temple and 100 South.

We propose to construct a 226-unit multifamily housing project with elevator service on this property. It will be 7 stories total: 5-stories of housing units framed atop a two-story concrete parking structure. The second level of the building will also include housing units. The first level of parking will be at the same level of the existing sidewalk. The building will have storefront windows along the street face to enhance the street level and engage pedestrians. The main entrance will be at the level of the existing sidewalk, with the leasing office at the second level. The proposed parking ratio is approximately .8 cars per unit. The project will have 1 bedroom, 2 bedroom, and studio apartments to provide housing options to a broad spectrum of the market and encourage diversity in our tenants.

The housing units will include high-end finishes, tall ceilings, custom cabinets and countertops, and large windows for natural lighting. Many units will have either an exterior balcony or a juliette-style balcony off of the main living space. Project amenities may include an outdoor swimming pool, hot tub, outdoor courtyard, common lounge/clubhouse, fitness room, yoga/pilates studio, study areas, valet trash and bike lockers.

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One of the main goals of a planned development is to encourage the efficient use of land and resources, and to promote the use of public services. The proposed density for this project is approx. 205 dwelling units/acre. Being located in the Depot District- Mid Rise Transit Oriented area of the Downtown Master Plan, and with attractive units, we are encouraging more people to live in the downtown area. With fewer than one parking stall per unit, we are encouraging our tenants to use the public transportation, with it being so easily accessible. We are very close to the mass transit systems that are within 2 blocks to the North, East, and South of us.

The more people that are active and close to the downtown area, the better this will be for all of the business that operate in the downtown area. The more people that we bring to the downtown the more we will help promote and encourage new growth in the city and help current business!

The project is designed in compliance with the guidelines and recommendations outlined in the Master Plan. We are providing an outdoor deck area where occupants can get outside and enjoy fresh air and daylight. All tenants will be given access to these areas. This area will be private with an enclosed center courtyard area that has landscape boxes and turf area, along with a pool and deck with chairs, fire pits and an outdoor grill to enjoy. Many of our units will have private outdoor decks, balconies or Juliette balconies. Our club room and fitness area will have tall and spacious ceilings with large windows that look out from the 3rd level.

Safety and security is a big deal to our tenants and also Salt Lake City. Exterior doors will have electronic controls for access to both the parking structure and the entrance of the building. The first level of housing units will be approximately 12' above ground level.

The building scale is similar to other multi-family buildings - whether existing, under construction, or in the planning stages - in the Depot District. The exterior design of The Huxley is an homage to the Art Deco style, which was so popular during the time when many of the downtown historic buildings were built. The building design is architecturally pleasing and will greatly enhance the visual character of downtown Salt Lake City.

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The Huxley is designed to be 75' tall. We are meeting the requirements and compatibility of the Master Plan with The Huxley. The project is similar in size & scale to the other surrounding multi-family buildings in the area. Exterior material selection has been done with the express goal of creating a building that looks like it's been part of the urban fabric for decades. The materials palette includes exposed architectural concrete on the main level with brick masonry above. Other architectural features of the building will be finished with painted fiber cement board siding and stucco or EIFS, with approximately 65% of the building being masonry veneer.

The building has been designed with a 5' setback on the North and West elevations. The South and East sides will be built to the property line, adjacent to public sidewalks. The exterior of the building will have storefront glass with areas for advertising to be displayed along the street level. This will provide visual interest for passersby. The project will provide good sidewalk and street lighting to provide safety along pedestrian routes.

All resident parking will be nearly invisible, as it is fully enclosed behind window displays with storefront windows at the street level. The landscaping will be well maintained and esthetically pleasing for this site. A maintenance company will be employed to maintain the property and landscaping. Trash receptacles for the housing units will be located inside of the parking structure or will be inside an enclosure with adequate screening.

This project promotes city wide transportation by providing fewer than 1 car per unit for parking. The project is also located in the transit zone and allows for easy access to walking or public transportation. Bike lockers will be provided to encourage the use of non-vehicle transportation.

The building will connect into the existing city water and sewer infrastructure that run along 600 West and 100 South. We will upgrade the water line as discussed in our DRT meeting along 600 West in front of our project. It has been determined that the current city underground utilities will be adequate for this project.

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Private infrastructure for The Huxley that will require inspection and maintenance include an oil/water separator and an underground stormwater storage vault. Inspection and maintenance of both facilities will be similar in nature in both schedule and remedy.

Inspections will be performed annually for the private infrastructure. Visual inspections shall be performed above ground by opening the access lid. If it is necessary to enter the structure, it shall be done by qualified personnel. If inspections find a buildup of oils, debris or sediment of more than 2", maintenance should be scheduled.

Maintenance shall be performed by qualified personnel and by use of a vac truck. Disposal of removed contents shall be done in accordance with local and state regulations. Routine maintenance should be planned at least every three years unless inspections indicate more frequent servicing needs.