



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: July 26, 2023

Re: 10th & Elm Apartments
Petitions: PLNPCM2023-00092 – Design Review
PLNPCM2023-00239 – Zoning Map Amendment

Zoning Map Amendment & Design Review

PROPERTY ADDRESSES: 2131 & 2157 S. Lincoln Street, 2134, 2140, 2156 & 2160 S. 1000 East
PARCEL ID: 16-20-136-005 & 006, 010, 011, 012 & 013
MASTER PLAN: Sugar House Master Plan (Business District Mixed-use – Neighborhood Scale)
ZONING DISTRICT: C-SHBD2 & RB

REQUEST:

Salt Lake City has received a request from Mark Isaac, representing the property owner, for a zoning map amendment to rezone the property located at approximately 2157 S. Lincoln Street as follows:

- **Existing zoning - RB (Residential/Business District)**
- **Proposed zoning – C-SHBD2 (Sugar House Business District)**

The City Council has decision making authority for zoning map amendments. The Planning Commission's role is to make a recommendation to the City Council regarding the proposed amendment.

Along with the subject adjacent properties as noted above and shown in the map below, which are already zoned C-SHBD, the property owner intends to construct an apartment complex (approximately 238 units) if the map amendment is approved. All new construction of principal buildings that exceed thirty feet (30') in height or twenty thousand (20,000) gross square feet in size in the CSHBD2 District shall be subject to Design Review. The proposed new construction exceeds both parameters, hence the Design Review request. The Planning Commission has decision making authority for Design Review requests.



RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request meets the applicable standards of approval for a Zoning Map Amendment and for Design Review, and therefore recommends that the Planning Commission forward a positive recommendation regarding the Zoning Map Amendment on to the City Council for consideration. Planning Staff also recommends that the Planning Commission approve the Design Review request, pending the property being rezoned by the City Council, and subject to the following condition:

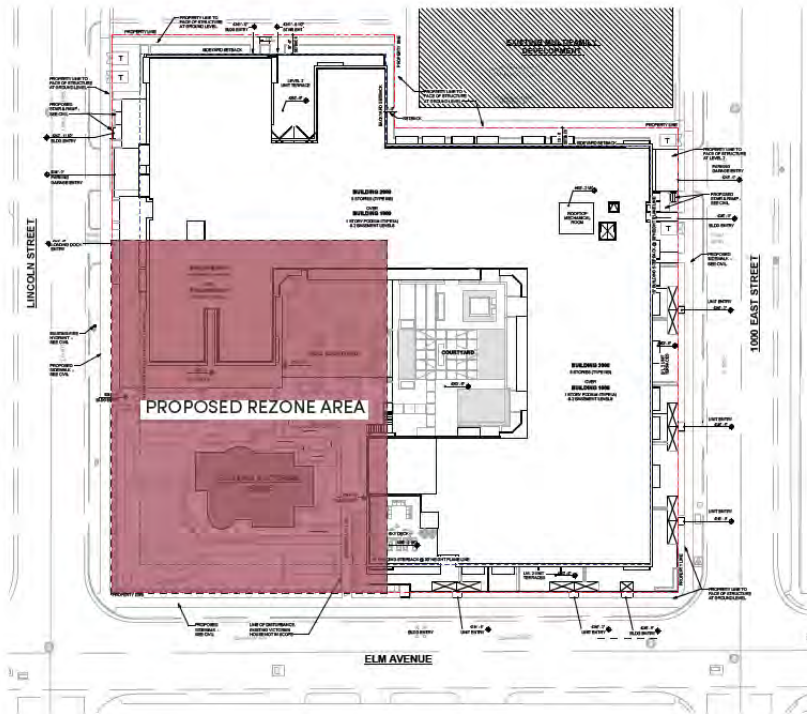
1. In order to guarantee the preservation of the existing Victorian mansion currently located on the 2157 S. Lincoln Street parcel, a development agreement shall be submitted for consideration by the City Council as part of the rezone request.
2. Final approval of the details for lighting, street lighting, signs, streetscape improvements, street trees and parkstrip materials to be delegated to Planning staff to verify compliance with the associated Design Review standards.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Information](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Analysis of Standards](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)

PROJECT DESCRIPTION

The applicant's proposal is two-fold. First, the applicant proposes to amend the zoning map for the parcel located at 2157 S. Lincoln Street from its current RB – Residential/Business District to C-SHBD2 – Sugar House Business District. This zoning map amendment change will facilitate the potential redevelopment of this and surrounding parcels into a multifamily apartment project with the preservation of the Victorian mansion on the corner of Lincoln and Elm.



Quick Facts

Height: Varies slightly by façade but does not exceed 60' anywhere (See plans)

Number of Residential Units: 238 units

Ground Floor Uses: Entrance lobby/leasing, office space, residential units, garage entry and loading, pool in the interior courtyard.

Upper Floor Uses: Residential units & residential amenities (Fitness, lounge areas)

Exterior Materials: Glass, board form concrete, various fiber cement lap siding, aluminum storefront, glass & metal railings, vinyl windows

Parking: 196 stalls

Review Process & Standards: Zoning Map Amendment (21A.50), Design Standards (21A.37) Design Review (21A.59), and general zoning standards (21A.26).

Second, the applicant has submitted a Design Review application and proposes a 238 unit multifamily apartment complex, consisting of a mix of studio, 1 & 2 bedroom units, approximately 60' in height (which is the maximum building height in the C-SHBD2 Zoning District), and 240 parking spaces located behind and beneath the proposed structure. Ground floor amenities and active uses, as well as direct access to residential units, are proposed for the ground level. The entire development will surround an outdoor pool area.



West façade along Lincoln Street



South facing façade along Elm Avenue



Aerial view of Victorian mansion and surrounding proposed development



West Elevation along Lincoln Street



East Elevation along 1000 East



South Elevation along Elm Avenue

The applicant has submitted a detailed rationale for the proposed amendment in their application. This information is attached for review (Attachment B). Potential zoning map amendment approval would allow for multifamily residential development or other more intensive land uses in the future. The task at hand for the Planning Commission is to consider whether or not a rezone of the subject property is appropriate based on adopted City master plan policies and the adopted standards for rezone requests. Secondly, the Planning Commission is tasked with a decision regarding the Design Review request.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission's role in map amendment requests is to provide a recommendation to the City Council based on the standards for zoning map amendments as outlined in City Code section 21A.50.050 – *Zoning Map Amendments*. The City Council has final decision-making authority in zoning map amendment requests.

The Planning Commission has decision making authority for Design Review requests. Per section 21A.59.030 of the Zoning Ordinance, the Planning Commission shall approve a Design Review if it

finds that the proposal complies with the purpose of the zoning district, the purpose of the individual design standards that are applicable to the project, and the project is compliant with the design review objectives. The Commission may also add conditions or modifications that would make the design comply.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Is the C-SHBD appropriate in the proposed location?
2. Adjacent land uses and zoning
3. City adopted Master Plans
4. Preservation of the Victorian Mansion

Consideration 1: Is the C-SHBD appropriate in the proposed location?

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

The Sugar House Master Plan identifies the subject property as “Business District Mixed-Use Neighborhood Scale”. All of the properties on the same block are also this same future land use designation. The request to rezone the property from RB to C-SHBD2 is consistent with the future land use designation and therefore the request is reasonable and appropriate, particularly with the preservation of the Victorian building on the corner of Lincoln Street and Elm Avenue.

Consideration 2: Adjacent Land Uses and Zoning

The surrounding land uses vary widely. Immediately across Lincoln Street to the west is Smith’s grocery store. To the north is commercial development (Burt Brother’s Tires and the vacant popcorn building). Also to the north of the subject property is a fairly new multifamily residential development (21 by Urbana) on the corner of 2100 South and 1000 East. This apartment complex on 2100 South would abut the 10th & Elm property. To the south and east are several single-family residences as well as more multifamily residential development. It is worth noting that all property adjacent to the parcel proposed for rezone at 2157 S. Lincoln Street is already zoned C-SHBD2.

Given the predominant commercial and multifamily developments surrounding the subject project site, further multifamily development is appropriate.

Consideration 3: City adopted Master Plans

The applicant is proposing a development that is consistent with the purpose statement of the CSHBD Zoning District. *The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.*

The applicant is proposing a high density, multi-family residential development consistent with the purpose statement of the CSHBD District. The proposed development is consistent with city master plan goals and provides an overall benefit to the community.

The Sugar House Master Plan stresses the importance of true mixed-use urban development, high quality architecture and public space, and transit/pedestrian oriented development, which this proposal generally achieves.

Sugar House Master Plan (2005)

The subject property is located within the Sugar House Master Plan (SHMP) area. The associated Sugar House Future Land Use Map currently designates the property as "Business District Mixed Use – Neighborhood Scale".

Several policies in the SHMP relate to the proposed mixed-use project on various levels. The plan outlines the following policies:

- Increasing a residential presence through a mixed-use land pattern (page 4).
- Directing development to be transit and pedestrian oriented (page 4).

Plan Salt Lake (2015)

Guiding Principle – Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Initiatives –

1. Ensure access to affordable housing citywide.
2. Increase the number of medium density housing types and options.
3. Encourage housing options that accommodate aging in place.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
5. Promote energy efficient housing and rehabilitation of existing housing stock.
6. Promote high density residential in areas served by transit.

SLC Urban Design Element (1990)

- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character neighboring buildings and the pedestrian.
- Maintain pedestrian oriented development at the ground floor of the building.
- To be successful, mixed uses must be tied with convenient and appropriate open space, recreation and transportation networks.

Consideration 4: Preservation of the Victorian Mansion

The applicant has proposed to preserve the Victorian mansion on the corner of Lincoln Street and Elm Avenue as part of the overall development. While not a standard by which to make a decision for a zoning map amendment, the preservation of the mansion is certainly a motivating factor for consideration. The mansion is not in a local historic district nor is it an individually listed landmark site; in short it has no protection from demolition. The fact that the applicant is proposing to incorporate the mansion into the overall project is certainly of value for the Sugar House community. Planning Staff asserts that the preservation of this structure is both a project and community amenity and should be fully considered as part of the rezone decision.

Planning Staff is recommending that a development agreement be submitted for review to the City Council for consideration as part of the zoning map amendment request that would in effect guarantee that the mansion is preserved as part of the overall development project. Planning Staff compliments the developer for including the mansion as part of the overall design as it maintains a part of the history of Sugar House, as well as provides an anchor for the project and maintains a buffer between the proposed multifamily apartments and the existing single-family development across Elm Avenue to the south.

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission send a positive recommendation to the City Council regarding the proposed map amendment request as the proposal is consistent with the purpose statement for the C-SHBD Zone, and is compatible with the surrounding prevailing development pattern, and is consistent with key policies outlined in the Sugar House Master Plan. Planning Staff recommends that the City Council require the execution of a development agreement to ensure the preservation of the Victorian building on the corner of Lincoln Street and Elm Avenue.

Planning Staff also recommends that the Planning Commission grant Design Review approval as the proposed project substantially complies with all applicable standards. Any Design Review approval is conditioned upon approval of the new zoning. Thus, should the City Council not approve the map amendment requested, any approval by the Planning Commission of the Design Review will become null and void.

NEXT STEPS

Planning Commission Recommendation

The recommendation of the Planning Commission along with the analysis of the proposal prepared and presented by Planning Staff will be forwarded on to the City Council for consideration and action. The City Council has decision making authority in map amendment requests. Any approval granted by the Planning Commission regarding the Design Review request is contingent upon the City Council approving the proposed Zoning Map Amendment. Should the Planning Commission approve the proposed Design Review request, and the City Council approves the Zoning Map Amendment request, the project would move forward as approved. Conversely, if the Planning Commission approves the Design Review request and the City Council does not approve the Zoning Map Amendment request, the Design Review approval becomes null and void. The applicant would need to reconsider the design of the overall project with the current zoning in mind to move forward.

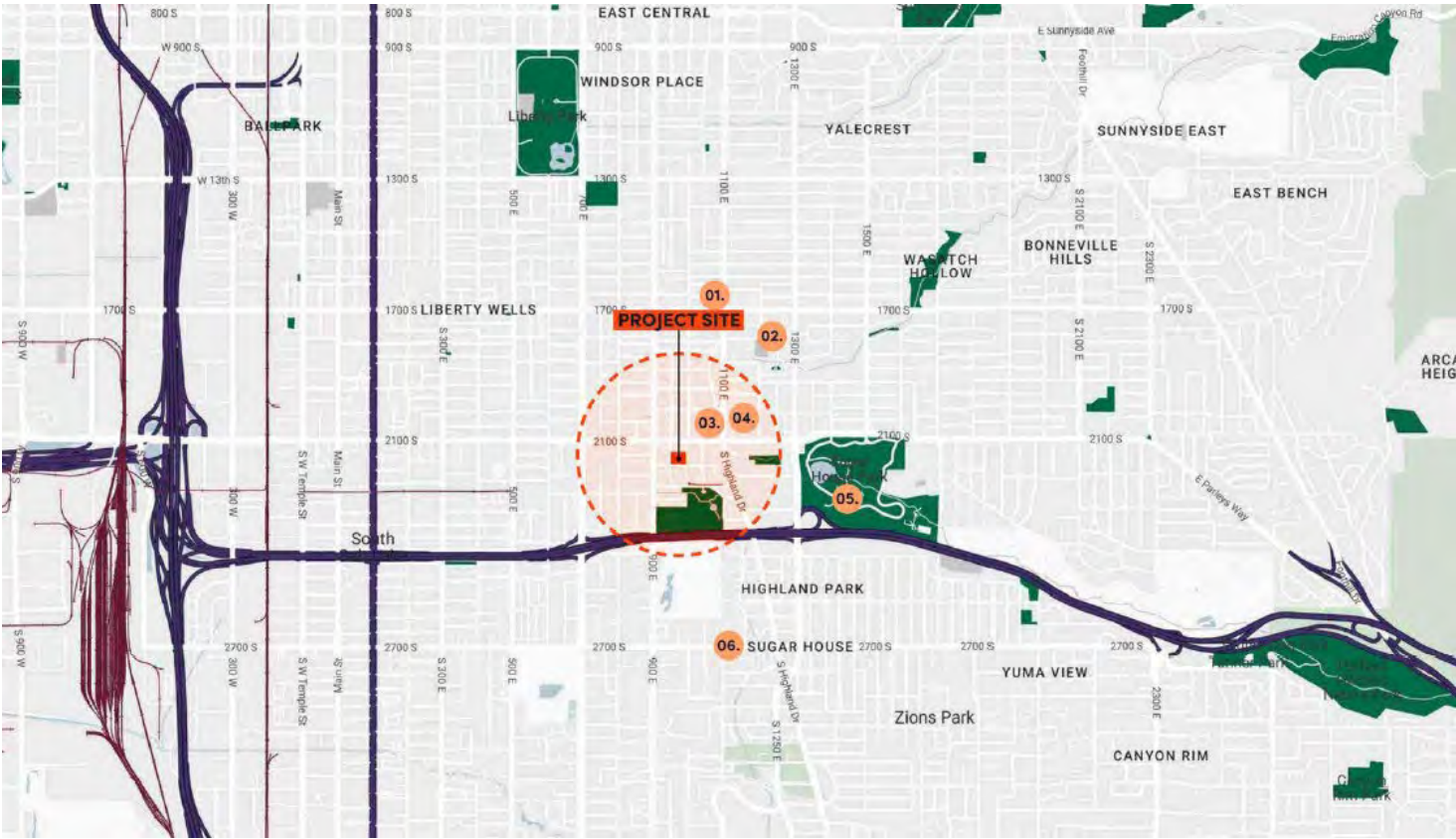
If the Planning Commission approves the Design Review request and the City Council approves the Zoning Map Amendment, the applicant will need to complete the lot consolidation process for which they have already applied (PLNSUB2023-00184) prior to obtaining a building permit.

