



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Molly Robinson, 801-535-7261

Date: June 16, 2016

Re: PLPCCM2016-00299 974 East 2100 South Apartments

Conditional Building & Site Design Review

PROPERTY ADDRESS: 974 E 2100 S and 2126 S 1000 E (two parcels) (to be consolidated to 974 E 2100 S)

PARCEL ID: 16-20-136-014, 16-20-136-009

MASTER PLAN: Sugar House Master Plan (2005)

ZONING DISTRICT: CSHBD2 (Sugar House Business District)

REQUEST: Approval of the proposed building and site design for a new 5-story apartment building; specifically, the building size (164,484 gross square feet) requires additional consideration. The Planning Commission has final decision making authority for Conditional Building and Site Design Review.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed in the updated drawings. A motion that supports this recommendation is below:

I move that the Planning Commission approve PLNPCM2016-00299 based on the plans presented, information in the staff report, public testimony and the discussion by the Planning Commission.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Additional Applicant Information
- E. Existing Conditions
- F. Analysis of Standards
- G. Public Process and Comments
- H. Dept. Comments
- I. Motions

PROJECT DESCRIPTION:

The proposal seeks to Planning Commission approval for a 5-story apartment building on 2100 South at 1000 East. The proposed building would have 5 floors above ground level plus one floor below grade level. Proposed building height is 60-feet and gross square footage is 164,484 square feet. Buildings over 20,000 gross square feet are allowed if they comply with the standards for Conditional Building and Site Design Review.

The building would take up virtually all of the land area (.86 acres) of the two combined parcels with a footprint of 33,843 square feet. As proposed, the building faces 2100 South and 1000 East, and is a type IA (levels 0-1) concrete and steel and Type VA (levels 2-5) wood frame building with wood, brick and metal panel exterior materials. Walk-up units along 1000 East and 2100 South are two-story units accessed from the sidewalk level by three steps; the living area is on the ground floor and bedrooms are located in the basement. Parking for 135 cars is located behind these units and will not be seen from the street. Each of the walk ups will have a porch that engages the street and pedestrian realm. The ground level also contains a lobby, fitness room, leasing office, and access to upper level apartments from the main entrance on 2100 South. The second level includes a common space plaza with a spa, sitting areas, potted plants, and BBQ for resident use.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Building Mass & Scale –resolved
2. Building Height –resolved

Issue 1: Building Mass & Scale –resolved

21A.59.060 Standards for Design Review, section K.1. states that “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.” The building mass of the proposed apartment building is effectively divided by a 15-foot stepback at approximately 35 feet in elevation. The stepback articulates the building massing, reduces shadow impacts on the public realm, and helps mitigate the pedestrian’s perception of overall building height. The depth of the stepback ranges from 15 feet to 16 feet at the shallowest to 72 feet at the deepest articulation, meeting the minimum stepback requirement of 15 feet specified in 21A.26.060.G.3. The height at which the stepback is proposed ranges from 11’ (to the amenity deck level) to 36’-5” (to the floor level of the fourth floor), depending on grade and design. Staff determined that the first full floor above the required stepback height of 30 feet is stepped back appropriately and therefore meets the standard specified in 21A.26.060.G. The stepback articulates the building massing, reduces shadow impacts on the public realm, and helps mitigate the pedestrian’s perception of overall building height. Ground level porches and associated roof overhangs provide human-scale elements. Though this project does not abut a single family residential zone, the stepbacks are required along public streets.

Issue 2: Building Height – resolved

21a.59.065 Standards for Design Review for Height, section A. states that “The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.” The second level has a walk-out common space (amenity deck) for building occupants, including a spa/hot tub. Other rooftop design elements (gardens, seating, shade structures, etc.) are not included in the application, but the project would benefit from the addition of outdoor amenities for tenants and/or renewable energy features (i.e. solar panels). Section B. states that “There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.” The first tier of the building finished in brick is shown to have a small cornice detail. The lower brick roofline (parapet wall) includes a change in the brick

coursing that reflects brickwork typical of older residential buildings in the neighborhood, reinforcing similar characteristics reflected in the rest of the building. This cornice is sufficient to comply with the standard but could be more substantial. Additional horizontal elements (banding, coursing) or a projecting cornice would help to balance vertical elements and building massing. Little to no parapet or cornice detail is provided to cap the corrugated metal siding of the upper roofline, in keeping with the architectural style of that material. Additional cornice detailing at the roofline is recommended for compliance with this standard (see above).

DISCUSSION:

Public comment relevant to the standards of the Conditional Building and Site Design Review included appreciation for the ground floor units and associated porches –that they positively contributed to the public realm and neighborhood walkability. However, the Sugar House Community Council representatives expressed concern that ground level units lack railings or walls for patios to screen or protect units and belongings and concern that tenants will keep curtains/blinds drawn, cancelling out the perception of active use at the ground level. Setback from the sidewalk and increased patio depth were offered by community members as methods to increase opportunities for useable outdoor space by tenants, if not by commercial uses. Patios are typically set back 5 feet from the back of the sidewalk; no minimum setback is required in the CSHBD2 zoning district.

Some community members expressed appreciation for the sustainability and durability of materials used in the design. Others expressed a desire for less exposed concrete at the ground level.

One question from the public regarding building height suggested that the Sugar House Circulation and Streetscape Amenities Plan (SHCP) and/or the “Town Center Vision Statement” established a building height maximum of 45 feet. Neither the adopted SHCP nor the community council’s vision statement establish or even recommend building heights. The maximum building height allowed in the CSHBD2 zone is 60 feet; this project is 60 feet.

Other comments asked the applicant to consider additional bike parking as part of a Transportation Demand Management (TDM) strategy; larger upper level balconies that engage the street and are designed to maximize privacy from other units; provision of appropriate outdoor space for tenants, specifically play space for children and garden space for tenants on the upper level amenity deck; and inclusion of green building elements (e.g. solar panels).

Concerns about the development of more apartments in Sugar House, lack of ground floor retail, affordable units, and parking were expressed. These are not standards of the CBSDR process.

In general, the proposal is well proportioned and fits the character of the Sugar House Business District. The building is designed with a ground level that reflects the traditional residential character of the neighborhood through an urban form that is visually engaging. The proposal satisfies all of the Conditional Building and Site Design Review (CBSDR) standards though street trees, lighting, outdoor storage, and hardscape should be reviewed as a condition of approval through the building permit process. The proposed building would contribute positively to the Sugar House Business District and satisfies the design standards for approval. Staff recommends approval of PLNPCM2016-00299.

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. If denied, the applicant can build a building smaller than 20,000 square feet and 30 feet in height or seek modification of these standards through the Planned Development process as detailed in 21A.55 of the Salt Lake City zoning code.

ATTACHMENT A: VICINITY MAP



McDonald's

Millie's

E 2100 S

Paradise Bakery

Lincoln St

S 1000 E

Smith's

Elm Ave



Subject Property

ATTACHMENT B: SITE PLAN

SEAL

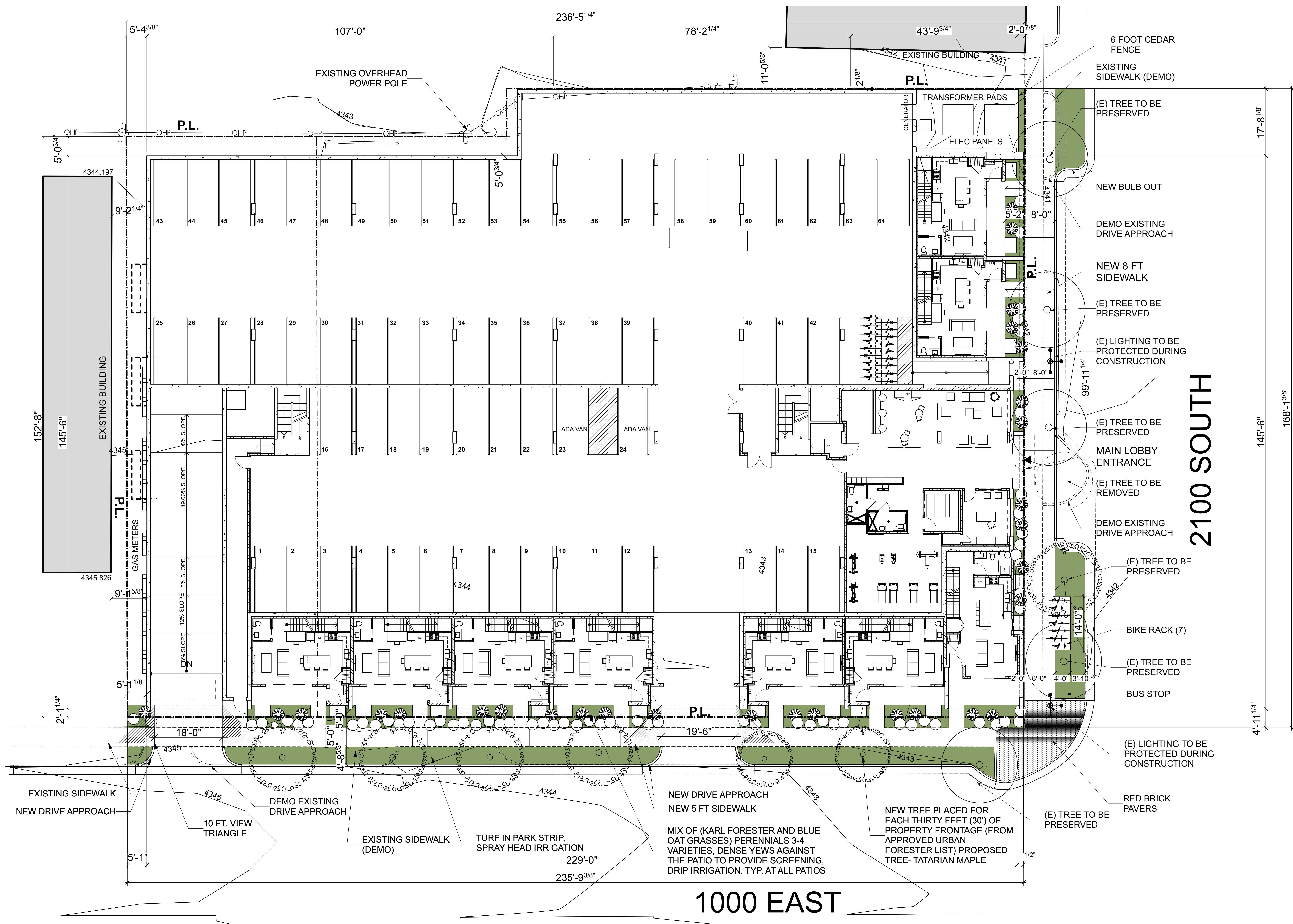
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PROJECT PHASE
 SCHEMATIC DESIGN

DRAWING REVISIONS

SHEET TITLE
SITE PLAN

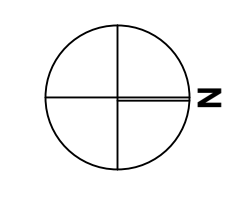
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AS1.0



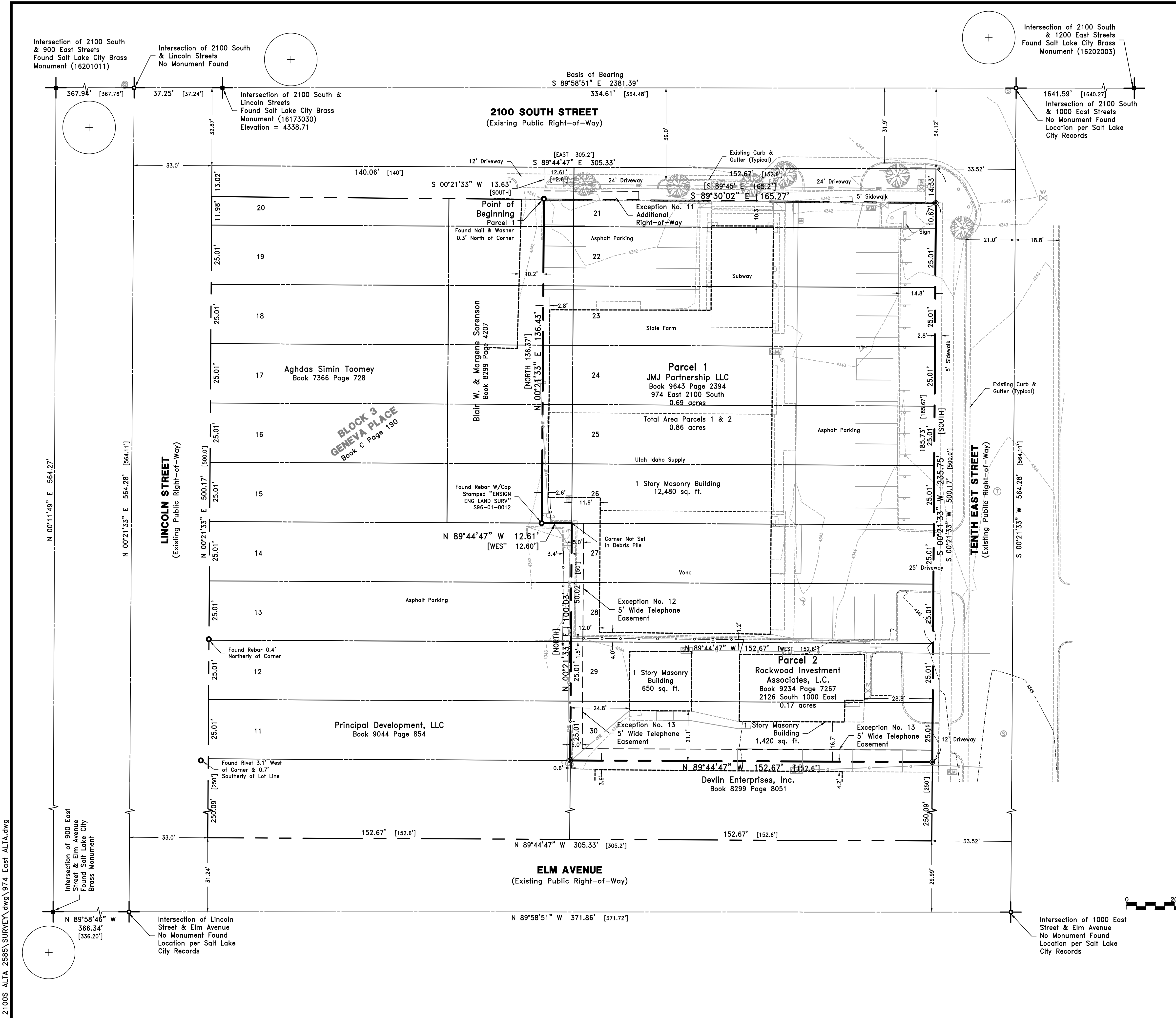
2100 SOUTH

1000 EAST

1 SITE PLAN
 SCALE: 1" = 10'



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 THIS SHEET IS LESS THAN 24 PAGES IN SIZE. UNLESS OTHERWISE SPECIFIED, SCALE ACCORDINGLY.



