

## ARCHITECT'S MEMO

Date: Revised February 2, 2024  
Project:2020 Main Townhomes

### **1. PROJECT DESCRIPTION**

This existing parcel currently has no structures or improvements. It is primarily used as storage for the owner and it is surrounded with a black chainlink fence on the East, South and West and a cedar fence on the North.

The proposed use is a new townhome development consisting of (2) four plex buildings that will be alley loaded. The site arrangement has the front doors of the Eastern four plex facing Main Street and the Western four plex facing an existing alleyway, as requested by the City Planner.

The owner of this parcel operates his general contracting business across the street and feels invested in this neighborhood and looks forward to improving the block with a design that is well considered to help activate the street with a residential use.

### **2. PLANNED DEVELOPMENT INFORMATION**

#### **EXHIBIT A**

*(Submittal must include evidence showing that your project meets at least one of the objectives identified in SECTION 21A.55.010)*

This development meets objective A from this section – see commentary in [blue](#):

**A. Open Space And Natural Lands:** *Preserving, protecting or creating open space and natural lands:*

- 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities. [N/A](#)*
- 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest. [N/A](#)*
- 3. Development of connected greenways and/or wildlife corridors. [N/A](#)*
- 4. Daylighting of creeks/water bodies. [N/A](#)*
- 5. Inclusion of local food production areas, such as community gardens.*

[Raised garden beds are located in the front yard of each townhome and integrated into the water-wise landscaping proposed.](#)

6. *Clustering of development to preserve open spaces.*

This development proposes 8 residential units on a .33 acre parcel, achieving a moderate density factor by SLC standards. The townhome building type allows for ample green space for residents.

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City. *N/A*
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents. *N/A*

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. *N/A*
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The proposed townhomes will provide an increased density for the area that has historically been single family homes. The building orientation on the lot includes a new alley for access to the unit garages, concealing them from Main Street. The front doors face Main Street creating a scale and rhythm to the façade that is in harmony with the scale of the surrounding buildings.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

The existing road and alleyway will be uninterrupted by the new development, maintaining interior block connections that already exist.

2. Improvements that encourage transportation options other than just the automobile.

The development has direct access to Main Street via pedestrian walkway so residents can utilize public transportation or walk/ride bikes in lieu of using their automobile.

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource. *The building envelope will be carefully considered by the design team to utilize construction methods and insulation values that exceed energy code standards, leading to a reduction in energy bills for the residents.*

2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority. *N/A*

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)

*According to the Central Community Master Plan, this project helps to achieve the goals for this area are by adding to the housing stock while also transitioning appropriately into multi-family housing. The character of the new construction is historic in terms of scale and proportion but embraces modern design elements such as larger windows and clean roof lines.*

## **EXHIBIT B**

*(Submittal must include evidence showing that your project meets the Planned Development standards of review)*

A. *Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more*

*enhanced product than would be achievable through strict application of the land use regulations. (SEE EXHIBIT A)*

- 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.*
- 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;*  
*The massing and scale of the development has been carefully considered to be compatible with the neighborhood. Single family homes to the West consist of single and some two story homes, while nearby commercial buildings are also one to two story buildings.*
- 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;*

*The orientation intentionally conceals the garages from the public view. The materials are hardcoat stucco and lap siding that provides a warm wood-like finish. This siding is ideal because it is durable and will not require refinishing in the future. The colors are neutral and aim to provide a timeless look that will not appear trendy in years to come.*

- 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.*

*The proposed buildings meet all setback requirements for this zone.*

- b. Provide sufficient space for private amenities.*  
*The townhome units each have dedicated outdoor space near their front door, including a exterior patio and raised garden bed. The Western four plex has a fenced front yard area for increased privacy and security.*

- c. *Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.*

The public alley to the south side abuts the carwash. The applicant is willing to work with the adjacent neighbor to mitigate the sound from the car wash filtering into the residential property.

- d. *Provide adequate sight lines to streets, driveways and sidewalks.*  
The building orientation and proposed road improvements provide adequate sight lines in terms of safety and maneuverability.

- e. *Provide sufficient space for maintenance.*  
The alley and road widths provide ample space for standard maintenance of roads, utilities and buildings.

4. *Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;*  
Ground level is where the main entry is located into each townhome and includes ground level windows. Large windows for the upper levels provide ample natural light and views for the residents. The middle units have a third level roof deck creating visual interest and activate an outdoor space for residents that is visible to the street but also provides a comfortable level of privacy.

5. *Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;*  
An electrical engineer will provide a photometric plan of the site representing the light levels throughout. Safety will be considered as well as extra care to avoid light pollution for adjacent properties.

6. *Whether dumpsters, loading docks and/or service areas are appropriately screened; and*  
*A dedicated space for trash and recycling dumpsters is located at the end of the new alleyway. It will be screened with a CMU enclosure and prefinished steel gates.*

7. *Whether parking areas are appropriately buffered from adjacent uses.*  
N/A

- 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;*  
New trees are proposed along main street in the park strip area.
  2. *Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;*  
Existing trees will be removed and replaced with water-wise and native landscaping.
  3. *Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and*  
Proposed landscaping incorporates colorful and lush water-wise plantings that are as drought-tolerant as they are beautiful.
  4. *Whether proposed landscaping is appropriate for the scale of the development.*  
Proposed landscaping aims to complement the residential scale and nature of the development.
- 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:*

The applicant/owner agree that all of the items below have been adequately addressed in the site plan.

1. *Whether drive access to local streets will negatively impact the safety, purpose and character of the street;*
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;*
  - b. *Bicycle facilities and connections where appropriate, and orientation to transit where available; and*
  - c. *Minimizing conflicts between different transportation modes;*
4. *Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;*

4. *Whether the proposed design provides adequate emergency vehicle access; and*
  5. *Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.*
- 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.*

The existing site is vacant and the proposed development will significantly improve the function of the site and benefit the neighborhood overall.

- G. *Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)*

Applicant and design team will coordinate with utilities as needed.