Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Sara Javoronok, AICP, sara.javoronok@slcgov.com, 801-535-7625

Date: August 23, 2023

Re: PLNPCM2023-00365, Victory Heights – 1060 E 100 S

Planned Development

PROPERTY ADDRESS: 1060 E 100 S
PARCEL ID: 16-05-206-024-0000
MASTER PLAN: Central Community
ZONING DISTRICTS: RMF-45 and RMF-30

REQUEST:

Jonathan Hardy, representing the property owner, BCG Holdings, is requesting Planned Development approval. The proposal is to convert an existing medical office building to a multi-family residential use by reusing the existing building, expanding the tower on the western portion and in place of some of the existing surface parking, and converting the majority of the upper parking deck to an amenity area. The applicant is seeking planned development approval for three items:

1) Density: Conversion of the nonconforming commercial use to a permitted residential use. In the RMF zoning districts developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district. The proposal is for 88 units, all of which will be affordable at, or below, 50% AMI. There are a variety of unit types: 66 studios, 18 3-bedroom, and 4 4-bedroom units.
2) Building Height: The applicant is seeking up to an additional 5' of building height. This is to accommodate the screening of mechanical equipment. The existing maximum height of the building is 69'7" and the 5' is in addition to this existing maximum height.
3) Yards/setbacks: The applicant is seeking reductions to the corner side, interior side, and rear yard requirements. This will allow for the expansion of the tower on the western portion of the site as follows:
    - Corner side yard setback reduction from 20' to 19'2". The existing stairs (20'2" setback) on this elevation are structurally unsound. The request for reduction in the setback is to accommodate the rebuilding of the existing stairs at the width required by building code.
    - Interior side yard setback reduction from 10' to 5'2" for the northern portion of the expansion tower.
    - Reduction of required 10' distance from existing building on adjacent property by approximately 10" for the northern portion of the expansion tower.
    - Rear yard setback reduction from 30' to a minimum of approximately 14' to accommodate the expansion of the tower.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including off-street loading, signage, lighting, and landscaping.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

ATTACHMENTS:

A. ATTACHMENT A: Vicinity Map

B. ATTACHMENT B: Plan Set

C. ATTACHMENT C: Property and Vicinity Photos

D. ATTACHMENT D: RMF-45 Zoning Standards

E. ATTACHMENT E: Planned Development Standards

F. ATTACHMENT F: Public Process & Comments

G. ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION

The proposal is to convert an existing medical office building to a multi-family residential use by reusing the existing building, expanding the tower on the western portion and in place of some of the existing parking, and converting the majority of the surface parking deck to an amenity area. The existing building has a maximum height of 69'7". The applicant is requesting up to an additional 5' for mechanical equipment. The proposed building and tower expansion would have 88 residential units. Without the exemption from the density limitations for changing a nonconforming commercial use to a permitted residential use, the proposal would be limited to 35 units. The footprint of the building is approximately 25,000 sq. ft.

Quick Facts

Height: Existing maximum height is 69'7"; requesting up to 5' additional feet for new, tower expansion

Number of Residential Units: 88 units

Number of Parking Spaces: 87 spaces

Ground Floor Uses: Main floor from 100 South entrance includes lobby, clubroom, leasing, bike storage, parking and residential units.

Upper Floor Uses: Residential units

Exterior Materials: Existing building: concrete and metal panels; Tower expansion: brick and metal panel

Lot size: 37,207 square feet (0.854 acres)

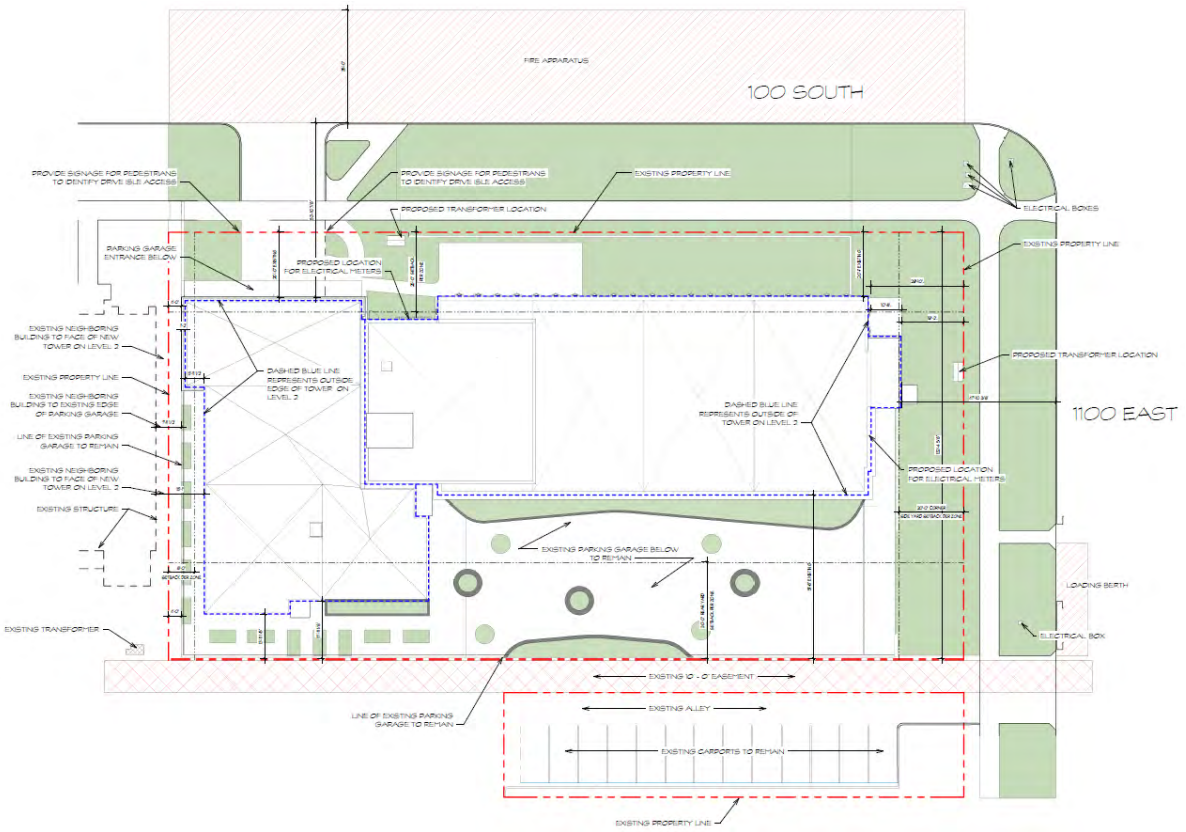
Review Process & Standards: Planned Development, RMF-45 zoning standards, and general zoning standards.

Existing building and proposed tower expansion - facing southeast

The reuse of the existing building is a sustainable practice. The proposal will meet Energy Star Designed to Earn requirements and will retain the existing windows on the building. A mural is planned for the existing stair and elevator tower. This will provide additional color and visual interest to the building.

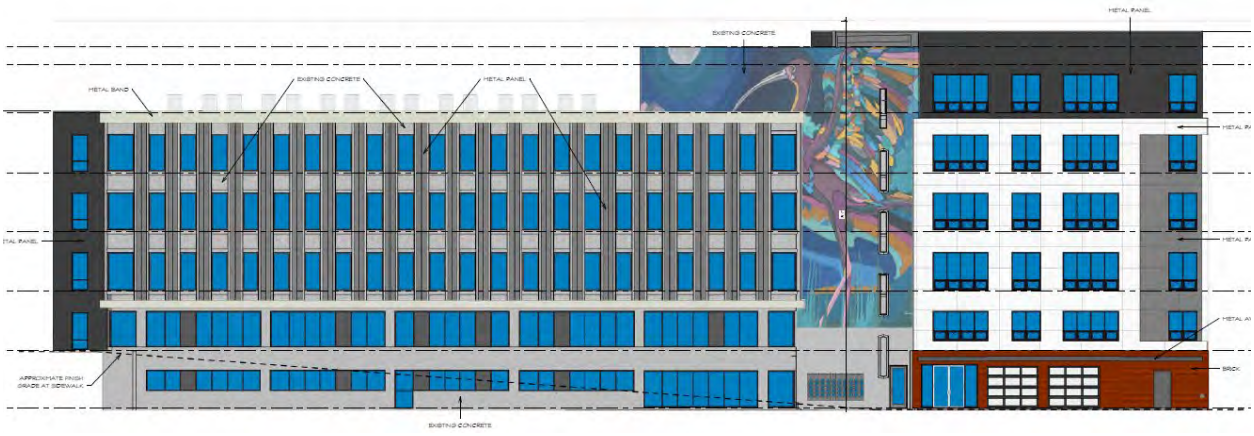
The existing building fronts 100 South and the property includes 13 existing carports that are located south of the alley easement. To the west is a medical office building housing the Bariatric Medicine Institute (RMF-35). The westernmost section of the existing building is two stories and is setback approximately 4' from the property line with this building. Across the street and to the north is Holy Cross Hospital, formerly Salt Lake Regional Medical Center (UI). To the east are the Arlington Place Condominiums (RMF-45). To the south is a Rocky Mountain Power substation (RMF-30) and parking for the Bariatric Medicine Institute (R-2). The existing street trees will be maintained along with other larger existing trees on the property.

Subject property



Site Plan

The site plan identifies the location of the expansion tower on the western side of the property and extending further to the rear/south than the existing building. The remainder of the existing surface parking deck will be converted to an amenity area and the driveway access to this upper deck of parking will be removed. The 10' alley easement south of the building will not be altered. The existing carports will be maintained.



Front/North facade - Faces 100 South

On the front façade, there is a grade change of approximately 11' from east to west. As a result, the building is four stories (46'4") on the east at 1100 East and, with the elevator bulkhead and stair tower, increases to a maximum 69'7" tall on the western portion of the tower. The elevation drawing shows the change in grade across the site as well as the expansion tower to the right/west of the existing tower. Additional changes include the replacement of the stair tower on the east to meet building code requirements, replacement of the front awning with a metal awning, updating the columns with metal panels, and repointing and repairing the existing concrete. The expansion tower will

have brick on the first floor and metal panels on the upper levels. As the project developed, the applicant relocated the electrical meters generally for the expansion tower from near the western end of the building to a less visible location to the east where the grade begins to slope upward. The meters will be screened with hostas, Japanese forest grass, and will also be behind an existing tree. The applicant is requesting additional height up to 5' for a mechanical equipment parapet. Three feet is anticipated to be necessary, but the mechanical equipment may require additional height. This request is necessary since the mechanical equipment parapet wall exception for up to 5' of additional height only applies up to the maximum height permitted in the zoning district and the tower exceeds this height.

Side/East facade - Faces 1100 East

The existing building along 1100 East is 46'4" tall. The expansion tower, setback approximately 170', is visible from this elevation. Changes to this elevation include the replacement of the stair tower. It extends into the required corner side yard setback 10", which is part of the Planned Development request. The exterior material for the stair tower is metal paneling. The electrical meters generally for the existing building are located on this elevation and will be screened with grasses, creeping juniper, and sumac.

Rear/South facade - Faces alley

The rear elevation of the building faces the existing alley easement. The materials are consistent with those on the front and side elevations. The grade change on the site and the parking structure are visible from the rear. As part of this proposal, the applicant is proposing to create an amenity area on the top of the parking deck. The expansion tower, which comprises about 1/3 of the western elevation, extends into the rear yard setback and a reduction in this setback from 30' to between approximately 14' and 18' is part of the Planned Development request.

