

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community and
Economic Development

**PLNPCM2010-00823
Sugar House Apartments
Building and Site Design Review
2025 & 2033 South 1200 East
March 9, 2011**

Applicant: Gardiner Properties

Staff: Elizabeth Reining
801-535-6313
elizabeth.reining@slcgov.com

Tax ID: 16-20-226-001
16-20-226-002

Current Zone: RMF 45
CSHBD2

Master Plan Designation:
Sugar House Master Plan
Business District Mixed Use-
Neighborhood Scale &
Medium High Density
Residential (20-50 du/acre)

Council District:
Council District 7,
Soren Simonsen

Community Council:
Sugar House

Lot Size: .87 acres

Current Use: Multi-family

**Applicable Land Use
Regulations:**

- 21A.24.140 RMF-45
- 21A.26.060 CSHBD2
- 21A.59 Conditional Building
Site Design and Review
- Sugar House Business
District Design Guideline
Handbook

Notice:
Mailing Notice: Feb. 24, 2011
Property Posted: Feb. 28, 2011
Agenda Published: Feb 24, 2011

Attachments:

- A. Applicant Information
- B. Photographs
- C. Public Comments
- D. Department Comments

Request

Gardiner Properties is requesting building and site design approval that would allow them to build a multi-family residential development exceeding thirty feet (30') in height and twenty thousand (20,000) square feet in the Sugar House Business District (CSHBD2) zoning district. The Planning Commission has final decision making authority for building and site design review.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve with conditions the request. The recommendation has the following conditions:

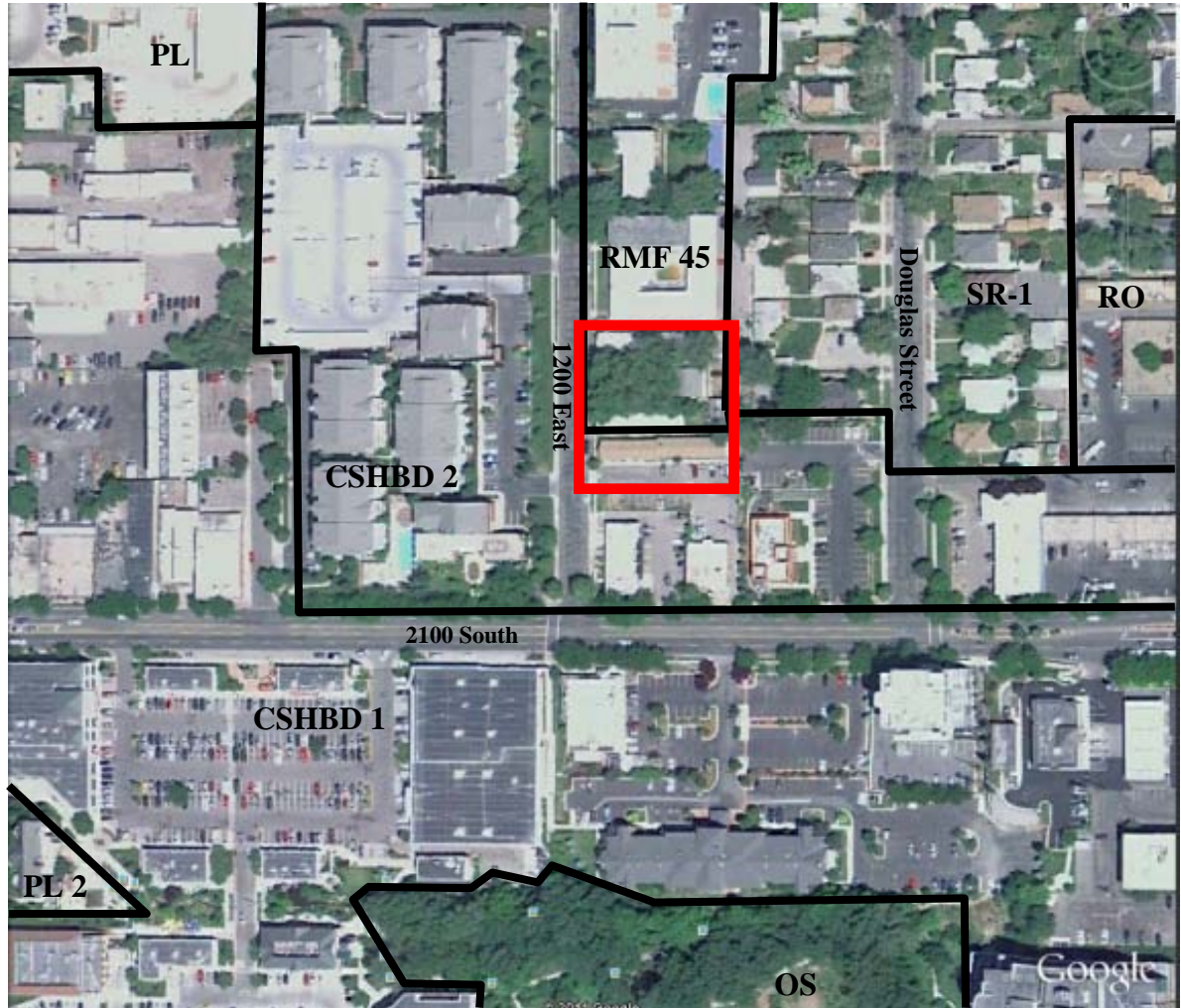
1. The applicant meets section 21A.48 (Landscaping and Buffers) of the City Zoning Ordinance
2. The applicant meets Chapter 4 of the Salt Lake City Lighting Master Plan.
3. The applicant meets conditions set forth by Public Utilities.
4. The applicant meets conditions set forth by Engineering, excluding alley repairs.
5. The applicant meets conditions set forth by Transportation concerning ADA van stall designation and bicycle racks.

Recommended Motion

Based on the findings listed in the staff report and the testimony heard, I move that the Planning Commission approve the proposed building and site plan with the following conditions:

1. The applicant meets section 21A.48 (Landscaping and Buffers) of the City Zoning Ordinance
2. The applicant meets Chapter 4 of the Salt Lake City Lighting Master Plan.
3. The applicant meets conditions set forth by Public Utilities.
4. The applicant meets conditions set forth by Engineering, excluding alley repairs.
5. The applicant meets conditions set forth by Transportation concerning ADA van stall designation and bicycle racks.

VICINITY MAP



Project Description

The subject property is located at 2025 and 2033 South 1200 East and is zoned Moderate/High Density Multi-Family Residential (RMF-45) and Sugar House Business District (CSHBD2). Currently, there is an older multi-family residential development on site (See Attachment B). Gardiner Properties recently purchased the property with plans to redevelop it into a 70 unit two building multi-family rental development. The units will include a mix of one bedroom, one bedroom with den and two bedroom units.

Currently, the project does not have an official name. In the application it is referred to as the “Sugar House Apartments.” The name will be changed after branding is determined.

The property currently consists of two parcels. The north parcel is zoned Moderate/High Density Multi-Family Residential (RMF-45) and the south parcel is zoned Sugar House Business District (CSHBD2). Gardiner Properties plans to combine the parcels into a single lot before building permits are applied for. Though the parcels will be combined, the resulting lot will maintain the split zoning. Multifamily residential dwellings are allowed in both zoning districts and the developer is allowed to have split zoning on a single lot.

The project will be developed with one building being entirely in the Sugar House Business District (CSHBD2) and one building being entirely in the Moderate/High Density Multi-Family Residential (RMF-45) district. In

this staff report, the building in the Sugar House Business District (CSHBD2) will be referred to as the “south building” and the building in the Moderate/High Density Multi-Family Residential (RMF-45) district will be referred to as the “north building.” Both buildings meet the standards and regulations of their respective zoning districts. Due to the dimensions of the proposed south building in the Sugar House Business District (CSHBD2), a building and site design is required for that building. The north building located in the Moderate/High Density Multi-Family Residential (RMF-45) district does not require the same level of review because it meets all the standards of that zoning district and is allowed by right. The information provided on the north building is provided so the Planning Commission can have a complete picture of the project.

The two buildings will significantly vary from each other. The south building is five stories with an interior hallway connecting the units. An elevator will serve the building. The building comes within five feet (5') of the front property line and has a pedestrian entrance directly on 1200 East. The building's exterior will also have a larger percentage of brick. Landscaping along 1200 East will consist of street trees between the sidewalk and street and plantings in a raised bed directly in front of the building.

The north building, in the Moderate/High Density Multi-Family Residential (RMF-45) district, will be four stories with an exterior walkway connecting the units. That building's primary pedestrian access from 1200 East will be a pedestrian walkway to an exterior staircase. The building is setback twenty five feet (25') to meet district regulations. Landscaping in the front yard setback will consist of lawn and plantings.

The project will provide ninety five (95) parking spaces. Fifty six (56) spaces will be in a two story parking structure behind the two principal buildings. This parking structure will connect the two buildings. Seven (7) parking spaces will be tucked under the north building off the north drive entrance and four (4) visitor parking spaces will be located between the buildings. Four (4) spaces will be located off the back alley next to the trash dumpsters and seven (7) spaces will be on-street parking on 1200 East. Parking standards requires ninety-one (91) on-site parking spaces. Credit for on-street parking can be used in the Sugar House Business Districts (CSHBD) (21A.44.040.D). Five bicycle stalls will also be provided (21A.44.040.A.1).

Master Plan Discussion

The subject property is found in the *Sugar House Master Plan*. The property is divided by its two parcels in its future land use designation. The north parcel is designated Medium High Density Residential (20 to 50 dwelling units/ acre); the south parcel is designated Business District Mixed Use – Neighborhood Scale. Multifamily dwellings are allowed and encouraged in both designations. Additionally, the proposed development meets the master plan's goal of increasing a residential presence in the business district. The proposed development is consistent with the master plan.

Public Comment

The proposed development was presented to both the Sugar House Community Council (February 2, 2011) and its Land Use and Zoning Committee (January 10, 2011). Staff meeting notes and an official position memorandum from Judi Short, Land Use and Zoning Committee Chair, are included in Attachment C. Staff has also received comments from a private citizen, Amy Berry, and the Dairy Council of Utah/Nevada. Those comments are also included in Attachment C.

City Department Comments

The comments received from pertinent City Departments/Divisions are attached to this staff report in Attachment D. Several comments need to be conditions of approval. Those comments are:

- The applicant must meet section 21A.48 (Landscaping and Buffers) of the City Zoning Ordinance
- The applicant must meet Chapter 4 of the Salt Lake City Lighting Master Plan.
- The applicant must meet conditions set forth by Public Utilities.
- The applicant must meet conditions set forth by Engineering, excluding alley repairs.

Analysis and Findings

Conditional Building and Site Design Review (21A.59)

21A.59.060: Standards for Design Review

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.**
1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent.
 2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area.
 3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours.
 4. Each building shall incorporate lighting and changes in mass, surface or finish to give emphasis to its entrances.

Analysis: The south building, the one subject to building and site design review, is primarily oriented to 1200 East. The main pedestrian entrance to the building is on 1200 East. That entrance is cut out of the front façade and has the project's principal signage to distinguish the entrance to pedestrians.

The entire street facing building facade is within five feet (5') of the front property line. Sugar House Business District (CSHBD2) does not require a front yard setback. The steps to the pedestrian entrance begin on the property line. See Attachment A for details.

After the initial leasing period, the pedestrian entrance on 1200 will not be open to the public; it will be a secure entrance for residents only. The intent of Standard A.3 is to assure that buildings generally open to the public (retail, offices, etc.) provide pedestrian entrances off public streets and not interior parking lots. Standard A.3 does not apply to this proposed building because the building is solely designed for private residential use.

Finding: Staff finds that the proposed building generally meets the criteria of Standard A, with the exception of A.3. Standard A.3 does not apply to this application because the building does not have a public component, it is designed solely for private residential use.

B. Primary access shall be oriented to the pedestrian and mass transit.

1. Each building shall include an arcade, roof, alcove, portico, awnings or similar architectural features that protect pedestrians from the rain and sun.

Analysis: The primary access point to the south building is the pedestrian entrance located directly on 1200 East. The entrance is set back into the building five feet (5') and covered by an awning and balcony to both provide architecture detail and protect pedestrians entering the building.

Finding: Staff finds that the proposed building meets the criteria of Standard B. The primary entrance to the south building is designed for pedestrians and the entrance is protected from the elements by being set back five feet (5') and under an awning and second floor balcony.

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

1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza or other public open space shall contain display areas, windows or doorways. Windows shall allow views into working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area or doors. Monolithic walls located within 30 feet (30') of a public street are prohibited.
2. Recessed or projecting balconies, verandas or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the City.

Analysis: District regulations for Sugar House Business District (CSHBD2) allow the Planning Director to reduce the forty percent (40%) first floor glass surfaces to twenty five percent (25%) if the ground level of the building is occupied by residential uses (21A.26.060.H). The applicant, Gardiner Properties, is proposing thirty percent (30%) glass on the first floor of the south building. The first floor of the south building is solely residential units. The request to reduce the first floor glass requirement was included in the building and site design review application and the Planning Director granted the request (See Attachment D).

The west elevation of the south building, the elevation facing 1200 East, includes balconies and a common deck on the fourth floor to entice pedestrians from the street level.

Finding: Staff finds that the building generally meets the criteria of Standard C. The building meets standard C.1 by applying regulations set forth in 21A.26.060.H that allow a reduction of the forty percent (40%) glass requirement if the first floor of the building is occupied by residential uses. The building offers balconies and a common deck on the fourth floor directly off 1200 East.

D. Architectural detailing shall emphasize the pedestrian level of the building.

Analysis: The south building has significant architectural detailing to emphasize the pedestrian level of the building. The pedestrian entrance from 1200 East is the focal point of the west elevation. The building provides relief and landscaping directly on 1200 East to entice pedestrians.

Finding: Staff finds the building meets the criteria of Standard D. The building emphasizes the pedestrian level in its architectural detailing.

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods.

1. Parking areas shall be located behind or at one side of the building. Parking may not be located between a building and a public street.
2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.
3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings.

Analysis: All parking for the project will be screened from 1200 East. The majority of parking will be in a two story parking structure located behind the two principal buildings to the rear the property. Seven (7) parking stalls will be located under the north building off the north drive entrance. Four (4) stalls for visitors will be located off the public alley in the rear of the property. Four (4) stalls will be behind the front yard setback at the north building. The project will also incorporate seven (7) on-street parking spaces.

Finding: Staff finds the proposal generally meets the criteria of Standard E. The majority of parking will be structured and it will all be screened from the 1200 East right of way.

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Analysis: Parking structure lighting will be directed away from adjoining single family residences. The development will have to follow Chapter Four of the Salt Lake City Lighting Master Plan.

Finding: Staff finds the proposed development generally meets the criteria of Standard F. Staff recommends that the development be required to follow Chapter Four of the Salt Lake City Lighting Master Plan.

G. Parking and on site circulation shall be provided.

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property.
2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted.

Analysis: Both the south and north buildings have pedestrian access to 1200 East. The south building's main entrance is directly on 1200 East and the north building's pedestrian entrance is off a walkway from 1200 East.

Finding: Staff finds the project generally meets the criteria of Standard G. Both buildings have unobstructed pedestrian access to 1200 East.

H. Dumpsters and loading docks shall be appropriately screened or located within the structure.

1. Trash storage areas, mechanical equipment and similar areas are not permitted to be visible from

the street nor permitted between the building and the street.

2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses.

Analysis: The dumpsters for the proposed project are located off a rear alley. The dumpsters are not visible from 1200 East and are screened from the alley by fencing. The rooftop mechanical equipment will be shielded by parapets on both buildings.

Finding: Staff finds the building generally meets the criteria of Standard H. Both the dumpsters and mechanical equipment will be screened from public view.

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

Analysis: Building signage shall consist of identification signage over the main pedestrian entrance off 1200 East and a wall sign facing south towards 2100 South. The wall signage will be above the fifth floor of the south building and consist of lettering two feet (2') tall. The signage over the pedestrian entrance will consist of stand-off cut out lettering eighteen (18) to twenty-four (24) inches tall denoting the future name of the project. An illumination scheme has not been determined but it will have to follow the City's zoning ordinance.

Finding: Staff finds the proposal meets the criteria of Standard I. The project signage along 1200 East is directed to pedestrians.

J. Lighting shall meet the lighting levels and design requirements set forth in Chapter 4 of the Salt Lake City lighting master plan dated May 2006.

Analysis: The preliminary lighting plan shown on the proposed site plan generally meets Chapter 4 of the Salt Lake City lighting master plan. Staff recommends that the development be required to meet Chapter 4 of the Salt Lake City lighting master plan as a condition of approval.

Finding: Staff believes the proposed site plan generally meets the criteria of Standard J. Staff recommends that the development be required to meet Chapter 4 of the Salt Lake City lighting master plan as a condition of approval.

K. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street.
2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unity masonry, scored and colored concrete, grasscrete or combinations of above.
4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Analysis: The preliminary landscape plan shown on the proposed site plan generally meets the

City's landscaping requirements and Standard K. Street trees line 1200 East and the proposed landscaping material should provide eighty percent (80%) ground coverage in three (3) years. Staff recommends that the development fully meet the City's landscaping requirements set forth in 21A.48 as a condition of approval.

Finding: Staff believes the proposed site plan generally meets the criteria of Standard K. Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the City's urban forestry guidelines and with the approval of the City's urban forester.
2. Existing street trees removed as a result of a development project shall be replaced by the developer with trees approved by the City's urban forester.

Analysis: The preliminary landscape plan shown on the proposed site plan generally meets the City's landscaping requirements and Standard L. Street trees will line 1200 East. Staff recommends that the development fully meet the City's landscaping requirements set forth in 21A.48 as a condition of approval. There are no existing street trees along 1200 East.

Finding: Staff believes the proposed site plan generally meets the criteria of Standard L. Staff recommends that the development be required to meet Section 21A.48 of the Zoning Ordinance as a condition of approval.

M. Additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet.

Analysis: The gross floor area of the south building is under 60,000 square feet, at 51,000 square feet. The south building is the only part of the project under the building and site plan review because the north building is not in the Sugar House Business District (CSHBD2) zoning district. Therefore, Standard M does not apply to this review.

Finding: Standard M does not apply to this project because the subject building is under 60,000 square feet at 51,000 square feet.

N. Any new development shall comply with the intent of the purpose statement of the zoning district and specific regulations found within the zoning district in which the project is located as well as adopted master plan policies, the City's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

Analysis: The north building of this project is located in the Medium/High Density Multifamily (RMF-45) zoning district and meets that zoning district's purpose statement, standards and regulations. The south building of the project is located in the Sugar House Business District (CSHBD2) and is subject to this building and site design review. The standards for the Sugar House Business District (CSHBD2)

are found in 21A.26.060.

The Sugar House Business District (CSHBD2) zoning district's purpose is as follows:

The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

This 70 unit multi-family development will provide residents to support Sugar House Business District businesses and help support the twenty four (24) hour population initiative. It will fit into the form and function of the Sugar House master plan whose Future Land Use Map shows the property as Business District Mixed Use (Neighborhood Scale) and Medium High Density Residential (20-50 dwelling units per acre). Both future land uses support residential. The Business District Mixed Use (Neighborhood Scale) description in the master plan states that residential is an intended use and the Business District Mixed Use (Neighborhood Scale) is to be used as a transition from more typical business district uses to surrounding residential. 1200 East is filled with other residential uses as the street transitions from commercial to multi-family to single family as you move north. The Medium High Density Residential area is there to support a growth of a 24 hour population for the Sugar House Business District.

Generally, the proposed building meets the Sugar House Business District (CSHBD2) zoning district's standards and regulations. Special note should be added to three areas of the district's standards:

- A landscape buffer of seven feet (7') is normally required between Sugar House Business District (CSHBD2) and residential zoning districts (21A.26.060.F.5 and 21A.48.080C.3). Because the project is mixed zoning and the lots will be combined into a single parcel, staff believes this requirement should be waived. Landscaping will be provided along the north side of the south building up to the parking structure in the rear to separate the south building from a drive entrance. Also, street trees and landscaping will be provided along 1200 East.
- Buildings used exclusively for residential purposes may be built up to a maximum height of sixty feet (60') in the CSHBD2 district if the building is setback fifteen feet (15') for floors rising above thirty feet (30') (21A.26.060.G). The south building reaches a maximum height of sixty feet (60'). It is setback fifteen feet at the fourth story.
- As noted earlier in the staff report, district regulations for Sugar House Business District (CSHBD2) allow the Planning Director to reduce the forty percent (40%) first floor glass surfaces to twenty five percent (25%) if the ground level of the building is occupied by residential uses (21A.26.060.H). The applicant, Gardiner Properties, is proposing thirty percent (30%) glass on the first floor of the south building. The first floor of the south building is solely residential units. The request to reduce the first floor glass requirement was included in the building and site design review application and the Planning Director granted the request (See Attachment D).

The Sugar House Business District (CSHBD2) zoning district regulations also require new construction conform to the Sugar House Business District Design Guideline Handbook found as an appendix to the Sugar House Master Plan.

The Handbook provides design standards for Pedestrian/Bicycle Systems; Vehicular Circulation and

Parking; Building Architecture and Siting; Landscaping; On-site Lighting; Signage and Off-site Development. It includes approximately 110 separate policies.

The proposed project, specifically the south building, generally meets the various policies in the Business Design Guideline Handbook. The south building's main pedestrian entrance is directly on 1200 East. The project will provide on-street parking to buffer pedestrians and the majority of parking is in a structure to the rear of the principal buildings. The project's dumpsters are located off a rear alley, away from the front public sidewalk. The proposed buildings will be harmonious with the other multi-family structures on that block of 1200 East and will be oriented to the street and each other. The preliminary landscaping plans show a mix of shade trees and ground cover at various levels of the south building. All landscaping will have to conform to city standards. Lighting will be required to meet Chapter Four of the Salt Lake City Lighting Master Plan. Proposed signage will emphasize design elements of the building's façade. All signage will be required to follow City sign standards. Street trees will be placed in the right of way between the sidewalk and the street.

Finding: Staff finds that the property generally meets the criteria of Standard N. The project generally meets the Moderate/High Density Multi-Family Residential (RMF-45) and Sugar House Business District (CSHBD2) zoning district standards and the Sugar House Business District Design Guideline Handbook standards.

Board/Commission Options

Options for the building and site design application include approval, approval with conditions or denial of the request. If the request is denied, Gardiner Properties can develop the north building in the Moderate/High Density Multi-Family Residential (RMF-45) district and develop a smaller building (not exceeding thirty feet (30') or twenty thousand (20,000) square feet) on the southern portion in the Sugar House Business District (CSHBD2). If the request is approved, Gardiner Properties can develop the project as proposed.

Attachment A Applicant Information



**Application to Salt Lake City Planning Commission
for
Building and Site Design Review**

Submitted December 22, 2010

SUGAR HOUSE APARTMENTS

**Application to Salt Lake City Planning Commission
for
Building and Site Design Review**

SUGAR HOUSE APARTMENTS

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Exhibits

1. Site Plan
2. Land Survey
3. Zoning Map
4. Artists Rendering
5. Schematic Drawings (floor plans, elevations)
6. Contact information for Project Owner, Project Architect, Surveyor
7. E-Mail from Joel Patterson AICP re:IRT Meeting 5/13/2010
DRT meeting minutes 5/11/2010

I. Project Description

The proposed project, unnamed at present but in this application referred to as “Sugar House Apartments”, is located at 2025 and 2033 South 1200 East, Salt Lake City, (RMF-45 Zoning and CSHBD-2 Zoning). The project site is currently a 19 unit apartment project that is partially uninhabitable. The site will be razed for the new project. The proposed project will be approximately 69,995 sf including one four-story wood frame structure (RMF-45 Zone 18,983 sf) and one five story structure (CSHBD-2 Zone 51,012sf). The project will consist of 21 two bed/two bath units 41 one bed one bath units and 8 one bed + den units for a total of 70 units. Units range in size from 692 sf to 1,152 sf.

The project will be a class A apartment project with rents ranging from \$930 to \$1,267 per month.

As can be seen from the artist’s rendering (Exhibit 6), exterior project materials include brick and Hardi Plank, stucco, metal (to be determined). The architecture is urban with both modern and historical elements and is in conformance with the Business District Design Guidelines Handbook which is part of the Sugarhouse Master Plan. Please note that the Business Design Guidelines Handbook only applies to the portion of the project in the CSHBD-2 zone. The Handbook does not apply to the portion of the project in the RMF-45 zone.