ATTACHMENT A: Vicinity Maps

Vicinity Map



Salt Lake City Planning Division 6/28/2023



ATTACHMENT B: Applicant Information

design

dwell

Design Review

SUGAR HOUSE

1000 East & Elm Ave., Salt Lake City, UT

10TH AND ELM

studio



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PROJECT NARRATIVE

The *SUGAR HOUSE development*, located on a 1.94 acre parcel in Salt Lake City, includes the design and development of approximately 238 Market Rate Apartments of Type IIIA, wood framed construction wrapping a mechanically-ventilated cast in place concrete parking structure with approximately 240 parking spaces and over 10,000 SF of activated ground floor use including leasing, office, and amenity spaces. Unit designs will include a total of 13 base unit types with required variations based on skin condition. A natural building material selection was made to help integrate the development into the existing surrounding fabric, and to continue to promote the objectives of health, wellness, and outdoors. Units will have high end finishes along with precise attention to detail to help cater to the outdoor and wellness enthusiasts. The development will have an inviting and elegant leasing lobby that directly flows into the clubroom amenity space that encourages it's patrons to enjoy the offerings of the development. Adjacent to the clubroom is a spacious and well equipped gear room that the tenants can maintain and store their outdoor gear with ease before they embark on an adventure and when they return. Above the podium level is a spacious and optimally equipped fitness center with amazing views of the Wasatch mountains to the East. With a main focus of the project being health, wellness, and outdoor activity driven, the fitness center has large floor to ceiling doors that open up to further make the connection to the outdoors and fresh air. Directly adjacent to the fitness center is a large and tranquil courtyard deck that allows gathering of any kind or smaller nooks for seclusion and relaxation. If you find yourself not getting enough of the views to the Wasatch mountains there is a sixth (6th) floor sky deck that provides indoor and outdoors gathering spaces and high elevation views over the Sugar House neighborhood and Salt Lake valley. The pool courtyard will be on grade, and provide for a relaxing and perfect way to end a long day outside and in nature. The pool deck will also be accompanied with a cold plunge, hot tub and sauna. To promote wellness, this unique project is also fortunate enough to preserve and re-use the Victorian home on site in order to help promote the existing connection to the residential neighbors to the South while also honoring the rich history the house has to offer for the Sugar House community and it's future patrons.

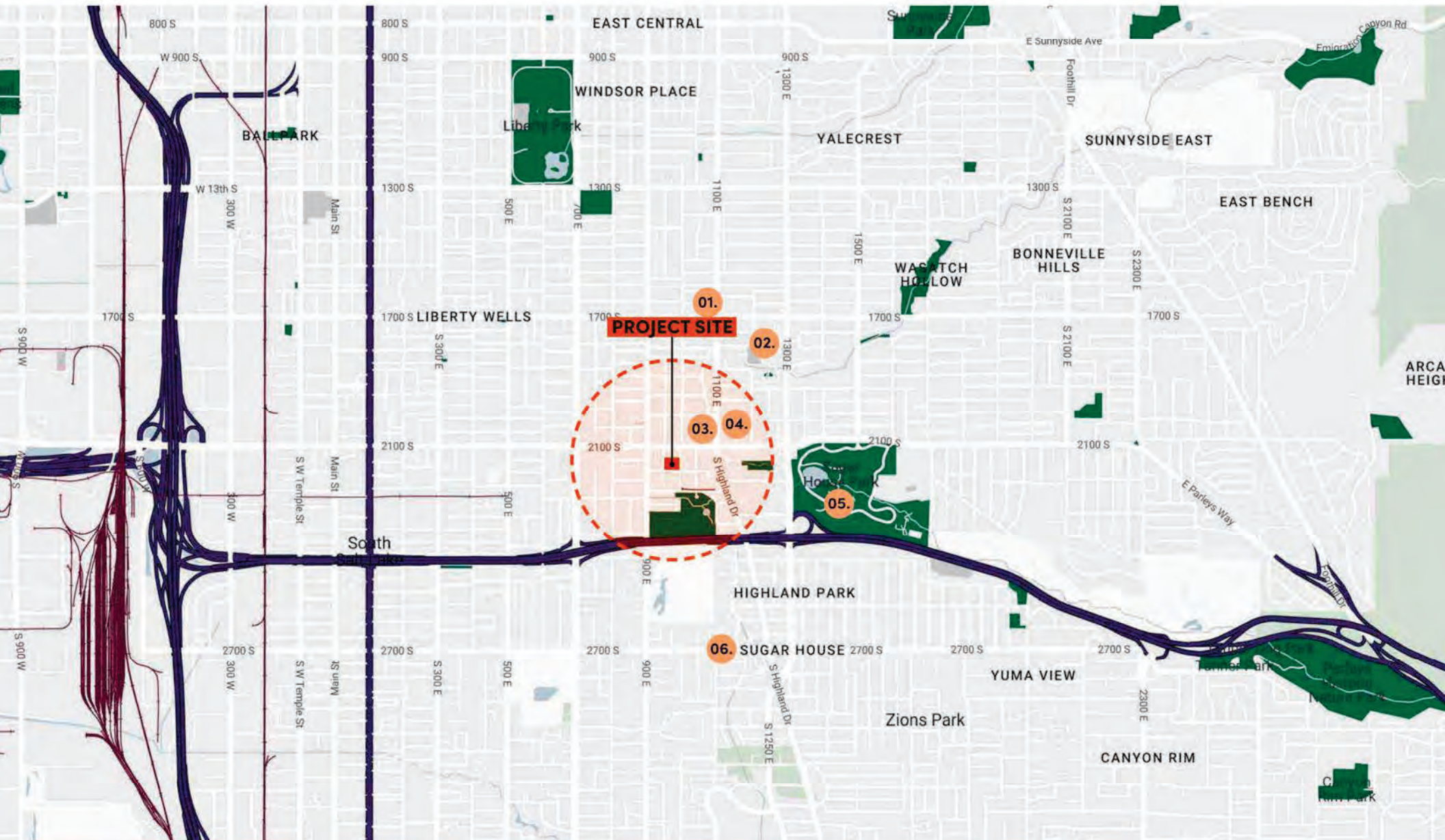
PROJECT NARRATIVE



CONTEXT AND CHARACTER



CONTEXT AND CHARACTER: DISTRICT



CONTEXT AND CHARACTER: SITE CONTEXT MAP



Finn's Cafe - 01.



Westminister College - 02.



Sugarhouse Soup Kitchen - 03.



Sugarhouse Coffee - 04.



Sugarhouse Park - 05.

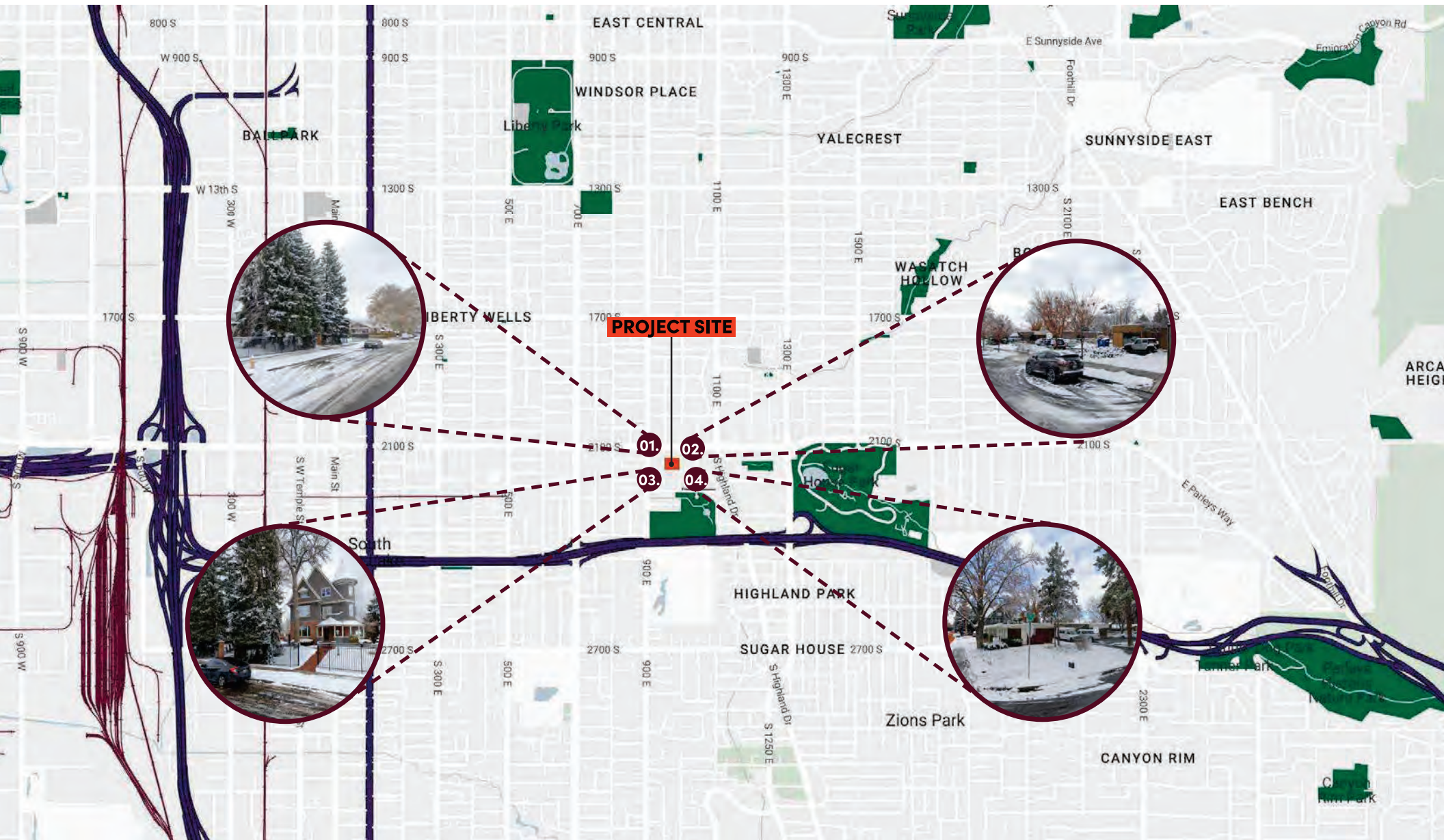


Sugarhouse Neighborhood - 06.

CONTEXT AND CHARACTER: SITE CONTEXT



CONTEXT AND CHARACTER: SITE



CONTEXT AND CHARACTER: SITE



Argyll Development



Street View Along Lincoln St - 01.



Street View Along S 1000 E - 02.

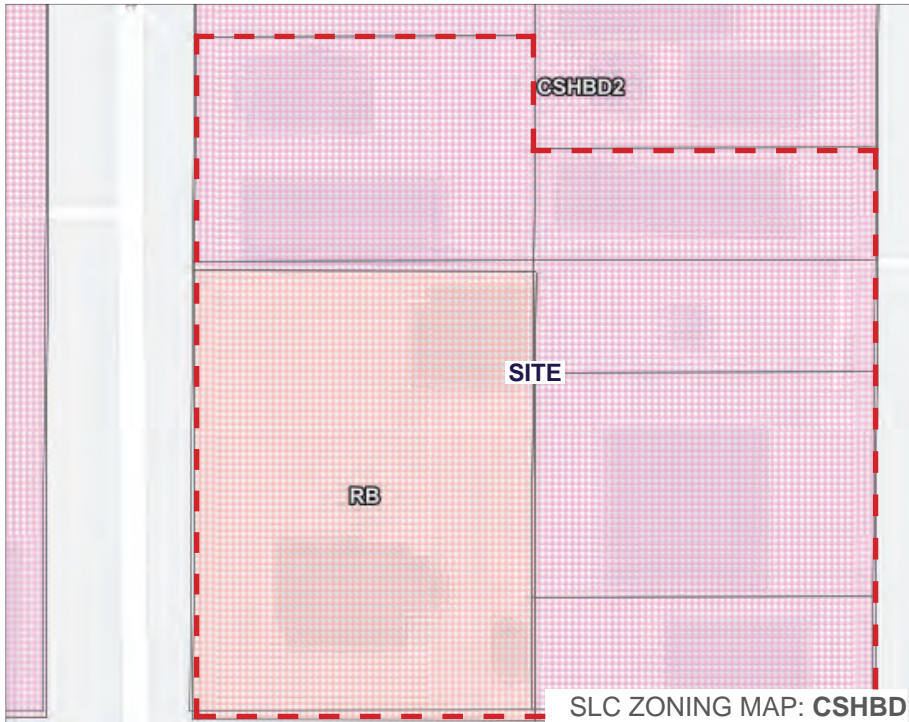


Street View at the Intersection of Lincoln St and Elm Ave - 03.



Street View at the Intersection of S 1000 E and Elm Ave - 04.

CONTEXT AND CHARACTER: SITE



ZONING NARRATIVE

CSHBD:

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

RB:

The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

Section 21A.59.050: Standards for Design Review

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

a. Utilize step backs to design a building that relates to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

SUGAR HOUSE aligns with the trending development in the area. The site is proximate to multiple large multifamily projects, and the zoning district encourages high-density, mixed-use projects. Additionally, the large Historical Victorian home softens SUGAR HOUSE's position on the street, while also reducing density and preserving the Southern neighborhood character.

b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

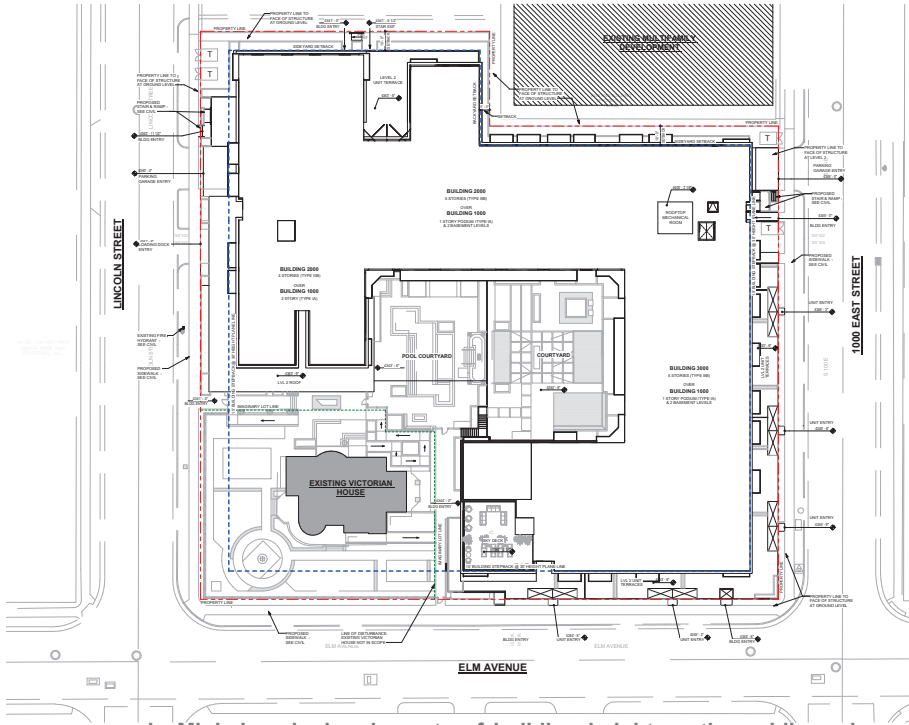
The design of SUGAR HOUSE directly responds to this requirement. The ground level is a mix of office, amenity, and residential units predominantly framed with board form concrete to ground the first level and separate it from the buildings uses on the upper levels that are wood framed. Above the first level SUGAR HOUSE steps back fifteen feet (15') to aid in softening the edge between the historic Victorian house on site and the adjacent residential structures to the South and East of the this development.

2. Negative Impacts:

a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors

The SUGAR HOUSE development complies with the standard by having the building step back at all street facing facades fifteen feet (15') after the first level to allow for the developments neighbors to still maintain the sense of human scale that feel inviting and walkable to neighboring single family residential developments.

CONTEXT AND CHARACTER: ZONING



b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

With the single family residential neighbors predominantly to the South of the SUGAR HOUSE development, the sun studies below show that there is no negative impact due to over looming shadows on Elm Ave. at any given time of year.

c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

Due to the center courtyard and pool deck being centrally located on the site, this will shield it's users from winds that majorly come from the East off the Wasatch mountain front, and providing for a more pleasant and enjoyable experience for it's users.

3. Cornices and Rooflines:

a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.

All rooflines on SUGAR HOUSE cohesively integrate with overall design intent of this project as similar rooflines and materials carry down through the building to mimic the same sense of scale and feel of the architecture on similar lower levels.

b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

The formal expression of SUGAR HOUSE's rooflines responds to the trending developments within the neighborhood. Consistency in parapet detailing was considered with adjacent multifamily developments.