Side/West facade - Interior side yard

The west elevation faces an existing medical office building. The primary material on the exterior of proposed for this elevation is metal paneling with brick on the first floor and the area close to the street. The rear of the first floor would be the existing concrete parking deck. The expansion tower is most visible on this elevation. Its height, with the proposed 3' of additional building height would be 72'7" and the Planned Development process allows for a maximum of 5' additional feet in height for a total of 74'7".

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Planned Development approval per Salt Lake City Code Chapter 21A. 55. The Planned Development process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compliance with Zoning Requirements

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The proposed Planned Development is compatible with *Plan Salt Lake, the Central Community Plan*, and *Housing SLC.*

Plan Salt Lake (2015)

Consistent with *Plan Salt Lake*, the applicant is proposing to reuse the existing building and expand the existing tower. The plan identifies several principles and initiatives that the proposed Planned Development helps to implement. In the Neighborhoods Chapter, the following initiative applies:

Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.

The proposal allows for additional housing options that could potentially allow single individuals or families to remain in the neighborhood or live in an area close to the center of the city.

In the Growth Chapter, several initiatives apply:

1. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
2. *Encourage a mix of land uses.*
3. *Promote infill and redevelopment of underutilized land.*

The proposal is for reuse of the existing building along with an addition. This is consistent with two of these initiatives. The location has existing infrastructure and amenities, including its close proximity to two frequent transit bus routes. Additionally, the reuse of the existing building is an appropriate adaptive reuse of a non-conforming land use.

In the Housing Chapter, the Guiding Principle and several initiatives apply:

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 (including rental and very low income).*
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. *Enable moderate density increases within existing neighborhoods where appropriate.*
6. *Promote energy efficient housing and rehabilitation of existing housing stock.*
7. *Promote high density residential in areas served by transit.*

The proposal is for reuse of the existing building along with an addition. This will enable the provision of affordable housing in an area of the city where there are fewer income and rent restricted units. In addition to the larger, family size units, the provision of small and accessible units may provide for individuals to age in place in the same neighborhood as they previously lived. The rent of the units serves those at 50% AMI or below, with 10 units for those at or below 25% AMI. The proposed change in use from a medical office to residential allows for additional

dwellings in the neighborhood without a major change in the character of the site. The building will be 100% electric, Enterprise Green Communities certified, and have an Energy Star score of 90. Additionally, the building is within ¼ mile of two bus lines with frequent service.

Central Community Plan (2005)

The proposed Planned Development is consistent with master plan goal to "Protect and improve the quality of life for everyone living in the community, regardless of age or ability." There are several issues within the East Central North neighborhood that are identified that the proposal addresses:

- *Control non-conforming medical clinics in the neighborhood.*
- *Ensure that adequate off-street parking is provided for specific land uses.*
- *Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character.*
- *Encourage higher density housing in East Downtown, Downtown, and Gateway to decrease the pressure to meet those housing needs in this neighborhood.*
- *Ensure new multi-family development is carefully sited, well designed, and compatible in scale.*
- *Provide more affordable housing (owner occupied and rental).*

The proposal removes the non-conforming land use and retains the existing building. The proposal removes some of the existing parking but retains 87 stalls for the 88 units. Fifty-six parking stalls are required. The removal of the medical office use helps to conserve the neighborhood's residential character. A mid-rise residential building is located across the street to the east and has a compatible form. The proposed units are income restricted and have rents affordable to those earning 50% or less AMI, which provides more affordable housing, including deeply affordable housing units, in the neighborhood.

While the existing use of the property is a medical office building, the plan identifies the land use as "Medium/High Residential" which has a density of 30-50 du/ac. The proposal is for a higher density of 103 du/ac, which the applicant states is necessary to meet the affordability targets. However, 75% of the units are studios and their smaller size increases the density of units compared to a larger unit more bedrooms. The proposal is adding the units within the original footprint of the building, in a smaller area than the footprint occupies, and adding an amenity space for residents in place of some of the existing upper parking deck.

The proposal is consistent with several of the Residential Land Use Policies as follows:

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

RLU-3.4 Encourage high performance, energy efficient residential development.

RLU-3.5 Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighbor-hoods within the Central Community.

RLU-3.6 Identify properties for new residential construction or rehabilitation and work with local community development corporations (CDC's), the City Housing Division, and the Redevelopment Agency to develop new infill and rehabilitation projects.

As previously stated, the proposal is for affordable housing with a mix of studio, three- and four-bedroom units. This will enable it to be occupied by many household types. The proposal is for rental housing that will add to the mix of housing options available in the neighborhood. The applicant is using the Planned Development process to change the non-conforming use to a conforming use and request relief from setback requirements. The proposal is energy efficient. It is supported by Housing Stability (see the Department Comments in Attachment G) and has obtained funding from the Redevelopment Agency.

Housing SLC

The proposal is consistent with the recently adopted *Housing SLC*.

It is consistent with the following goal and metrics:

GOAL 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metrics: Entitle 10,000 new housing units throughout the city.

1. Minimum 2,000 units deeply affordable (30% AMI or below)
2. Minimum 2,000 units affordable (31% - 80% AMI)

The proposal has 10 units that are to be deeply affordable with rents at 25% AMI and the remaining 78 units have rents affordable to 50% AMI or less. These both add units to each of the minimum unit metrics.

Consideration 2: Compliance with Zoning Requirements

The proposal requires a Planned Development for the change in use from a nonconforming medical office building to the conforming multifamily use. There are several zoning modification requests:

1. Building Height: The applicant is seeking up to an additional 5' of building height. This is to accommodate the screening of mechanical equipment. The existing maximum height of the building is 69'7" and the 5' is in addition to this existing maximum height.
2. Yards/setbacks: The applicant is seeking reductions to the corner side, interior side, and rear yard requirements. This will allow for increased the expansion of the tower on the western portion of the site
    a. Corner side yard setback reduction from 20' to 19'2". The existing stairs (20'2" setback) on this elevation are structurally unsound. The request for reduction in the setback is to accommodate the rebuilding of the existing stairs at the width required by building code.
    b. Interior side yard setback reduction from 10' to 5'2" for the northern portion of the new tower.
    c. Reduction of the required 10' distance from existing building on adjacent property by approximately 10" for the northern portion of the new tower.

d. Rear yard setback reduction from 30' to a minimum of approximately 14' to accommodate the expansion of the tower.

The RMF-45 zoning district has a maximum height of 45'. The main portion of the existing building has a height of 46'4" from street grade at the northeast corner and this increases to approximately 55' on the western side of the building. The existing stair and elevator tower, which is to the western side of the building, has a maximum height of 69'7". Section 21A.38.050 addresses noncomplying structures and allows for the enlargement of a structure that is noncomplying as to height. The structure can be expanded at the existing height, provided that the setbacks of the zoning district are met. Similarly, for setbacks, the noncomplying structures section allows for expansion of a noncomplying structure provided it meets the required setbacks for the zoning district. The applicant requests the following modifications for setbacks and height:

- For the front elevation, a modification is not necessary as the RMF-45 zoning district states that the required front yard shall not be greater than the existing front yard.
- For the corner side yard, as stated above, the existing stairs are structurally unsound and the rebuilding of them will encroach 10".
- The existing interior side yard is 4' and the proposal requests a reduction in this requirement for the northern portion of the expansion tower. The requirement is 10' and the proposal is for 5'2".
- The zoning district requires a 30' rear yard setback. The existing parking structure is setback 0.3' from the property line. This will remain with the top deck reused as an amenity space rather than for parking. The existing 4-5 story tower portion of the main building is set back 50'11" from the rear property line. The expansion tower extends to the west/side and south/rear. Approximately 1/3 of it is proposed to be 14' from the rear property line and the remaining portion is to be 18'. This area allows for additional units and enables the proposal to provide deeply affordable units.
- The proposed expansion tower is at the maximum height of the existing tower, 69'7", and the applicant is requesting the additional 5' that can be requested with a Planned Development. The applicant expects to use 3' of this height for a parapet wall to screen mechanical equipment. Most projects can have an additional 5' to screen mechanical equipment or up to 16' for an elevator bulkhead. However, this additional height is based on the maximum height permitted in the zoning district and the proposed expansion tower exceeds this height.

Staff supports the increase in height and modifications to the setbacks. The additional height requested is to allow for the screening of mechanical equipment, and the proposed parapet screening will improve the aesthetics of the expansion tower, especially as viewed from a distance and from other structures of similar height. There will be additional massing to the building with the addition, but it is not substantially more than the existing conditions and it is within the existing footprint of the structure. The property to the north is zoned UI, which allows for a maximum height of 75' and a height of up to 125' with Design Review. Salt Lake Regional/Holy Cross Hospital is across the street and, based on the location and change in grade, is between 4-6 stories. The property to the east is zoned RMF-45. The Arlington Place Condominiums are on this property and have structured parking at grade and six floors of residential units above it. The proposal is consistent with the scale of these two properties.

The adjacent properties to the west and south have lower scale development. The property to the west, closest to the expansion tower is in the RMF-35 zoning district and the medical office structure on it is 1.5 stories tall, with the lower level partially below grade. To the rear is parking associated with the medical office building to the west and carports that are associated with the with subject property. Further to the south is a Rocky Mountain Power substation, which is in the RMF-30 zoning district. The closest property to the south that is occupied by a residential use is 57' from the rear of the expansion tower. This dwelling is in the R-2 zoning district. The office use to the west and the distance to the residential use mitigates the potential negative effects of the expansion tower. At grade, the setbacks and visual appearance of the existing building will not change. The Rocky Mountain Power substation has two power poles, one in the park strip and the other immediately to the south of the carports, that are approximately the same height as the existing building.

STAFF RECOMMENDATION

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval, including off-street loading, signage, lighting, and landscaping.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

NEXT STEPS

Approval of the Request

If the proposal is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. Final certificates of occupancy for the building will only be issued once all conditions of approval are met.

Denial of the Planned Development Request

If the Planned Development is denied, the applicant would need to meet the density requirements of the RMF-45 zoning district and 35 units would be allowed. The applicant would need to meet the other requirements of the zoning district regarding the additional 5' in building height and setbacks.

ATTACHMENT A: Vicinity Map

Vicinity Map

Salt Lake City Planning Division 5/24/2023

ATTACHMENT B: Plan Set

Planning Division
451 S State St., Room 215
Salt Lake City, UT 84111

Re: Victory Heights Planned Development Submission

1. Project Description

BCG Arc Fund, Volunteers of America Utah, and Giv Development have partnered to redevelop an existing medical complex, located at 1060 E 100 S, to an 88-unit LIHTC multi-family property. The project has already been allocated tax credit funding, Olene Walker funding, and received a low-interest loan from Salt Lake City. Letters of commitment are all attached on the application. The existing use is a non-conforming commercial medical building and surface parking lot. The project will be utilizing the current underground parking structure for all required residential parking and converting the majority of the surface parking to open outdoor amenity space. Due to the high cost of land in this neighborhood, the only financially viable way to provide affordable housing at this location is by increasing the number of residential units to the 88 that are proposed.

The proposed use is a conforming residential multi-family use that will utilize the existing footprint of the building. The applicant is requesting an increase to the allowable density on the property to convert the non-conforming structure to affordable housing. In addition, the project is requesting an additional height of 5 feet for the screening of mechanical equipment. 100% of the newly created housing units will be affordable at, or below, 50% AMI. Precedence already exists allowing higher density across the street from this proposed development.