Project Concept

The trend towards urban living has taken hold in many areas of the western United States in the past decade. While urban living has been well established for generations in the Eastern U.S., it has only been in the last 5 – 10 years where the concept has taken hold in many areas of the western U. S. Examples of vibrant and successful urban living environments are the Pearl District and South Waterfront areas of Portland, Oregon, Lower Downtown in Denver, the Gaslamp District in San Diego and historic downtown areas in Seattle. As is true with many urban trends, the trend toward urban living has been later to arrive in Salt Lake City. Although late to arrive, it is now taking hold, particularly in the downtown central business district with many condominium and apartment projects completed and under construction.

The Sugarhouse Business District (SBD) although less dense and urban than the Salt Lake City CBD, is an excellent location for urban living on a less intense scale. The SBD has a town center feel with the monument being the center. The SBD has great potential to become a walkable community although currently it is a very automobile oriented community with little pedestrian traffic and with few people living in the SBD and most all people commuting in and out of the SBD daily. The addition of high density housing, such as the subject project, to the SBD is a key and essential step in transforming the SBD from an automobile orientation to a pedestrian orientation. We consider the SBD to be an ideal location for our project due to the following features all within easy walking distance of the project:

- Grocery: Smiths and Wild Oats
- Shopping: Sugarhouse Commons, eclectic shops on 1100 E and elsewhere, possible new Granite Block
- Restaurants: Sugarhouse Commons, independents, new places on 2100 S
- Sprague Library: close to project, beautiful restored building.
- Green Space: Sugarhouse Park and Fairmont park within walking distance of project provide huge open area parks
- Gyms: Fairmont Swimming Pool, 24 Hr. Fitness, Gold's Gym, 1100 E Personal Training
- Art Lessons: Petersen Art Gallery
- Churches: a number are within walking distance

All of the features listed above are available to most residents of the Salt Lake Valley, but only by driving an automobile. All of these features, available to our project residents in the SBD, can be accessed by walking. Having features and amenities such as those listed above within walking distance, is an essential element for a successful urban housing project. Urban residents want walk ability/pedestrian orientation and do not want to rely on the automobile for everything.

Although the SBD has great potential for pedestrian orientation, at present there are very few people walking the sidewalks during the day or at night. There are a number of reasons for this condition, one of which is the lack of high density housing in the SBD. Building high density housing projects, such as the subject, in the SBD will assist in the SBD's evolution into desirable pedestrian-oriented living environment. As discussed more fully below, in the Zoning/Master plan, the SUGAR HOUSE APARTMENTS project squarely fits the purpose statement of the CSHBD zoning and RMF-45 Zoning (the project has split zoning) and as such will greatly benefit Salt Lake City by being a step in the fulfillment of the vision of the Salt Lake City Planning Commission, City Council and Planning Staff in transforming the Sugarhouse Business District into a walkable community that can support a 24 hour population.

II. CSHBD Zoning/RMF-45 Zoning and Sugarhouse Master Plan Compliance

The north portion of the project site in the RMF-45 zone and the south portion is in the CSHBD-2 Zone so an analysis of both zones as they apply to the project will be discussed. The applicant is in the process of combining the two parcels into one parcel and this application should assume that the combination has been accomplished (see exhibit 9 – the parcel consolidation does not require formal subdivision action by the City because the parcels are not within a recorded subdivision.. This would make for one single development parcel. Upon advice of SLC Planning department (see e-mail from Joel Patterson AICP, Planning Manager, Salt Lake City Planning Division - Exhibit 9), surveyor Dominion Engineering and legal counsel, this can be done by deed without a subdivision process since the parcels do not sit within a recorded subdivision.

CSHBD-2 Zone

As indicated above, the project is responsive to the purpose statement of the CSHBD zoning that was enacted for the area in December 2005. The purpose statement of the zoning is

“to promote a walkable community That can support a 24 hour population with incentives for a high density residential land use”.

The SUGAR HOUSE APARTMENTS is such a high density residential land use.

Currently there is very little high density housing in the Sugarhouse Business District SBD other than the Irving Schoolhouse Apartments which is rental and the URBANA ON 11TH condominium project (also developed by Gardiner Properties LLC). The subject will be the first new high density apartment project in the SBD in the past 15 years. As stated above, the project will help facilitate the transformation of the business district from its present state of being primarily automobile oriented to being more pedestrian oriented.

As designed, the SUGAR HOUSE APARTMENTS project is in full compliance with the intent of the Sugarhouse Master Plan and Business District Design Guidelines Handbook (applies only to CSHBD-2 portion) and with the specific requirements of the CSHBD-2 and RMF-45 zoning code.

Numerous consultations have occurred between planning staff and Gardiner Properties principals and/or architects, including a pre-submittal meeting with Joel Patterson AICP, Planning Manager (May 11, 2010) and an Interpretation Review Team (IRT) meeting on May 13, 2010 and a DRT meeting on May 11, 2010.

Currently the subject land sits on two parcels (#1617476012 and 1620226001). The two parcels are in the process of being combined into one parcel (see exhibit ___) in order to create a single development parcel. This action did not require a formal subdivision action by the City because the parcels are described by metes and bounds and are not within a recorded subdivision and the new parcel meets the minimum zoning requirements for lot size and frontage.

CSHBD-2 Zoning Code Compliance

A.. Purpose Statement

As indicated above, the project complies with the purpose statement.

B. Uses

Multi-Family housing is a Permitted Use in the CSHBD-2 zone.

C. Conformance with Adopted Business District Design Guideline Handbook

Conformance is required for buildings that increase the off-street parking requirement.

The subject conforms to the Business District Design Guideline Handbook.

D. Building and Site Design Review

Since the portion of the project that sits on the CSHBD portion of the parcel exceeds 20,000 sf in size, it is subject to Building and Site Design Review conducted by the Salt Lake City Planning Commission. Note that the approximate size of the building that sits on the CSHBD-2 portion of the parcel is 51,012 sf.

E...Minimum Lot Size

No minimum lot area is required. The subject lot area in CSHBD zone is approximately 22,708sf. The lot area in the RMF-45 zone is approximately 15,176 sf. The overall development parcel is approximately 37,884 sf = .87 acres.

F. Minimum Yard Requirements

1. Front and Corner Side Yards: No minimum is required.

The subject building that sits on the CSHBD-2 portion has approximately five feet of front yard, five feet of south side yard and 7 feet of north side yard. The back side yard is set back 10 – 11.5 feet from the property line.

2. Maximum Setback: 15 feet

The set back on 1200 East (front of building) is 5 feet. On floors 4,5 there will be a 15 foot setback from the street pursuant to code requirement.

3. Interior Side Yards: None Required

South side yard = 5 feet. North side yard = 7 feet.

4. Rear Yards: No minimum yard is required

Rear yard = 10 – 11.5 feet.

G. Maximum Height

2. CSHBD-2: d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').

The subject building on the CSHBD-2 parcel is less than 60 feet tall at the peak of the roof.

3. Step Back Requirement: Floors rising above 30' shall be stepped back 15' (horizontal) from the building foundation at grade, in those areas abutting low density, single family residential development and/or public streets.

The subject abuts 1200 East (a public street) on the front side of the building. The first three floors of the building have a height of 30'. Floors 4 and 5 are stepped back 15 feet as required. The height at the peak of the roof is less than 60 feet.

H. Minimum First Floor Glass

Residential use is allowed for first floors in CSHBD-2. If residential is used on the first floor, the Minimum First Floor Glass requirement is 25% when the first floor consists of residential use which is the case on the subject property. The project meets the minimum first floor glass requirements based on plans for the first floor residential units.

I. Mechanical Equipment

As required, rooftop mechanical equipment will be screened with architecturally integrated elements of the building.

J. First Floor/Street Level Requirements

The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns, lounges, brewpubs, private clubs, art galleries, theatres or performing arts facilities.

The First Floor space of the subject will consist of residential space, thus complying with the requirement.

RMF-45 Zoning Code Requirement

As indicated above, the two parcels are being combined into one parcel. The zoning of the north part of the parcel remains at RMF-45 and the south portion remains at CSHBD-2. Please note that the requirement for Conditional Building and Site Design Review only applies to the portion of the project that sits on the CSHBD-2 parcel. The RMF-45 analysis is presented here to assist SLC planning staff in processing this application.

a. Purpose Statement.

“... to provide an environment suitable for multi-family dwellings of a moderate/high density”. The portion of the subject sitting on the RMF-45 portion of the parcel is a 17 unit moderate density structure.

b. Uses: Multi-Family Housing is a permitted use.

c. Minimum Lot Area and Lot Width

“9,000 sf for 3 units, plus 1,000 sf for each additional unit up to and including 14 units. 21,000 sf for 15 units, plus 800 sf for each additional dwelling unit up to 1 acre....”

The subject land area that is zoned RMF – 45 sits on 22,652sf. Therefore, 21,000 sf = 15 units. Adding two additional units = additional sf requirement of 1,600 sf = total sf requirement of 22,600 sf. RMF-45 portion of site is adequate to carry 17 dwelling units.

Minimum lot width is 80 feet. Portion of lot zoned RMF-45 is 132 feet wide.

d. Max height allowed is 45 feet. Subject height is less than 45 feet.

e. Minimum Yard Requirements

1. 20% of lot depth not to exceed 25 feet. Subject has 25 foot front yard set back.
2. Corner Side Yard: N/A
3. Interior Side Yard: The minimum yard will be 8 feet provided, that no principal building is erected within ten feet of a building on an adjacent lot. This requirement met on north side of RMF-45 building. Separate requirement applies to parking lots 21A.44.050 parking buffer required = 1 foot. This is met at north west parking lot.
4. Rear Yard. The rear yard shall be 25% of the lot depth, but need not exceed 30 feet.

F. Required Landscape Yards

The front yard, corner side and for interior lots, one of the interior side yards shall be maintained as a landscape yard

Side yard at north not provided due to parking ramp/parking garage. Interior side yard provided at south between CSHBD-2 parcel and RMF-45 parcel. Yard is 7 feet deep. This provided even though not really necessary due to combination of parcels into one parcel and same owner being on both sides of the zone.

G. Maximum Building Coverage:

The surface coverage of all principal and accessory buildings shall not exceed sixty percent of the lot area. Sixty percent of lot area = $60\% * 22,652\text{sf} = \text{max building footprint of } 13,591\text{sf}$. Subject building is 13,082 sf.

21A.59 Conditional Building and Site Design Review Requirements.

These requirements apply only to the portion of the project that sits in the CSHBD-2 zone as this section of the code does not apply to the north half of the project in the RMF-45 zone. The portion of the project sitting in the CSHBD-2 zone complies with the standards for Design Review. Please note, that although the total gross floor area of both the building sitting in the RMF-45 zone and the building sitting in the CSHBD-2 Zone exceeds 60,000 sf (total is 69,995sf), the CSHBD-2 portion of the project (the only portion subject to 21A.59 Conditional Building and Site Design Review) has only 51,012 sf and as such is below 60,000 sf. Therefore the requirement for "Public Spaces" in 21A.59.060M2 does not apply to the subject.

III. Project Issue Details

1. Parking

Under "Vehicular Circulation and Parking Design Guidelines" on page 92 of the Business District Design Guidelines Handbook (part of the Sugarhouse Master plan) it is suggested that developers

...."Incorporate structured parking into new structuresparking structures should not occupy the street frontage of 1100 East/Highland Drive and 2100 South"

The subject incorporates structured parking at the east end of the property which accommodates the majority of the parking (73 stalls), and 7 "tuck under" structured stalls at the north end, 4 visitor parking surface stalls near the 1200 East entrance and 6 parallel park stalls on the east property border accessed by the alley from Douglas Street.. Total on site parking, not including street parking is 90 stalls.

Page 93 of the Business District Design Guideline Handbook (part of the Sugarhouse Master Plan) under "Residential" states:

"Allow surface and structured parking; however, structured parking is preferred."

The subject provides structured parking for 82 % of its parking needs which meets the suggestion of the Sugarhouse Master Plan.

Parking - Ingress/Egress

Auto access to the project will be via two parking ramps that access to two level structured parking to the east of the project. There will be a ramp at the far north end of the parcels and in the middle of the parcel. Both ramps will have in and out lanes. (See attached site plan). Access to the rear parallel parking stalls is through the alley entrance on Douglas Street.

The historical pattern of development in Sugarhouse is one of detached garages located in the back of the house. The auto access plan for Sugar House Apartments is consistent with this historical pattern and with the principles of “new urbanism”. Cars belong in the back of the project and people belong in the front.

Parking Requirements in Zoning Code

The Salt Lake City Code for CSHBD-2 zone requires two (2) stalls for each unit consisting of two (2) bedrooms or more and one (1) stall for each unit consisting of one (1) bedroom or more. Following is a matrix showing the unit configuration, required stalls and proposed stalls at the subject:

CSHBD-2 Building

	1 Bed	2 Bed	1 Bed + Den	Total Units	Required Stalls
1 st Floor	4	1	2	7	8
2 nd Floor	7	4	1	12	16
3 rd Floor	7	4	1	12	16
4 th Floor	7	2	2	11	13
5 th Floor	7	2	2	11	13
Totals	32	13	8	53	66

RMF-45 Building

	1 Bed	2 Bed	1 Bed + Den	Total Units	Required Stalls
1 st Floor	0	2	0	2	4
2 nd Floor	3	2	0	5	7
3 rd Floor	3	2	0	5	7
4 th Floor	3	2	0	5	7
Totals	9	8	0	17	25

Total CSHBD + RMF-45 Buildings

1 Bed	2 Bed	1 Bed + Den	Total Units	Required Stalls
41	21	8	70	91

The number of stalls provided by the project is as follows:

	Number of Stalls
Structured Stalls (North East)	56
Structured Stalls (South East)	17
Tuck Under Parking (North)	7
Visitor Parking (West)	4
Parallel Park stalls in Alley (East)	6
Total Proposed Stalls	90
Plus street parking (1)	8
Total Stalls provided by Project	98

(1) Code 21A.44.040 D provides that credit for on street parking shall be equal to the number of spaces provided along the street frontage adjacent to the use. The street frontage adjacent to the subject is on 1200 East and is sufficient in length thus providing for (8) On Street Parking Spaces for purposes of calculating the total number of stalls provided by the project.

Total Stalls Required = 91. Total Stalls Provided = 98

The number of stalls provided by the project exceeds by seven the number of stalls required by the city, thus meeting the zoning code requirement for number of car parking stalls.

ADA Stalls

Architect has made calculations

Bicycle Parking

Requirement

Zoning Code 21A.44.040 A requires that the number of bicycle parking spaces provided shall be equal to 5% of the vehicular parking spaces required for the project.

$$5\% * 91 = 4.55 \text{ Bicycle Stalls}$$

5 bike parking racks will be provided on the curb median at the front of the building or on the building landscaping for a total of 5 bicycle stalls.

b. Earthquake Fault Study

The project is NOT within the Salt Lake County Surface Fault Rupture Special Study Area. As such, no Fault Rupture Study is required by Salt Lake City in order to obtain a building permit.

c. Utility Locations/Plans

Electric Power Service

Company representatives met with Rocky Mountain Power on site on Dec 7 2010. Various routes to provide power service to the project were discussed. RMP is doing more analysis on this issue but at this point it is clear that RMP can provide power to the project as needed. The power supply will originate in the alley to the east of the buildings.

Natural Gas Service

Company representatives have held discussions with Questar and an on-site meeting on Dec. 9, 2010 about natural gas service to the project. Questar currently serves the site, and at this point, no obstacles are apparent to providing service to the new project.

Water/Sewer

Brad Stewart, SLC Public Utilities noted that 1200 East has only a 6" water main. He stated that depending on fire requirements, this may need upsizing.

DRT/IRT Meeting Results

Design Review Meeting was held on May 11, 2010. Interpretation Review Team meeting was held on May 13, 2010. See exhibit 7 for meeting notes and results.

e.Meeting with Affected Recognized Organizations

Code 2.62.040 B "encourages", but does not require all zoning petition and/or conditional use applicants to meet with affected Recognized Organizations to discuss and receive input on the application.

Gardiner Properties, LLC (sponsor) generally desires to work in conjunction with community organizations to develop projects that are compatible with the local community. Once SLC Planning staff has reviewed the application, we will get on the agenda for the Sugar House Community Council.

Conclusion

SUGAR HOUSE APARTMENTS squarely fits the intent, purpose statement and details of the CSHBD -2 zoning and RMF-45 zoning, the adopted master plan policies and the design guidelines governing the Sugarhouse Business District. The project will greatly benefit Salt Lake City by being a step in the fulfillment of the vision of the Salt Lake City Planning Commission, City Council and Planning Staff in transforming the Sugarhouse Business District into a walkable community that can support a 24 hour population.

SUGAR HOUSE APARTMENTS

Exhibit 1

Site Plan

SUGAR HOUSE APARTMENTS

Exhibit 2

Land Survey

SUGAR HOUSE APARTMENTS

Exhibit 3

Zoning Map

1400 EAST

VIEW

1300

1200 EAST

ELIZABETH

HOLLYWOOD

McLELLAND

McLELLAND

ELIN

LINCOLN

SUGARMONT

SIMPSON

1400 EAST

VIEW

1300

1200 EAST

ELIZABETH

HOLLYWOOD

McLELLAND

McLELLAND

ELIN

LINCOLN

SUGARMONT

SIMPSON



WILMINGTON

HIGHLAND

McLELLAND

ELIN

LINCOLN

SUGARMONT

ASHTON

1100 EAST

SIMPSON

SIMPSON

SUGARMONT

SIMPSON

INTERSTATE 80

CSHBD-1

CSHBD-1

CSHBD-2

CSHBD-2

FAIRMONT PARK

SRI

PL

CSHBD-2

CSHBD-2

OS

RO

SUGAR HOUSE APARTMENTS

Exhibit 4

Artists Rendering

SUGR renderings

From: **aaron day** (aaron@lloyd-arch.com)

Sent: Wed 12/22/10 9:59 AM

To: JOHN A GARDINER (johngardiner1234@msn.com)

Cc: Warren Lloyd (warren@lloyd-arch.com)





On Dec 22, 2010, at 9:36 AM, JOHN A GARDINER wrote:

Warren/Aaron,

I need to get the corrected site plan and floor plans (notation corrections) that Warren and I talked about. I need one set for our offices and one set for the city. In addition I need (6) copies of the site plan only for the city and a copy of the color renderings for the city.

If possible I would like to get those delivered today. I should be in the office all day. If not you can leave them outside the front door.

Thanks

John A. Gardiner
President
Gardiner Properties, LLC
1075 East 2100 South
Salt Lake City, Utah 84106

(801) 487-2012 (Office)
(801) 487-2093 (Fax)
(801) 971-6151 (Mobile)

SUGR render orange/red

From: **aaron day** (aaron@lloyd-arch.com)
Sent: Wed 12/22/10 1:21 PM
To: JON GARDINER (johngardiner1234@msn.com)
Cc: Warren Lloyd (warren@lloyd-arch.com)



Aaron Day
Designer/Project Manager

LloydArchitects

Salt Lake City + Seattle

573 East 600 South, Salt Lake City UT 84102
ph 801.328.3245 / fax 801.328.3246
lloyd-arch.com

sugr renders 2nd version

From: **aaron day** (aaron@lloyd-arch.com)
Sent: Wed 12/22/10 12:25 PM
To: JON GARDINER (johngardiner1234@msn.com)
Cc: Warren Lloyd (warren@lloyd-arch.com)





Aaron Day
Designer/Project Manager

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SUGAR HOUSE APARTMENTS

Exhibit 5

Schematic Drawings

SUGAR HOUSE APARTMENTS

Exhibit 6

Contact Information

CONTACT INFORMATION

Project Owner

Gardiner Properties 1200 East, LLC
1075 East 2100 South
Salt Lake City, Utah 84106

Attention: John A. Gardiner, Manager

Phone: 801 487 2012
Fax: 801 487 2093
Mobile: 801 971 6151

johngardiner1234@msn.com

Project Architect

Warren Lloyd
Principal
Lloyd Architects

573 East 600 South
Salt Lake City, UT 84102

Phone: 801 328-3245
Fax: 801 328 3246
Cell: 801 541 2055

warren@lloyd-arch.com

Surveyor

James D. Pitkin, P.L.S.
Project Manager
Dominion Engineering Associates, L.C.
5684 S. Green Street
Murray, Utah 84123

jimp@dominioneng.net

Phone: 801 713 3000
Fax: 801 713 3030

Exhibit 7

E-Mail from Joel Paterson AICP re:

May 13, 2010 IRT Meeting

Results of DRT Meeting 5/11/2010

Re: John Gardiner's Project at approx 2025 and 2033 S. 1200 E.**From: Warren Lloyd** (warren@lloyd-arch.com)

Sent: Wed 5/19/10 11:02 AM

To: Paterson, Joel (joel.paterson@slcgov.com)

Cc: Gardiner John (johngardiner1234@msn.com); Aaron Lloyd Architecture - (aaron@lloyd-arch.com)

Joel,

Thanks for providing the answers from the IRT meeting, that is very helpful in determining the project feasibility.

If we have additional questions related to Mr. Gardiner's development proposal can we contact you or can this be assigned to a planning staff member prior to a permit application?

thanks,

Warren

Warren K Lloyd, AIA LEED AP
Principal

LloydArchitects

Salt Lake City + Seattle

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ph 801.328.3245 / fax 801.328.3246
lloyd-arch.com

On May 19, 2010, at 10:32 AM, Paterson, Joel wrote:

Warren,

On May 13, 2010 I discussed Mr. Gardiner's proposed project on 1200 East just north of 2100 South with the Interpretation Review Team (IRT) and received specific answers to the questions we discussed in the Planning Office on May 11, 2010.

Specifically:

- **Off-site parking:** The RMF-45 zoning district does not allow for off-site parking. The IRT concluded that if the parcels are combined into a single parking, the parking arrangement that you propose would work for the project because all of the parking for the project would be contained on a single lot.
- **Subdivision Issues:** The two parcels can be combined by deed to make one single development parcel. This action will not require a formal subdivision action by the City because the parcels are described by metes and bounds descriptions (not within a recorded subdivision) and the new parcel would meet the minimum zoning requirements for lot size and frontage.
- **Planned Development Review:** When we met on May 11th, I mis-read the Zoning Ordinance provision in 21A.36.010.B. This provision clearly allows multiple principal buildings on a single parcel if the buildings have frontage on a public street. The plans that you showed to me met this standard. As such, no planned development approval will be required to allow multiple buildings on a single parcel.

- **Zoning Map Amendment:** Salt Lake City will not require that the zoning for this site be amended if the parcels are combined. Currently, the parcel at 2025 S. 1200 E. is zoned RMF-45 and the lot at 2033 S. 1200 E. is zoned CSHBD-2. If the lots are combined, the zoning will remain in place as it currently exists and the proposed buildings must respect the provisions of the zoning district in which it is located.

I hope this e-mail answers your questions. Please let me know if you need clarification on any of the issues.

Joel Paterson, AICP
Planning Manager
Salt Lake City Planning Division
451 South State Street, Rm. 406
P.O. Box 14580
Salt Lake City, UT 84114-5480

Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

Address: 2025 & 2033 South 1200 East
Project Name: Sugarhouse Apartments
Contact: Warren Lloyd 801 541-2055 warren@lloyd-arch.com
Date Reviewed: May 11, 2010
Zone: RMF-45/CSHBD2

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Project Description: Demo existing & build new multi-family on each lot with off-site parking proposed in the RMF-45 zone.

Ken Brown/Zoning:

Will need to discuss proposal with the Buzz Center to determine whether it is more appropriate to suggest a zoning text amendment since off-site parking is not permitted in the RMF-45 zone to accommodate the parking for the development in the CSHBD-2 zone or to pursue a zoning map amendment. Proposal does not work as planned. (See 21A.24.146 & 21A.44.020L).

Will need to obtain a separate demolition permit for each site. Will need to obtain a certified address for each site from the Engineering Dept. Multi-family development in the RMF-45 zone shall comply with the minimum lot area requirements of 21A.24.140, max. height limits, yard requirements, landscaping requirements, parking requirements, max. building cover requirements, trash removal, etc. Development in the CSHBD2 zone shall show compliance to the adopted business district design guidelines handbook of the Sugarhouse Master Plan, may be subject to conditional building & site design review, must address the maximum setback of 15', must provide a 7' landscape buffer where abutting a RMF-45 zoning district, must address maximum building height, first floor glass requirements, parking requirements, provisions for trash removal, etc.

