



Planning Division
451 S State St., Room 215
Salt Lake City, UT 84111

Re: Victory Heights Planned Development Submission

1. Project Description

BCG Arc Fund, Volunteers of America Utah, and Giv Development have partnered to redevelop an existing medical complex, located at 1060 E 100 S, to an 88-unit LIHTC multi-family property. The project has already been allocated tax credit funding, Olene Walker funding, and received a low-interest loan from Salt Lake City. Letters of commitment are all attached on the application. The existing use is a non-conforming commercial medical building and surface parking lot. The project will be utilizing the current underground parking structure for all required residential parking and converting the majority of the surface parking to open outdoor amenity space. Due to the high cost of land in this neighborhood, the only financially viable way to provide affordable housing at this location is by increasing the number of residential units to the 88 that are proposed.

The proposed use is a conforming residential multi-family use that will utilize the existing footprint of the building. The applicant is requesting an increase to the allowable density on the property to convert the non-conforming structure to affordable housing. In addition, the project is requesting an additional height of 5 feet for the screening of mechanical equipment. 100% of the newly created housing units will be affordable at, or below, 50% AMI. Precedence already exists allowing higher density across the street from this proposed development.

2. Planned Development Information

- a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in [21A.55.010](#) of the Planned Development ordinance;
- b. Demonstrate how your project meets the Standards for Planned Developments as stated in [21A.55.050](#) of the Planned Development ordinance; and
- c. Describe the plan for long term maintenance of all private infrastructure as stated in [21A.55.110](#) of the Planned Development ordinance.

Per **21A.55.010**, Victory Heights has been planned with the best development practices in mind. The project meets the purpose and objectives of a planned development through:

- A. Open Space and natural Lands: The project is converting an existing surface parking lot to outdoor open space. Within the development, there will be multiple areas where residents can access the outdoors, including vegetable gardens, mature trees, and sports courts.
- B. Historic Preservation: The property is located within the Salt Lake City East Side National Register Historic District. It is retaining the original building on site, and rehabilitating it to be more energy efficient and ensure it will continue to be a neighborhood cornerstone for the next generation.
- C. Housing: 100% of the housing units being created will be for residents with rents between 20%-50% AMI. The proposal includes studio, 3- and 4-bedroom units. 80% of Salt Lake City's households are 1-2 persons, with 20% being higher (Source: 2019 American Community Survey, 1-Year Estimates Census Table #B25009). Victory Heights is a rare project that provides 25% of the units to larger households. This matches the neighborhood where there is a mix of single family and multi-family properties. Where this project stands out is that it is 100% of the family units are affordable housing, reserved for those making below 50% AMI.
- D. Mobility: The project is located within 1/3 of a mile of a core bus route. Residents will be encouraged to utilize transportation options other than automobiles simply by where it's located.
- E. Sustainability: Victory Heights will be 100% all-electric. Sustainability is top of mind as design proceeds. The project will be Enterprise Green Communities certified when complete, and achieve Designed to Earn ENERGY STAR score of 90.
- F. Master Plan Implementation: The objectives have been aligned to meet the vision of Salt Lake City's Master Plan. Victory Heights sits within the Central Community Masterplan Neighborhood, and close to the avenues master plan. Specifically, the East Central Neighborhood within the Central Community. Within this district, there is a wide variety of land uses from single-family dwellings to high-rise apartments, small commercial developments, offices and major institutions. The project is located within a historical district that seeks to combine a feeling of residential and institutional uses. Victory Heights takes a non-conforming medical plaza and adapts it into affordable housing units. This use is consistent with the adopted policies set forth in the masterplan of Central Community. See Master Plan Compatibility in next section to see how Victory Heights is consistent with the Master Plan Implementation.

The Standards for Planned Developments, as stated in **21A.55.050** will be met through:

- A. Planned Development Objectives: Many of the objectives in the Planned Development of Victory Heights are being met and exceeded. Open space is being preserved by converting a parking lot to outdoor amenity space for the tenants, the project is being designed with sustainability and energy efficiency in mind. 88 new affordable housing units would be added into Salt Lake's East-side. The Master Plan that Salt Lake City has issued within the specific Central Neighborhood vision is being implemented. By allowing an increase of density to this site, the project will provide 88 NEW affordable housing units to Salt Lake City's housing stock. Providing this many affordable units will

not only be beneficial to the neighborhood and its tenants but aligns with the city's goals of providing more affordable housing. This is more affordable units than would be achievable through strict application of land use regulations. **As stated in 21A.55.020 D.1, as this is an RMF zoning district, on a lot larger than .20 acres in size, and as the project is changing a nonconforming commercial use to a residential use that is allowed in the zoning district, Victory Heights is exempt from the density limitations of the zoning district when approved as a planned development.**

