



Rebuilding Neighborhoods
house by house... block by block!

622 West 500 North, Salt Lake City, Utah 84116

t: 801.539.1590 f: 801.539.1593

TTY/TDD users should call 7-1-1

www.nwsaltlake.org

To: Salt Lake City Planning
From: Maria Garciaz, CEO
NeighborWorks Salt Lake
Subject: Euclid Corner Project
Date: November 1, 2021

Maria Garciaz, M.Ed
Chief Executive Officer

Board of Directors

RESIDENTS

Alama Uluave
Adebimpe Deji-Olatunde
Bryce Garner
Christy Sapp
Jose Organista
Scot Barraclough
Wayne Murakami

BUSINESS

Autumn Johnson
Morgan Stanley Bank
Charlie Knadler
EnerBank
Curtis Mansfield
Rocky Mountain Power
Jonathan Oetli
Washington Federal Bank
Rob Pedersen
Nelnet Bank
Sean McKenna
Goldman Sachs Bank
Amber Gracani
US Bank

CITY

Melinda Greenwood
Murray City
Ben Kolendar
Salt Lake City

EX-OFFICIO

James Wood
University of Utah

Dear Planning,

NeighborWorks Salt Lake is a non-profit organization established in 1977 in partnership with Salt Lake City to revitalize neighborhoods experiencing blight and decline. Our vision is neighborhood revitalization through partnership and collaboration. Our mission is to revitalize neighborhoods house by house, block by block, neighbor by neighbor. We build on the strengths of the neighborhoods and work in partnership with residents, government, and local business to build and sustain neighborhoods of choice.

We are currently in the pre-development phase of Euclid Corner Project that is located at 172 South-192 South/1000 West & 1012 West -1020 West-200 South in Salt Lake City. This proposed project is a 16-unit townhome development that consists of (8) 3-bedroom and (8) 2-bedroom units. This development will increase net housing for Salt Lake City and develop a once blighted property razed many years ago.

Our intent is to create mixed income housing which aligns with the Transit Station Areas Development Guidelines for new developments. At minimum, 20% of the proposed sixteen dwelling units will be reserved for affordable housing to those with 80% or less of the median household income for Salt Lake City.

As you know, we are in unprecedented times with the high cost of housing that we are currently experiencing in Utah. As a result, NeighborWorks is in process of finalizing our NeighborWorks Community Land Trust (NWCLT) structure. Per our mission to create mixed income housing, we envision Euclid Corner development affordable units will be designated under our NWCLT.

In summary, NeighborWorks goal is to continue to develop and build mixed-income housing in Salt Lake City. Our Euclid Corner project will be developed to conform to the Transit Station Development Guideline objectives. It is our intent, at minimum, 20% of our proposed total dwelling units will be restricted for affordable housing to those with 80% or less of the median household income of the city.



Date: September 23, 2021

To: Salt Lake City Planning Division

Re: Euclid Corners Townhomes Planned Development Proposal

21A.55.010: Purpose Statement:

The project is a proposed 16 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on a vacant 0.54-acre lot. The project includes private underground parking with 1 stall per 2-bedroom unit and 2 stalls per 3-bedroom unit. There is also a pedestrian plaza level above the parking area consisting of walkway paths, seating areas and landscaping. Each townhome unit also includes a covered front porch and private roof top patio area orientated to the public way or street.

C. Housing: The Euclid Corners Townhomes development will provide an affordable housing option and type for the city in line with the owner, NeighborWork's mission, vision and values.

1. At least 20% of the units will be for those with incomes that are below 80% of the area median income.
2. The proposed development will provide a 2 & 3 bedroom townhome housing type in an area that is primarily single-family homes.

21A.55.050: Standards for Planned Developments:

A. Planned Development Objectives: The planned development encourages the efficient use of land and resources by maximizing the number of housing units on a vacant piece of land and utilizing utility services to a site by serving multiple housing units with single utility stubs to the property. The PD also provides below grade parking in lieu of on-grade and on-street parking and utilizes shared drives, sidewalks and maintenance / trash areas and common areas for multiple residents.

B. Master Plan Compatibility: This development will provide affordable and alternate housing options and is consistent with area master plan for Poplar Grove.

