



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission
From: Daniel Echeverria, 801-535-7165, Daniel.echeverria@slcgov.com
Date: August 3, 2018
Re: PLNPCM2018-00323, The Fairmont Conditional Building and Site Design Review

Conditional Building and Site Design Review

PROPERTY ADDRESS: 1034 E Elm Ave
PARCEL ID: 16-20-205-018-0000
MASTER PLAN: Sugar House
ZONING DISTRICT: CSHBD-2, Sugar House Business District 2

REQUEST: A request by Alex Lowe, representing the property owner Fairmont Apartments LLC, to build a 59 residential unit mixed use building. The property is located in the CSHBD-2 (Sugar House Business District-2) zone which requires buildings over 30 feet in height to go through the Conditional Building and Site Design Review (CBSDR) process. As the building is approximately 60 feet in height it is subject to the CBSDR process.

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 the Conditional Building and Site Design Review request with the following conditions:

1. Final approval of the details for signage, street lighting, streetscape details, and landscaping to be delegated to Planning staff (as noted in [Attachment H](#)) to ensure compliance with the Conditional Building and Site Design standards, and applicable guidelines in the *Sugar House Business District Design Guidelines Handbook*, *Sugar House Circulation and Streetscape Amenities Plan*, and *Salt Lake City Lighting Master Plan*.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site and Landscape Plans](#)
- C. [Building Elevations & Renderings](#)
- D. [Building Floor Plans](#)
- E. [Additional Applicant Provided Information & Narrative](#)
- F. [Property & Vicinity Photographs](#)
- G. [Existing Conditions – Master Plan, Guidelines, and Zoning Standards](#)
- H. [Analysis of Standards – Conditional Building And Site Design Review](#)

- I. [Public Process and Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:

The developer is proposing to build a mixed use building containing 59 residential units and office space at 1034 E Elm Ave. The property is located on the south-west corner of Elm Ave and McClelland Street. The property is currently occupied by a parking lot. The below is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design considerations in [Attachment E](#).



Rendering of the development looking southwest from the intersection of Elm Ave and McClelland Street (See [Attachment C](#) for full size renderings)

Quick Facts

Height: 60 feet (approximate), 6 stories

Ground Floor Uses (East Face): Office space/lobby, residential lobby

Ground Floor Uses (North Face): Residential lobby/bicycle share amenity

Upper Floor Uses: Multi-family apartment units

Number of Residential Units: 59 units

Exterior Materials:

Street Facing Façades: Brick, glass, metal panel (on center stairwell)

Rear/Side Façades: Brick, glass, stucco

Parking: 79 total stalls (48 underground, 17 first floor of structure, 14 outdoor surface lot)

Virtually the entire lengths of the ground level façades have active uses besides parking, excepting the parking garage entrance. The corner of the building includes a large two-story lobby for the residential apartments on the upper levels. The developer is including office space with an additional lobby on the remainder of the east facing façade toward the south end of the building and has noted in their narrative that they plan to move their company into the space. The street facing building façades on the upper levels (occupied by the residential use) are almost entirely brick excepting the glass (windows) and the central stairwell tower, which is covered in metal panel. The first floor across the building is also entirely glass, excepting the garage entry/exit area. There are two major entrances, one on Elm Avenue at the corner of the building (a revolving door) and one large inset entrance area on the east facade on

McClelland Street near the center of the façade. The inset entry area leads to three entrances: an auxiliary entrance to the residential lobby, an access to the stairwell tower, and an access to the office space.

Regarding building placement on the site, the building is built up to the front property lines, sitting approximately 1'5" inside their property lines. This small setback will be hardscaped and serves to widen the sidewalk in front of the building. The building is built all the way to the side property line on the south side of the property, where it abuts an auto detailing building. On the west side, the property is setback at least 40' from the property line that abuts single-family residential. That rear yard is occupied by a 7' landscape buffer, parking area, and small dog run.



Perspective rendering showing building placement: View of development looking south-east, looking at rear (west) façade and Elm Ave (north) façade. Existing single-family residential is shown on the right (west of the development). Neighboring building masses are shown in white.

Applicable Review Processes and Standards

Review Process: Conditional Building and Site Design Review (CBSDR)

Applicable Standards: CSHBD2 zone and general zoning standards (landscaping, parking, etc.)

Applicable Guidelines: *Sugar House Business District Design Guidelines Handbook, Sugar House Circulation and Streetscape Amenities Plan*

In the CSHBD2 zone, any building over 30' in height or 20,000 square feet in floor area must go through the Conditional Building and Site Design Review process. As the proposal exceeds these amounts, the proposal is subject to the CBSDR process. This process includes a number of review standards related to ensuring the building is pedestrian oriented, including adequate architectural detailing for pedestrian interest and that entrances are focused on the pedestrian experience. Modifications to specific design standards are allowed through this process as long as the modification still meets the intent of the standard. The full list of standards is reviewed in [Attachment H](#).

The applicable CSHBD2 zone also requires that projects be reviewed against the *Sugar House Business District Design Guidelines Handbook*. The handbook is an adopted appendix within the *Sugar House Master Plan*. This document is composed of approximately 112 guidelines that developments in the

Sugar House Business District zone are reviewed against. These are *guidelines* and not *standards*, so a project does not need to strictly meet every guideline to be considered in conformance with those guidelines. As noted in the guidelines, they are intended to “give general design guidance with flexibility to the development of the area” and “developers are encouraged to explore solutions and to present alternatives to (the) guidelines if they can be shown to achieve the same goals for high quality development.” Additionally, not every guideline is applicable to this particular project. A discussion regarding those guidelines is located in [Attachment G](#). Analysis of a few particularly relevant guidelines is included in the key considerations section below.

The Conditional Building and Site Design Review process also requires compliance with other applicable City adopted design guidelines. In this area, there is an adopted plan with guidelines for streetscape improvements, titled the *Sugar House Circulation and Streetscape Amenities Plan*. The development has been evaluated against the guidelines for streetscape improvements and that analysis is located in [Attachment G](#).

KEY CONSIDERATIONS:

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

1. [360 Degree Architecture Guideline](#)
2. [Sidewalk/Parkstrips and McClelland Trail Improvements](#)
3. [Upper Level Stepback](#)

Consideration 1 – 360 Degree Architecture Guideline

The *Sugar House Business District Design Guidelines* includes a specific policy about 360 degree architecture: “Avoid facade architecture: all faces of the building should be designed with similar detail and materials.” The initial iteration of this development proposal provided architectural detailing on the rear (west) facade, but generally did not incorporate brick into the rear facade. Instead this facade was covered by stucco. The rear facade thus appeared to be a far different architectural style due to the difference in material choice as compared to the street facing facades that are nearly 100% brick and glass.

Staff recognizes that the developer is using a very high amount of brick on the front facade- far more than other recent Sugar House developments that have utilized other materials such as stucco, EIFS, or fiber-cement board to reduce the amount of brick on their street facing facades. However, staff felt that because of the high visibility of the rear facade from adjacent property and public streets (due to its ~40 setback), the development should incorporate brick into the rear facade in some fashion to create a more cohesive 360 degree product and link the rear face to the street facing facades.



Original proposal for rear (west) facade

In response to those concerns, the developer has revised the rear facade design by interspersing brick columns along that facade with window treatments and cornice details similar to the front facades, and increasing the window sizes to significantly reduce the amount of stucco on that facade. Overall these

changes better tie the rear façade to the public facing facades, and while increasing the brick on the rear façade, they have retained the original high level of brick on the street facing facades. Staff believes that the high level of brick on the front facades warrants some leeway on the rear façade regarding the 360 degree architecture guideline and believes that the level of brick and glass on the rear façade is an acceptable compromise that still substantially links the architectural design of the rear façade to the other street facing facades.



Current, revised proposal of rear (west) façade (See [Attachment C](#) for larger size and renderings)

Consideration 2 – Sidewalks/Park Strips and McClelland Trail Improvements

The development includes an 8' sidewalk along McClelland Street. This sidewalk includes 6.5' of pavement within the City right-of-way and ~1.5' of additional special paving on the developer's own property. In addition to the sidewalk there will be a ~3' foot park strip along the street side edge of the sidewalk to visually buffer the sidewalk from the vehicles on the street. As shown, the park strip would include street trees and plantings such as, shrubs, perennials, annuals, and low growing step-able plants, and does not include any turf grass.



Cross-section of proposed 8' sidewalk with ~3' parkstrip

In the Sugar House Community Council's formal input letter ([Attachment I](#)) they have proposed that the developer pave the proposed park strip to create an effective ~11'-12' wide sidewalk. This would eliminate any park strip landscaping, except for trees. The Sugar House Community Council has requested this additional pavement to make the sidewalk more conducive to trail use as part of the McClelland Trail system.

Staff has evaluated the input and does not support requiring the developer to pave the park strip due to specific design guidelines, ordinance requirements, and aesthetics. The *Sugar House Design Guidelines* include specific guidelines about sidewalk widths and park strips in the Sugar House Business District:

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...

Landscape park strips and public open space with street trees, shrubs, ground covers and lawn.

As the developer is providing an 8' sidewalk, staff is not supportive of requiring the developer to pave the park strip, as there is not a specific standard or guideline to require paving of more than 8' of sidewalk width in this area. Additionally, there is aesthetic and pedestrian comfort value to providing park strip landscaping in urban environments where possible, as it creates a visual buffer for pedestrians from the street and increases the perception of the sidewalk as a safe walking environment. Furthermore, City code requires that at least 1/3rd of park strips be covered in vegetation. As such, staff is recommending approval of the proposed 8' wide sidewalk configuration and park strip landscaping.

Regarding the McClelland Trail itself, the City has implemented improvements for the trail between 800 South and 2100 South, generally along/near McClelland Street. The trail is intended to support both pedestrian and bicycle traffic. The City Transportation Division is currently evaluating improvements for the segment of the trail on McClelland Street from Fairmont Park to 2100 South in front of the proposed building. There are a number of configurations being evaluated and no decision has been made on the final configuration. Discussions regarding the configuration of the McClelland Trail generally involve bicycle accommodations separate from the sidewalks, which in a dense, urban, walkable environment generally should be reserved for pedestrian use to prevent conflicts and collisions. Generally 8' is an adequate sidewalk width for a medium density area like the Sugar House Business District. Other sections of City code call for 8' sidewalks in the Central Business District (downtown) with 10' sidewalks only called for along Main Street downtown. Staff believes that the proposed 8' of width is adequate for expected pedestrian traffic, considering that bicycle traffic will be accommodated separately in any street reconfiguration for the trail.

Additional treatments of the parkstrips and sidewalks along Elm Avenue, including special paving materials, seating, and landscaping, create a comfortable walking environment and are generally in compliance with the *Sugar House Circulation Plan* and *Sugar House Design Guidelines*. Sidewalks on this side of the development are also 8' in width.

Consideration 3 – Upper Level Stepback

The Sugar House zoning standards require upper level portions of the building above 30' in height to be stepped back 15' from the lower level façade of the building. This is measured from façade face to façade face and not from the front property line. In this case the developer is stepping the upper façade of the building back approximately 13.5' from the lower façade. If measured from the front property line, this step-back is 15 feet. If this building was built to the front property line it would meet the upper level stepback requirement, however, the building is being setback approximately 1.5' on the ground level in order to widen the sidewalks at the ground level as noted in the discussion above.

For context, the adjacent building to the north also maintains the 15' upper level setback from the front property line, but its ground level facade is built directly to the front property line with no setback. Effectively, the upper façade of the development proposal would be exactly in-line with the upper



Elevation view showing 15' stepback from the front property line for the upper portion of the building.

façade of its neighboring building. The intent of this upper level stepback is to maintain a consistent street wall and frame the street, while reducing the perception of being too walled in (i.e. the perception of “being in a canyon”). Staff is supportive of the small reduction in the upper level stepback, as the lower level is being setback to incorporate additional sidewalk width (a positive for the pedestrian experience) and the upper level will be in line with the adjacent development to the north, preserving a consistent upper level setback down the street and meeting the intent of this standard.

DISCUSSION:

As discussed in the considerations above and the CBSDR analysis in [Attachment H](#), the proposal generally meets the standards of CBSD review process. In general, the proposal addresses the pedestrian oriented design standards of the CBSD review and generally complies with the applicable *Sugar House Design Guidelines* and other applicable adopted design guidelines. As such, staff is recommending approval of the proposed development with the suggested conditions noted on the first page of this staff report.

NEXT STEPS:

Conditional Building and Site Design Review Approval

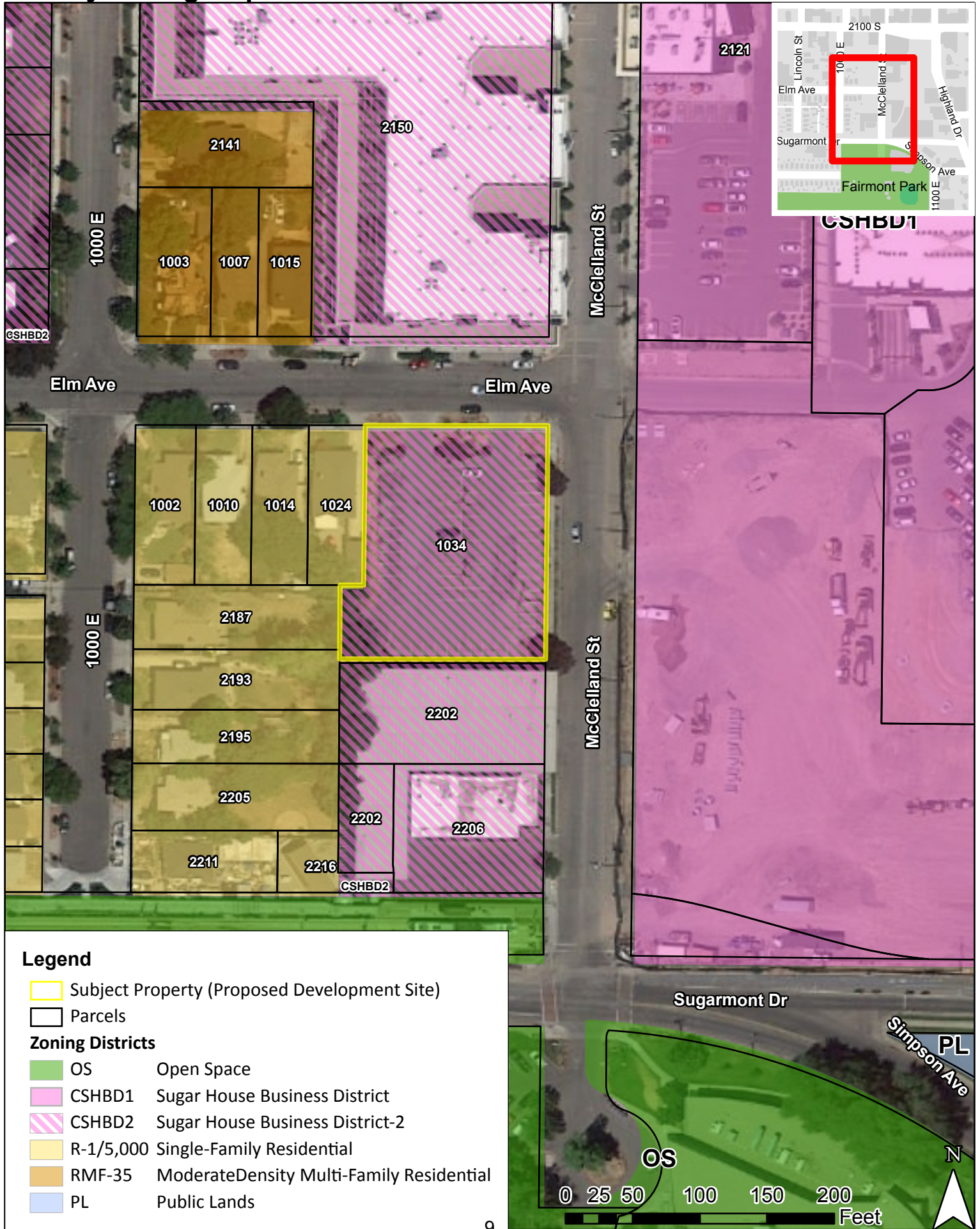
If the Conditional Building and Site Design Review is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit plans for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Conditional Building and Site Design Review Denial

If the Conditional Building and Site Design Review is denied, the applicant will still be able to develop the property by right at a smaller scale. The building would need to be under 30' in height and less than 20,000 square feet in size.

ATTACHMENT A: VICINITY MAP

Vicinity Zoning Map



Legend

- Subject Property (Proposed Development Site)
- Parcels
- Zoning Districts**
- OS Open Space
- CSHBD1 Sugar House Business District
- CSHBD2 Sugar House Business District-2
- R-1/5,000 Single-Family Residential
- RMF-35 Moderate Density Multi-Family Residential
- PL Public Lands

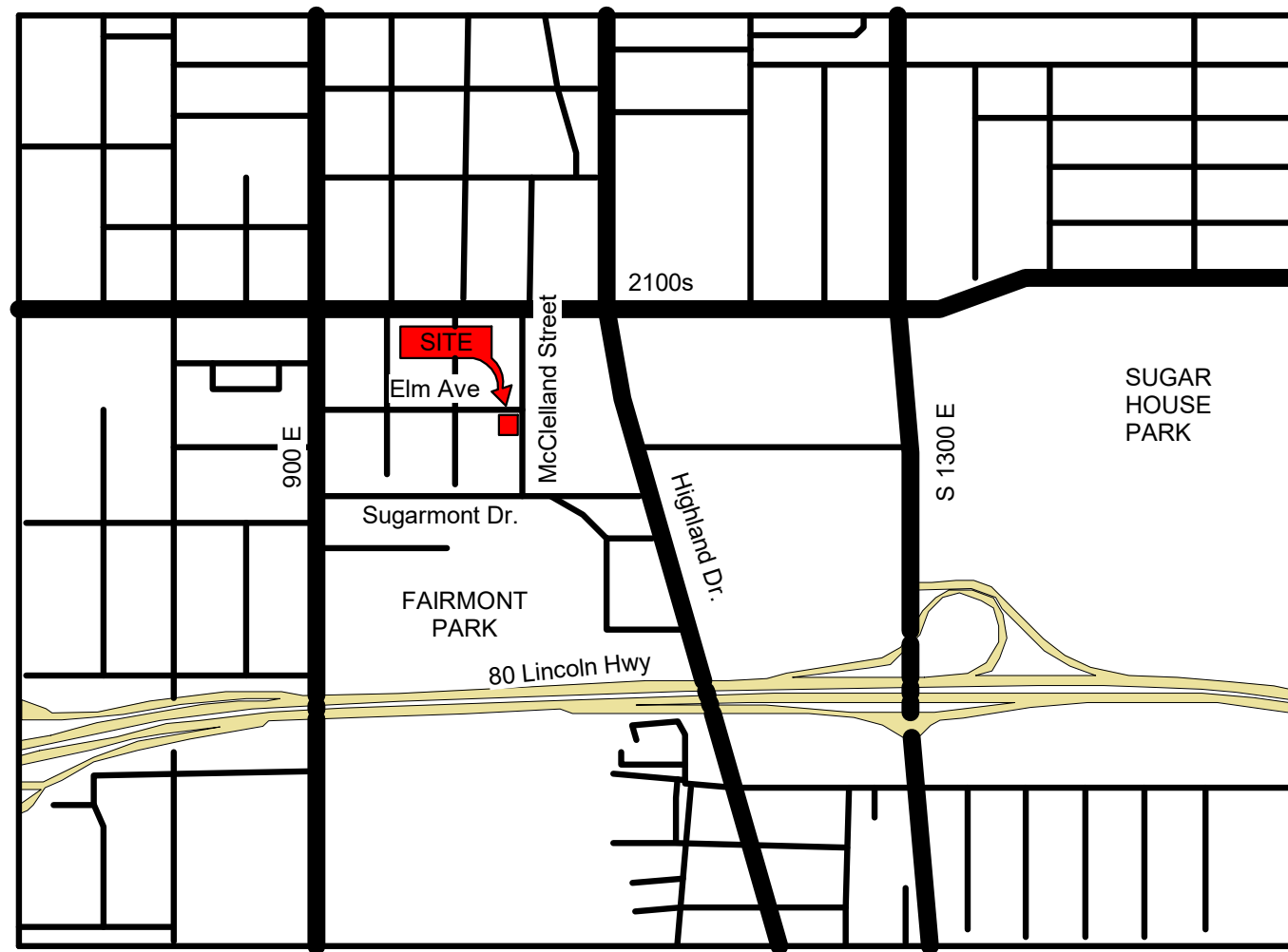
0 25 50 100 150 200 Feet





Birds-eye view of the site, looking north. Site is highlighted in yellow in the center of the aerial.

ATTACHMENT B: SITE AND LANDSCAPE PLANS



Vicinity Map



Site Address: SWC Elm Ave and McClelland Street, Salt Lake City, Utah

CONTACT:

OWNERSHIP

LPG (Low Property Group)
2319 S Foothill Dr. Suite 265
Salt Lake City, UT 84109
Contact: Ben Lowe
Phone: 801.582.3188

ARCHITECT

MVE+PARTNERS
1900 Main Street, Suite 800
Irvine, CA 92614
Contact: Pieter Berger
Phone: 949.809.3388

LANDSCAPE

InSite Design Group
17 North 470 West
American Fork, Utah 84003
Contact: Cory Whiting
Phone: 801.756.5043

CIVIL

McNeil Engineering
8610 South Sandy Parkway, Suite 200
Sandy, Utah 84070
Augusto Reck Pereira
Phone: 801.984.2851

ZONE

ADDRESS: SWC Elm Avenue and McClelland Street
Salt Lake City, Utah
APN: Parcel 3
Zone: CSHBD2
Designation: Commercial Districts
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.

LOT AREA :

Site Area: 24,579 SF (0.564 AC)
Buildable Area: -
Allowable Floor Area Limit: -

PROJECT DESCRIPTION

Mixed Used building with 5 levels of residential over a podium. Residential lobby and Office on the ground level. Parking is on grade and 1 Sub-T parking level.

SETBACKS

REQUIRED

Front: No minimum yard is required
Rear / Side: No minimum yard is required
Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

PROPOSED

Front:
Elm Avenue 1'-5" below 30'
15'-0" above 30'
McClelland 1'-3" below 30'
15'-0" above 30'
Side:
South 1'-8" to 3'-4"
West 49'-11" to 60'-0"

HEIGHT

Height Allowable: 60'
Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60')
Proposed: 60' (average roof plane)

RESIDENTIAL DENSITY

Proposed: 59 Units
FAR: 2.40 (59,070 SF)

DWELLING UNITS

Dwelling Units Proposed:		
1 BD/BA	20	34%
1 BD/1BA	15	25%
2 BA/2BD	24	41%
	59 DU	100%

Market Rentable AVG Area: 835 SF
HUD Net Rentable AVG Area: 702 SF
Total Rentable (Market Rentable) 49,260 SF
Total Rentable (HUD Net Rentable) 45,804 SF

Unit Type	No. of Unit (DU)	Market Rentable Area (SF)	HUD Net Rentable Area (SF)
A1 1BD/1BA	10	593 sf	537 sf
A2 1BD/1BA	5	774 sf	724 sf
A3 1BD/BA	10	594 sf	542 sf
A4 1BD/BA	10	695 sf	644 sf
B1 2BD/2BA	5	1,201 sf	1,141 sf
B1-1 2BD/2BA	4	1,223 sf	1,101 sf
B2 2BD/2BA	5	1,155 sf	1,083 sf
B3 2BD/2BA	5	1,104 sf	1,014 sf
B4 2BD/2BA	5	943 sf	872 sf
Total:	59 DU	49,597 sf	41,400 sf

PARKING

REQUIRED

Residential
2 Stalls / 2BD 48 Spaces
1 Stall / 1BD 10 Spaces
5 Stall / 1BD with 600SF max 15 Spaces

Total Required : 73 Parking Spaces

PROPOSED

Residential 71 Standard Prime Spaces
2 ADA Spaces

Sub Total Proposed : 73 Total Spaces

Office

3 Stalls / 1000 SF 5 Standard Spaces
1 ADA Spaces

Sub Total Proposed : 6 Total Spaces

Total Proposed: 79 Total Space

COVER SHEET/ PROJECT INFORMATION

A0.1



LPG
LOWE PROPERTY GROUP
2319 S FOOTHILL DR, SUITE 265
SALT LAKE CITY, UT 84109

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

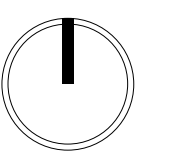
PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018





SITE CONTEXT



A0.2



LPG
LOWE PROPERTY GROUP
2319 S FOOTHILL DR, SUITE 265
SALT LAKE CITY, UT 84109

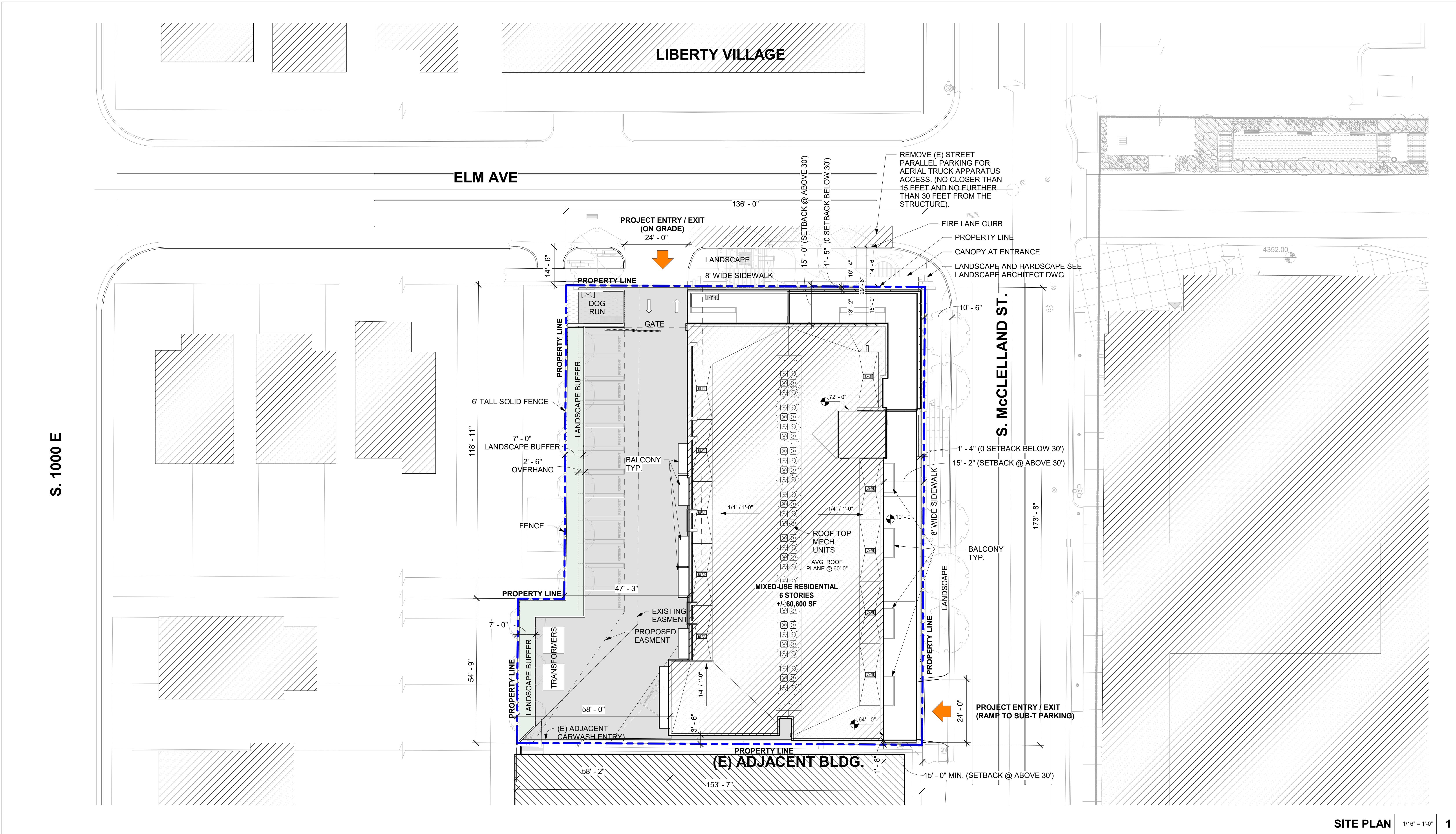
THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018