2. Planned Development Information

a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance;
b. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance; and
c. Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.

Per **21A.55.010**, Victory Heights has been planned with the best development practices in mind. The project meets the purpose and objectives of a planned development through:

A. Open Space and natural Lands: The project is converting an existing surface parking lot to outdoor open space. Within the development, there will be multiple areas where residents can access the outdoors, including vegetable gardens, mature trees, and sports courts.
B. Historic Preservation: The property is located within the Salt Lake City East Side National Register Historic District. It is retaining the original building on site, and rehabilitating it to be more energy efficient and ensure it will continue to be a neighborhood cornerstone for the next generation.
C. Housing: 100% of the housing units being created will be for residents with rents between 20%-50% AMI. The proposal includes studio, 3- and 4-bedroom units. 80% of Salt Lake City's households are 1-2 persons, with 20% being higher (Source: 2019 American Community Survey, 1-Year Estimates Census Table #B25009). Victory Heights is a rare project that provides 25% of the units to larger households. This matches the neighborhood where there is a mix of single family and multi-family properties. Where this project stands out is that it is 100% of the family units are affordable housing, reserved for those making below 50% AMI.
D. Mobility: The project is located within 1/3 of a mile of a core bus route. Residents will be encouraged to utilize transportation options other than automobiles simply by where it's located.
E. Sustainability: Victory Heights will be 100% all-electric. Sustainability is top of mind as design proceeds. The project will be Enterprise Green Communities certified when complete, and achieve Designed to Earn ENERGY STAR score of 90.
F. Master Plan Implementation: The objectives have been aligned to meet the vision of Salt Lake City's Master Plan. Victory Heights sits within the Central Community Masterplan Neighborhood, and close to the avenues master plan. Specifically, the East Central Neighborhood within the Central Community. Within this district, there is a wide variety of land uses from single-family dwellings to high-rise apartments, small commercial developments, offices and major institutions. The project is located within a historical district that seeks to combine a feeling of residential and institutional uses. Victory Heights takes a non-conforming medical plaza and adapts it into affordable housing units. This use is consistent with the adopted policies set forth in the masterplan of Central Community. See Master Plan Compatibility in next section to see how Victory Heights is consistent with the Master Plan Implementation.

The Standards for Planned Developments, as stated in **21A.55.050** will be met through:

A. Planned Development Objectives: Many of the objectives in the Planned Development of Victory Heights are being met and exceeded. Open space is being preserved by converting a parking lot to outdoor amenity space for the tenants, the project is being designed with sustainability and energy efficiency in mind. 88 new affordable housing units would be added into Salt Lake's East-side. The Master Plan that Salt Lake City has issued within the specific Central Neighborhood vision is being implemented. By allowing an increase of density to this site, the project will provide 88 NEW affordable housing units to Salt Lake City's housing stock. Providing this many affordable units will

not only be beneficial to the neighborhood and its tenants but aligns with the city's goals of providing more affordable housing. This is more affordable units than would be achievable through strict application of land use regulations. **As stated in 21A.55.020 D.1, as this is an RMF zoning district, on a lot larger than .20 acres in size, and as the project is changing a nonconforming commercial use to a residential use that is allowed in the zoning district, Victory Heights is exempt from the density limitations of the zoning district when approved as a planned development.**

B. Master Plan Compatibility: To add on to what was mentioned previously, the project is located within a historical district that seeks to combine a feeling of residential multi-family while honoring its institutional roots of a medical clinic. Victory Heights takes a nonconforming medical plaza and adapts it into affordable housing units. This use is consistent with the adopted policies set forth in the Central Community master plan. Specific goals: *1. Protect and improve the quality of life for everyone living in the community, regardless of age or ability.* Victory Heights will include ADA units above what is required by code and will design the entire project in a trauma-informed manner to lead to a sense of health and well-being for all residents, despite their physical abilities. *2. Improve and support community involvement, public participation, and neighborhood activism in the Central Community.* Victory Heights will include a work of public art on the building that will add character and a sense of neighborhood pride. *3. Provide a basis for funding specific programs that assist with housing.* Victory Heights has received funding from the Salt Lake City RDA to provide our 88 units of affordable housing. *4. Provide opportunities for smarter and more creative development practices to better serve the community.* A better product will be provided by converting a nonconforming commercial use into residential, and retaining the existing building, as well as increasing green space on site. By being creative with the existing property, a better product than what was currently existing or currently allowed by code will occur. The most sustainable building is one that is already built, Victory Heights will capitalize on that opportunity to be able to provide affordable housing, while lowering the negative impact of development on the city. *5. Prevent inappropriate growth in specific parts of the community.* The footprint of the current building is not increasing, the only increase in building will be on top of the existing 2 story structure. *8. Preserve historic structures and residential neighborhoods.* While the existing building is not on the historic register, it has existed since the 1960's and has become an integral part of the identity of our neighborhood. The proposed project seeks to preserve this structure while adding residential units to the neighborhood.

C. Design and Compatibility: Victory Heights will integrate incredibly well with the surrounding neighborhood. Directly East of this development is Arlington Place Condominiums, which shares key attributes to this development, mainly dense multi-family housing, mature landscaping, and unique building materials. North of Victory Heights is a medical plaza that speaks to the original design of the project, which will retain the main characteristics of by utilizing the existing building. Surrounding the development are more multi-family apartments, and single-family homes. Victory Heights is a type already seen within the neighborhood, and by being 100% affordable will ensure people of all incomes will have a home within this amenity-rich space.

1. *Scales, mass, and intensity of development is compatible with neighborhood:* The project is adjacent to an existing dense multi-family project that is a for-sale use. The existing height of the building fits well in line with the other existing buildings. The project will retain the existing mature landscape and will rehabilitate an aging building within the neighborhood. Currently, the project is surrounded by single-family residential homes, multi-family high density residential, hospital, and medical uses.
2. *Building orientation and building materials:* The building orientation and materials in the proposed planned development are compatible with the neighborhood. The existing structure is staying so it already fits in the existing orientation and building materials for the neighborhood. For a breakdown, please see elevation drawings for more information.
3. *Setbacks:*
    a. The proposed project retains a neighborhood cornerstone that has been loved by Central Community since it was built. The visual character will be maintained by re-utilizing the existing building, while incorporating modern finishes. This will ensure the building has an extended life and continues to be a neighborhood anchor for the next generation.
    b. The proposed project will decrease a large surface parking area and convert the majority of that area into outdoor amenity gathering space for the tenants. Not only does this provide sufficient private amenity space for tenants, but the neighborhood is positively impacted by decreasing surface parking.
    c. The proposed project provides sufficient open space between neighboring properties.
    d. Adequate site lines to streets, driveways and sidewalks will be provided.
    e. Adequate setbacks are being met for both the existing and new portion of the project.
4. *Ground floor transparency and detailing for pedestrian interest:* The ground floor will maintain the existing, large glass, entrance to the building. This provides interest for both pedestrians and tenants.
5. *Lighting:* Lighting will be designed for safety and visual interest, while also minimizing impacts on surrounding property.
6. *Dumpsters:* All dumpsters will be within the underground parking structure.
7. *Parking:* All parking areas are below grade and buffered from adjacent uses.

D. *Landscaping*: Victory Heights will design all landscaping in accordance with city standards and requirements. It will utilize the existing mature trees along the periphery of the street, as well as utilize native and drought-tolerant plants, and have a water-efficient drip/smart irrigation system. Much of the existing landscaping will stay in place, while adding additional landscaping to the newly created outdoor amenity space.

E. *Mobility*: By building downtown, various transportation modes are readily available, thus helping alleviate resources and congestion elsewhere in the city and broader community. Accessibility is greatly improved by developing housing close to a core bus route and Trax stops. To help promote bicycling, a bike repair station and bike storage

will be available on site. To align with the sustainability goals, Victory Heights will install Electric Vehicle charging stations within our covered parking stalls, and offer incentives like discounted electricity rates for EV users. With so many amenities so close to this site, this location will only foster greater pedestrian traffic. Victory Heights will meet all required fire apparatus access and loading berth requirements.

F. *Existing Site Features*: The existing building was constructed in the early 1960's and retains the original character of its time. We are committed to preserving that, while adding more modern finishes with the addition of the floors above the parking structure. We are excited to be able to rehabilitate the existing building as it has been a neighborhood cornerstone, and make sure it continues to be as such for the next generation.

G. *Utilities*: The proposed and existing utilities will adequately serve the property and not have a detrimental effect on the surrounding area. We intend to eliminate the gas line in to the building as our property will be 100% electric.

3. Minimum Plan Requirements

- A digital (PDF) copy of each plan and elevation drawing (attached)

4. Site Plan

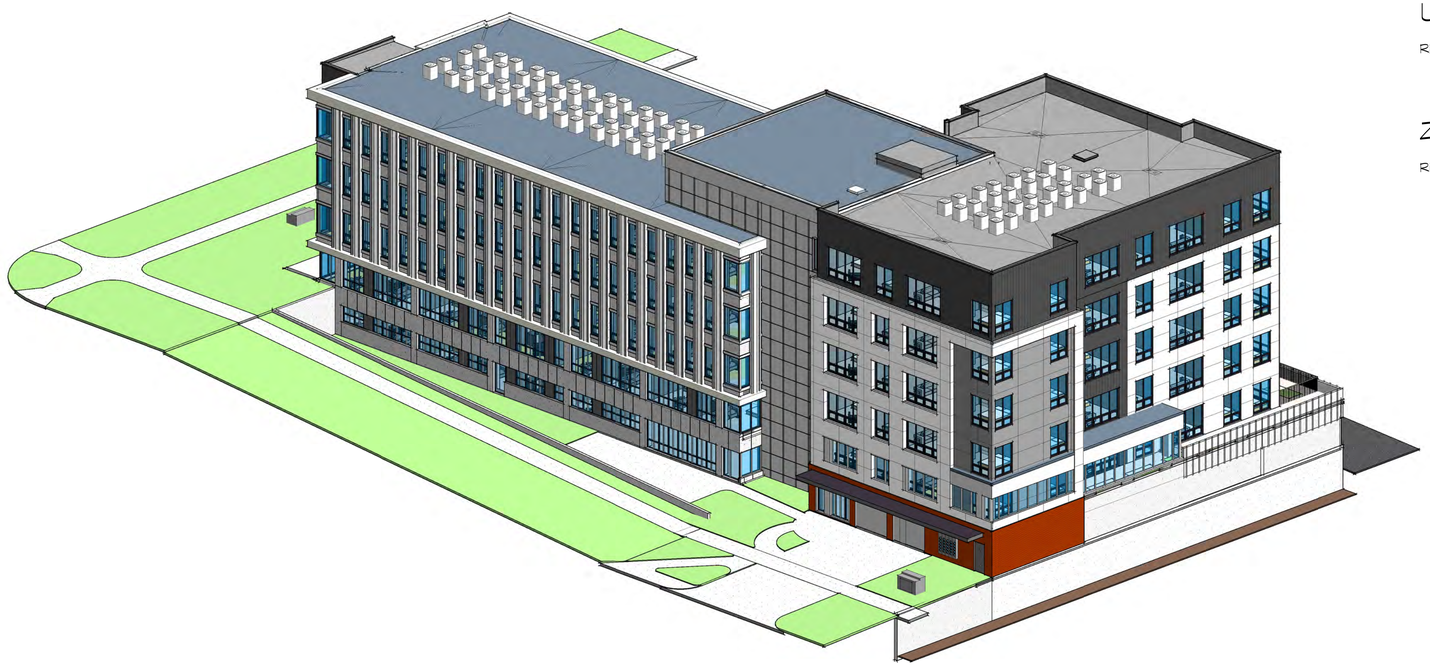
- Site plan (attached)