Barry Walsh/Transportation:

Past lease proposed for parking/Redman. Combine lot or cross easement off-site parking-not allowed. Apartments, 17 units north lot, 2 least parking to south lot, 42 units. Need parking calculations for each lot.

Brad Stewart/Public Utilities:

(Not combining parcels. Demo & re-build, 4 stories, 17 unit apartments). Only 6" water main. May need to be upsized depending on fire requirements. Abandon un-needed water & sewer connections. Need civil site plans. Project hung up on off-site parking issue.

Chris Norlem/Engineering:

At the time of application for Building Permit or Plat, an inventory of the condition of the existing street and/or access-way improvements will occur. The condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, drive approach, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Certified address required prior to building permit

issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. (For deteriorated street improvements or new drive approaches only). Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact George Ott @ 801-535-6396 for Permit information). See Michael Clara at UTA for UTA Bus Stop approval (#801-262-5626 or 801-287-2325). Site Plan Review – email electronic pdf to Randy.Drummond@slcgov.com.

SCOPE OF PROJECT:

DEMO EXISTING STRUCTURES ON BOTH PARCELS.
NEW MULTI-FAMILY HOUSING APARTMENTS ON EACH PARCEL. ONE NEW PARKING STRUCTURE TO SERVICE BOTH BUILDINGS. ACCESS TO PARKING FROM 1200 EAST.

APARTMENTS: R-2
PARKING GARAGE: S-2

CONSTRUCTION TYPE: V-A

SUGAR HOUSE APARTMENTS

**2033 S. and 2055 S. 1200 E.
Salt Lake City, Utah**

RMF-45

PARKING, OFF SITE FACILITIES NOT PERMITTED 21A.24.190 TABLE
17 UNIT LIMIT ON RMF-45. 21A.24.140 C. QUALIFYING PROVISIONS
45'-0" MAX. HEIGHT 21A.24.140 D.
25'-0" FRONT YARD SETBACK 21A.24.140 E.
8'-0" SIDE YARD SETBACK 21A.24.140 E.
30'-0" REAR YARD SETBACK 21A.24.140 E.
FRONT AND ONE SIDE YARD TO BE LANDSCAPED 21A.24.140 F.
60% MAX. BUILDING COVERAGE 21A.24.140 G.
1'-0" PARKING BUFFER ON SIDES 21A.44.050 C. TABLE
PARKING ALLOWED IN REQUIRED REAR YARD 21A.36.020 B. TABLE

CSHBD2

NO MIN. YARD IS REQUIRED 21A.26.060 F.
MAX. HEIGHT 60'-0" WHEN USE IS EXCLUSIVELY RESIDENTIAL 21A.26.060 G. 2. d.
STEPBACK REQ. WHEN ABUTTING PUBLIC STREET. OVER 30' VERT. MUST STEP 15' HOR. 21A.26.060 G. 3.
40% GLASS REQUIRED ON FIRST FLOOR FACING STREET OR 25% IF RESIDENTIAL USE. 21A.26.060 H. 3.
SCREEN ROOFTOP EQUIPMENT 21A.26.060 I.
IF YARD IS PROVIDED, PARKING NOT PERMITTED WITHIN 7 FT OF SIDE OR REAR LOT LINE WHEN ABUTTING A RESIDENTIAL DISTRICT 21A.44.050 C. TABLE
7 FT LANDSCAPE BUFFER REQUIRED WHEN ABUTTING A RESIDENTIAL DISTRICT 21A.48.080 C. 3.

1617476012 Legal description

COM 740.43 FT W & 197 FT N FR SE COR LOT 1 BLK 1-A 5
AC PLATA BIG FIELD SUR N 132 FT E 171.3 FT TO VIEW
CITY S 132 FT W 171.92 FT TO BEG 6099-2326 6099-2328
9115-9431

**RMF-45
SQUARE FOOTAGE / HEIGHT**

HEIGHT/STORIES	45'-0" / 4 STORY	SINGLE / DOUBLE	TOTAL	PARKING
LEVEL 1	3,618 SF	2	2	4
LEVEL 2	5,159 SF	3	2	5
LEVEL 3	5,159 SF	3	2	5
LEVEL 4	5,159 SF	3	2	5
GROSS BUILDING	19,095 SF	9	8	17
COVERED PARKING	9,251 SF			
STRUCTURED PARKING	7,903 SF			
TOTAL PARKING	17,154 SF			

**UNIT COUNT
70 TOTAL**

**PROVIDED PARKING
95 SPACES TOTAL PROVIDED
91 SPACES REQUIRED**

1620226001 Legal description

BEG 567.6 FT W & 109 FT N FR SE COR BLK 1-A FIVE AC
PLAT A BIG FIELD SUR N 88 FT W 171.92 FT S 88 FT E
172.32 FT M OR LTO BEG. 4849-1140, 5282-1089 THRU
1091 5282-1094 5300-0734 5788-0074

**CSHBD2
SQUARE FOOTAGE / HEIGHT UNIT COUNTS/PARKING**

HEIGHT/STORIES	57'-0" / 5 STORY	SINGLE/DOUBLE	TOTAL	PARKING
LEVEL 1	7,028 SF	6	1	7
LEVEL 2	11,532 SF	8	4	12
LEVEL 3	11,532 SF	8	4	12
LEVEL 4	10,458 SF	9	2	11
LEVEL 5	10,458 SF	9	2	11
GROSS BUILDING	51,008 SF	40	13	53
COVERED PARKING	5,383 SF			

SHEET INDEX

A0.0	COVER SHEET
SD1.0	EXISTING SITE PLAN
SD1.1	PROPOSED SITE PLAN
SD1.2	VICINITY PLAN
SD1.3	SITE DETAILS
A1.1	MAIN LEVEL FLOOR PLAN (SOUTH BLDG)
A1.2	2ND LEVEL FLOOR PLAN (SOUTH BLDG)
A1.3	3RD LEVEL FLOOR PLAN (SOUTH BLDG)
A1.4	4TH LEVEL FLOOR PLAN (SOUTH BLDG)
A1.5	5TH LEVEL FLOOR PLAN (SOUTH BLDG)
A1.6	ROOF PLAN (SOUTH BLDG)
A2.0	BUILDING ELEVATIONS (SOUTH BLDG)
A2.1	BUILDING ELEVATIONS (SOUTH BLDG)
A3.0	BUILDING SECTIONS (SOUTH BLDG)
AN1.1	MAIN LEVEL FLOOR PLAN (NORTH BLDG)
AN1.2	2ND LEVEL FLOOR PLAN (NORTH BLDG)
AN1.3	3RD LEVEL FLOOR PLAN (NORTH BLDG)
AN1.4	4TH LEVEL FLOOR PLAN (NORTH BLDG)
AN1.5	ROOF PLAN (NORTH BLDG)
AN2.0	BUILDING ELEVATIONS (NORTH BLDG)
AN2.1	BUILDING ELEVATIONS (NORTH BLDG)
AN3.0	BUILDING SECTIONS (NORTH BLDG)

SYMBOLS

	NORTH ARROW		FINISH MARKER
	WINDOW NUMBER		REVISION
	DOOR NUMBER		DETAIL MARKER
	DIRECTION OF SLOPE		WALL SECTION MARKER
	ELEVATION MARKER		BUILDING SECTION MARKER
	BREAKLINE		INTERIOR ELEVATION MARKER
	ROOF PITCH		

OWNER

John A. Gardiner
President
Gardiner Properties 1200 East, LLC
1075 East 2100 South
Salt Lake City, Utah 84106

(801) 487-2012 (Office)
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ARCHITECT

LloydArchitects
Warren Lloyd, Principal
Aaron Day, Project Architect
573 EAST 600 SOUTH
Salt Lake City, UT 84102
(801) 328-3245
FAX (801) 328-3246

CONTRACTOR

STRUCTURAL & CIVIL

ELECTRICAL

MECHANICAL

PAGE TITLE

COVER SHEET

Planning / Design

LloydArchitects
573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
(801) 328-3245
FAX (801) 328-3246

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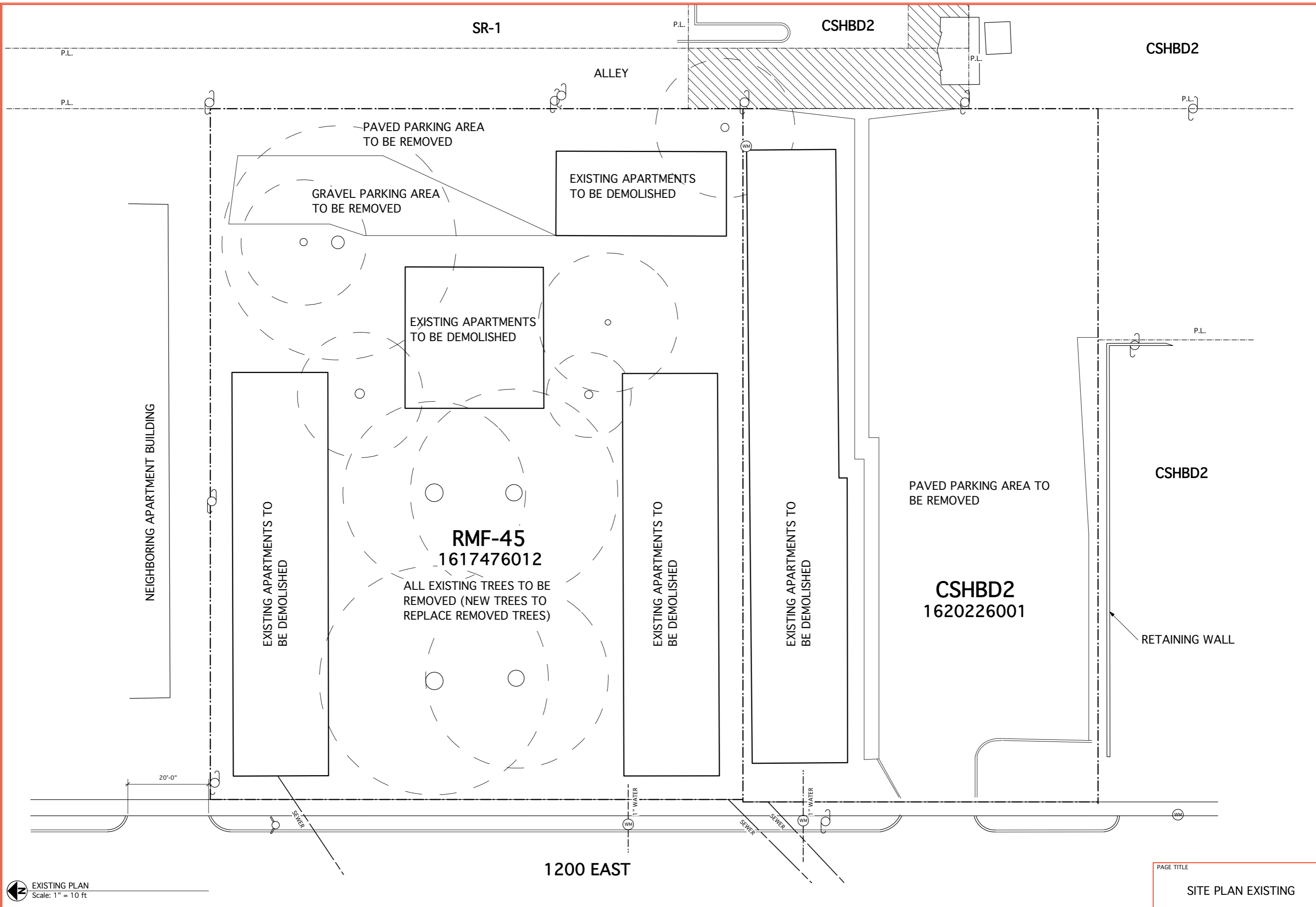
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A New Project For:
Sugar House Apartments
2033 South and 2025 South 1200 East, Salt Lake City, Utah

FILE NAME:
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A 0.0



EXISTING PLAN
Scale: 1" = 10 ft

PAGE TITLE
SITE PLAN EXISTING

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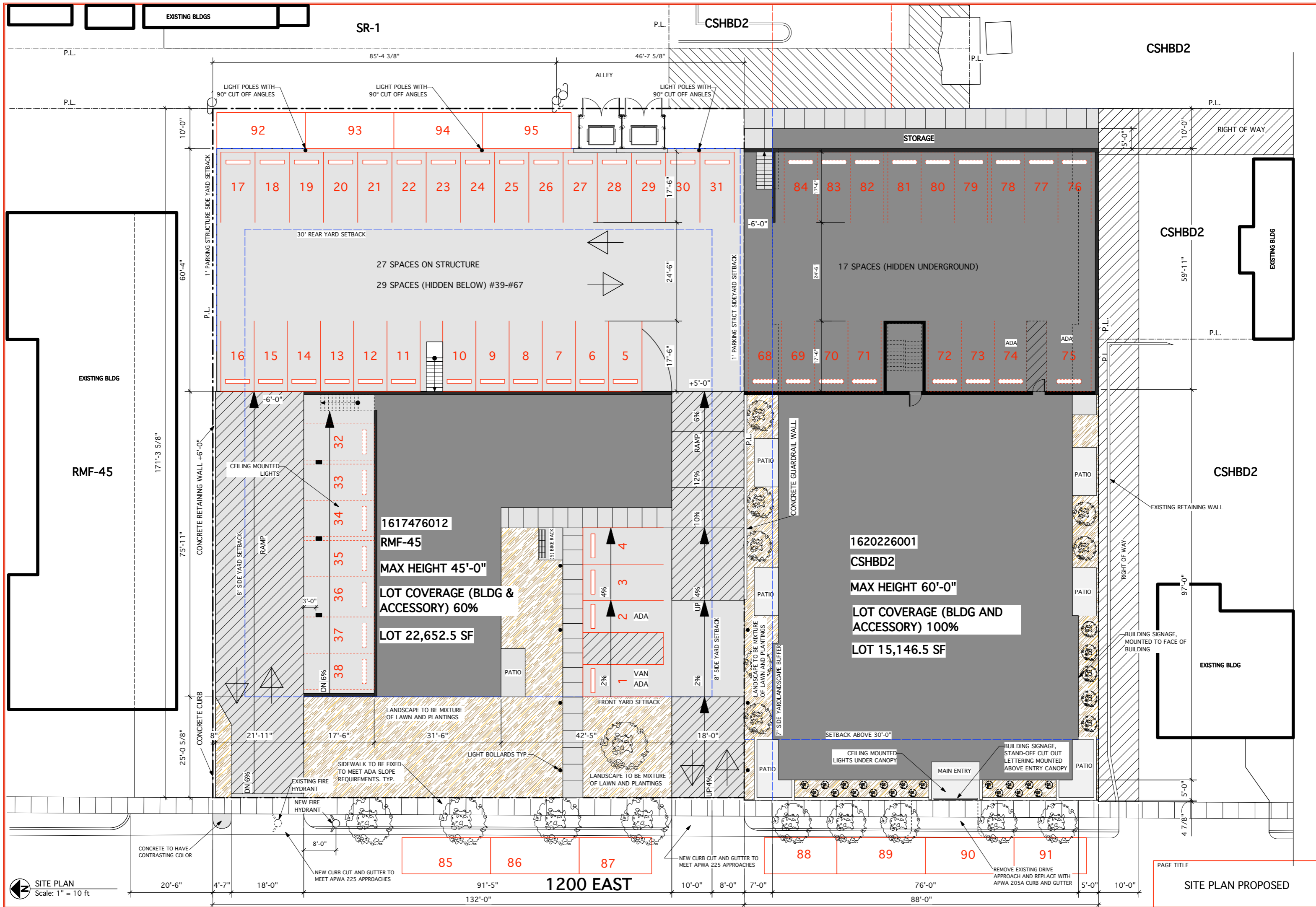
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2033 South and 2025 South 1200 East, Salt Lake City, Utah

FILE NAME:
SUGR

SHEET NO:
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Planning / Design
6271 Roosevelt Way NE, Seattle, WA 98115
(206) 931-5324 • FAX (206) 522-2456



SITE PLAN
Scale: 1" = 10 ft

PAGE TITLE
SITE PLAN PROPOSED

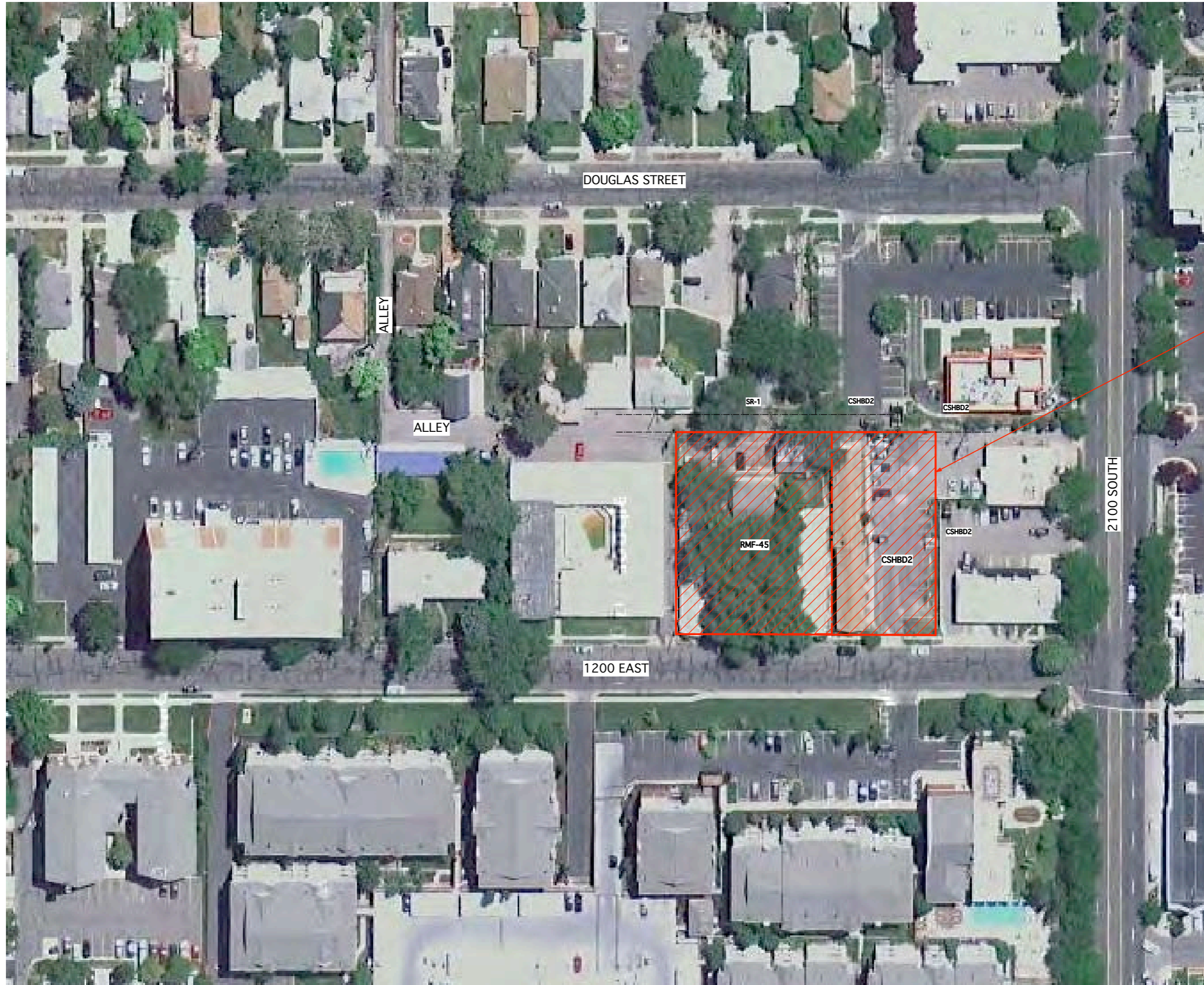
LloydArchitects
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573 East 600 South, Salt Lake City, UT 84102
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FILE NAME:
SUGR
SHEET NO.:
SD 1.1

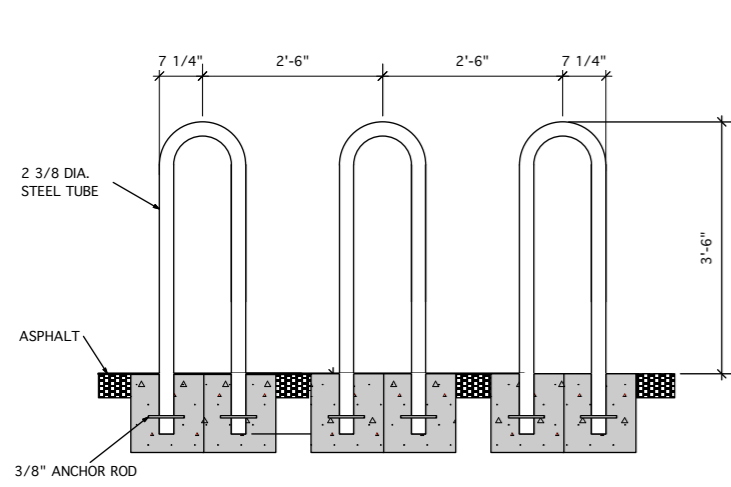


2033 & 2025 SOUTH 1200 EAST
SALT LAKE CITY, UTAH

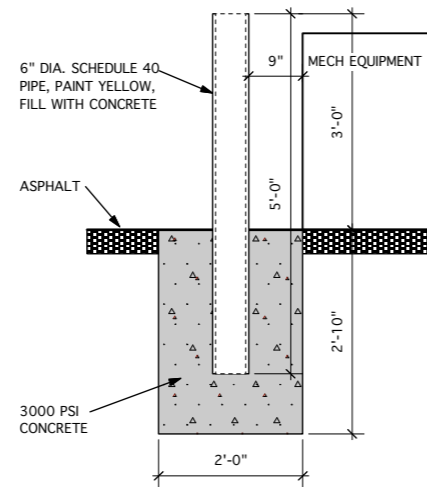
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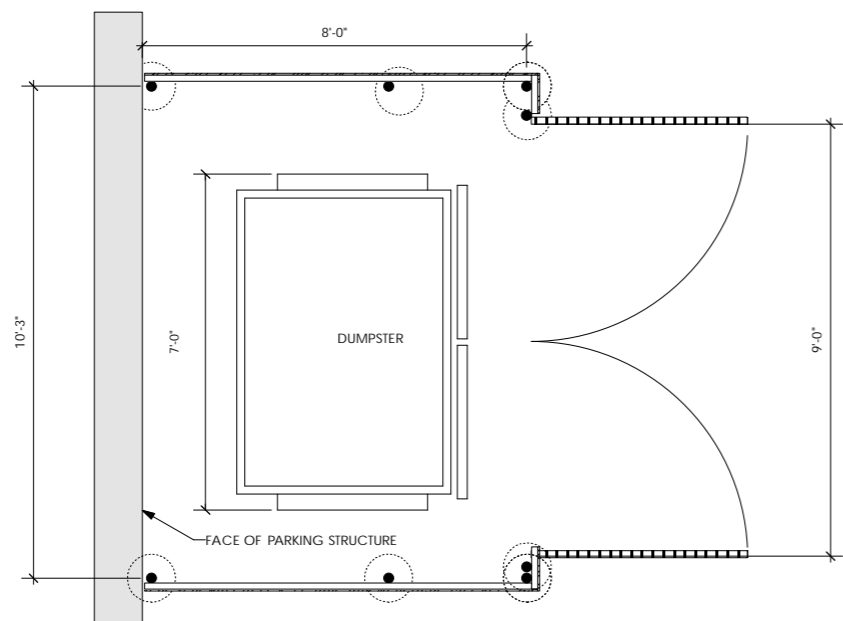
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1 BIKE RACK DETAIL
SD1.3 Scale: 3/4" = 1'-0"



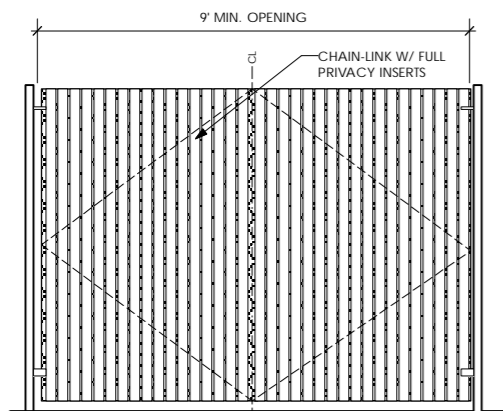
2 BOLLARD DETAIL
SD1.3 Scale: 3/4" = 1'-0"