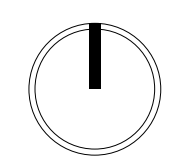


SITE PLAN 1/16" = 1'-0" 1

SITE PLAN

THE FAIRMONT
 SWC ELM AVE. AND McCLELLAND ST.
 SALT LAKE CITY, UTAH

0' 16' 32' 48'



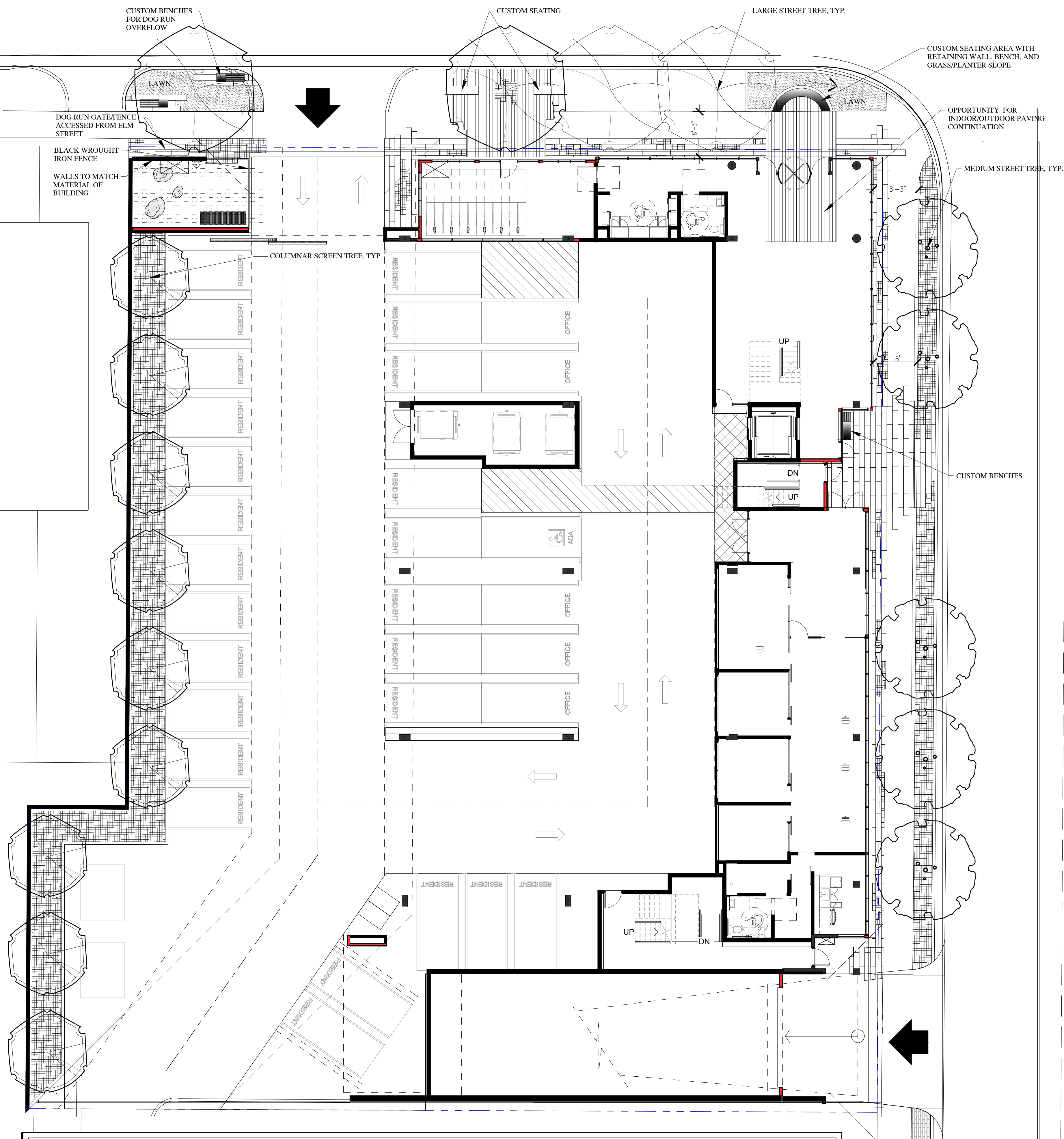
A0.3

PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018

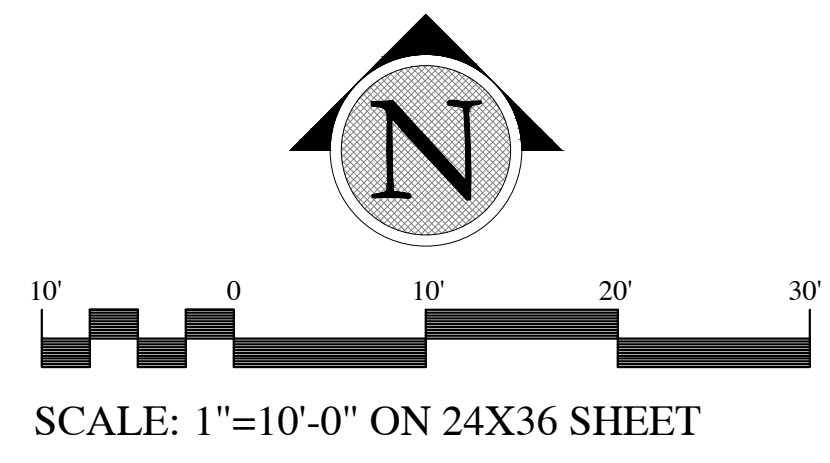
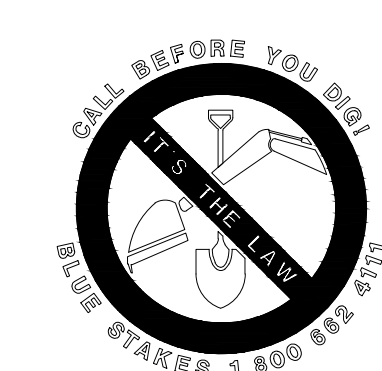
MVE + PARTNERS

lpg
 LPG
 LOWE PROPERTY GROUP
 2319 S FOOTHILL DR, SUITE 265
 SALT LAKE CITY, UT 84109



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	CUSTOM PAVERS, APPROX. 1'X5' TBD BY OWNER
	CUSTOM MATERIAL TBD BY OWNER
	ROCK MULCH TBD BY OWNER
	PLANTING BED CONSISTS OF SHRUBS, PERENNIALS, ANNUALS, AND LOW GROWING STEPPABLE PLANTS DEPENDING ON AREA
	KENTUCKY BLUEGRASS MIX MINIMUM THREE VARIETIES
	ARTIFICIAL TURF FOR DOG RUN
	LARGE STREET TREE, TYP.
	MEDIUM STREET TREE, TYP.
	COLUMNAR SCREEN TREE, TYP.



CUSTOM DECK PLANTERS AS AN ALTERNATE PICTURE #5 & #7.

RAILING BY ARCHITECT.

PICTURE #4: RECTANGLE FIRE PIT

FIRE PIT FEATURE SEE PICTURE #4

4'X4'X36" TALL PLANTER BOXES WITH DRAIN PAN. ALL PLUMBING TO BE PENETRATION DETERMINED LATER. SEE PICTURES 5 & 8.

OTHER SITE FURNISHINGS AND AMENITIES TO BE DETERMINED

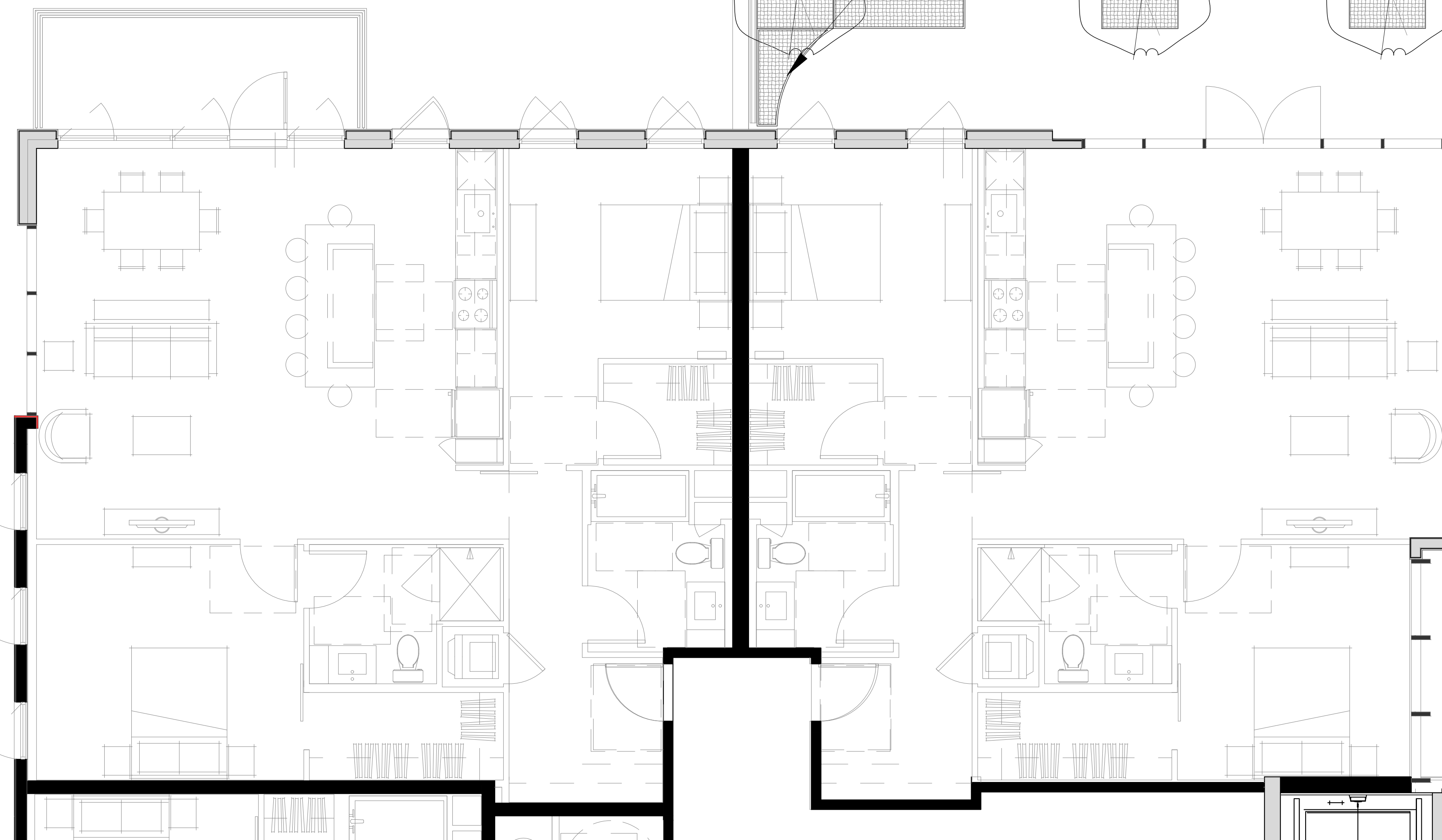


Photo courtesy of: ore.design

PICTURE #9: GREEN SCREEN WITH VINE



Photo courtesy of: ore.design



PICTURE #5: CUBE PLANTER

PICTURE #6: CUSTOM BUILT-IN BENCHES

PICTURE #7: CUSTOM PLANTER BOXES

PICTURE #8: PLANTER BOXES



Photo courtesy of: ore.design



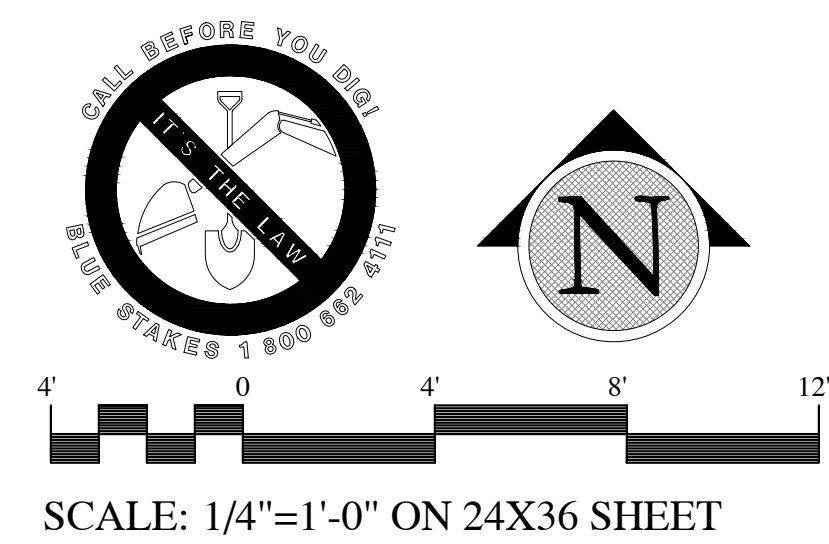
Photo courtesy of: ore.design



Photos courtesy of: ore.design



Photos courtesy of: toumesol planters

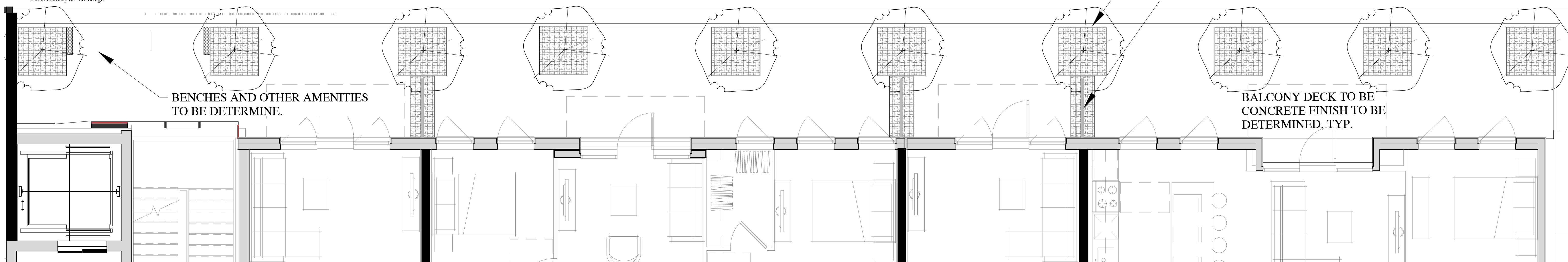


4' X 4' X 3' TALL PLANTER BOXES SEE PICTURES #4 & #6.

GREEN SCREEN WITH VINE TO SEPARATE PATIOS, SEE PICTURE #9.

BALCONY DECK TO BE CONCRETE FINISH TO BE DETERMINED, TYP.

BENCHES AND OTHER AMENITIES TO BE DETERMINE.



DECIDUOUS TREES

TRIFLORUM MAPLE

SUMMER COLOR

FALL COLOR



www.bernheim.org

www.rotarybotanicalgardens.org

RISING SUN EASTERN REDBUD

SPRING COLOR

SUMMER COLOR



www.fast-growing-trees.com

ROYAL STAR MAGNOLIA

SPRING COLOR

SUMMER COLOR



www.monrovia.com



theplantingtree.com

FALL COLOR



davesgarden.com

FERNLEAF FULL MOON MAPLE

SUMMER COLOR

FALL COLOR



www.monrovia.com

Four Seasons Garden on flickr.com



FAIRMONT PARK APARTMENTS
LOWE PROPERTY GROUP
SALT LAKE CITY - UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

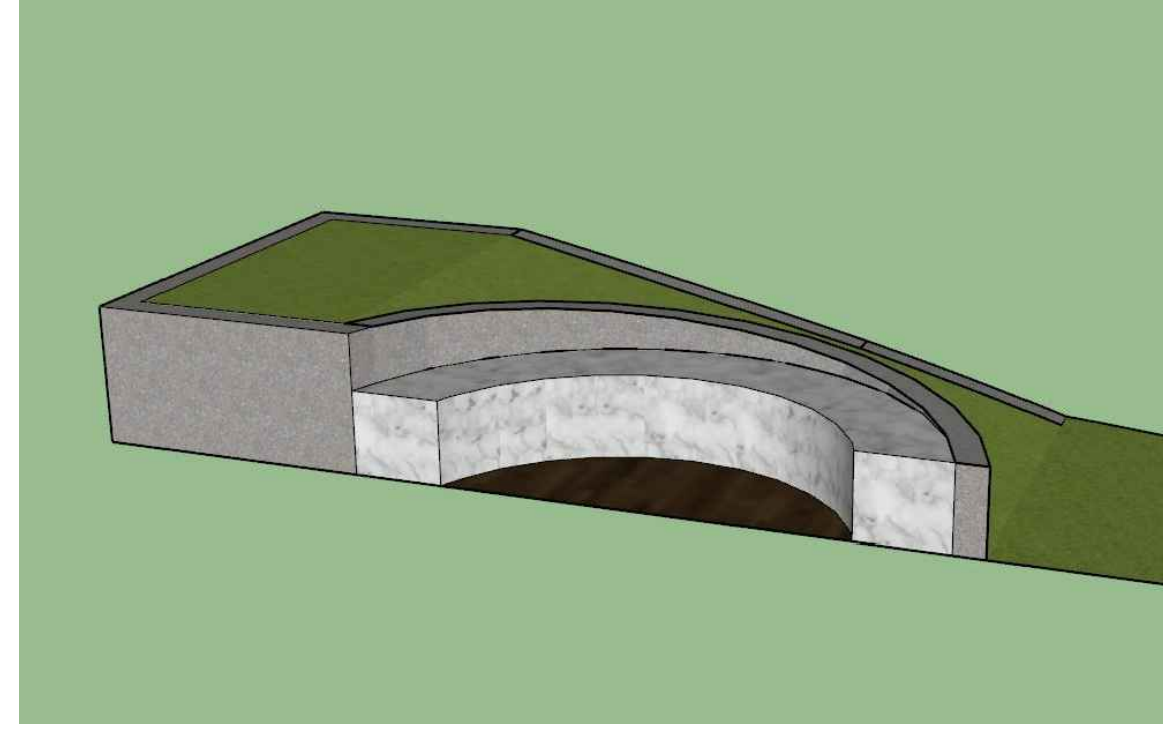
PLANT PHOTOS

DRAWN BY: SEW
CHECKED: CBW
DATE: 4-19-2018
REVISIONS: 7-25-18
JOB NO. 18-119

SHEET: LS2.1

SEATING

CUSTOM SEATING AREA FOUND ON SHEET LS1.2



EXAMPLE OF SEATING AREA WITH RAISED GRASS PLATFORM

C:\Users\Joseph\Downloads\844586450822404289718224cc404b13.jpg

OPARCH.NET

EXAMPLE OF STONE SLAB SEATING



MAIDEN-STONE.COM

BALCONY PLANTERS

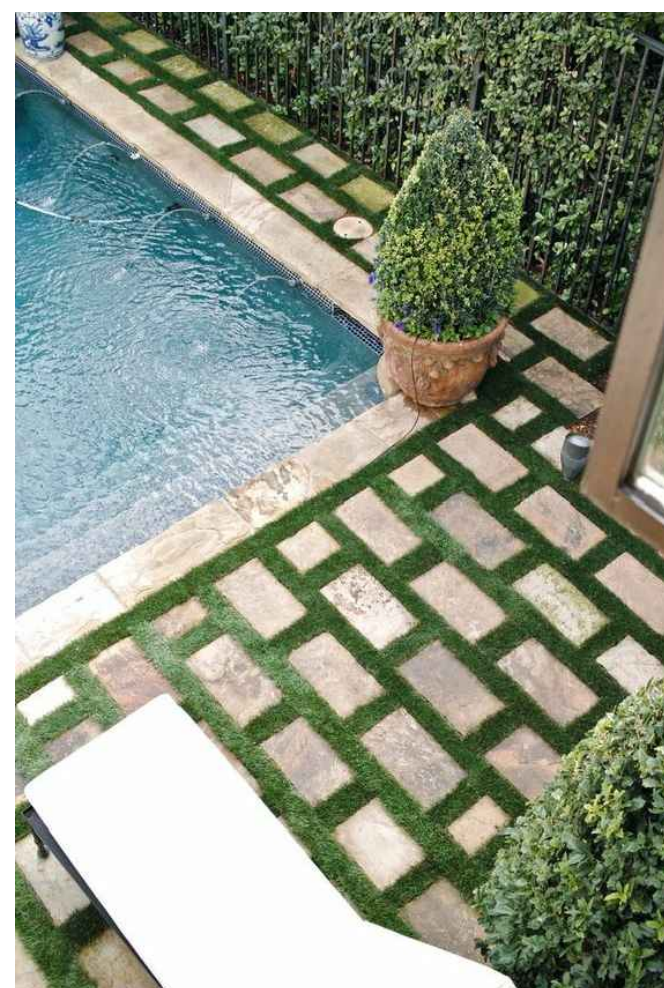


TWISTEDSIFTER.FILES.WORDPRESS.COM

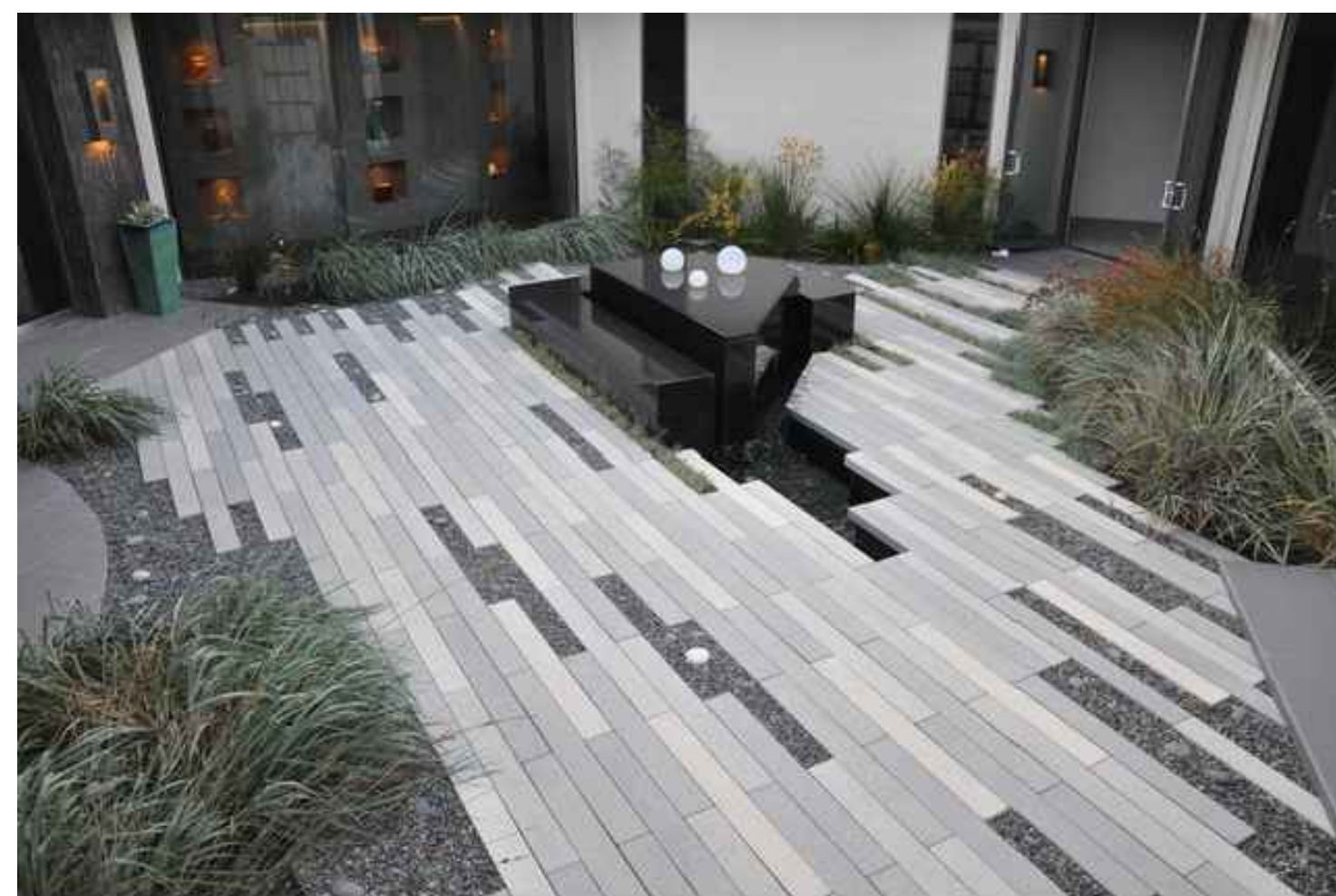


PLANTERBLOG.COM/BLOG/

PAVING



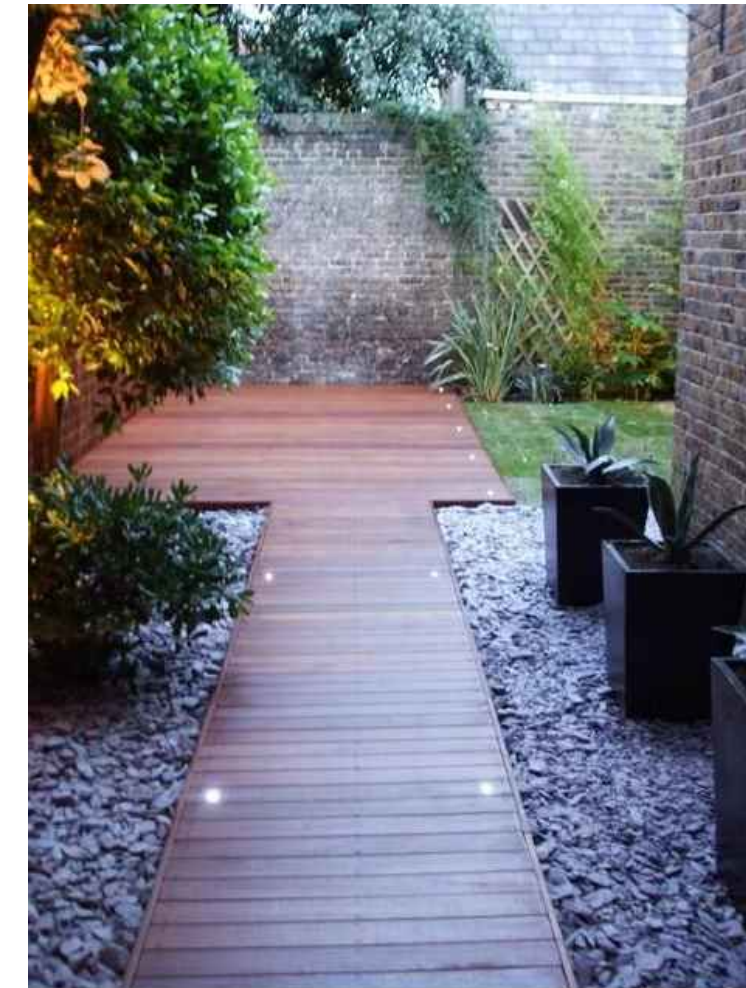
R&R LANDSCAPE



JEFFREY GORDON SMITH LANDSCAPE ARCHITECTURE



SOURCE UNKNOWN



LONDONGARDENBUILDERS.CO.UK

PORCELAIN PAVERS THAT LOOK LIKE WOOD
(THESE ARE FROM THE NOON COLLECTION FROM BELGARD IN HONEY FINISH)



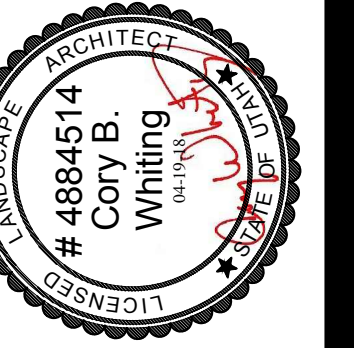
BELGARD.COM

LARGER SCALE PAVERS TO BE USED WITH SKINNY IPE/WOOD LOOKING PAVERS



UNILOCK

CONSULTANTS



STAMP

FAIRMONT PARK APARTMENTS
LOWE PROPERTY GROUP
SALT LAKE CITY - UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT

MATERIAL & FURNITURE PRECEDENTS

SHEET TITLE

DRAWN BY: SEW
CHECKED: CBW
DATE: 4-19-2018
REVISIONS: 7-25-18
JOB NO. 18-119

SHEET: **LSM**

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**ATTACHMENT C: BUILDING ELEVATIONS &
RENDERINGS**

MATERIAL FINISH LEGEND

- 1 BRICK VENEER
- 2 STUCCO FINISH
- 3 METAL PANEL
- 4 DARK BRONZE/BLACK WINDOW FRAME
- 5 DECORATIVE RAILING 1
- 6 DECORATIVE RAILING 2
- 7 GLAZING SYSTEM
- 8 METAL CANOPY
- 9 BRICK TRIM
- 10 GARAGE ROLLUP DOOR
- 11 SECURITY GATE
- 12 SIGNAGE
- 13 CONCRETE FLOOR
- 14 WOOD FRAME

NOTES: STOREFRONT GLASS WILL BE "CLEAR, UNTINTED GLASS" TO COMPLY WITH THE SUGAR HOUSE BUSINESS DISTRICT GUIDELINES.



