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07 July, 2021

RE: Design Review and Planned Development at 750 N Redwood Rd.

Because of the total size of this project, it is required to be submitted for design review.

Project Summary

The project will be new construction on an currently empty lot with 82 single family attached townhomes. The total site is 2.27 acres and will have a density of 36.1 units / acre.

The project consists of 12 separate wood frame buildings. The exterior materials are brick veneer, cementious siding and stucco. In total there are eighty-two units consisting of 2 different types of units - Unit type 1 (41): 4 bedroom , 2.5 bath with 1,732 square feet of conditioned space. Unit type 2(29): 2 bedroom, 2.5 bath units with 1,432 square feet of conditioned space. Both units 1 and 2 each will have a covered second level balcony. Unit type 3(12): 2 bedroom, 2.5 bath units with 1,469 square feet of conditioned space.

The primary access to the units will be sidewalks from N Redwood Rd and the parking is accessed from N. Redwood Rd as well.

The most recent master planning document for this area is the Northwest Master Plan adopted in January 1992 and amended in 2000 and 2004.

Sincerely,

Jarod Hall, AIA Manager di'velept design LLC

Proposed Exceptions to Zoning Standards

Developments of over 15,000 gross square feet are required to go to design review.

21A.55.050 Standards for Planned Developments

A: Planned Development Objectives

Referencing the Northwest Master Plan plan, this project addresses several stated goals:

1. In the first paragraph of the housing section of the Northwest Master Plan it states "Construction of new housing should be emphasized, but preservation of the existing housing stock is also of paramount importance." This project seems to perfectly fit this goal in that it is providing new housing without removing any existing housing stock.

2. It creates a compact development that is in line with walkable neighborhood best practices.

3. This project helps increase the diversity of housing options in the area. Currently there are very few townhomes (condos).

4. By creating a condominium subdivision plat we are creating the opportunity for ownership at a lower price point than single family homes which will help create economic stability.

5. The project will develop a 2.27 acre lot that is currently empty. It has 82 units which gives a unit density of 36.1 units per acre. Which is right in line with the medium density shown on page 4 of the master plan.

6. The site provides safe, convenient circulation patterns for vehicular and non-vehicular traffic movement by separating the main entrance and the garage.

B: Master Plan Compatibility

The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

1. This proposed plan is consistent with best development practices and will increase housing density and provide a variety of housing options to the area, encouraging increased diversity and economic stability.

C. Design And Compatibility

The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

- 1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
 - a. This lot has previously been part of a commercial zone, so surrounding buildings are large and commercial in nature, and the lot is also adjacent to multi-family and single-family buildings. This project will provide a good transition from the commercial buildings to the single and multi-family houses in the surrounding area.
- 2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
 - a. The west facing building facades will add excellent visual interest and livelihood-- a quality this side of the street is currently lacking. The rhythm and variety of building materials used in the west (street-facing) facades will provide a positive presence to this currently-empty lot next to a gas station.
- 3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - i. Yes. This project uses building forms that are oriented toward the street and close to the sidewalk, with the entry door facing the street. We have also created a covered entry that faces the sidewalk as well as roof decks that will provide some engagement with the street.
 - b. Provide sufficient space for private amenities.
 - i. We have provided a garage for each unit. We believe that one of the greatest advantages to building in urban environments is that there are a wealth of public amenities that can be used by residents. The project is within walking distance of Riverside Park. Providing additional private amenities only serves to reduce community engagement.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - i. We have provided greater than zoning required setback from neighboring properties. We will also be providing an opaque fence along the property line. See sheet A2 for site plan.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - i. We have provided sufficient sightlines to safely traverse onto and off of the property.
 - e. Provide sufficient space for maintenance.
 - i. Maintenance will be provided by a third party, so there is no need for maintenance space.
- 4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
 - a. The building facades visible from the public way have many windows and a variety of building materials.
- 5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
 - a. There will be lights at each of the entry doors alcove to the units.
- 6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
 - a. Dumpsters will be located at the end of one of the driveways and screened from view. See sheet A2 for site plan showing dumpster location.