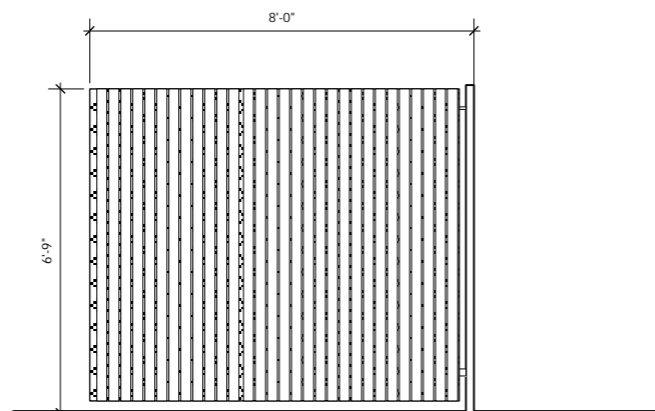
3 TRASH ENCLOSURE PLAN
SD1.3 Scale: 1/2" = 1'-0"



7 SIGNAGE OVER CANOPY
SD1.3 Scale: 1/2" = 1'-0"



4 TRASH ENCLOSURE - GATE
SD1.3 Scale: 1/2" = 1'-0"



5 TRASH ENCLOSURE NORTH ELEVATION
SD1.3 Scale: 1/2" = 1'-0"



6 EXAMPLE OF BUILDING SIGNAGE
SD1.3

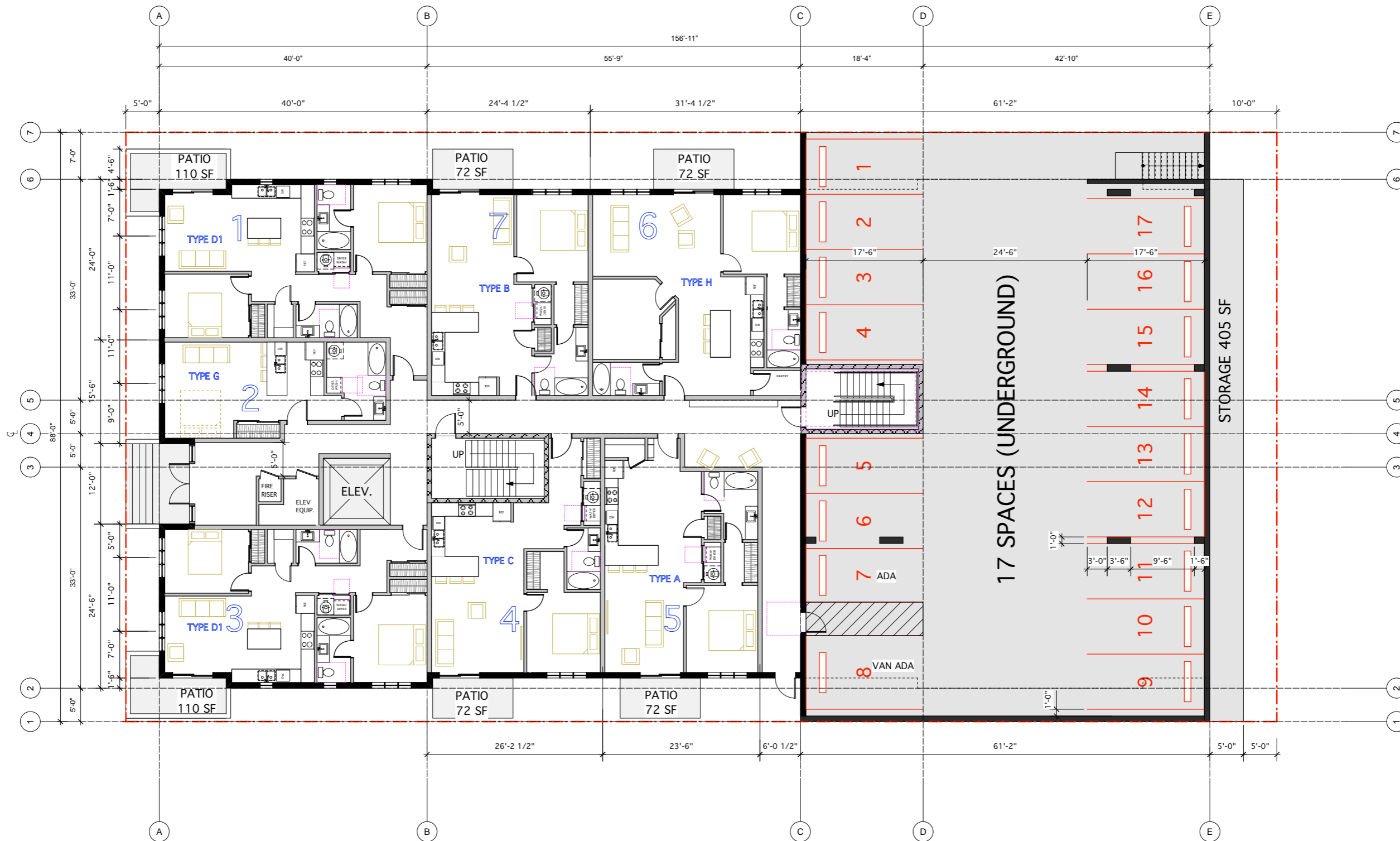
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SITE DETAILS

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MAIN LEVEL FLOOR PLAN (SOUTH BLDG)
 Scale: 1/8" = 1'-0"

UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN D1 / 987 SF

UNIT 2 - STUDIO / BATH
 FLOOR PLAN G / 460 SF

UNIT 3 - 2 BR / 2 BATH
 FLOOR PLAN D1 / 950 SF

UNIT 4 - 1 BR / BATH
 FLOOR PLAN C / 754 SF

UNIT 5 - 1 BR / BATH
 FLOOR PLAN A / 772 SF

UNIT 6 - 1 BR / DEN/2 BATH
 FLOOR PLAN H / 967 SF

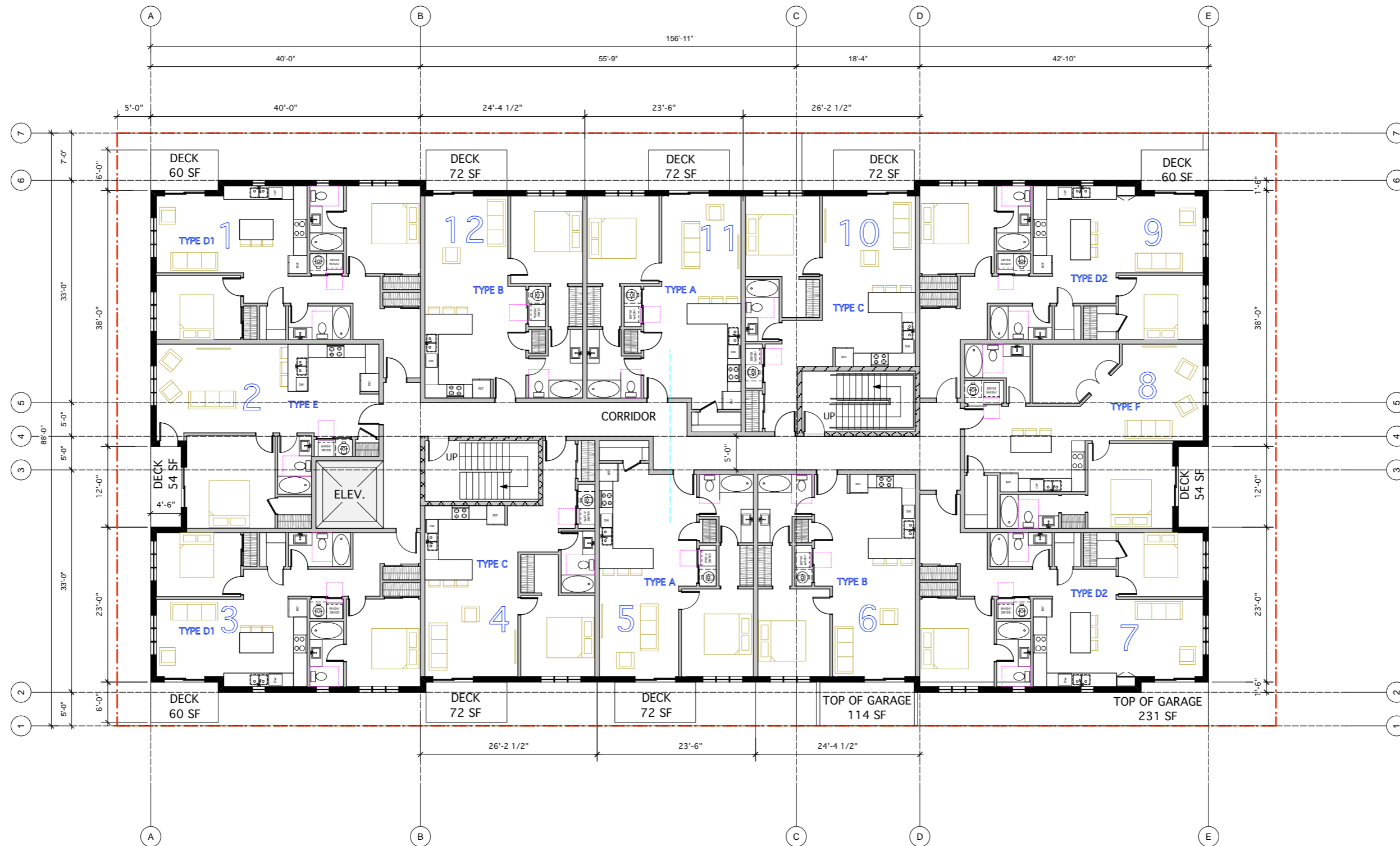
UNIT 7 - 1 BR / BATH
 FLOOR PLAN B / 740 SF

MAIN LEVEL

NLSF: 5,630 SF
 GROSS: 7,028 SF
 NET/GROSS %: 80.1%

PAGE TITLE
MAIN LEVEL FLOOR PLAN (SOUTH BLDG)

1200 EAST



2ND LEVEL FLOOR PLAN (SOUTH BLDG)
Scale: 1/8" = 1'-0"

UNIT 1 - 2 BR / 2 BATH
FLOOR PLAN D1 / 987 SF

UNIT 2 - 1 BR / BATH
FLOOR PLAN E / 783 SF

UNIT 3 - 2 BR / 2 BATH
FLOOR PLAN D1 / 947 SF

UNIT 4 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 5 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 6 - 1 BR / BATH
FLOOR PLAN B / 741 SF

UNIT 7 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,057 SF

UNIT 8 - 1BR / DEN / 2BATH
FLOOR PLAN F / 961 SF

UNIT 9 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,074 SF

UNIT 10 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 11 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 12 - 1 BR / BATH
FLOOR PLAN B / 741 SF

2ND LEVEL

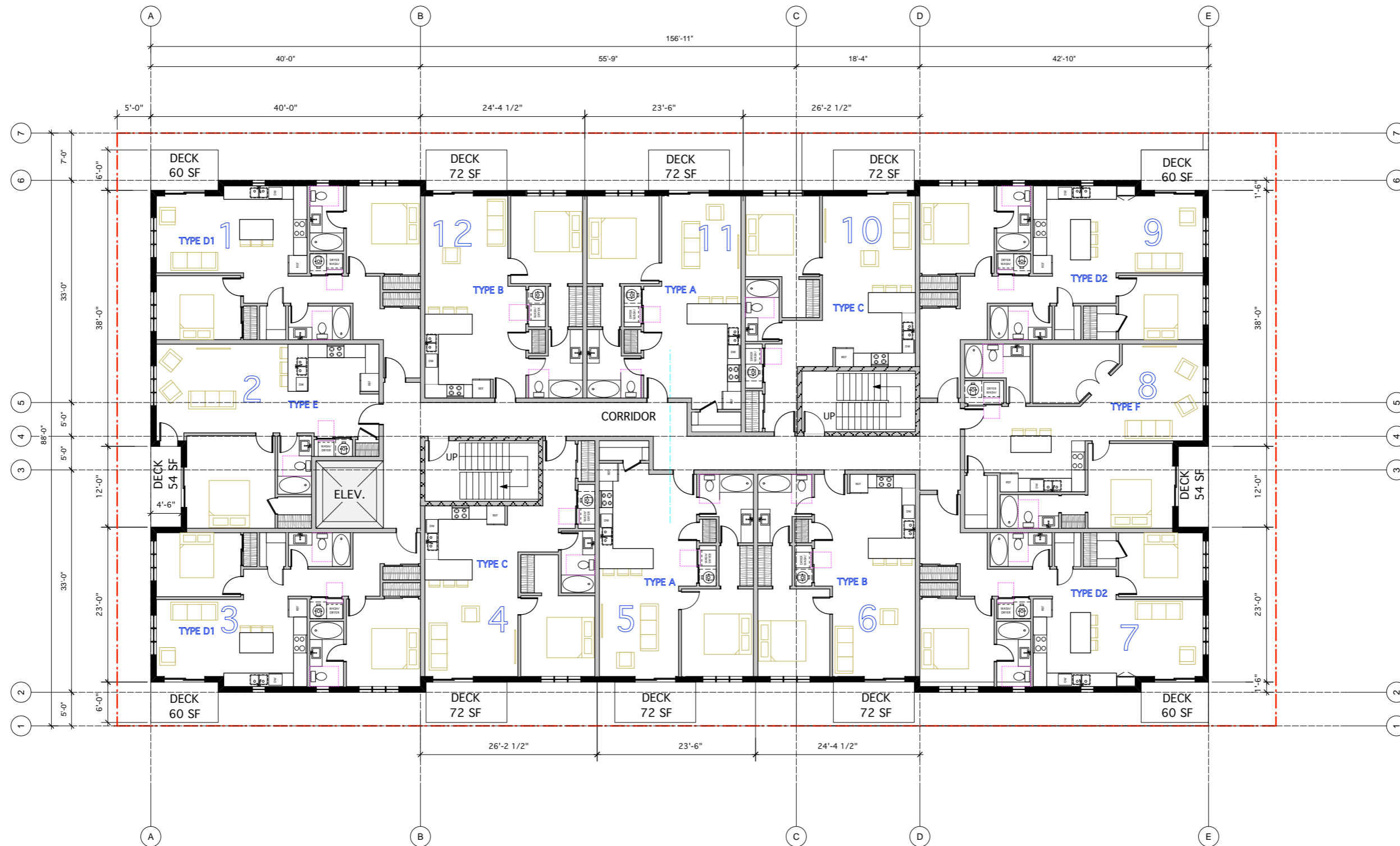
NLSF: 10,325 SF
GROSS: 11,532 SF
NET/GROSS %: 89.5%

PAGE TITLE
**2ND LEVEL FLOOR PLAN
(SOUTH BLDG)**

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3RD LEVEL FLOOR PLAN (SOUTH BLDG)
 Scale: 1/8" = 1'-0"

UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN D1 / 987 SF

UNIT 2 - 1 BR / BATH
 FLOOR PLAN E / 783 SF

UNIT 3 - 2 BR / 2 BATH
 FLOOR PLAN D1 / 947 SF

UNIT 4 - 1 BR / BATH
 FLOOR PLAN C / 754 SF

UNIT 5 - 1 BR / BATH
 FLOOR PLAN A / 763 SF

UNIT 6 - 1 BR / BATH
 FLOOR PLAN B / 741 SF

UNIT 7 - 2 BR / 2 BATH
 FLOOR PLAN D2 / 1,057 SF

UNIT 8 - 1BR / DEN / 2BATH
 FLOOR PLAN F / 961 SF

UNIT 9 - 2 BR / 2 BATH
 FLOOR PLAN D2 / 1,074 SF

UNIT 10 - 1 BR / BATH
 FLOOR PLAN C / 754 SF

UNIT 11 - 1 BR / BATH
 FLOOR PLAN A / 763 SF

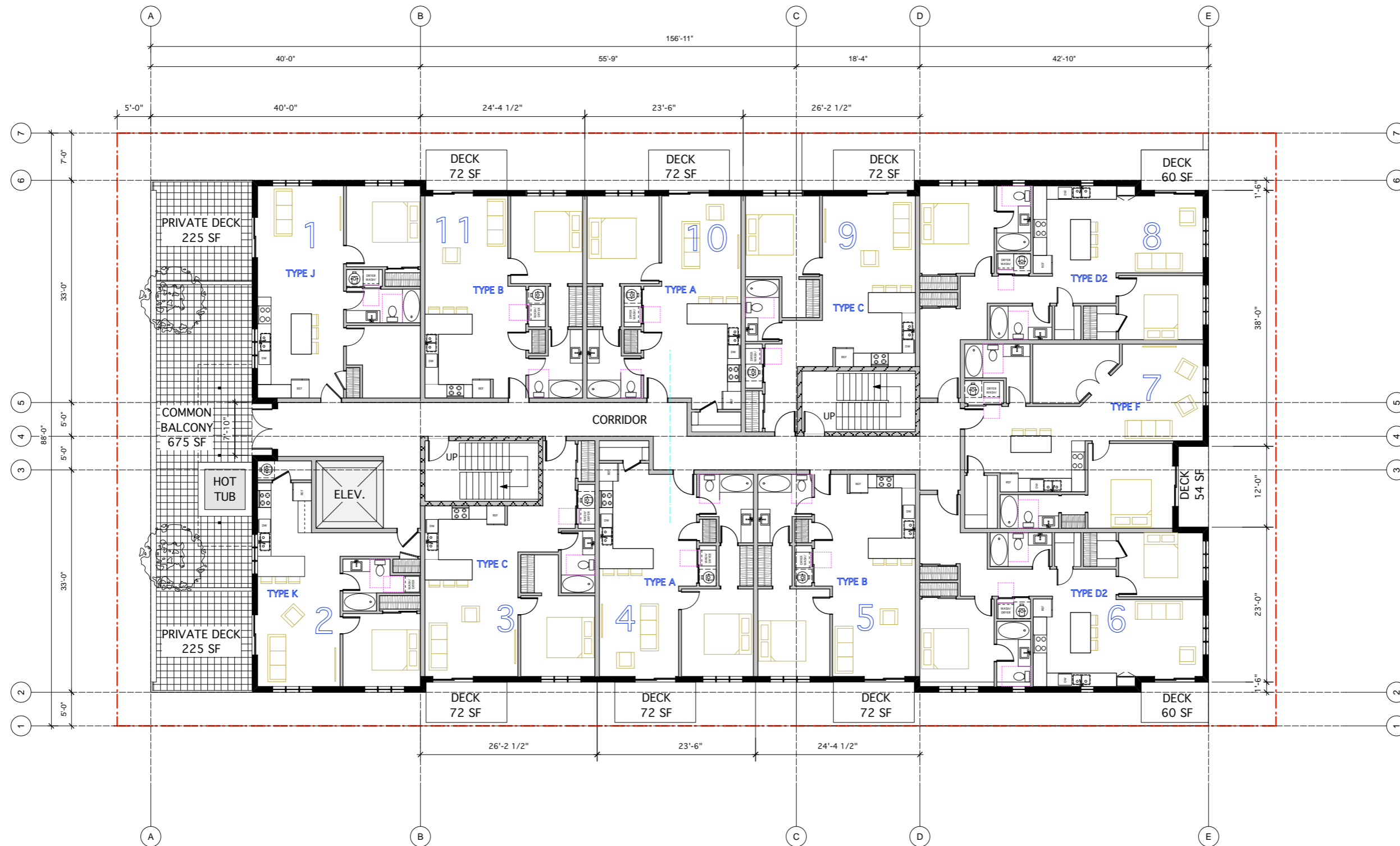
UNIT 12 - 1 BR / BATH
 FLOOR PLAN B / 741 SF

3RD LEVEL

NLSF: 10,325 SF
 GROSS: 11,532 SF
 NET/GROSS %: 89.5%

PAGE TITLE
3RD LEVEL FLOOR PLAN (SOUTH BLDG)

1200 EAST



4TH LEVEL FLOOR PLAN (SOUTH BLDG)
Scale: 1/8" = 1'-0"

UNIT 1 - 1 BR / DEN / BATH
FLOOR PLAN J / 822 SF

UNIT 2 - 1 BR / BATH
FLOOR PLAN K / 697 SF

UNIT 3 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 4 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 5 - 1 BR / BATH
FLOOR PLAN B / 741 SF

UNIT 6 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,057 SF

UNIT 7 - 1 BR / DEN / 2 BATH
FLOOR PLAN F / 961 SF

UNIT 8 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,074 SF

UNIT 9 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 10 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 11 - 1 BR / BATH
FLOOR PLAN B / 741 SF

4TH LEVEL

NLSF: 9,127 SF
GROSS: 10,458 SF
NET/GROSS %: 87.3%

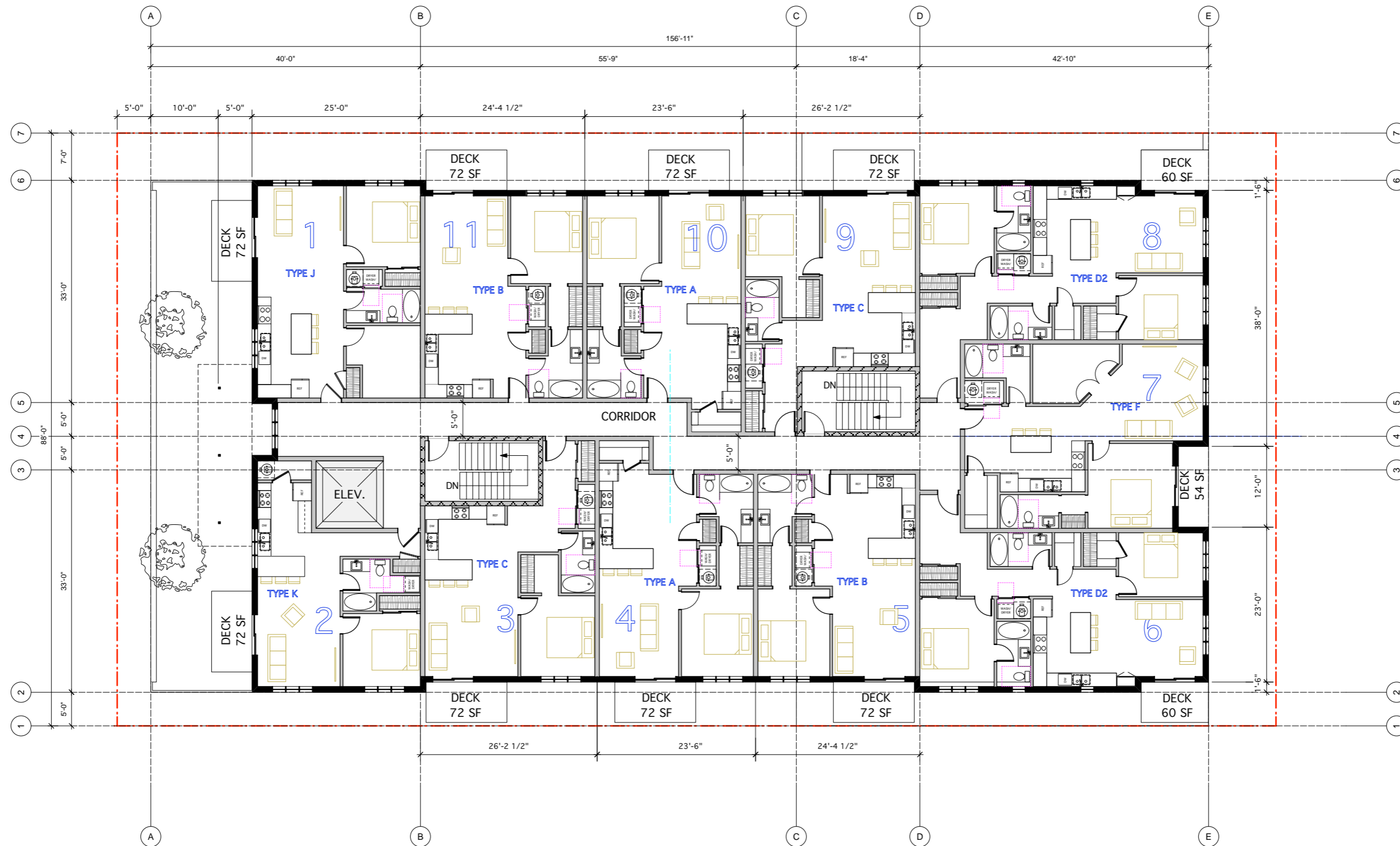
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4TH LEVEL FLOOR PLAN (SOUTH BLDG)