EAST EXTERIOR ELEVATION 3/32" = 1'-0" 1



NORTH ELEVATION 3/32" = 1'-0" 2

EXTERIOR ELEVATIONS

A2.1

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018



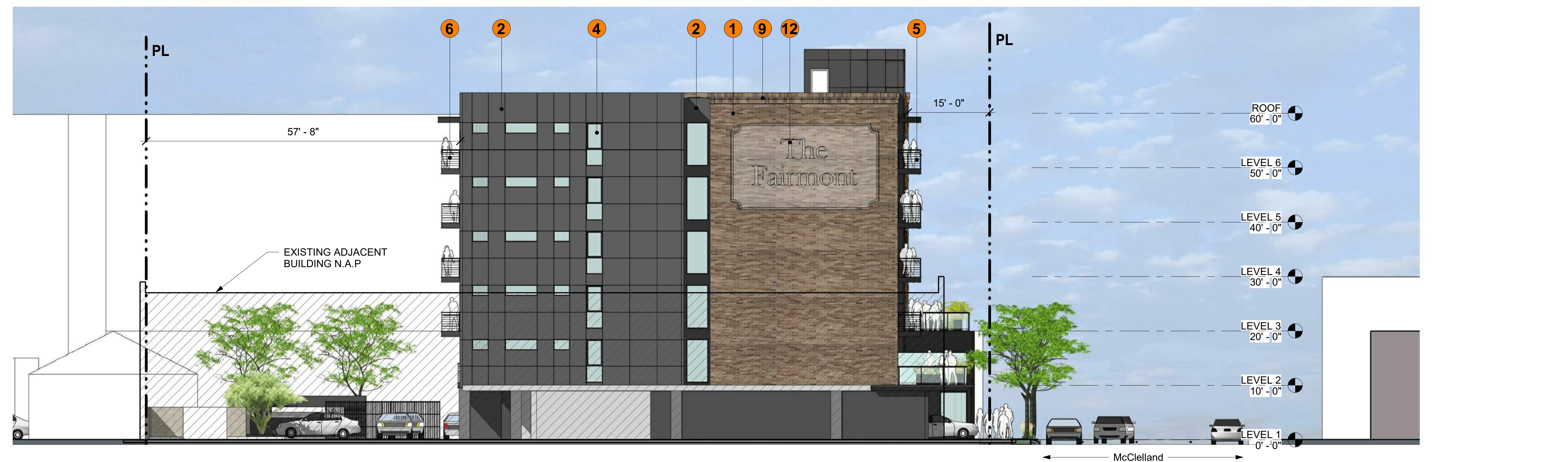
MATERIAL FINISH LEGEND

- 1 BRICK VENEER
- 2 STUCCO FINISH
- 3 METAL PANEL
- 4 DARK BRONZE/BLACK WINDOW FRAME
- 5 DECORATIVE RAILING 1
- 6 DECORATIVE RAILING 2
- 7 GLAZING SYSTEM
- 8 METAL CANOPY
- 9 BRICK TRIM
- 10 GARAGE ROLLUP DOOR
- 11 SECURITY GATE
- 12 SIGNAGE
- 13 CONCRETE FLOOR
- 14 WOOD FRAME

NOTES: STOREFRONT GLASS WILL BE "CLEAR, UNTINTED GLASS" TO COMPLY WITH THE SUGAR HOUSE BUSINESS DISTRICT GUIDELINES.



WEST ELEVATION 3/32" = 1'-0" 1



SOUTH ELEVATION 3/32" = 1'-0" 2

EXTERIOR ELEVATIONS

A2.2

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
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PROJECT #2017.10216

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STREET PERSPECTIVE VIEW FROM CORNER OF McCLELLAND

3D PERSPECTIVE

A2.3

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

PROJECT #2017.10216

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MVE + PARTNERS



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STREET PERSPECTIVE VIEW FROM CORNER OF McCLELLAND

3D PERSPECTIVE

A2.4

THE FAIRMONT

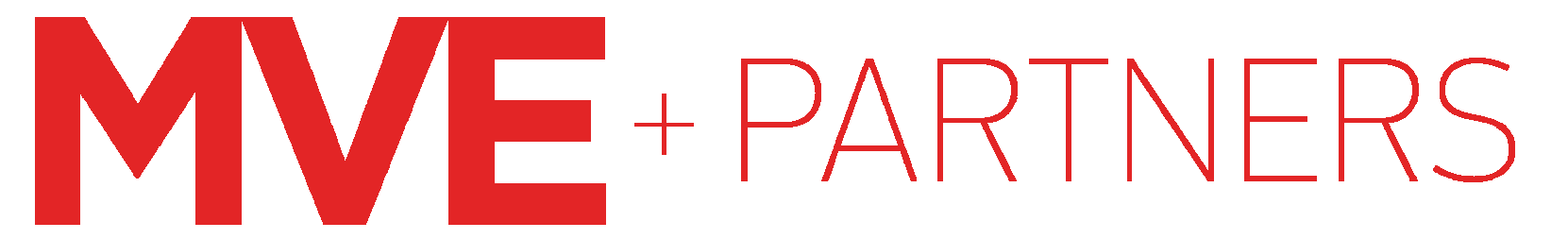
SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

PROJECT #2017.10216

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STREET PERSPECTIVE VIEW FROM ELM AVE.

3D PERSPECTIVE

A2.5

THE FAIRMONT

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BIRDEYE VIEW FROM ELM AVE.

3D PERSPECTIVE

A2.6

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
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STREET PERSPECTIVE FROM McCLELLAND

3D PERSPECTIVE

A2.7

THE FAIRMONT

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3D PERSPECTIVE

A2.8

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

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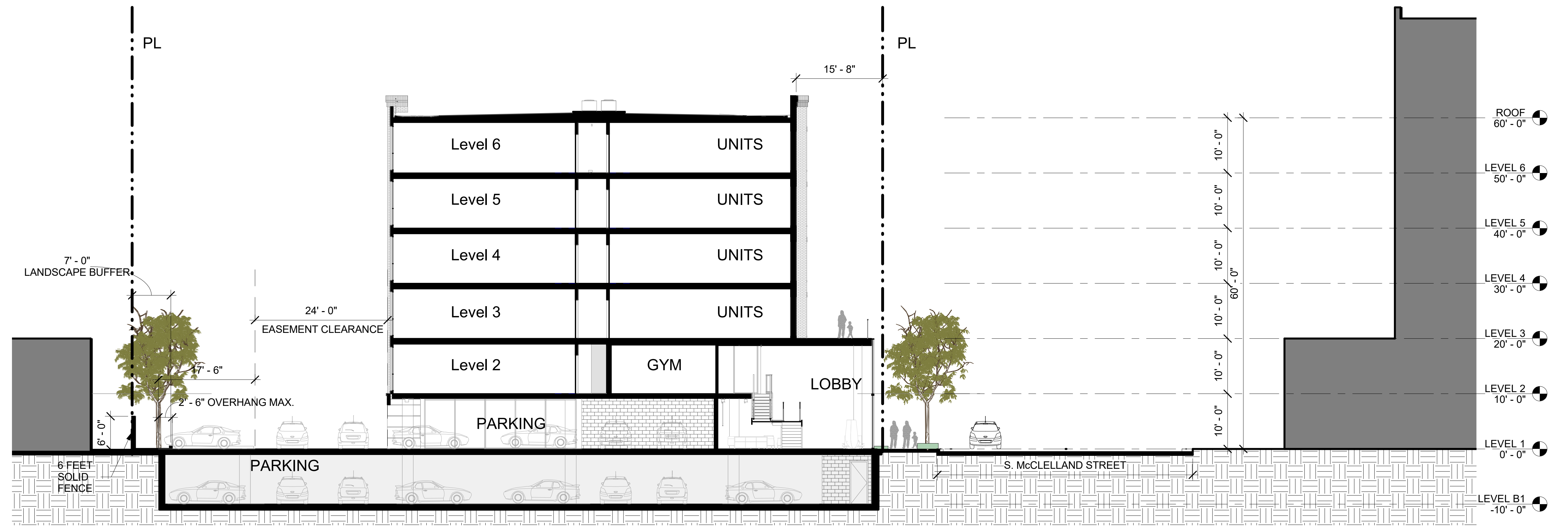
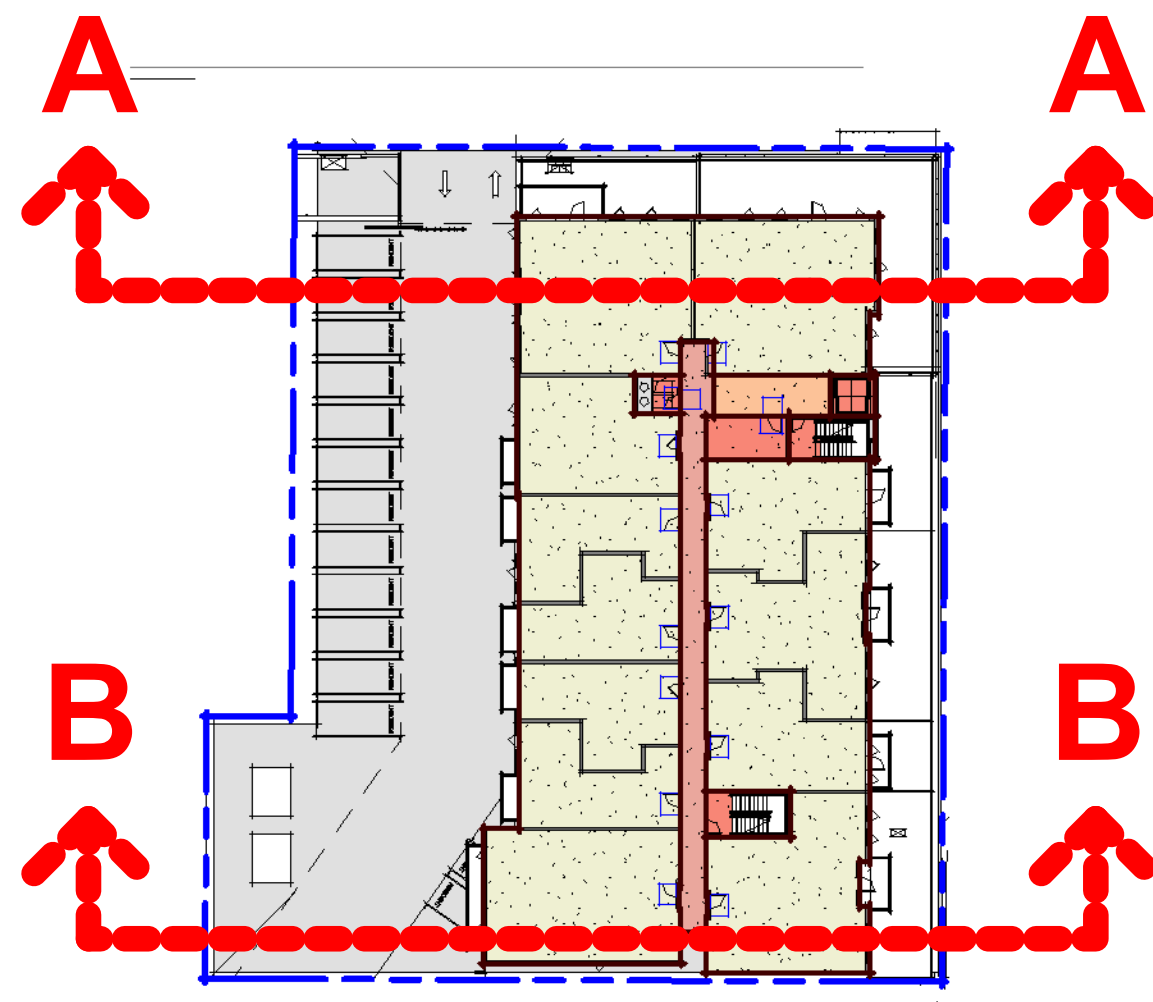
CBSD Resubmittal - July 26, 2018

MVE + PARTNERS

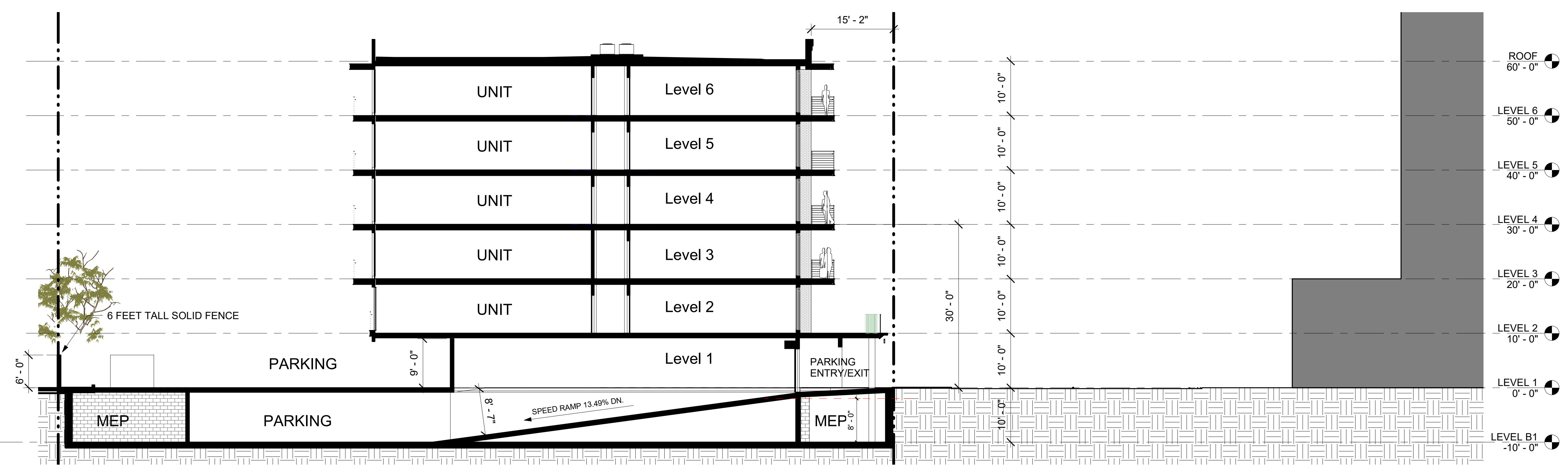


LPG
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2319 S FOOTHILL DR, SUITE 265
SALT LAKE CITY, UT 84109

KEY PLAN



SITE SECTION A-A 3/32" = 1'-0" 1

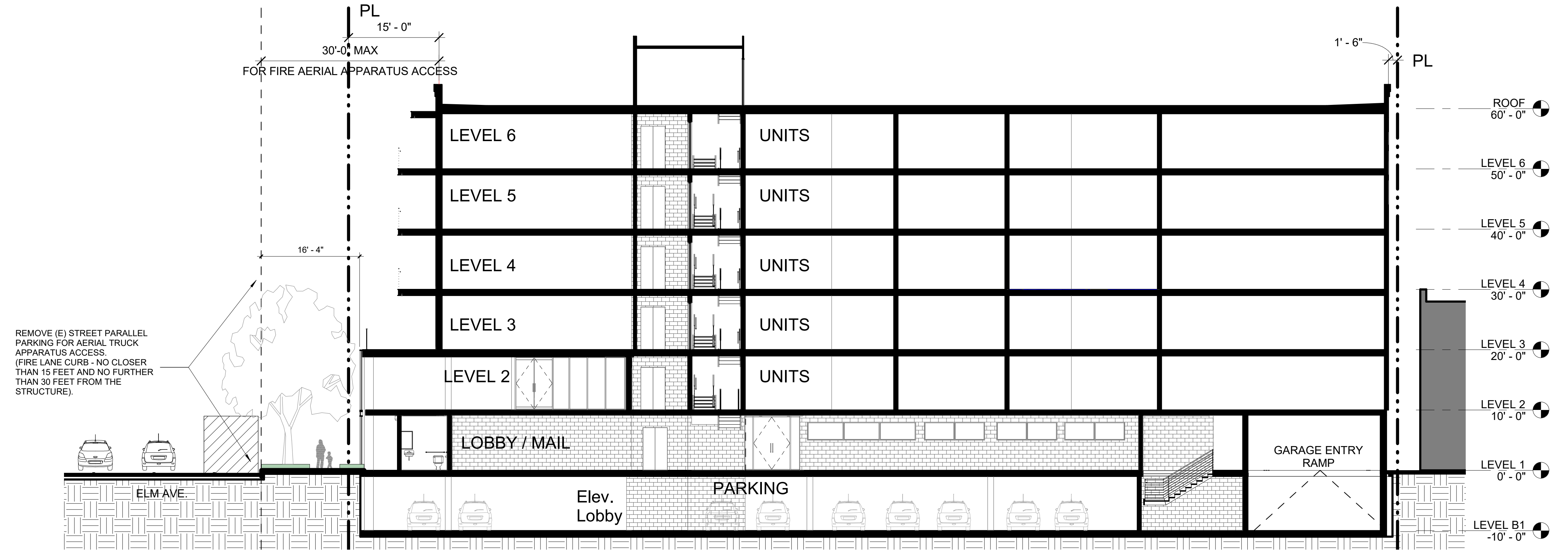
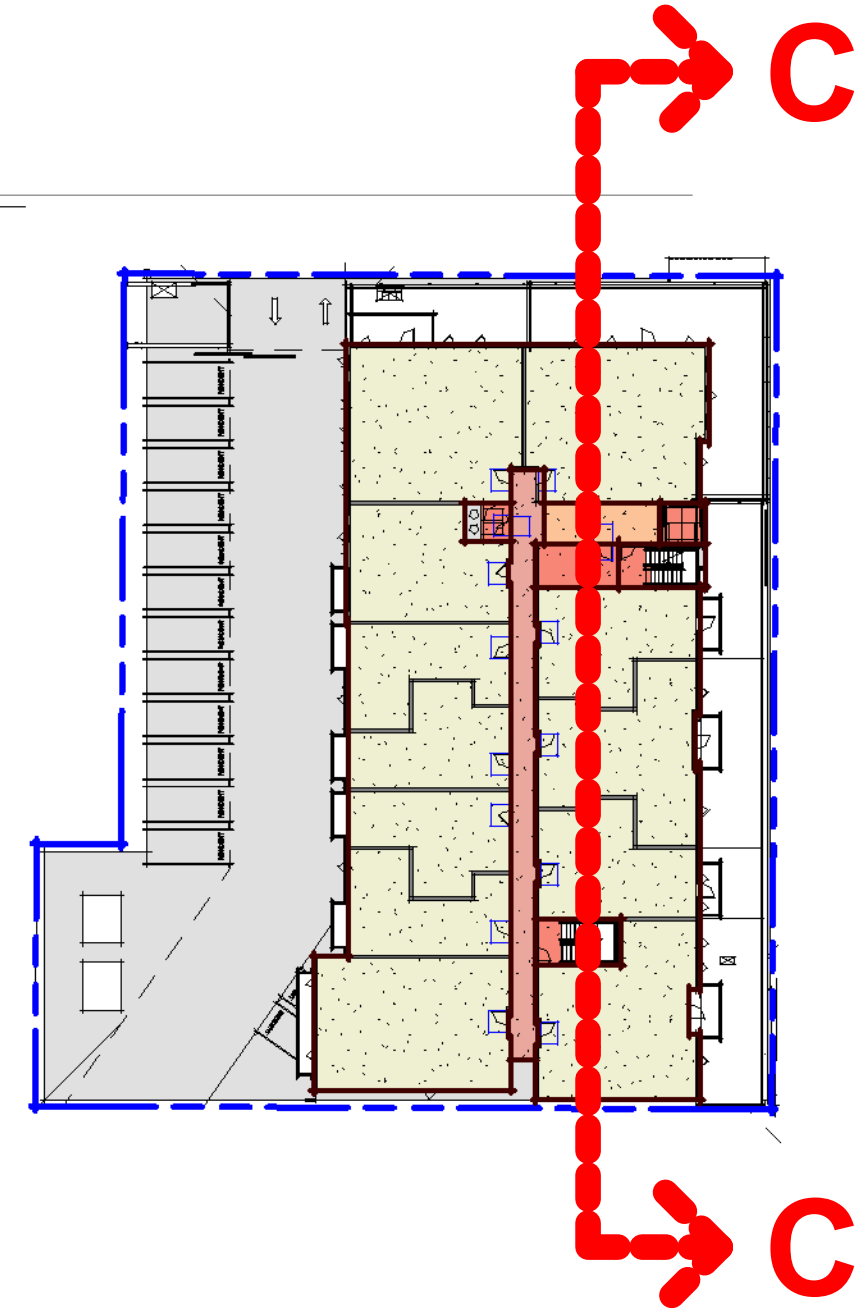


SITE SECTION B-B 3/32" = 1'-0" 2

SITE SECTIONS

A3.1

KEY PLAN



SITE SETION C-C

SITE SECTIONS

A3.2

THE FAIRMONT

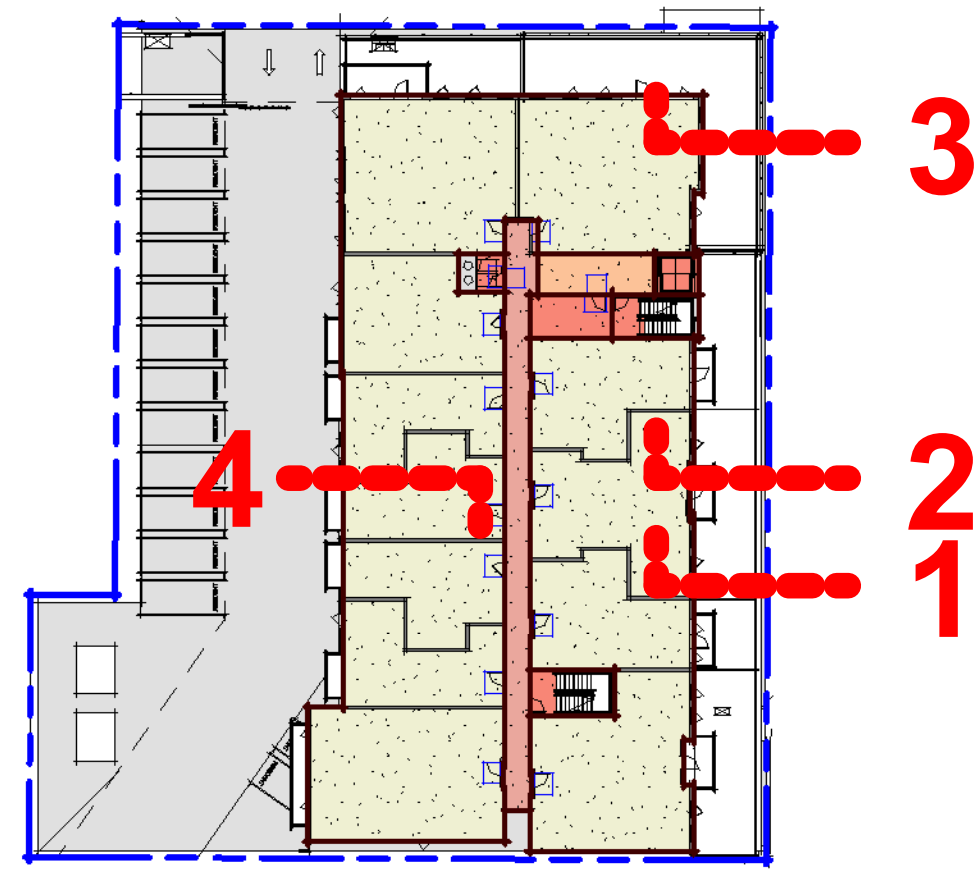
SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018