SURVEYOR'S CERTIFICATE:
To Gardiner Properties, 974 East 2100 South, LLC, Metro National and Westcor Land Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and. The field work was completed on December 21, 2015.

Parcel 1:
BEGINNING on the South line of 21st South Street at a point 140 feet East and 13.63 feet South from the Northwest corner of Lot 20, Block 3, Geneva Place, according to the official plat thereof, and running thence along the right of way line of 2100 South Street, South 89°45' East 165.2 feet to the East line of Lot 21; thence South 185.67 feet to the Southeast corner of Lot 28; thence West 152.6 feet; thence North 50 feet; thence West 12.60 feet; thence North 136.37 feet, more or less, to the PLACE OF BEGINNING.

Parcel 2:
All of Lots 22 to 28, both inclusive, and part of Lots 15 to 21, both inclusive, Block 3, Geneva Place.

Date: January 7, 2016
Mark N Gregory
P.L.S. No 334576

NARRATIVE:
The purpose of this survey is to retrace Block 3, Geneva Place Subdivision of Lot 9 of Block 45, 10 Acre Plat A, as it is depicted on the Salt Lake City Atlas Plat of said block, in order to perform an ALTA/ACSM Land Title Survey on the subject property. The Salt Lake City street monuments found in 2100 South and Lincoln Streets are used to control the location of said property. These monuments contain an excess in length. This excess is proportioned throughout said block and the survey shown hereon reflects this proportion.

The monuments at the intersections of Elm Avenue with Lincoln and 1000 Streets were not found. Their position was determined using the records of the Salt Lake City Surveyor.

Record dimensions are shown in brackets [].
The subject property is located in a Zone Designation of X, areas determined to be outside the 0.2% annual chance floodplain, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0301G, with a date of identification of September 25, 2009, for Community No. 490355C, in Salt Lake County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.

BASIS OF BEARING:
The basis of bearing for this survey is South 89°58'51" East along the monument line of 2100 South Street per the Atlas Plat of Block 45, 10 Acre Plat A.

SCHEDULE B - SECTION 2 EXCEPTIONS:
Metro National Title Order No. 49551B dated December 2, 2015.

Exception No. 10: Easement(s), Setbacks, notes and restrictions, as shown on the subdivision plat recorded January 29, 1891 as Entry No. 33739 in Book C at Page 190.
Survey findings: There are no easements shown on the plat of Geneva Place.

Exception No. 11: Easement and right of way for Highway Project F.A. No. 97-C recorded April 11, 1939 as Entry No. 855079 in Book 2301 at Page 381.
Survey findings: The document cited in this exception describes a small (3.6' x 40') portion of the 2100 South Street right-of-way located in the northwesterly portion of Parcel 1 and shown hereon.

Exception No. 12: Easement Agreement for telecommunications facilities recorded August 23, 2013 as Entry No. 11711175 in Book 10171 at Page 688.
Survey findings: A 5 foot wide easement exists along the west line of Lots 27 and 28 of Geneva Place and is shown hereon.

Exception No. 13: Easement Agreement for telecommunications facilities recorded August 23, 2013 as Entry No. 11711176 in Book 10171 at Page 689.
Survey findings: A 5 foot wide easement exists along the west line of Lots 29 and 30 and the south line of Lot 30 of Geneva Place and is shown hereon.

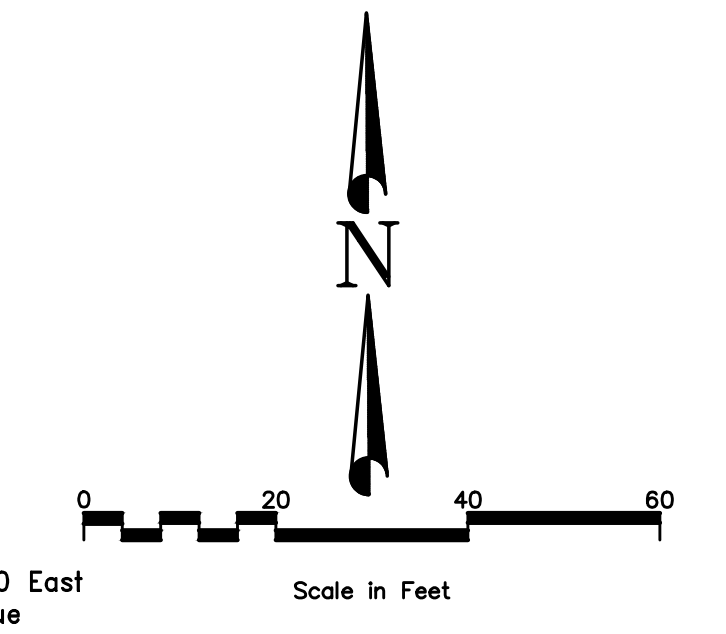
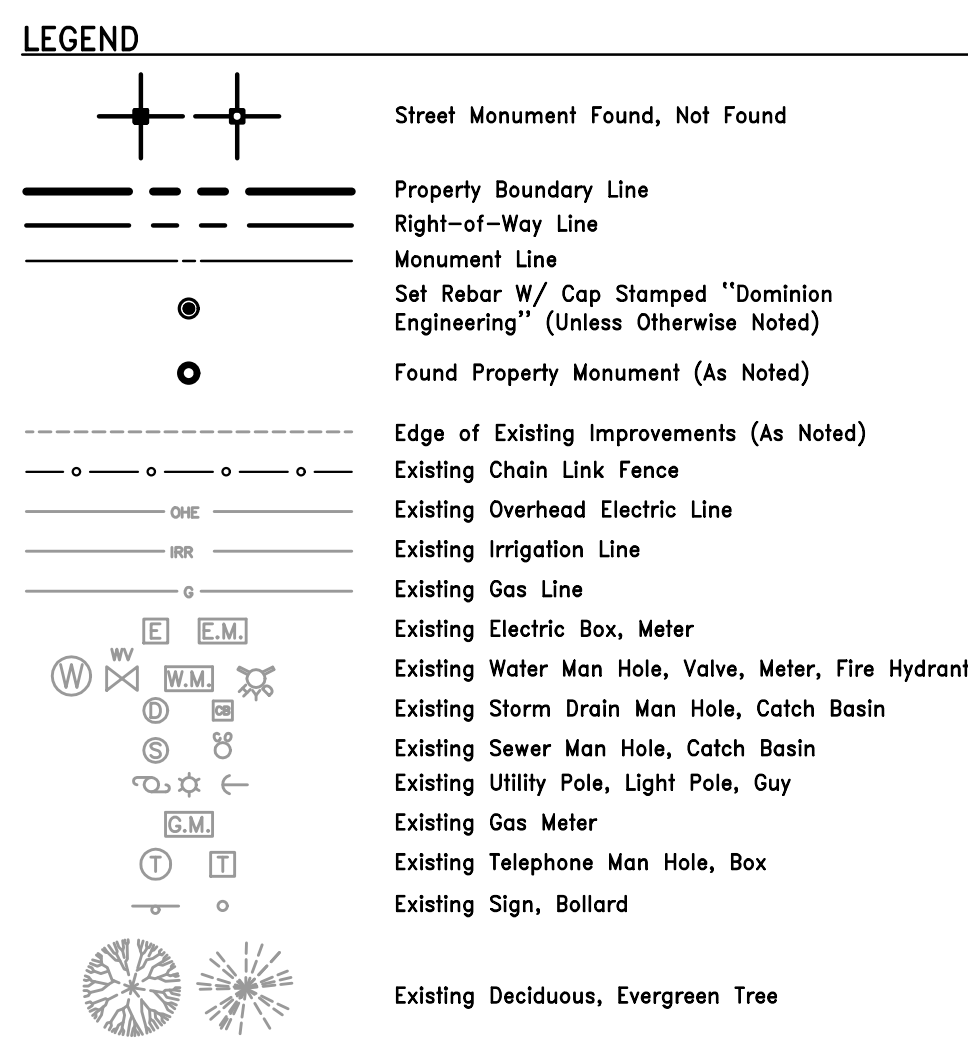
Exception No. 14: Discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
Survey findings: No boundary discrepancies or conflicts between the subject and adjoining properties were found.

Exception No. 15: Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.
Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 16: Deed of Trust recorded January 24, 2006 as Entry No. 9618353 in Book 9246 at Page 9378.
Survey findings: The document cited in this exception is not a matter of survey.

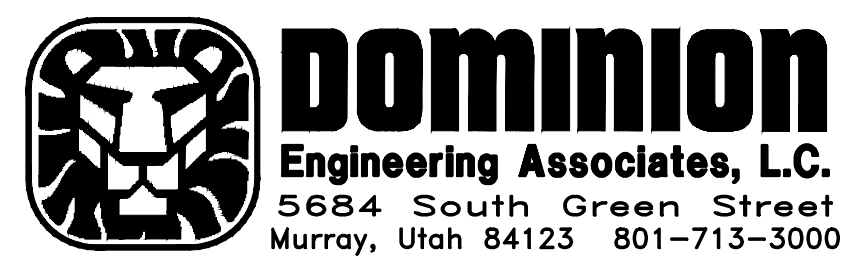
Exception No. 17: Deed of Trust recorded January 24, 2006 as Entry No. 9618354 Book 9246 Page 9395.
Survey findings: The document cited in this exception is not a matter of survey.

Exception No. 18: Deed of Trust recorded March 19, 2009 as Entry No. 10651675 in Book 9699 at Page 4705.
Survey findings: The document cited in this exception is not a matter of survey.



DRAWN	MNG 1/16	CHECKED	JDP 1/16
DESIGNED		PROJECT ENGINEER	
APPROVED		PROJECT MANAGER	

GARDINER PROPERTIES
SALT LAKE CITY, UTAH



IN THE NW 1/4 SECTION 20, T1S, R1E, SLB&M
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.		2585-01	
SHEET NO.		1 of 1	
NO.	REVISIONS	BY	DATE