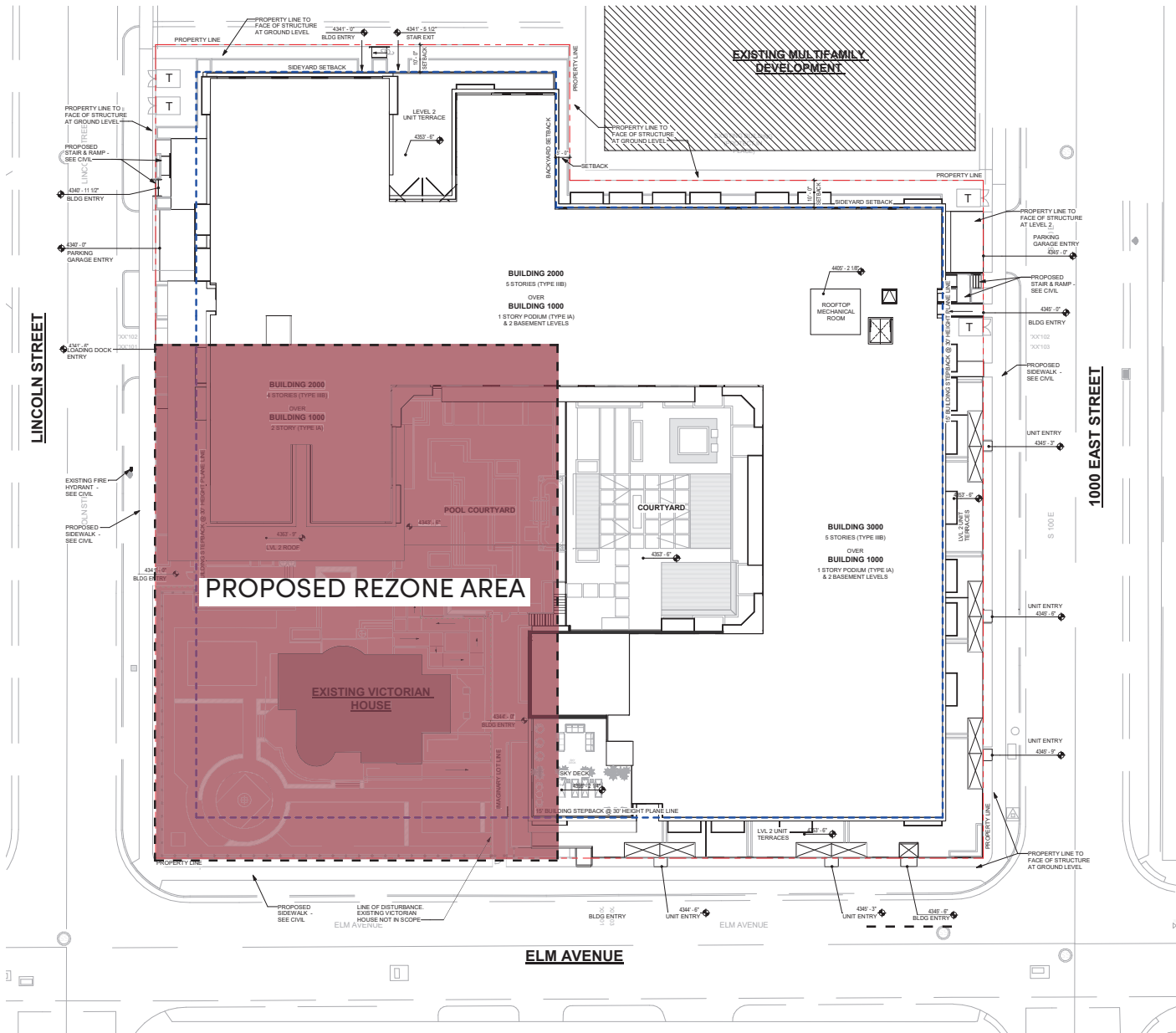
c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the storm water system.

SUGAR HOUSE development has an accommodating 6th floor roof deck and sky lounge amenity available to it patrons, along with a second floor courtyard deck and ground floor pool deck that is filled with vegetation that will allow for cleaner air in the space as well better storm water treatment. See landscape plans below for intended outdoors space use and vegetation planning.

21A.44.070 (A): GENERAL OFF STREET LOADING REQUIREMENTS – “No loading berth shall be located in a required front yard.”

Loading berths are located inside a screened portion off Lincoln St. that directly faces the back of house facilities of Smith's grocery store across the street. The location of the loading berths was carefully taken into consideration to help promote a better human interactive experience with the rest of the site, and to not disrupt the residential neighbors to the South and East of the site on Elm Ave. as well as S 1000 E.

CONTEXT AND CHARACTER: ZONING



The existing Victorian house is zoned for RB (Residential Business). We are proposing a rezone of the entire RB zone to now make it CSHBD-II, to accommodate the newly proposed multi-family building. The proposed design for the multi family building has been sensitively designed to compliment the existing Victorian home. A development agreement will be put in place to not allow any future development of the Victorian site to uphold the history and safeguarding the pre-existing Victorian property. Our mission is to both continue to cultivate new life into the Sugar House neighborhood while also displaying the community's historic values at the forefront of the development. Thus, by allowing the newly rezoned region to enhance the existing site, and create a smooth integration between the new community and existing Victorian property.

CONTEXT AND CHARACTER: REZONE EXHIBIT



PROJECT DESIGN

DESIGN CONCEPT

The design scheme for the Argyll project sought to combine the individuality of the Sugar House neighborhood with the outdoor lifestyle that the greater Salt Lake area has to offer. Fortunately, the site location fronting along Lincoln, Elm, and S 1000 E Streets offers sweeping views of the Wasatch Mountains and comes with an existing historic Victorian home, both of which inform the general massing and orientation of the building. While it is the intent to convert the historic home into amenity space for the project, special care was taken to provide a respectful amount of 'breathing room' between the new and existing construction both through physical distance and by stepping the massing as the building rises. The stepping back of the massing offered an opportunity to create multi-leveled courtyards and double-height, three season fitness and clubrooms that help give further transparency to the building while also working with the Victorian to create a truly distinctive presence in an area already known for its unique personality.

At the pedestrian level, programmatic necessities like parking access and loading were strategically located as so, to minimize impact on the residential neighborhood directly to the south and east. Single-story residential units with stoops front the majority of S 1000 E and Elm Avenue leading up to the existing Victorian. The second story along these streets is set back 15 feet allowing for private terraces to enhance the residential character. As previously stated, the leasing and fitness amenities are located near to the Victorian, and with their large glazed exteriors and high ceilings will work together to provide activity and visual connectivity along the street frontage.

As health, wellness, and a connection to nature are an important part of Argyll's design ethos, additional care is taken to the units and residential floors as well. Residential corridors and stairs will be naturally lit, while floor-ceiling glazing and gracious balconies are planned for the units themselves. These additions not only help to create a visual connection back to the Wasatch mountains, but to the Sugar House neighborhood as well. This, combined with natural material choices, and an amenity package geared toward fitness and community, will offer a new and complimentary energy to the Sugar House neighborhood.



PROJECT DESIGN: CONCEPT



GENERAL MASSING



VERTICAL / HORIZONTAL BREAKS

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



GENERAL MASSING



VERTICAL / HORIZONTAL BREAKS

PROJECT DESIGN: FORM, SCALE, AND HEIGHT



June 21st | 9:00 AM



June 21st | 3:00 PM



June 21st | 12:00 PM



June 21st | 6:00 PM

SUN STUDY: SUMMER SOLSTICE

PROJECT DESIGN: SUN STUDIES



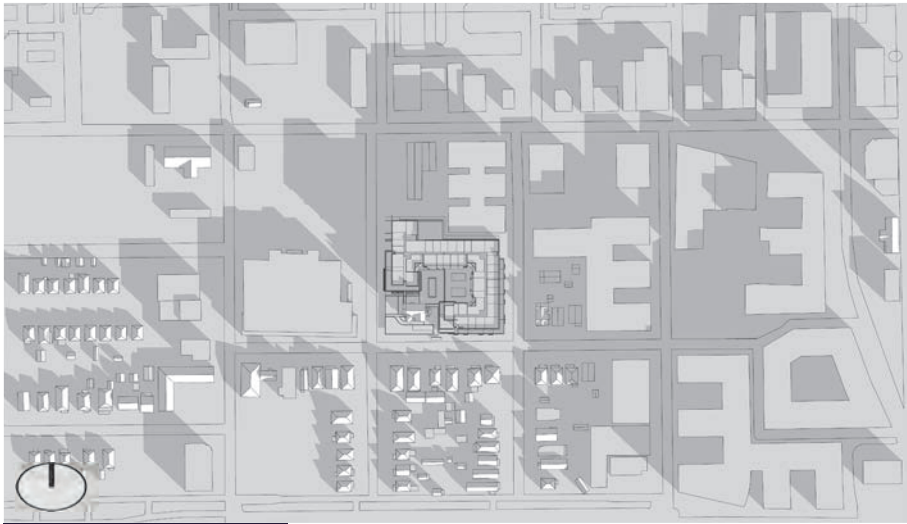
Argyll Development

SUGAR HOUSE | 19

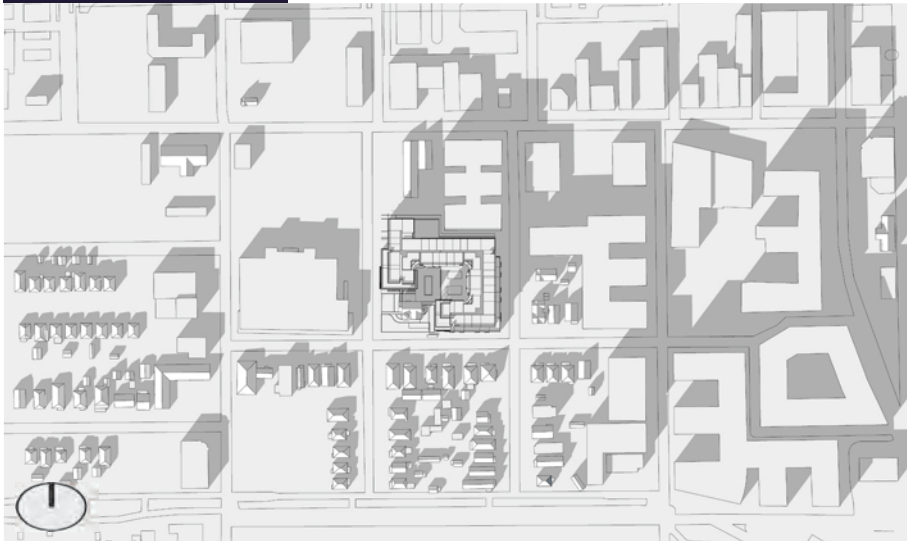
2131 Lincoln St., Salt Lake City, Utah

December 20, 2022

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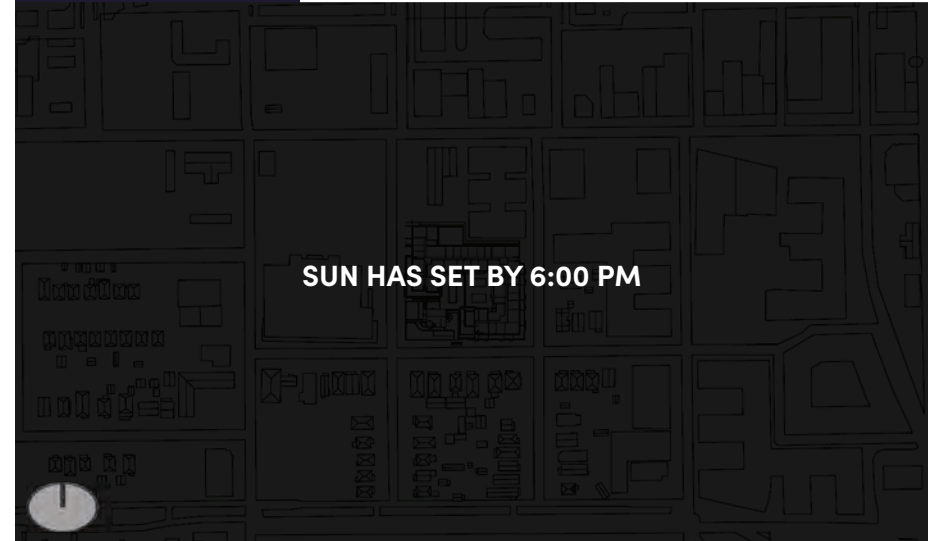
Dec 21st | 9:00 AM



Dec 21st | 3:00 PM



Dec 21st | 12:00 PM



Dec 21st | 6:00 PM

SUN STUDY: WINTER SOLSTICE

PROJECT DESIGN: SUN STUDIES



Argyll Development

SUGAR HOUSE | 20

2131 Lincoln St., Salt Lake City, Utah

December 20, 2022

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ISSUE

NO.	DATE	DESCRIPTION

REVISION

NO.	DATE	DESCRIPTION

OVERALL BUILDING ELEVATIONS S/E

CONSTRUCTION DOCUMENTS - PERMIT

JOB NUMBER: 22-488-01

DRAWN BY: Author
 CHECKED BY: Checker

A05.10

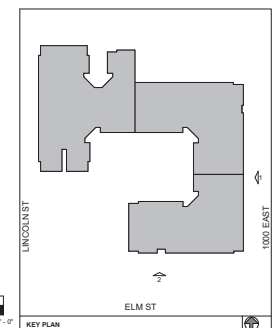
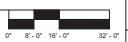
EXTERIOR FINISH LEGEND		
NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION
CON-01	CONCRETE - BOARD FORM	
CON-02	CONCRETE - ARTIFICIAL BOARD FORM	REALCAST BOARD-FORM MEDIUM GREY
CON-03	CONCRETE - ARCHITECTURAL	
VW-01	VINYL WINDOW SYSTEM	DARK BRONZE
MTL-01	METAL RAILING	DARK BRONZE
MTL-02	MISC. METALS	DARK BRONZE
MTL-03	VERTICAL ORIENTED METAL	TBD
MTL-04	METAL RAILING WITH GLASS PANELS	DARK BRONZE
STO-01	STOREFRONT SYSTEM	DARK BRONZE
CPT-01	CEMENTITIOUS TRIM BOARD	SW 7048 - GAUNTLET GRAY
CPT-02	CEMENTITIOUS TRIM BOARD	SW 7048 - URBAN BRONZE
CPT-03	CEMENTITIOUS TRIM BOARD	WOODTONE - SANDSTONE
CPL-01	CEMENTITIOUS PANEL W/ REVEAL	SW 7006 - EXTRA WHITE
CPL-02	CEMENTITIOUS PANEL	SW 7019 - GAUNTLET GRAY
CPL-03	CEMENTITIOUS PANEL	SW 7048 - URBANE BRONZE
CLS-01	CEMENTITIOUS LAP SIDING	SW 7068 - MARCH WIND
CLS-02	CEMENTITIOUS LAP SIDING	SW 7019 - GAUNTLET GRAY
CLS-03	CEMENTITIOUS LAP SIDING	SW 7048 - URBAN BRONZE
CLS-04	CEMENTITIOUS LAP SIDING	WOODTONE - SANDCASTLE



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



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



1000 EAST
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ISSUE	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS - PERMIT

OVERALL BUILDING ELEVATIONS N/W
JOB NUMBER: 22 488 01
DRAWN BY: MHLF
CHECKED BY: JC

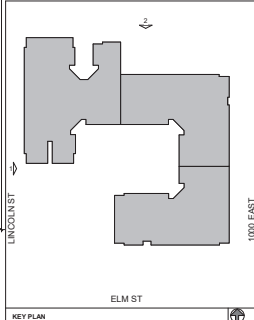
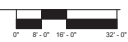
EXTERIOR FINISH LEGEND		
NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION
CON-01	CONCRETE - BOARD FORM	
CON-02	CONCRETE - ARTIFICIAL BOARD FORM	REALCAST BOARD-FORM MEDIUM GREY
CON-03	CONCRETE - ARCHITECTURAL	
VW-01	VINYL WINDOW SYSTEM	DARK BRONZE
MTL-01	METAL RAILING	DARK BRONZE
MTL-02	MISC. METALS	DARK BRONZE
MTL-03	VERTICAL ORIENTED METAL	TBD
MTL-04	METAL RAILING WITH GLASS PANELS	DARK BRONZE
STC-01	STOREFRONT SYSTEM	DARK BRONZE
CPT-01	CEMENTITIOUS TRIM BOARD	SW 7019 - GAUNTLET GRAY
CPT-02	CEMENTITIOUS TRIM BOARD	SW 7048 - URBAN BRONZE
CPT-03	CEMENTITIOUS TRIM BOARD	WOODTONE - SANDSTONE
CPT-04	CEMENTITIOUS PANEL W/ REVEAL	SW 7068 - EXTRA WHITE
CPT-05	CEMENTITIOUS PANEL	SW 7019 - GAUNTLET GRAY
CPT-06	CEMENTITIOUS PANEL	SW 7048 - URBAN BRONZE
CLS-01	CEMENTITIOUS LAP SIDING	SW 7668 - MARCH WIND
CLS-02	CEMENTITIOUS LAP SIDING	SW 7019 - GAUNTLET GRAY
CLS-03	CEMENTITIOUS LAP SIDING	SW 7048 - URBAN BRONZE
CLS-04	CEMENTITIOUS LAP SIDING	WOODTONE - SANDCASTLE



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



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





PROJECT DATA

RESIDENTIAL UNIT MIX:

Studio 79 Units / 33%

1-Bed 90 Units / 38%

2-Bed 69 Units / 29%

Total 238 Units / 100%

PARKING DECK:

3 Levels (1 Level at Grade + 2 Levels Below Grade)

Retail & Guest Parking:

Approximately 10 spaces provided

Residential Parking:

0.5 space per dwelling unit required = 119 spaces minimum

Approximately 238 spaces provided at 1 per unit

Standard Spaces: 182 Stalls

ADA Spaces: 10 Stalls (2 ADA Van Stalls, 8 Standard ADA Stalls)

EV Spaces: 48 Proposed Stalls

Total 240 Spaces

Bicycle storage located at in the gear room on Level 1 will accommodate more than the required 5% of total spaces.