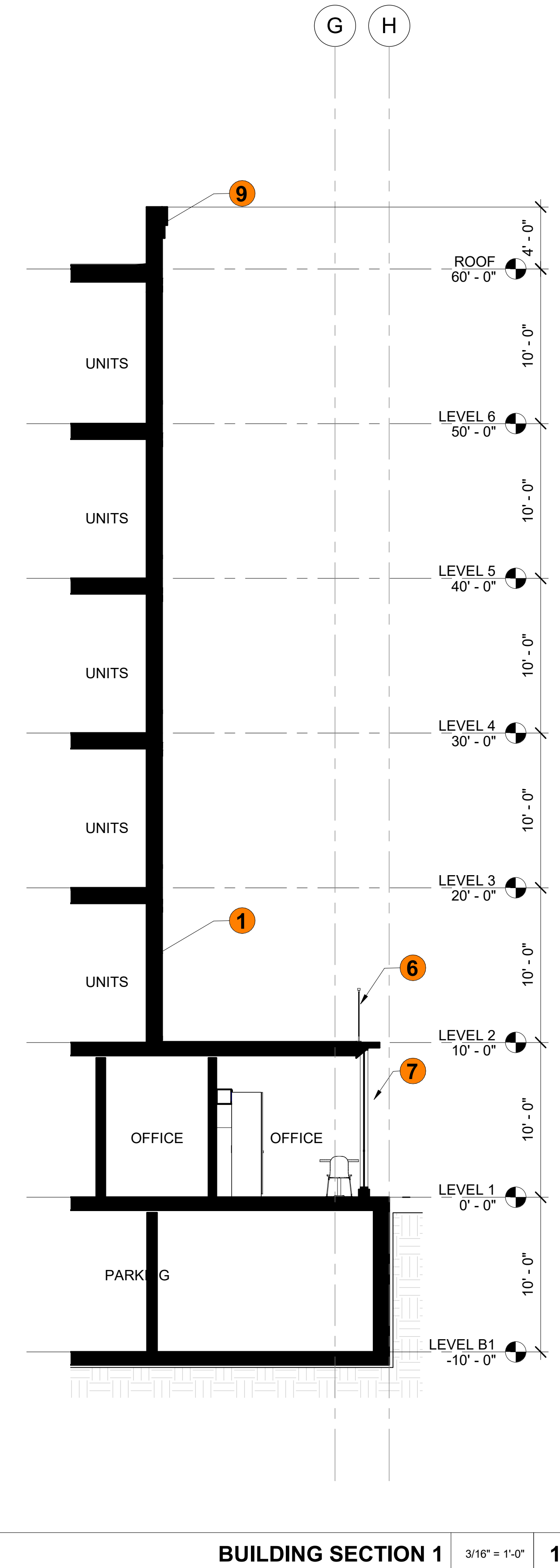
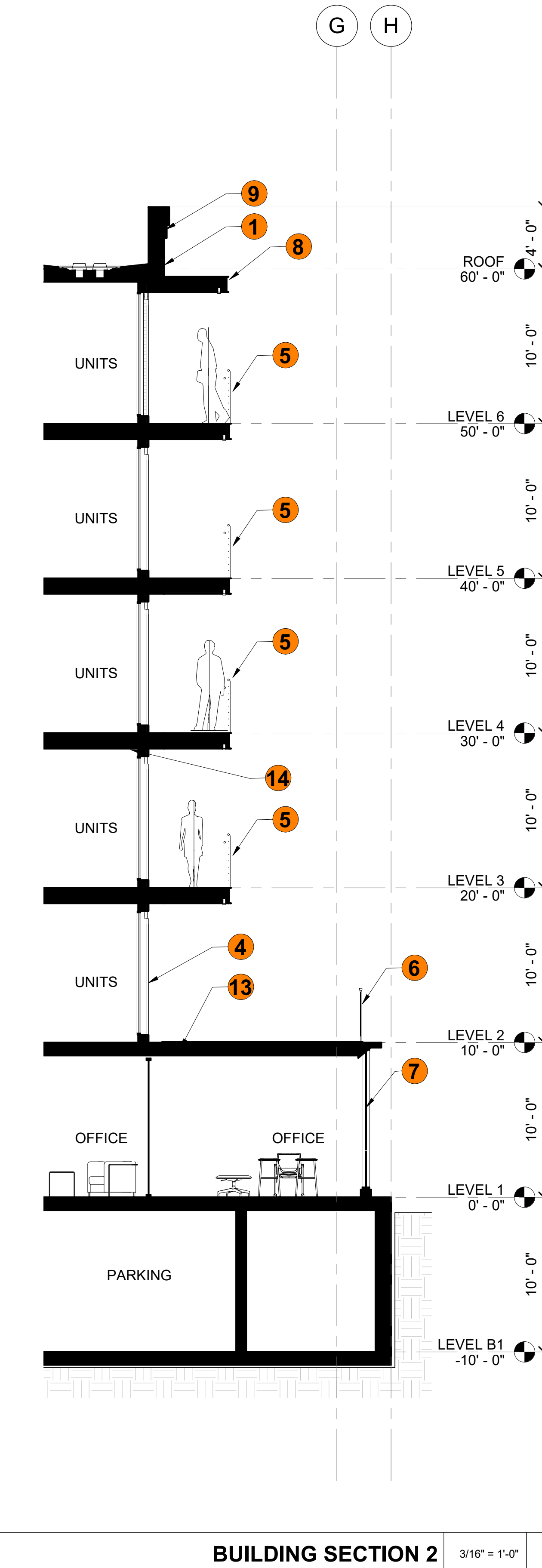
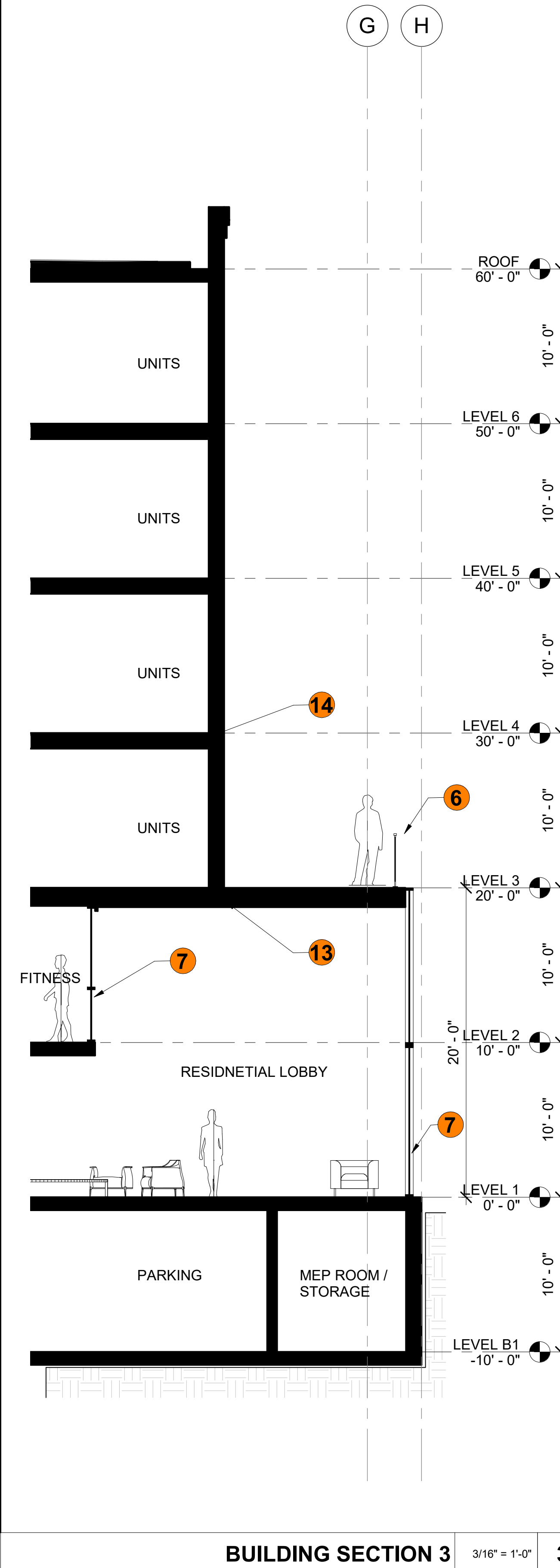
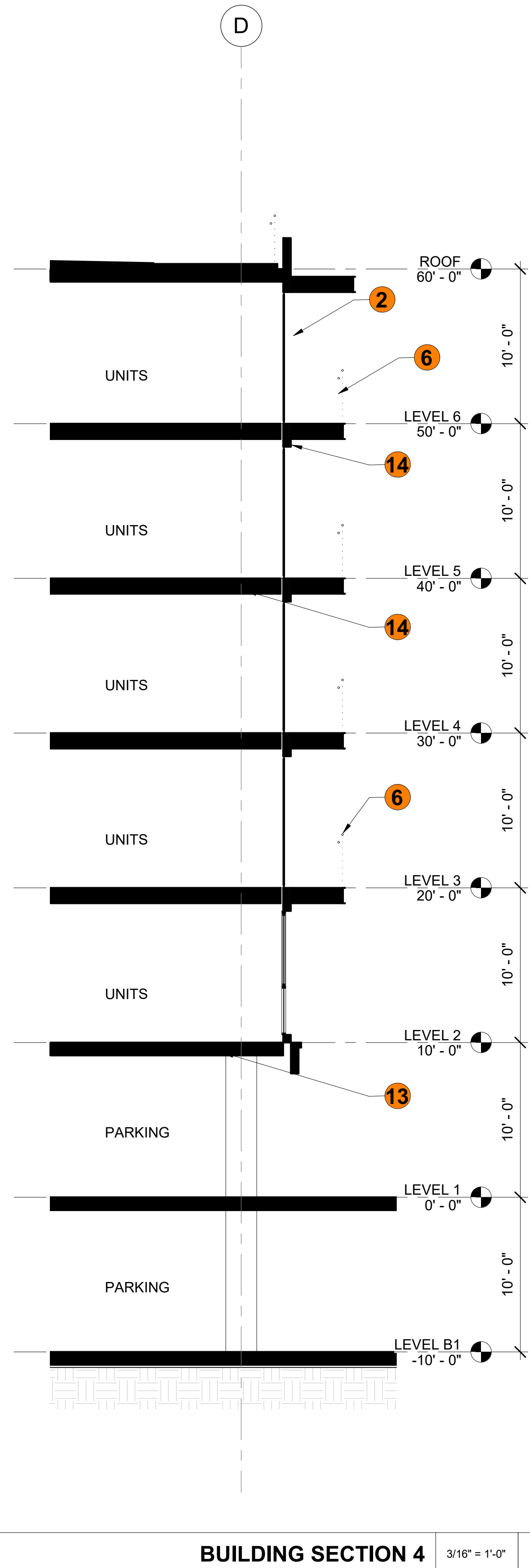
KEY PLAN



MATERIAL FINISH LEGEND

- 1 BRICK VENEER
- 2 STUCCO FINISH
- 3 METAL PANEL
- 4 DARK BRONZE/BLACK WINDOW FRAME
- 5 DECORATIVE RAILING 1
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NOTES: STOREFRONT GLASS WILL BE "CLEAR, UNTINTED GLASS" TO COMPLY WITH THE SUGAR HOUSE BUSINESS DISTRICT GUIDELINES.



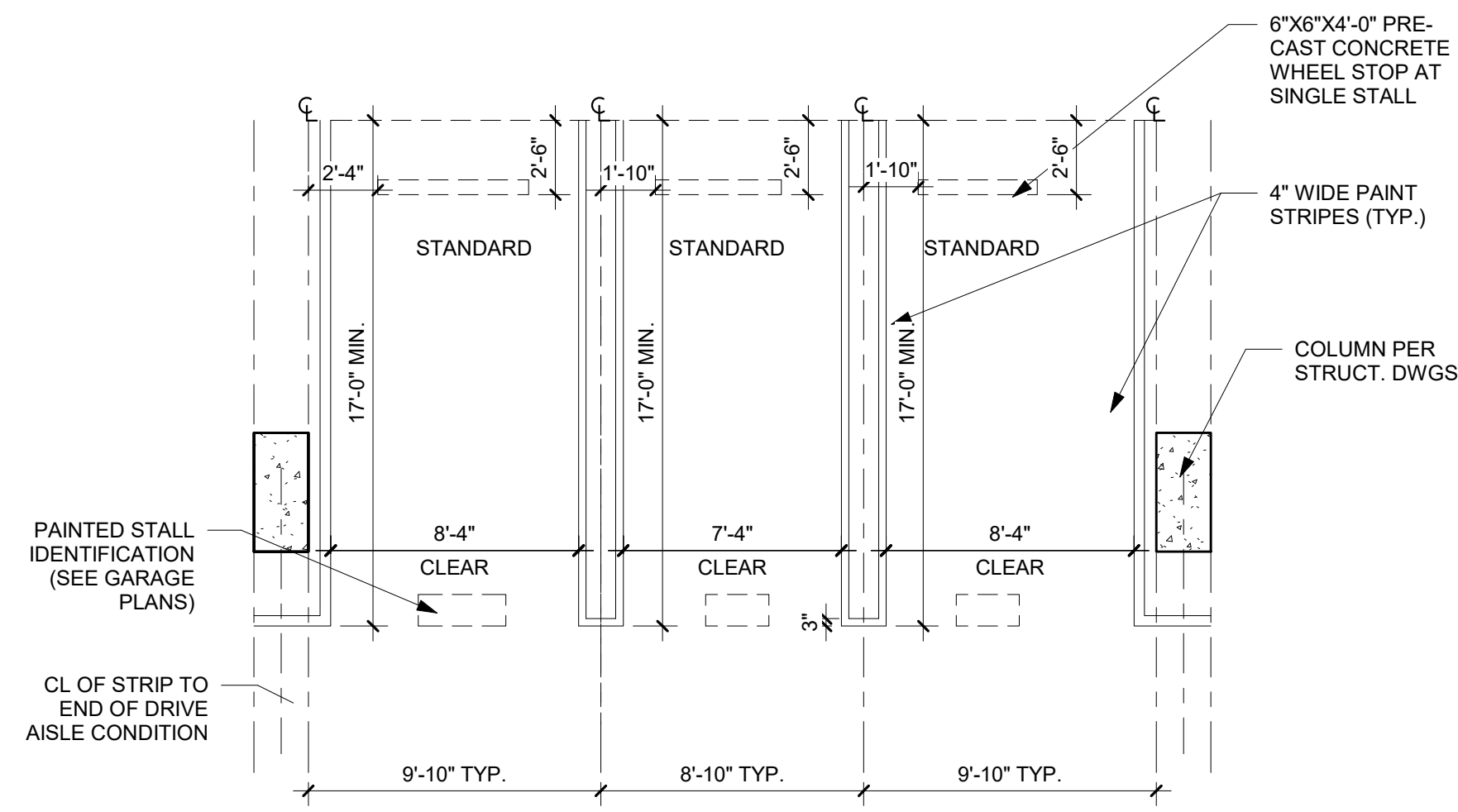
BUILDING SECTIONS

THE FAIRMONT

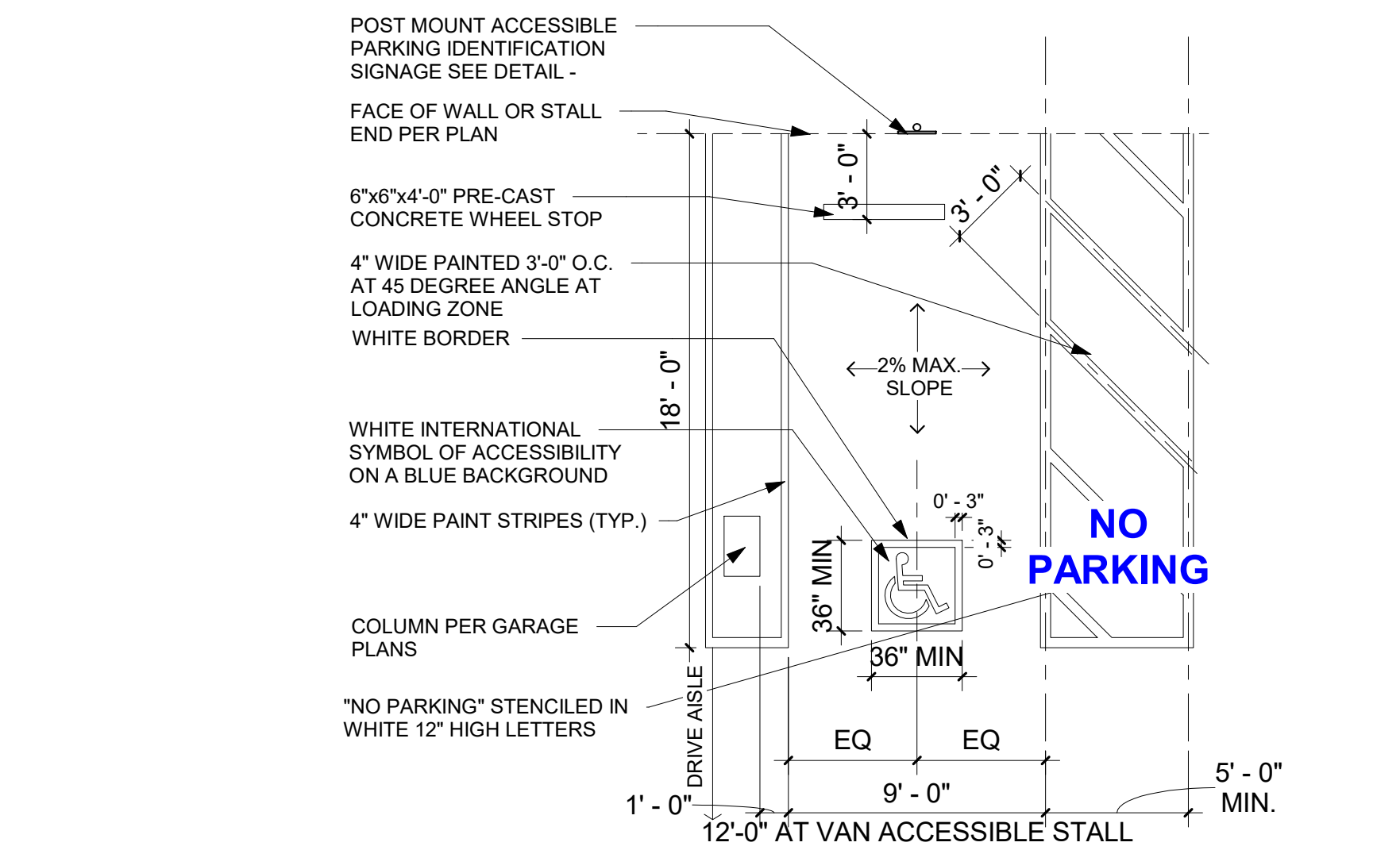
SWC ELM AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH

A3.3

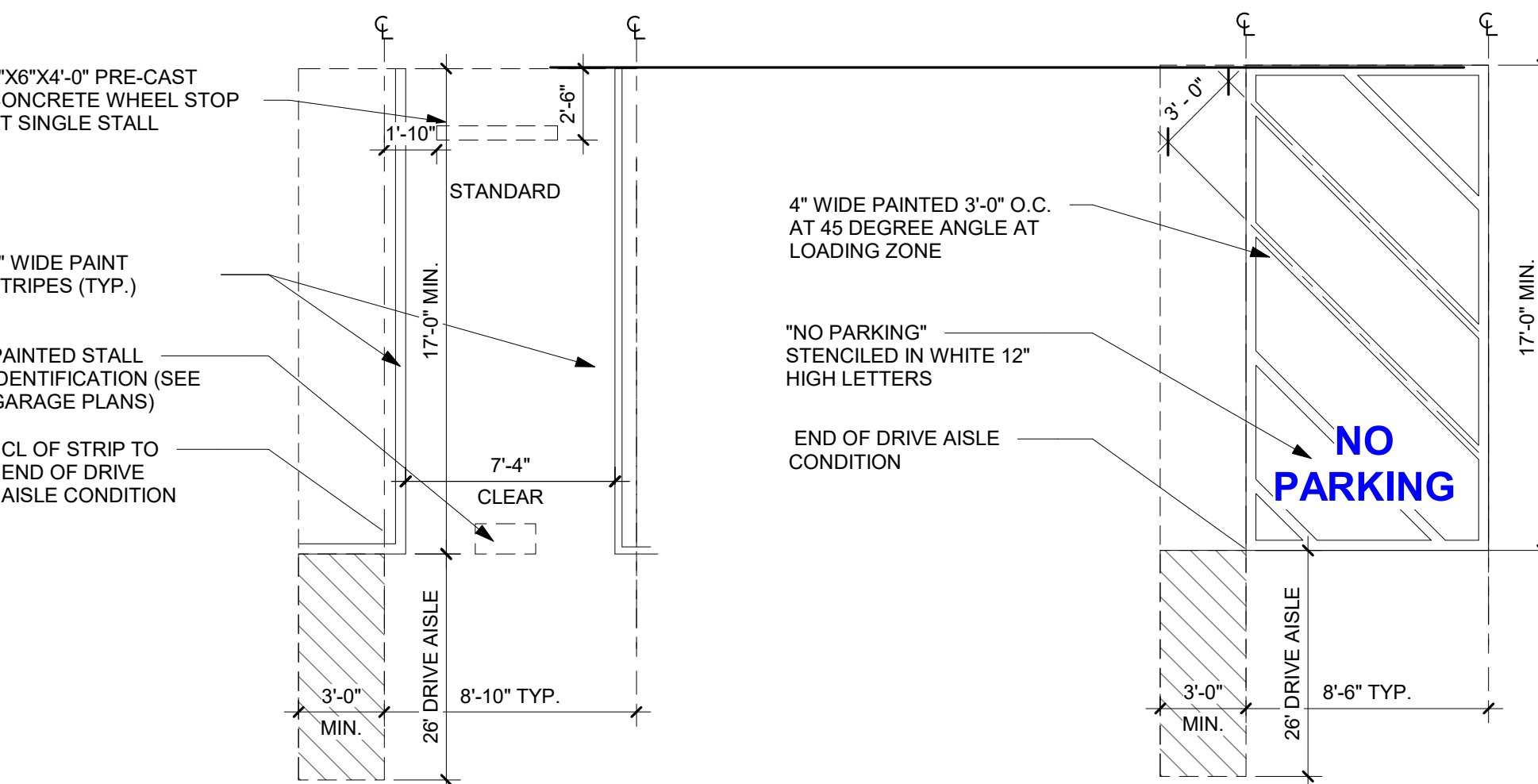
ATTACHMENT D: BUILDING FLOOR PLANS



TYPICAL PARKING STALL STANDARD 3/16" = 1'-0" 2



TYP. ACCESSIBLE PARKING STALL 3/16" = 1'-0" 3

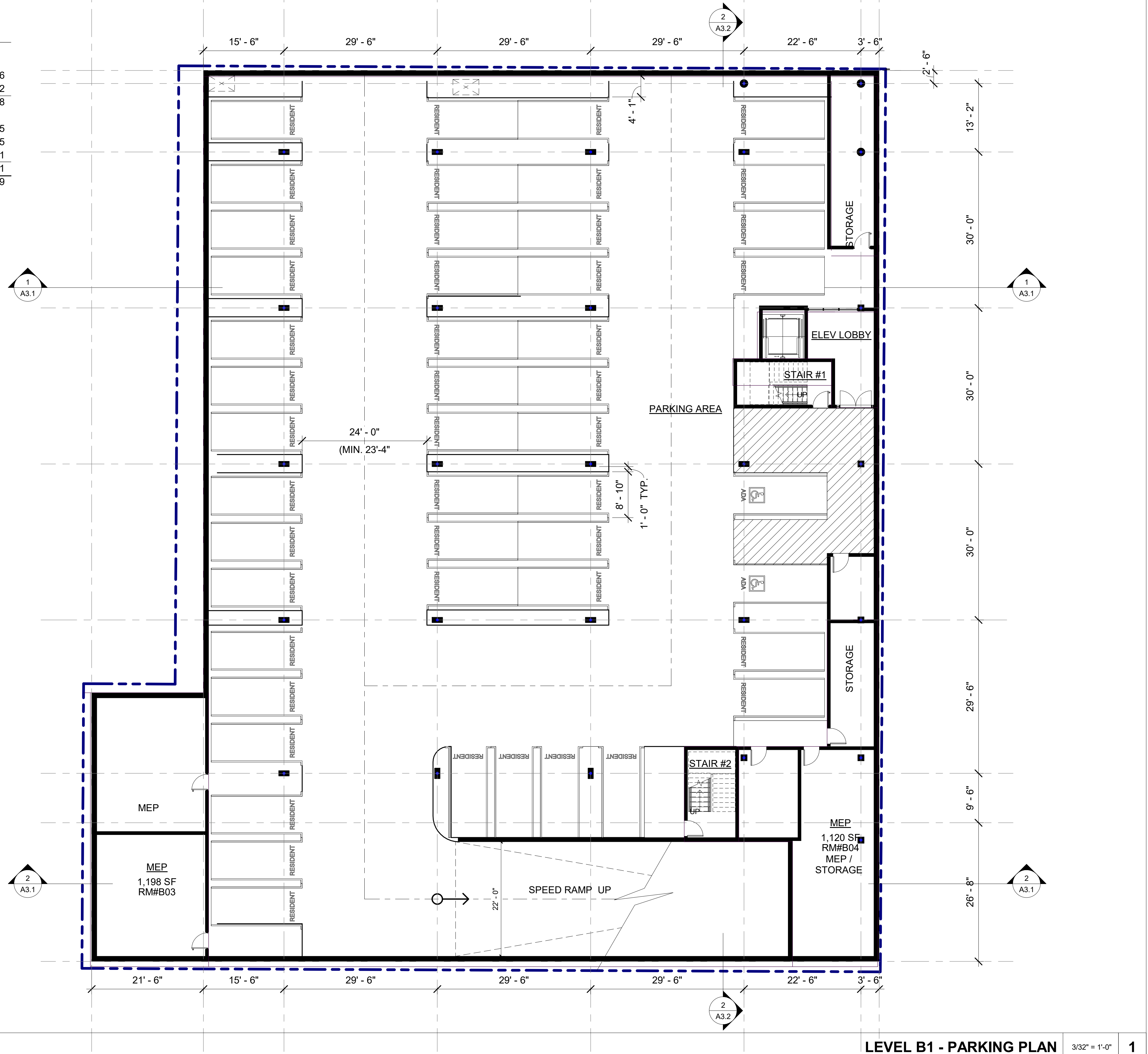


TYPICAL PARKING STALL DEAD END CONDITION 3/16" = 1'-0" 4

TYPICAL DEDICATED TURN-AROUND SPACE 3/16" = 1'-0" 5

***PARKING SCHEDULE**

LEVEL B1	
8'-10" x 17'-6" RES_STD	46
9'-0" x 18'-0" RES_ADA	2
LEVEL 1	
8'-10" x 17'-6" Office_STD	5
8'-10" x 17'-6" RES_STD	25
9'-0" x 18'-0" RES_ADA	1
Grand total:	79