SHEET TITLE
TOPO

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AS1.1

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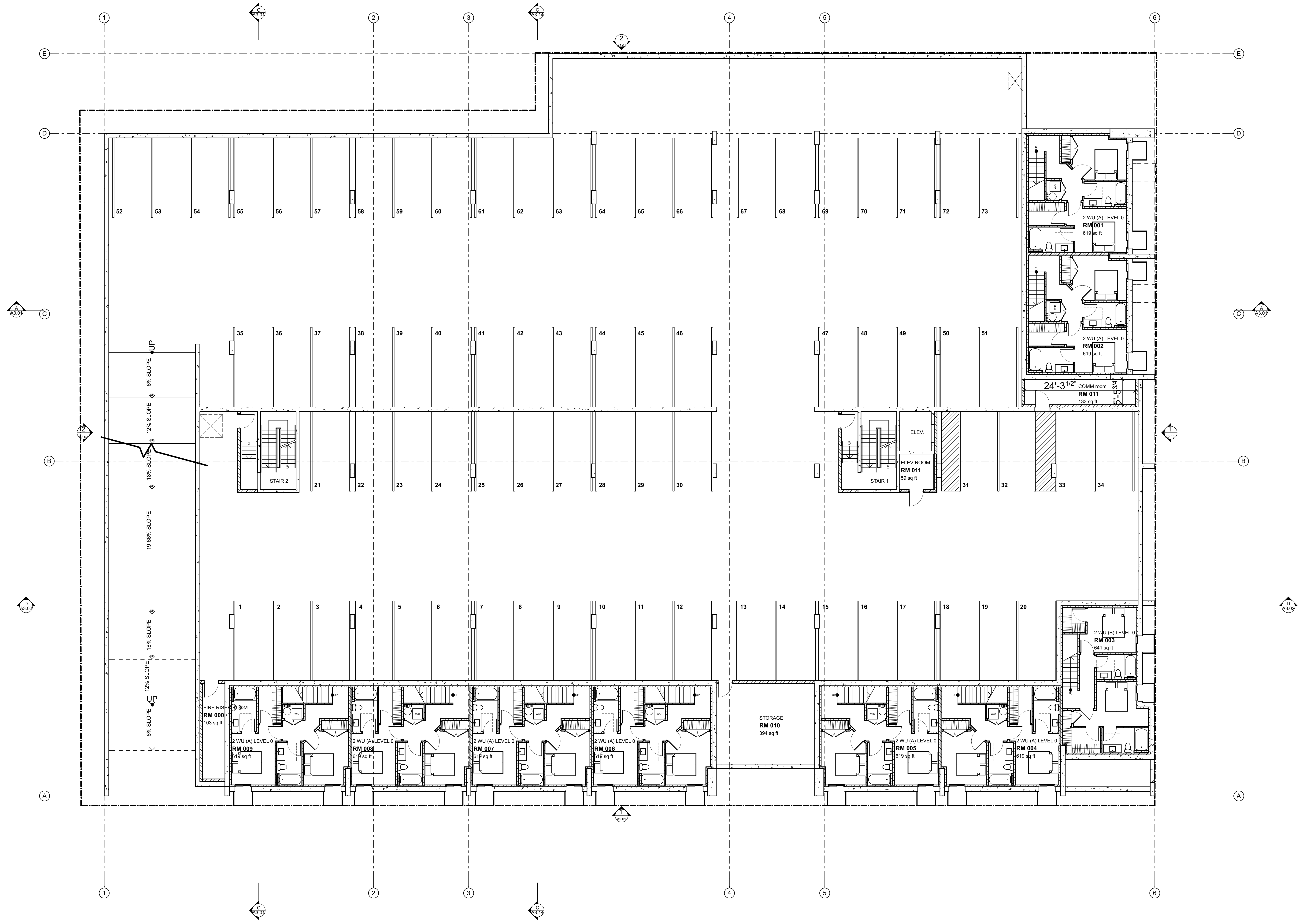
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SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
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1 LEVEL B FLOOR PLAN
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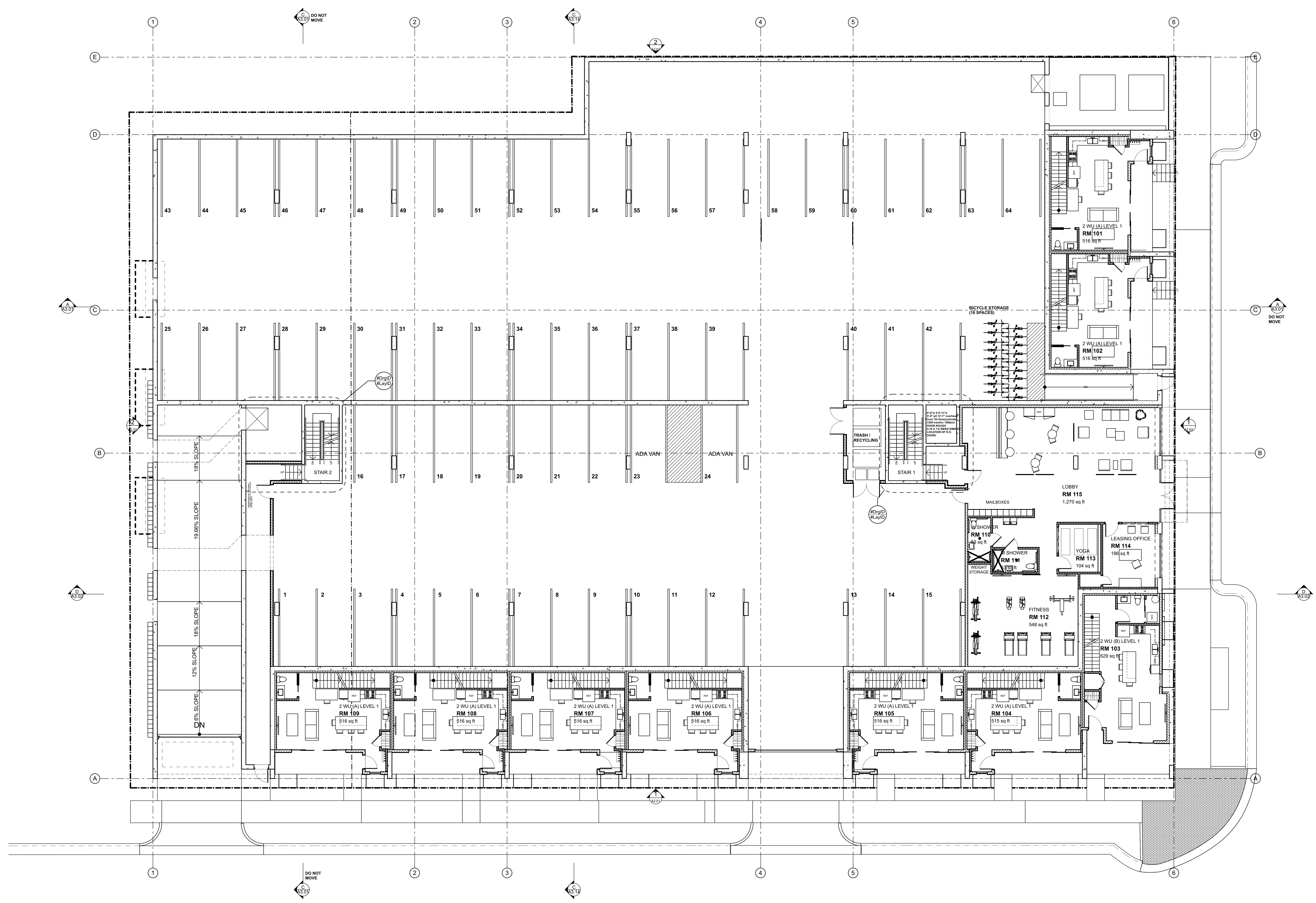
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PROJECT PHASE
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MAIN FLOOR PLAN

SHEET NUMBER
A1.01



1 LEVEL 01 FLOOR PLAN
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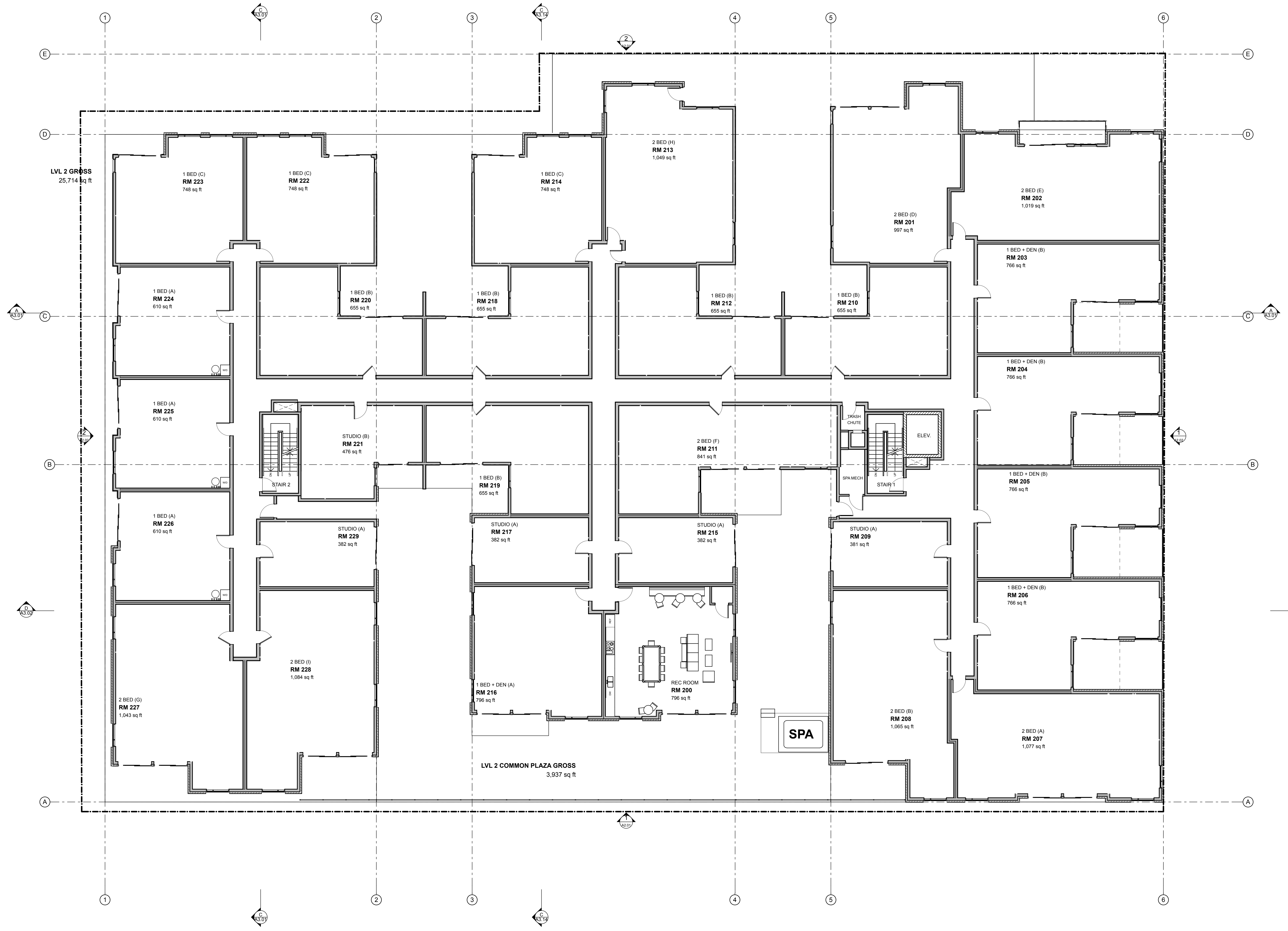
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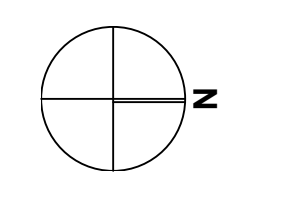
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SECOND FLOOR PLAN