Minimum required bicycle stalls: 12

Provided bicycle stalls: 15-20

PROJECT DESIGN: PROJECT DATA



PROGRAM

The project's program primarily consists of apartments and accessory spaces (i.e. leasing/mail, pool area, and sky lounge). The total number of units is 238. The building facade is a combination of glazed storefront, board form concrete, metal panel, steel, and longboard fiber cement siding. The construction is Type IIIA.

The proposed parking structure is 3 levels, one at Level 1 and two more that ramps down below grade, providing parking for 240 vehicles. Construction type is IA

Level 1:

Leasing/shared indoor amenity space, outdoor pool deck with spa and cold plunge, office space for future tenants, trash/loading bays, entry to existing Victorian house for additional amenity use, Thirteen (13) residential units: 1-Bed, 1-Bed Flat, 2-Bed Flat.

Parking deck with back-of-house.

Level 2:

Fitness center (double height), courtyard amenity space, and Forty-One (41) residential units: Studio, 1-Bed and 2-Bed.

Level 3:

Forty-Five (45) residential units: Studio, 1-Bed and 2-Bed.

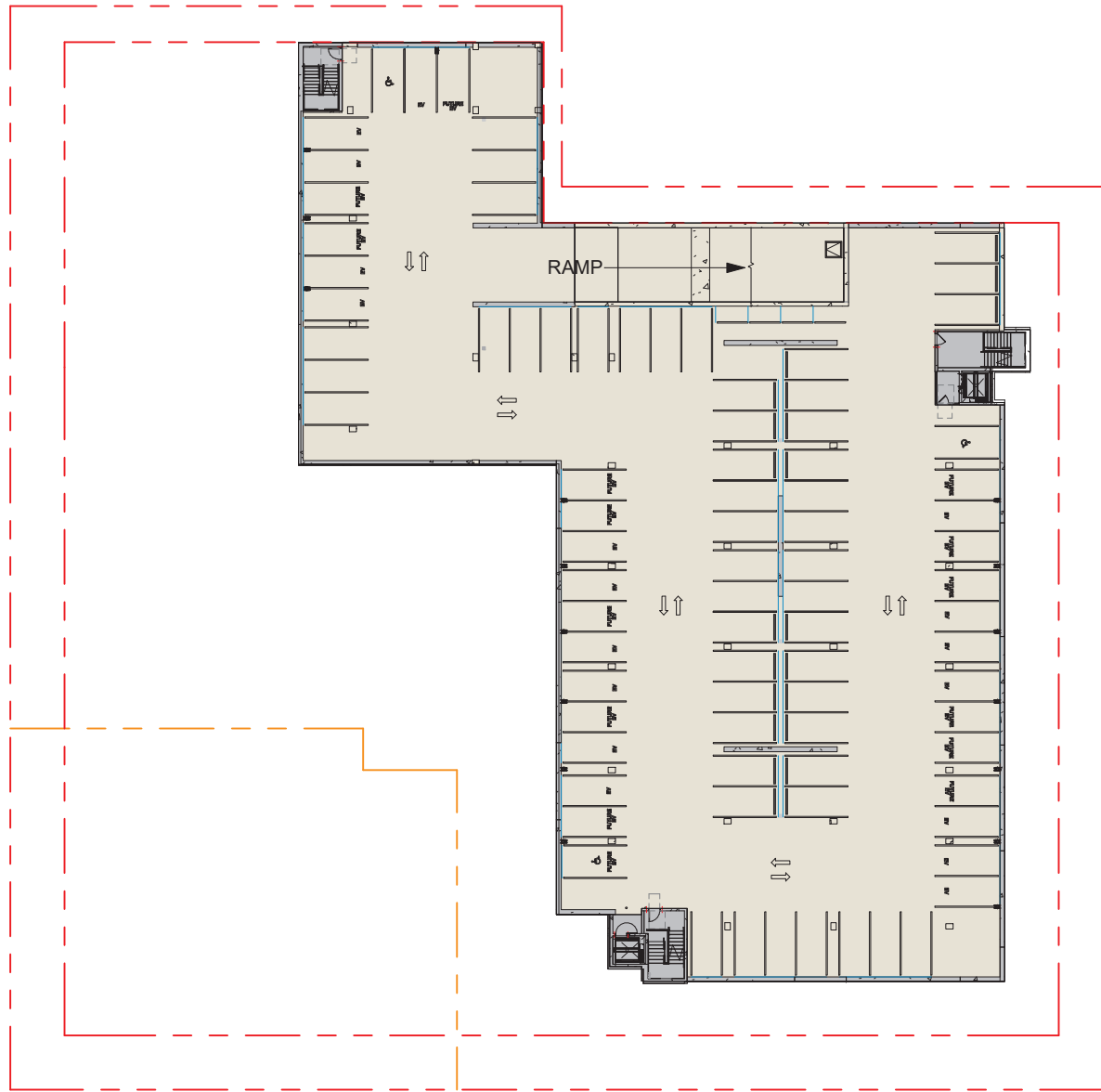
Level 4-5 (Typical):

Forty-Seven (47) residential units: Studio, 1-Bed and 2-Bed.

Levels 6:

Sky Deck Lounge and Forty-Five (45) residential units: Studio, 1-bed and 2-bed.

PROJECT DESIGN: PROGRAM



- MECHANICAL, STORAGE, BOH
- AMENITY
- FITNESS
- LEASING
- POOL
- RESIDENTIAL
- OFFICE
- VERTICAL CIRCULATION

LEVEL 3 PARKING (BELOW GRADE)

PROJECT DESIGN: FLOOR PLANS



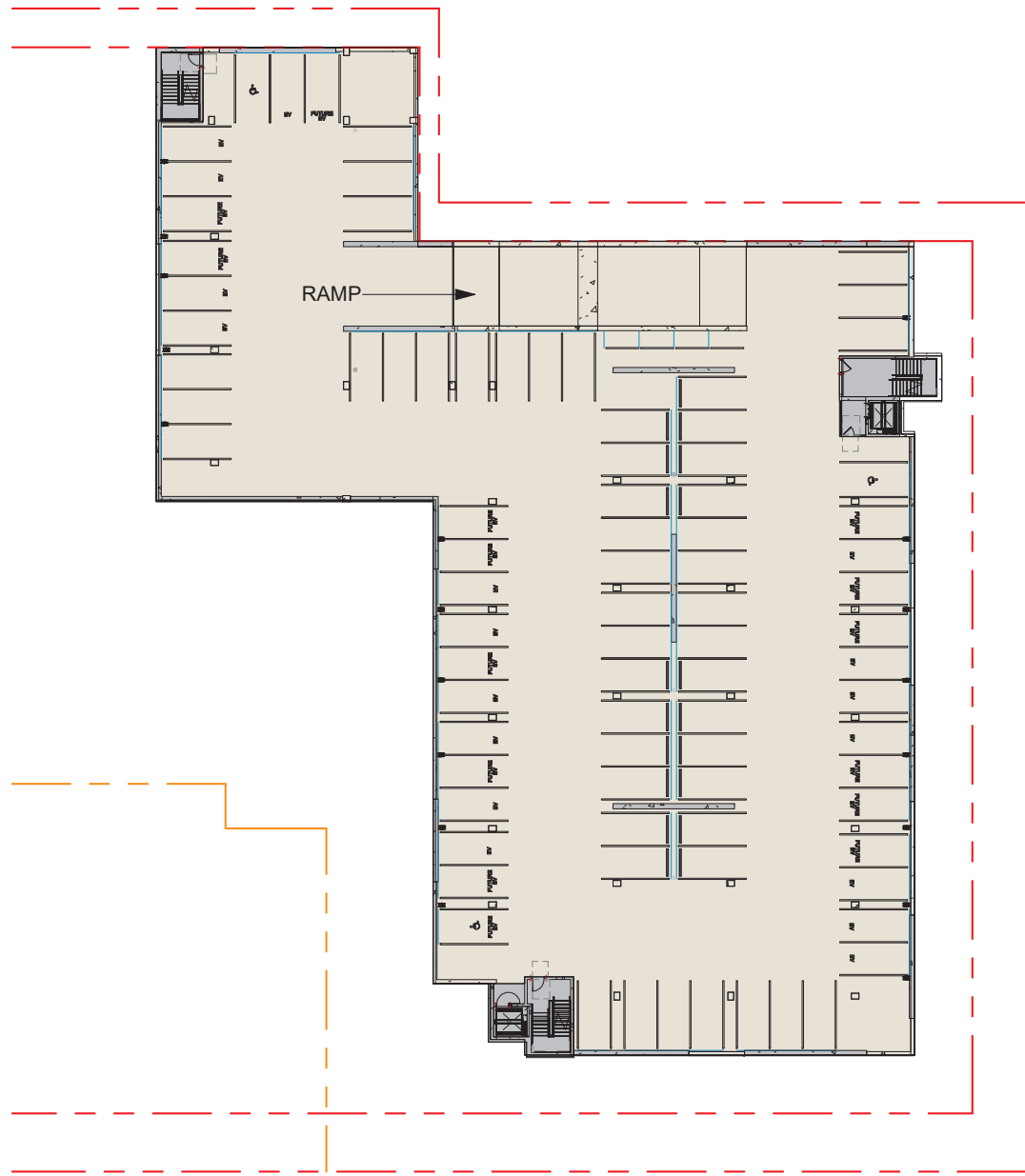
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- MECHANICAL, STORAGE, BOH
- AMENITY
- FITNESS
- LEASING
- POOL
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LEVEL 2 PARKING (BELOW GRADE)

PROJECT DESIGN: FLOOR PLANS



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LEVEL 1 (AT GRADE)

PROJECT DESIGN: FLOOR PLANS

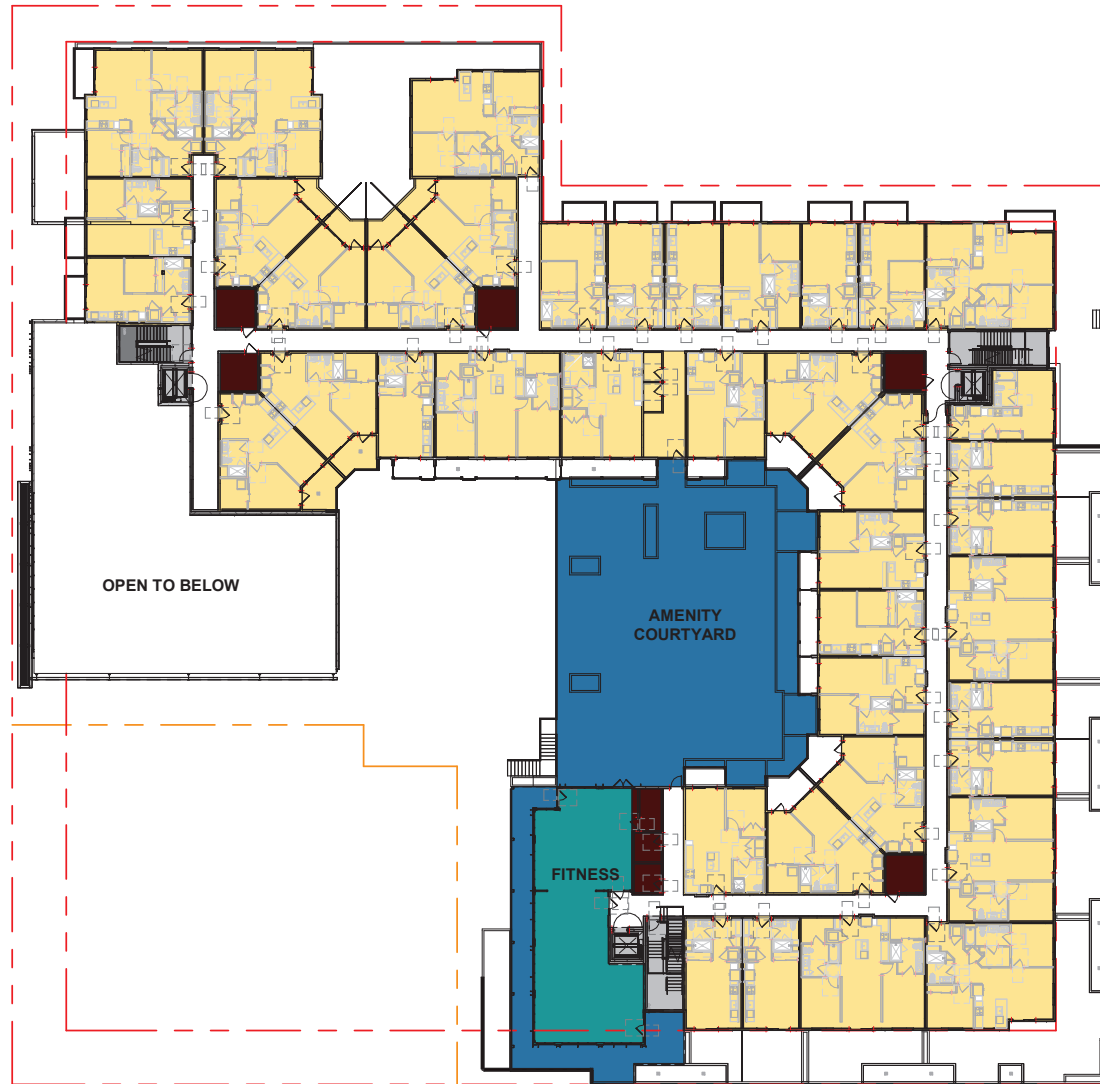


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- OFFICE
- VERTICAL CIRCULATION