LEVEL B1 - PARKING PLAN 3/32" = 1'-0" 1

LEVEL P1 PARKING

PARKING

REQUIRED		
Residential		
2 Stalls / 2BD	48 Spaces	
1 Stall / 1BD	10 Spaces	
.5 Stall / 1BD with 600SF max	15 Spaces	

Total Required : **73 Parking Spaces**

PROPOSED		
Residential	71 Standard Prime Spaces	
	2 ADA Spaces	
Sub Total Proposed :	73 Total Spaces	

Office		
3 Stalls / 1000 SF	5 Standard Spaces	
	1 ADA Spaces	
Sub Total Proposed :	6 Total Spaces	

Total Proposed: **79 Total Space**

RESIDENTIAL DENSITY

Proposed:	59 Units
FAR:	2.40 (59,070 SF)

DWELLING UNITS

Dwelling Units Proposed:		
1 BD/BA	20	34%
1 BD/1BA	15	25%
2 BA/2BD	24	41%
59 DU		100%

Market Rentable AVG Area:	835 SF
HUD Net Rentable AVG Area:	702 SF
Total Rentable (Market Rentable):	49,260 SF
Total Rentable (HUD Net Rentable):	45,804 SF

Unit Type	No. of Unit (DU)	Market Rentable Area (SF)	HUD Net Rentable Area (SF)
A1 1BD/1BA	10	593 sf	537 sf
A2 1BD/1BA	5	774 sf	724 sf
A3 1BD/BA	10	594 sf	542 sf
A4 1BD/BA	10	695 sf	644 sf
B1 2BD/2BA	5	1,201 sf	1,141 sf
B1-1 2BD/2BA	4	1,223 sf	1,101 sf
B2 2BD/2BA	5	1,155 sf	1,083 sf
B3 2BD/2BA	5	1,104 sf	1,014 sf
B4 2BD/2BA	5	943 sf	872 sf
Total: 59 DU		49,597 sf	41,400 sf

***PARKING SCHEDULE**

LEVEL B1		
8'-10" x 17'-6" RES_STD	46	
9'-0" x 18'-0" RES_ADA	2	
	48	
LEVEL 1		
8'-10" x 17'-6" Office_STD	5	
8'-10" x 17'-6" RES_STD	25	
9'-0" x 18'-0" RES_ADA	1	
	31	
Grand total: 79		79

GROSS BUILDING AREA

LEVEL B1	
B.O.H.	2,318 SF
CIRCULATION	582 SF
PARKING AREA	20,446 SF
	23,347 SF

LEVEL 1	
AMENITIES	1,718 SF
B.O.H.	825 SF
CIRCULATION	664 SF
OFFICE	2,106 SF
PARKING AREA	14,909 SF
	20,221 SF

LEVEL 2	
AMENITIES	1,208 SF
B.O.H.	136 SF
CIRCULATION	1,533 SF
UNITS	8,939 SF
	11,817 SF

LEVEL 3	
B.O.H.	158 SF
CIRCULATION	1,361 SF
UNITS	10,162 SF
	11,681 SF

LEVEL 4	
B.O.H.	158 SF
CIRCULATION	1,361 SF
UNITS	10,162 SF
	11,681 SF

LEVEL 5	
B.O.H.	158 SF
CIRCULATION	1,361 SF
UNITS	10,162 SF
	11,681 SF

LEVEL 6	
B.O.H.	158 SF
CIRCULATION	1,361 SF
UNITS	10,162 SF
	11,681 SF

Grand total **102,110 SF**

FAR AREA SCHEDULE

LEVEL 1	
LOBBY	1,687 SF
OFFICE	2,093 SF
	3,779 SF

LEVEL 2	
AMENITIES	1,129 SF
CORRIDOR	676 SF
ELEV LOBBY	356 SF
RESIDENTIAL	8,951 SF
	11,113 SF

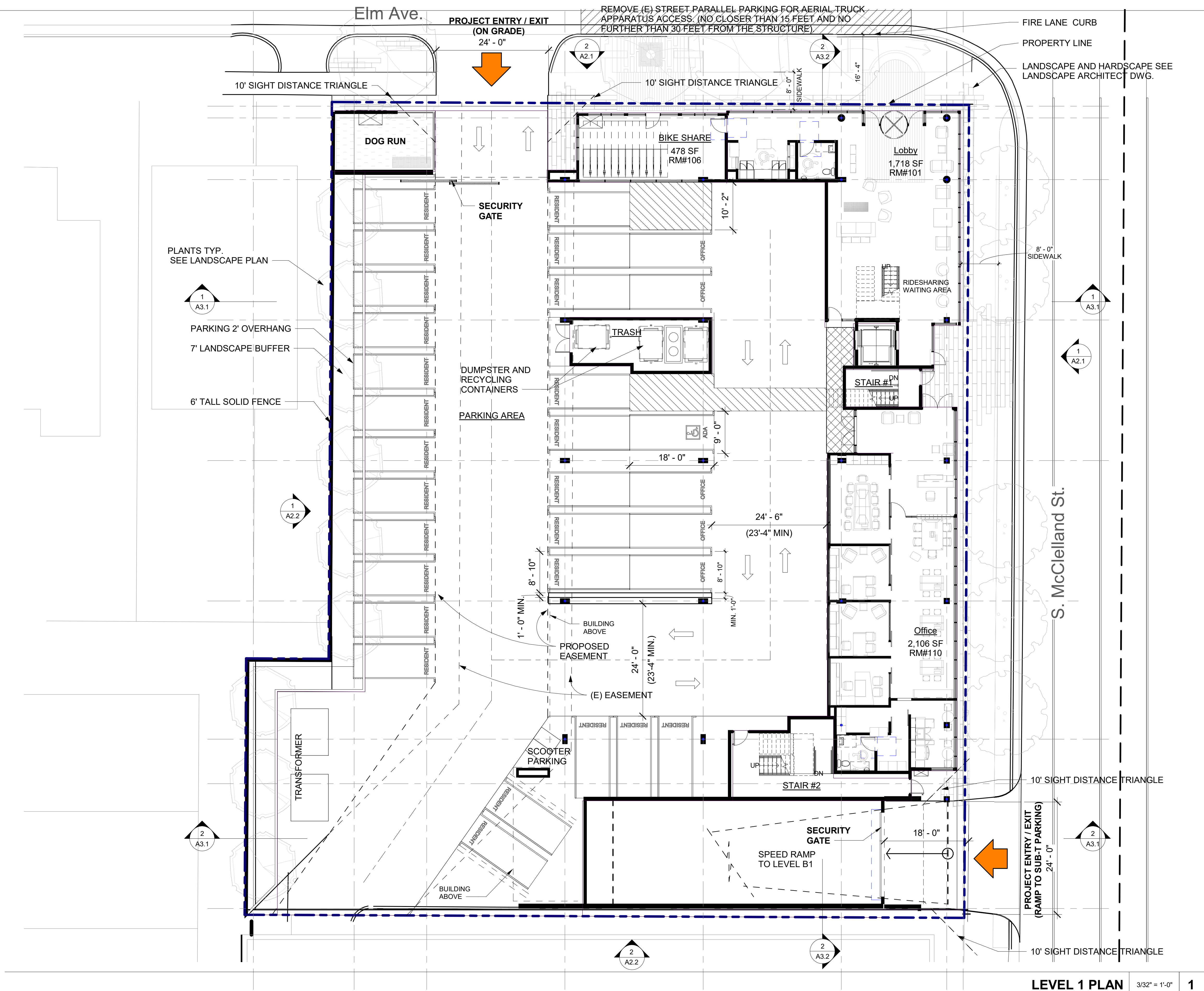
LEVEL 3	
CORRIDOR	676 SF
ELEV LOBBY	205 SF
RESIDENTIAL	10,163 SF
	11,044 SF

LEVEL 4	
CORRIDOR	676 SF
ELEV LOBBY	205 SF
RESIDENTIAL	10,163 SF
	11,044 SF

LEVEL 5	
CORRIDOR	676 SF
ELEV LOBBY	205 SF
RESIDENTIAL	10,163 SF
	11,044 SF

LEVEL 6	
CORRIDOR	676 SF
ELEV LOBBY	205 SF
RESIDENTIAL	10,163 SF
	11,044 SF
	59,070 SF

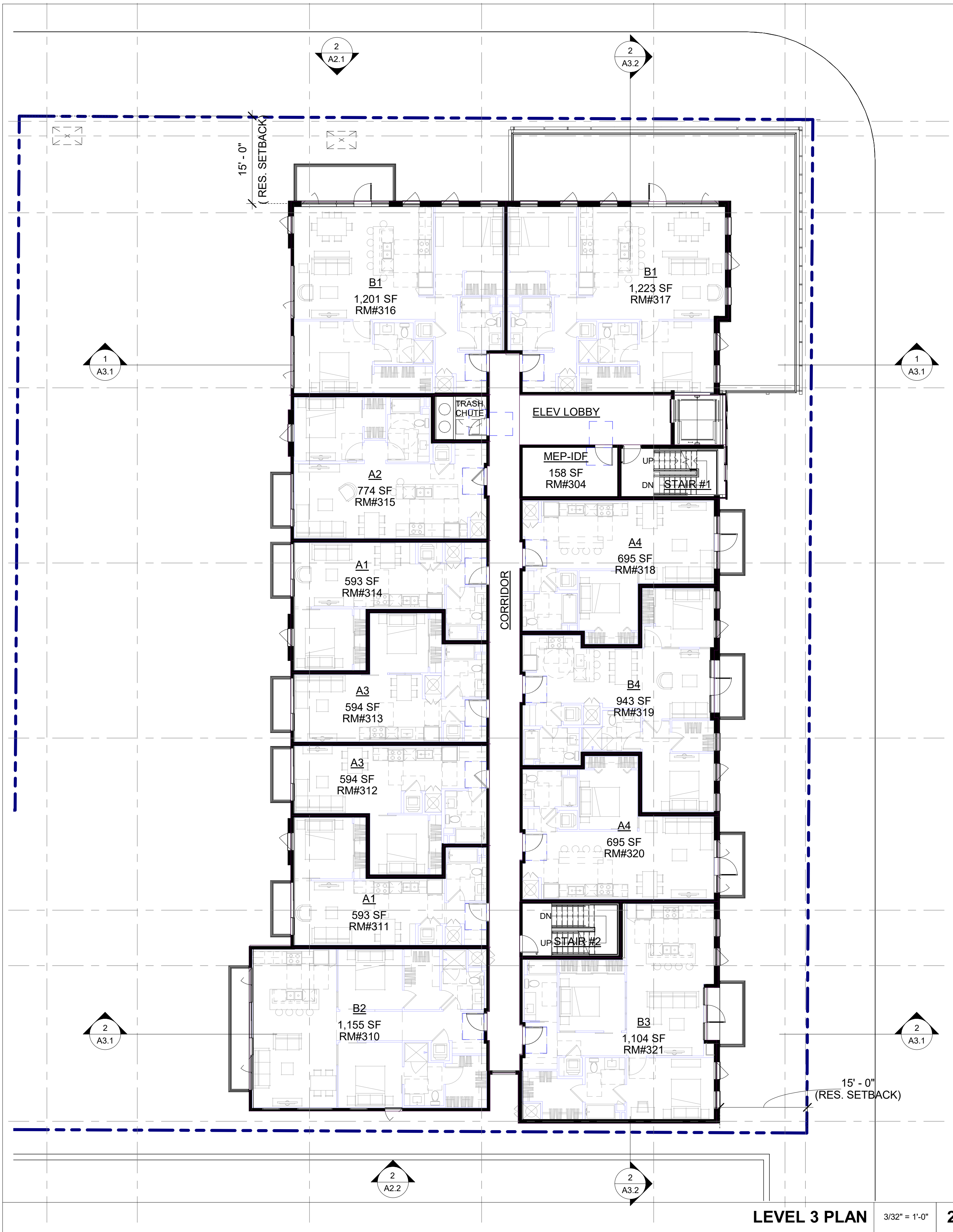
*Excluding Parking Areas, MEP Shafts, MEP Rooms, Stair and Elevator Shafts, Storage, B.O.H.



LEVEL 1 PLAN 3/32" = 1'-0" 1

LEVEL 1

A1.1



LEVEL 3 PLAN 3/32" = 1'-0" 2

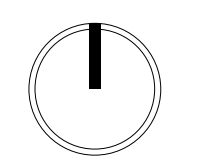


LEVEL 2 PLAN 3/32" = 1'-0" 1

LEVEL 2 & LEVEL 3

THE FAIRMONT

SWC ELM. AVE. AND McCLELLAND ST.
SALT LAKE CITY, UTAH



A1.2

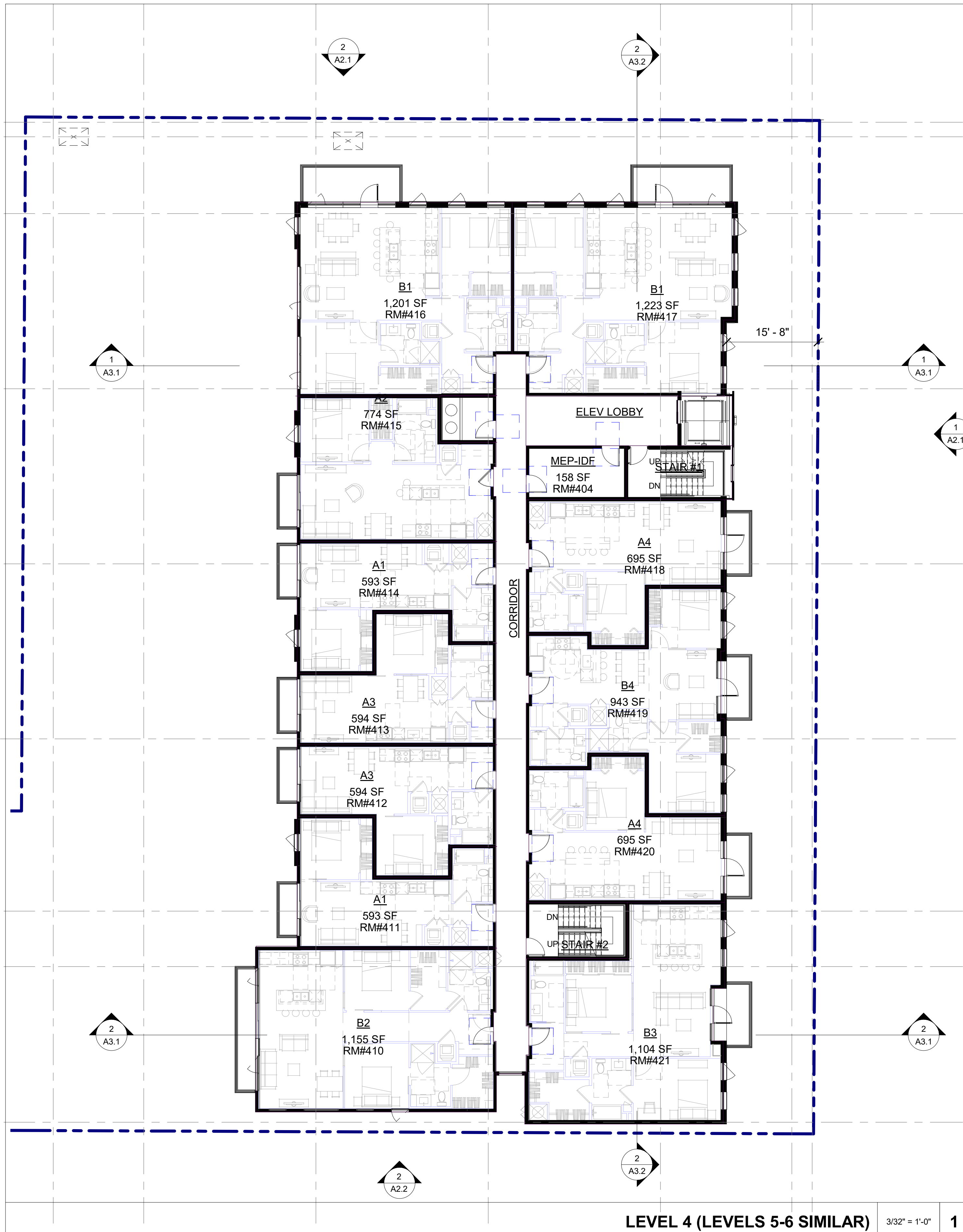


LPG
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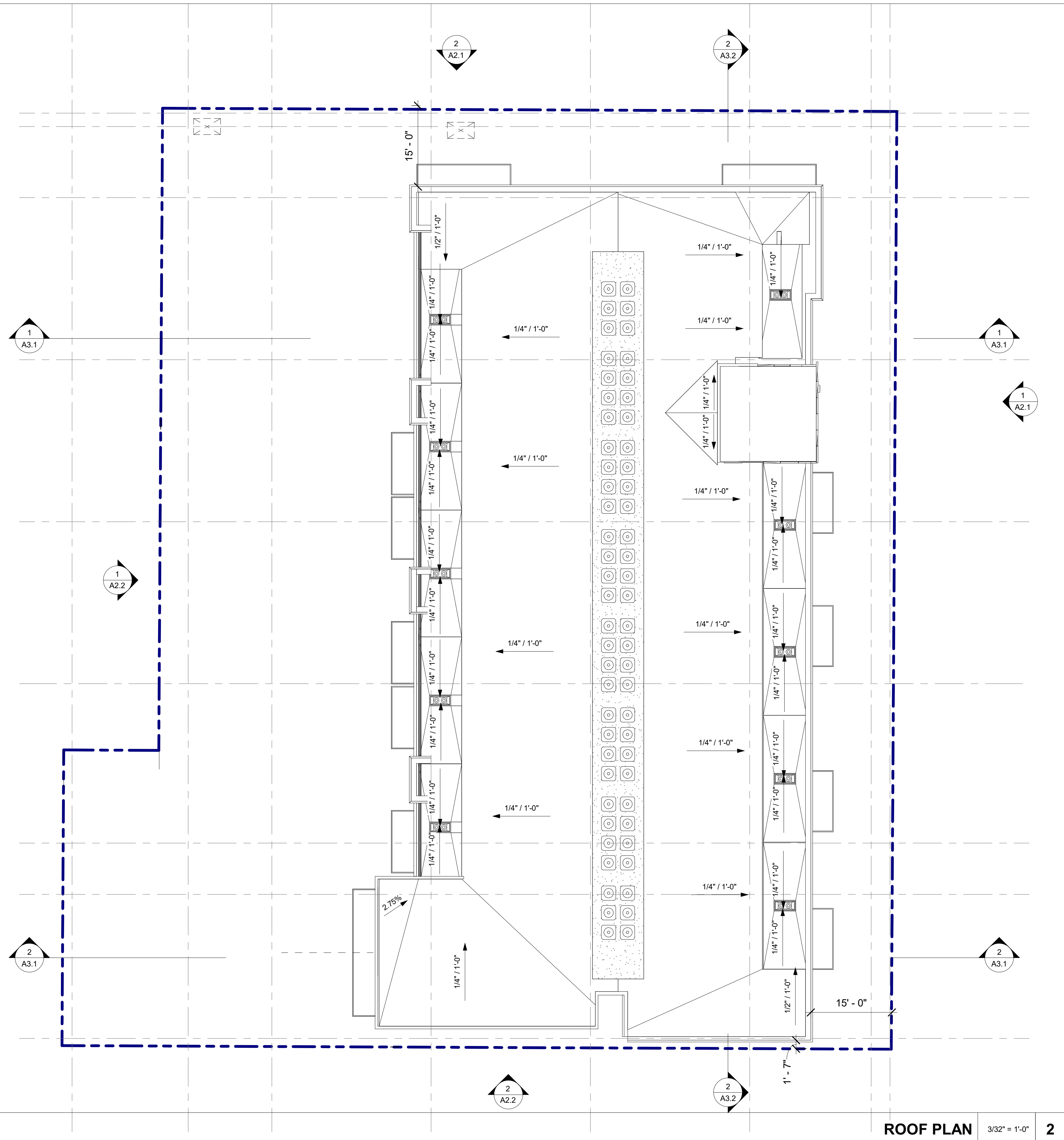
PROJECT #2017.10216