5. Elevation Drawing

- Detailed elevation, sections and profile drawings with dimensions drawn to scale (attached)
- Type of construction and list the primary exterior construction materials (attached)
- Number, size, and type of dwelling units in each building, and the overall dwelling unit density: **66 studios, 18 3-bedroom, 4 4-bedroom - 88 units total in one building.**

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UT 84102



DEVELOPER

BCG ARC FUND
VOLUNTEERS OF AMERICA UTAH

CONSTRUCTION TYPE

IA - BASEMENT - LEVEL 1
IIIA - LEVELS 2-6

USE

RESIDENTIAL

ZONE

RMF-45

UNIT MIX		
Type	Count	Comments
Studio A 1	5	Type A
Studio A 2	5	Type A
Studio B	15	Type B
Studio C	6	Type B
Studio D	10	Type B
Studio E	10	Type B
Studio F	15	Type B
Unit 3A 1	3	Type A
Unit 3A 2	1	Type A
Unit 3B	1	Type B
Unit 3C	4	Type B
Unit 3D	4	Type B
Unit 3E	4	Type B
Unit 3F	1	Type B
Unit 4A	1	Type A
Unit 4B	3	Type B
Grand total: 88		

BUILDING CALCULATIONS	
SUBGRADE TOTAL	25,788 SF
LEVEL 1 TOTAL	24,543 SF
LEVEL 2 EXISTING	9,336 SF
LEVEL 2 NEW	5,846 SF
LEVEL 2 TOTAL	15,182 SF
LEVEL 3 EXISTING	9,336 SF
LEVEL 3 NEW	5,846 SF
LEVEL 3 TOTAL	15,182 SF
LEVEL 4 EXISTING	9,336 SF
LEVEL 4 NEW	5,846 SF
LEVEL 4 TOTAL	15,182 SF
LEVEL 5 EXISTING	9,336 SF
LEVEL 5 NEW	5,846 SF
LEVEL 5 TOTAL	15,182 SF
LEVEL 6 EXISTING	2,700 SF
LEVEL 6 NEW	5,558 SF
LEVEL 6 TOTAL	8,258 SF

PARKING CALCULATIONS

PROVIDED PARKING STALLS	87 STALLS
TOTAL PARKING SUBGRADE	47 STALLS
TOTAL PARKING LEVEL 1	27 STALLS
TOTAL SURFACE	13 STALLS

REQUIRED PARKING PER 21A.44

** MIN.

1 STALL PER STUDIO

STUDIO:	66 X 1	66

1.25 STALLS PER 3 & 4 BEDROOM

3 BED:	18 X 1.25	23
4 BED:	4 X 1.25	5
TOTAL STALLS		94 STALLS

MAX

2 STALLS PER STUDIO

STUDIO:	66 X 2	132

3 STALLS PER 3 & 4 BEDROOM

3 BED:	18 X 3	54
4 BED:	4 X 3	12
TOTAL STALLS		198 STALLS

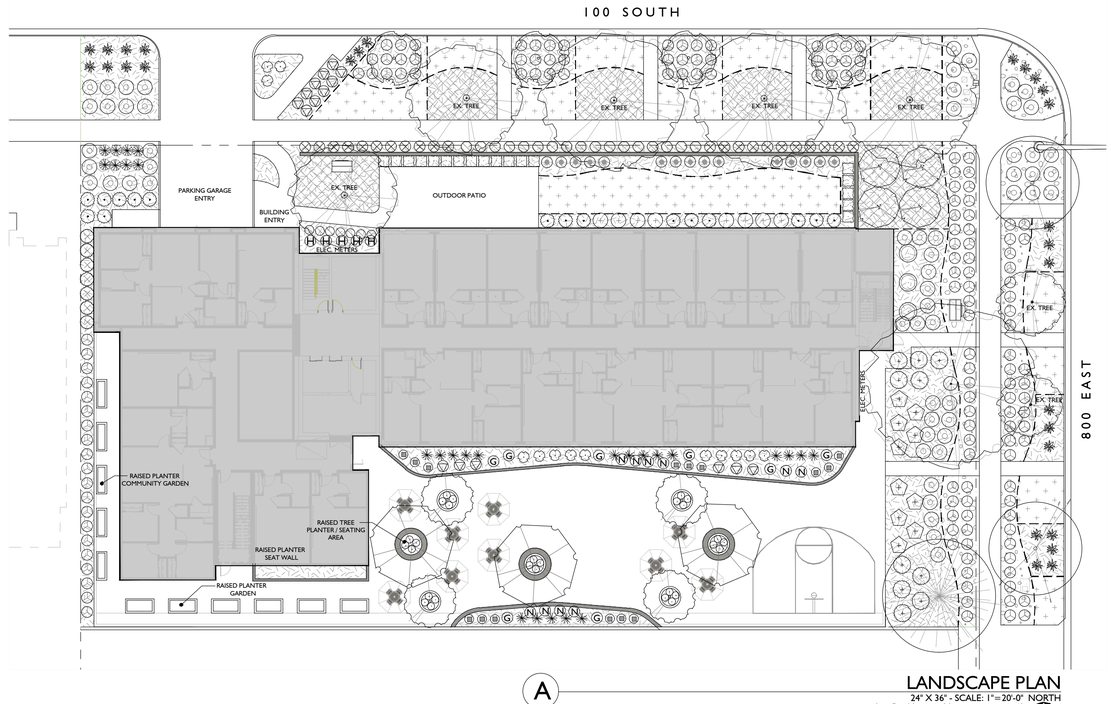
** THIS PROJECT QUALIFES FOR MULTIPLE REDUCTIONS TO THE MIN REQUIRED STALLS PER TABLE 21A.44.050

ITEM 'D-1' 25% REDUCTION. SEE ATTACHED SUPPORTING DOCUMENTS

MIN REQUIRED 94 STALLS X .025 = 23.5
94 - 23.5 = 70.5 STALLS

ITEM 'D-1' + 15% PROJECT IS LOCATED WITHIN 1/4 MILE OF A BUS STOP. (SEE VICINITY MAP)

MIN REQUIRED 70.5 STALL X 0.15 = 10.5
70.5 - 10.5 = 60 STALLS



A

LANDSCAPE PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH

0 5 10 20 40

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
10. All turf, shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
11. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
    Sand (0.05 - 2.0 mm Dia.) 20 - 70%
    Clay (0.002 - 0.05 mm Dia.) 20 - 70%
    The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
    pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
12. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE SCHEDULE

Sym	Qnty	Scientific Name	Common Name	Size	Drought Tolerant*	Hydro Zone **
		DECIDUOUS TREES			100%	
	3	Acer ginnala 'Flame' - clump	Amur Maple	20 Gal.	Yes	Td4
	3	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2" Cal.	Yes	Td1
	4	Cercis candensis	Eastern Redbud	2" Cal.	Yes	Td3
	2	Gymnocladus dioicus 'Expresso'	Kentucky Coffeetree	2" Cal.	Yes	Td2
	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal.	Yes	Td3
	3	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.	Yes	Td4
	8	Existing Trees to Remain				
		DECIDUOUS SHRUBS				
	15	Buddleia 'Lo and Behold' Blue Chip	Blue Chip Butterfly Bush	2 Gal.	Yes	Sd3
	13	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.	Yes	Sd3
	15	Rhamnus frangula x 'Fine Line'	Fineline Buckthorn	2 Gal.	Yes	Sd3
	16	Spiraea japonica 'Dakota Goldcharm'	Dakota Goldcharm Spirea	2 Gal.	Yes	Sd3
		EVERGREEN SHRUBS			100%	
	17	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	2 Gal.	Yes	Se3
	18	Euonymus fortunei colorata	Wintercreeper	2 Gal.	Yes	Se3
	7	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.	Yes	Se3
	16	Prunus laurocerasus 'Cherry Hill'	Cherry Hill Laurel	2 Gal.	Yes	Se3
	18	Taxus media 'Hicksii'	Hicks Yew	4'	Yes	Se3
	27	Yucca Filamentosa 'Bright Edge'	Bright Edge Yucca	2 Gal.	Yes	Se0
		ORNAMENTAL GRASSES			88%	
	12	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	Yes	Tw2
	7	Hakonechloa macra 'Albo Striata'	Japanese Forest Grass	1 Gal.	Yes	Tw2
	10	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.	Yes	Tw2
	149	Pennisetum alopecuroides	Fountain Grass	1 Gal.	Yes	Tw2
	24	Sesleria autumnalis	Autumn Moor Grass	1 Gal.	No	
		GROUNDCOVER			100%	
	10	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	2 Gal.	Yes	Gv3
	57	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.	Yes	Gv1
		PERENNIALS				
G	5	Gaura lindheimeri	Whirling Butterflies	1 Gal.	Yes	P1
N	10	Nepeta x faassenii 'Purrsian Blue'	Gros Bleu Lavender	1 Gal.	Yes	P2
H	5	Hosta	Hosta	1 Gal.	Yes	
		TURF				
	2,818 S.F.	Chanshare Imperial Blue		Sod	No	
		EDGING				
		Metal - 3/16" x 4"				
		MULCH				
	9,111 S.F.	Wasatch Grey, Staker Parsons, 1", Over DeWitt PRO5 Weed Barrier		3" Min.		
	2,500 S.F.	2", Over DeWitt PRO5 Weed Barrier		3" Min.		