LEVEL 2

PROJECT DESIGN: FLOOR PLANS

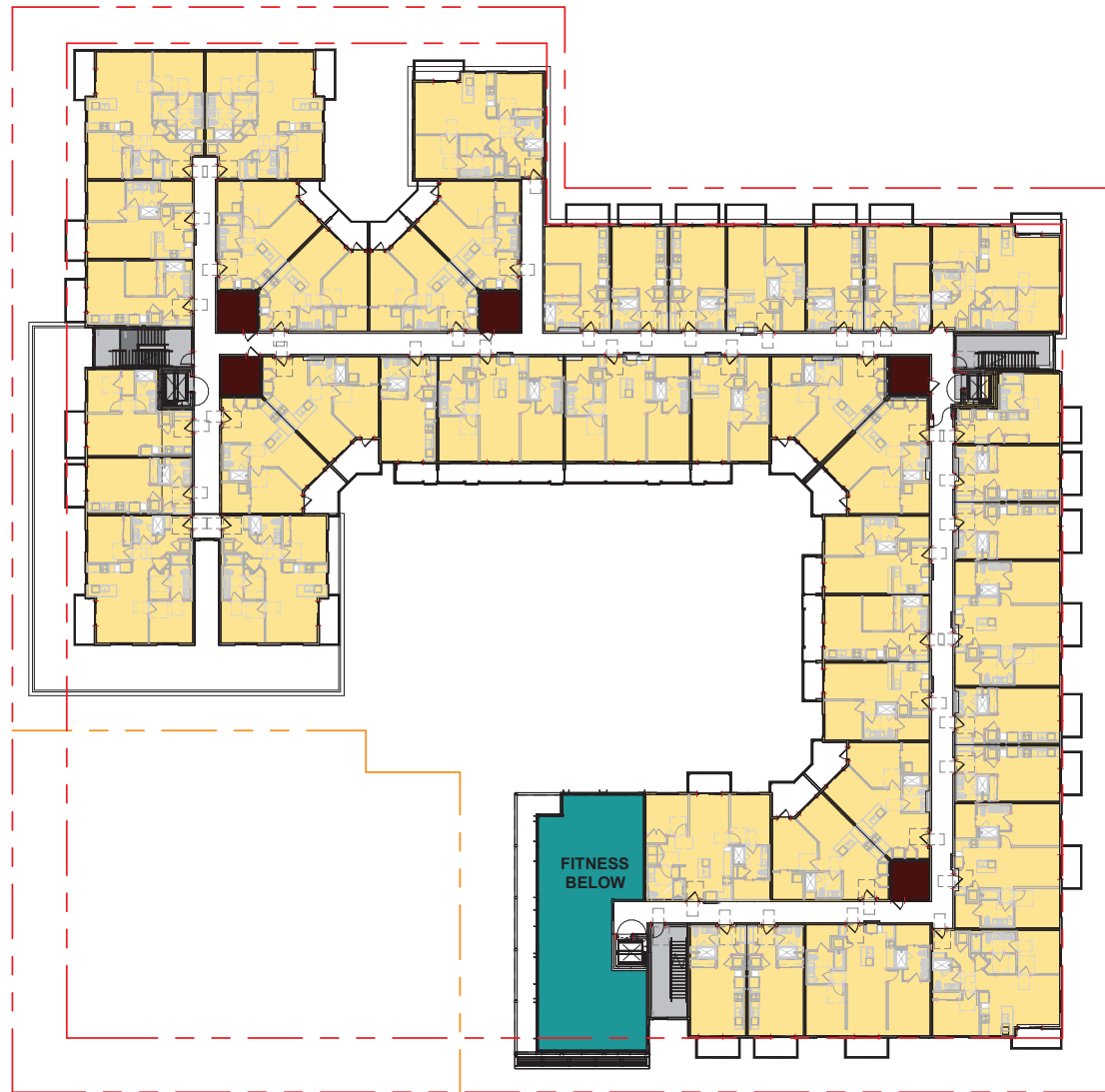


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LEVEL 3

PROJECT DESIGN: FLOOR PLANS

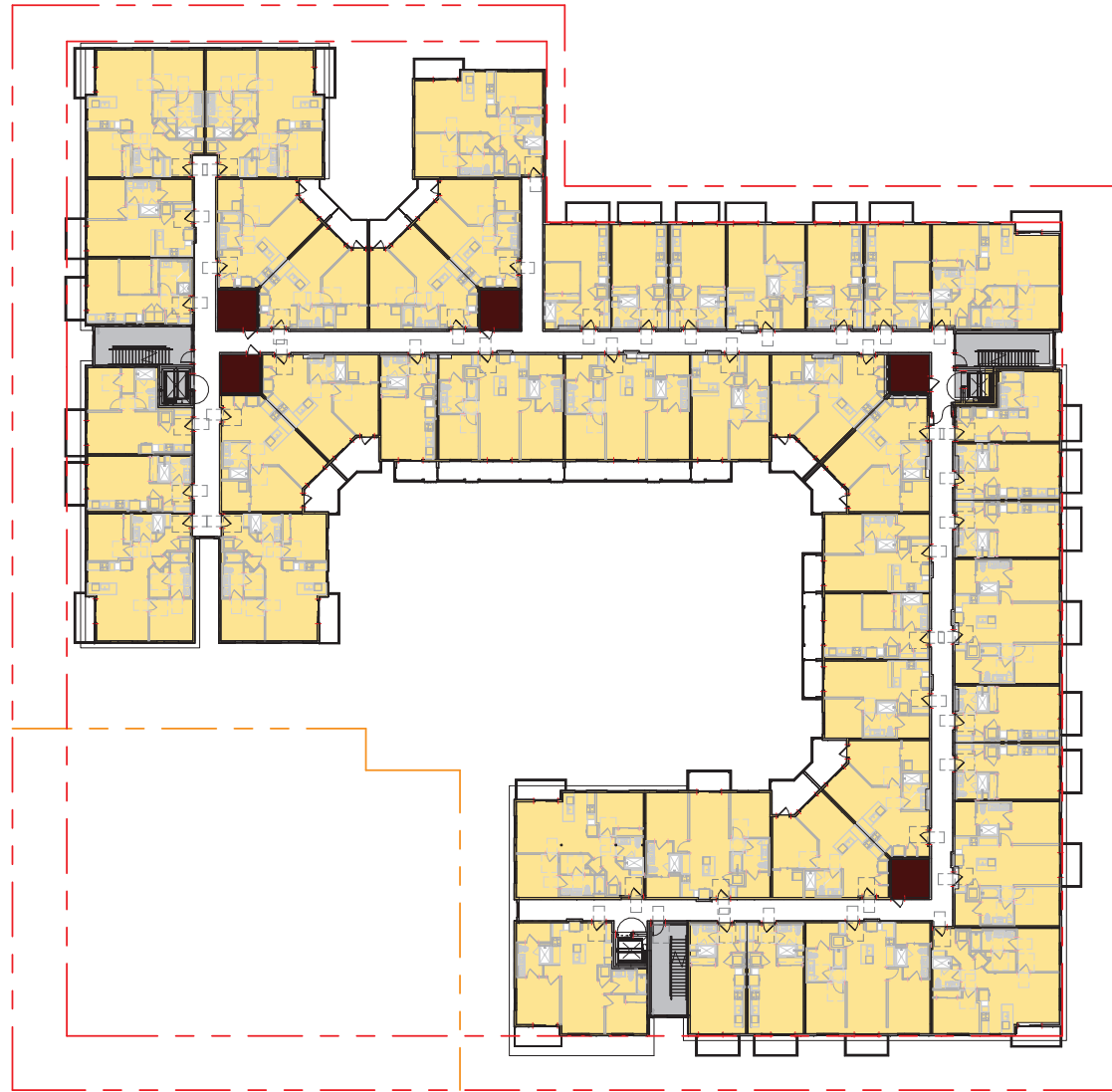


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LEVEL 4-5

PROJECT DESIGN: FLOOR PLANS



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LEVEL 6

PROJECT DESIGN: FLOOR PLANS



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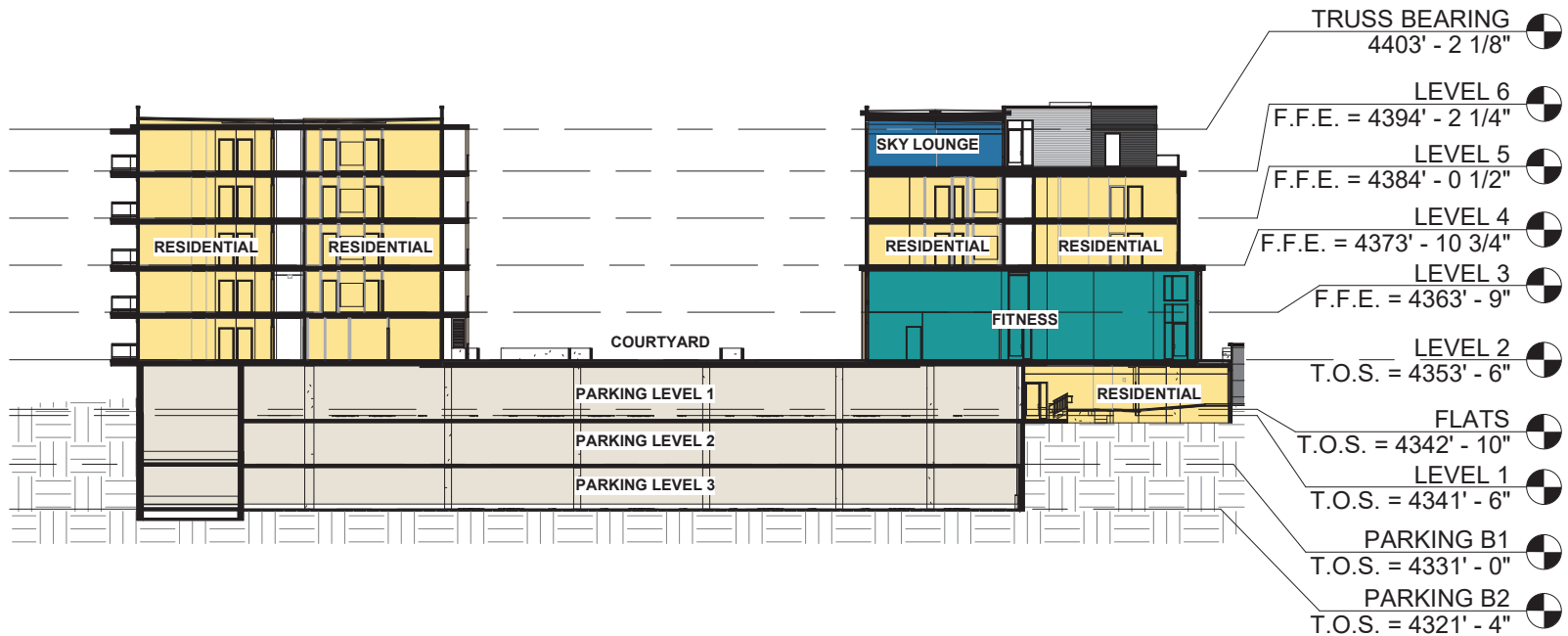
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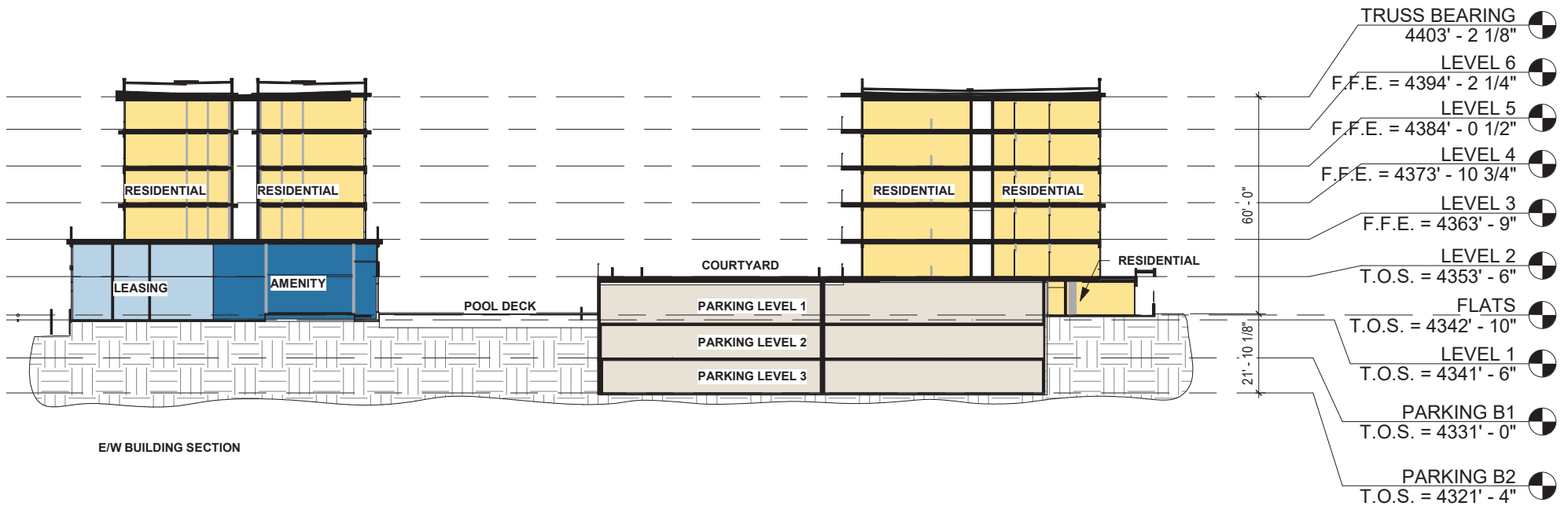
- MECHANICAL, STORAGE, BOH
- AMENITY
- FITNESS
- LEASING
- POOL
- RESIDENTIAL
- VERTICAL CIRCULATION



BUILDING SECTION NORTH/SOUTH

PROJECT DESIGN: SECTIONS

- MECHANICAL, STORAGE, BOH
- AMENITY
- FITNESS
- LEASING
- POOL
- RESIDENTIAL
- VERTICAL CIRCULATION



BUILDING SECTION EAST/WEST

PROJECT DESIGN: SECTIONS



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RENDERINGS



RENDERING: ENTRY DAYTIME



RENDERING: FITNESS DAYTIME



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RENDERING: AERIAL VIEW



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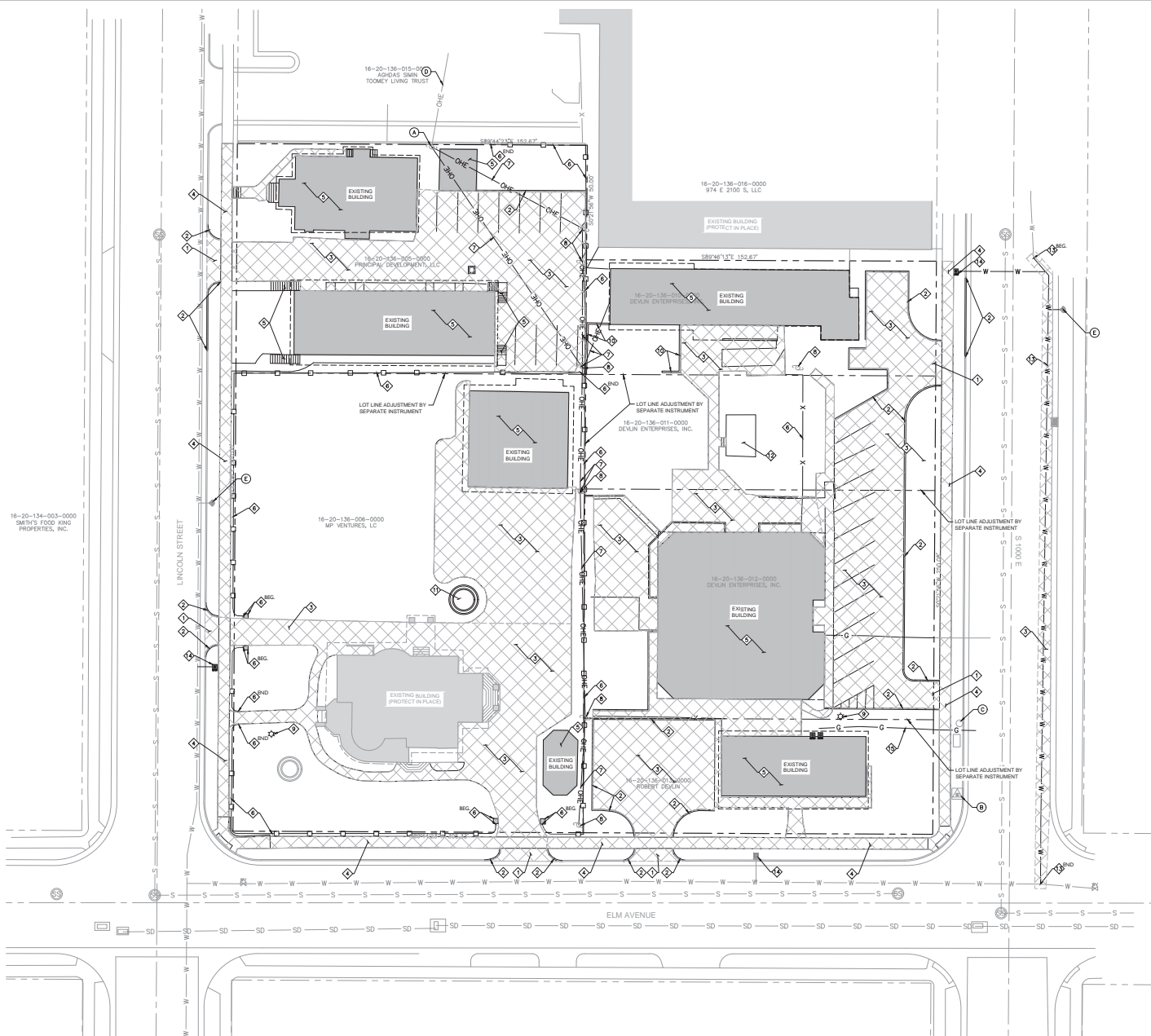
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SITE/COURTYARD DESIGN



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE. DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. RETURN METERS ASSOCIATED WITH KILLED AND ABANDONED WATER SERVICES TO SALT LAKE CITY PUBLIC UTILITIES.
5. CONTRACTOR TO COORDINATE WITH ADJACENT BUILDING OWNERS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR TO ENSURE ADJACENT BUILDING SYSTEMS REMAIN FUNCTIONAL DURING CONSTRUCTION AND NEGOTIATE NOTICE PRIOR TO COMMENCING ACTIVITIES ANTICIPATED TO DISRUPT UTILITY SERVICE OR OTHER BUILDING FUNCTIONS.