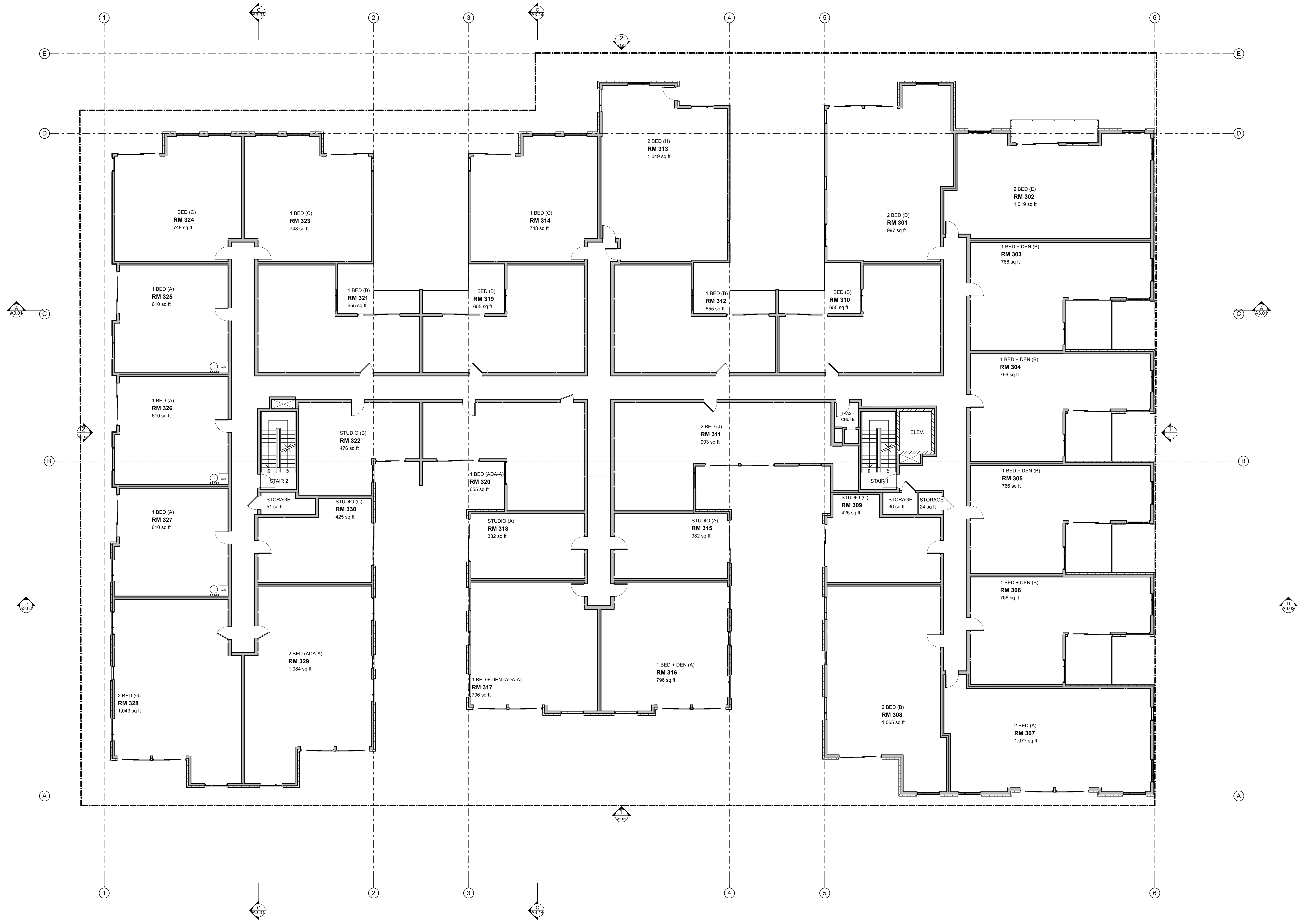
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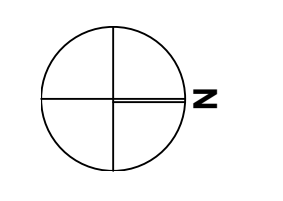
1 LEVEL 02 FLOOR PLAN
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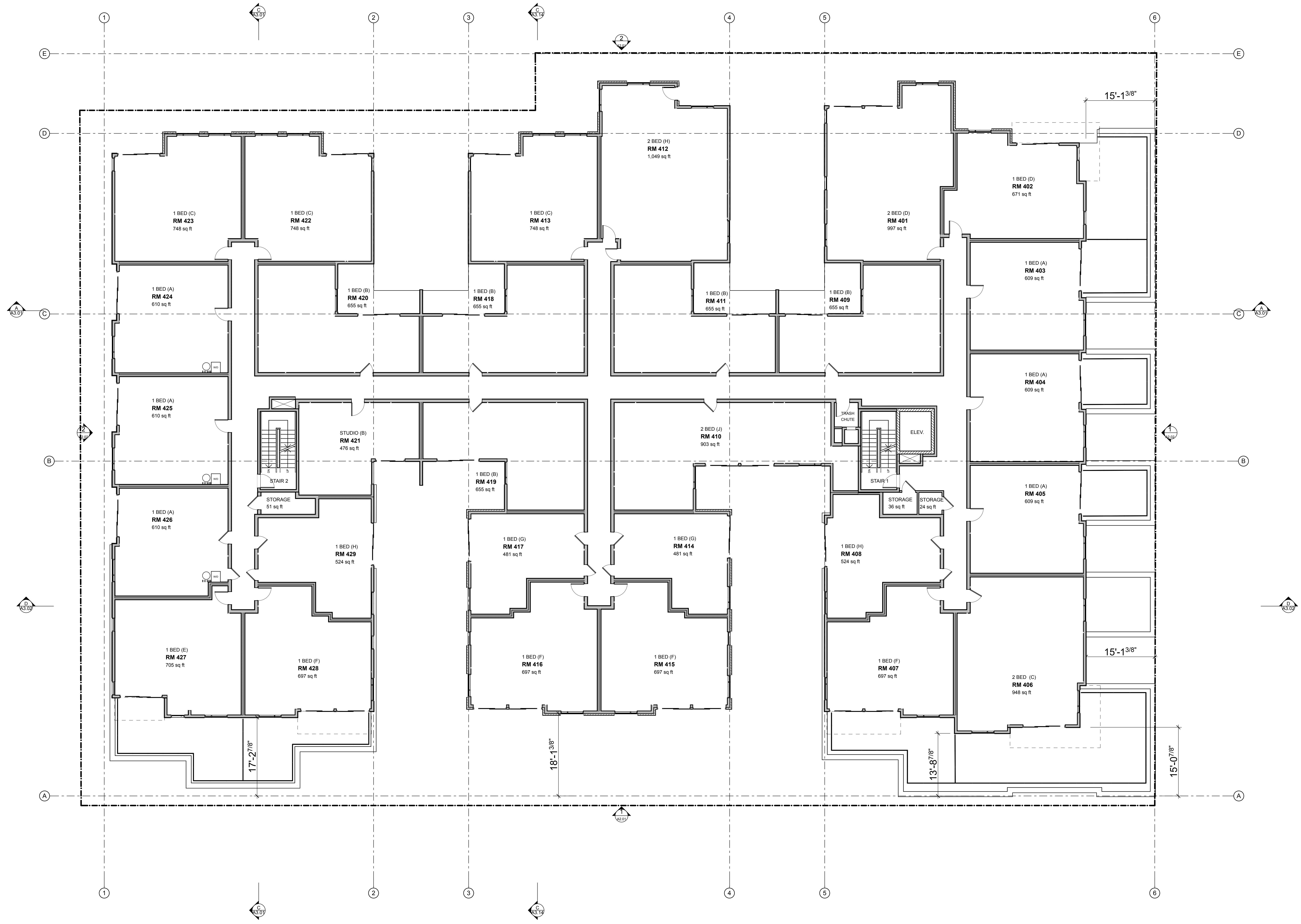
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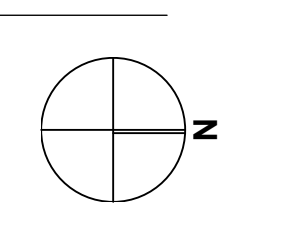
1 LEVEL 03 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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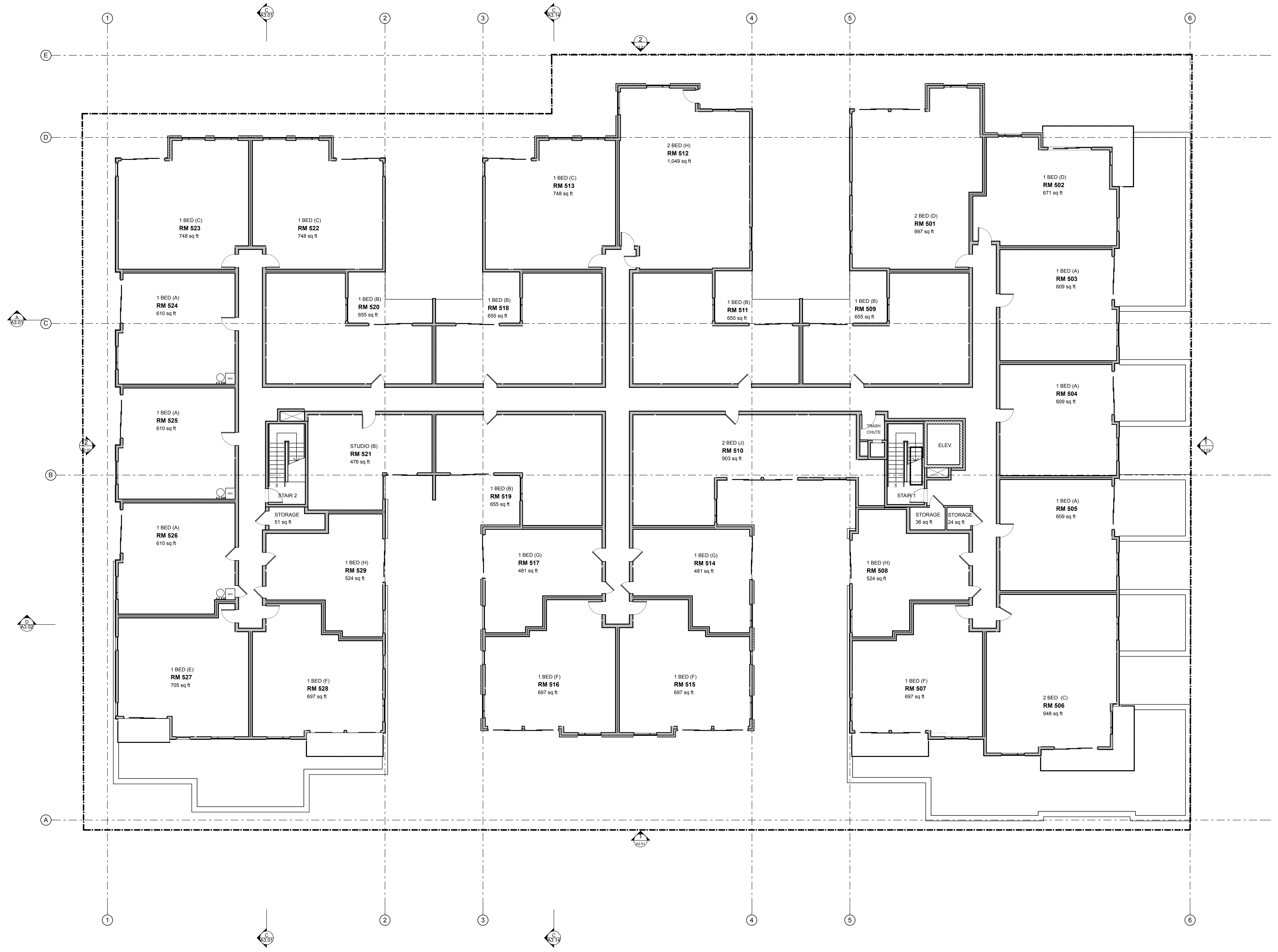
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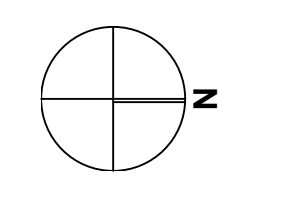
FIFTH FLOOR PLAN

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A1.05



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ATTACHMENT C: BUILDING ELEVATION



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

FIRST LEVEL GLAZING: 26.9%



② WEST ELEVATION
SCALE: 1/8" = 1'-0"

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PRINT DATE
6/6/16

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING REVISIONS

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2.01

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② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FIRST LEVEL GLAZING: 30.3%

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PROJECT PHASE
SCHEMATIC DESIGN

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SHEET TITLE
ELEVATIONS

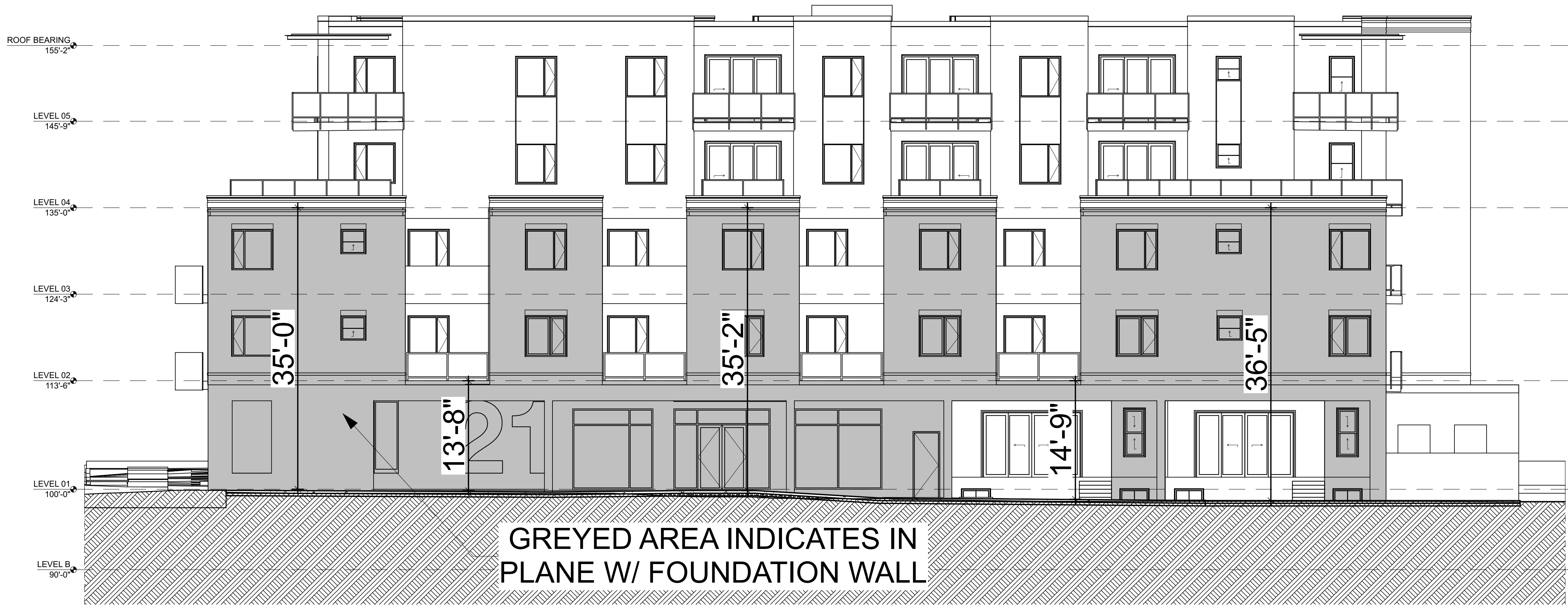
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A2.02

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① EAST ELEVATION (B)
 SCALE: 1/8" = 1'-0"



② NORTH ELEVATION (B)
 SCALE: 1/8" = 1'-0"

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PROJECT PHASE SCHEMATIC DESIGN
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SHEET TITLE ELEVATIONS
SHEET NUMBER A2.01 (B)

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974 EAST 2100 SOUTH, LLC
974 EAST 2100 SOUTH SALT LAKE CITY, UTAH

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PROJECT PHASE
SCHEMATIC DESIGN

DRAWING REVISIONS

SHEET TITLE
3D VIEWS

SHEET NUMBER
A2.05



NORTH EAST CORNER (AERIAL VIEW)



2100 S. (STREET VIEW)



NORTH EAST CORNER STREET VIEW

974 EAST 2100 SOUTH, LLC
 974 EAST 2100 SOUTH SALT LAKE CITY, UTAH

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PROJECT PHASE
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3D VIEWS

SHEET NUMBER
A2.06



NORTH EAST CORNER (AERIAL VIEW)