* - Drought Tolerant Plants as Selected from Water Conserving Plants for Salt Lake City

** - Hydrozone as Determined from Salt Lake City Plant List and Hydrozone Schedule or Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant List

Architecture Belgique, Inc.
801.561.1333
7583 So. Main Street #100
Midvale, Utah 84047
information@archbelgique.com

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL / PLUMBING ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT
STB Design, LLC
Contact : Scott Blake
PHONE : (801) 554-6146
EMAIL : scott@stbdesignllc.com

INTERIOR DESIGNER

FINAL PLANS

VICTORY HEIGHTS
1060 East 100 South
Salt Lake City, Utah

Date
July 17, 2023

DATE REVISIONS

Sheet Title

LANDSCAPE PLAN

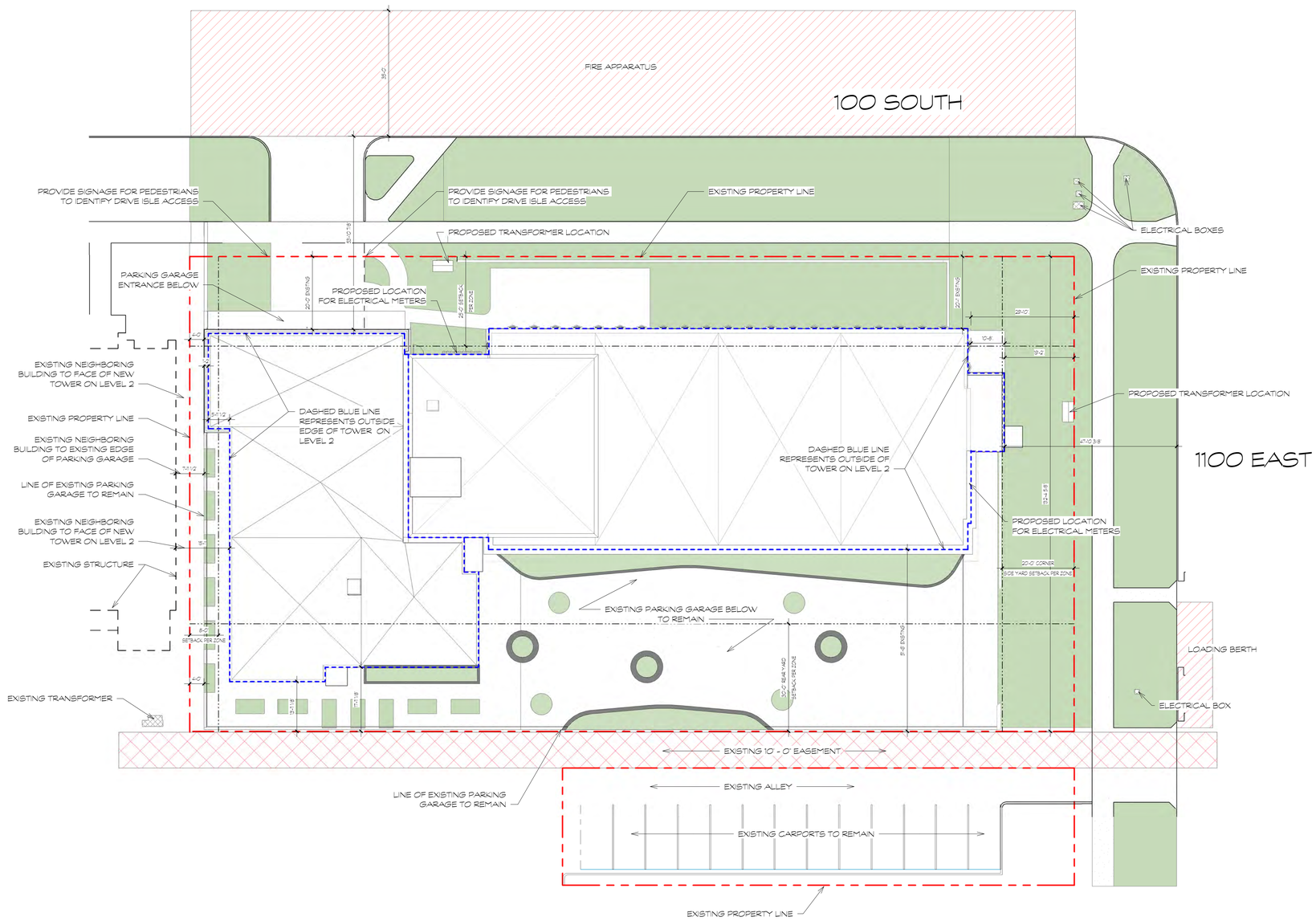
Sheet Number

L101

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

" EXISTING BUILDING FOOTPRINT	25,788 SF
LOT AREA	37,207 SF
PERCENTAGE COVERED	69%

" NEW TOWER WILL BE BUILT WITHIN THE EXISTING FOOTPRINT AND WILL NOT CHANGE THE TOTAL FOOTPRINT.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

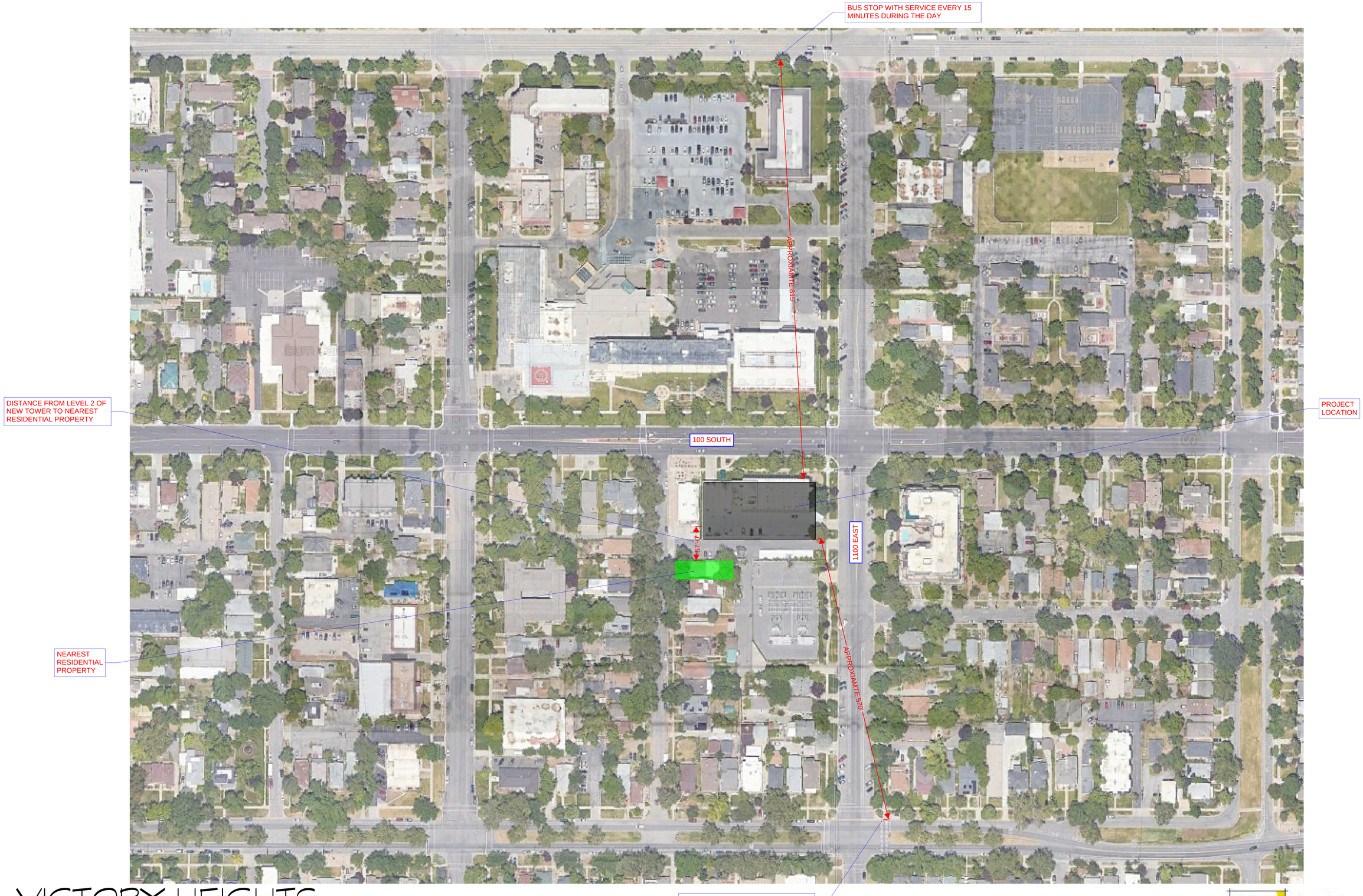
0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SITE PLAN

07/17/2023

Architecture Belgique, Inc.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SITE PLAN

05/08/2023

Architecture Belgique, Inc.

PARKING REQUIRED
1/2 STALL PER UNIT
88 UNITS / 2 = 44 STALLS REQUIRED
87 STALLS PROVIDED

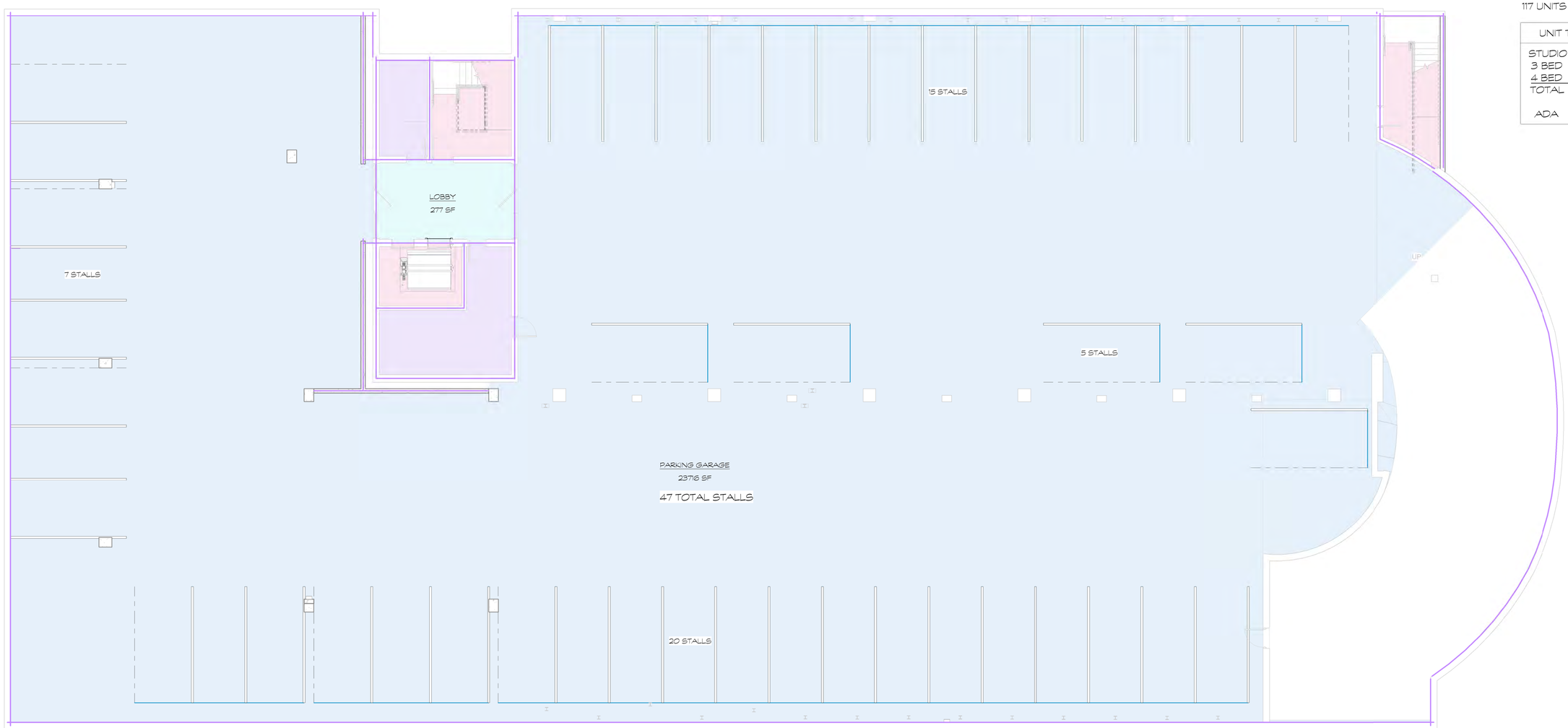
PARKING COUNT	
SUBGRADE	47
LEVEL 1	27
CARPORT	13
TOTAL	87