CBSD Resubmittal - July 26, 2018



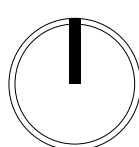


LEVEL 4 (LEVELS 5-6 SIMILAR) 3/32" = 1'-0" 1

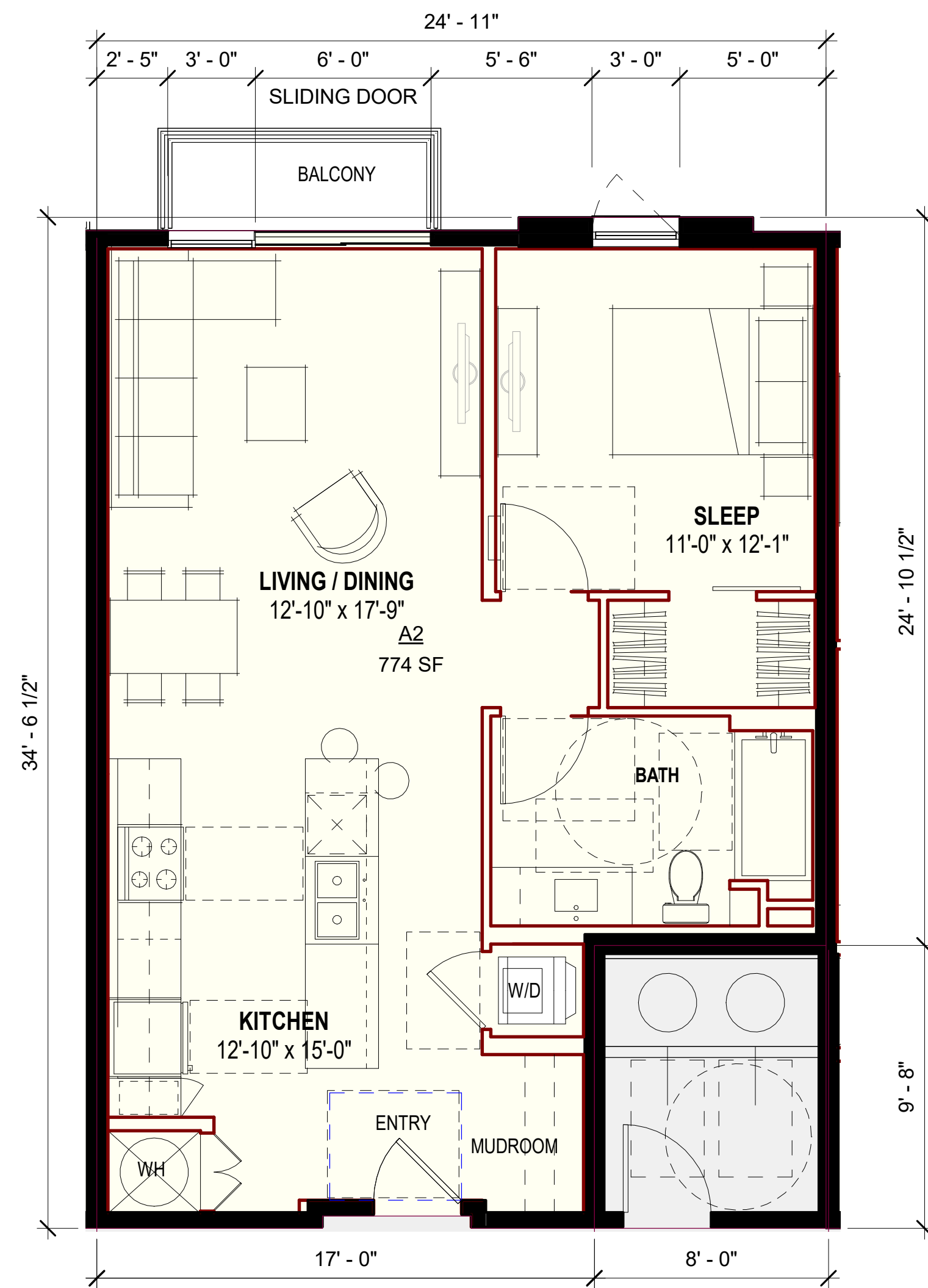


ROOF PLAN 3/32" = 1'-0" 2

LEVEL 4 (5-6 SIMILAR) AND ROOF PLAN

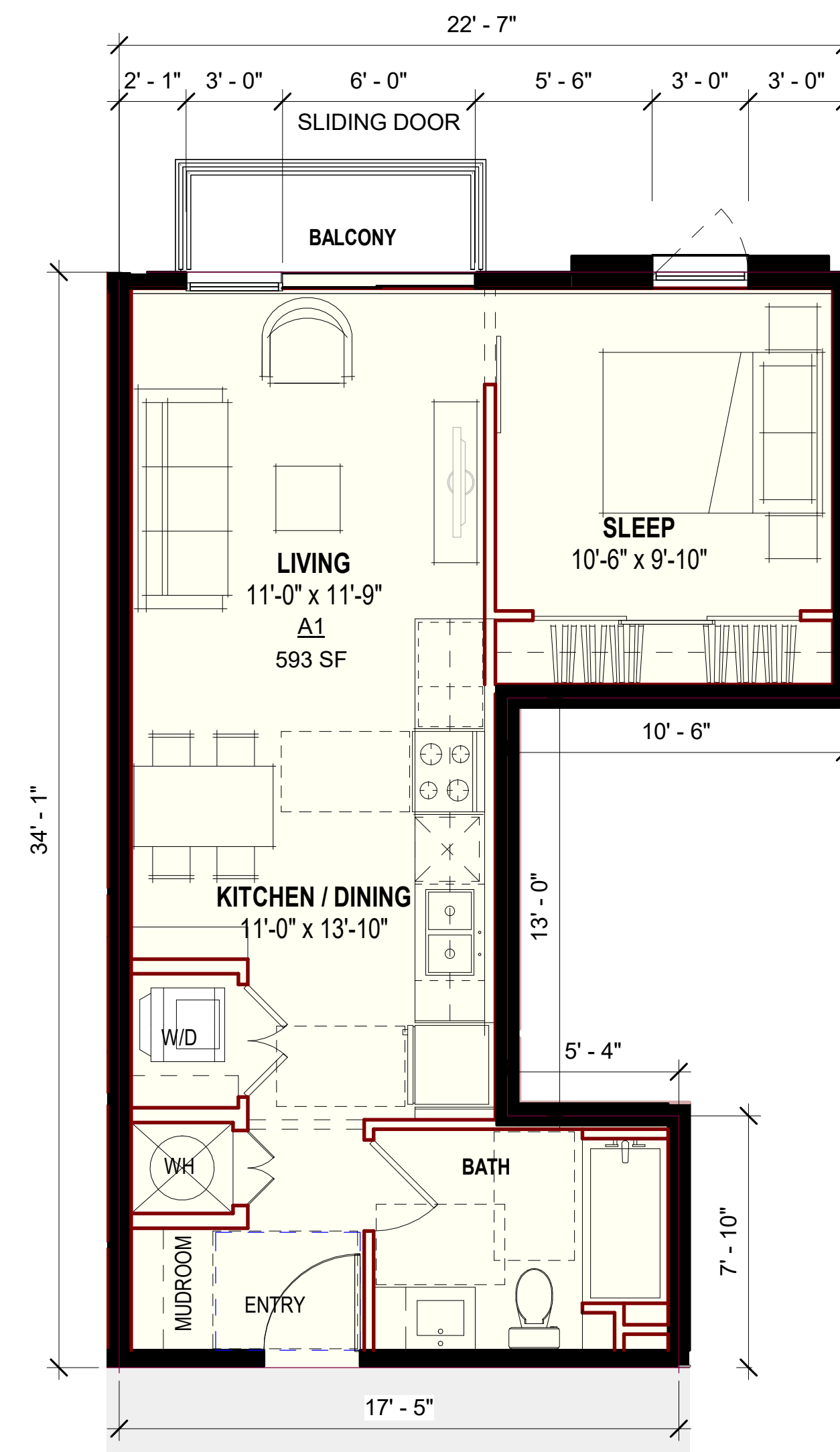


A1.3



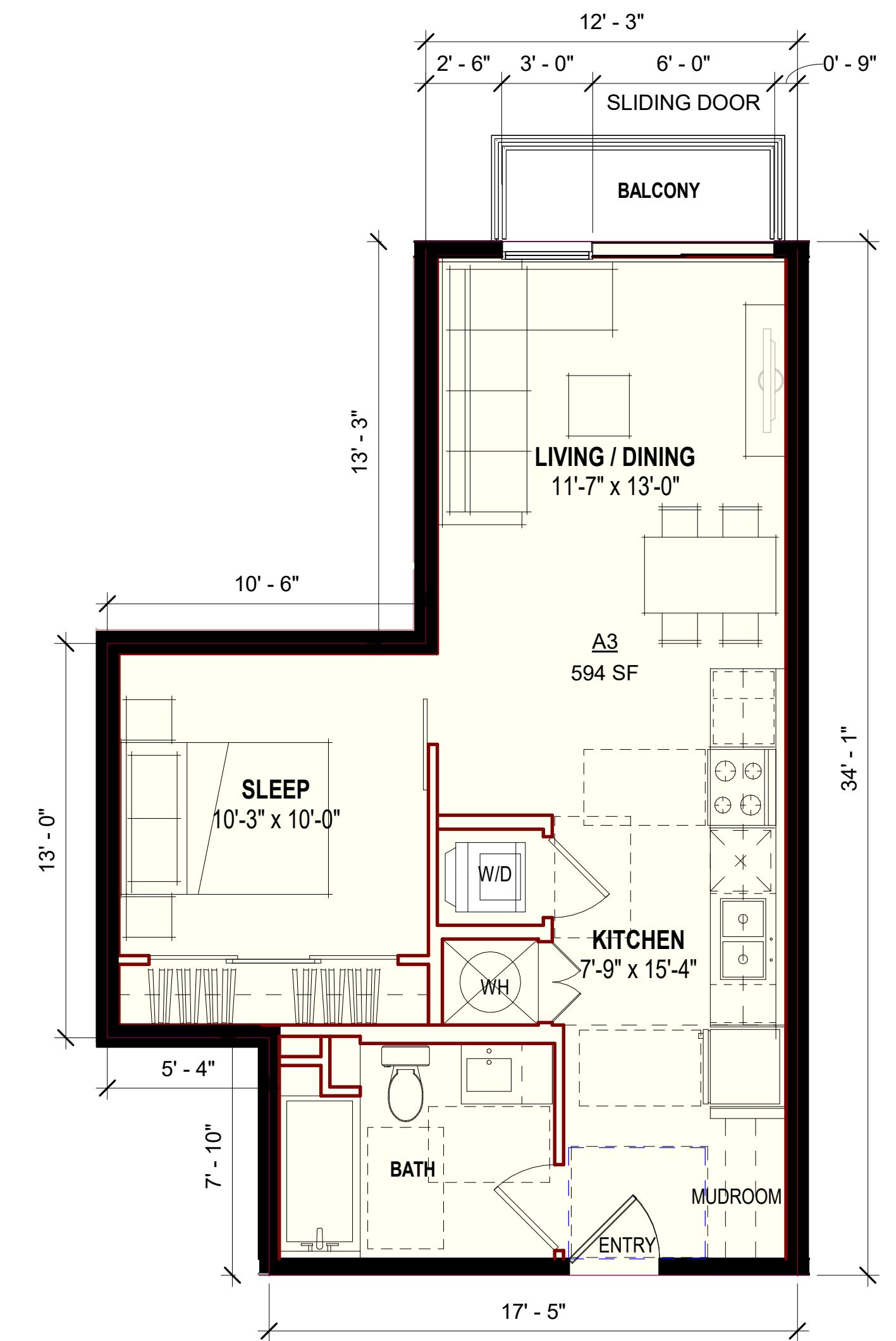
UNIT A2
 HUD NET RENTABLE = 716 SF
 MARKET NET RENTABLE = 774 SF
 1 BD/BA
 (5 Total)

UNIT A2 - 1 BD / BA 1/4" = 1'-0" 3



UNIT A1 (INTERLOCK)
 HUD NET RENTABLE = 532 SF
 MARKET NET RENTABLE = 593 SF
 EFF 1 BD / 1BA
 (10 Total)

UNIT A1 - EFF 1 1BD/1BA 1/4" = 1'-0" 2

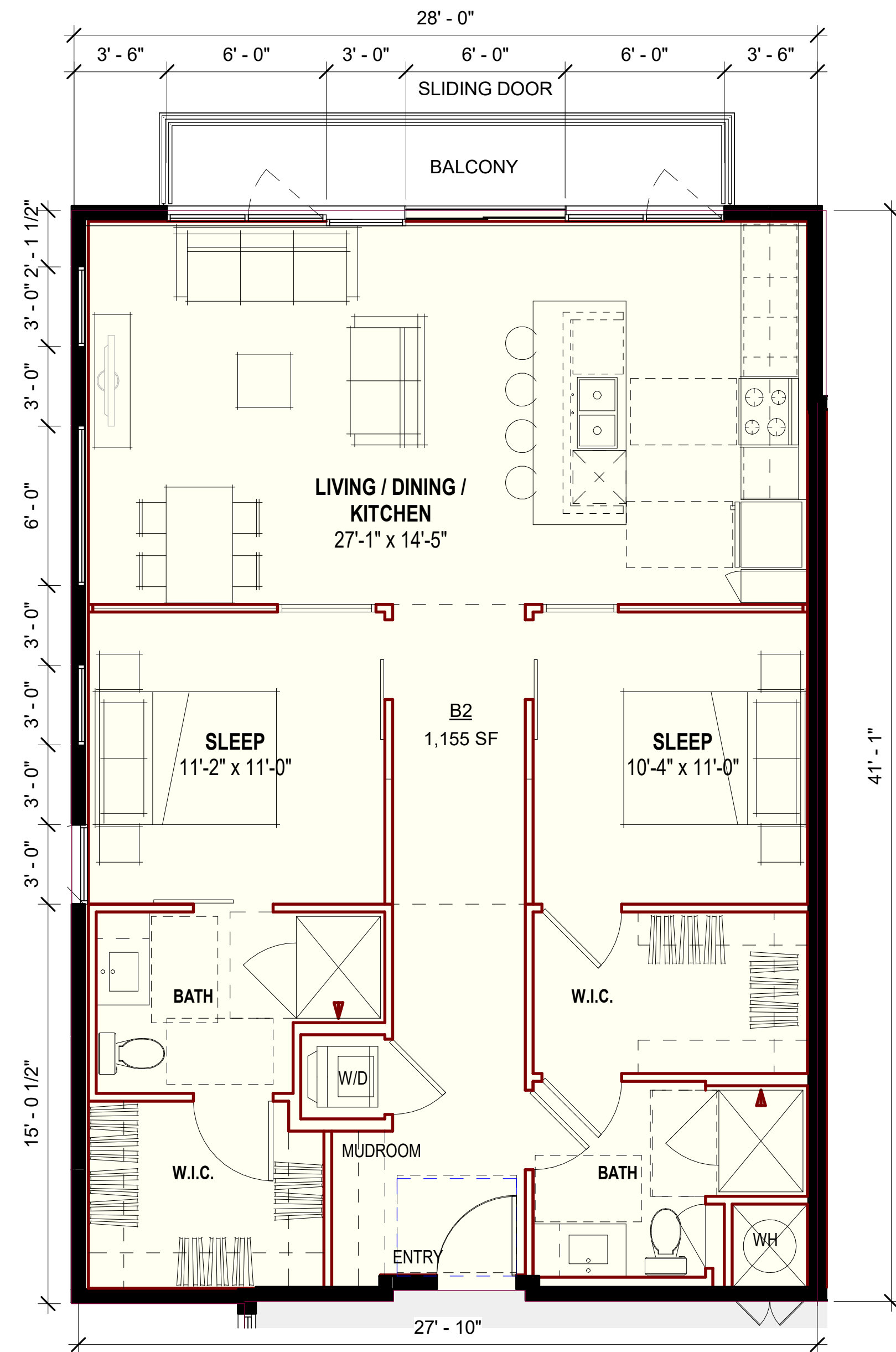


UNIT A3 (INTERLOCK)
 HUD NET RENTABLE = 542 SF
 MARKET NET RENTABLE = 594 SF
 EFF 1BD / 1BA
 (10 Total)

UNIT S1 - EFF 1 BD/1BA 1/4" = 1'-0" 1

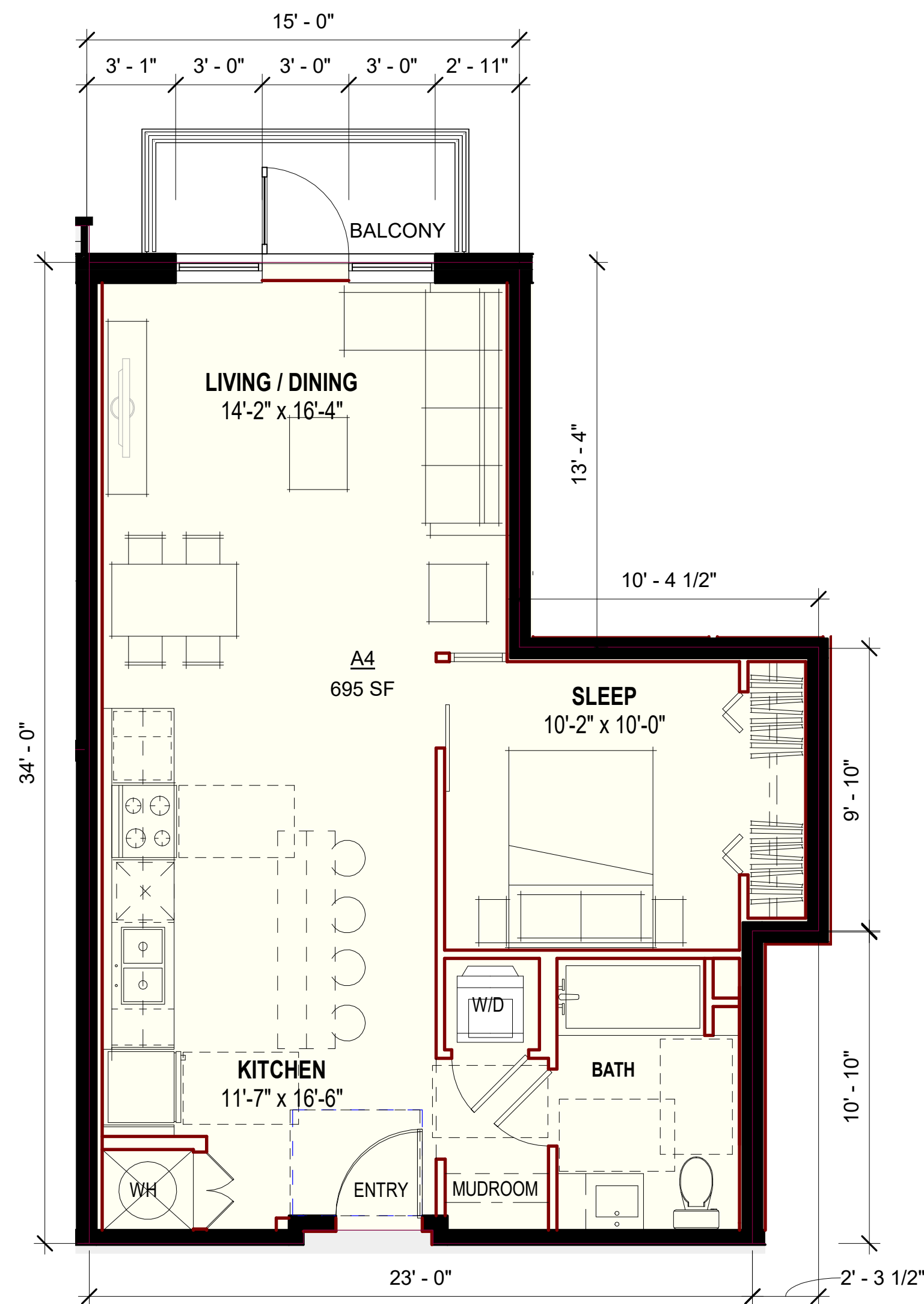
UNIT PLANS

A4.1



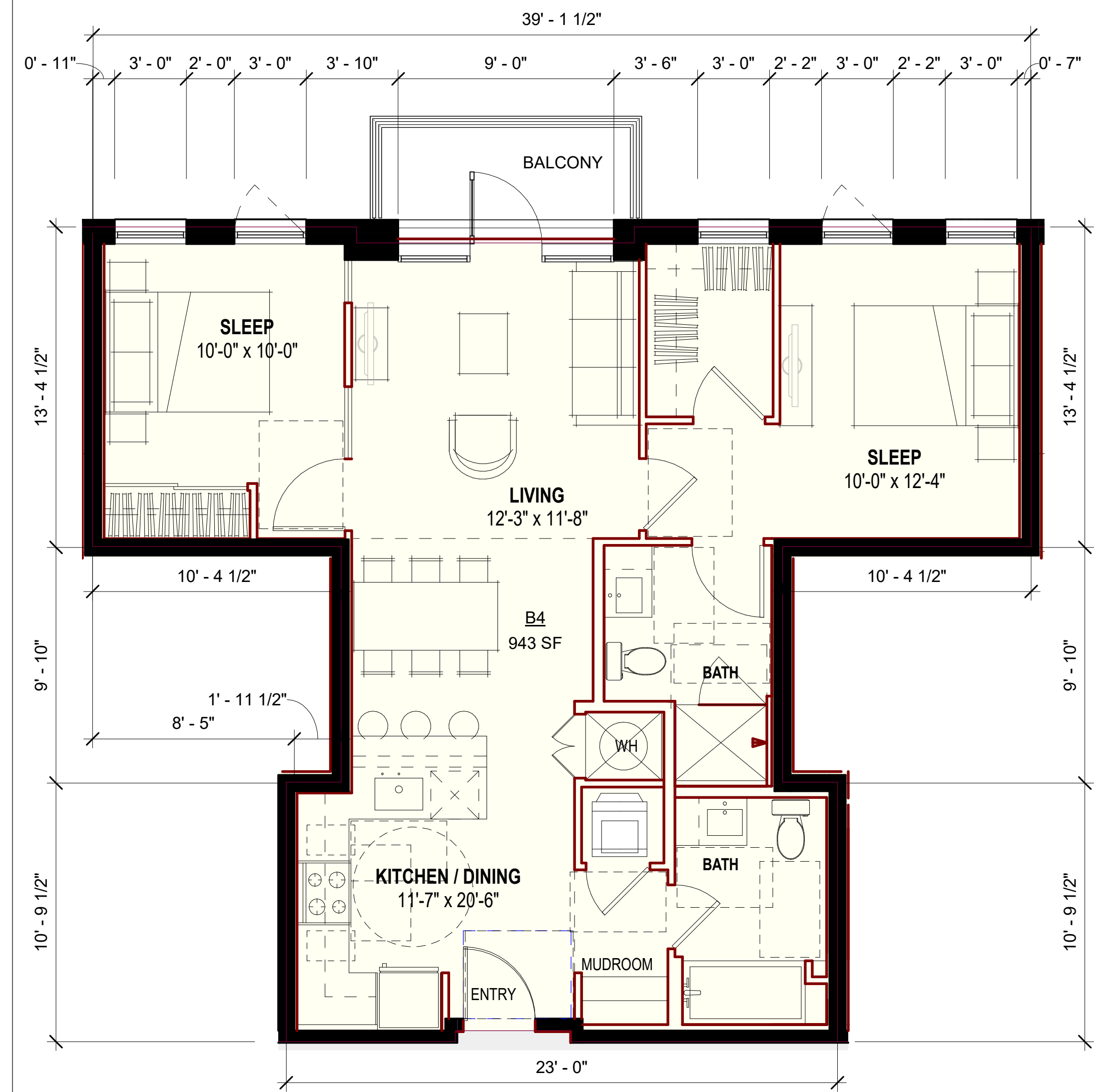
UNIT B2
 HUD NET RENTABLE = 1,074 SF
 MARKET NET RENTABLE = 1,155 SF
 2BD/2BA
 (5 Total)

UNIT B2 - 2BD/2BA 1/4" = 1'-0" 3



UNIT A4 (INTERLOCK)
 HUD NET RENTABLE = 639 SF
 MARKET NET RENTABLE = 695 SF
 1 BD/BA
 (10 Total)

UNIT S2 - 1 BD/BA 1/4" = 1'-0" 2



UNIT B4 (INTERLOCK)
 HUD NET RENTABLE = 874 SF
 MARKET NET RENTABLE = 943 SF
 2BD/2BA
 (5 Total)

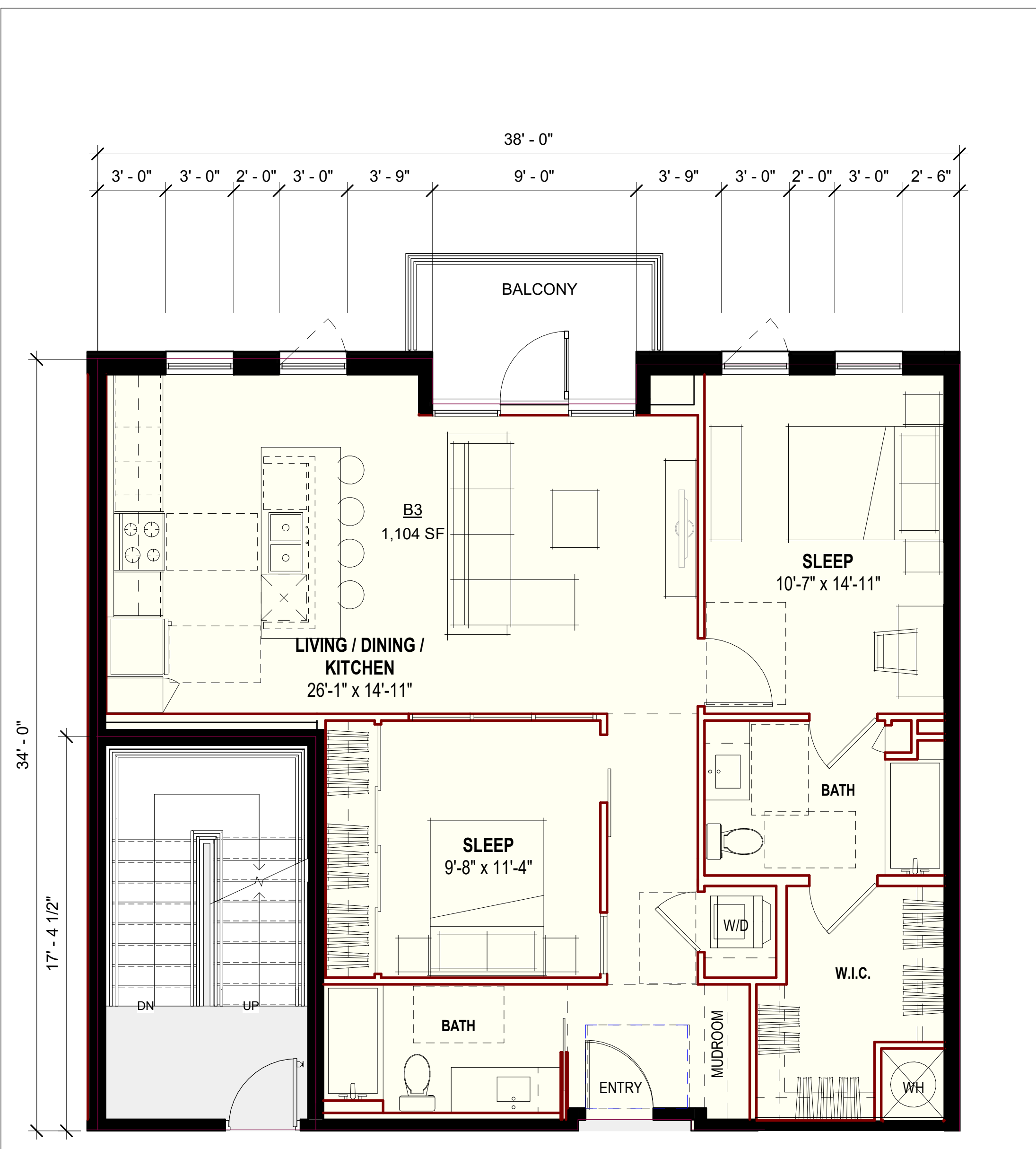
UNIT B4 - 2BD/2BA 1/4" = 1'-0" 1

UNIT PLANS

THE FAIRMONT

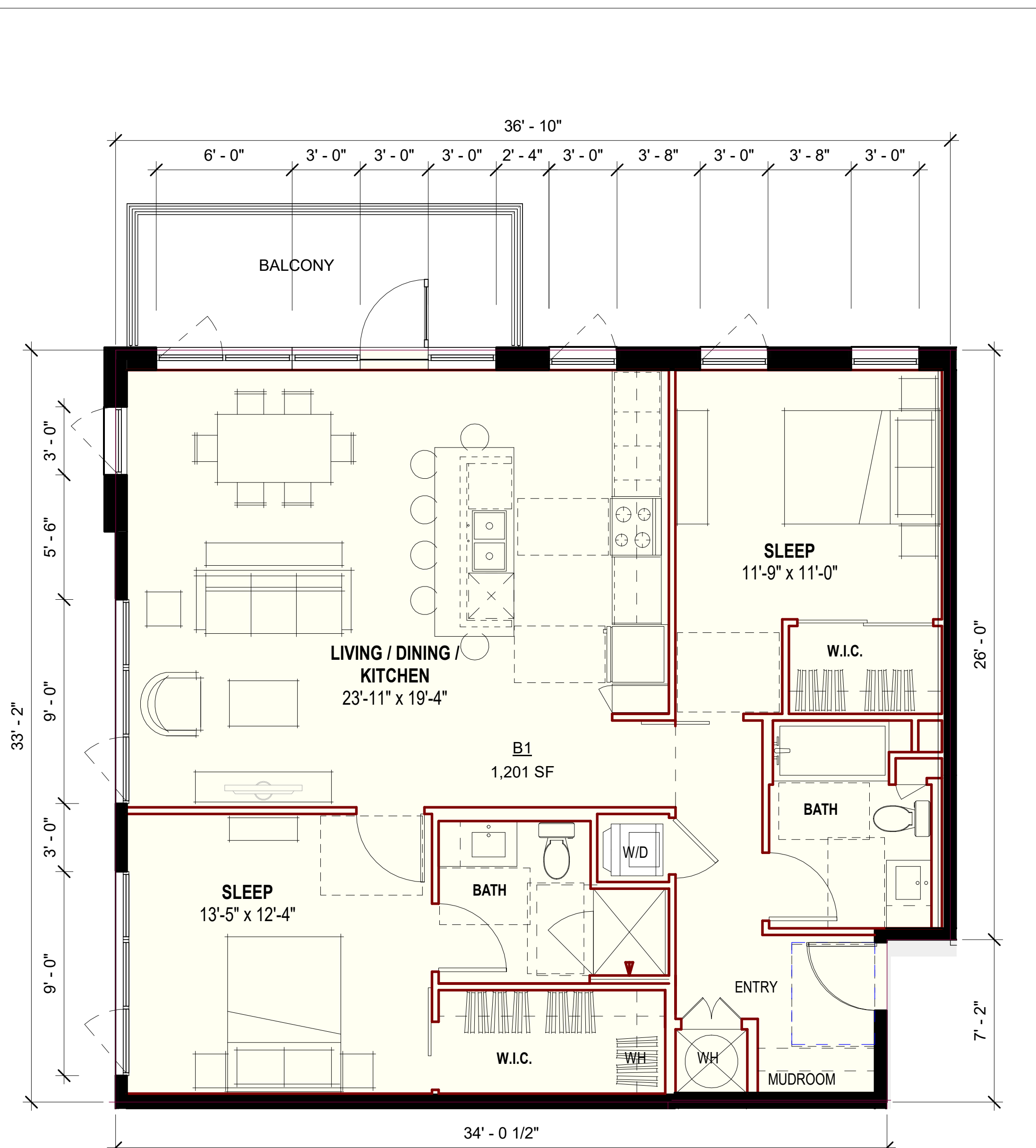
SWC ELM AVE. AND McCLELLAND ST.
 SALT LAKE CITY, UTAH