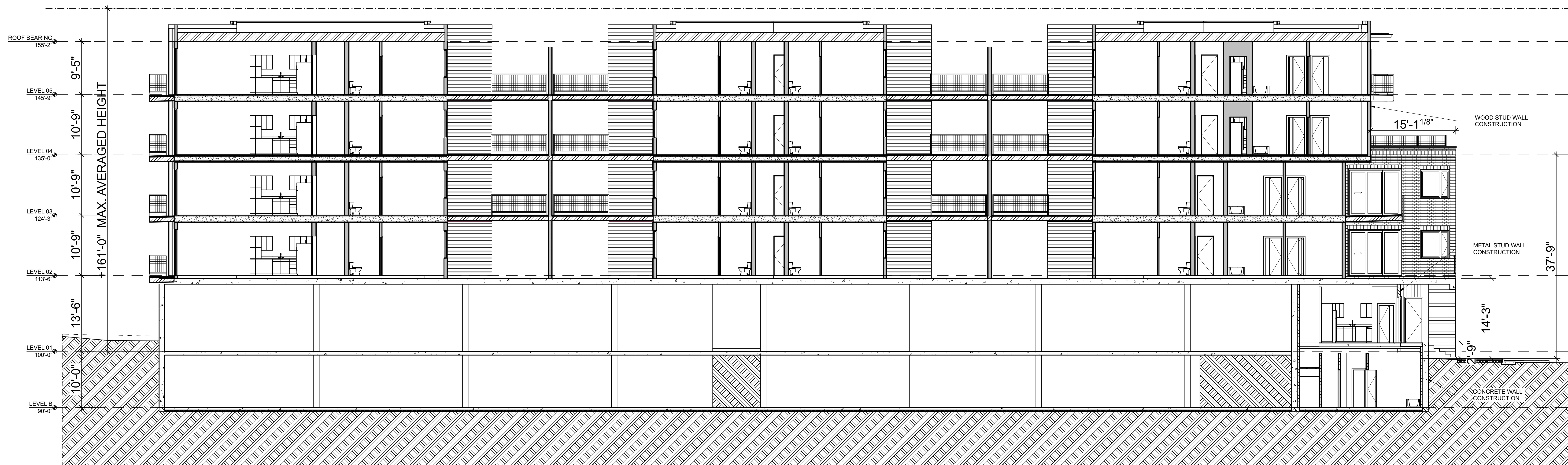
BALCONY VIEW



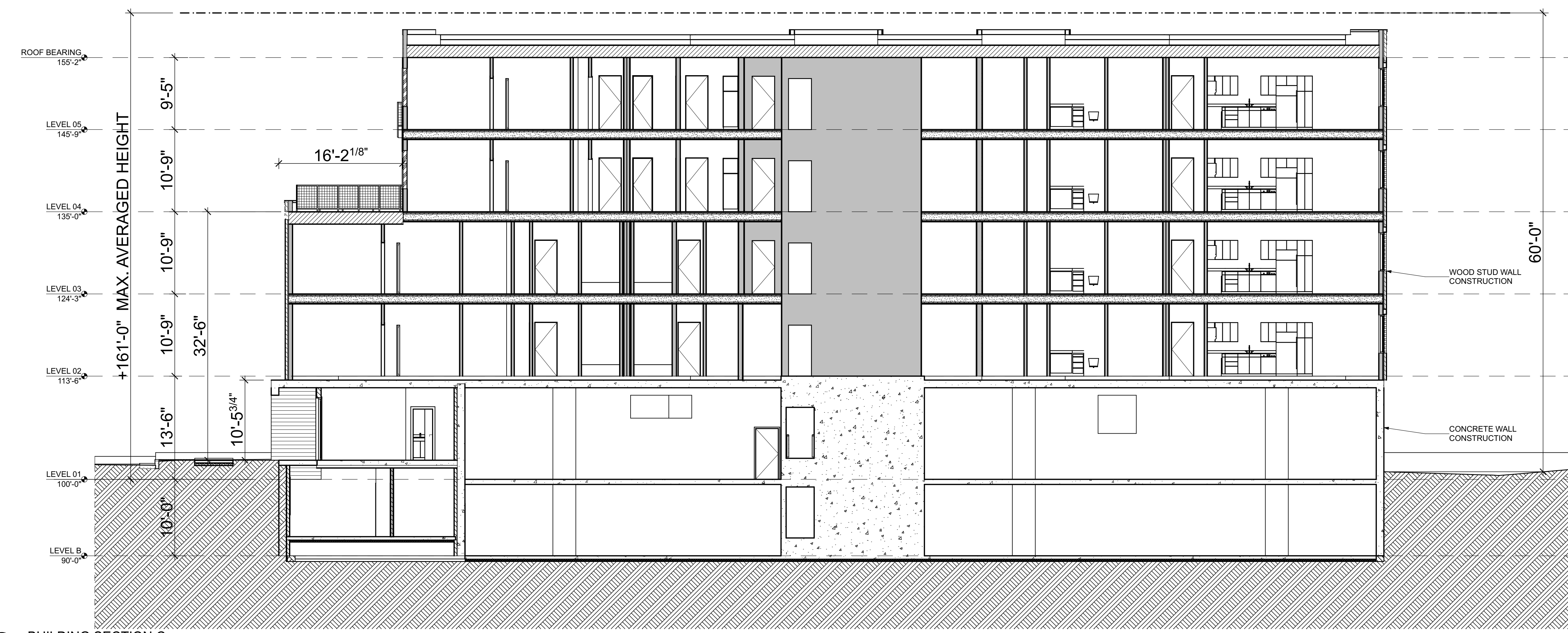
1000 E. (AERIAL VIEW)

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2 BUILDING SECTION C
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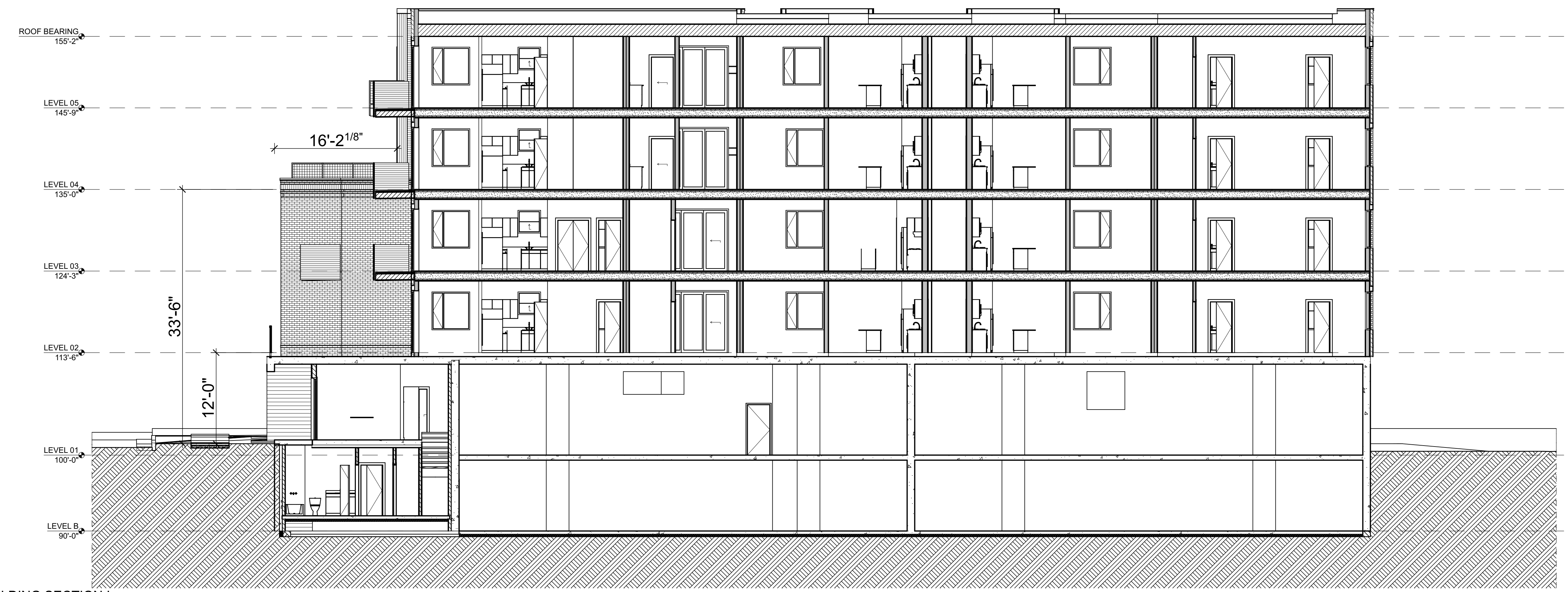
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SHEET TITLE BUILDING SECTIONS
SHEET NUMBER A3.01

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① BUILDING SECTION D
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② BUILDING SECTION I
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PROJECT PHASE SCHEMATIC DESIGN
DRAWING REVISIONS
SHEET TITLE BUILDING SECTIONS
SHEET NUMBER A3.02

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ATTACHMENT D: ADDITIONAL APPLICANT INFORMATION

Apartment project at 974 east and 2100 south.

Project description:

The project is located on two adjacent parcels 16-201-36-014 and 16-201-36-009. These will be combined to form a lot that will equal 37,760 square feet (.86 acres). The proposed project will remove single story structures on both parcels. The proposed use will be multi-family apartments with 126 units and 135 covered parking stalls. This totals approx. 165,425 gross square feet. There will be five levels above grade with one below grade level. There will be walk up units along the 1000 East and 2100 South facades. These walk up units will all contain basements. The parking will be behind these units and will not be seen from the street. Each of the walk ups will have a spacious porch that will engage the project's residence with the street and the community.

The construction type will be IA for the basement and level 1 with a wood construction type VA on levels 2 thru 5. The second level will include a common space plaza with a spa, sitting areas, potted plants, and BBQ for the residence to use. The height of the project will be 60ft. average, as determined per the Salt Lake City height requirements.

The project has approx. 110,500 sf of "Floor Area Usable" as defined by Salt Lake City code. We are requesting a waiver on the requirement to provide off street loading in the form of a short loading berth as per 21A.44.080.

We request waiver of the "public space" requirement found in 21A.59.060K for Conditional Site Plan approvals. This requirement would impose "public space" on a large portion of the building lot. On all other large housing projects we are aware of in CSBD, including the Liberty Village Apartments (see June 27,2012 Planning Commission Staff Report PLNPCM2012-00243), which is 40 feet from subject property, the Planning Staff recommended waiver of this requirement as implementing it would be "...awkward....undesirable and unwarranted and is not a design element that would enhance the project". The same is true with the subject property. The subject project will be providing residents with an expansive roof top deck on level 3 which will provide BBQ, tables, fire pit, hot tub, lounge seating and roof gardens. This, coupled with the amenity space on level 3 (club room/kitchen 800 sf) and level 1 (approx.. 2,500 sf) cyber café, lounge, yoga room, fitness center) and individual balconies for each unit, provides more than enough public space for residents. The proposed building as a private residential development is not suited for providing space in the building or on site for the general public. Such spaces for the general public are abundant within very close proximity to the subject, including the recently opened expansive Monument Plaza (11th East and 21st South) which provides a large open air plaza with fountain open to general public, featuring farmer's market, concerts, outdoor seating, food venues and other events. This plaza is only 1 block east of the subject property. In addition both Fairmont Park and Sugar House Park are in close proximity and provide large open green spaces and picnic areas for the general public.

21 BY URBANA APARTMENTS

ZONING: CSHBD2

LOT SQUARE FOOTAGE = 37,760 SF (.86 ACRES)

DWELLING UNIT DENSITY: 146 UNITS PER ACRE

CONSTRUCTION TYPE: (LEVELS 0-1) TYPE IA -CONCRETE AND STEEL
(LEVELS 2-5) TYPE VA -WOOD

21 BY URBANA										
6/6/16		UNIT TYPE MATRIX						15 UNIT TYPES		
Salt Lake City		LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	%	
STUDIO		SF						SF TOTAL		
382	ST A			4	2	0	0	6	2,292	
476	ST B			1	1	1	1	4	1,904	
425	ST C				2			2	850	
								0	-	
								12	9.5%	
1 BED 1 BATH										
481	1 BR G					2	2	4	1,924	
524	1 BR H					2	2	4	2,096	
610	1 BR A			3	3	6	6	18	10,980	
655	1 BR B			5	4	5	5	19	12,445	
655	1 BR ADA				1			1	655	
671	1 BR D					1	1	2	1,342	
697	1 BR F					4	4	8	5,576	
705	1 BR E					1	1	2	1,410	
748	1 BR C			3	3	3	3	12	8,976	
								0	-	
								70	55.6%	
1 BED 1 DE 1 BATH										
766	1 DEN B			4	4	0	0	8	6,128	
796	1 DEN A			1	1	0	0	2	1,592	
								0	-	
								0	-	
796	1 DEN ADA				1			1	796	
								11	8.7%	
2 BED 2 BATH										
841	2 BR F			1				1	841	
903	2 BR J				1	1	1	3	2,709	
948	2 BR C					1	1	2	1,896	
997	2 BR D			1	1	1	1	4	3,988	
1,019	2 BR E			1	1			2	2,038	
1,043	2 BR G			1	1			2	2,086	
1,049	2 BR H			1	1	1	1	4	4,196	
1,065	2 BR B			1	1			2	2,130	
1,077	2 BR A			1	1			2	2,154	
1,084	2 BR I			1				1	1,084	
1,084	2 BR ADA			0	1			1	1,084	
								24	19.0%	
WALK UP										
1,135	2 WU A			8				8	9,080	
1,185	2 WU B			1				1	1,185	
								0	-	
								9	7.1%	
TOTAL UNITS			0	9	29	30	29	126	100.0%	

	LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	
GROSS SF	33,843	33,046	25,714	25,805	23,038	23,038	164,484
NET UNIT SF	5,542	4,723	21,386	22,179	19,563	19,563	92,956
MECH/CIRC.	1,030	2,559	3,532	3,626	3,475	3,475	17,697
COMMON/STORAGE SF	1,822	2,373	796	0	0	0	4,991
RETAIL SF	-	-	-	0	0	0	-
GARAGE SF	25,449	23,391	-	-	0	0	48,840
PLAZA SF			3,937				3,937
EFFICIENCY							
PERIM. LF	849	934	1,511	1,466	1,224	1,224	7,208
SF PER UNIT							737.7

164,484	TOTAL GROSS SF
92,956	93,437
17,697	Unit net + (mech/circ levels 2-5)
4,991	92,956 plus 14,108
-	Divide by
48,840	107,064 SF
3,937	equals
	86.8% EFFICIENCY
	4.4% (PERIMETER %)
	net unit sf divided by # of units



21ST SOUTH APTS. SALT LAKE CITY PARKING REQUIREMENTS

MIN. STALLS REQUIRED	# OF UNITS	STALLS	MAX. STALLS ALLOWED
1/2 STALL PER STUDIO	12	X .5	6
1 STALL PER 1 BEDROOM	81	X 1	81
2 STALLS PER 2 BEDROOM	33	X 2	66
TOTAL			153
			/ 2
MASS TRANSIT DEDUCTION 50% WHEN 1/4 MILE OF PUBLIC STATION (STREET CAR)			76.5
			0.0
			0.0
TOTAL STALLS REQUIRED			76.5
			153
			+
			0.0
			=
			153
			X 1.25
			191 125% OF MIN. PARKING

STALLS PROVIDED	
OFF STREET	LEVEL 0 73
	LEVEL 1 64
TOTAL STALLS PROVIDED	137

6 STALLS FOR ELECTRIC VEHICLES
BICYCLE SPACES: 135 STALLS X 5% = 7 BICYCLE SPACES

BIM Scanner: sanner@lloydarch.com - BIM Scanner: 19/21 APTS/21 APTS - 2016-05-12 Monday, June 6, 2016 4:51 PM

PLCPCM2016-00299 974 East 2100 South Apartments

Lighting strategy

The exterior lighting on this project will focus on using lighting to illuminate walking surfaces. We do not intend to architecturally light the building itself. This means that all lighting will be directed down onto sidewalks, patios, or balconies.