DEMOLITION NOTES

- ◆ SAWCUT AND REMOVE EXISTING DRIVEWAY.
- ◆ REMOVE AND DISPOSE OF EXISTING CONCRETE CURB.
- ◆ REMOVE AND DISPOSE OF EXISTING PAVEMENT.
- ◆ REMOVE AND DISPOSE OF EXISTING SIDEWALK.
- ◆ REMOVE AND DISPOSE OF EXISTING BUILDING AND ASSOCIATED STRUCTURES.
- ◆ REMOVE AND DISPOSE OF EXISTING FENCE.
- ◆ REMOVE AND DISPOSE OF EXISTING OVERHEAD POWER LINES. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER AND SITE ELECTRICAL ENGINEER.
- ◆ REMOVE AND DISPOSE OF EXISTING UTILITY POLE. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER AND SITE ELECTRICAL ENGINEER.
- ◆ REMOVE AND DISPOSE OF EXISTING LIGHT POLE.
- ◆ REMOVE AND DISPOSE OF EXISTING WALL.
- ◆ REMOVE AND DISPOSE OF EXISTING FOUNTAIN.
- ◆ REMOVE AND DISPOSE OF EXISTING PLAYGROUND EQUIPMENT.
- ◆ REMOVE AND DISPOSE OF EXISTING WATERLINE.
- ◆ KILL AND ABANDON EX. WATER METER AT THE MAIN PER SLC PUBLIC UTILITY STANDARDS AND REQUIREMENTS.
- ◆ REMOVE AND DISPOSE OF EXISTING GAS SERVICE LINE.
- ◆ KILL AND ABANDON EXISTING SEWER SERVICE AT THE MAIN PER SLC PUBLIC UTILITIES STANDARDS AND REQUIREMENTS.

PRESERVATION NOTES

- Ⓐ PROTECT EXISTING UTILITY POLE.
- Ⓑ PROTECT EXISTING ELECTRICAL EQUIPMENT.
- Ⓒ PROTECT EXISTING COMMUNICATIONS EQUIPMENT.
- Ⓓ PROTECT EXISTING OVERHEAD ELECTRIC LINE.
- Ⓔ PROTECT EXISTING FIRE HYDRANT.

LEGEND

---	EXISTING SUBJECT PROPERTY BOUNDARY
---	EXISTING ADJACENT PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
X X X X	EXISTING CHAINLINK FENCE
□ □ □ □	EXISTING WROUGHT IRON FENCE
W W W W	EXISTING WATER LINE
S S S S	EXISTING SANITARY SEWER
SD	EXISTING STORM DRAIN
OHE OHE	EXISTING OVERHEAD ELECTRIC
E E E E	EXISTING UNDERGROUND ELECTRIC
FO	EXISTING FIBER OPTIC LINE
COM	EXISTING UNDERGROUND COMMUNICATIONS
G G G G	EXISTING GAS LINE
◆	SAWCUT AND REMOVE EXISTING PAVEMENT
▨	EXISTING BUILDING TO BE DEMOLISHED
■	EXISTING BUILDING TO BE PROTECTED

SITE DESIGN: DEMO PLAN

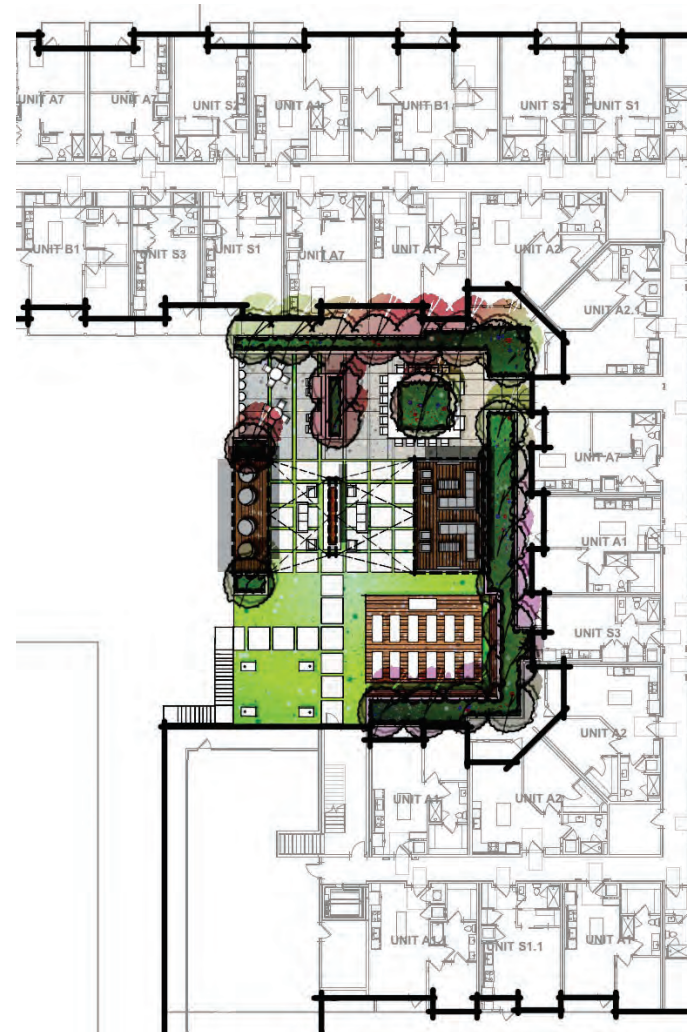
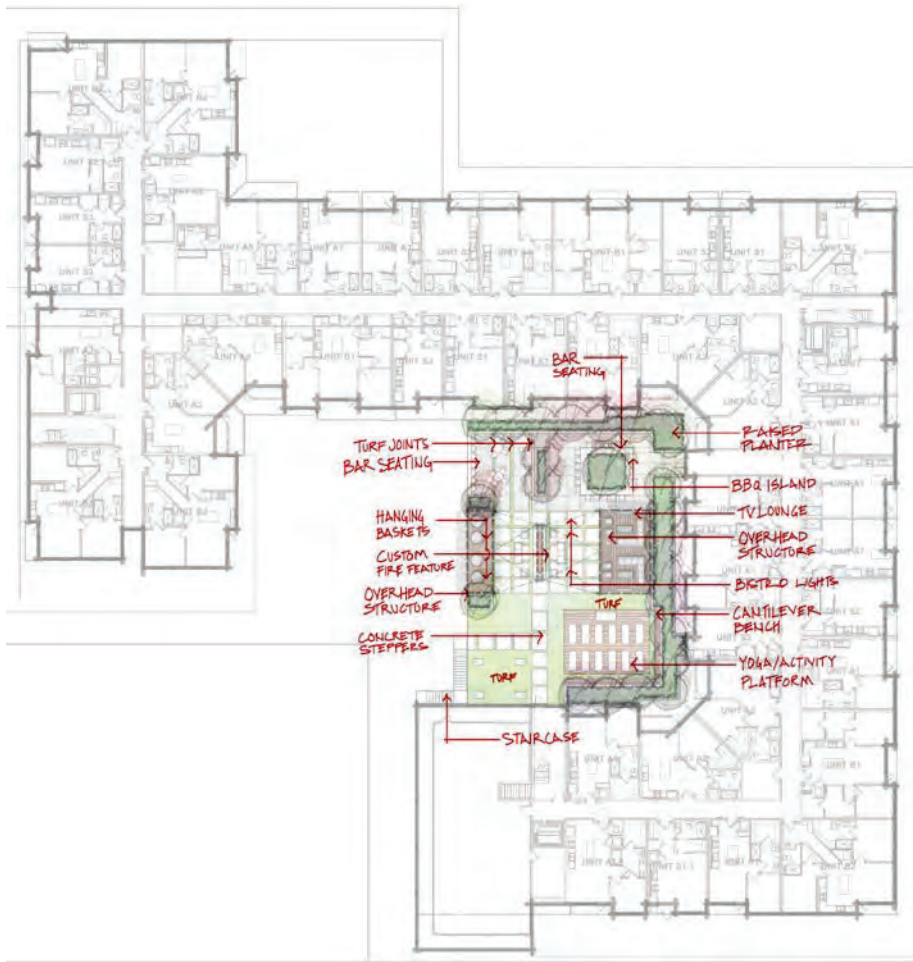


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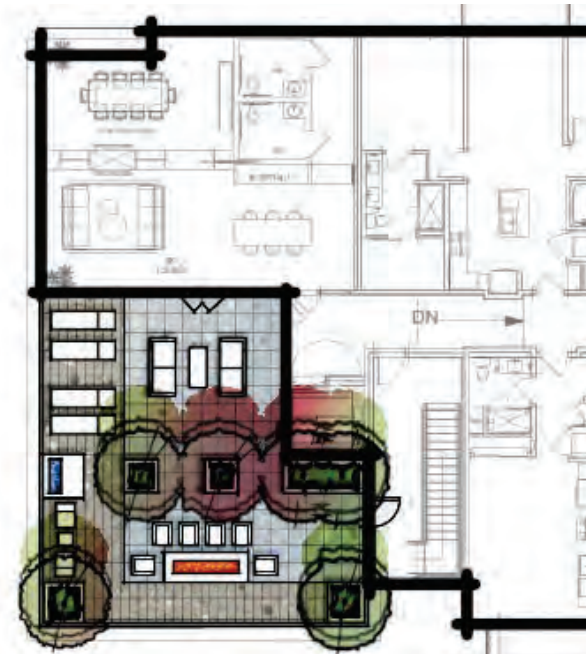
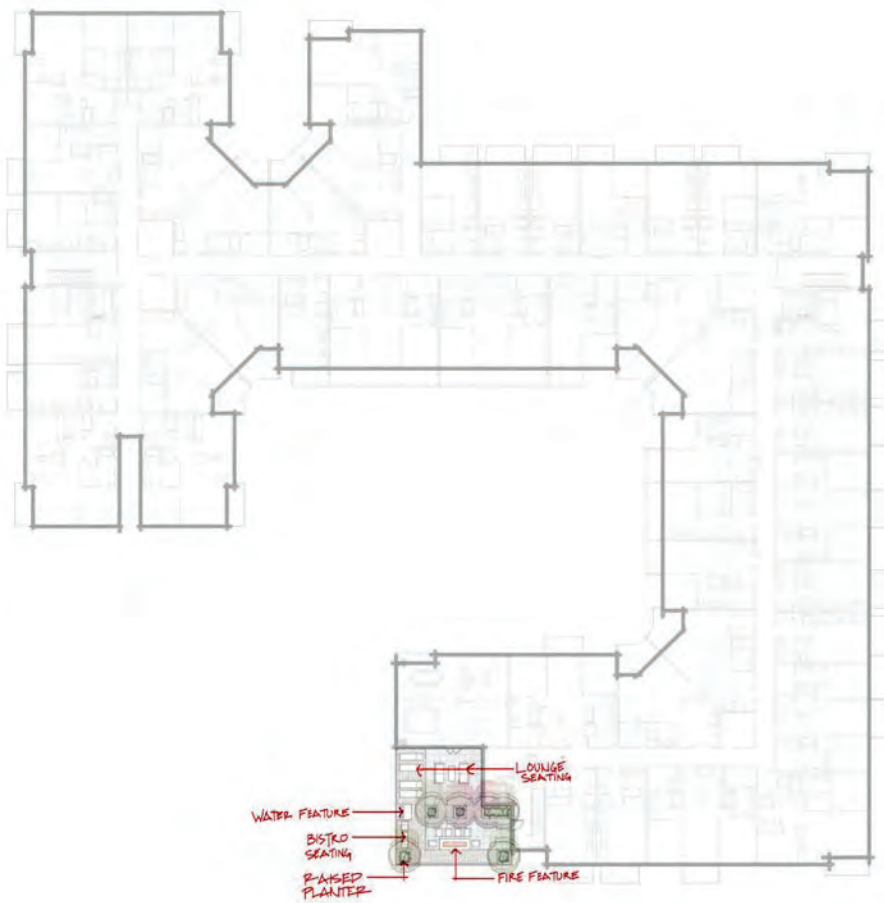
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SITE DESIGN: COURTYARD LANDSCAPE CONCEPT



SITE DESIGN: SKY DECK LANDSCAPE CONCEPT

DESIGN REVIEW STANDARDS

SLC GENERAL DESIGN REVIEW STANDARDS

*See zoning requirements exhibit on final page for percentage and dimension clarification

SLC Design Review Standard - A (Ground Floor Use)

Ground Floor Use and Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.

The "Purpose Statement" for the CSHBD1 and CSHBD2 District is set out in Section 21A.26.060 (A):

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

SUGAR HOUSE development is situated in a rapidly developing area directly adjacent to Sugar House. High density multifamily developments similar to SUGAR HOUSE are constructed around the site. SUGAR HOUSE's design surrounds an old historic Victorian House to promote existing architecture while offering a boost to the neighborhood with 238 apartments, and over 8,500 square feet of amenity space.

Compliance of Standard - A (Ground Floor Use)

1. **Ground Floor Use Only:** This option requires that on the ground floor of a new principal building, a permitted or conditional use, other than parking shall occupy a minimum portion of the length of any street facing facade according to section 21A.37.060, table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

SUGAR HOUSE development will be accessible to pedestrians from Lincoln St, 1000 E, and Elm Ave. Vehicles will enter on both Lincoln St. and 1000 E for parking garage access. 1000 E street facing facade at the ground floor extends 199' - 6 1/2" and the remaining 39' - 6 1/2" is beyond the 15' required step back. The 199' - 6 1/2" length is 83% of the total length of 239' - 1". Elm Ave. has no parking access therefore making the street facing facade 100 %. Lincoln St. has an overall street facing length of 171' - 6". Non-parking street facing facade amounts to 145' - 0" which is 85% of the total ground floor space and the setback parking entry amounts for the remaining 15%.

Compliance of Standard - B (Building Materials)

1. **Ground Floor Building Materials:** Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section 21A.37.060, table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street.

SUGAR HOUSE's design complies with this standard by the main level being predominantly board form concrete, fiber cement board and metal panel on all street facing facades on Lincoln St., 1000 E, and Elm ave. There is an 80% durable material requirement at the ground floor, this development is designed with 100% durable materials

2. **Upper Floor Building Materials:** Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section 21A.37.969, table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board.

SUGAR HOUSE's design complies with this standard by the upper levels being mainly fiber cement board and metal panel on all street facing facades on Lincoln St., 1000 E, and Elm ave. There is an 60% durable material requirement at the ground floor, this development is design with 100% durable materials

DESIGN REVIEW STANDARDS

SLC Design Review Standard - C (Glass)

Compliance of Standard - C

1. **Ground Floor Glass:** The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The Planning Director may approve a modification to ground floor glass requirements if the Planning Director finds:

C: The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%)

SUGAR HOUSE Development complies with this, as a majority of the glass is non street facing or occurs at a residential units that are street facing, with exception of the amenity and office entry on Lincoln St.

Lincoln St. ground floor street facing glass percentage: 44%

Elm Ave. ground floor street facing glass percentage: 43%

1000 E ground floor street facing glass percentage: 26% (15% reduction for residential)

2. **Upper Floor Glass:** Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to sections 21A.37.060, table 21A.37.060 of this chapter.

SUGARHOUSE Development complies with this requirement since section 21A.37.060, table 21A.37.060 does not have a specified glass percentage requirement above the ground floor.

SLC Design Review Standard - D (Building Entrances)

Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

Compliance of Standard - D

SUGAR HOUSE development complies with this as each street facing facade has more than one entrance. 1000 E has an entrance for each ground floor dwelling unit and to the main parking. Elm Ave. has an entrance for each ground floor dwelling unit along with entrances on Elm Ave. for the existing Victorian house. Lincoln St. has an entrance for the office space, garage entry, loading bays, and leasing/amenity space. Zoning requires a building entrance every forty feet (40'). See exhibit on last page for reference.

SLC Design Review Standard - E (Max. Length of Blank Wall)

Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section 21A.37.060, table 21A.37.060 of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

DESIGN REVIEW STANDARDS

Compliance of Standard - E

This development complies with this standard because of the frequency of material changes, windows, and doors, along with altering building depths due to architectural features and design. Fifteen Feet (15') Blank wall required. See exhibit on page 51 for compliance.

SLC Design Review Standard - F (Max. Length of Street Facing Facades)

Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section 21A.37.060, table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection 21A.36.010B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

Compliance of Standard - F

SUGAR HOUSE development complies with this standard because sections 21A.37.060, table 21A.37.60 has a maximum length of two hundred feet (200') requirement for street facing facades. Lincoln St. street facing facade length is 171' - 6", Elm Ave. is 174' - 6", and 1000 E is 191' - 6 1/2" with the remaining 39' - 6 1/2" being beyond the 15' - 0" step back requirement, therefore making it a non contributing portion to the street facing facade requirement.