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1200 EAST



5TH LEVEL FLOOR PLAN (SOUTH BLDG)
Scale: 1/8" = 1'-0"

UNIT 1 - 1 BR / DEN / BATH
FLOOR PLAN J / 822 SF

UNIT 2 - 1 BR / BATH
FLOOR PLAN K / 697 SF

UNIT 3 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 4 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 5 - 1 BR / BATH
FLOOR PLAN B / 741 SF

UNIT 6 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,057 SF

UNIT 7 - 1 BR / DEN / 2 BATH
FLOOR PLAN F / 961 SF

UNIT 8 - 2 BR / 2 BATH
FLOOR PLAN D2 / 1,074 SF

UNIT 9 - 1 BR / BATH
FLOOR PLAN C / 754 SF

UNIT 10 - 1 BR / BATH
FLOOR PLAN A / 763 SF

UNIT 11 - 1 BR / BATH
FLOOR PLAN B / 741 SF

5TH LEVEL

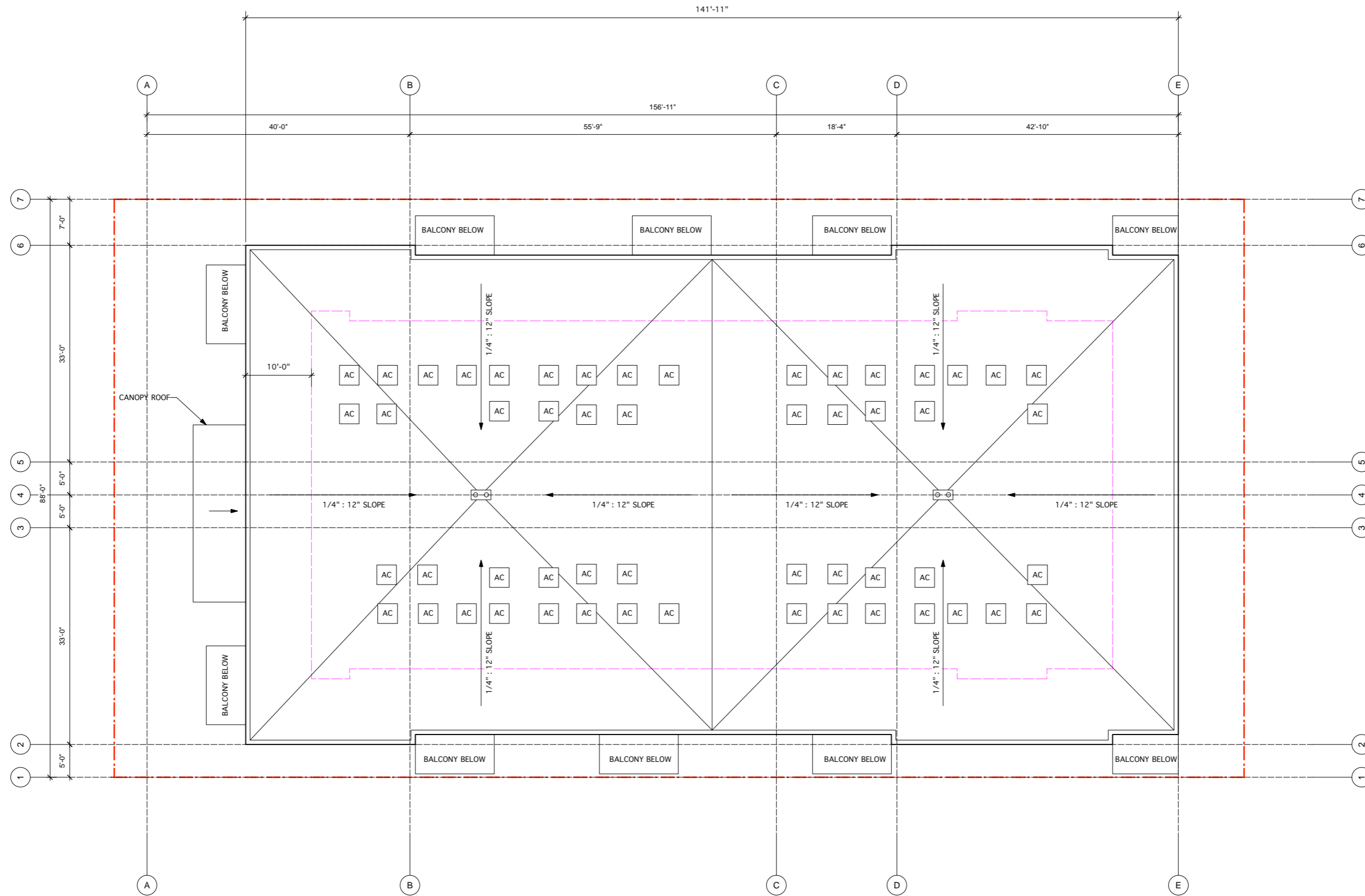
NLSF: 9,127 SF
GROSS: 10,458 SF
NET/GROSS %: 87.3%

PAGE TITLE
5TH LEVEL FLOOR PLAN (SOUTH BLDG)

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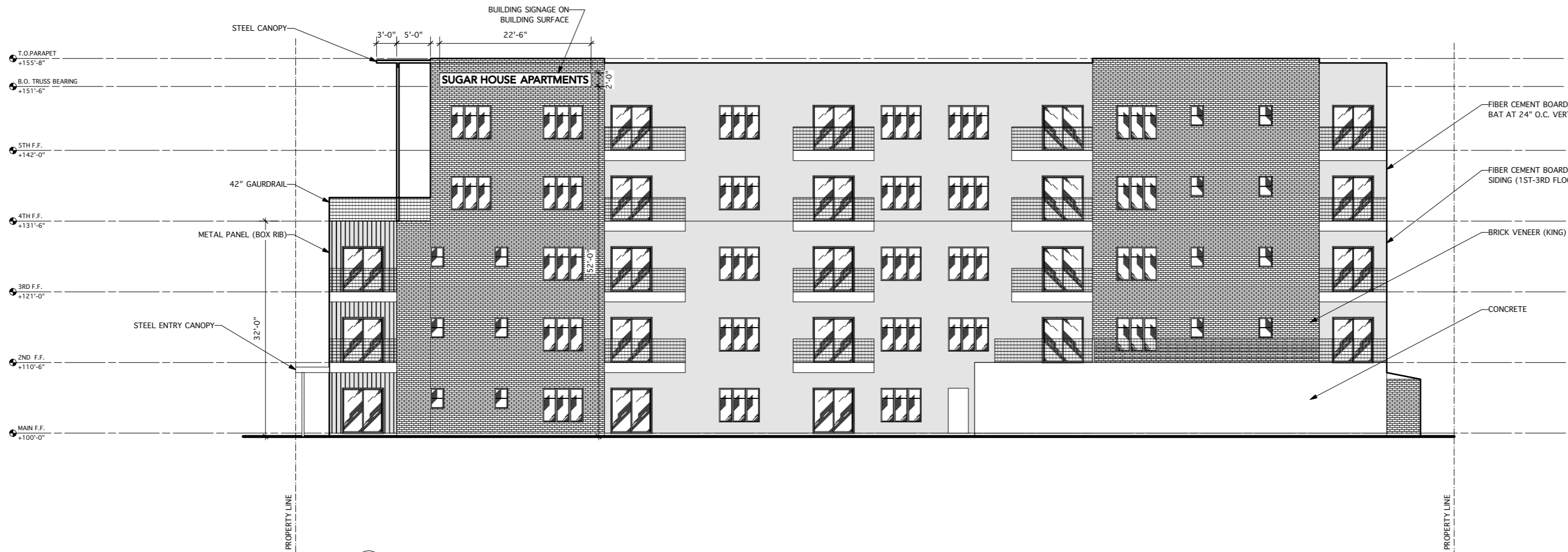


ROOF PLAN (SOUTH BLDG)
 Scale: 1/8" = 1'-0"

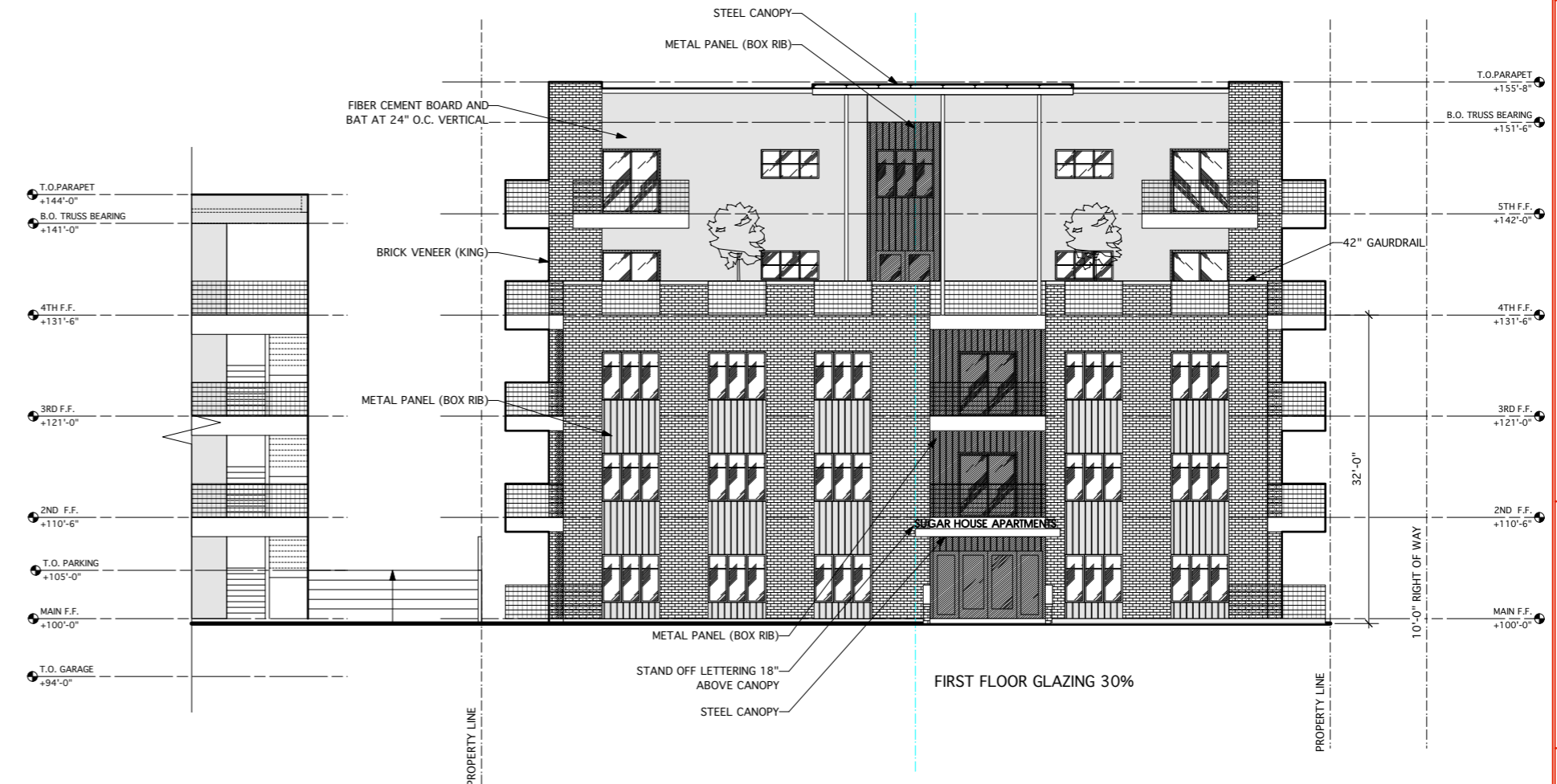
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1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



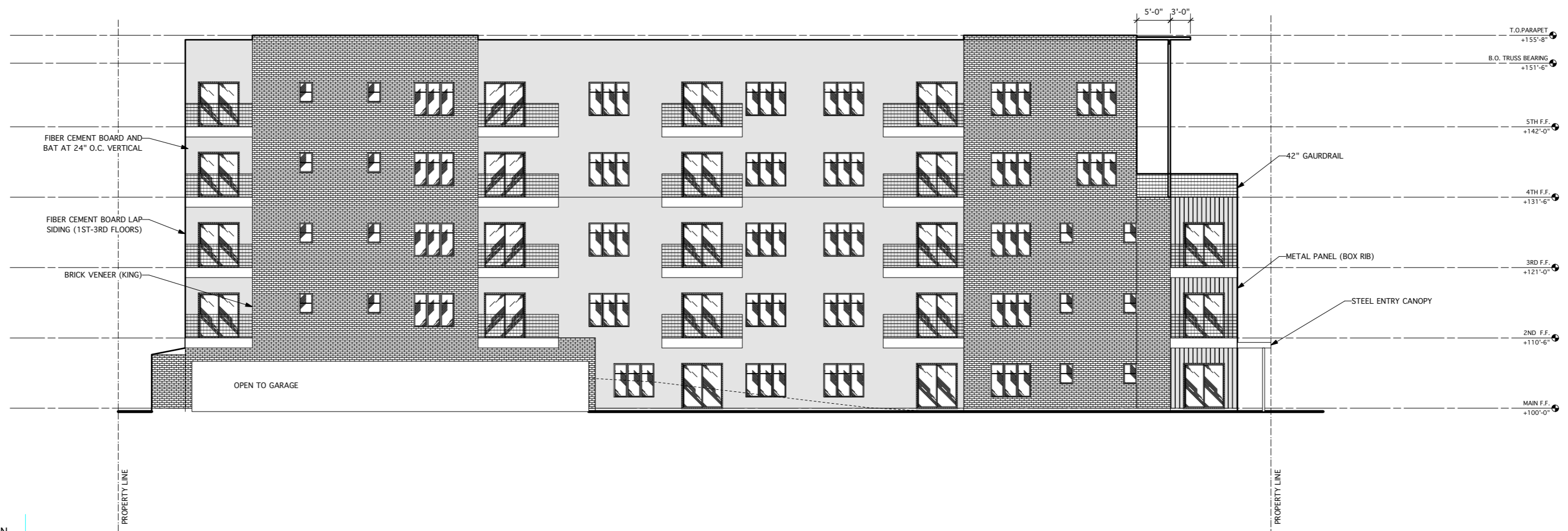
2 WEST ELEVATION
Scale: 1/8" = 1'-0"

PAGE TITLE
BUILDING ELEVATIONS

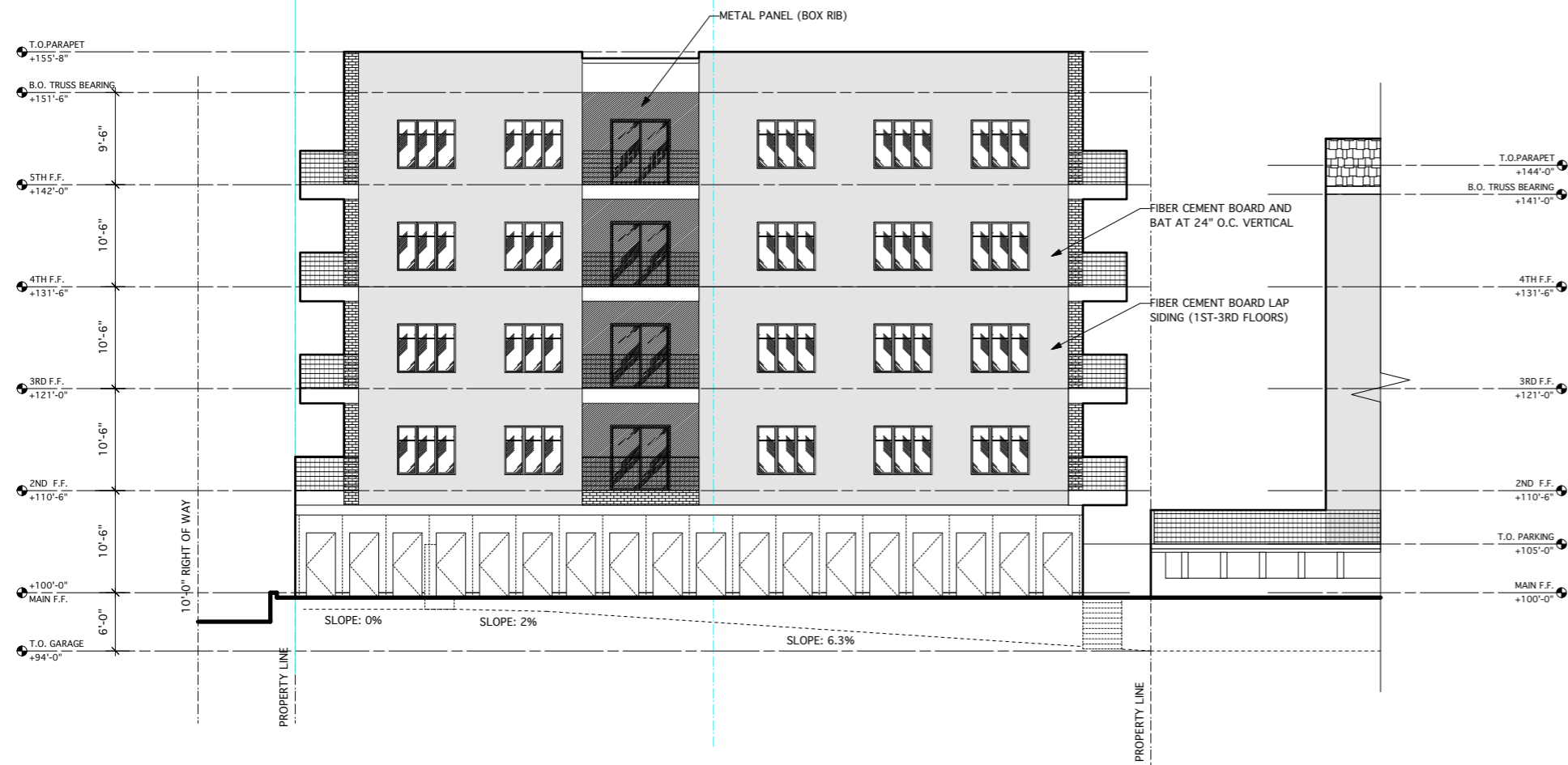
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1 NORTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



2 EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"

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BUILDING ELEVATIONS

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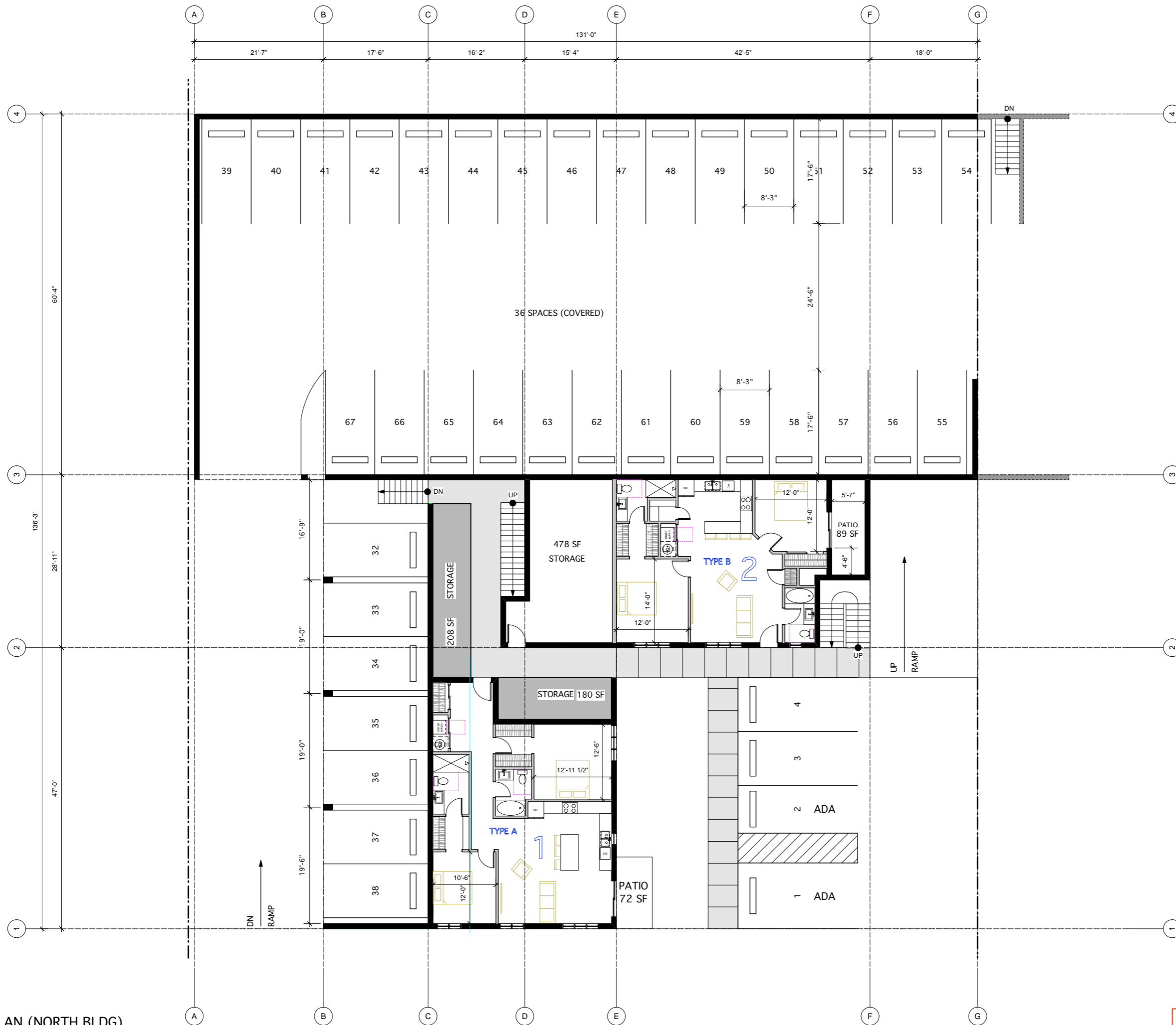
MAIN LEVEL

NLSF: 2,140 SF
 GROSS: 3,618 SF
 NET/GROSS %: 59.1%

UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN A / 1,152 SF

UNIT 2 - 2 BR / 2 BATH
 FLOOR PLAN B / 988 SF

 MAIN LEVEL FLOOR PLAN (NORTH BLDG)
 Scale: 1/8" = 1'-0"



PAGE TITLE
**MAIN LEVEL FLOOR PLAN
 (NORTH BLDG)**

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Sugar House Apartments
 2033 South and 2025 South 1200 East, Salt Lake City, Utah