UNIT MIX

Type	Count	Comments
Studio A 1	5	Type A
Studio A 2	5	Type A
Studio B	15	Type B
Studio C	6	Type B
Studio D	10	Type B
Studio E	10	Type B
Studio F	15	Type B
Unit 3A 1	3	Type A
Unit 3A 2	1	Type A
Unit 3B	1	Type B
Unit 3C	4	Type B
Unit 3D	4	Type B
Unit 3E	4	Type B
Unit 3F	1	Type B
Unit 4A	1	Type A
Unit 4B	3	Type B
Grand total: 88		

DWELLING UNIT DENSITY:
117 UNITS PER ACRE

UNIT TOTALS	
STUDIO	66
3 BED	18
4 BED	4
TOTAL	88
ADA	15



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1-0"

SUBGRADE FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

PARKING REQUIRED
1/2 STALL PER UNIT 88 UNITS / 2 = 44 STALLS REQUIRED 87 STALLS PROVIDED

ELECTRICAL STALLS
MIN REQUIRED 1 STALL PER 25 88 UNITS / 25 = 3.52 STALLS REQUIRED 4 ELECTRICAL STALLS PROVIDED

BICYCLE STALLS
MIN REQUIRED 1 STALL PER 5 88 UNITS / 5 = 17.6 STALLS REQUIRED 50 BICYCLE STALLS PROVIDED

PARKING COUNT	
SUBGRADE	47
LEVEL 1	27
CARPORT	13
TOTAL	87

UNIT COUNT - LEVEL 1

Type	Count	Comments
Level 1		
Studio A1	1	Type A
Studio D	2	Type B
Studio E	3	Type B
Grand total: 6		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1-0"

LEVEL 1 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

UNIT COUNT - LEVEL 2		
Type	Count	Comments
Level 2		
Studio A 1	1	Type A
Studio A 2	1	Type A
Studio D	2	Type B
Studio E	7	Type B
Studio F	3	Type B
Unit 3A 1	1	Type A
Unit 3A 2	1	Type A
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 4A	1	Type A
Grand total: 19		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

LEVEL 2 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

UNIT COUNT - LEVEL 3		
Type	Count	Comments
Level 3		
Studio A 1	1	Type A
Studio A 2	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	2	Type B
Studio F	3	Type B
Unit 3A 1	1	Type A
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total: 19		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1-0"

LEVEL 3 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

UNIT COUNT - LEVEL 4		
Type	Count	Comments
Level 4		
Studio A 1	1	Type A
Studio A 2	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	2	Type B
Studio F	3	Type B
Unit 3A 1	1	Type A
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total: 19		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

LEVEL 4 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

UNIT COUNT - LEVEL 5		
Type	Count	Comments
Level 5		
Studio A 1	1	Type A
Studio A 2	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	2	Type B
Studio F	3	Type B
Unit 3B	1	Type B
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total: 19		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

SCALE : 1/8" = 1-0"

LEVEL 5 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.

UNIT COUNT - LEVEL 6		
Type	Count	Comments
Level 6		
Studio A 2	1	Type A
Studio F	3	Type B
Unit 3E	1	Type B
Unit 3F	1	Type B
Grand total: 6		

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

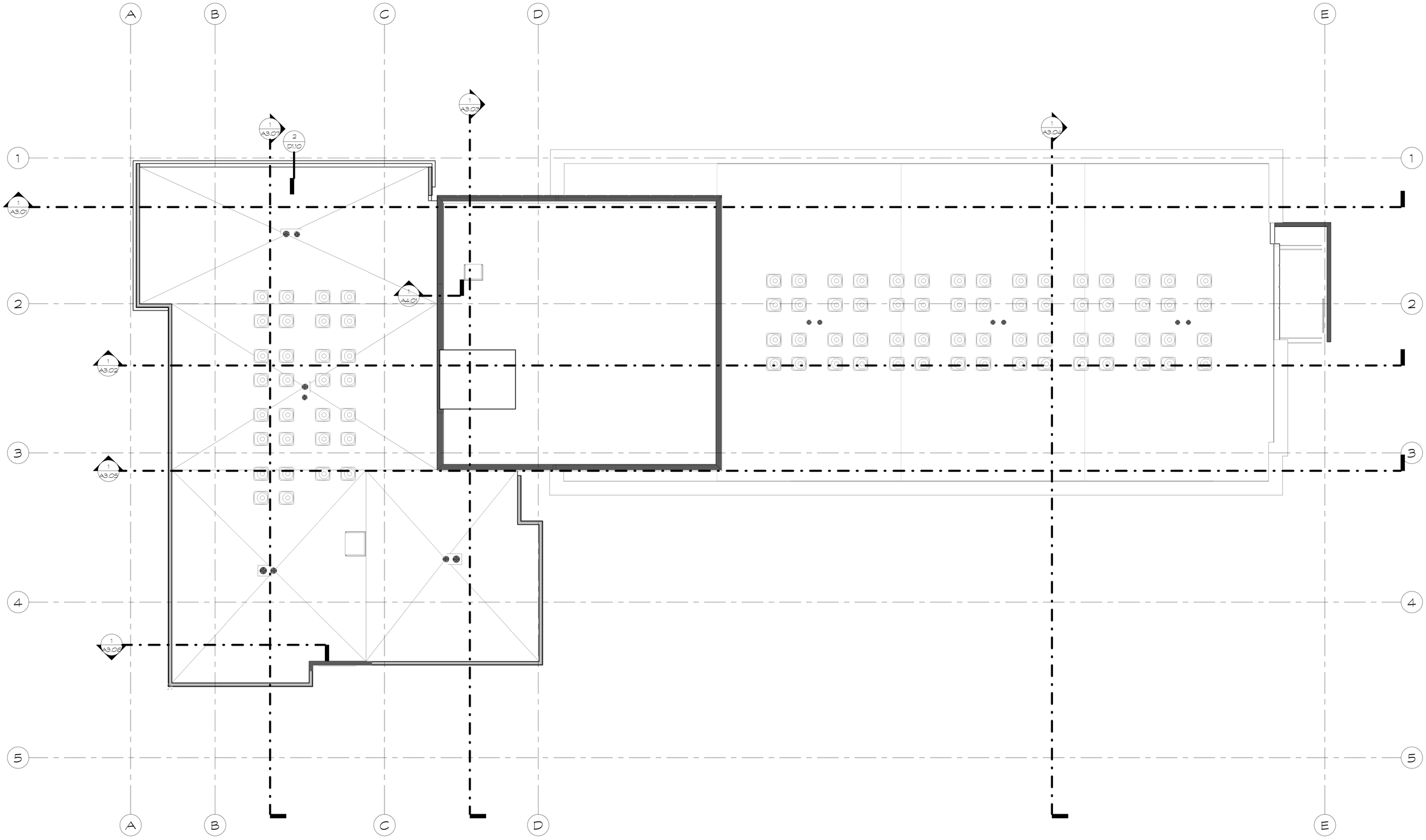
0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

LEVEL 6 FLOOR PLAN

06/06/2023

Architecture Belgique, Inc.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTH

0' 4' 8' 16' 24'

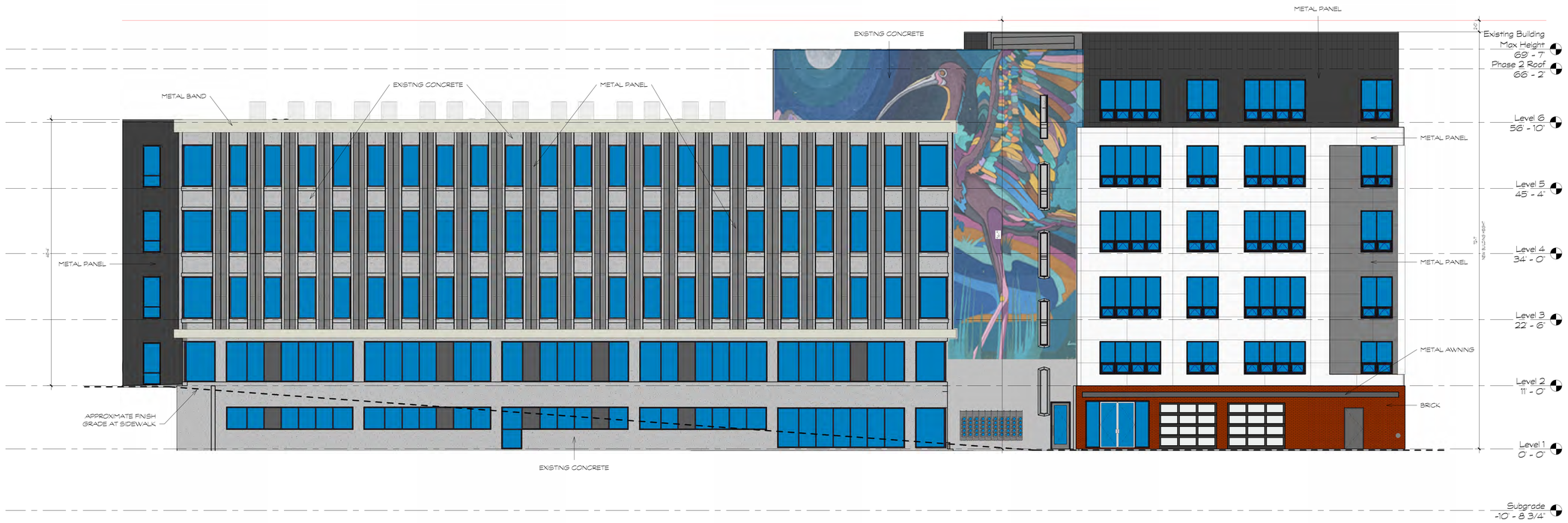
SCALE : 1/8" = 1'-0"

ROOF

06/06/2023

Architecture Belgique, Inc.

GLAZING - 40%



MATERIALS LEGEND

	BRICK
	EXISTING CONCRETE
	METAL PANEL - DARK GRAY
	METAL PANEL - LIGHT GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

0 4' 8' 16' 24'

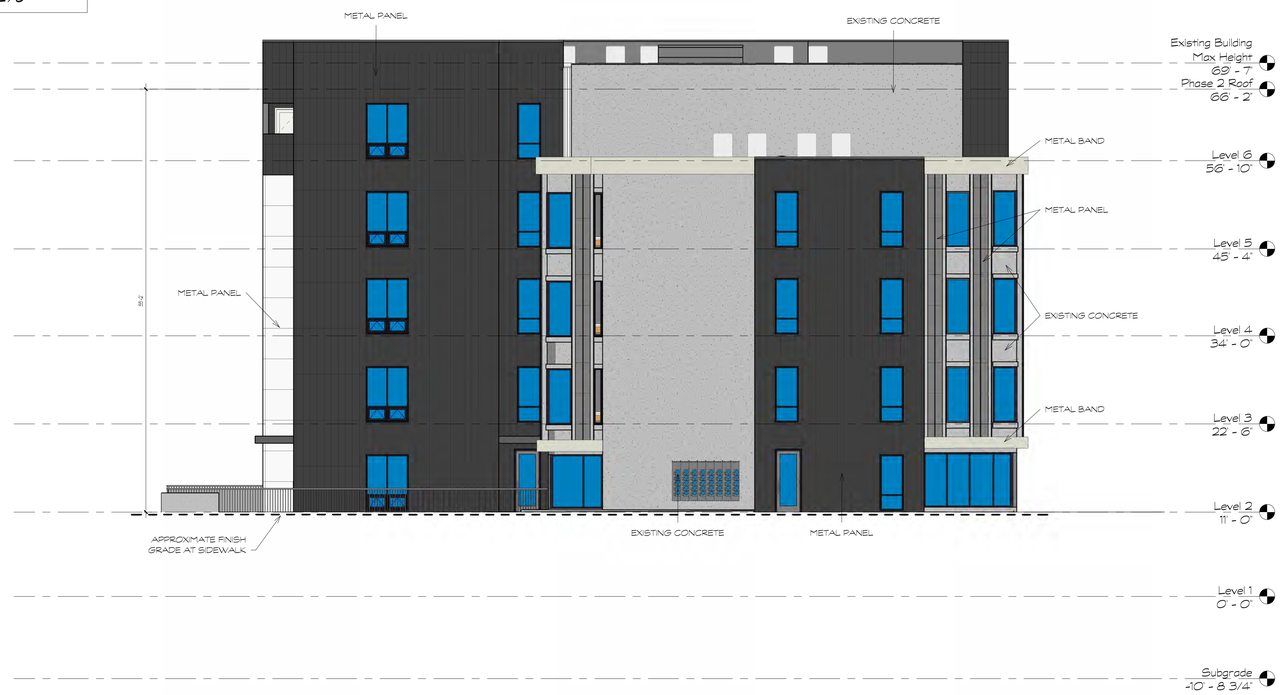
SCALE : 1/8" = 1'-0"

NORTH ELEVATION

07/17/2023

Architecture Belgique, Inc.