SLC Design Review Standard - G (Upper Floor Step Back)

Compliance of Standard - G

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section 21A.37.060, table 21A.37.060 of this chapter.

SUGAR HOUSE development complies with this as stated in Section 21A.37.060, table 21A.37.060 states that zone CSHBD requires a fifteen foot (15') step back, and this development meets or exceed this requirement.

2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section 21A.37.060, table 21A.37.060 of this chapter.

SUGAR HOUSE development complies with this as stated in Section 21A.37.060, table 21A.37.060 states that zone CSHBD requires a fifteen foot (15') step back, and this development meets or exceed this requirement.

SLC Design Review Standard - H (Exterior Lighting)

All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

Compliance of Standard - H

This development and exterior lighting will be dark sky compliant.

SLC Design Review Standard - I (Parking Lot Lighting)

Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

Compliance of Standard - I

This section is not applicable as there is no lot parking and all other parking is at, or below grade inside a parking structure. Parking that occurs at grade is wrapped by residential units.

DESIGN REVIEW STANDARDS

SLC Design Review Standards - J (Screening of Mechanical Equipment)

Compliance of Standard - J

All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

SUGAR HOUSE Development complies with this standard in multiple ways. Equipment will be placed on the roof, in enclosed rooms within the building and parking garage, and any additional equipment on grade will be enclosed and screened for added visual interest to the public eye.

SLC Design Review Standards - K (Screening of Service Areas)

Compliance of Standard - K

Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

SUGAR HOUSE Development complies with this standard by having all electrical, mechanical equipment at grade level and other service related entries are screened or enclosed similar architecture features and material used on the rest of the development.

SLC Design Review Standard - L (Ground Floor Residential Entrances)

Compliance of Standard - L

For Single-Family Dwellings: For the zoning districts listed in section 21A.37.060, table 21A.37.060 of this chapter all attached single-family dwellings, town homes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.

SUGAR HOUSE Development complies with this standard by all "Flat" units facing 1000 E and Elm Ave. having primary street facing entrances.

Compliance of Standard - M (Parking Garages or Structures)

1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure

SUGAR HOUSE Development complies with this standard by the parking structure being below grade primarily. The first level that is at grade and is wrapped with residential dwelling units or other supporting functions for the development ie; leasing, amenity, etc. The one exposed blank wall is to be covered by additional screening and art work as it complies with standard "E" addressed above.

DESIGN REVIEW STANDARDS

2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.

Since the garage is fully enclosed and a majority is wrapped by residential units or supporting spaces, no visible slopes or any internal garage functions are visible from the exterior.

3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.

Since the garage is fully enclosed and a majority is wrapped by residential units or supporting spaces, no visible slopes or any internal garage functions are visible from the exterior.

4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

All external stairs and elevator towers will be prominently shown by a split in architectural elements and external glass to highlight the towers but also to let natural light into the space.

5. Signage and way finding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.

Signage will be provided above all parking garage, and significant building entrances.

6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.

Since the garage is fully enclosed there will be no garage lighting that projects outwards from the building onto adjacent properties.

7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.

Sidewalk paving to indicate pedestrian paths of travel (located on site plan) will further be coordinated with the landscape design to ensure cohesive aesthetic with the development.

8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.

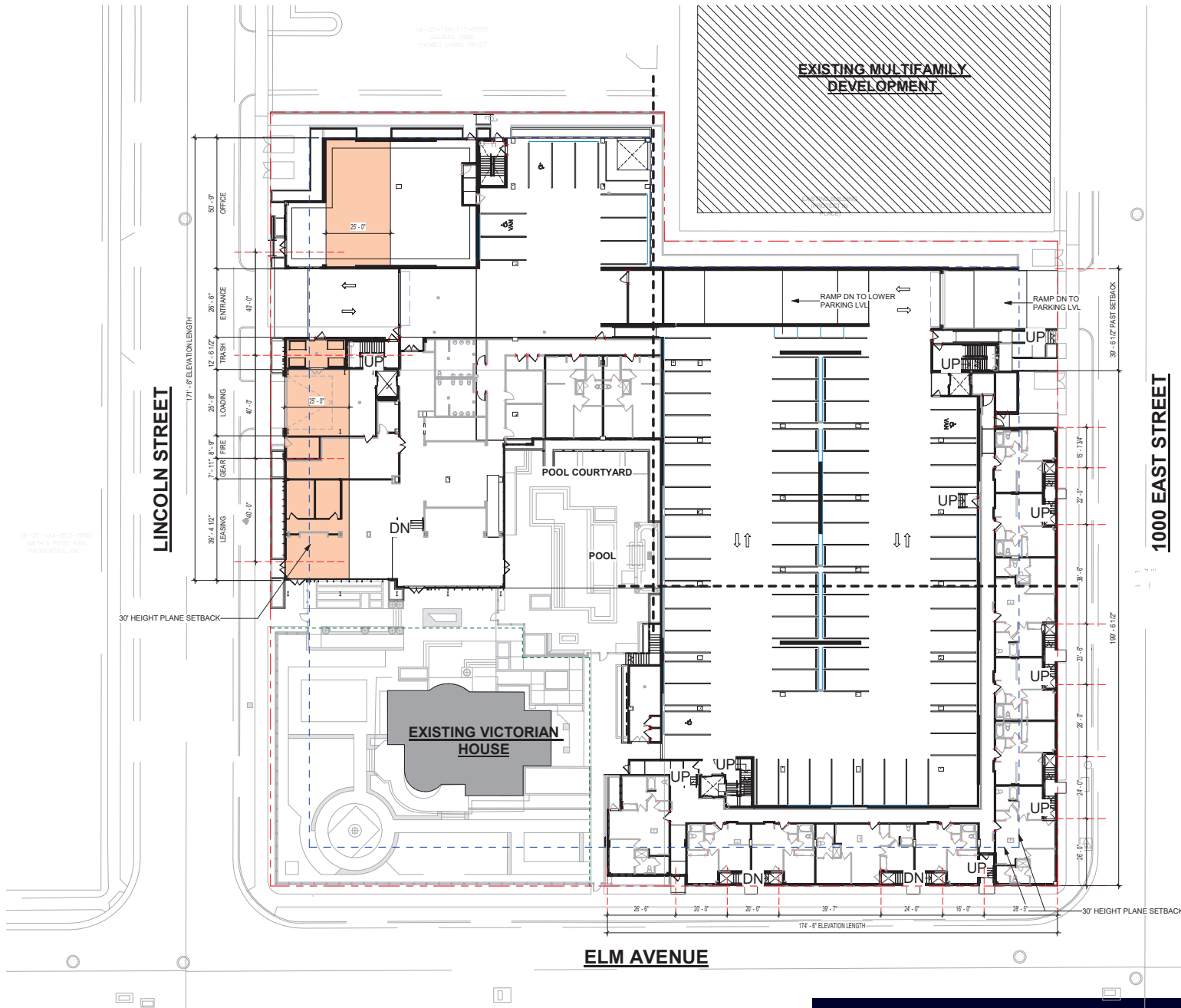
SUGAR HOUSE Development complies with this standard since a majority is wrapped with residential units or supporting spaces ie; leasing, amenity, etc.

9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

SUGAR HOUSE Development will be venting the garage to the north end of the development out of public way.

DESIGN REVIEW STANDARDS

Zoning Requirements Exhibit



ZONING COMPLIANCE INFORMATION		
ZONING STANDARD	CHDR. REQ.	PROVIDED
GROUND FLOOR USE % (21A.37.050A1)	80%	96%
GROUND FLOOR USE + VISUAL INTEREST (21A.37.050A1)	60%/25%	N/A
BUILDING MATERIALS %: GROUND FLOOR (21A.37.050B1)	80%	100%
BUILDING MATERIALS %: UPPER FLOORS (21A.37.050B1)	60%	100%
GLASS %: GROUND FLOOR (21A.37.050C1)	40%	58%
BUILDING ENTRANCES (21A.37.050D)	40 FT.	SEE EXHIBIT
BLANK WALL MAX. LENGTH (21A.37.050E)	15 FT.	SEE EXHIBIT
STREET FACING FACADE: MAX. LENGTH (21A.37.050F)	200'-0"	191' - 1 1/4"
UPPER FLOOR STEP BACK (21A.37.050G)	15'-0"	SEE EXHIBIT
LIGHTING: EXTERIOR (21A.37.050H)	X	X
SCREENING OF MECHANICAL EQUIPMENT (21A.37.050J)	X	X
SCREENING SERVICE AREAS (21A.37.050L)	X	X
PARKING GARAGE OR STRUCTURES (21A.37.050M)	X	X

NOTE: REFERENCE SITE PLAN & ELEVATIONS FOR DIMENSIONS AND ADDITIONAL INFORMATION

DESIGN REVIEW STANDARDS: EXHIBIT



Argyll Development

SUGAR HOUSE | 52

2313 Lincoln St., Salt Lake City, Utah
December 20, 2022

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ATTACHMENT C: Property and Vicinity Photos



Victorian mansion on the corner of Lincoln and Elm to be preserved.



Apartment building at 2131 N. Lincoln St to be demolished.



Apartment building at 2131 N. Lincoln St to be demolished.



Office building to be demolished on Elm adjacent and to the east of the Victorian mansion.



Building at 2156 S. 1000 East to be demolished.



Building at 2134 S. 1000 East to be demolished.



Street View Along Lincoln St - 01.



Street View Along S 1000 E - 02.



Street View at the Intersection of Lincoln St and Elm Ave - 03.



Street View at the Intersection of S 1000 E and Elm Ave - 04.

ATTACHMENT D: Analysis of Standards

21A.50.050 - ZONING MAP AMENDMENTS

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.	Complies	As noted in the “Key Considerations” discussion above, the proposed map amendment is consistent with various policies and goals outlined in the Sugar House Master Plan (2005), Plan Salt Lake (2015), and the Salt Lake City Urban Design Element (1990).
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>As noted in the “Key Considerations” discussion above, the applicant is proposing a development that is consistent with the purpose statement of the CSHBD Zoning District.</p> <p><i>The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.</i></p> <p>The applicant is proposing a high density, multi-family residential development consistent with the purpose statement of the CSHBD District. The proposed development is consistent with city master plan goals and provides an overall benefit to the community.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	Planning staff asserts that the proposed map amendment will have little to impact on surrounding development particularly in light of the fact that the developer proposes to retain the Victorian building on the corner of Lincoln and Elm. The new construction will be built on a portion of 2157 S. Lincoln Street but will be located behind and to the north of the Victorian building. The new construction on Lincoln will face the Smiths complex.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	N/A	
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The proposal was reviewed by the various city departments tasked with administering public facilities and services (see comments – Attachment F). The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner’s expense in order to meet specific City requirements.</p> <p>If the rezone and design review applications are approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities, Engineering, Transportation, Fire, and Police and other departments will also be asked to review any specific development proposals submitted at that time.</p>

21A.26.060 – CSHBD ZONING STANDARDS

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

Standard	Proposal	Finding(s)
<p><u>General CSHBD Zoning Standards</u> A. Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and</p>	<p>The 10th & Elm apartment project promotes the purposes of the CSHBD District with high-density residential development, proximity to public transportation particularly the S-Line, and is walkable with pedestrian connectivity to adjacent blocks and the Sugar House Business District in general.</p>	<p>Complies</p>

<p>office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.</p>		
<p>B. Uses: Uses in the CSHBD as specified in section 21A.33 o30, "Table of Permitted and Conditional Uses for Commercial Districts" of this title are permitted, subject to the general provisions set forth in 21.26.010 of this chapter and this section.</p>	<p>Multi-family residential development is a permitted use in the CSHBD.</p>	<p>Complies</p>
<p>C. Design Standards Compliance: Development shall comply with the requirements of Chapter 21A.37 "Design Standards" when applicable as specified in that chapter.</p>	<p>See the Design Review table below.</p>	<p>Complies</p>
<p>D. Design Review: All new construction of principal buildings that exceed 30' in height in the CSHBD2 District or 20,000 square feet in size shall be subject to design review. Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix</p>	<p>The proposed structure exceeds both of these parameters. The above grade floor area of the proposed building is approximately 221,358 square feet in size and is approximately 60' in height, therefore the applicant has requested Design Review approval. The Design Review standards are analyzed below.</p> <p>The proposed building design and site layout generally conform to the</p>	<p>Needs Planning Commission approval.</p>

<p>section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of Chapter 21A.59 of this title.</p>	<p>Appendix: Business District Design Guideline Handbook that is part of the Sugar House Master Plan (2005). Further, the proposal has been endorsed by the Sugar House Community Council (see Public Process and Comments – Attachment E).</p>	
<p>E. Minimum Lot Size: No minimum lot area or width is required.</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>F. Minimum Yard Requirements: Front/Corner, Interior, Rear Yard Setbacks: No minimum yard setback requirements.</p> <p>The maximum front and corner side yard setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the "Sugar House Business District</p>	<p>The proposed building is built to the property lines along all street frontages and in no case set back more than 15'.</p>	<p>Complies</p>

<p>Design Guidelines Handbook" or "Sugar House Circulation and Streetscape Amenities Plan." Appeal of an administrative decision is to the planning commission.</p>		
<p>F5. Buffer Yards: All lots abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of City Code.</p>	<p>The subject property does not directly abut any residentially zoned property.</p>	<p>Complies</p>
<p>G. Maximum Height: The maximum building height in the CSHBD2 Zoning District shall not exceed 30' for those building used exclusively for nonresidential purposes. Additional square footage may be obtained up to a maximum building height of 60', however for each additional floor of nonresidential use above 30', one floor of residential use is required.</p>	<p>The proposed building height varies per building façade but in no case is more than the 60' maximum building height.</p>	<p>Complies</p>
<p>H. First Floor/Street Level Requirements: The first floor or street level space of all buildings within the CSHBD shall be required to provide uses consisting of residential, retail goods or service establishments, public service portion of</p>	<p>The first floor level or street level uses for the proposed building consist of residential, leasing office, tenant amenities, or support uses such as parking entrance and loading zones.</p>	<p>Complies</p>

<p>businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theatres or performing arts facilities.</p>		
<p>I. Residential Requirement for Mixed-Use Developments: For those mixed-use developments requiring a residential component, the residential portion of the development shall be located in the same building or a separate building located in the C-SHBD Zone.</p>	<p>This project is residential.</p>	<p>Complies</p>
<p>J. Park Strip Materials: Property within this zoning district shall be considered part of an improvement district subject to the provisions of Section 21A.48.060, and as such, alternative materials may be utilized for park strips. Alternative material is subject to planning director approval based on its compliance with the adopted "Circulation and Streetscape Amenities Plan" or its successor.</p>	<p>Specific park strip treatment has not yet been proposed by the developer, however the developer has indicated that they will meet these requirements.</p>	<p>Must comply at the time of building permit review.</p>
<p>K. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.060.</p>	<p>A very rudimentary landscape plan was submitted that shows trees along the park strip. The applicant has indicated that they will meet this</p>	<p>Must comply at the time of building permit review.</p>

	requirement at the time of the building permit review.	
L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the city pertaining to street lighting. This requirement only applies to new principal buildings.	Specific street lighting treatment has not yet been proposed by the developer, however the developer has stated that they will meet these requirements.	Must comply at the time of building permit review.
M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering division approval. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor. This requirement only applies to new principal buildings.	The proposed paver accent material is primarily on the west side of the new building in front of the building office and leasing area (the more public areas of the project), and comprise at least 10% of the sidewalk area around the project.	Complies
N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10') wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require	The Sugar House Master Plan (Business District Design Guideline Handbook – page 20) refers to 8' sidewalks in high traffic areas and 6' sidewalks in low traffic areas. In addition, the Sugar House Business District Circulation and Amenities plan looks at sidewalk widths along 2100 South, Highland Drive/1100 East & McClelland/1100 East. The associated	Complies

<p>removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor.</p>	<p>McClelland map shows the corridor that is close to this project site and calls for 5-8' sidewalks.</p> <p>The applicant is proposing a mix of sidewalk widths of 5-7' depending on location. Given the residential nature of this and surrounding development, Planning Staff, after consulting with the Planning Director, would assert that the proposed widths of the sidewalks are appropriate.</p>	
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21A.37.050 – DESIGN STANDARDS