A4.2



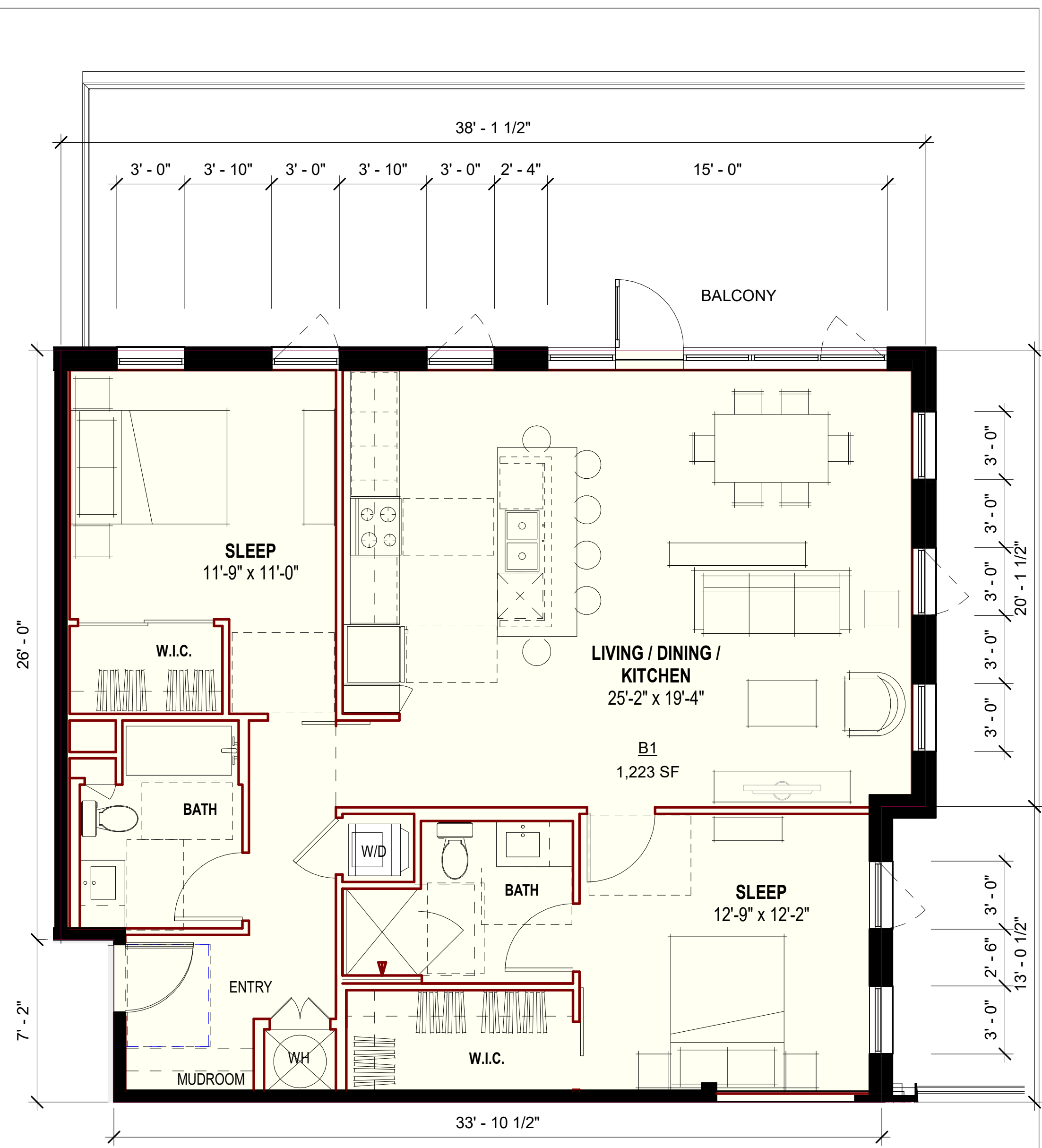
UNIT B3
 HUD NET RENTABLE = 1,015 SF
 MARKET RENTABLE = 1,104 SF
 2BD/2BA
 (5 Total)

UNIT B3 - 2BD/2BA 1/4" = 1'-0" 3



UNIT B1
 HUD NET RENTABLE = 1,121 SF
 MARKET NET RENTABLE = 1,201 SF
 2BD/2BA
 (5 Total)

UNIT B1 - 2BD/2BA 1/4" = 1'-0" 2



UNIT B1-1
 HUD NET RENTABLE = 1,134 SF
 MARKET NET RENTABLE = 1,223 SF
 2BD/2BA
 (5 Total)

UNIT B1 - 2BD/2BA 1/4" = 1'-0" 1

UNIT PLANS

THE FAIRMONT

SWC ELM AVE. AND McCLELLAND ST.
 SALT LAKE CITY, UTAH

A4.3

**ATTACHMENT E: ADDITIONAL APPLICANT PROVIDED
INFORMATION & NARRATIVE**

The Fairmont Overview

Located on a 0.56 acre lot in the heart of Salt Lake City's premier Sugar House neighborhood, The Fairmont is a transit-oriented building consisting of 59 Class A apartment homes. With a wide variety of unit sizes ranging from 537 SF to 1,196 SF and a unit mix consisting of 60% studios and one-bedrooms and 40% two-bedrooms, The Fairmont is expected to cater to all segments of Sugar House's growing population.

The Fairmont sits directly in the Sugar House business district and the architect of the project has taken great care to incorporate design recommendations as outlined in the Sugar House master plan. As stated in the master plan, "*...Sugar House has maintained a distinct identity...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...The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions.*"

The drawings in this application demonstrate our team's effort to navigate the delicate balance between the old and the new. The primary focus of the building's design is intended to pay tribute to the historical significance of the Sugar House neighborhood while still introducing design elements that point to the future such as the glass elements at the corner of Elm and McClelland or the panels on the elevator tower. Exterior elements such as the red brick exterior have been chosen carefully to complement the historic buildings in the neighborhood including the Irving Schoolhouse and Westminster College.

In addition to the historic design consideration, The Fairmont is designed to fully utilize its location of less than 1/2 block from the S-line and other walkable amenities such as Fairmont Park, Sugar House Park, Whole Foods grocer, and dozens of highly desirable restaurants and retail destinations. As encouraged by the master plan, the project shows "*...a commitment toward optimizing the pedestrian experience and alternatives to automobile travel.*" As such, the design incorporates a bike share program where bikes are provided for tenant use, which is encouraged in the "*Transportation Demand Management*" section (21A.44.050 4b) of the Salt Lake City Zoning Ordinance. This program will offer residents easy access to all of the tremendous amenities that Sugar House offers.

The 60-foot tall building will be a podium structure consisting of five levels of wood framing over two levels of concrete slab, including one subterranean parking level. The Fairmont will comply with the Salt Lake City Zoning Ordinance's parking standards. Per section 21A.44.030 of the ordinance, and based upon Fairmont's proposed unit mix, the project's parking count meets the ordinance's parking requirement with a minimum of 79 parking spaces. The surface parking on the west side of the building is purposely screened by a metal gate and brick wall to enhance the appeal of the project for its residents and surrounding neighbors.

As you will notice in the drawings, we have also made a concerted effort to respect the building's residential neighbors to the West. In the building's first design iteration, the building was laid out in an L-shape with a large portion sitting on the western side, directly along the minimum required set back line of 10 feet (as specified in ordinance 21A.26.060). However, we were concerned about the single-family residences to the West and in subsequent iterations we removed the L-shape from the design and have pushed the building's setback more than 40 feet from the western boundary of the site, or more than 30 feet than is required by code. In doing so, we have pushed the building to be directly adjacent to the eastern boundary of the site which is in line with code 21A.26.060-F, as well as the master plan that requires "*...all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining.*"

On a personal note and as lifelong residents of Salt Lake City who grew up visiting the Sugar House area often and who live within five minutes of the project, our team is dedicated to delivering a building of which our neighbors, friends and community members can be proud. We view the Sugar House area as the life blood of the east bench of Salt Lake City and we look forward to our children and grandchildren frequenting this beautiful neighborhood just as we did growing up. As the master plan encourages projects to *“support small locally-owned neighborhood business to operate harmoniously within residential areas...”*, it is our intent to move our small family owned business to the first floor of The Fairmont so we can participate in the Sugar House experience on a daily basis. We look forward to working closely with planning commission and community council on this project.

Conditional Building and Site Design Review Standards (21A.59.060)

- A. The Fairmont has intentionally been designed to orient toward two (2) public rights-of-way and not toward an interior courtyard or parking lot.
- B. The Fairmont has provided two (2) primary residential access points strategically located at the corner of Elm & McClelland and centrally located along McClelland Street. Together, these two locations provide pedestrian connectivity and visual cues to surrounding retail and public spaces, as well as proximity to the S-Line mass transit system and trail network.
- C. The Fairmont design integrates continuous detailed building facades with glazing along the 1st floor providing a pedestrian scape and scale along both public rights-of-way. In addition to the above, at what is arguably the buildings most prominent visual corner, glazing will be carried a full two (2) story volume showcasing two stories of active interior space and use.
- D. Glazing, fenestration relief, alcoves, site furniture and landscaping patterns (hard and soft scape) provide a pedestrian emphasized ground floor.
- E. The majority of parking for The Fairmont is located within a subterranean parking level or a podium level completely screened from the pedestrian level. There are a limited number of surface stalls in the rear (west) of the project, but the architect and applicant have taken great care to provide a visual screen that appears more as an extension of the building than a screen, with matching building materials and landscaping.
- F. Care has been taken to locate the vehicular access points at the far ends (south and west) of the site, while locating pedestrian connection points central to the building and the building core.
- G. The trash and recycling receptacles have been located internal to the parking structure screened from common areas and the pedestrian streetscape.
- H. The main building signage (as depicted on pages A2.1 & A2.2) are located above the main pedestrian building access on McClelland Street and along the southern building façade which faces the mass-transit platform nearby.
- I. All exterior building lighting shall meet the lighting levels and design requirements as anticipated by Salt Lake City Lighting Master Plan and the Sugar House Master Plan.
- J. The applicant expects to be fully compliant with the Streetscape Improvements including:
 - 1. Locating one tree consistent with the City’s urban forestry guidelines for each thirty (3) feet of property frontage along McClelland and Elm.
 - 2. In those areas of landscaping the design calls for materials and plantings that will assure 80% of greater land coverage occurs within the first 3 years of the project.
 - 3. In order to delineate public and private access points at the main residential lobby, the private bike share access and commercial space access, The Fairmont is proposing custom pavers to create delineation from common concrete sidewalks.

4. No outdoor storage has been contemplated in the project.
 5. The landscape design shall include a variety of trees, shrubs, perennials, annuals and low growing steppable plants compatible with the local climate.
- K. The Fairmont design shall be modified to have a gross floor area *LESS* than 60,000. As such, Section K shall not be applicable.
 - L. As was stated in the above narrative the applicant has intentionally designed many elements and components of the building to reflect design intent outlined in master plan policies, the City's "Urban Design Element" guidelines as well as a the Sugar House Master Plan guidelines.

In addition to the above standards The Fairmont provides a detailed brick cornice trim along with metal canopies and metal balconies at the upper levels of the building to help provide a varying skyline and architectural style to the building.

After touring and researching the historic nature of many older homes and commercial buildings within the Sugar House CBD, as well as the fringe Sugar House area, the architect and applicant have tried to incorporate many of those design elements into the building.

Sugar House Business District Design Guidelines

- The Fairmont building has been designed with the City's Urban Design Element, the Sugar House Business District Design Guidelines Handbook, and the Sugar House Master Plan in mind.
- The Fairmont building structure is designed and oriented in an efficient manner, and without obstruction, to encourage both the flow of vehicular and pedestrian traffic into the Business District. The main entrance of The Fairmont is on the Northeast corner of the site, which points toward the Business District.
- The Fairmont design does not detract from the Sugar House Plaza Monument, rather it enhances the monument as the community focal point, by having the main entrance to the building oriented towards the plaza.
- Careful attention has been given to The Fairmont's architectural design to capture historical elements from other prominent buildings in the area. The Fairmont will be similar to historic buildings such as Westminster College and the Irving School in its scale, massing, and use of design elements like brick and glass.
- The Fairmont is purposefully set forward along the sidewalks on Elm Ave. and McClelland St. and incorporates efficient landscaping along both streets.
- The Fairmont will not further obstruct views of the mountains but create additional views of the mountains for residents on the upper floors of the building.
- The ground floor of the Fairmont will be utilized as a hybrid leasing/office space, which will generate activity by serving business clients and those who are interested in leasing units at The Fairmont.
- The Fairmont will incorporate art throughout the project that is similar in style to other artistic features throughout the Business District.
- The Fairmont will have minimal setbacks from the street and, with extreme attention to detail regarding fenestration, will generate visual interest for pedestrians. Glass, brick, and uniquely designed signage and landscaping will enhance the area for local residents and visitors.
- Parking at The Fairmont has thoughtfully been located in the back of the building, or underground, and will be hidden from view by exterior walls and gates, so as to not promote a "sea of asphalt" effect.

- The Fairmont will incorporate efficient soft-scape and hard-scape landscaping by strategically planting trees and using drought resistant plants that will enhance the environment and aesthetics of the area.

ATTACHMENT F: PROPERTY & VICINITY PHOTOGRAPHS



View of the site, looking southwest from the opposite corner



View of the west side of the property, looking south.



View down McClelland Street looking south, showing adjacent building (to remain) and new construction across the street to the east.



View down Elm Avenue looking west showing existing parking lot on the site.



View looking north from existing site toward apartment building across the street on Elm Ave.

ATTACHMENT G: EXISTING CONDITIONS – MASTER PLAN, GUIDELINES, AND ZONING STANDARDS

Sugar House Master Plan Discussion

The proposal is located within the Sugar House Master Plan area. The Future Land Use map in the master plan designates the property as “Business District Mixed Use – Neighborhood Scale” and the property has been zoned CSHBD-2 Sugar House Business District, in compliance with this designation.

The plan includes the following general policies related to the request:

- *Direct a mixed land use development pattern that includes Medium- and High-density Housing with the associated neighborhood amenities and facilities to support future transit stations.*
- *Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping and encourage coordinated and structured parking.*
- *Providing space for small tenants in the retail and office buildings that are developed;*
- *Increasing a residential presence through a mixed land use pattern; and*
- *Directing development to be transit and pedestrian oriented.*
- *Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core.*
- *Encourage increased intensity, greater diversity of land use, and locally-owned businesses in the Sugar House Business District.*
- *Support small locally-owned neighborhood businesses to operate harmoniously within residential areas.*
- *Support locally-owned businesses to operate within the Sugar House Business District.*
- *Provide varying types of office space for individuals or small businesses within new development.*
- *Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.*

The plan also speaks specifically to areas designated “Neighborhood Scale Mixed Use” within the context of its discussion regarding Business District Land Uses:

Neighborhood Scale Mixed Use

Neighborhood Scale Mixed Use is lower in scale but still orients directly to the street. Uses include residential, retail, and commercial businesses or primarily small tenants. It is focused around a transit/ pedestrian oriented commercial/retail area with a strong street presence, wide sidewalks, street furnishings, lighting and landscaping. The street level businesses are commercial and retail in nature, while the upper level can be either residential or office depending on compatibility of the adjacent uses. Neighborhood Scale Mixed Use occurs along the perimeter of the Business District, and acts as a transition to the adjacent residential and commercial uses.

Neighborhood Scale Mixed Use (From Urban Design Element section)

Neighborhood Scale Mixed Use is lower in height but still orients directly to the street. As in the Town Center Scale Mixed Use designation, the Neighborhood Scale Mixed Use category includes a height bonus incentive for development of a residential component.

Policies

- *Build to the street with no setback, strong street orientation, and pedestrian scale.*
- *Provide exterior fenestration details such as windows, doorways, and signage at commercial establishments that provide visual interest for pedestrians.*

Staff Discussion:

The Sugar House Master Plan is implemented through the zoning regulations for the CSHBD2 district and through application of the Conditional Building and Site Design review standards. These specific standards are meant to implement the broader policies located within the plan. As noted in the discussion of the “Neighborhood Scale Mixed Use” area, the area is meant to be lower in scale than the Sugar House town center or business district core and serve as a transition to the lower scale surrounding neighborhoods. The proposed development is required by zoning to be a medium scale height of 60' and to include setbacks and buffer areas to prevent negative effects on lower scale development. The policies for this area in the master plan generally have to do with ensuring there is a strong residential component to development while also allowing commercial uses, and ensuring that development engages the street and pedestrian level. The development implements this with its architectural material treatments and fenestration details that engage the pedestrian and provide visual interest. It also includes a mix of uses with office and residential within the same building, providing variety in the hours of activity for the building and the surrounding area. The number of residential units provided in this development also supports the use of the adjacent Sugar House streetcar station, which is another emphasized policy in the master plan.

Sugar House Business District Guideline Handbook

Properties in the Sugar House Business District also have specific design guidelines outlined in the *Sugar House Business District Design Guideline Handbook*. It states that “Their purpose is to assure high quality development. The high quality of the district should be reflected in all of its aspects, including design construction and tenant mix.” The developer discusses how their project generally meets these standards and other related master plan policies in [Attachment E](#) in the applicant’s letter outlining justification for Conditional Building and Site Design Review.

Staff has reviewed this outline and the full *Guideline Handbook* to determine its general conformance with these guidelines and have found that it generally meets applicable guidelines. Applicable guidelines include guidelines related to high quality exterior building materials, ensuring materials are responsive to district character, screening parking from public view, ensuring pedestrian orientation of entrances and entrance spacing, visual interest of architecture, ensuring installation of street lighting and street trees, landscaping, paving materials, quality and pedestrian orientation of signage, and architectural lighting.

Some specific considerations related to elements of the *Sugar House Design Guidelines* are discussed in the [Considerations section on page 4](#).

Sugar House Circulation and Streetscape Amenities Plan

The *Sugar House Circulation and Streetscape Amenities plan* includes guidelines for streetscape improvements within Sugar House and circulation improvements on certain streets. The plan includes a potential reconfiguration of McClelland Street on the east side, where it proposes a 12' wide bicycle lane be installed. The plan did not propose a configuration change for the west side of the street on which the development is adjacent. The plan is consistent with the *Sugar House Design Guidelines* in

calling for 5' to 8' wide sidewalks on McClelland Street with 0' (no parkstrip) to 8' wide park strips (where feasible.) The developer is proposing 8' wide sidewalks (includes special pavement treatments on their property) and a slim park strip with plantings (not grass) and street trees. The plan also includes specific guidance for street furnishings and pavement treatments. The developer's landscaping plan calls these elements out conceptually but has not identified specific styles or textures of these elements. Compliance of these elements with the *Amenities Plan* is a condition of approval and is noted on the front page of the report.

Applicable Major Zoning/Design Standards

CSHBD2 Standards

Requirement	Standard	Development Proposal	Compliance/Impact on Development
Front/Corner Side Yard	15' Max Setback	~1'5" setback	Complies
Side/ Rear Yard	No Minimum	Side (south): None Rear (west): ~40'	Complies
Buffer Yard	Next to residential zones: A 7' landscape buffer and for every 3' in building height above 30' a 1' setback is required from the property line at grade.	7' landscape buffer provided; Building setback ~40 from residential zone. (Minimum is 10' based on standard)	Complies
Lot Area	No Minimum or Maximum	~24,620 square feet	Complies
Lot Width	No Minimum	~173'8" feet	Complies
Maximum Height	60'	60' - Complies	Complies
Step Back Requirement	Floors Above 30' must be stepped back 15' from the lower façade line	North/East Side: Floors are stepped back approximately 13.5' (varies slightly) and balconies are located within this step back space.	Requires modification. See Consideration 3 for discussion regarding the stepback modification. The balcony intrusions into this stepback space are minimal, provide more eyes on the street, and still maintain compliance with the intent of the stepback design standard which is intended to frame the street while reducing the impact of tall buildings on the pedestrian realm. Overall the façade still frames the street and the limited size and transparent nature of the balconies does not negatively impact the pedestrian realm. Staff is recommending approval of the balconies as proposed. Modifications are allowed through the CBSDR process as long as the intent of the standard.

First Floor Windows	40% (minimum) and non-reflective glass	East Face: ~72% North Face: ~80%	Complies
Mechanical Equipment	Must be screened	Complies	Complies
First Floor/Street Level Requirements	Residential or commercial uses are required on the ground floor: <i>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/brewpubs, social clubs, art galleries, theaters or performing art facilities.</i>	Applicant is including residential space on (lobby and bicycle sharing amenity) and is incorporating an office space with a lobby (public service portion of the business) on the ground floor.	Complies

ATTACHMENT H: ANALYSIS OF STANDARDS – CONDITIONAL BUILDING AND SITE DESIGN REVIEW

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 a corner property and includes entrance features and architectural detailing focused on both Elm Avenue and McClelland Street. Except for a large setback that buffers the development from the single-family properties to the west, the development is built up to nearly the entirety of the front and corner property lines and architectural details are focused on the public realm. All of the off-street parking is located behind or within the building.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	The building's primary entrances are located on both street facing facades, facing both Elm Avenue and McClelland Street. These entrances provide direct pedestrian access to the sidewalk that connects to the S-line Streetcar station for mass transit access. The transit stop is just 250 feet from the entrance to the building or a 1 minute walk. Although vehicle access is provided via a parking garage door and gate, the vehicle access is secondary in architectural detailing and focus to the pedestrian oriented entrances.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	The proposed building includes a variety of architectural details and fenestration to create interest, such as inset windows with shadow lines, cornice line detailing, brick detailing, canopies, and glass and metal balcony railings. The building is also using a variety of different materials to create interest, including brick, metal panels, stucco, and glass. The building is modulated across facades, creating depth, shadow, and visual interest. The ground level has a high level of glass to create pedestrian interest and interaction with interior activities, with approximately 72% percent of the ground level on McClelland Street composed of glass and that glass extending from the ground to the top of the first floor. Excluding the garage entrance, approximately 90% of the ground level on this façade is composed of glass. On the Elm Ave side, the street adjacent ground level is approximately 100% glass, excluding a small setback to accommodate vehicle exit visibility. Overall, the level of glass far exceeds the minimum glass requirement. The applicant has noted on their plans that they will be using clear, untinted glass, which complies with the <i>Sugar House Design Guidelines</i> , and will ensure that interior activity is visible from the street.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	The building material on the ground floor is primarily glass to emphasize the pedestrian level of the building, in contrast to the upper floor façade in which the primary material is brick. The high level of glass alone emphasizes the pedestrian experience on the ground level by allowing for visibility of interior activities by pedestrians. Other details on the ground level such as the brick pavers and canopies over the entrances

		emphasize the pedestrian level of the building. The pedestrian entrances themselves are emphasized with the rotating door provided on the Elm Avenue side including a brick paving pattern that seems to flow out of the door into the public realm, and the wide inset entry area on the east side that also includes brick paving patterns continued from inside the entry out into the park strip.
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	There is a rear parking lot on the west side of the property that is screened by a landscaped buffer yard to prevent any negative visual effects on the adjacent single-family residential to the west. The buffer includes a 6' tall fence, regularly spaced screening trees, and a continuous 4' tall shrub. Parking lot lighting is required by the design standards in 21A.37 to be shielded to prevent glare into adjacent neighborhoods and is also limited in height. Compliance with this shielding will be ensured during the building permits phase. Currently no outdoor parking lot poles are being shown on the site plan.
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	Parking is provided within the building, with a limited amount provided in the rear yard. Access to the project is provided directly from the street meaning that pedestrians will not be required to cross through a parking area to get to the building entrances.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Dumpsters are located within the building itself.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies, with condition that pedestrian oriented signage is installed.	Conceptual signage at the pedestrian level is shown on the elevations and renderings. Pedestrian oriented signage, such as the canopy signage as conceptually shown on the plans, will need to be installed to comply with this standard and is a condition of approval.
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, with condition that street lighting is shown on building permit plans and installed.	New development is required to upgrade associated right of way elements, including street lighting. The development will need to install new street lighting in conformance with the Salt Lake City Lighting Master Plan. Installation of the required street lighting is a condition of approval and will be ensured during the building permit phase. Specific spacing of the street lighting will be determined by the Public Utilities department during their review of the building permit plans.
J. Streetscape improvements shall be provided as follows: 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. 2. Landscaping material shall be selected that will assure eighty	Complies, with condition that final streetscape details are approved by staff.	The proposed landscaping plans show a street tree for each 30 feet of property frontage along McClelland Street and Elm Ave. The plan further shows a variety of different plants being utilized in other landscaped areas of the project. The project hardscape will consist of standard concrete for most of the public sidewalks and a combination of pavers for the other hardscape treatments as shown on the landscape plan. Final landscape/hardscape details, including specific species of plants will be reviewed by Planning staff during the building permits phase to ensure compliance with the CBSDR standards and <i>Sugar House Design Guidelines</i> . Any street tree removal is required by City ordinance to be reviewed and approved by the City Urban Forester and would require tree replacement. All landscaping is required by City ordinance to comply with the City's water efficient landscaping

<p>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>ordinance, which requires use of water wise plants and efficient watering techniques.</p> <p>No outdoor storage areas are proposed for this development. Loading facilities, including any required loading berth or docks are required by ordinance to be located away from public streets and compliance will be ensured during the building permit review process.</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>Does Not Apply</p>	<p>The development is less than 60,000 square feet in gross floor area and this standard does not apply.</p>

<p>2. Public spaces shall be provided as follows:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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. 	<p>Does Not Apply</p>	<p>Development is less than 60,000 square feet in gross floor area and this standard does not apply.</p>
<p>L. 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.</p>	<p>Complies, with condition that final specific streetscape details (including pavement treatments, plantings, and street furnishing) are approved by staff.</p>	<p>The purpose statement of the CSHBD2 District calls for 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. The development provides a high density residential product and office space that will increase the population in this area and promote 24 hour activity. The development complies with the associated applicable design standards and guidelines, with allowed modifications as noted in this report in the considerations section and CBSDR standards review above. The Master Plan and associated design documents are discussed in Attachment G.</p>

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</p>	<p>This standard is generally intended for applications regarding additional building height as taller buildings contribute to the City’s skyline. The proposed building is not of a sufficient height to have an appreciable impact on the City’s skyline. However, the proposal does incorporate rooftop space on top of the 1st and 2nd levels with rooftop vegetation and common space for residents to use, meeting this standard.</p>
<p>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</p>	<p>Complies</p>	<p>The traditional brick architectural style is complemented with brick cornice detailing as shown in the elevations in Attachment C. More modern styled portions of the building do not incorporate such detailing as it is not appropriate to the architectural style of those portions of the building.</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</p>	<p>As shown in the rendering in Attachment C, the proposed lighting and accentuates the architectural detailing of the building. Lighting shall comply with the Zoning Ordinance standards.</p>

ATTACHMENT I: 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:

- Sugar House Community Council Land Use Committee June 6, 2018
- Sugar House Community Council June 18, 2018

Notice of the public hearing for the proposal included:

Public hearing notice mailed on July 26, 2018

Public hearing notice posted on July 26, 2018

Public notice posted on City and State websites and Planning Division list serve on July 26, 2018

Public Input:

The project was presented to the Sugar House Community Council general meeting and the following topics and concerns were discussed:

- Concern whether parking area will be secure
- Concern about scale/height of project and desire for smaller buildings
- Desire for retail on McClelland
- How many employees would be in the office
- Whether bicycle share was open to the public
- Amount of parking provided
- Pricing and whether there will be affordable units

The project was also discussed at the Sugar House Land Use Committee meeting and the following topics and concerns were discussed:

- Relationship of the proposal to the McClelland Trail
- Width of the sidewalk and whether they should pave the park strip to create the perception of a wider sidewalk
- The uses on the ground floor

No other public input separate from the community council has been received as of staff report publication.