On the building this will be in the form of sconces with small enough lumen output to cast light onto the balcony floor surface and the wall that holds the fixture, but nothing beyond that. The level two common space plaza will have required lighting for the spa in the form of wall sconces. The other areas of this plaza will be lit from similar lighting sconces. With efforts taken to block light entering into the courtyard units on this level.

On the ground level, the walk up patio units will have recessed can lights in the soffit of the covered porches. There will also be an entry sconce at the doors to mark the entry doors of these units. The main entry to the lobby on 21 south will have recessed can lighting in the soffit. These lights will wash down the board formed concrete walls due to the shallow depth of the overhang (about 2'-6"). This subtle highlight will add to the richness of this material. The large "21" sign will be lit from behind, giving a warmth to the cedar wood on the wall behind it.

ATTACHMENT E: EXISTING CONDITIONS

SITE CONDITIONS:

The site consists of two parcels:

- Parcel 1: 974 E 2100 S: JMJ Partnership, LLC. 0.69 acres. Single story masonry commercial building and associated surface parking.
- Parcel 2: 2126 S 1000 E: Rockwood Investment Associates, LC. 0.17 acres. Single story masonry building (print shop) and single story masonry garage building.

Site fronts on 2100 South and 1000 East.

ADJACENT LAND USE:

The adjacent uses include:

- North: Giant Carpet, Reliable Parts, Hearth and Home, and Millies Burgers.
- East: Paradise Bakery, the back of the Liberty Village apartments, and four low-rise residential buildings.
- South: Devlin's Child Development Center (daycare).
- West: old Nu Crisp Popcorn building and Burt Brothers Tire and Service.

BASE ZONING:

CSHBD2 Sugar House Business District

APPLICABLE MASTER PLANS:

Sugar House Master Plan (adopted 2005)

Sugar House Circulation and Streetscape Amenities Plan (adopted 2013)

Urban Design Element (adopted 1990)

ATTACHMENT F: ANALYSIS OF STANDARDS

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:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Complies	The building is primarily oriented to 2100 South and 1000 East.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	The building has a number of pedestrian entrances most of which are access to individual units; the main entrance is on 2100 South, which is a bus corridor.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	The ground level glazing is 26.9% on 1000 East and 30.3% on 2100 South. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%). Porches for individual residential entrances provide sufficient detailing to facilitate pedestrian interest and interaction.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	Architectural detailing is subdued and reflects architectural character of smaller residential homes in the area. Porches are inset and add articulation. Wood detailing and concrete trim detail frames the pedestrian level of the building.
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Complies	No surface parking is proposed on the property. Street parking for five vehicles is created along 2100 South.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	Complies	Resident parking is provided below ground (1 level) and at the ground level. It is accessed by two separate entrances along 1000 E: the northern access is to parking at-grade and is appropriately set back from the primary façade of the building; the southern access is to parking below grade. All site parking is wrapped by the building along public streets. Two curb cuts on 2100 S will be eliminated.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Dumpsters are located within the parking structure with access off 1000 East.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies	Minimal signage is proposed; emphasis is on the address of the building. Ground level signage for the building is located near the main entrance on 2100 South, which is oriented to the pedestrian and mass transit.
I. 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.	Complies	Two pedestrian light poles exist on 2100 South, which consists of a black metal pole with teardrop light fixtures (pedestrian-scaled), a pole for hanging banners, and a base that includes lettering for “Sugar House” with the sugar beet emblem. These should be shown on plans. Lighting plan is not included in the application, but a summary description is provided. The exterior lighting will use lighting primarily to illuminate walking surfaces, directing light downward onto sidewalks, patios, and balconies. The applicant does not intend to architecturally light the building itself, which is appropriate for the nature and use of the building. Other lighting –for the walk-up units and associated

		porches, main entrance, parking access, signage lighting, second-level outdoor common areas, and any other lighting—should comply with the Salt Lake City lighting master plan dated 2006 and shall be located, directed or designed in such a manner so as not to create glare or light trespass on adjacent properties.
<p>J. Streetscape improvements shall be provided as follows:</p> <p>1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.</p> <p>2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>1. Complies/ Follow-up</p> <p>2. Complies</p> <p>3. Complies/ Follow-up</p> <p>4. Complies/ Follow-up</p> <p>5. Complies</p>	<p>1. On 2100 South, the project is required to have five trees for the 165 feet of street frontage; plans show maintenance of five existing trees. Coordination with Urban Forestry is required to convert trees in parkstrip landscaping to trees in grates. Applicant should follow the provisions of 21A.48 for landscaping (questions regarding park strip tree protection, removal and planting may be directed to the General Forestry line: 801-972-7818). On 1000 East, the project is required to have seven trees for 235 feet of street frontage; plans show seven trees (one tree exists today). Tree species indicated is Tatarian Maple.</p> <p>2. Plant selection includes a mix of grasses (Karl Forester and Oat Grass) and perennials with dense Yews against the patios for screening. Drip irrigation is planned.</p> <p>3. Hardscape paving material should match the Sugar House Business District paving for public sidewalks specified in the <i>Sugar House Business District Circulation and Streetscape Amenities Plan</i> (adopted by the City Council on November 12th, 2013).</p> <p>4. An electric utility/storage area on the northwest corner of the site along 2100 South is shown on plans to be screened by a 6-foot cedar fence. The fence material is similar to the ground level wood paneling detail of the building and effectively carries the wood theme. Sight distance triangle requirements must be considered for the driveway on the adjacent property to the west on 2100 S by transformers where the 6-foot cedar fence is proposed.</p> <p>5. Plant selection includes a mix of grasses (Karl Forester and Oat Grass) and perennials with dense Yews against the patios for screening. Drip irrigation is planned.</p>
<p>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</p>		

<p>1. The orientation and scale of the development shall conform to the following requirements:</p> <p>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.</p> <p>b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').</p>	<p>Complies</p>	<p>1. a. The building massing is divided into two primary sections: a 3-story base paneled with cedar planks and textured concrete bands at the ground level and dark brick above; and a two-story upper tier finished in charcoal-colored corrugated metal. The base section is approximately 35-feet in height, which is appropriately human-scaled. The upper tier is stepped back approximately 12 feet from the front-most façade with some exception for projecting balconies. CSHBD2 zoning requires floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade, in those areas abutting low density, single-family residential development and/or public streets. The height of the building at the stepback varies (from 11' to 36'-5"), depending on grade and design; the first full floor above the stepback is stepped back at least 15'-1 1/8". The stepback articulates the building massing, reduces shadow impacts on the public realm, and helps mitigate the pedestrian's perception of overall building height. Ground level porches and associated roof overhangs provide human-scale elements. A distinct pattern of windows, balconies, and doors further relate human-scale elements of the building.</p> <p>b. The proposed building will not exceed 300 feet in length.</p>
<p>2. Public spaces shall be provided as follows:</p> <p>a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.</p> <p>b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:</p> <p>(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");</p> <p>(2) A mixture of areas that provide shade;</p> <p>(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;</p> <p>(4) Water features or public art; and/or</p> <p>(5) Outdoor eating areas.</p>	<p>Complies/ Not Applicable</p>	<p>Design review criteria apply to multiple zoning districts city wide. This particular criterion is largely meant for big-box retail in a shopping center format. The CSHBD2 zoning district allows for buildings to occupy the entire site, property line to property line. The CSHBD2 zoning takes precedence. Small setbacks on 1000 East (4'-11") and 2100 South (2'-0") provide some landscaping, which contributes to the beautification of the public sidewalk and demonstrates intent towards meeting this standard.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found</p>	<p>Complies</p>	<p>The building responds to 2100 South and 1000 East with an urban format appropriate to the commercial nature of the Sugar House Business District (CSHBD2 zoning district):</p>

<p>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.</p>		<p>built to or close to the property line, defines the street wall, appropriate separation of private resident space from public sidewalk using change of grade and use of semi-private porches, materials and architectural features that borrow from traditional residential architecture in the neighborhood, and overall building height, scale and character contributes to the image of the Sugar House Business District.</p> <p>The Sugar House Master Plan (2005) establishes policies for new development that encourage and enhance the pedestrian experience, character and image, and the form and function of Sugar House. The Conditional Building and Site Design Review process is specified as a tool to assure compatibility with the master plan. The proposed apartment building would enhance the pedestrian experience and form of the business district by providing positive street enclosure and definition to both 2100 South and 1000 East; structural and architectural massing and detail that relates to human scale; pedestrian interest and comfort through active use at the ground level, building variation in materials, ornamentation, setbacks, shapes, colors, and architecture; and physical elements (materials, scale, architectural features) that contribute to Sugar House's distinct image and character. The scale and massing of the building relates to the historic scale of the neighborhood through upper story setbacks. The building is located near the sidewalk, allowing for landscaping. Views to the mountains from public viewpoints are unobscured by this development. The building does not incorporate any public art, but its inclusion is highly encouraged.</p>
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(Ord. 15-13, 2013)

21a.59.065: Standards for Design Review for Height: In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

Standard	Finding	Rationale
<p>A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.</p>	<p>Complies/ Follow-up</p>	<p>The second level has a walk-out common space for building occupants, including a spa/hot tub. Other rooftop design elements (gardens, seating, shade structures, etc.) are not included in the application. Additional features such as gardens for tenants, play space for tenants, or renewable energy systems would provide amenities for residents and further comply with this standard.</p>
<p>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</p>	<p>Partially Complies</p>	<p>The lower brick roofline (parapet wall) includes a change in the brick coursing that reflects brickwork typical of older residential buildings in the neighborhood, reinforcing similar neighborhood characteristics reflected in the rest of the building. This</p>

		<p>cornice is sufficient to comply with the standard but could be more substantial. Additional cornice detailing at the roofline is recommended for compliance with this standard. Little to no parapet or cornice detail is provided to cap the corrugated metal siding of the upper roofline, in keeping with the architectural style of that material.</p>
<p>C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.</p>	<p>Complies/ Not applicable</p>	<p>Lighting plan is not included in the application, but a summary description is provided. The exterior lighting will use lighting primarily to illuminate walking surfaces, directing light downward onto sidewalks, patios, and balconies. The applicant does not intend to architecturally light the building itself, which is appropriate for the nature and use of the building. However, the ground-level walk up units will have recessed can lights in the soffit of the covered porches. Sconces at the individual unit entries and main entrance on 2100 South will have recessed can lighting in the soffit. These lights will wash down the board formed concrete walls due to the shallow depth of the overhang (about 2'-6"). This subtle highlight will add to the richness of this material. The large "21" sign will be lit from behind, giving a warmth to the cedar wood on the wall behind it. On-site lighting, including architectural lighting, walk-up units and associated porches, main entrance, parking access, signage lighting, second-level outdoor common areas, and any other lighting—should comply with the Salt Lake City lighting master plan dated 2006 and shall be located, directed or designed in such a manner so as not to create glare or light trespass on adjacent properties.</p>

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

PUBLIC NOTICE, MEETINGS, COMMENTS:

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

NOTICE OF APPLICATION:

A notice of application was issued to the Sugar House Community Council. The SHCC discussed the application at their Land Use & Zoning Subcommittee meeting on May 16, 2016. The SHCC discussed the application at their full meeting on June 1, 2016.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on June 9, 2016.

Public hearing notice posted on June 7, 2016.

Public notice posted on City and State websites and Planning Division list serve: June 9, 2016.

Public Comments

Public discussion at the SHCC Land Use & Zoning Committee meeting on May 16, 2016 considered a variety of factors from housing affordability and parking to crime and traffic impacts. Discussion relevant to the Conditional Building and Site Design Review of the project expressed appreciation for the sustainability and durability of materials used in the design. One question regarding building height suggested that the Sugar House Circulation and Streetscape Amenities Plan (SHCP) and/or the “Town Center Vision Statement” established a building height maximum of 45 feet. Neither the adopted SHCP nor the community council’s vision statement establish or even recommend building heights. The maximum building height allowed in the CSHBD2 zone is 60 feet; this project is 60 feet.