GLAZING - 22%



MATERIALS LEGEND

	BRICK
	EXISTING CONCRETE
	METAL PANEL - DARK GRAY
	METAL PANEL - LIGHT GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

0 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

EAST ELEVATION

07/17/2023

Architecture Belgique, Inc.

MATERIALS LEGEND

	BRICK
	EXISTING CONCRETE
	METAL PANEL - DARK GRAY
	METAL PANEL - LIGHT GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

SOUTH ELEVATION

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

07/17/2023

Architecture Belgique, Inc.

MATERIALS LEGEND

	BRICK
	EXISTING CONCRETE
	METAL PANEL - DARK GRAY
	METAL PANEL - LIGHT GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

WEST ELEVATION

07/17/2023

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

Architecture Belgique, Inc.

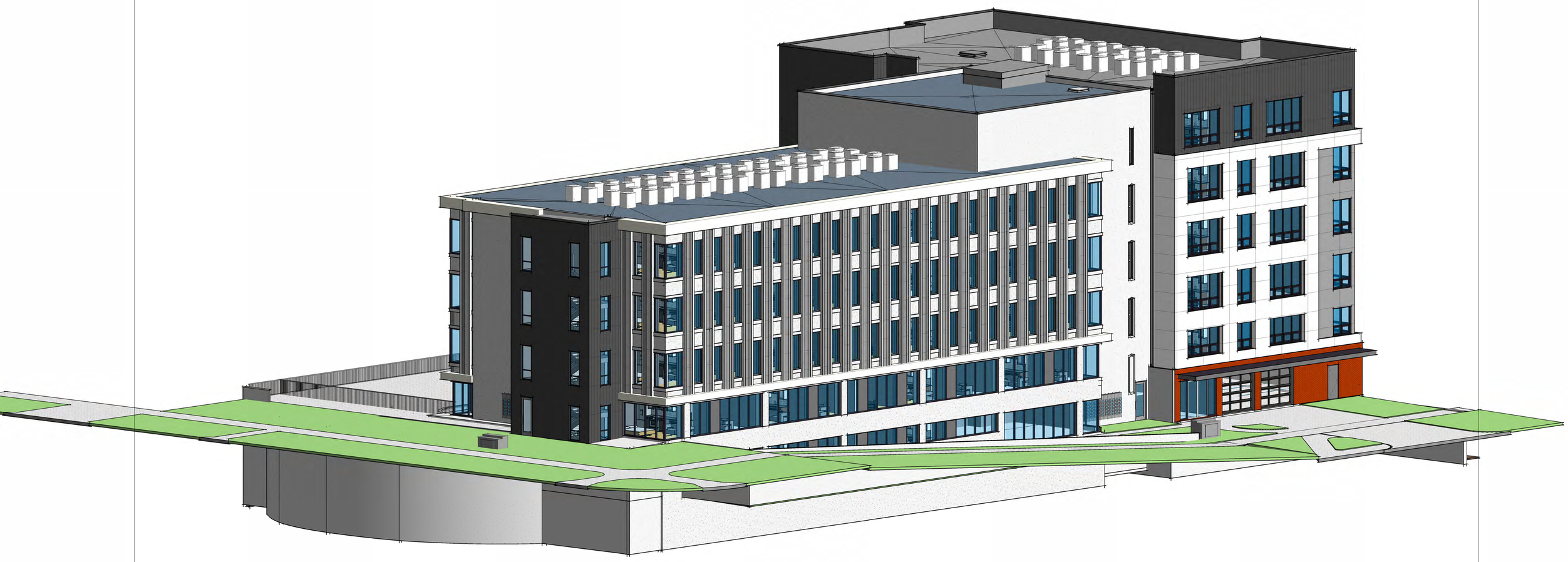
VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTHWEST PERSPECTIVE

07/17/2023

Architecture Belgique, Inc.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTHEAST PERSPECTIVE

07/17/2023

Architecture Belgique, Inc.

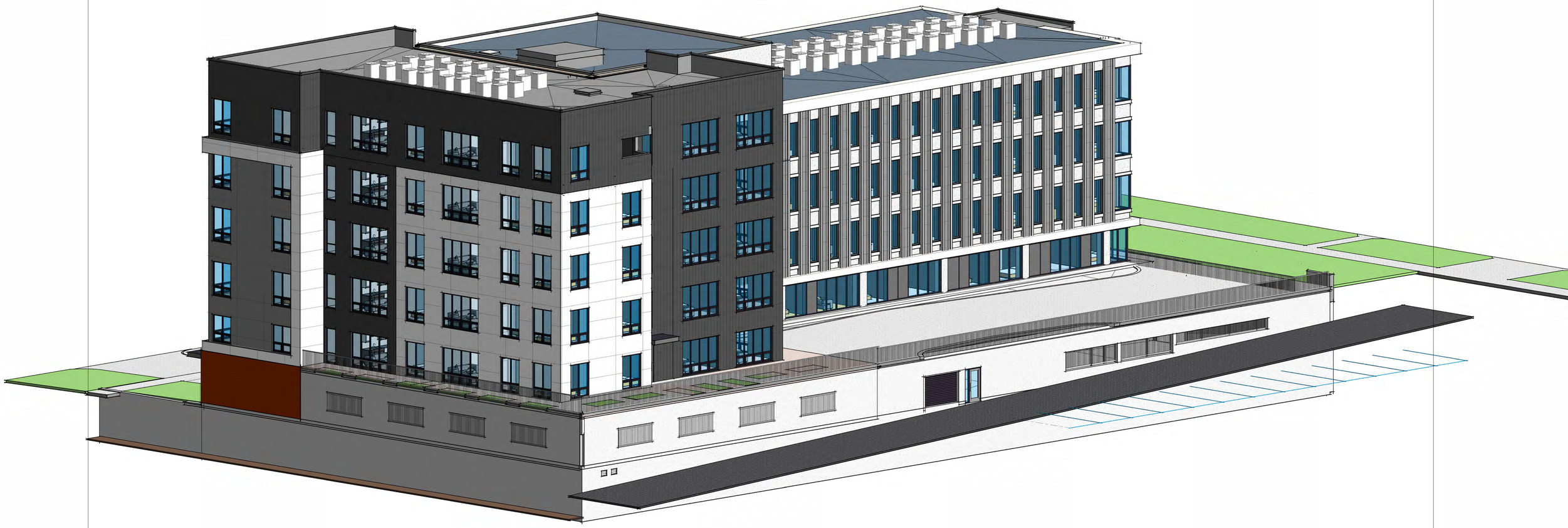
VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

SOUTHEAST PERSPECTIVE

07/17/2023

Architecture Belgique, Inc.



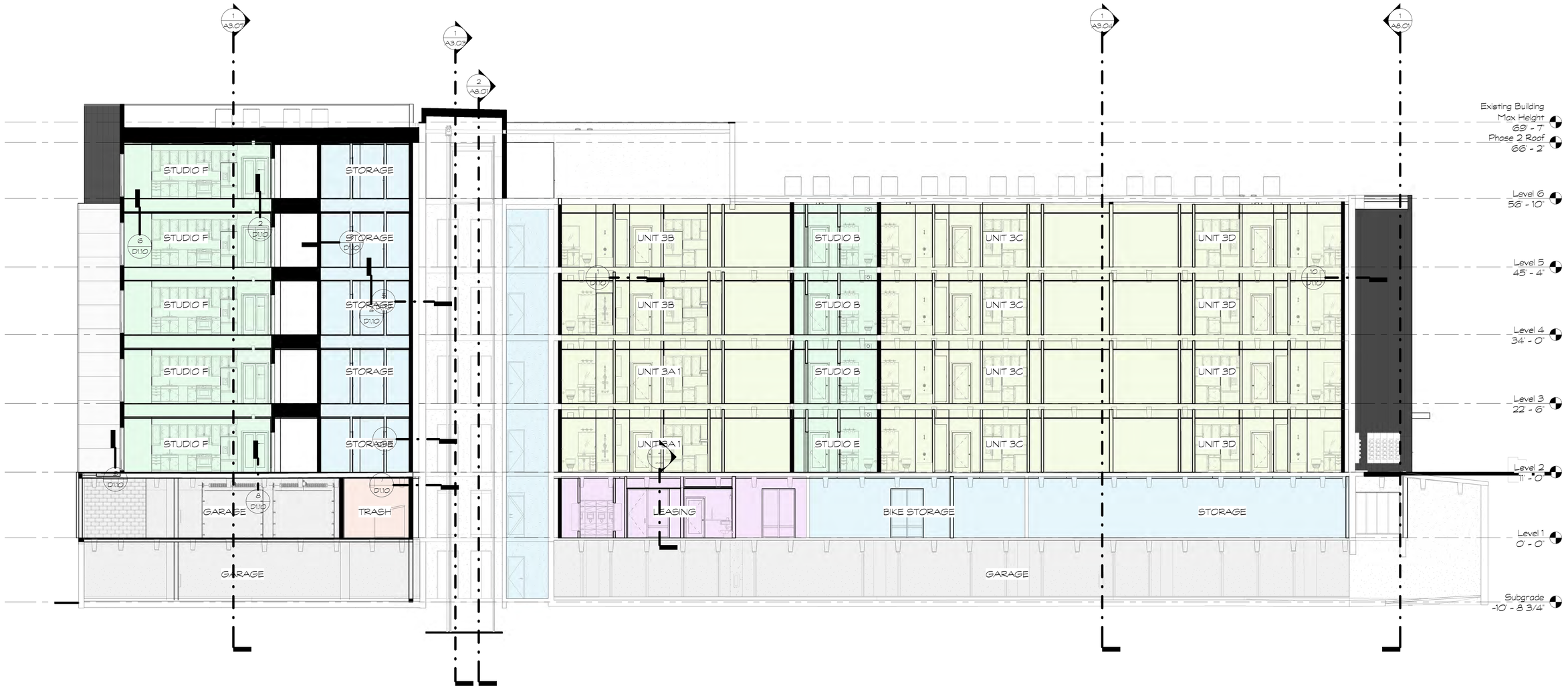
VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