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2ND LEVEL

NLSF: 4,327 SF
 GROSS: 5,159 SF
 NET/GROSS %: 83.9%


UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

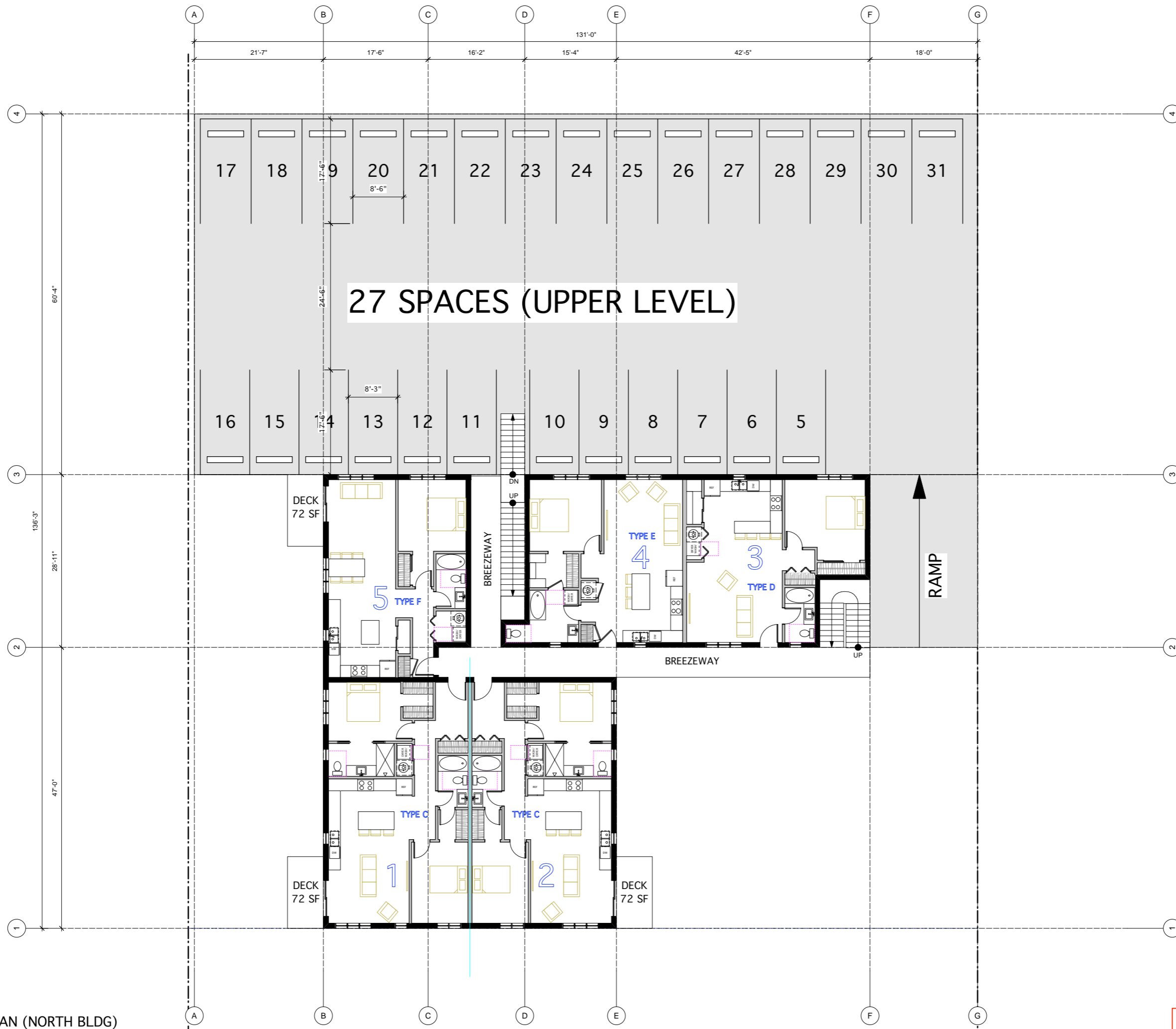
UNIT 2 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

UNIT 3 - 1 BR / 1 BATH
 FLOOR PLAN D / 766 SF

UNIT 4 - 1 BR / 1 BATH
 FLOOR PLAN E / 739 SF

UNIT 5 - 1 BR / 1 BATH
 FLOOR PLAN F / 784 SF

 2ND LEVEL FLOOR PLAN (NORTH BLDG)
 Scale: 1/8" = 1'-0"



27 SPACES (UPPER LEVEL)

RAMP

DECK
72 SF

DECK
72 SF

DECK
72 SF

PAGE TITLE
 2ND LEVEL FLOOR PLAN
 (NORTH BLDG)

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3RD LEVEL

NLSF: 4,327 SF
 GROSS: 5,159 SF
 NET/GROSS %: 83.9%


UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

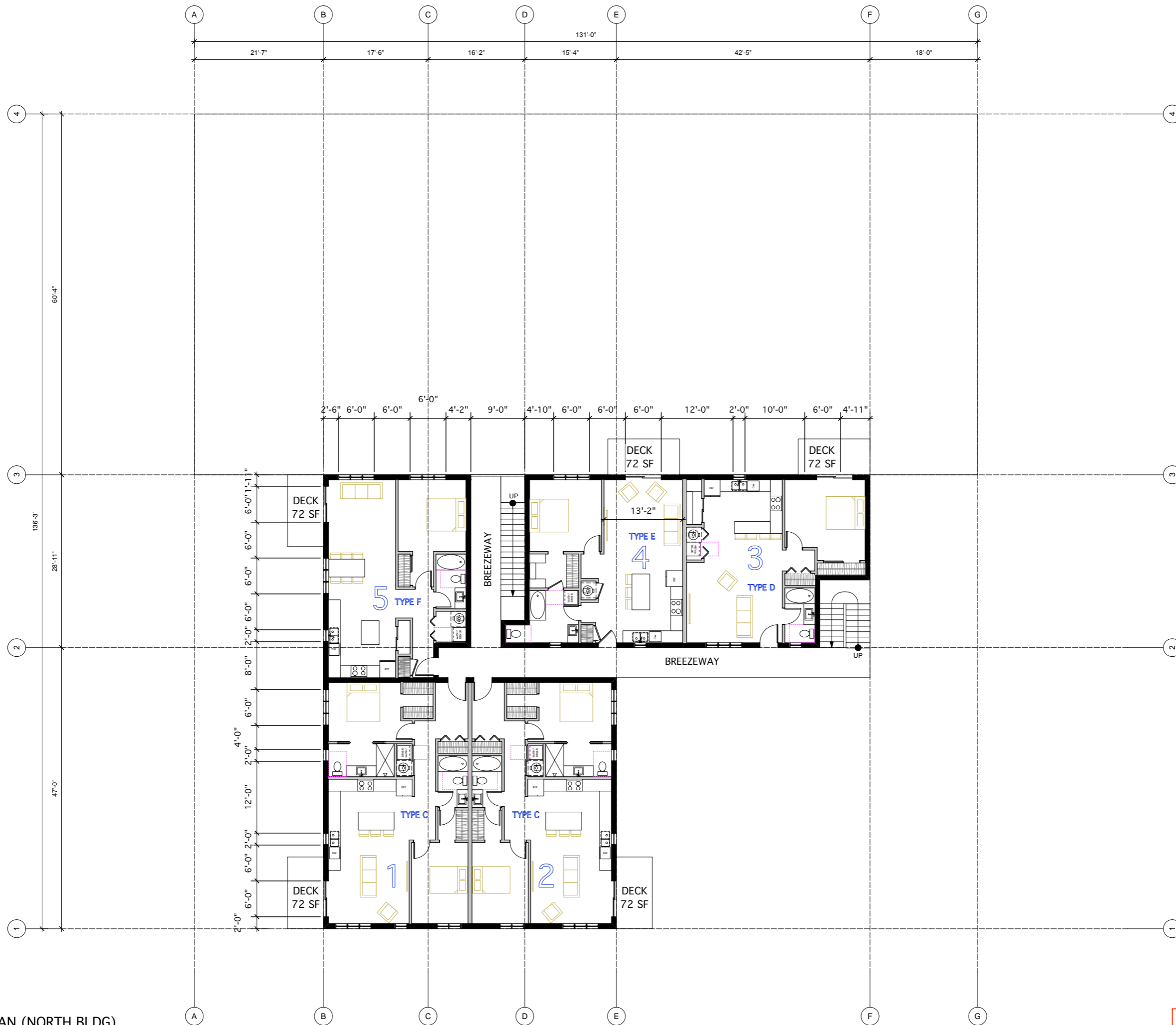
UNIT 2 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

UNIT 3 - 1 BR / 1 BATH
 FLOOR PLAN D / 766 SF

UNIT 4 - 1 BR / 1 BATH
 FLOOR PLAN E / 739 SF

UNIT 5 - 1 BR / 1 BATH
 FLOOR PLAN F / 784 SF

 3RD LEVEL FLOOR PLAN (NORTH BLDG)
 Scale: 1/8" = 1'-0"



PAGE TITLE
**3RD LEVEL FLOOR PLAN
 (NORTH BLDG)**

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AN1.3



4TH LEVEL

NLSF: 4,327 SF
 GROSS: 5,159 SF
 NET/GROSS %: 83.9%


UNIT 1 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

UNIT 2 - 2 BR / 2 BATH
 FLOOR PLAN C / 1,019 SF

UNIT 3 - 1 BR / 1 BATH
 FLOOR PLAN D / 766 SF

UNIT 4 - 1 BR / 1 BATH
 FLOOR PLAN E / 739 SF

UNIT 5 - 1 BR / 1 BATH
 FLOOR PLAN F / 784 SF

 4TH LEVEL FLOOR PLAN (NORTH BLDG)
 Scale: 1/8" = 1'-0"

PAGE TITLE
 4TH LEVEL FLOOR PLAN
 (NORTH BLDG)

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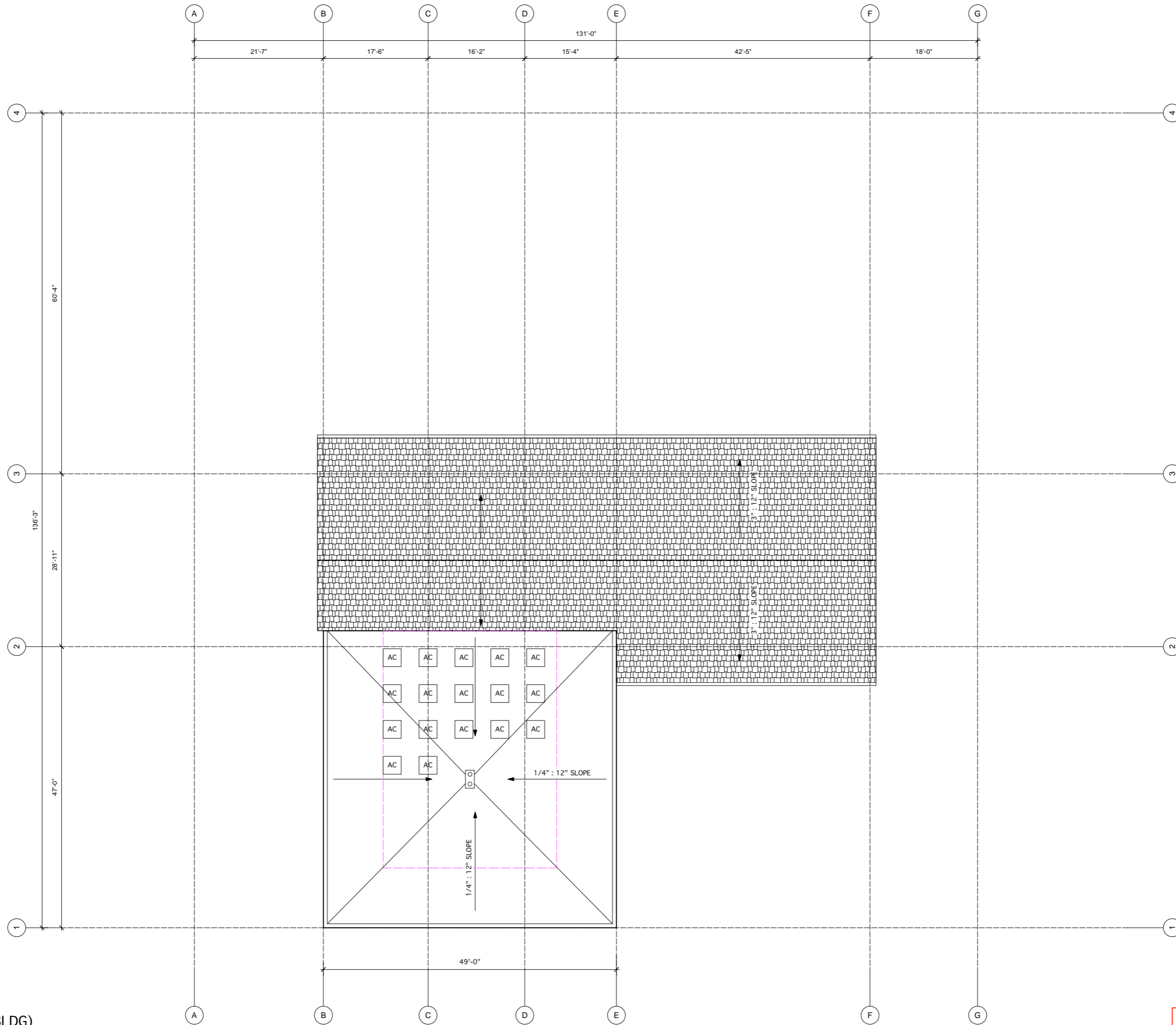
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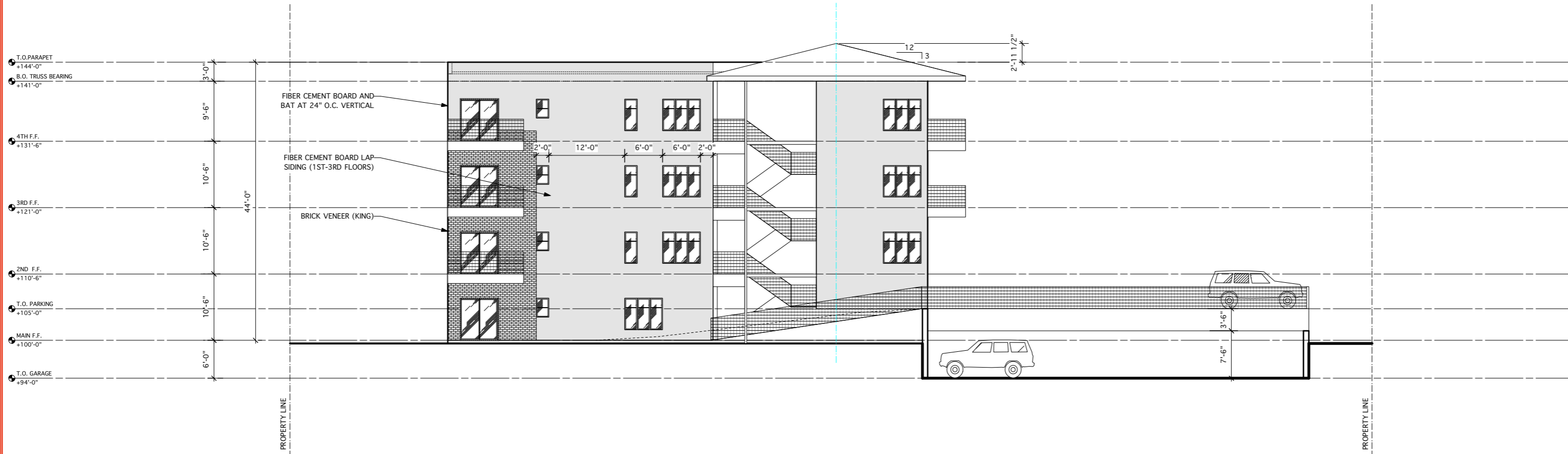
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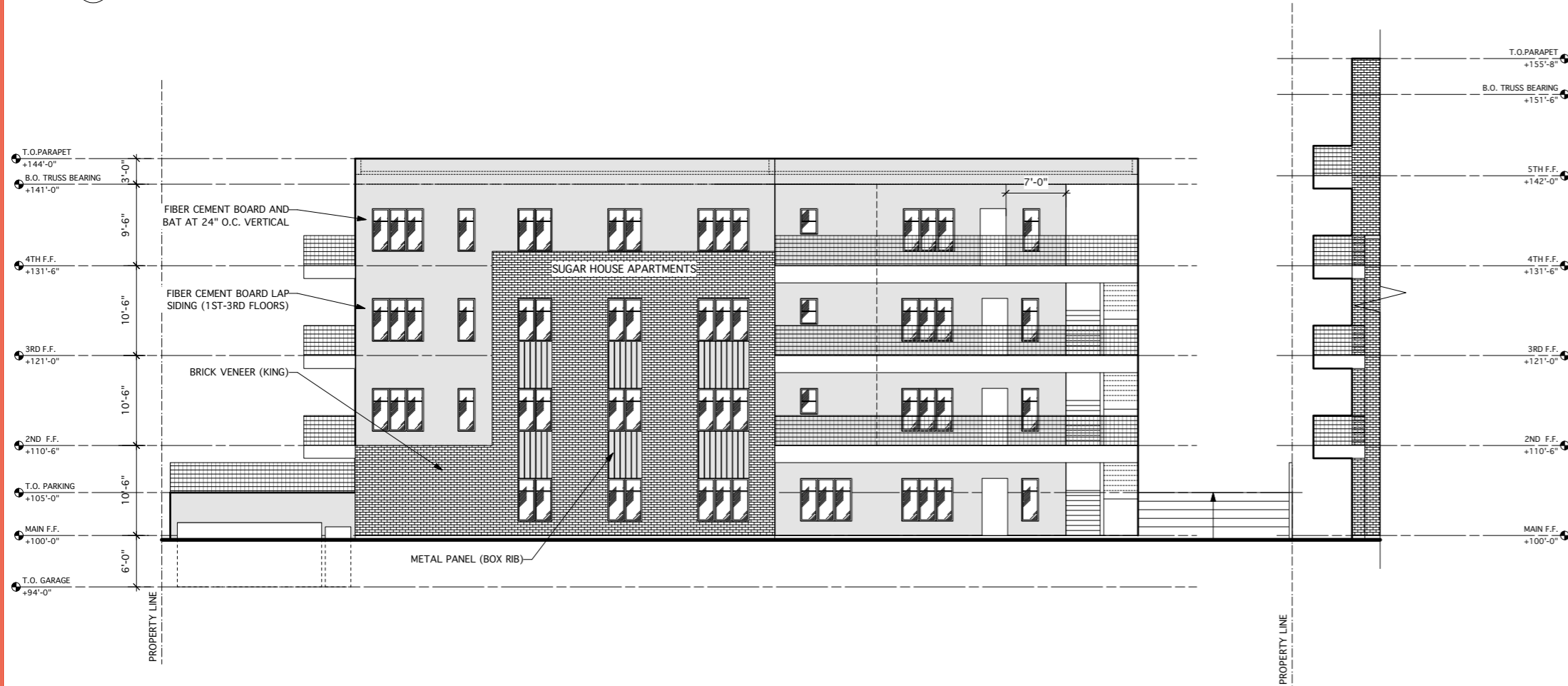
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AN1.4





1 SOUTH ELEVATION (NORTH BLDG)
 AN2.0 Scale: 1/8" = 1'-0"



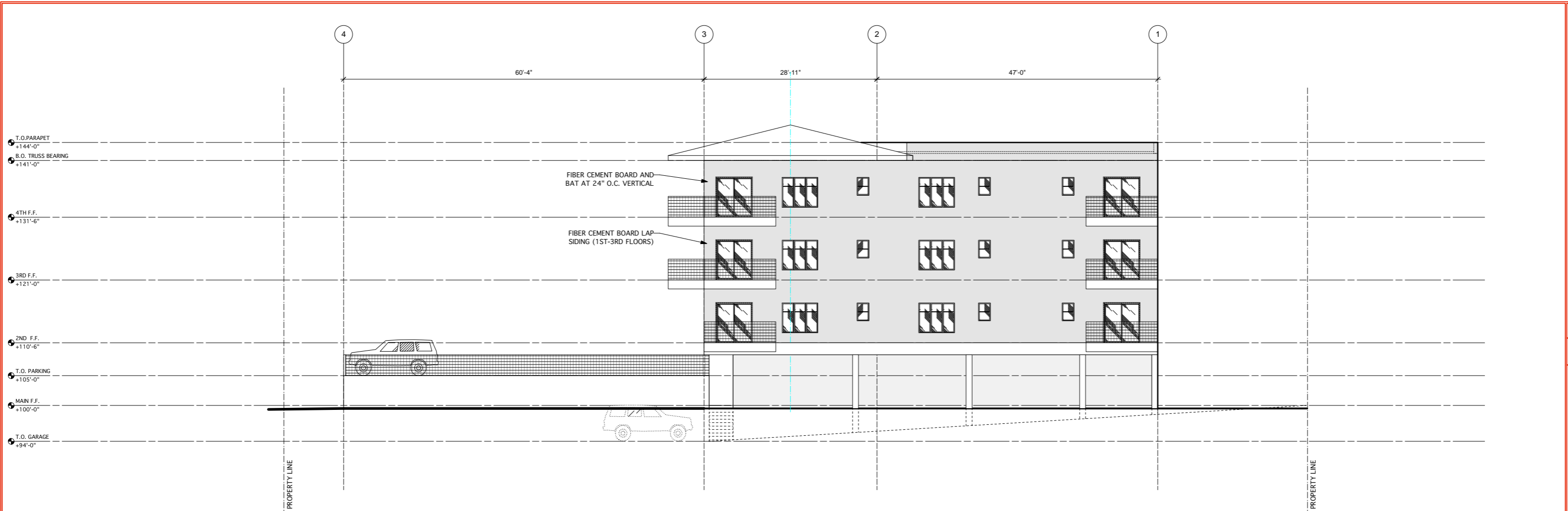
2 WEST ELEVATION (NORTH BLDG)
 AN2.0 Scale: 1/8" = 1'-0"

PAGE TITLE
 BUILDING ELEVATIONS
 (NORTH BLDG)

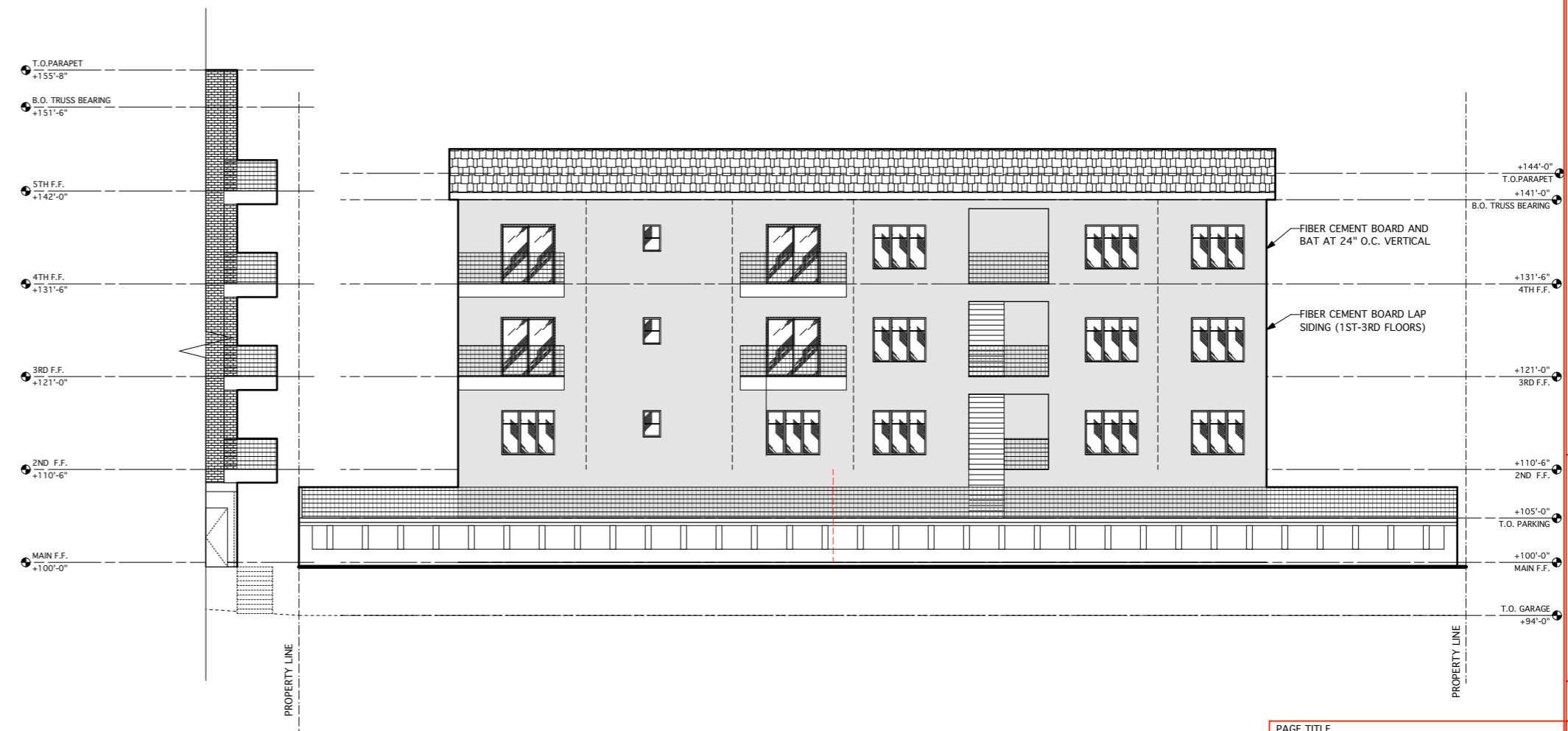
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1 NORTH ELEVATION (NORTH BLDG)
Scale: 1/8" = 1'-0"



2 EAST ELEVATION (NORTH BLDG)
Scale: 1/8" = 1'-0"

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**BUILDING ELEVATIONS
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Attachment B Photographs



Current Site from 1200 East



Current Site from South

**Attachment C
Public Comments**

Sugar House Land Use Committee-January 10, 2011
Sugar House Apartments

Planning Staff Notes

Attendees: Judi Short
Scott Kisling
2 committee members
John Gardiner
Laurie Karlik (John Gardiner Properties interior designer)
Warren Lloyd (project architect)
Aaron Day (secondary project architect)
Elizabeth Reining (Planning staff)
Member of Public

John Gardiner introduced the project.