C. Design & Compatibility:

1. The scale of the proposed project and massing of two of the buildings are greater than the average single-family lot and home and the intensity or lot density (16 units on .54 acres) is greater than the average lot density in the area but compatible with area master plan in that the project will provide an affordable and alternate housing option.
2. The orientation of each of the proposed townhome buildings is compatible with the neighborhood as each unit is oriented to the public street and maintains that physical and visual connection to the neighborhood. The proposed exterior building materials are comprised of EIFS, metal panel siding, brick veneer, concrete and glazing all of which are used in residential structures in this neighborhood. These materials are used in manner that creates contrast, visual interest and quantities that reflect a residential scale.
3. Building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood by having a good street presence and setbacks in line with some of the structures and homes in the neighborhood.
 - b. The orientation and location along the street frontage provide sufficient space for private amenities including front porches, private balconies, private below-grade garages and semi-private common area in the interior of the development.
 - c. 3 sides of the proposed development face a public street or private alley. The remaining side is adjacent to the side yard of an existing single-family lot. 2 proposed units are oriented with a similar side yard building face and setback from the adjacent property.
 - d. The front of all proposed townhome units are oriented to a public sidewalk and street or alley. The driveway to the private below-grade parking area is off of the alley.
 - e. A dedicated enclosure is provided for the trash and recycling dumpsters. Additional space for maintenance and utility service is located in the below-grade parking area and in private garages for each unit.
4. The street and alley facing building facades have been design with ground floor transparency in accordance with the TSA zoning requirements and as indicated on the exterior building elevations. Porches, roof top balconies, a colonnade, mixed building materials and façade lines provide visual interest and facilitate pedestrian interaction.

5. A combination of porch sconce lighting, soffit down lighting, ramp and stair lighting, below grade garage lighting and courtyard lighting been designed into the project for safety, visibility and visual interest.
6. A dedicated enclosure constructed of architectural concrete and painted steel gates is provided for the trash and recycling dumpsters. Additional space for maintenance and utility service is located in the below-grade parking area and in private garages for each unit.
7. Parking areas are buffered from adjacent uses by being located below grade so as to not be seen, buffer noise and provide private and secure parking spaces for the residents.

D. Landscaping:

1. There are no existing mature native trees on the property to be preserved and maintained.
2. There is existing landscaping along the west property line belonging to and abutting the adjacent residential lots that will be preserved but will need to be pruned or trimmed to accommodate the new construction.
3. The proposed landscaping will include new trees along the park strip, lawn, shrubs, plants and flowers against the new buildings and landscaping in the courtyard which will not only buffer the development from adjacent streets but enhance the overall property.
4. A proposed landscaping plan has been developed that thoughtfully locates trees, plants and shrubs throughout the development that addresses the scale and open space of the project. The proposed landscaping provides a greater variety of landscaping and greater number of street trees than the adjacent properties.

E. Mobility:

1. The drive access for the development is located on the alley to the north alley minimizing disruption to 1000 West or 200 South. There are a few on-street parking stalls on 200 South with the remaining street frontage dedicated to fire lanes with no parking.
2. Site design and safe circulation.
 - a. Pedestrian walkways, stairs and ramps have been designed and provided to accommodate pedestrian circulation through and around the development and convenient access to and from public sidewalks.

- b. Secure bicycle parking and storage has been provided in the below grade garage area.
- c. Interior pedestrian walkways do not accommodate bicycle or automobile traffic. Automobile driveways and parking are below grade.
- 3. The site, building and courtyard design promotes convenient access to the public sidewalks. Adjacent uses are public streets and private residences and no access other than public sidewalks is provided from the proposed development.
- 4. 'No Parking – Fire Lanes' have been provided along 1000 West and 200 South per fire department and fire code requirements.
- 5. A dedicated enclosure for trash and recycling dumpsters has been provided on the north side of the property with service vehicle access from the alley.

F. Existing Site Features: The existing property is an undeveloped site and contains no natural or built features that contribute to the character of the neighborhood. There is existing landscaping along the west property that encroaches onto this property and development and will require pruning and trimming to allow for the proposed construction.

G. Utilities: Existing utilities that will serve this development are located in 200 South, 1000 West and the existing Alley and are sized adequately to serve the development per the project's engineers.