Discussion at the Sugar House Community Council meeting on June 1, 2016 considered a range of issues. Much of the discussion focused on the project’s residential use and disappointment that it is not a mixed use project and that it lacks an affordability component. Relevant discussion related to the building design and the CBSDR process expressed appreciation for the ground floor units and associated porches –that they positively contributed to the public realm and neighborhood walkability. Others asked the applicant to consider providing appropriate outdoor space for tenants, specifically play space for children and garden space for tenants on the upper level amenity deck. Others asked the applicant to consider green building elements, specifically opportunities to include solar panels on the roof and exploring rebate and tax credit programs for such.

The Sugar House Community Council submitted a letter. Comments relevant to the CBSDR include:

- Concern that the ground level patios are not designed with a railing or wall to screen or protect tenants’ belongings left on the patios and concern that tenants will just keep curtains/drawn all the time.
- Upper level balconies that are aligned/organized so that tenants lack privacy; design achieves walkability but does not “add to the community.”
- Concerns about lack of ground floor retail, affordable units, and parking were expressed. These are not standards of the CBSDR process.
- The Community Council wants the applicant to consider a setback designed for tenant or commercial use; no minimum setback is required in the CSHBD2 zoning district.

Additional letters and emails from the community begin on the next page. Comments specific to the CBSDR are noted below:

- As currently designed the first floor does not adequately address the street or real daily pedestrian comfort and use. The setback along 21st and at the corner needs to be deeper, and the first floor need to be shops, restaurants, services, commercial, with more room for benches, outdoor seating, etc. Currently the setback is so shallow that the bike parking at the corner hangs halfway

into the sidewalk, which is unacceptable if the development is to have any real relationship to 21st.

- In one of the mock-ups I saw some bike parking, but I think this should be increased and maximized to encourage as little car traffic as possible. The materials of the building generally fit well in the aesthetic development of Sugar House, but I'm not sure about the exposed concrete on the street. It looks good in the drawings but I would rather see this at a different level than on the street. Next, while this comment may be out of place, I think the building would be improved with larger outdoor patios on the upper floors that encourages residents to engage with the street, the outdoors, and provides more square footage.
- There needs to be a left turn lane on 2100 South at this intersection to accommodate the extra traffic of the additional tenants. The current 4-lane without a turn lane is already dangerous as people recklessly turn into the right lane when the center lane stops for somebody turning left. Public safety issue!

Comments received after completion of this report will be provided to the planning commission members at the meeting.

June 9, 2016

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2016-00299
974 E 2100 South



At our May 16, Land Use and Zoning Committee meeting, and again at our June 1 Sugar House Community Council (SHCC) meeting, we reviewed an apartment project from John Gardiner. This building will take up the parcel where the Subway has been, along with the Utah Map store, at 974 East 2100 South. He is asking for 126 private, market rate apartment units, with 149 parking stalls. There are some bike stalls available, and some electric auto charging stalls. The building is 5 stories and 60 feet tall. Parking is below grade and on the first level. The first level will have two-level apartment units on the edges so that no parking will be visible from the street. Pedestrian access is located on 2100 South into the lobby of the building. Automobile access is shown on 10th East.

We are pleased to see there is no parking access from 2100 South, because that would be a disaster. That road is extremely busy, and during rush hour, traffic is backed up from 11th East west to 9th East for a long period of the day. We are sorry to see that the traffic will enter and exit on 10th East, because that will put more strain on the neighborhood by adding more traffic. And, we are sorry to learn that a parking place will cost \$50 a month. That makes renters ignore that and park on the neighborhood streets. We know that is happening on Hollywood avenue because of the Urbana condos. It just serves to make the neighbors cranky. We would also like to see more parking in the building, or fewer apartments. We expect that most of these units will have two occupants, which means 2 cars.

We posted this project on our website, and have had a number of comments, which are attached. At our meetings, we had comment cards available, and I have attached a copy of those.

I can say this is another apartment building for Sugar House. None of us seem to find anything wonderful to really recommend this project. He has put two-level apartments along the edge of the street level on 2100 South and along 10th East. These have the living area or great room on the first level, with the bedrooms and baths down below grade at the parking lot level. There is a patio outside the sliding doors, which appears to be about 5' deep and 10-12' wide. I asked Mr. Gardiner if these patios were large enough to have some chairs and a barbeque, he said yes. When I asked if there was a railing of some sort, so that the tenants would be able to leave their furniture outside safely, he responded, "Oh. No."

There are other amenities such as a spa, a TV room, and a game room and exercise room that the tenants share. Some of the apartments appear to have big balconies on the roof over what is the 15' step back, but it is unclear if any of this can be used by the tenants, or if these are only to be used by the person renting the apartment that has the door to that balcony. Above these balconies, there are narrow exterior balconies that appear to overlook the larger balconies below. This doesn't give a feeling of much privacy.

The Purpose Statement for the CSHBD1 and 2 Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a 24-hour population. This design achieves this. People can live here and go out into the business district 24 hours a day. It is near a streetcar. Pedestrians can walk past the building on the north and east sides. But, is it interesting, does it add to our community? Not really.

Most of the comments we received (once we got past the "Oh, no, not another apartment building in Sugar House,") had to do with the lack of retail on the first floor. We are losing the small businesses that were part of

the charm of our small business district. Instead, we get apartments where the tenants probably won't use the patio because it is right on the sidewalk. There is no way to feel safe, or protected while on these patios. There is no way to keep lawn furniture outside safely. Who wants to keep the BBQ in the house and bring it outside to use it? These units will probably always have their curtains drawn. This defeats the purpose of trying to create a walkable community. There has to be a reason to want to walk from point A to point B. There needs to be something that catches your eye. This block will just be a place to hurry by. Not a place to stop and linger.

On the other hand, there could be a coffee shop, an ice cream store, a hair salon, an art studio, something small but interesting on the street level. There could be things that would be useful to the greater community, not just a place for some people to live. This project lacks any of that. Mr. Gardiner says we need traffic on the street to attract and support retail, and we think if there were attractive retail on the first floor that would attract the pedestrian, they would be successful.

We are extremely disappointed that there is no affordable housing component in this building. So far, Sugar House has added only 57 new affordable units. We are nowhere close to our share of the 5000 affordable units Mayor Becker wanted us to build. The lowest rent in this building is \$950 a month, and we assume that is for the smallest space, which is a studio that is about 400 square feet. I don't think we call that 'affordable'.

We commend Mr. Gardiner for replacing the existing sidewalk with an 8' sidewalk. That does make it more walkable, although some comments we heard indicate others would prefer to see it 10' wide. The building appears to have zero setback from the street. The stoop or sidewalk to the entrance is no more than 5' deep. This leaves hardly any room for a tiny bit of landscaping. We would rather see some sort of a setback of 5-10' with landscaping. If it were 10' plus a coffee shop, with a few tables out in front, then we are starting to get something interesting. Other concerns expressed worried about ice buildup, with the building right on the sidewalk. Perhaps when they are replacing the sidewalk they can put heaters in the concrete to alleviate that problem.

We would like to see the developer and architect re-think the first floor of this building. It needs to meet the 40% glass standard, and maybe they could come up with something more creative. What is wrong with adding some retail on the first floor to add interest and create movement? The overall design and materials are not special, it feels like he is trying to copy all the things recently built in Sugar House so we will like it.

The materials are durable, we could call this a sustainable design, although not very interesting. Everything is starting to look the same. This building probably meets the letter of the zoning requirements, but it doesn't begin to meet the spirit of the master plan, or our Vision Statement, which comes right from the master plan.

Attachments:

Comment Cards May 16 and June 1

Letter from Nancy Holt

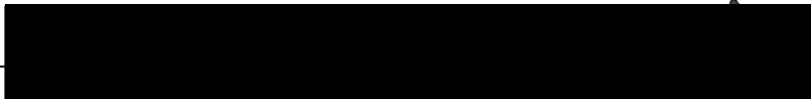
Comment Received Via Email

COMMENT CARD

Name Carole Straughn

Issue/Land Use Topic 21 by Urbana

Email Address _____




Sign me up for email newsletter to be informed of future issues and meeting dates

*This project is beautifully designed,
I'm glad to hear that it may
as long as a century. Happy family
bike parking. Architects are great.
I like charging stations for EV's.
Populations will increase. Good to have diversity,
www.sugarhousecouncil.org
Rooftops as common spaces.*

Comment Card

Name: Steve Parkin

Issue: 10th • 21st Apartments

Email: 

Sign up for email newsletter to be informed of future meeting dates.

① Since bldg is on south side of 2100, please comment on winter time sun angle and whether public sidewalk or 2100 Street will be in shadow.

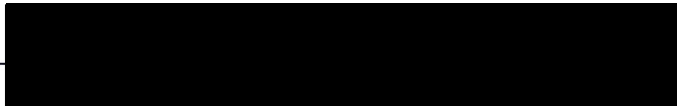
② Since ground-level units have bedrooms below ground, comment on egress windows and how to prevent (or reduce) pedestrian slip-fall into window wells.

③ Comment on visitor-access process; such as phonecall from lobby,

COMMENT CARD

Name Amy Barry

Issue/Land Use Topic 974 E 2100 S

Email Address 



Sign me up for email newsletter to be informed of future issues and meeting dates

I am extremely troubled that this project has ZERO
business component. This is located in the business
district and without business this does nothing to activate
the pedestrian activation.

I am also frustrated at lack of affordability.

Comment

Name: Marie Lane

Card

Issue: New Apt on 21st & 10th

Email: _____

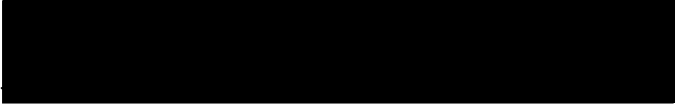
- Sign up for email newsletter to be informed of future meeting dates.

I am trying oh trying to
stay positive ☺ I really
like that subway.

Comment Card

Name: Dane Hansen

Issue: Support of Development

Email: 

Sign up for email newsletter to be informed of future meeting dates.

- I support your development of Sugarhouse and

doing it responsibly as these gentlemen are. I am

a civil engineer and likewise believe dense development

helps urban planning. Only concern is that mix-use

development should be pressed to the forefront, much

like south-west corner of 1100 E 2100 S. Thanks,

Comment Card

Name: Nancy Holt

Issue: Development on 2100 S. & 1000 E.

Email: 

Sign up for email newsletter to be informed of future meeting dates.

Comments Attached

To The SugarHouse / SLC ^{DATE} May 16, 2016

My name is Nancy Holt, Council
I live at 1760 E. Garfield Ave
(1840 S.) and have done so since
September 1985. Phone# [REDACTED]

This is written in direct opposition
to the new development discussed
at this meeting tonight at
2100 South and ~~1800~~ East.
1000

I have seen ENOUGH development
of the Sugarhouse Area. My
husband, Bill, feels exactly the
same way. All 3 of our children
attended Dilworth, Hillside, & Highland
High School. Our oldest now lives on
1900 E @ 1800 S. with her husband and
3 sons. They all join their voices in
LOUD PROTEST! Too much traffic,
losing quiet neighborhood feel, which is why
we moved here in 1985. ENOUGH!

I have served on Dilworth,
Hillside Jr & Highland High
PTA'S.

I also grew up not far from here
and attended South High School.

Let's not continue to make
bad decisions about our
community, such as building
"The Blue Boutique" right
~~and~~ across the street from a
park many children go to and
just west a few block from the
High School. Common sense must
prevail !! PLEASE.

A recent statement in the "SugarHouse
Journal" read "I love Sugarhouse
because of the quiet, neighborhood
feeling here." Quoted by a SH Resident

COMMENTS RECEIVED VIA EMAIL REGARDING 974 EAST 2100 SOUTH

Name: Betty A. Long

Email: [REDACTED]

Website:

Comment: Oh, please! Not ANOTHER apartment complex! Sugar House is being overrun with multi unit housing developments! Soon the residential neighborhoods will be vacant and depleted, which is part of what Sugar House is, family oriented neighborhoods!
NO MORE apartments.

Time: May 6, 2016 at 4:49 pm

IP Address: 73.65.211.104

Contact Form URL: <https://sugarhousecouncil.org/2016/04/20/974-e-2100-s/>

Sent by an unverified visitor to your site.

Name: George

Email: [REDACTED]

Website:

Comment: This area is being too overdeveloped and causing congestion and too much mortar over Green space. Please build a park not a building.

Time: May 6, 2016 at 5:08 pm

Name: Ann Hopkins

Email: [REDACTED]

Website:

Comment: Clarification please:

-The 126 units will be built, they meet the zoning requirements.

-The zoning commission will make sure the architects have done everything by the book.

-What is the point of asking for input, it seems to me it's a done deal.

Time: May 6, 2016 at 7:34 pm

IP Address: 98.202.6.211

Name: Dayna McKee

Email: [REDACTED]

Website:

Comment: Once again, we do not need more apartments in Sugar House until all the existing units have been filled. Furthermore, unless this complex is committed to not allowing people to have vehicles and to providing residents with UTA passes, we cannot afford to have any additional traffic in the neighborhood. I have been a Sugar House resident for 12 1/2 years now and never have I been so fearful to travel around my own neighborhood. Driving, biking, and walking all feel increasingly dangerous as the rate of population growth outpaces the growth of public transportation services and a shift in mentality to take public transit. More vehicles on the road is making more people irritated and reckless as they travel around the neighborhood.

Additionally, I am concerned about the lack of diversity in new housing developments within Sugar House. All recent and upcoming developments are market rate housing. There is little to no mixed and low income development being proposed. This is a disgrace.

Thank you for your time.

Time: May 6, 2016 at 9:02 pm

Name: Holly

Email: [REDACTED]

Website:

Comment: I'm quite concerned by how many apartments they want to build in sugarhouse. I was raised in sugarhouse and I love the quiet and clean residential neighborhood it is. I worry it'll turn into an urban environment. I love downtown and that urban environment but I like sugarhouse the way it is. Toss in some local shops and restaurants. Sure that building may need a facelift, but adding more and more apartments is only going to bring lots of traffic. And are apartments really good for the long term? Maybe get some community gardens in there instead.