- 7. Whether parking areas are appropriately buffered from adjacent uses.
 - a. Parking will be located in each unit. Driveways have been separated from the primary pedestrian circulation on the site. See sheet A2 for site plan.

D. Landscaping

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

a. There are no existing trees on the lot.

- 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
 - a. The existing landscape provides no buffering to abutting properties and is an eyesore.
- 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
 - a. We are providing a landscape buffer between the project and street, as encouraged in the master plan. There is currently no such buffer. We are also providing fencing to buffer the property from the adjacent properties.
- 4. Whether proposed landscaping is appropriate for the scale of the development.
 - a. We feel that the proposed landscaping is appropriate for the scale of this development. See Landscape plans.

E. Mobility

The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

- 1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
 - a. The project will have a positive impact on the safety of the street, and should add a sense of activity by having residences on their second story deck or front porches. The buildings also engage the street and increase activity on the ground level. Additionally we are reducing the number of curb cuts, thus reducing the pedestrian vehicle interactions.
- 2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - i. There will be separated pedestrian walkways and driveways to create a safer access for pedestrians. See sheet A2 for site plan.
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - i. Each unit has a private garage where bicycles may be securely stored. Public bike racks are intended to be included in this project; their location is to be determined.
 - c. Minimizing conflicts between different transportation modes;
 - i. We believe that through the strategies we have mentioned above we are minimizing conflicts between different transportation modes.
- 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
 - a. The increase of residential density that this project provides will enable adjacent uses and amenities by adding customers to the area for future businesses.
- 4. Whether the proposed design provides adequate emergency vehicle access; and

a. We have complied with the required codes.

- 5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
 - a. This project will not have any major loading or service areas.

F. Existing Site Features

The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

1. There are no significant natural or built features that will be affected by the construction of this project.

G. Utilities

Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

1. We have had a DRT meeting and they feel that our plan for the utilities is acceptable.

21A.59.050: STANDARDS FOR DESIGN REVIEW

A. Comply with the Intent of Zoning District

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.

1. We believe this project complies with the intent of the Northwest Master Plan by meeting the housing objectives. On page 5 of the master plan it states that new housing construction should be emphasized while persevering existing housing. Given this parcel is currently empty we are doing just that.

B. Primary oriented to Sidewalk

The development shall be primarily oriented to the sidewalk, not an interior courtyard nor parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

The two west buildings' units' primary entrances face the public sidewalk. Seet sheet A2 for the site plan and A5 and A6 for front elevations.

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

The buildings are sited close to the sidewalk. This follows the desired development pattern laid out in the zoning standards for CB zones.

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

There is a garage in each unit. See sheet A2.

C. Building Facade Detailing and Glass

Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

- 1. Locate active ground floor uses at or near the public sidewalk.
 - a. The ground floor near the public sidewalk will be the entry and bedroom/office of forteen units. This qualifies as an active use. See sheet A2 for floor plans and site plan.
- 2. Maximize transparency of ground floor facades.
 - a. We have provided the required amount of glass into the ground floor facades. See sheet A5, A6, and A7 for elevations.
- **3.** Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
 - a. It is not appropriate to the scale and rhythm of N Redwood Rd. to have storefront elements. Architectural elements such as a covered entry and steps in the facade have been incorporated into the project.
- 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.
 - a. In the 2 townhomes that face N Redwood Rd, the second floor decks all face the street. See sheet A5, A6, and A7 for elevations.

D. Building Mass

Large building masses shall be divided into heights and sizes that relate to human scale.

- 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.
 - a. The three story building scale is slightly larger than the scale of existing buildings, except for the neighbor directly north which is the same. The rest of the western side of N. Redwood Rd is one story residential as you head north, while the eastern side of N. Redwood Rd is mixed between small scale commercial and more residential as you move north.

Modulate the design of a larger building using a series of vertical or horizontal emphasis to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

- b. At only three stories tall, the proposed buildings are not tall enough to require modulation to reduce the visual height.
- 2. Include secondary elements such as balconies, porches, vertical bays, belts courses, fenestration and window reveals.
 - a. We have included a number of secondary elements on the west facade that provide visual interest. See sheet A5 and A6 for elevations.
- 3. 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.
 - a. This project will help establish the desired character neighborhood. We have met all glazing requirements on the front facade of the building and have used windows as a way to create visual interest on the facade. Each unit will have a single front door similar to the existing houses in the neighborhood. There will be a similar, slightly larger, amount of windows in the proposed west facade than of the adjacent houses.