Date: February 17, 2022

To: Salt Lake City Planning Department

Re: Euclid Corners Townhomes Design Review Application

1. Project Description:

- a. The project is a proposed 16 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on a vacant and undeveloped 0.54-acre lot (**a density of 29.6 units per acre**). The two-bedroom units are 1,460 square feet each and the three-bedroom units are 2,176 square feet each. The project includes private underground parking with 1 stall per 2-bedroom unit and 2 stalls per 3-bedroom unit. There is also a pedestrian plaza level above the parking area consisting of walkway paths, seating areas and landscaping. Each townhome unit also includes a covered front porch and private roof top patio area orientated to the public way or street.
- b. The proposed structure is constructed of wood-framing over a concrete parking garage deck. The design includes a combination of architectural styles with a modern approach to the overall design and form of the buildings while incorporating traditional architectural elements and forms including shed roofs, trellis features, a colonnade, railings and covered patio areas. Modern materials such as **metal wall and roof panels and fiber cement siding** are combined with traditional materials of **brick, pre-cast concrete and stucco**. The townhome units are arranged such that each unit has an orientation, presence and relationship to the city street as well as access and a rear orientation to the shared plaza deck. Each unit provides the occupant with public, private and semi-private opportunities for interaction.
- c. In addition to the use of design and architectural features previously noted, the project includes a shared outdoor plaza area connected to the rear of each unit. This feature was made possible by locating the parking area below grade and under each unit. The outdoor plaza area includes walkways, seating and landscaping areas creating a pleasing environment for the residents and providing opportunities for private and semi-private interaction. The front of each unit fronts a public street or way with a covered porch area connecting the residents to the public or city activity. Each unit also consists of a private exterior roof top patio area that fronts the public street or way with visual access to the city street.

2. Minimum Plan Requirements:

- a. See attached plan and elevation drawings.

3. Site Plan:

- a. See attached site plan drawing.

4. Elevation Drawing:

- a. See attached building elevation and section drawings.

5. Additional Requirements:

- a. See attached civil and site plan drawings for site plan review.
- b. See attached sheet A213 for photos of the adjacent development and views to and from the existing site.
- c. See TSA application for compliance with the purpose of the individual zoning district.
- d. See Planned Development application for compliance with the applicable design standards of the individual zoning district (TSA).
- e. Compliance with the applicable design review objectives:

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.

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).
- 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
- 3. Parking shall be located within, behind, or to the side of buildings.

(Complies – All primary entrances are oriented to the public sidewalk, buildings are located as close to the public sidewalk as the zoning ordinance allows and parking is located behind the buildings in a partially underground parking structure, see attached site plan and exterior elevations)

C. 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.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
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.

(Complies – All primary entrances to townhomes include porches facing and near the public sidewalk and street, entrances are design and articulated appropriate to residential use and ground floor glass complies with ground level glass area requirements, see attached exterior elevations including ground level glass calculations)

D. 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.
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.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
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.

(Complies – The project is a residential townhome development, which through the use of vertical, horizontal and material articulation, residential sized windows and doors, balconies and porches naturally relate to human scale and existing residential nature of the neighborhood – See attached exterior elevations and building sections)

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

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

(Not applicable – No building façade exceeds 200’ but project does include vertical, horizontal and material changes in the facades)

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

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.

**(Complies – The project contains sitting space in the plaza area that exceeds the required, a mixture of trees that provide seasonal shade and at a proportion greater than 1 tree per 800 square feet (11 trees over 5,880 square feet of plaza area provided)
See attached site plan and landscape plan)**

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 setbacks 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.

2. Negative impacts:

- 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.
 - 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.

(Complies – The project is a residential townhome development, which through the use of vertical, horizontal and material articulation, residential sized windows and doors, balconies and porches naturally relate to human scale and existing residential nature of the neighborhood. The buildings step back at the 3rd level, any shadows from the buildings would be projected on the alley to the north of the site or to 1000 west street when sun sets in the west, the interior plaza is shielded from the wind by the buildings, the sloped shed roofs relate to the residential roof forms in the neighborhood and all townhomes have a 3rd level roof deck – See attached site and floor plans, exterior elevations and building sections)

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.

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.)

J. Signage shall emphasize the pedestrian/mass transit orientation.

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.

(Complies – Parking for the development is located in a partially underground structure, there is no vehicular access to the pedestrian walkways, trash containers are located in a gated enclosure on the north side, outdoor mechanical equipment is located on the 3rd story balconies, there is no signage other

than unit address, – See attached site plan and exterior elevations and building sections)

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.

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.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

(Complies –See attached courtyard level site and garage level lighting plans including site photometric plan)

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.

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 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. (Ord. 14-19, 2019)



CARPENTER
STRINGHAM
ARCHITECTS LLC

(Complies – The landscape plan shows the addition of street trees as there are no existing street trees, public streets are paved with asphalt, private drive to underground parking and walkways are concrete paving (no asphalt used other than the public streets), the use of concrete walkways (durable material) and landscaping differentiate the outdoor plaza area and also provide for access through the site with seating areas, the extensive landscaping limits contribution to the heat island effect, the use of brick, siding and EIFS relate to the residential character of the neighborhood– See attached site plan, landscape plan, exterior elevations and building sections)

9133 S MONROE PLAZA WAY
SUITE D
SANDY UT 84070
TEL - 801.890.1092

ARCHITECTURE
PLANNING
INTERIORS

www.carpenterstringham.com

csa@carpenterstringham.com