Sugar House Community Council Formal Input Letter

The Sugar House Community Council has provided the letter attached on the following page that details their thoughts on and concerns with the proposed development. The document also includes individual comments on the development collected from Sugar House Community Council members by the Community Council.

The developer has responded to some of the Community Council's comments with changes to the plans, including revisions to the rear facade materials and design (see [Consideration 1](#)) and highlighting the 8' sidewalk width (see [Consideration 3](#)).

SHCC Input Letter and Attachments

July 4, 2018

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2018-00323 The Fairmont Conditional Building and
Site Design Review 1034 Elm Ave



The Sugar House Community Council (SHCC) received the request for comments for this development. We made flyers, and distributed them through the neighborhood to the west of the development, from Sugarmont to 2100 South and McClelland to 900 East. We heard presentations from the developers on June 6 at the SHCC meeting, and again at the Land Use and Zoning Committee (LUZ) on June 6. The project drawings are on our website, and I have been receiving comments from there, and from others who were in attendance at one or the other of the meetings. From the tone of the comments, I think we definitely want this to go to the Planning Commission.

This is a 6 story above-grade upscale apartment building 60' tall, with 59 one and two bedroom apartments, with rents \$1500-\$2000 a month, and 79 parking stalls. It is being built on half an acre, and must accommodate an easement on the parcel for the detail shop to the south. One level of parking will be underground; and some parking will be on the ground level on the west side. With both the easement and parking situated on the west side, a nice buffer is created for the neighbors to the west.

We think this is much better than a 60' building adjacent to the homes on Elm Street. We like the fact that the parking will be gated, to protect the tenant's automobiles. This also addresses the concerns voiced by neighbors that the parking area could become a hangout for troublemakers, which it is now. They will have a bike-share program for their tenants, and office space for their business. Both will be on the first floor at the street level. There is no ground floor retail provided in this building, however the expressed an openness to this in the future.

We think not planning for retail on the first floor is a missed opportunity. We are currently studying the design of McClelland Street from 2100 South to Sugarmont, and its role as a section of the McClelland Trail. We'd like to see this become a pedestrian and bicycle path, as is the rest of the trail. The developers who own property along that two block section are insistent that it allow automobiles going both ways, along with as much parking as possible.

Right now, the developers lament that retail along this section doesn't work, citing the shallow depth of the planned space, and the fact that the businesses along the northeast end of the street change hands frequently. However, we worked hard to get blade signs passed by the city, and there is only one blade sign. We have talked about how poorly they are designed, and how it is impossible to see into the businesses because of all the signage and the location of the stairs. No changes have been made. The other side is the back side of Pei Wei and the telephone store. There is nothing to attract pedestrians to walk this block. In the middle, Liberty Village is on the west and Habit Burger on the East. At the south, the Sugarmont Apartments will be on the SE corner with a narrow sidewalk, and on the south, the Veterinary Clinic and the Detail shop. If everyone keeps saying retail doesn't work and designs their space so no one wants to walk by, this becomes self-fulfilling. It isn't interesting to have a lot of glass on the street looking into the office (which can only be 2000 sf) or the bike-share rack.

We think a better option is to step back the front of this building by a foot or two on the east side, and cut off the corner, to provide the perception that the street is wider. A small coffee shop, or a bookstore, with some seating outside, could be a nice amenity in this location. These uses would also be compatible with the shallow depth of the Fairmont space. If you look at the attachment Sugar House Sidewalks.doc, you can see that In the first photo (Near 2121 McClelland Street) the sidewalk is 69.5" down by Pei Wei and 81" next to Liberty Village (Near 2150 McClelland Street). Adding the space from the sidewalk to the curb makes the Pei Wei 123" and Liberty Village 139". This is wider than the 126" shown on the Fairmont proposal, and if we add include the Fairmont park strip it becomes a more useable space.

SHCC Input Letter and Attachments

They can still provide trees, and put them in a grate so they are protected, but the sidewalk appears wider, and is more walkable. We still want to see street trees on the east side also.

Filling in the grass park strip on the west and the 2' bumpy rocks on the east side of McClelland Street and replacing this with concrete or bricks will go a long way towards making the sidewalks feel wider, and will be more used. This is, after all, one of the main ways to approach the streetcar, and we should make it a showcase. We realize that the Trail design is not yet decided, but we lose an opportunity if we let this project go forward now with less than what we anticipate will work for that street functioning as a trail.

- We have concerns about the “tunnel effect” that will be created on this street, with tall buildings on both sides of the street for much of the block. The 15' step backs will help, but we still worry. We are glad to see they have added about 17" of their ground floor setback to put in additional pavement to widen the sidewalk a bit. And there are some benches along the building on both sides.
- There should be recycling available to the tenants.
- Trash receptacles should be in a place that won't create smells for the neighborhood.
- There should be a restroom for the lobby area, as well as one for the office area, so the future retail could easily adapt the space retail in the future.
- Storage for tenants should be on the parking levels.
- Balconies should not overhang the street.
- Extra signage. We have talked about extra signage with them, as the other developers in the area have been working on. They are excited to participate in that, because navigating the SHBD can be daunting. Signs with a look and feel that is “Place Making”, of a certain look, or color scheme, to direct pedestrians to parking, or how many minutes it will take to go to the dog park, or Sugar House Park.
- They should explore the idea of cutting off the NE corner of their building and incorporating some of their benches into that space. Are the benches shown on Elm even near any doorway?
- We appreciate the fact that they have added 17" to the sidewalk width, although we have no idea if that approaches the 8' minimum suggested in the master plan. They should NOT put in a park strip, rather have the sidewalk extend to the curb. Trees in grates can still be planted on McClelland and Elm.
- Make sure the benches they are providing are vandal proof. Skateboard resistant. Elsewhere in the SHBD this activity has destroyed street furniture.
- This is the intersection of the McClelland Trail, and the Parley's Trail, how can they capitalize on that?

In the Design Guidelines of Sugar House Master Plan (SHMP), the mass and height of new buildings should relate to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction. We are worried that we are letting way too much large scale development that is changing the feel of Sugar House forever.

We appreciate the fact that they are using great materials, which reflect the old Sugar House. However, we are disappointed that they are using regular old backside of building materials for the west side of the building.

We also appreciate their willingness to work with us, and hope they will continue to look at how they can improve their plans to make it a more interesting place for people to walk by. This is on the way to or from the streetcar, they should capitalize on that. We like this project, but know they can make more improvements, they have shown us they are willing to think about some ideas and improve the project.

Attachments:

Flyer

McClelland Trail Map

Sugar House Sidewalks

Comments “The Fairmont”

SHCC Input Letter and Attachments

Community Meeting

Hosted by:
Sugar House Community Council

DATE-TIME: June 6, 7:30 pm

LOCATION: The Legacy Sugar House 1212
Wilmington Avenue 5th Floor Fairmont Room

WHY: Conditional Building and Site Design
Review for The Fairmont apartments on the SW
corner of Elm Avenue and McClelland Street.

GET YOUR QUESTIONS ANSWERED Please
attend our SHCC meeting to get your questions
answered by the petitioner and Planning Staff.
Or go to our website, read about the project, and
send us an on-line comment. While there, click
"join" to sign up for our monthly newsletter. **This
will also be on the SHCC Land Use Meeting
on June 18 at 6 pm 1212 Wilmington Avenue**



www.sugarhousecouncil.org

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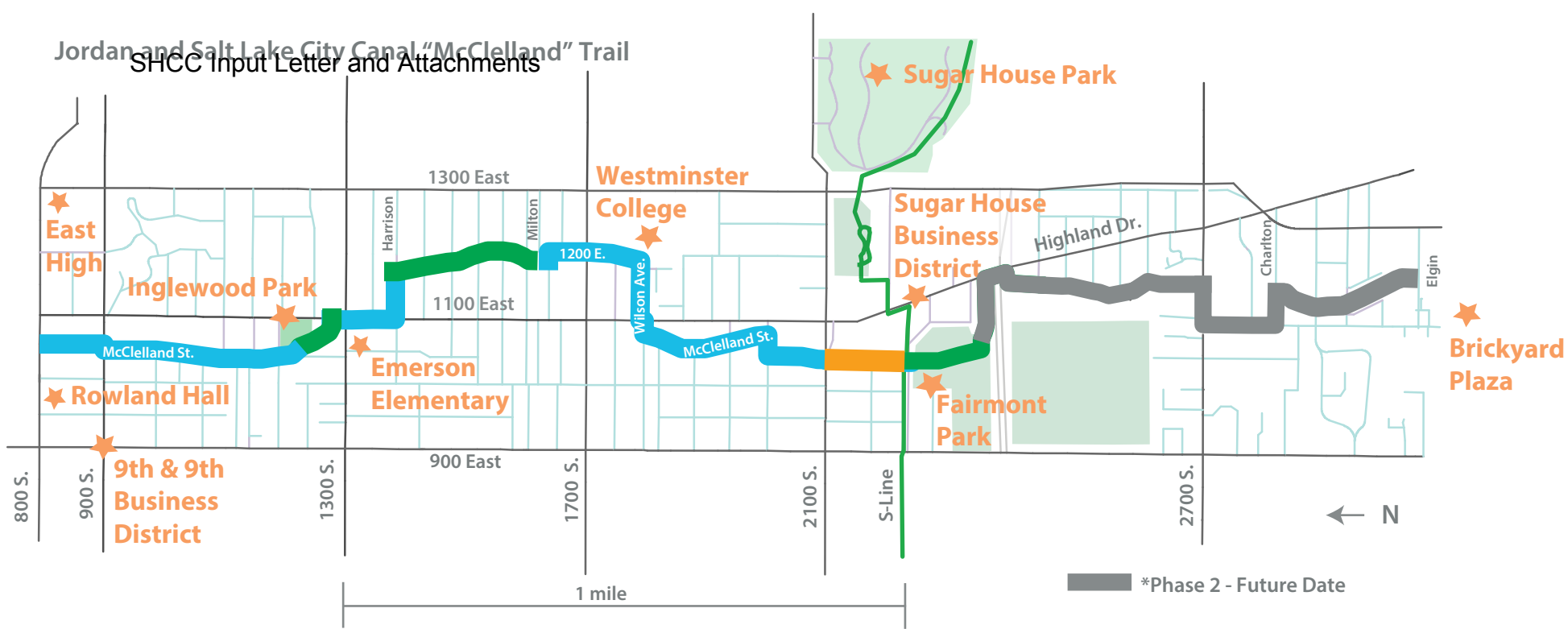
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Jordan and Salt Lake City Canal "McClelland" Trail

SHCC Input Letter and Attachments



Off-Street Path:
Paved Trail for
SHCC Input Letter and Attachments

On-Street Route:
Signs, Pavement Markings,
and Crossing Improvements

Sidepath or shared street:
Currently Under design
Sugar House Business District

***Phase 2 - Future Date**

SUGAR HOUSE SIDEWALK MEASUREMENTS

First measurements are area of Habit Burger. (on the east side of McClelland)

In front of Habit Burger on McClelland

Sidewalk: 69 1/2"

Curb-gravel from road to sidewalk: 54"

In front of PeiWei on McClelland

Sidewalk: 61"

Curb-grass from road to sidewalk: 58 1/2"

Measurement does not include the few inches between building and sidewalk (bark cover) near Pei Wei.

Note: curb cement is consistently 6"



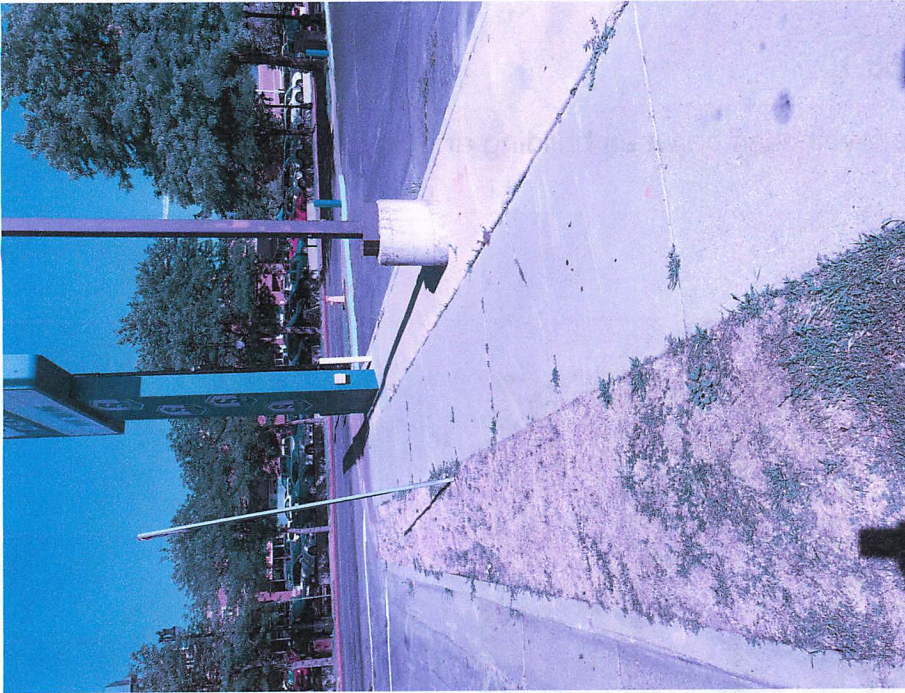
SHCC Input Letter and Attachments

Area around "Fairmont build"

South east sidewalk of Sugarmont near old DI bldg

Sidewalk: 60"

Curb-grass: 147 1/2" (from curb to sidewalk)



On Simpson, by fire station #3

Sidewalk: 58"

There is no extra space between curb and street in this area. Add an additional 6 inches to this measurement to add curb.



SHCC Input Letter and Attachments

Area around Veterinary Clinic & Liberty Village

In front of Sugarhouse Vet

Sidewalk: 59"

Curb-grass: 45"

Additional grass between building and sidewalk: 137"

In front of Liberty Village

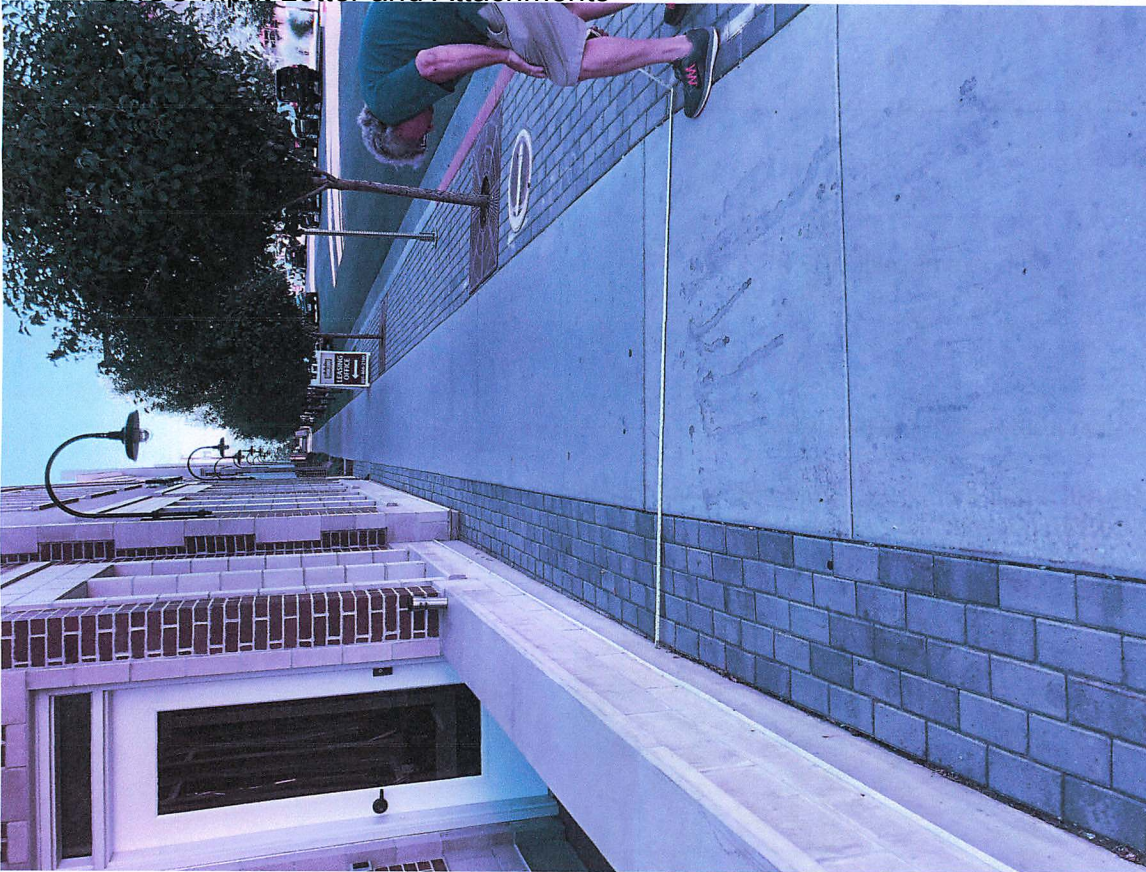
Sidewalk: 81"

Curb to sidewalk brick: 58"

Additional 11" in largest portion from building to sidewalk.

There is quite a lot of construction going on in the south corner of McClelland and nowhere to walk. Here are some pictures from Elm parking lot. Did not take measurements in this area But looking at sidewalk running east-west on Elm, looks like area between curb and building will be smaller. East side of Elm walk are appears to be smaller than West side of Elm / McClelland.





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COMMENTS "THE FAIRMONT"

Suzanne Stensaas

Jun 17, 2018,
2:55 PM

to me

Dear Judi

Just glanced at this and got so discouraged. I can hardly comment sitting there in Barcelona with bikes and people everywhere walking and not colliding.

My comments are as an individual. There is practically no open space (green) in the diagram. The sidewalks need to be at least 10 feet wide to accommodate bikes and people. There is no sidewalk for a café type experience. Think I will stay in Spain. Why can't we learn from people who have done it successfully. This just shows me that the Mc Clelland -Elm-Sugarmont coherent plan must be built in NOW as there is no later. Regs have to be there even if money from city isn't. I don't know why impact fees can't be used to make the place liveable. sss

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA
Telephone ; Skype:
email:

Mon, Jun 18, 8:53 PM (22 hours ago)

**george
chapman**

I know that it is not appropriate to complain about the traffic increase, the lack of ground floor retail and lack of wider sidewalks (since they meet City standards). But it is a shame that walkability doesn't have more priority at the City.

Judi,

I think the pictures of the building structure look a lot nicer than some of the other structures that are being built around McClelland. I was impressed with green space area for the Fairmont structure (with access from the second floor), showing trees and outside seating area for tenants.

I like the idea presented by attendee at meeting to require larger sidewalks, with cement or decorative walkways, increasing the walking area around the building.

Now for the items I was not too keen on.....

I am against providing any developer approval to increase height limits on any building types within the Sugarhouse business district.

I think requirements for retail and/or business spaces on the first floor of housing units (apartments, condos, etc.) should be enforced. Disagree with Mr. Lowe, presenter, that retail space for this specific site would be hard to rent due to small size. Also, Maybe I missed something in conversations but upon reviewing the drawings, only saw one small bathroom on floor 1 in the designated retail space area which makes me assume that that additional retail spaces (except one for the development agency) are not being seriously being considered.

Also, I think parking places for estimated number of employees/business owners for first floor occupancy of these properties should be included as additional requirements for parking.

I also forgot to ask where the trash bins were going to be located just to ensure they were accessible by garbage trucks and will not stink up any other residents in the area. And, a bigger question, Where is all the trash going for all of these apartment dwellers? Are these new apartment buildings required to have recycling bins or is all of the trash going to the landfill?

SHCC Input Letter and Attachments

Was wondering, also, of the balconies hang over the sidewalks. If they do, think this needs to be looked into further. I think it is hazardous and apartment balconies should not be allowed to hang over any sidewalk. For example, It is very popular for people to hang flower pots from balconies; items could fall in walkway below.....space above sidewalk should be considered city property/off limits.

Discussions of where cars exit from parking garage should be discussed further. Per comments made tonight by others at tonight's meeting.

Thanks for providing a forum to provide feedback.

Sincerely,
Sue Watson

We did have someone at the SHCC meeting. Clearly, nobody in the neighborhood cares, maybe they are all rentals now. It seems OK , but I am still concerned about a tunnel effect, even with the setback and all the glass. AND no affordable units. AAARGHH. Lynn

John Mcnamara

5:09 PM (45
minutes ago)

to me

They seem to have a well thought out plan, even though there is always that constant in all developments: PARKING. I understand their reluctance to accommodate retail because it is small space and off the retail path. However a small coffee shop would be nice perhaps combined with chocolate like at Marmalade Library.....not a Starbucks but something new....The other item is that there is no available storage space in the garage (what to do with snow tires, bikes, etc.). I like the design and the materials they will be using, and also the fact that they will be on site with their office in place there.

P.

Dear Judi and Soren

Returning from Europe with attention to urban planning and mass transit makes me feel like I am living in a country that refuses to learn from others and that the almighty \$\$ rules over quality of life.

In Barcelona at one time during the city's expansion along a main Blvd, with high rise building of about 6 stores, they required the part of the building facing the corner to be cut on the diagonal. This let more light into the intersection and provided a place for trees, benches and pedestrians. There were also bike paths. I took some photos of Passeig de Gracia because you could not believe what a difference light, trees, benches, bike lane made in the feeling of beauty and relaxaing. Lets learn from others in developing Sugarhouse. One picture is worth a lot more than a parking place! Let us do the best we can with Mc Clelland, Elm and Sugarmont. Suzanne Stensaas



SHCC Input Letter and Attachments



Message Body:

Fairmont apartment. I was out of the country and know this is late but i am disappointed that the city would permit such a large building and have no open space. The 10 feet (If i read the plan correctly) that has to accommodate, people and parking/trees is too narrow. If this is approved there needs to be a separate bike lane that is protected for people using the Mc Clelland trail and connecting with the S line or the park which is the only bit of green left. Sugarmont is becoming a community center with markets, food trucks etc. Room for bikes and pedestrian must be provided. Suzanne Stensaas

Soren – I like the massing, and the fenestration. I like the flexible space for offices that could become something more active in the future. Won't ever get affordable housing to any extent until the city adopts Inclusionary Zoning. Sidewalk needs to go from building to curb with trees in grates. Do some fun things with hardscape to make the sidewalks more interesting. Not really any common space.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Fire (Kenny Christensen at kenney.christensen@slcgov.com or 801-535-6619)

Fire would have NO objections (with the following conditions) to the Conditional Building and Site Design Review application for “The Fairmont” development at 1034 E Elm Ave (PLNPCM2018-00323). The proposal includes a 60' tall mixed use building with ground floor office space/parking and upper level residential units.

Two separate means of aerial fire truck access shall be provided, in accordance with IFC Section 503 and Appendix-D; aerial truck apparatus road shall be a minimum 26 feet wide (D105.3), with no overhead obstructions (D105.4). The aerial apparatus access shall be NO closer than 15 feet and NO further than 30 feet from the structure parallel to one entire side (D105.4). The height of the structure measured from the highest occupied floor level to the lowest level of fire department vehicle access, shall not exceed 75 feet.

Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an “approved” means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

Planning Staff Note: The developer met with Fire and determined that they will need to provide an aerial fire truck apparatus lane along the south curb of the property. The lane must be within 30' of the wall of the upper wall of their building and so on-street parking will need to be removed from Elm Avenue to preserve the area as a fire lane. This will eliminate approximately 3 on-street parking stalls on Elm Avenue along the project.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

Engineering has no objection to the proposed development. A substantial portion of McClelland Street, along the frontage of this site will be repaved in the next 4 or 5 months, as part of the Sugarmont Apartments development. If feasible, it would be well if the utility cuts for this development could be done prior to the repaving of McClelland Street. I also noticed that 3 storm drain inlets are proposed along the project frontage of McClelland Street. It might be possible to reduce the number of inlets by replacing (possibly raising) the curb & gutter and asphalt along the project frontage.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

- Building and Site Design Review comments do not provide building or utility permits. All comments are for preliminary review and are based on provided plans and documents.
- All utility connections and improvements must meet SLCDPU standards, policies and ordinances.
- The existing sewer lateral connected to the main on Elm Street is from 1921 and will need to be capped at the main.
- The site will require new sewer and water connections.

- The applicant should review applicable fire code and provide fire flow demands to verify that existing water infrastructure can provide adequate flow and pressure
- Parking garage drains must be treated prior to discharge to the sanitary sewer.
- The existing storm drain / irrigation line in McClelland and Elm may not have capacity. Review will be required and alternate discharge may be necessary.
- The proposed utility plan shows the new meter in conflict with existing power, fiber optic and gas lines.
- Green infrastructure is encouraged for site drainage and water quality treatment
- Complete construction drawings must be submitted with the building permit for review.
- 8” sewer connections are now allowed without exception approval by SLCDPU. Provide velocity, flow, cost estimate and profile with the exception request.
- All utilities must be separated by a minimum of 3ft horizontally and 12” vertically. Sewer is required to be 5 ft horizontally from other utilities. Water and sewer lines require 10ft minimum horizontal separation.
- Public Utility permit, connection, survey and inspection fees will apply.

Planning Staff Note: The developer will need to work with Public Utilities to ensure all of their concerns are resolved for building permits.

Transportation (Michael Barry at Michael.barry@slcgov.com or 801-535-7147)

The parking calculations appear to be correct. Parking stall dimensions must meet requirements per 21A.44.020. The drive aisles onto Elm Ave and McClelland must comply with the 10' sight distance triangle requirements.

Planning Staff Note: The developer revised their original plans to incorporate sight distance triangles. Specific parking stall dimensional requirements will be reviewed during the building permit review phase.

Zoning

1. This property lies within a seismic special study area and requires a site specific Natural Hazards Report that shows that the building will not be built over a fault line.
2. Temporary storage of refuse materials shall be limited to that produced on the premises. Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48.
3. On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare to the property on which it is located only.
4. Any public way encroachments will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St. 801-535-7133.
5. This proposal is subject to the provisions found in 21A.26.060, and including:
 - a. Conformance with the adopted business district design guidelines handbook located as an appendix section in the Sugar House master plan
 - b. Condition Building and Site Design Review for buildings that exceed thirty feet (30') in height.
 - c. Minimum and maximum yard requirements.

6. All uses chosen for this mixed use proposal shall be a use identified within 21A33.030. Conditional uses shall be processed pursuant to 21A.54.
7. This proposal is subject to 36.250 for recycling collection.
8. This proposal is subject to 21A.37 Design Standards.
9. This proposal may be subject to 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
10. Parking and loading are subject to the provisions of 21A.44 and including bicycle parking required/provided outside of the building and within 50' of the principle entry, as well as electric vehicle parking.
11. Landscaping shall comply with 21A.48, and including a seven foot (7') landscape buffer where the property abuts the R-1-5000 zoning district, as well as removal/protection of private property trees.
12. This proposal is subject to the site plan review regulations contained in chapter 21A.58.

Planning Staff Note: Compliance with these zoning provisions will be ensured during the permit review phase.