E. 200' Facade Limit

Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. No building facades are in excess of 200 feet.

F. Privately Owned Public Spaces

If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

There will not be any privately-owned public spaces included with this project.

- 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

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.

In general, the proposed buildings are small enough that this section doesn't apply. We have responded to individual points as applicable.

- 1. Human scale:
 - a. Utilize stepbacks 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.
 - 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.

Buildings are three stories tall.

2. Negative impacts:

i.

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
- 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.
- 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.
- 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.
 - i. There is a mix of roof forms in the area. Most of the houses have steeply sloped roofs while the businesses all have flat roofs. We are providing a flat roofline edge for most of the building.



ii.

View from the apartment building directly north of the project site.

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.

H. Parking and Circulation

Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

We have separated the vehicular circulation from the pedestrian circulation. See sheet A2 for site plan.

I. Waste and Recycling Containers

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 <u>21A.37.050</u>K of this title.)

The waste and recycling containers are located at the rear of the driveways. The dumpster area will have a screen around the equipment. The mechanical equipment will be placed in the roof of each unit and will also not be visible from N. Redwood Rd. See sheet A2 for site plan.

J. Signage

Signage shall emphasize the pedestrian/mass transit orientation.

This project is a small scale residential project and we don't feel that it is appropriate to have signage.

- 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.
- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
- 3. Coordinate sign location with landscaping to avoid conflicts.

K. Lighting

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.
 - a. No street lights have been requested in connection with this project.
- 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.
 - a. Lighting levels will be low-level illumination. Lights that are on the outer walls of the building will be pointed down at the ground. Lighting on the west facade will be can lights in the soffit above the front entries.
- 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.
 - a. There are no signs on the building to be lit.

L. Streetscape Improvements

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.

a. A total of 10 trees will be provided in the park strip. See landscape plans.

- 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.
 - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
 - c. Limit contribution to urban heat island effect by limiting the use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
 - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
 - 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.
 - f. Asphalt shall be limited to vehicle drive aisles.
 - i. Hardscape will comply with these requirements.

21A.37 Design Standards

50.C.1 Glass Ground Floor

- Required: 25% (including the 15% reduction for residential uses)
- Provided:
 - Building 1: 31.2% (597 square feet of wall within the glazing zone and 186 sf of glazing for a total of 31.2% glazing provided). See sheet A5 for front elevation.
 - Building 7: 34.3% (614 square feet of wall within the glazing zone and 210 sf of glazing for a total of 34.3% glazing provided). See sheet A6 for front elevation.

50.D Building Entrances

- **Required:** At least one operable building entrance on the ground floor is required for every street facing facade with a maximum of 40' of wall between entrances.
- Provided: Seven street-facing entrances are provided at each of the two street facing buildings. There is no more than 18' between the entrances in each building. See sheet A5, A6, and A7 for elevations.

50.E Max. Blank Wall

- Required: 15 feet maximum length at ground level.
- Provided: There is no section of blank wall greater than 4' 2" feet at the ground level. See sheet A5, A6, and A7 for elevations.

50.I Parking Lot Lighting

There are no exterior parking lots so this standard does not apply to this project.

50.J Screening of Mechanical Equipment

Mechanical equipment has been screened by roof parapets.

50.K Screening of Service Areas

Dumpsters for the project are located on the South East side of building 5 inside of an enclosure.

Photos of Site and Adjacent Properties



Existing site at 750 N Redwood Rd.



From Site looking West



Looking North West at site

Looking South West at site



Looking South West from site



726 N Redwood Rd



Looking North West from site



768 N Redwood Rd





780 1700 W

790 N Redwood Rd





808 N Redwood Rd

787 N Redwood Rd



814 N Redwood Rd

801 N Redwood Rd

783 N Redwood Rd



840 N Redwood Rd