- B. Master Plan Compatibility: To add on to what was mentioned previously, the project is located within a historical district that seeks to combine a feeling of residential multi-family while honoring its institutional roots of a medical clinic. Victory Heights takes a nonconforming medical plaza and adapts it into affordable housing units. This use is consistent with the adopted policies set forth in the Central Community master plan. Specific goals: *1. Protect and improve the quality of life for everyone living in the community, regardless of age or ability.* Victory Heights will include ADA units above what is required by code and will design the entire project in a trauma-informed manner to lead to a sense of health and well-being for all residents, despite their physical abilities. *2. Improve and support community involvement, public participation, and neighborhood activism in the Central Community.* Victory Heights will include a work of public art on the building that will add character and a sense of neighborhood pride. *3. Provide a basis for funding specific programs that assist with housing.* Victory Heights has received funding from the Salt Lake City RDA to provide our 88 units of affordable housing. *4. Provide opportunities for smarter and more creative development practices to better serve the community.* A better product will be provided by converting a nonconforming commercial use into residential, and retaining the existing building, as well as increasing green space on site. By being creative with the existing property, a better product than what was currently existing or currently allowed by code will occur. The most sustainable building is one that is already built, Victory Heights will capitalize on that opportunity to be able to provide affordable housing, while lowering the negative impact of development on the city. *5. Prevent inappropriate growth in specific parts of the community.* The footprint of the current building is not increasing, the only increase in building will be on top of the existing 2 story structure. *8. Preserve historic structures and residential neighborhoods.* While the existing building is not on the historic register, it has existed since the 1960's and has become an integral part of the identity of our neighborhood. The proposed project seeks to preserve this structure while adding residential units to the neighborhood.
- C. Design and Compatibility: Victory Heights will integrate incredibly well with the surrounding neighborhood. Directly East of this development is Arlington Place Condominiums, which shares key attributes to this development, mainly dense multi-family housing, mature landscaping, and unique building materials. North of Victory Heights is a medical plaza that speaks to the original design of the project, which will retain the main characteristics of by utilizing the existing building. Surrounding the development are more multi-family apartments, and single-family homes. Victory Heights is a type already seen within the neighborhood, and by being 100% affordable will ensure people of all incomes will have a home within this amenity-rich space.

1. *Scales, mass, and intensity of development is compatible with neighborhood:* The project is adjacent to an existing dense multi-family project that is a for-sale use. The existing height of the building fits well in line with the other existing buildings. The project will retain the existing mature landscape and will rehabilitate an aging building within the neighborhood. Currently, the project is surrounded by single-family residential homes, multi-family high density residential, hospital, and medical uses.
 2. *Building orientation and building materials:* The building orientation and materials in the proposed planned development are compatible with the neighborhood. The existing structure is staying so it already fits in the existing orientation and building materials for the neighborhood. For a breakdown, please see elevation drawings for more information.
 3. *Setbacks:*
 - a. The proposed project retains a neighborhood cornerstone that has been loved by Central Community since it was built. The visual character will be maintained by re-utilizing the existing building, while incorporating modern finishes. This will ensure the building has an extended life and continues to be a neighborhood anchor for the next generation.
 - b. The proposed project will decrease a large surface parking area and convert the majority of that area into outdoor amenity gathering space for the tenants. Not only does this provide sufficient private amenity space for tenants, but the neighborhood is positively impacted by decreasing surface parking.
 - c. The proposed project provides sufficient open space between neighboring properties.
 - d. Adequate site lines to streets, driveways and sidewalks will be provided.
 - e. Adequate setbacks are being met for both the existing and new portion of the project.
 4. *Ground floor transparency and detailing for pedestrian interest:* The ground floor will maintain the existing, large glass, entrance to the building. This provides interest for both pedestrians and tenants.
 5. *Lighting:* Lighting will be designed for safety and visual interest, while also minimizing impacts on surrounding property.
 6. *Dumpsters:* All dumpsters will be within the underground parking structure.
 7. *Parking:* All parking areas are below grade and buffered from adjacent uses.
- D. *Landscaping:* Victory Heights will design all landscaping in accordance with city standards and requirements. It will utilize the existing mature trees along the periphery of the street, as well as utilize native and drought-tolerant plants, and have a water-efficient drip/smart irrigation system. Much of the existing landscaping will stay in place, while adding additional landscaping to the newly created outdoor amenity space.
- E. *Mobility:* By building downtown, various transportation modes are readily available, thus helping alleviate resources and congestion elsewhere in the city and broader community. Accessibility is greatly improved by developing housing close to a core bus route and Trax stops. To help promote bicycling, a bike repair station and bike storage

will be available on site. To align with the sustainability goals, Victory Heights will install Electric Vehicle charging stations within our covered parking stalls, and offer incentives like discounted electricity rates for EV users. With so many amenities so close to this site, this location will only foster greater pedestrian traffic. Victory Heights will meet all required fire apparatus access and loading berth requirements.

- F. *Existing Site Features*: The existing building was constructed in the early 1960's and retains the original character of its time. We are committed to preserving that, while adding more modern finishes with the addition of the floors above the parking structure. We are excited to be able to rehabilitate the existing building as it has been a neighborhood cornerstone, and make sure it continues to be as such for the next generation.
- G. *Utilities*: The proposed and existing utilities will adequately serve the property and not have a detrimental effect on the surrounding area. We intend to eliminate the gas line in to the building as our property will be 100% electric.

3. Minimum Plan Requirements

- A digital (PDF) copy of each plan and elevation drawing (attached)

4. Site Plan

- Site plan (attached)

5. Elevation Drawing

- Detailed elevation, sections and profile drawings with dimensions drawn to scale (attached)
- Type of construction and list the primary exterior construction materials (attached)
- Number, size, and type of dwelling units in each building, and the overall dwelling unit density: **66 studios, 18 3-bedroom, 4 4-bedroom - 88 units total in one building.**