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

Standard	Proposal/Rationale	Finding(s)
<p>A. Ground Floor Use and Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.</p> <p>1. Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum</p>	<p>The applicant is proposing the "Ground Floor Use Only" option which requires a minimum of 80% of active ground floor permitted or conditional use(s) in the CSHBD.</p> <p>The proposed project is a multifamily residential project which is a permitted use at the ground level. Office space, leasing office, and other amenities for the residents of the building are permitted at the ground floor. Parking garage access is proposed on both Lincoln Street and 1000 East. The Lincoln façade is approximately 85% permitted ground floor use, the 1000 East façade is approximately 83% and the Elm Avenue façade is 100% permitted ground floor uses.</p>	<p>Complies</p>

<p>portion of the length of any street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.</p> <p>a. For single-family attached uses, the required use depth may be reduced to ten feet (10').</p> <p>b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement.</p> <p>c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.</p>	<p>It appears from the at-grade floor plan that the ground floor uses extend a minimum of 25' into the building; this is based on the depth of the office area, the leasing area and all the residential units along Elm and 1000 East. No driveway or accessway to parking exceeds the 30' maximum width.</p>	
<p>Ground Floor Use and Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the</p>	<p>This standard is not applicable in this case as the above standard for "Ground Floor Use Only" has been met.</p>	<p>Complies</p>

<p>project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.</p>		
<p>Building Materials: 1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to Section 21A.37.060, Table 21A.37.060 of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.</p>	<p>The requirement of durable materials at the ground floor in the CSHBD is 80%.</p> <p>10th & Elm's design incorporates board form concrete, fiber cement board, and metal panel on all street facing facades at the ground level. This project proposes 100% durable materials at the ground floor.</p>	<p>Complies</p>

<p>Building Materials: Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to Section 21A.37.060, Table 21A.37.060 of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.</p>	<p>The requirement of durable materials on upper floors in the CSHBD is 60%.</p> <p>10th & Elm’s design incorporates fiber cement board and metal panel on all street facing facades on upper levels. This project proposes 100% durable materials at the ground floor.</p>	<p>Complies</p>
<p>Glass: ground floor (%) (21A.37.050C1) - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three feet (3') and eight feet (8') above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.</p>	<p>Ground floor glass of 40% is required in the CSHBD.</p> <p>Lincoln Street = 44% glass Elm Avenue = 43% glass 1000 East = 26% (15% reduction for residential)</p>	<p>Complies</p>
<p>Building Entrances: At least one operable</p>	<p>Building entrances are required every 40' in the CSHBD.</p>	<p>Complies</p>

<p>building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to Section 21A.37.060, Table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.</p>	<p>The 10th & Elm development is a multifamily residential development with multiple building entrances proposed. The building is designed to be pedestrian friendly with multiple entrances into the building. The ground floor facades along 1000 East and Elm Avenue have an entrance for each ground floor dwelling unit. Lincoln Street has entrances for the office space, garage and loading bay, and the leasing/amenity space.</p>	
<p>Blank Wall: maximum length (feet) (21A.37.050E) - The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be 15' in the CSHBD. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or</p>	<p>The maximum length of blank wall in the CSHBD is 15'.</p> <p>According to the applicant's elevation drawings, there is no portion of the ground floor level that has over 15' of uninterrupted wall.</p>	<p>Complies</p>

<p>windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").</p>		
<p>Maximum Length of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to Section 21A.37.060, Table 21A.37.060 of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to Subsection 21A.36.010.B, "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.</p>	<p>The maximum length of street facing facades in the CSHBD is 200'.</p> <p>Lincoln Street = 171'6" Elm Avenue = 174'6" 1000 East = 191'6"</p>	<p>Complies</p>
<p>Upper Floor Step Back (feet) (21A.37.050G) 1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance of 15' from the front line of building in the CSHBD. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4')</p>	<p>The upper floor stepback requirement in the CSHBD is 15'.</p> <p>All street facing facades (1000 East, Elm Avenue & Lincoln Street) from floors 2-6 have a 15' stepback.</p>	<p>Complies</p>

<p>minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.</p> <p>2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section 21A.37.060, table 21A.37.060 of this chapter.</p>		
<p>Lighting: exterior (21A.37.050H) - All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.</p>	<p>Lighting will be designed and directed down to prevent light trespass and will not strobe, flash or flicker.</p>	<p>Will comply at the time of Building Permit review.</p>
<p>Lighting: Parking Lot (21A.37.050I) - If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure</p>	<p>The parking for the proposed structure is all internal to the building. This standard does not apply in this case, therefore the applicant complies with the standard.</p>	<p>Complies</p>

<p>security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.</p>		
<p>Screening of Mechanical Equipment (21A.37.050J) - All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.</p>	<p>Mechanical equipment will be primarily located on the roof top of the proposed structure. The applicant has integrated ground mounted electric transformers into the architectural design of the building on both east and west facades.</p>	<p>Complies</p>
<p>Screening of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or</p>	<p>The loading dock, loading zone for residents, and trash room are incorporated into the building architecture behind secured garage doors.</p>	<p>Complies</p>

<p>masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.</p>		
<p>Parking Garages: The following standards shall apply to all above-ground parking garages except those located in the FB zones subject to Subsection 21A.27.030.C.4, whether freestanding or incorporated into a building:</p> <p>a. Each facade or a parking garage adjacent to a public street or public space shall have an external skin designed to conceal the view of all parked cars. Examples include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, or decorative photovoltaic panels.</p> <p>b. No horizontal length of the parking garage facade shall extend longer than forty (40) feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony. Facade elements shall align with parking levels.</p> <p>c. Internal circulation shall allow parking surfaces to be level (without any slope)</p>	<p>The parking garage is located internally to the building at ground level and also below grade (2 level).</p>	<p>Complies</p>

along each parking garage facade adjacent to a public street or public space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space, or shall be located internally so that they are not visible from adjacent public streets or public spaces.

d. The location of elevators and stairs shall be highlighted through the use of architectural features or changes in facade colors, textures, or materials so that visitors can easily identify these entry points.

e. Interior parking garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are recommended to control light levels on-site while improving energy efficiency.

f. In the Urban Center Context and Transit Context areas, the street-level facades of all parking garages shall be designed to meet applicable building code standards for habitable space to allow at least one (1) permitted or conditional use, other than parking, to be located where the parking garage is located.

g. Vent and fan locations shall not be located on parking garage facades facing public streets or public spaces,

or adjacent to residential uses, to the greatest extent practicable.		
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21A.59.050 – Standards for Design Review

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

Standard	Proposal/Rationale	Finding(s)
<p>A. 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 the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.</p>	<p>The applicant is proposing a development that is consistent with the purpose statement of the CSHBD Zoning District. <i>The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed-use town center that can support a 24 hour population. The CSHBD provides residential, commercial and office use opportunities, with incentives for high density residential land uses in a manner compatible with the existing form and function of the Sugar House Master Plan and the Sugar House Business District.</i></p> <p>The applicant is proposing a high density, multi-family residential mixed-use development consistent with the purpose statement of the CSHBD District. The proposed development is consistent with city master plan goals and provides an overall benefit to the community.</p> <p>The Sugar House Master Plan stresses the importance of true mixed-use urban development, high quality architecture and public space, and transit/pedestrian oriented</p>	<p>Complies</p> <p>The development complies with the purpose statement of the zoning district and specific design regulations found within the zoning district as demonstrated in previous tables. The proposal is consistent with and implements polices, objectives, initiative and goals of multiple SLC Master Plans as noted.</p>

	<p>development, which this proposal generally achieves.</p> <p><u><i>Sugar House Master Plan (2005)</i></u></p> <p>The subject property is located within the Sugar House Master Plan (SHMP) area (see SHMP Future Land Use Map – Attachment A). The associated Sugar House Future Land Use Map currently designates the property as "Business District Mixed Use – Neighborhood Scale".</p> <p>Several policies in the SHMP relate to the proposed mixed-use project on various levels. The plan outlines the following policies:</p> <ul style="list-style-type: none"> - Increasing a residential presence through a mixed use land pattern (page 4). - Directing development to be transit and pedestrian oriented (page 4). <p><u><i>Plan Salt Lake – 2015</i></u></p> <p>Guiding Principle – Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.</p> <p>Initiatives –</p> <ol style="list-style-type: none"> 1. Ensure access to affordable housing citywide. 2. Increase the number of medium density housing types and options. 3. Encourage housing options that accommodate aging in place. 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented. 5. Promote energy efficient housing and rehabilitation of existing housing stock. 6. Promote high density residential in areas served by transit. <p><u><i>SLC Urban Design Element- 1990</i></u></p> <p>- Ensure that features of building design such as color, detail, materials, and scale are responsive</p>	
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	<p>to district character neighboring buildings and the pedestrian.</p> <ul style="list-style-type: none"> - Maintain pedestrian oriented development at the ground floor of the building. - To be successful, mixed uses must be tied with convenient and appropriate open space, recreation and transportation networks. 	
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. 	<p>The primary entrance to the proposed building will face Lincoln Street. Additional entrances are proposed for the residential unit facing the street.</p> <p>The building will be built for the most part to the property line and will interact with the sidewalk consistent with other adjacent development.</p> <p>Structured parking will be located on the interior of the building. Since the parking is located on the interior of the building none of the main building entrances face a parking lot.</p>	<p>Complies</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, 	<p>The minimum first floor glass requirement of 40% of the street facing façade between 3 and 8 feet above grade must be transparent. The proposed project includes:</p> <p>Lincoln Street = 44% glass Elm Avenue = 43% glass 1000 East = 26% (15% reduction for residential)</p> <p>The building is designed so that active and residential ground floor uses are located at the street level while support functions such as the parking garage are located on the interior of the site.</p> <p>The overall building features massing, materials, and façade changes including balconies and a fenestration pattern that will create</p>	<p>Complies</p>

<p>habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.</p>	<p>visual interest. The materials and physical breaks in the building create the sense of reduction in visual width and height. The solid-to-void ration of windows and doors has a consistent balance and fits within the context of other architecture within the CSHBD Zone.</p>	
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	<p>The general massing is horizontal in appearance and is comprised of a base, middle and cap (see page 17 of the design packet). A 15’ stepback at the 30’ level is utilized to make the building more human scaled from the pedestrian point of view.</p> <p>The overall building features massing, materials, and façade changes including balconies and a fenestration pattern that will create visual interest. The materials and physical breaks in the building create the sense of reduction in visual width and height. The solid-to-void ration of windows and doors has a consistent balance and fits within the context of other architecture within the CSHBD Zone</p>	<p>Complies</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p>	<p>No building façade exceeds 200’.</p>	<p>Complies</p>

<p>1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes.</p>		
<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol 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 seasonal 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; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>The project does not provide any privately owned public spaces.</p>	<p>Complies</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building 	<p>The applicant's plan set demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall area.</p> <ol style="list-style-type: none"> 1. Human scale <ol style="list-style-type: none"> a. The building is generally stepped back where required. 	<p>Complies</p>

<p>that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.</p> <p>b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.</p> <p>2. Negative impacts:</p> <p>a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.</p> <p>b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.</p> <p>c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.</p> <p>3. Cornices and rooflines:</p> <p>a. Cohesiveness: Shape and define rooflines to be cohesive with the</p>	<p>b. The building is designed with a distinct base and middle, and a cap as previously noted.</p> <p>2. Negative impacts</p> <p>a. Building modulation occurs both vertically and horizontally with changes in plane and materials.</p> <p>b. The building meets the height requirement of the CSHBD2 zone.</p> <p>3. Cornices and rooflines. The shape of the roof is flat with architectural detailing to create visual interest and cohesiveness. Flat roof structure are typical of development in the CSHBD.</p>	
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<p>building's overall form and composition.</p> <p>b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.</p> <p>c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.</p>		
<p>H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p>	<p>The parking facilities will be located on the interior of the building and below grade. Parking garage access is via Lincoln Street and 1000 East.</p>	<p>Complies</p>
<p>I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)</p>	<p>These functions will all be located within the interior of the building. Mechanical equipment will be on the roof, loading docks and service areas are located behind an overhead garage door.</p>	<p>Complies</p>
<p>J. Signage shall emphasize the pedestrian/mass transit orientation.</p> <p>1. Define specific spaces for signage that are integral to building design, such as</p>	<p>Primary building signage will be provided under a separate application.</p>	<p>Must comply at the building permit phase.</p>

<p>commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.</p> <p>2. Coordinate signage locations with appropriate lighting, awnings, and other projections.</p> <p>3. Coordinate sign location with landscaping to avoid conflicts.</p>		
<p>K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <p>1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.</p> <p>2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky.</p> <p>3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.</p>	<p>Lighting will be evaluated at the time of building permit review. Street lights will be included per the SLC Lighting Master Plan.</p>	<p>Must comply at the building permit phase.</p>
<p>L. Streetscape improvements shall be provided as follows:</p> <p>1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester</p>	<p>Trees along street frontages must comply with the required spacing. If trees need to be removed during construction activities, they will be replaced with trees approved by the Urban Forester. The applicant has submitted landscape plans that appear to meet requirements.</p>	<p>Must comply at the building permit phase.</p>

<p>shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.</p> <p>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:</p> <ul style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating 	<p>Hardscape materials will be durable in nature and the main paving materials and design will relate to the neighborhood and site context.</p> <p>The roof will use a light colored membrane. Ramping and seating has been proposed at key building entrances and courtyards.</p> <p>The vehicle drive aisle will be asphalt but walkways made of concrete or other durable materials.</p>	
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<p>materials with a high Solar-Reflective Index (SRI).</p> <p>d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.</p> <p>e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.</p> <p>f. Asphalt shall be limited to vehicle drive aisles.</p>		
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ATTACHMENT E: Public Process & 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 since the applications were submitted:

- May 15, 2023 – The Sugar House Community Council and the Sugar House Chamber of Commerce were sent the 45 day required notice for recognized community organizations.
- June 7, 2023 – The applicant presented the proposal to the Sugar House Community Council. As of the writing and preparation of this staff report, the Sugar House Community Council had not provided any correspondence regarding the proposal.
- June 26, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- July 12, 2023
 - Public hearing notice signs posted on the property on each public street front.
- July 13, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering (Scott Weiler):

No objections to the proposed zone change.

No objections to the Design Review. APWA Standards apply to the design of public way improvements.

Building (Brian Romney):

Ensure that the exterior openings along the East building facade comply with IBC Table 705.8.

Ensure that the balcony projects along the North Lot Line comply with IBC Section 705.2 with regards to the Fire Separation Distance.

Fire (Doug Bateman):

No fire concerns with the Zoning Map Amendment. Have had meetings with the development team to discuss applicable issues related to fire code compliance for design.

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Alternate Means and Methods necessary to meet this requirement - as discussed in previous meeting

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet,

exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. *Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Transportation (Jena Carver):

No comments on the rezone. Complete review of parking, including required ADA, Electric Vehicle, Bicycle, and Loading Berth parking, will be completed at building permit stage. Project must comply with all current ordinance requirements for building permit approval. Applicant should note that bicycle parking requirements are greater than those indicated in the submitted report and that all required loading berths must be located on site.

Police (Andrew Cluff):

I don't have any issues with the zoning amendment. I feel this project is in line with the Mayor's goal of increasing affordable housing throughout the city.

I do think there are public safety concerns when establishing residential multi-family housing. But it comes down to mostly management and communication with law enforcement as issues arise. As we get closer to opening I would recommend management reach out to the police to discuss protocol for response, building access, signage for proper use and trespass on property for any issues that may arise and when and what to report to police.

Public Utilities (Ali Farshid):

PU has no issues regarding the zoning amendment. Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDFPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.

- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity because of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project and extended beyond the property lines.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. A separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Water meters 4" or larger require a justification letter prior to approval. If approved, the water meter will require additional monthly fees.
- Private sewer services larger than 6" require a Request for Variance. The request must provide flow and velocity for the peak flow condition and average day condition. 8" laterals must connect to the public sewer system via public manhole. 6" sewer laterals cannot connect to manholes. WYE connections will be required for 6" sewer laterals.
- Private fire hydrants will require detector checks.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils.
- A Storm Water Pollution Prevention Plan (SWPPP) will be required for the proposed development. It is recommended to use the State of Utah SWPPP template. Ensure that it includes all relevant contacts, the Utah State Construction General Permit, State and City Notice of Intent (NOI), any relevant figures, and is signed by the Author, Owner, and Operator. Plans will not be approved until the SWPPP is approved.
- A Technical Drainage Study is required for this project. Detention must be provided to the effect that no more than 0.2 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution.
- Public streetlights may be required as part of this project. Please contact David Pearson (the SLCDPU Streetlight Program Manager) at david.pearson@slcgov.com or 801-483-6738 to discuss the requirement and details.
- Additional SLCDPU comments may apply and will be provided during the official review process.