Time: May 6, 2016 at 9:58 pm

Name: Ben Hagenhofer-Daniell

Email: [REDACTED]

Website:

Comment: I fully support this level of residential density at this location, given proximity to mass transit (29, 21, S-line) and many other amenities (grocery, restaurants, medical, bars, parks, library, post office, cafes, etc.).

There are only two issues that would keep me from supporting this development fully.

1) What concrete steps are being take to address the critical need for affordable housing in the context of this project? Simply adding 126 market rate units to the housing inventory is not enough to maintain or improve the socioeconomic diversity that makes Sugarhouse and Salt Lake City thrive.

2) As currently designed the first floor does not adequately address the street or real daily pedestrian comfort and use. The setback along 21st and at the corner needs to be deeper, and the first floor need to be shops, restaurants, services, commercial, with more room for benches, outdoor seating, etc. Currently the setback is so shallow that the bike parking at the corner hangs halfway into the sidewalk, which is unacceptable if the development is to have any real relationship to 21st.

Looking forward to explicit public policy to address 1 and revised plans addressing 2.

Best,
Ben HD

Name: Danny Clyne

Email: [REDACTED]

Website:

Comment: We need to strongly petition the city to revert zoning back to what it was 14 years ago before all of Sugar House becomes a new downtown including the 21 & 21 corner. The traffic impact has already reached critical mass. To add more high-rise dwellings and office space and business space is absurd. Let's all remember the definition of insanity...

By the way, have you noticed how all these tall buildings are blocking the view of the mountains, one of Salt Lake City's greatest assets?

Time: May 26, 2016 at 3:23 pm

Name: Judy Darby

Email: [REDACTED]

Website: <http://NO%20No%20and%20NO>

Comment: Again, this displaces business's and adds to the parks/traffic and tax burden on us home owners these are the issues...I have lived in the Sugarhouse area now for 15yrs and am so unhappy at what they have done ... yes, the new downtown looks nice/beautiful but, If they would have done the lower business with historic architecture that would have at leased helped, in keeping with the aviance of old town Sugarhouse which drew me here as a child and I swore one day I would live here...and left it with only those high rises..I know there has to be progress to survive ...but now U take it to far... The traffic which once was impeding for us living on 13th East is now stifling, and that of 21oo So now too....considerate neighbors (unknown) would gladly stop and let U out ...Now it's 5 to 7, even 10 min time period for me to get out of my driveway, it's a major deal now..., I have to ZOOM out into the suicide lane to get out, and that my friends is dangerous, plus more accidents, just in the last 6 months there have now been 4 ...just in front of my house... but if I want to keep my beautiful Sugarhouse house home who's tax's have tripled since I move hereI must work, and to work I must get out of my driveway...my neighbor sold her car and walks now for that reason , but, she is retired ... I hope U get all my meanings...NO MORE FREAKING HIGH RISES!
Judy Darby

Bill Holt <donotreply@wordpress.com>

May 26 (3 days ago)

to me

Name: Bill Holt

Email: [REDACTED]

Website:

Comment: Just because you 'can' build it doesn't mean you 'should' build it. There is already a glut of mega apartment buildings in Sugarhouse. I say see how the rent business goes in those already completed or nearly completed projects before starting another one. This new development will be no more affordable than the other ones (\$1000/month for 400 sq ft, and \$50/month for parking?). I'm seeing the Sugarhouse Business district being transformed into something I don't like - an overbuilt concrete and brick jungle. The idea of a American Dream - to raise your family in a quiet neighborhood in a single unit home - is being squashed by this explosion of cramped, overpriced apartments. I say NO MORE! And remember, the more you build it, the more crooks will come.

tagge solaimanian <donotreply@wordpress.com>

May 26 (3 days ago)

to me

Name: tagge solaimanian

Email: [REDACTED]

Website:

Comment: We have a small business owner in Sugar house for the last 26 years. We are so sickened with the number of the condos or apartments have been built this last several years. Enough is enough. We are going to end up with huge traffic. Already the impact is enormous with lack of parking space in the area.

Time: May 26, 2016 at 10:59 pm
IP Address: 67.2.223.63

Name: Lisa morris

Email: [REDACTED]

Website:

Comment: Both the fire department and various building management organizations have confirmed for me something that I suspected. The apartment units designed for people with disabilities have no source of exit during a fire because they are on upper stories. Neither the fire department or building managers are going to come get the elderly for the disabled and help them leave the building unless their immediate apartment is in danger.

Therefore it becomes very important 4-H new building to be designed with some ground floor units from which disabled people can exit without having to climb stairs. Can you please tell me how many wheelchair accessible units will be on the ground floor?

Lisa Morris

Time: May 27, 2016 at 5:00 am

Email: [REDACTED]

Website:

Comment: Sorry to be a grump, but when are we going to alter zoning laws to limit the "chute" corridors we are constructing along our already narrow streets? I appreciate the aesthetic requirements for building facades and the pedestrian oriented design requirements. HOWEVER, the area is already more and more congested with all the housing now packed into side streets. More pedestrians and more potential transit riders I guess, if you want to take almost an hour to get down town. When all is said and done, most of these apts will be out of reach for those who cannot afford to buy a home. Result? More gentrification. Please make sure some units are "affordable" if not low income. Despite the efforts to humanize the sites, eventual traffic congestion and higher living and business densities will, I fear, smother the "village" feel we are all hoping to keep. Thank you for this information. The council newsfeed is much appreciated for its straightforward tone and candor.

Time: May 12, 2016 at 1:16 pm

Name: John Steffen

Email: [REDACTED]

Website:

Comment: My concern is adequate parking for tenants. This looks like one parking stall per apartment. Most people have more than one vehicle.
if the tenants have more than one vehicle, will 63 vehicles be parked on the street daily. How will this affect residential and business visitor street parking? Has this been addressed? Project parking looks to be about 156 stalls.

Name: Debbie Hall

Email: [REDACTED]

Website:

Comment: I cannot believe we are getting yet another apartment building in SugarHouse. Our roads are now an absolute nightmare with all the growth. Is someone going to take into consideration that our little roads in SugarHouse cannot take the additional traffic? Our city "leaders" (and I use that term very loosely) have made it unsafe for us to walk, bike and skate - things which all of us who live in SugarHouse are prone to doing. The traffic on 2100 South is completely unmanageable now as the little jog onto 1100 East was removed. I remember when that construction started and there was a huge deal made in the media that no traffic flow would be interrupted, no sidewalks would be closed. None of that turned out to be true. We put up with construction for months upon months, the traffic flow is interrupted on a permanent basis and the actual road conditions are in shambles. Please stop this construction. Please stop changing the face of our little city. Please stop ruining the reasons that we have had in the past to actually love living in this little city. My car has been broken in to several times, I have people stealing food out of my garden and the amount of panhandlers that are being encouraged to come into our city is staggering. You are ruining SugarHouse and if you were actually listening to the residents of SugarHouse, you would find I am part of the overwhelming majority of people that live here who all feel the same way.

Time: May 12, 2016 at 7:39 pm

Name: Matthew Kirkegaard

Email: [REDACTED]

Website:

Comment: I like the project for the most part. It replaces several odd, lifeless surface parking lots in our community and replaces it with denser housing, a net parking gain, and more connection to the street. I have a few questions and concerns, however. In one of the mock-ups I saw some bike parking, but I think this should be increased and maximized to encourage as little car traffic as possible. The materials of the building generally fit well in the aesthetic development of Sugar House, but I'm not sure about the exposed concrete on the street. It looks good in the drawings but I would rather see this at a different level than on the street. Next, while this comment may be out of place, I think the building would be improved with larger outdoor patios on the upper floors that encourages residents to engage with the street, the outdoors, and provides more square footage. Finally, EVERY EFFORT should be made to retain Utah Idaho Supply/Map World in the Sugar House community, in whatever way possible. It is a model small business that provides valuable services to many in our neighborhood and we would be worse off without it.

Time: May 12, 2016 at 9:07 pm

Name: Tim Trautman

Email: [REDACTED]

Website:

Comment: Hi all,
There needs to be a left turn lane on 2100 South at this intersection to accommodate the extra traffic of the additional tenants. The current 4-lane without a turn lane is already dangerous as people recklessly turn into the right lane when the center lane stops for somebody turning left. Public safety issue!
Thanks,
Tim

Jennifer Murdock

May 24 at 12:08pm

When asked to address the concerns it will do to traffic it is assumed that the people living in this area are going to be using mass transit. But most will not because the cities mass transit just is not sufficient enough to get everyone that lives in the area to where

they need to go around the valley. The increase of traffic and pedestrians will be dangerous. It already is. People living on the east and west side of this atrocity have difficult times getting from from A to B anywhere from 2700 S to 1300 S with 2100 S being hit the worse. The traffic at the intersections of 1300 E -700 E is two lanes and bumper to bumper nearly all day in all directions. So traffic is horrid and you want us to depend in a public transit that will not even hold public meetings. I want a community that focuses on small business and community not bringing in as many big developers and box stores we can get in a 3 block radius. I grew up in Sugarhouse and while I still love the area the changes are being made with \$\$\$ in mind not the community.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

ZONING (Greg Mikolash):

1. CSHBD2 - 126 unit Multi-Family apartment project. Five levels above grade, one below grade (parking/housing). Will be combining two parcels.
2. The subdivision process will need to be initiated with the Planning Desk in the Building Permits Office.
3. A separate demolition permit will be required for the removal of the existing buildings at each address (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
4. This proposal will need to be discussed with the building code personnel in Room #215.
5. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
6. This proposal will need to comply with the appropriate provisions of 21A.26.010 and .060; Sugarhouse Business District standards.
7. Any appropriate provisions of 21A.34 may apply.
8. Any appropriate provisions of 21A.36 may apply.
9. A permanent recycling collection station which is accessible to collection services, including adequate on site vehicular pick up service and subject to the location provisions of section 21A.36.020, as well as a construction waste management plan.
10. This proposal will need to comply with any appropriate provisions of 21A.40 and including ground mounted utility boxes.
11. 21A.44 for parking and maneuvering, with parking calculations including off-street loading required/provided.
12. The provisions of 21A.48 for landscaping (questions regarding park strip tree protection, removal and planting may be directed to the General Forestry line: 801-972-7818).
13. Any building or site elements that encroach into the public way will need to be discussed with the SLC Real Property Division.
14. This proposal is subject to further zoning standards review at the time of building permit application.

TRANSPORTATION (Michael Barry):

1. Parking calculations appear to be correct. Dimensions of parking spaces are not shown on the plans; parking space dimensions must comply with requirements of Table 21A.44.020, Off Street Parking Dimensions. In particular, parking spaces located adjacent to walls or columns shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability (21A.44.020.E.2.a).
2. The 10' sight distance triangles shown on the site plan at the driveways onto 1000 East are not drawn correctly; please refer to Illustration I in 21A.62.050 for correct sight distance triangle location. Sight distance triangle requirements must be considered for the driveway on the adjacent property on 2100 S by transformers where a 6 foot cedar fence is proposed.
3. Driveway ramps must comply with SLC Transportation Standard Detail E2.b1, Maximum Driveway Slopes and Critical Angles.
4. Provide details for bicycle parking.
5. Electric vehicle parking spaces are not shown on plan; E.V. parking spaces shall be signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and outfitted with a standard electric vehicle charging station.
6. Van accessible ADA parking spaces must have a minimum vertical clearance of 98 inches.

ENGINEERING (Scott Weiler):

1. The existing sidewalk on the project frontage of 1000 East and 2100 South has multiple cracks and tripping hazards.
2. The existing curb & gutter on the project frontage of 1000 East has a deep settlement, causing drainage to pond. It is recommended that these public improvements be replaced as part of this project.

PUBLIC UTILITIES (Jason Draper):

1. No issue with the proposed lot consolidation and exception request.
2. The water main in 1000 East and 2100 South are only 6" mains. Fire flow and water demands will require the main to be upsized to a 12" main.
3. All site and building development must meet Salt Lake City Public Utilities Design Standards.

ATTACHMENT I: MOTIONS

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project meets the applicable standards for a Conditional Building and Site Design Review and therefore recommends the Planning Commission approve the application as proposed.

POTENTIAL MOTIONS

Not Consistent with Staff Recommendation:

OPTION 1 (deny):

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the requested 974 East 2100 South Conditional Building and Site Design Review PLCPCM2016-00299 to allow building height over thirty (30) feet and to allow a building over twenty thousand (20,000) gross square feet because the proposal does not comply with the following standards:

- 1.
- 2.
- 3.

OPTION 2 (approved with conditions):

Based on the testimony, plans presented and the following findings, I move that the Planning Commission approve the requested 974 East 2100 South Conditional Building and Site Design Review PLCPCM2016-00299 to allow building height over thirty (30) feet and to allow a building over twenty thousand (20,000) gross square feet subject to the following conditions:

1. Prior to issuance of any permit to begin construction of the building, the applicant/owner shall verify to the satisfaction of the Planning Director, that the on-site lighting complies with the Salt Lake City lighting master plan dated 2006 and shall be located, directed or designed in such a manner so as not to create glare or light trespass on adjacent properties.
2. Prior to issuance of any permit to begin construction of the building, the applicant/owner shall verify to the satisfaction of the Planning Director, that the hardscape (paving) and landscape (plant selection) complies with the Salt Lake City standards for these elements.
3. The applicant shall comply with all other zoning and building requirements applicable to the project.
4. The applicant/owner shall install all required public way improvements.