

21st 400 East Townhomes:

Project Summary

We plan to develop 22 townhomes on the site. A total of 17 units will have 2 bedrooms and 2 ¼ bathrooms, a 2-car side-by-side garage, and a rooftop deck. These units are expected to be 1,764 square feet (2,123 square feet, including the rooftop deck), constructed over a 4-story floorplan (the “Rooftop Units”). The remaining 5 units will offer 3 bedrooms and 3 ¼ bathrooms, and a 2-car tandem garage. These units will have 1,893 square feet over a 3-story floorplan and will not have rooftop decks (the “Tandem Units”).

The Zoning of the subject property is CB (Community Business), and the project's current design complies with all setbacks and required buffers. We are pursuing planned development to ask for (i) an additional height of roughly 9.5’ to allow for a rooftop deck and sunroom on the Rooftop Units, and (ii) non-street-facing front doors to the units along the north end of the property. The Tandem Units – the building in the Northeast corner of the property – will not have rooftop decks and will have a building height of less than 30’ such that aerial fire access is not required.

Neighborhood Compatibility

The scale and density match other recent developments west and east of the subject property. This neighborhood is an emerging one that is slowly transitioning from a single-family area to a higher-density mixed-use environment.

Private Utility Maintenance

One of our firmwide objectives is to increase the supply of for-sale housing in Salt Lake City and provide opportunities for ownership. As such, the project will initially be a for-rent townhome community and later be converted to condominium ownership and sold to individual owners. The project will be run and managed by a professional property management company. Upon its conversion to condominium ownership, the project will be overseen by a professional homeowners association company.

Planned Development purpose

The 21st 400 East townhomes will seek to promote the long-term success of our community through environmental sustainability, and our vision aligns perfectly with 21A.55.010.E. We believe higher-density projects can provide access to more affordable housing, both for renters and owners, and limit the environmental footprint of our built environment. However, higher-density projects often impair our ability to interact with the natural environment, detracting from our well-being. The purpose of the rooftop decks is to give the majority of the residents their own outdoor space where they can have abundant natural light and a private green space. The construction of our townhomes will align with the latest

advancements in sustainable mechanical, plumbing, and electrical design. Using tankless water heaters and low-flow plumbing fixtures will help reduce the water and sewer demand, an essential goal for our local community. Using a heat pump for heating and cooling needs, which has been proven to reduce electrical demand drastically, will be vital to reducing carbon emissions. Lastly, all lighting will be dark sky compliant, and by LED sourced.

Legal Description of the Property

Parcel #1

Tax ID: 16-19-201-007-0000

Address: 363 East 2100 South, Salt Lake City, UT 84115

LOTS 13 & 14 BLK 5 THORNDYKE SUB. TOGETHER WITH 1/2 VACA ALLEY ON THE N. 7115-0804 8385-2292

Parcel #2

Tax ID: 16-19-201-008-0000

Address: 367 East 2100 South, Salt Lake City, UT 84115

LOTS 11 & 12 BLK 5 THORNDYKE SUB TOGETHER WITH 1/2 VACATED ALLEY ON THE N & E

Parcel #3

Tax ID: 16-19-201-010-0000

Address: 2038 South 400 East, Salt Lake City, UT 84115

LOTS 7 TO 10, INCL BLK 5, THORNDYKE SUB. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON W. 6396-2743 6804-2480 9088-855 9473-3325