He noted that he developed the condominium project Urbana on Eleventh in Sugar House. Sugar House Apartments will be an apartment property, exclusively for rent. Mr. Gardiner stated he bought the property six months ago. The current apartment complex has had many violations with HAZE over the years and its units are in very bad shape. Mr. Gardiner has made units habitable and closed those that could not be brought up to code. There have also been many crime issues over the years. Of the 19 units currently, 6 units are occupied. (Mr. Gardiner would have to check that figure with his property manager.) Mr. Gardiner plans to demolish the units currently on site and place his project in its place. The new apartments will improve the street (1200 East) and neighborhood. The street is currently a mishmash of development. He would provide high quality development. Sugar House has a lot of affordable rental housing but not new and modern rental housing. Irving School House apartments across the street were built 15 years ago. This project would be the next big thing. Gardiner Properties is the big developers in Sugar House. This project would be good for the community.

Judy Short asked about Urbana on Eleventh. Mr. Gardiner said that five units have been sold with 24 remaining.

Warren Lloyd then described the project site and the project.

He explained that the property has two zoning districts: CSHBD 2 and RMF-45. The building on the CSHBD 2 side would be five stories with 53 units. The building on the RMF-45 side would be four stories with 17 units. There would be a total of 70 units. The building in CSHBD 2 zoning district will have a height of 57 feet and the building in the RMF-45 zone will have a height of less than 45 feet. The project will meet City parking requirements, using a two story parking structure off the back alley. The project will have a total of 96 spaces. Two driving entrances will be off 1200 East. Only 91 spaces are required. The extra spaces are for marketing purposes. The location is a good for Westminster College students. Mr. Lloyd then showed the 3D computer model of the project. He noted the 15 foot setback of fourth and fifth floors of the building located in the CSHBD 2 zone. Mr. Lloyd also pointed out the driveway entrances off 1200 East.

Ms. Short asked where students would park if they are attending a resident's party? Mr. Gardiner replied that the Irving School House Apartments project has more than enough parking and he is not worried about parking at his project. The Sugar House Apartments will have an urban setting and be pedestrian oriented.

Ms. Short asked how visitor parking will be clustered. Mr. Gardiner said he would work with his property management firm. He went on to say that the north building (in the RMF 45 zoning district) will not have an

elevator. The walk from the top level of the parking garage to the top level of that building will be two and a half stories. That is a common practice.

Ms. Short asked if accessible units will be offered. Mr. Lloyd responded that three Type B accessible units would be included in the project. Scott Kisling asked how the alley and dumpsters would be accessed. Aaron Day responded that they would be accessed from the lower level of the parking garage.

Mr. Lloyd then described the materials that would be used on the project. Mr. Gardiner stated that it was a nice combination of high density to the south (building in the CSHBD 2 zone) and low density to the north (the building in the RMF-45 zone). The project will be an urban zone but has green space.

Mr. Kisling then noted that the Irving School House Apartments were very popular and other apartment projects are planned. He asked if there will be an oversaturation in the apartment market. Mr. Gardiner noted that the market is driven by banks. Currently banks are not financing condo projects. Also, it is good to have a mix of for rent and for sale multifamily units. The Sugar House Apartments will be open before the other apartments planned. They are also less complicated because of the size and lack of retail.

Mr. Kisling then expressed concern that the apartments would be converted to condominiums later when the market. Mr. Gardiner responded that there is a problem with converting older apartments to condominiums, but newer apartments are not constructed much differently than condominiums. The conversion would not be as severe. Mr. Lloyd added that the construction standards of the Sugar House Apartments would allow them to be converted. Mr. Gardiner went on to say that census data shows Utah growing and that growth is centered into rental housing. He also stated that two projects in the area would not bring down rental rates.

Mr. Kisling asked about the pedestrian access from the parking lot to 1200 East. Mr. Day responded that a person could either go through the buildings or walk the driveways. Mr. Kisling stated he was worried of pedestrian safety if a person had to walk a driveway. Mr. Lloyd said that they would examine the layout but do not want to reduce green space.

Mr. Kisling asked if the first floor units could be built to commercial standards to be possibly converted to retail space later. Mr. Gardiner responded that 1200 East is not retail oriented. Mr. Kisling replied that it might become so later and a bodega might be nice for the residents. Mr. Gardiner noted that the Smith's convenience store on 1100 East is within easy walking distance.

A committee member asked what the timeline for the project was. Mr. Gardiner said he planned to break ground in June, 2011.

Ms. Short asked about the choice of building materials. Mr. Lloyd noted he has a passion for history in architecture but also does not want to create a faux experience. Mr. Gardiner stated he wanted an urban look and a developer cannot spend the same amount on apartments as condominiums. A committee member noted that the community would not want "cheap looking." Mr. Gardiner stated that one bedroom units would start at \$900 a month and two bedroom units would start at \$1,050. A committee member asked if the new apartments would compete against Irving School House. Mr. Gardiner said yes.

Ms. Short asked if the terrace would include a barbecue. Another committee member asked if the terrace would be public or private. Mr. Gardiner answered that the terrace would be common space.

A committee member asked if the project would have a garden roof. Mr. Gardiner said a garden roof is too expensive. Mr. Lloyd added that it would have a "cool roof" but not vegetation. He also said that condensers would be located on the roof. Ms. Short asked if it would be a green building. Mr. Lloyd said the project was

committed to “green” but it was expensive for apartments. This project would give someone the opportunity to live without a car.

Mr. Gardiner stated that Sugar House needs more housing for 24 hour lifestyle. This project will provide that. There is room for both condominiums and apartments in Sugar House. A committee member noted he would like to see a mix of affordable units in the project. Mr. Gardiner answered that affordable units are offered in older projects. The committee member stated those were substandard. Ms. Short noted that this project may be able to get public art.

Sugar House Community Council Meeting Notes (Sugar House Apartments) February 2, 2011

Planning Staff Notes

John Gardiner introduced the project to the Community Council. Mr. Gardiner also introduced Warren Lloyd, his architect, and Laurie Karlik from his office. Mr. Gardiner explained that this was his second project in Sugar House (the first being Urbana on 11th) and he made major investments in the community. He noted that others tried to build, but he was the only one actually building new projects.

He went on to say that the Sugar House Apartments will meet all zoning requirements, follow the Sugar House Master Plan and the zoning ordinance. The project meets the goal of a 24 hour community in the Sugar House Business District. He noted that there are a lot of 1960s apartments, but no modern housing. Irving Schoolhouse was built 15 years ago.

The current apartments on the Sugar House Apartments' site have multiple citations. Since Mr. Gardiner purchased the property six months ago he has been making the current apartments habitable. Current residents are less desirable. He will demolish a blighted property for a nice new project.

The proposed project will have a substantial amount of brick, he is trying to stay away from stucco. The apartments will add to the streetscape and will be a huge boost to the tax base. The project will contribute to the transformation of Sugar House.

Warren Lloyd then spoke about the architecture of the project. He explained the project consists of two buildings in two different zoning districts and both are good anchors. Westminster College is on the north end of 1200 East. The street transforms into single family and then multifamily residences going south.

The project follows the Sugar House Commercial Business District master plan. It will have structured parking. Mr. Lloyd then showed elevations of the buildings. He explained that the project followed the letter of the ordinance and hopefully the spirit of Sugar House.

Member of the audience then asked questions.

An audience member asked about the location of parking. Mr. Lloyd explained the parking plan for the project. *Richard Skany stated that he was upgrading his apartment complex in the area and was pleased with the upgrading of the subject property. He requested a chance to look at the floor plans for the project.*

Mr. Lloyd explained that Salt Lake City wants to reduce parking throughout the City, but this project will meet parking standards.

An audience member asked the amount of rents? Mr. Gardiner stated that one bedroom units will start at \$925.

An audience member asked that would the square footage of individual units be? Mr. Gardiner stated one bedroom units will range from 725 square feet to 800 square feet. Two bedroom units will range from 975 square feet to 1,000 square feet. One bedroom units with dens will range between 850 square feet to 875 square feet.

Sugar House Community Council Trustees then asked questions and gave comments.

A trustee asked if the project would included elevators? The applicant explained that only the five story building (the south building) will have an elevator. Mr. Lloyd added that offering accessibility is key to the project.

A trustee wanted clarification on the two zoning districts? Mr. Lloyd explained that the project is in both the RMF-45 and CSHBD-2 zoning districts.

A trustee stated that he liked the density at that location, as well as the parking and streetscape plans. The public entrance off 1200 East to the south building makes a statement. Mr. Lloyd stated that they modified the scheme to open the building onto 1200 East.

A trustee stated he liked that that the entrance was moved to 1200 East, it avoids a pedestrian/automobile conflict. He then brought up a question from the Land Use Committee meeting, has thought been given to people who will want to walk directly from the parking structure to 1200 East? Mr. Lloyd said he was looking at the issue.

A trustee asked if a "SPTED" review had been conducted? Mr. Gardiner and Mr. Lloyd did not know what the trustee was referring to but would look into it. (Refers to a police department review. Police has initially signed off on the project.)

Westminster College is updating its master plan. In that master plan it has identified 1200 East as a major corridor. Has the developer considered enhancing the street lighting at his project in consideration of this? Mr. Gardiner stated that lighting is important; the lighting plan not finalized yet.

A trustee asked if the project will be LEED certified? Mr. Lloyd stated that LEED standards were examined, along with Enterprise standards. The project will work to meet those standards but the developer will not pursue certification.

Mr. Lloyd then showed the parking details. *Trustees stated that they wanted safe, lighted parking. The 1200 East and 2100 South intersection is dangerous for pedestrians.*

What is the market for this project? Mr. Gardiner replied that the market was students, young professionals and mature professionals.

Are children expected to live at the project? Mr. Gardiner did not find that likely.

A trustee asked if financing was needed for the project? Mr. Gardiner said two banks would provide financing. He stated that he thought about pursuing HUD financing but did not want to wait.

A trustee expressed a desire to see a street entrance to the north building and not have that building's entrance facing a courtyard/parking lot. Interface is needed between the building and the street. Considering the proposed rents, residents will probably expect elevators in the north building. The buildings should look nice if Mr. Gardiner wants to keep the integrity over time. The current design is not interesting.

The proposed development only follows the parts of the Master Plan that will help the developer. The Master Plan also encourages affordable housing and historic integrity. The developer has the opportunity to do something great with this project. The proposed project does not reflect historic nature, it is wasting an opportunity to do something great. The project will dump more traffic on 2100 South. Mr. Lloyd responded that there are problems with creating density. But the design intent and the aesthetic is sympathetic to Sugar House history. Mr. Gardiner added that he disagreed with the trustee's opinion and he thinks it is a good project.

The Westminster Master Plan shows 1200 East as a lively core. This project should be tied into that vision. Mr. Gardiner replied that he did not believe 1200 East could support commercial businesses.

Trustees then asked about brick, trash pickup and mixed use possibilities. Mr. Lloyd responded that the exterior would be "full brick" and not "thin brick." He stated that dumpsters would be located in the alley. He also explained that they couldn't do mixed use because it is not allowed in the north building due to zoning.

A trustee stated that anything is better than what is at the location now. The trees there are trash trees currently. The trustee asked that the lights being pointed towards the ground. Mr. Lloyd stated that street trees will be added.

A trustee stated that he wants a pedestrian mall from Hidden Hollow to Westminster College. John Gardiner stated that a better pedestrian crossing is needed at 2100 South to accomplish that.

A trustee commented that he would miss the courtyard currently at the location. He also added that input should be sought from Westminster College students and faculty. First floor apartments in the South building should be built to commercial standards so they could be converted later.

A trustee asked why commercial was not viable on 1200 East. Mr. Gardiner replied that 1100 East has commercial, 1200 East has only housing; there is nothing to bring people over to shop 1200 East.



February 22, 2011form

TO: Elizabeth Reining, Principal Planner, Salt Lake City Corporation

FROM: Judi Short, Land Use Chair, Sugar House Community Council

RE: Sugar House Apartments, 2025 and 2033 South 12th East

This project came before the Sugar House Community Council (SHCC) at its Land Use and Zoning Committee (LUZ) on January 10, 2011, and before the full SHCC meeting on February 2, 2011.

We are pleased to see that two buildings which have been in disrepair for some time will be replaced with two updated buildings. However, we mourn the loss of the very large trees, the green courtyard, and the affordable housing units. There will be no affordable housing in the new buildings. We also will lose some long-time neighbors.

Westminster College has been working on a new ten year master plan, which you will see this spring. While it is true that the SHCC has not yet seen the plan in its entirety, we are all aware of the College's plans to extend their campus into the Sugar House Business District (SHBD). There are two buildings, one of which you have already seen, Woodbury Mixed Use, which will house Westminster students. The second is Wilmington Gardens, which is an RDA project, which will potentially house Westminster faculty and students, and others, in Workforce Housing and Market Rate Units, along with some retail, and classroom and community space. They have included routes for the students/faculty to get back and forth from main campus to the SHBD. One of those routes is 12th East. The Sugar House Apartments is on 12th East, which makes this an important project in terms of the vision of the Westminster Master Plan. It can also potentially be a place for students to live while attending the college. Westminster sees 12th East as a primary path from the core campus to the extended campus. We are hoping that with the addition of the Sugar House Apartments, the Woodbury Mixed Use building, Wilmington Gardens, and the upcoming Southeast Apartments (on the Granite block) Sugar House will become a more walkable community than we achieved with just the addition of the Irving Schoolhouse Project some 15 years back. We need the 24/7 population in the SHBD to achieve the vision of the Sugar House Master Plan. In general, both at the LUZ meeting, and at the SHCC meeting, most everyone in attendance had favorable comments toward the project. Here are some suggestions for improvement:

- o **Design elements should include usable landscaped open space.** There was some sentiment that the small amount of green space on the West side of this project did not go far enough to provide a usable open space for the project. We

know they are trying to increase the density of the project, but with the guest parking right behind the grass, it doesn't seem like it will be friendly or feel welcoming. We know they have changed it from the first time we saw it, but we'd like to see the petitioner re-think that entrance again. We like the fact that they have added a West entrance to the building at 2033 South 12th East.

- o **Make the streetscape more inviting.** The SHMP says "Residential development should be pedestrian oriented... have landscaped streets with ample sidewalks and integrated gathering spaces. It should have the feeling and scale of an urban neighborhood offering many opportunities for interaction between residents." (Page 5)
- o **Add more trees.** The SHMP plans calls for retaining mature trees whenever possible. Since mature trees are being taken out for this project, we'd like to request that Mr. Gardiner work with the City Forester to determine appropriate street trees, and plant as many as can be planted along the street in front of both buildings, and perhaps a few in the 25' front yard of the buildings, as space permits. In time, this will replace the trees being removed.
- o **Make the sidewalks 6' wide.** The Master Plan calls for secondary sidewalks to be 6' wide. We would like to request that the sidewalk in front of this development be at this width. Provide adequate width along walkways: major pedestrian walkways in high traffic areas should be a minimum of 8 feet in width; secondary walkways in low traffic areas should be a minimum of 6 feet in width; and walkways adjacent to parking lots where automobile bumpers may overhang the walk should be designed to allow a minimum of 6 feet clearance for walking. (SHMP Page 22)
- o **Consider adding first floor retail.** Because the parcel at 2033 South 12th East is in the CSHBD-2 zone, we asked Mr. Gardiner if he had considered adding some first floor retail in that building. He was pretty clear that he thought retail would not work at that location. The Westminster Master Plan anticipates an exciting new mix of housing, retail, commercial, and business between the College and the SHBD along 12th East. Projects that provide amenities for the neighborhood, the College, and the SHBD, will prove successful over time. With the anticipated increase in foot and bicycle traffic, we would like Mr. Gardiner to consider converting an apartment or two for that purpose in a few years, as he sees the demand increase.
 - o "If built to the street, the lower levels should be occupied by retail and commercial uses. If build with a setback, open space and landscaping, residential uses may occupy the first floor." (SHMP Page 5)
 - o "Medium-High Density residential use has the opportunity to develop throughout the Business District, and is encouraged through a mixed-use development pattern with "active" uses on the ground or street level. Live/work units are particularly suitable (SHMP Page 5)
 - o Support locally-owned businesses to operate within the Sugar House Business District (SHMP Page 6)
- o **Miscellaneous comments include:** One person wanted an elevator in both buildings. Questions about the parking structure (my notes don't reflect what those concerns are) Another wanted Section 8 housing vouchers to be accepted by Mr. Gardiner. A number of people commented to me that they would like to see more attention paid to green building. We know that Mr. Lloyd has special

expertise in this and are hopeful that he will use those techniques in this construction.

This project serves a number of purposes. It helps provide a bigger residential character in the SHBD. This will help provide more customers for the restaurants and retail establishments, which is always a welcome thing. It will be near the Sugar House Trolley, which hopefully will reduce transit trips by automobile. It is close to Westminster College, which should also reduce transit trips by automobile, because the students can live and work and recreate without needing to use an automobile. It is close to Sugar House and Fairmont Park, and several gyms, which will allow the residents the ability to get some exercise, without having to drive to the location.

Traffic is always a concern in Sugar House. Most streets are at capacity, and pedestrians are at risk when they try to cross the street, especially in crosswalks that are not at a signal. The crosswalk at the intersection of 12th East and 21st South has had many auto/pedestrian accidents, and one dog has been killed. As foot traffic increases along 12th East, the Woodbury Mixed Use and Wilmington Gardens projects are completed, and the new Chick Fil A is built at the site of the current Lone Star restaurant at 1206 East 2100 South (approved by the SLC Planning Commission 7/14/2010), the use of that crosswalk will increase dramatically. We have tried to get a Hawk Light installed at that location, but cannot seem to get the attention of the Transportation Department. **We would appreciate it very much if you would put a Hawk Light in your list of recommendations when you approve this project.**

Several members of the SHCC and some of the neighbors surrounding the project, have expressed concern that the project does not go far enough to be reminiscent of historic Sugar House architecture. They feel that a more historic feel will attract tenants. We are pleased with the full brick being used, but wish there was more brick and less stucco. The SHMP on Page 17 says "retaining this identify depends on the preservation of the community's historic properties, both commercial and residential, and on ensuring that new design respects the community's historic development and architectural patterns.

We look forward to your approval of this project, and know that you will take these comments into consideration as you deliberate.

From: [Debra Vaughn](#)
To: [Reining, Elizabeth](#)
Subject: PLNPCM2010-00823 Sugar House apartments
Date: Monday, February 28, 2011 12:01:39 PM

Hi Elizabeth,

We spoke on the phone earlier - we are the Utah Dairy Commission and our office is just south of the 5-story apartments that are to be built.....1213 E. 2100 So. We would like to be at the meeting scheduled for Wed. March 9th, but our scheduling prevents us from being there. However, we would appreciate any information that might come out of this meeting that might impact us other than what we have already been apprised.

Thank you, Elizabeth.

Debra Vaughn



Debra Vaughn
Dairy Council of Utah/Nevada
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Salt Lake City, Utah 84106
(801) 487-9976
(801) 487-6975
utdairy@msn.com

From: [Amy Barry](#)
To: [Reining, Elizabeth](#)
Subject: Comments for the Sugar House Apartments
Date: Thursday, February 17, 2011 4:04:35 PM

February 17, 2011

Elizabeth Reining
Salt Lake City Planning
451 S State St Rm 406
Salt Lake City, UT

RE: Sugar House Apartments

Dear Elizabeth:

Please accept my comments to be included in the report given to the Planning Commission regarding the development known as Sugar House Apartments. I am a Vice-chair for the Sugar House Community Council, a trustee representing the Westminster neighborhood, and most important I live approximately 700 feet from the proposed development site. To that end I have heard from many neighbors about the proposed apartment buildings and we share similar concerns.

Many of my neighbors share in a disappointment over the lack of historical character reflected in the design of the Sugar House Apartments and serious concern over the traffic impact and the lack of Salt Lake City Transportation response to pedestrian safety issues. During the 1950-1960s my neighborhood saw the demolition of many single family homes to make way for apartment buildings that lacked any design or scale cohesion to the history of Sugar House. As such we welcome the updating of some of these structures, but lament the lack of attention paid to the architectural history that does still remain along 1200 East. Most notably the LDS church located at 1950 S 1200 E and the old façade of Irving Schoolhouse along 2100 S. These structures demonstrate the rich architectural design once evident in this neighborhood that complimented the classic bungalow style single family homes that still remain.

This disappointment is a direct reflection of the principles and guidelines stated in the Sugar House master plan in regards to honoring the historic character of this community. The Sugar House master plan states that “retaining this identity depends on the preservation of the community’s historic properties, both commercial and residential, and on ensuring that new design respects the community’s historic development and architectural patterns. A successful historic preservation program for Sugar House will stabilize residential neighborhoods and continue the revitalization of the Business District.” (pg 17). There is a strong desire to see some architectural features reminiscent of the aforementioned buildings to be incorporated into the design to truly reflect the history found along 1200 East and remedy the lack of design planning that occurred in the past.

The design presented at the community council meeting had a modern, contemporary feel that seemed to fail in incorporating some of the nearby historical features found along 1200 East. I believe this development is a great opportunity for my neighborhood as well as the developer to create something that will better capture our architectural history and attract tenants. This

sentiment was recently expressed in the February 2011 issue of the Salt Lake City Planning Division newsletter Urbanus:

The attraction of unique architectural richness, variety, maturity and character is gradually neutralized and homogenized into just another typical residential suburb, with little or no identity to attract a potential resident. The delicate and complementary balance created by the varied harmony in design scale and character in a traditional neighborhood can be adversely affected by the negative effects of one or more over-large and insensitively designed buildings. There is consequently a notable and communal incentive to invest in the unique character and identity of a more historic neighborhood, as long as that investment is designed to complement and enhance that character. In economic terms that investment incentive will be returned with an enhanced interest premium deriving from the character and attraction of the neighborhood, as well as the individual buildings.

The second frustration has to do with the lack of coordinated attention being given to the developments in Sugar House. Most recently I came before the Planning Commission to highlight the issue of pedestrian safety at the crosswalk at 1200 E 2100 S in relation to the petition by Chick-Fil-A to build a new fast food restaurant with a drive-thru. In the span of approximately one year this already dangerous crosswalk will now see the added traffic from a fast food drive-thru and 70 unit apartment buildings at a section of 2100 S that already fails to meet load at various times of the day. The issue of crosswalk safety is specifically highlighted in the Sugar House master plan and has been mostly ignored by the Planning Commission and Salt Lake City Transportation.

In the coming months Westminster College will be unveiling their master plan that calls for 1200 East to be a major transportation corridor for their students as they extend their campus and student housing to encourage student interaction with the Sugar House business district. If we don't start paying attention to the failure of our transportation infrastructure of the business district and its effects on the surrounding neighborhoods we will create a "walkable" community where it is dangerous to be a pedestrian.

I thank you for your attention to these issues as they are very real concerns for my neighbors and me. The issue of honoring our historic architecture and character is an important theme that runs throughout the master plan. Unfortunately we have already seen the loss of a Sugar House landmark in the Redman building and the more we allow opportunities to incorporate this vision to pass by the more we lose the ability to implement this portion of the master plan.

Sincerely,

Amy Barry
SHCC Vice Chair
1178 Ramona Ave
SLC UT 84105



Please consider the environment before printing this e-mail.

From: [Amy Barry](#)
To: [Reining, Elizabeth](#)
Subject: Sugar House Apartments
Date: Tuesday, January 11, 2011 2:58:40 PM

January 11, 2011

Elizabeth Reining
Salt Lake City Planning

Dear Elizabeth:

RE: Sugar House Apts

I apologize that comments I submitted to the Sugar House Community Council Land Use & Zoning Chair were not given in the meeting last night with John Gardiner, et al in reference to the proposed Sugar House Apartments on 1200 E.

Since I was unable to attend last night's meeting I apologize if some of my comments are redundant or out of date. I have read the application and seen the preliminary site plan and have quite a bit of feedback as a nearby resident. I live at 1178 Ramona Ave, which is just north of the parcels in question. I have lived at this residence for 13 years and know these properties well over the years as I have walked my neighborhood.

I am a strong advocate for the principals set out in the Sugar House Business District Master Plan, but often feel developers highlight those values that serve their project and neglect or ignore the other components that may compete with their vision. The master plan calls for a commitment to affordable housing and in this development we are losing some of the few low-income units available in my community. These tenants have been an asset to my neighborhood. Additionally, the master plan calls for promoting developments that capture the character of Sugar House.

Based on the application I cannot see the architectural flair that Sugar House is known for reflected in the design. While I think the look is attractive I do not believe it to fit our neighborhood or the vision set forth in the master plan. The combination of brick and stucco is more appropriate for suburban strip malls and the use of metal is more at home in the downtown industrial look. I recognize that we have 2 buildings that encompass this look in Urbana (also owned and built by John Gardiner) and the old Artichokes & Co building. I would very much advocate for a change in material to better reflect the feel and character of my neighborhood. One need not look far to see the bland result of stucco in the Irving Schoolhouse Apts and the Redman Building remodel. We, as a community lose more and more as we fail to advocate for those principles that brought us to Sugar House. The LDS church located on 1950 S 1200 E is a beautiful reflection of what would not only fit in my neighborhood but be seen as an asset and draw.

Finally, I have serious reservations about the traffic impact this project will have on my neighborhood and specifically 1200 E. I am the sponsor of the crosswalk on 1200 E and 2100 S and struggle to keep it stocked with orange flags to highlight pedestrian presence. This crosswalk is becoming increasingly dangerous and I have had more than one close call. As a frequent user of this crosswalk I am alarmed at the rate by which development after development is approved without reference to the human/public cost. The planning commission recently approved a new fast food restaurant along 2100 S and 1200 E with a drive thru that will seriously impact the traffic congestion on a section of 2100 S that, at certain times of the day already fails to meet load. The addition of 90 apartment units is going to continue to aggravate this unsafe condition. I have lobbied the city for over a year to install a flashing traffic crosswalk light to no avail. With the exit traffic from Jiffy Lube and the backup of cars to turn left at this intersection makes it very difficult to maneuver at various times of the day. Even though the alley behind these parcels is connected to Douglas St through the Carl's Jr. parking lot that street is more difficult to turn east due to the closer proximity to 1300 E.

Lack of parking is also an issue at this portion of 1200 E as Irving Schoolhouse Apts do not have enough parking for their tenants and neither do the adjacent apartment complexes. Many of the tenants must or choose to park on the street during the night and it is well known that Irving management does not monitor the street level parking. Car thefts and car vandalism is a fairly regular occurrence along this stretch due to the number of cars on the street during the evening.

In summation, my neighbors and I are not against this development but would like to be part of helping make it a better project for our neighborhood. A change in materials would be a major boost in building something that reflects the architectural style of what we find appealing in Sugar House and was one of the reasons we chose to live in Sugar House in the first place. Additionally, I am personally very concerned about the lack of attention the City and the planning commission are paying to the public cost of these developments along this section of 2100 S. The continued approval of project after project without regard to the impact on the people that live here or walk here is creating dangerous situations for pedestrians.

I look forward to the next presentation for this project at the February 2nd Sugar House Community Council meeting.

Sincerely,

Amy Barry
1178 Ramona Ave
SLC, UT 84105
SHCC Vice Chair

Attachment D
Department Comments

Planning-Elizabeth Reining 801-535-6313 elizabeth.reining@slcgov.com

- The north parking entrance directly abuts the parking entrance to a neighboring apartment complex. What shared access has been discussed with that complex?
- Landscaping, lighting and signage plans need to be submitted for review.
- The Sugar House reconnaissance level historical survey of 2004 classified the current apartments at 2025 1200 East as having historical significance type "B." Have you looked at incorporating the existing structures into your project or bringing over some of their design elements to the new buildings?
- What is the timeframe to combine the parcels? If the parcels are not combined, the landscape buffer on the north side of the south building needs to extend the length of the property.
- It looks like the south building is stepped back 15 feet above the 30 foot limit, please correct.
- The Planning Director may reduce the first floor glass requirement from 40% to 25% but his approval is not automatic. Your request must be formally included in your current application or sent in a request letter to the Planning Director.
- Rooftop mechanical equipment must be screened.
- Please provide more details on the exterior building materials.
- What is the correct lot area of the north parcel? Conflicting figures are presented in different sections of the application.
- The project area reviewed for this application exceeds 60,000 square feet. The requirements in 21A.59.060.M need to be followed.
- How was the required handicap spaces calculated?
- The building plans submitted for the north building need to be as detailed as the plans submitted for the south building.

Public Utilities-Justin Stoker 801-483-6786 justin.stoker@slcgov.com

- We have reviewed the application and found aspects of the application to be lacking. We have been working with the applicant regarding an existing 8-inch water line that runs along the south side of the proposed Lot 6 and the proposed Amended Lot 3. This water line is a private service that serves to provide necessary fire protection to the Homestead Village development to the west. This water line cannot be killed nor the easement abandoned until a suitable replacement is provided. If the water line is relocated, then a new 15-foot private water easement must be provided over the new line (if not in public right-of-way), granted to the Homestead Village property for access and maintenance of the new

line. This issue has not been resolved to date. This easement will need to be written by separate document and recorded with Salt Lake County Recorder's Office. The plat then must show the boundaries of the new easement and label the new easement with the book and page reference of the recorded document. It is strongly recommended that a modified final plat be reviewed by SLCPU when the water line issue has been resolved, before the mylar plat is circulated for signatures.

Zoning-Alan Hardman 801-535-7742 alan.hardman@slcgov.com

- I have reviewed the Conditional Building and Site Design Review application PLNPCM2010-00823 for the Sugar House Apartments and find the following. The applicant has given a very detailed analysis of the project for compliance with the RMF-45 and CSHBD-2 zones. However, the applicant has not provided the same detailed analysis for the standards set forth in 21A.59, which is really the focus of this application. They simply make a statement that "The portion of the project sitting in the CSHBD-2 zone complies with the standards for Design Review". They go on to say that the project is exempt from compliance with 21A.59.060M2. This is very inadequate and without any detailed analysis, it is difficult to determine compliance. In fact, it appears the project doesn't even comply with the first standard in 21A.59.060A1 – Primary building orientation and principal entrance. The applicant must provide a detailed analysis of how the proposed project complies with the standards in 21A.59 before any meaningful review and evaluation can occur.

Engineering-Randy Drummond 801-535-6204 randy.drummond@slcgov.com

- This is a project to demolish five existing residential buildings and construct a new apartment complex and parking structure. All of the required right-of-way exists, as do the required street improvements. On 1200 East, three sections of sidewalk have a raised joint, creating a trip hazard, and the hazards must be eliminated by either replacing the sidewalk panel or grinding the joint down to meet ADA slope requirements. Also, the existing drive approach is proposed to be demolished and must be replaced with curb and gutter as per APWA Std. Plan 205A and sidewalk as per APWA Std. Plan 231. There are two proposed drive approaches on the site plan, and they must be constructed as per APWA Std. Plan 225. There are also 27 panels of sidewalk along this frontage that are severely cracked and meet the criteria of APWA Std. Plan 291A for replacement. These panels of sidewalk must be replaced as per APWA Std. Plan 231. Finally, the alley to the rear is in disrepair, and we recommend that the ally be re-constructed or re-surfaced with a minimum of 6" of UBC, and 2" of asphalt pavement. All of this work must be done by a by a licensed, insured and bonded contractor who must first obtain a Public Way Permit from our office.

Transportation-Barry Walsh 801-535-7102 barry.walsh@slcgov.com

- The proposal is to develop two structures with a total of 70 apartment units with one and two bedrooms requiring 91 parking stalls. The site plans submitted indicate 8 on street parking stalls, that need to be reviewed for traffic issues prior to approval from our division as a reduction in the parking credit designation. 1200 East is a 40' roadway on 60' ROW classed as a residential local with existing on street parking. It is estimated that there will be at least one of the proposed on street parking stalls removed due to fire hydrant location. The site plan shows only 88 on-site parking stall and therefore a credit reduction of three is required. The site plan and parking calculations also show the 4 ADA stalls but need to designate the van stall location. The bike stalls (5% = 5) are noted but detail reference per city standards is needed. Final approval of the proposed parking structures and layout is subject to review of detailed civil drawings showing all issue to include column location, size, and spacing to verify required buffers. Height clearances, 7'-0"+ for passenger vehicles and 8'-2" ADA van access, as well as ramp grades and transitions (6% grade change over 10' run) etc. The proposed driveway to the north does not show the existing drive for the abutting property which we expressed concern about in the past as a shared approach over 40'+ in width. The proposal indicates that the two parcels are to remain and therefore vehicular and pedestrian circulation and cross access easement are required between the two lots to include maintenance agreements and drainage. Clarification is required of the alley access and circulation as it impacts the vacated alley and access to Douglas Street thru the 2070 South property.
- Please address any landscape buffers etc. abutting the SR-1 zone and the proposed four parallel parking stalls along the alley.

Comments were revised on January 20, 2011.

Only the square footage within the CSHBD2 is considered as part of the conditional site and building design review. Because of this, the requirements listed under "M" do not apply to your development.

CSHBD2 requires a 7 foot landscape buffer between that district and any residential district, including RMF 45. That technically requires you to extend the 7 foot buffer through the parking structure at the rear of the property. Since that is unfeasible, you may plant street trees along 1200 East in front of the CSHBD2 building (as shown in your artist renderings) in lieu of extending the buffer.

RDA Comments were forwarded on January 21, 2011.

1. The design is urban in nature and meets the RDA goal of creating a walkable neighborhood. The density aspect of the development is also favorable to supporting this goal.
2. The brick exterior finish fits well with the historic building characteristics of Sugar House.

3. The patio space facing 1200 East will add activity to the street.
4. The proposed underground and structured parking meets the RDA goal of having more underground and structured parking in the area.
5. A concern is the surface parking that can be viewed from the street. I would like to see some landscaping or other features that minimize the visual impact from the street.

It's unfortunate that the portion of the smaller building was placed in the back of the lot with the ADA parking placed in the front. This does not correlate with the overall urban design model for the rest of the development.

6. The alley at the back of the property was not utilized for any ingress/egress purposes for cars. The only thing facing the alley will be a structured parking garage. Having a hidden alley that is unused invites a lot of criminal activity.

SUGAR HOUSE APARTMENTS

RESPONSE TO SLC DEPARTMENT COMMENTS

JAN 19TH, 2010

Planning-Elizabeth Reining 801-535-6313 elizabeth.reining@slcgov.com

- The north parking entrance directly abuts the parking entrance to a neighboring apartment complex. What shared access has been discussed with that complex? (We are planning on extending the curb cut to the south to accommodate our parking)
- Landscaping, lighting and signage plans need to be submitted for review. (See site plan for prelim landscape, lighting, and signage. Sign will be on the building entry canopy)
- The Sugar House reconnaissance level historical survey of 2004 classified the current apartments at 2025 1200 East as having historical significance type "B." Have you looked at incorporating the existing structures into your project or bringing over some of their design elements to the new buildings? (We understand that the type B refers to a contributing structure in a historic district. This property is not located in a National or a Local historic district. The detailing is very sparse and not well maintained.)
- What is the timeframe to combine the parcels? If the parcels are not combined, the landscape buffer on the north side of the south building needs to extend the length of the property. (Prior to plan submittal the parcels will be combined)
- It looks like the south building is stepped back 15 feet above the 30 foot limit, please correct. (The west elevation has 3 stories on the street, then a step back. The floor to floor height is 10'-6". The patio on the 4th floor elevation is 32' from grade)
- The Planning Director may reduce the first floor glass requirement from 40% to 25% but his approval is not automatic. Your request must be formally included in your current application or sent in a request letter to the Planning Director. (Request will be included in application. Current glass on west façade is at 30%)
- Rooftop mechanical equipment must be screened. (Rooftop equipment is shown on roof plans, the units are pulled back from building edge, roof has a 32" high parapet)
- Please provide more details on the exterior building materials. (materials have been noted on elevations)
- What is the correct lot area of the north parcel? Conflicting figures are presented in different sections of the application. (22,652.5 SF is the correct area calc.)
- The project area reviewed for this application exceeds 60,000 square feet. The requirements in 21A.59.060.M need to be followed. (We just finished IRT and I have some good news for you. Only the square footage within the CSHBD2 is considered as

part of the conditional site and building design review. Because of this, the requirements listed under “M” do not apply to your development.

CSHBD2 requires a 7 foot landscape buffer between that district and any residential district, including RMF 45. That technically requires you to extend the 7 foot buffer through the parking structure at the rear of the property. Since that is unfeasible, you may plant street trees along 1200 East in front of the CSHBD2 building (as shown in your artist renderings) in lieu of extending the buffer.) (Site plan indicates street trees to be added)

- How was the required handicap spaces calculated? (4 stalls per 0-99 are indicated on plans SLC code 21A.44.020.D)
- The building plans submitted for the north building need to be as detailed as the plans submitted for the south building. (Plans have been detailed see sheets AN1.1-1.4)

Public Utilities-Justin Stoker 801-483-6786 justin.stoker@slcgov.com

· In concept, the project appears to meet the goals and objectives of the city. A detailed review will occur with regards to the site plans when final site improvement plans have been completed. A Civil Engineered demo and improvement plans, landscape drawings, and interior plumbing drawings will be required for review and permitting prior to construction of the project.

To aid in design, there are two 1-inch culinary water meters that serve each of the addressed parcels. The services may be reused if the lots remain separate. If combined, one of the meters must be killed or converted to an irrigation meter. A plumbing engineer should verify a 1-inch meter is sufficient for the project. It also appears that no fire connection was made for the existing apartments, this project would need to propose an appropriate fire suppression line and its connection to the water main. Any additional fire hydrants may require the need for a detector check and/or backflow prevention. A consulting civil engineer would assist in this determination.. (We will address comments at appropriate times, we are planning to resolve all of these comments)

Zoning-Alan Hardman 801-535-7742 alan.hardman@slcgov.com

- I have reviewed the Conditional Building and Site Design Review application PLNPCM2010-00823 for the Sugar House Apartments and find the following. The applicant has given a very detailed analysis of the project for compliance with the RMF-45 and CSHBD-2 zones. However, the applicant has not provided the same detailed analysis for the standards set forth in 21A.59, which is really the focus of this application. They simply make a statement that “The portion of the project sitting in the CSHBD-2 zone complies with the standards for Design Review”. They go on to say that the project is exempt from compliance with 21A.59.060M2. This is very inadequate and without any detailed analysis, it is difficult to determine compliance. In fact, it appears the project doesn’t even comply with the first standard in 21A.59.060A1 – Primary building orientation and principal entrance. The applicant must provide a detailed analysis of how the proposed project complies with the standards in 21A.59 before any

meaningful review and evaluation can occur. (Comments are added to each section of the code, see below)

21A.59.060: STANDARDS FOR DESIGN REVIEW:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot. (South building conforms see SD1.1)
 - 1. Primary building orientation shall be toward the street rather than the parking area. The principal entrance shall be designed to be readily apparent. (South building conforms see SD1.1, A1.1, and A2.0)
 - 2. At least sixty percent (60%) of the street frontage of a lot shall have any new building located within ten feet (10') of the front setback. Parking is permitted in this area. (South building conforms see SD1.1)
 - 3. Any buildings open to the public and located within thirty feet (30') of a public street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the building's architectural design, and shall be open to the public during all business hours. (South building conforms see SD1.1, A1.1, and A2.0)
 - 4. Each building shall incorporate lighting and changes in mass, surface, or finish to give emphasis to its entrances. (South building conforms see Renderings, A1.1, and A2.0)
- B. Primary access shall be oriented to the pedestrian and mass transit. (South building conforms see SD1.1, A1.1, and A2.0)
 - 1. Each building shall include an arcade, roof, alcove, portico, awnings, or similar architectural features that protect pedestrians from the rain and sun. (South building conforms see Renderings, A1.1, and A2.0)
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. (South building conforms see Renderings, A1.1, and A2.0)
 - 1. At least forty percent (40%) of any first floor wall area that faces and is within thirty feet (30') of a primary street, plaza, or other public open space shall contain display areas, windows, or doorways. Windows shall allow views into a working area or lobby, a pedestrian entrance, or display area. First floor walls facing a side street shall contain at least twenty five percent (25%) of the wall space in window, display area, or doors. Monolithic walls located within thirty feet (30') of a public street are prohibited. (West

elevation has 30% glazing. See Renderings and A2.0)

2. Recessed or projecting balconies, verandas, or other usable space above the ground level on existing and new buildings is encouraged on a street facing elevation. Balconies may project over a public right of way, subject to an encroachment agreement issued by the city. (South building conforms see Renderings, A1.1, and A2.0)

D. Architectural detailing shall emphasize the pedestrian level of the building. (South building conforms see Renderings, A1.1, and A2.0)

E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. (South building conforms see Renderings, SD1.1, and A1.1)

1. Parking areas shall be located behind or at one side of a building. Parking may not be located between a building and a public street. (South building conforms see Renderings, SD1.1, and A1.1)
2. Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each six (6) parking spaces. Parking shall be adequately screened and buffered from adjacent uses. (South building conforms. The parking is under building, see Renderings, SD1.1, and A1.1)
3. Parking lots with fifteen (15) spaces or more shall be divided by landscaped areas including a walkway at least ten feet (10') in width or by buildings. (South building conforms. The parking is under building, see Renderings, SD1.1, and A1.1)

F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods. (South building conforms. The parking is under building, see Renderings, SD1.1, and A1.1)

G. Parking and on site circulation shall be provided. (South building conforms when combined with North building. See Renderings, SD1.1, and A1.1)

1. Connections shall be made when feasible to any streets adjacent to the subject property and to any pedestrian facilities that connect with the property (South building conforms see Renderings, SD1.1, and A1.1)
2. A pedestrian access diagram that shows pedestrian paths on the site that connect with a public sidewalk shall be submitted. (South building conforms see Renderings, SD1.1, and A1.1)

H. Dumpsters and loading docks shall be appropriately screened or located within the structure. (South building conforms see Renderings, SD1.1, SD1.3, and A1.1)

1. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor permitted between the building and the street. (South

building conforms see Renderings, SD1.1, SD1.3, and A1.1)

2. Appropriate sound attenuation shall occur on mechanical units at the exterior of buildings to mitigate noise that may adversely impact adjacent residential uses. (South building conforms see A1.6, all equipment will be on roof)

I. Signage shall emphasize the pedestrian/mass transit orientation. (South building conforms see A2.0,)

J. Lighting shall meet the lighting levels and design requirements set forth in [chapter 4](#) of the Salt Lake City lighting master plan dated May 2006. (South building conforms see SD1.1,)

K. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list shall be placed for each thirty feet (30') of property frontage on a street. (South building conforms see Renderings, SD1.1,)

2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. (South building will conform see Renderings, SD1.1,)

3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.

4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street. (South building conforms see Renderings, SD1.1,)

5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate. (South building conforms see Renderings, SD1.1,)

L. Street trees shall be provided as follows:

1. Any development fronting on a public or private street shall include street trees planted consistent with the city's urban forestry guidelines and with the approval of the city's urban forester. (South building conforms see Renderings, SD1.1,)

2. 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. (South building conforms see Renderings, SD1.1,)

M. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet: (Response from Elizabeth Reining. "We just finished IRT and I have some good news for you. Only the square footage within the CSHBD2 is considered as part of the

conditional site and building design review. Because of this, the requirements listed under "M" do not apply to your development")

1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) 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 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; and/or
 - (5) Outdoor eating areas or food vendors.
- N. 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 adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 61-08 § 2 (Exh. B), 2008; Ord. 89-05 § 8, 2005; Ord. 3-05 § 11, 2005) (South building conforms see Renderings, SD1.1.)

- This is a project to demolish five existing residential buildings and construct a new apartment complex and parking structure. All of the required right-of-way exists, as do the required street improvements. On 1200 East, three sections of sidewalk have a raised joint, creating a trip hazard, and the hazards must be eliminated by either replacing the sidewalk panel or grinding the joint down to meet ADA slope requirements. Also, the existing drive approach is proposed to be demolished and must be replaced with curb and gutter as per APWA Std. Plan 205A and sidewalk as per APWA Std. Plan 231. There are two proposed drive approaches on the site plan, and they must be constructed as per APWA Std. Plan 225. There are also 27 panels of sidewalk along this frontage that are severely cracked and meet the criteria of APWA Std. Plan 291A for replacement. These panels of sidewalk must be replaced as per APWA Std. Plan 231. Finally, the alley to the rear is in disrepair, and we recommend that the alley be re-constructed or re-surfaced with a minimum of 6" of UBC, and 2" of asphalt pavement. All of this work must be done by a by a licensed, insured and bonded contractor who must first obtain a Public Way Permit from our office. (Sidewalks in front will be fixed to meet the ADA slope requirements. Curb and gutter will meet APWA std. Alley will not be refinished by owner. Alley is not an access route for subject parking garages. Alley use by subject will actually be slightly less than current use thus no justification to ask owner to pay for refinishing. Refinishing is prohibitively expensive. Alley is owned by City, has been poorly maintained and it is City's responsibility to repair/replace.)

Transportation-Barry Walsh 801-535-7102 barry.walsh@slcgov.com

- The proposal is to develop two structures with a total of 70 apartment units with one and two bedrooms requiring 91 parking stalls. The site plans submitted indicate 8 on street parking stalls, that need to be reviewed for traffic issues prior to approval from our division as a reduction in the parking credit designation. (Current parking layout provides 95 spaces, 7 on street stalls that can be reviewed)

1200 East is a 40' roadway on 60' ROW classed as a residential local with existing on street parking. It is estimated that there will be at least one of the proposed on street parking stalls removed due to fire hydrant location. (Hydrant added, one stall removed)

The site plan shows only 88 on-site parking stall and therefore a credit reduction of three is required. The site plan and parking calculations also show the 4 ADA stalls but need to designate the van stall location. (Van locations are labeled)

The bike stalls (5% = 5) are noted but detail reference per city standards is needed. (bike rack detail is provided on SD1.3)

Final approval of the proposed parking structures and layout is subject to review of detailed civil drawings showing all issue to include column location, size, and spacing to verify required buffers. Height clearances, 7'-0" for passenger vehicles and 8'-2" ADA van access, as well as ramp grades and transitions (6% grade change over 10' run) etc. The proposed driveway to the north does not show the existing drive for the abutting property which we expressed concern about in the past as a shared approach over 40'+

in width. (This drive access can be reduced to 18'-0" at property line, then widen where parking stall begin.)

The proposal indicates that the two parcels are to remain and therefore vehicular and pedestrian circulation and cross access easement are required between the two lots to include maintenance agreements and drainage. (The two parcels will be combined into one)

Clarification is required of the alley access and circulation as it impacts the vacated alley and access to Douglas Street thru the 2070 South property. (We are proposing four parking spaces and two dumpsters located off and accessed from the alley. We are treating this vacated alley as a circulation route due to open and continuous use, although circulation to south and east through Carl's Jr. not essential as circulation can be back through north entrance to Douglas Street)

- Please address any landscape buffers etc. abutting the SR-1 zone and the proposed four parallel parking stalls along the alley. (We are taking the position that parking will be allowed because of the historic pattern of all of the adjacent properties using the alley for parking, either open parking or direct access to a garage on the property line)

WILFORD H. SOMMERKORN
PLANNING DIRECTOR
CHERI COFFEY
ASSISTANT PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

RALPH BECKER
MAYOR
FRANK B. GRAY
COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

February 24, 2011

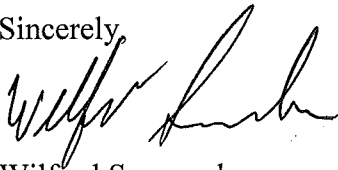
John Gardiner
Gardiner Properties
1075 East 2100 South
Salt Lake City, Utah 84106

Re: First Floor Glass Requirement for Sugar House Apartments

This letter serves as my approval of the modification of the first floor glass requirement for the proposed Sugar House Apartments project at 2033 South 1200 East. Section 21A.26.060.H of the Salt Lake City Zoning Ordinance requires the first floor of a front façade have a minimum of forty percent (40%) glass in the Sugar House Business District (CSHBD2) zoning district. That same section of the zoning ordinance allows the Planning Director to modify that requirement to twenty-five percent (25%) if the ground level of the building is occupied by residential uses.

Your proposed building located at 2033 South 1200 East, in the Sugar House Business District (CSHBD2) zoning district, will be used solely for residential purposes, including the ground floor. You also propose to have thirty percent (30%) of the ground floor as glass. Therefore, I grant the first floor glass requirement modification of twenty-five percent (25%).

Sincerely,



Wilford Sommerkorn
Planning Director