SOUTHWEST PERSPECTIVE

07/17/2023

Architecture Belgique, Inc.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

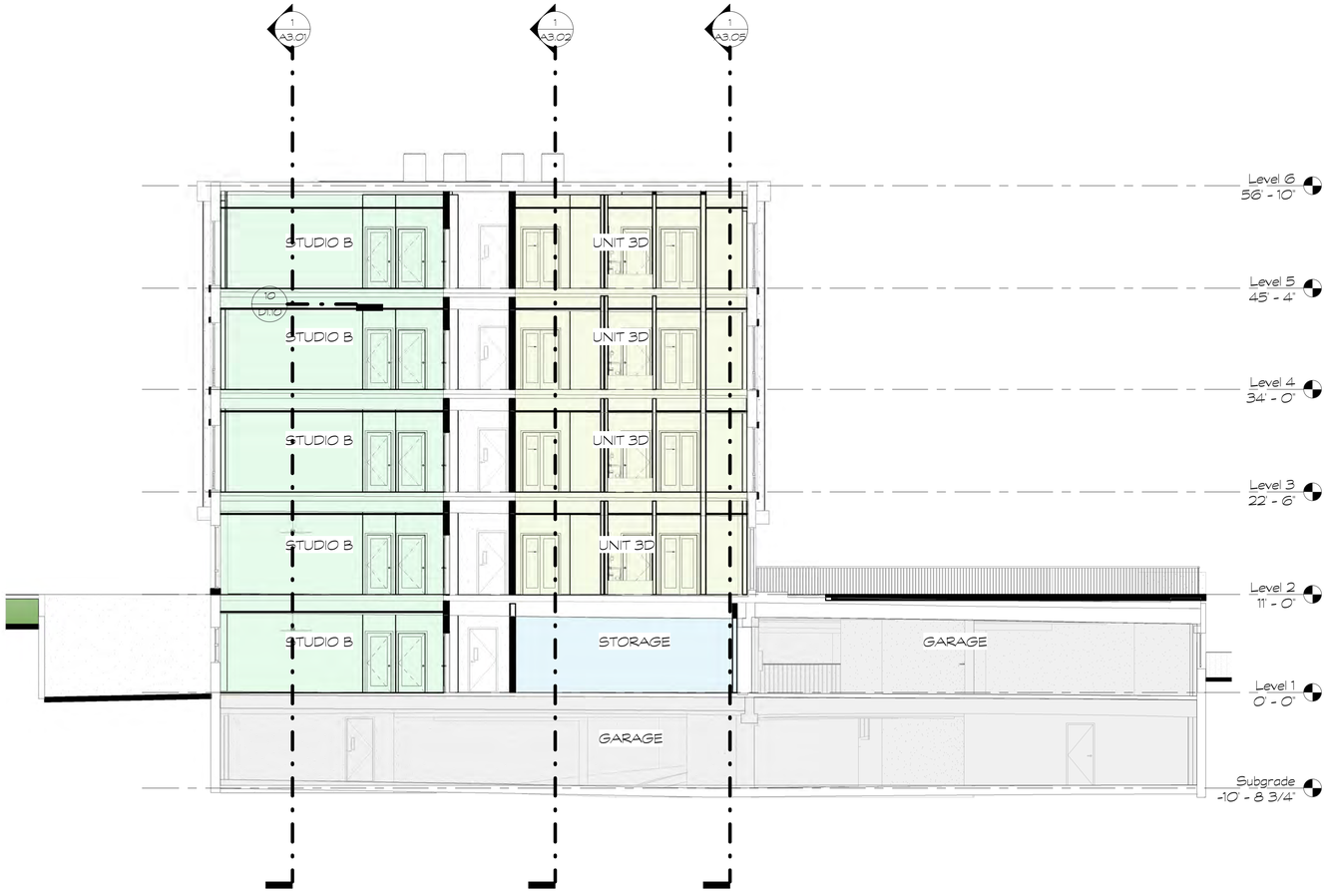
BUILDING SECTION

06/06/2023

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

Architecture Belgique, Inc.



VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

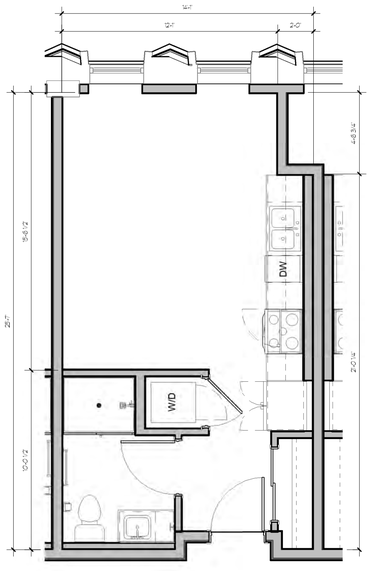
0' 4' 8' 16' 24'

SCALE : 1/8" = 1-0"

BUILDING SECTION

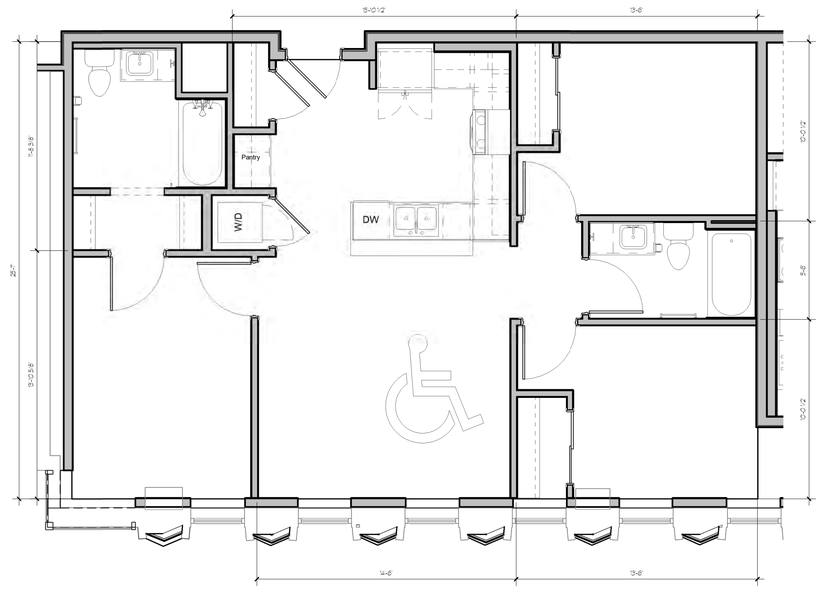
06/06/2023

Architecture Belgique, Inc.



1 P1.17 UNIT STUDIO 1 (TYP.)

SCALE: 1/4" = 1'-0"



2 P1.17 UNIT 3 BED 1 (TYP.)

SCALE: 1/4" = 1'-0"

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

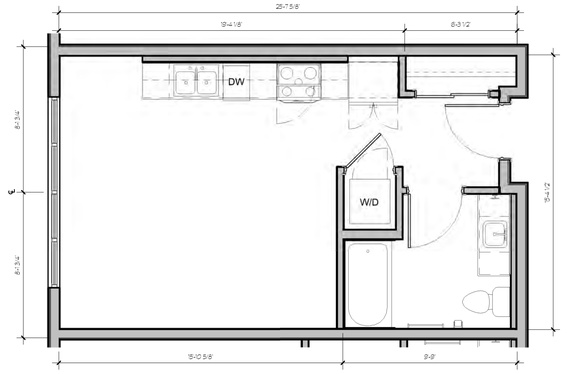
EXISTING TOWER UNITS

06/06/2023

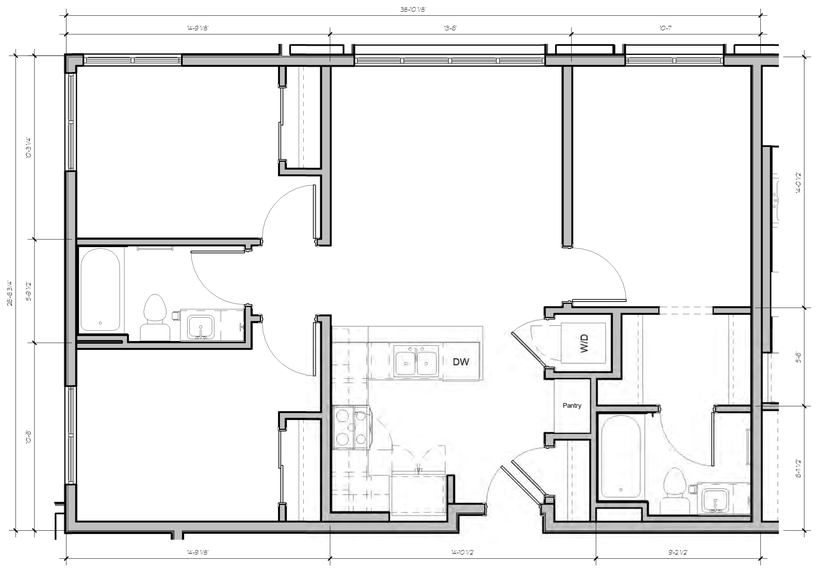
0 2 4 8 12

SCALE : 1/4" = 1'-0"

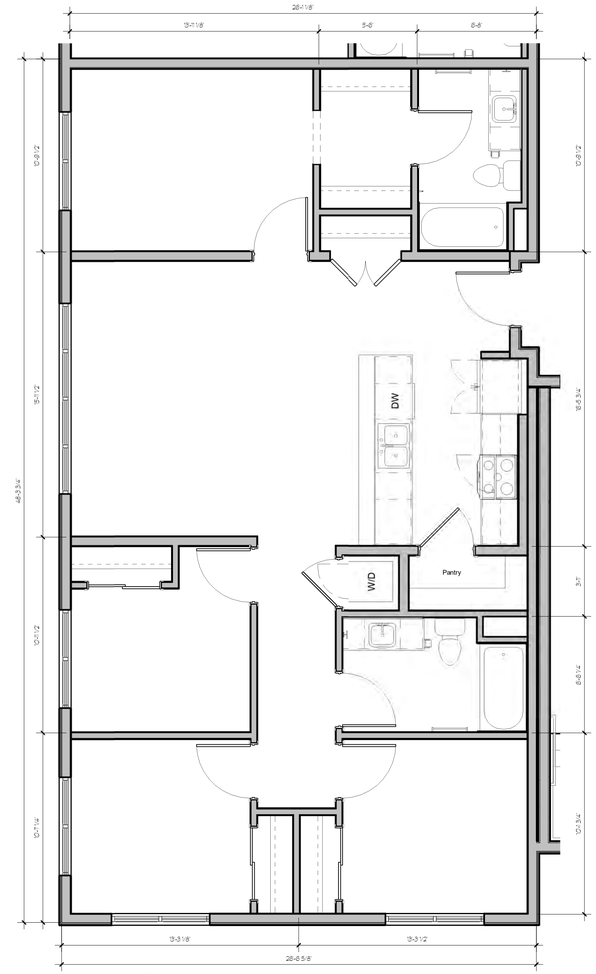
Architecture Belgique, Inc.



1 P1.18 UNIT STUDIO 2 (TYP.)
SCALE: 1/4" = 1'-0"



2 P1.18 UNIT 3 BED 2 (TYP.)
SCALE: 1/4" = 1'-0"



3 P1.18 UNIT 4 BED 2 (TYP.)
SCALE: 1/4" = 1'-0"

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NEW TOWER UNITS

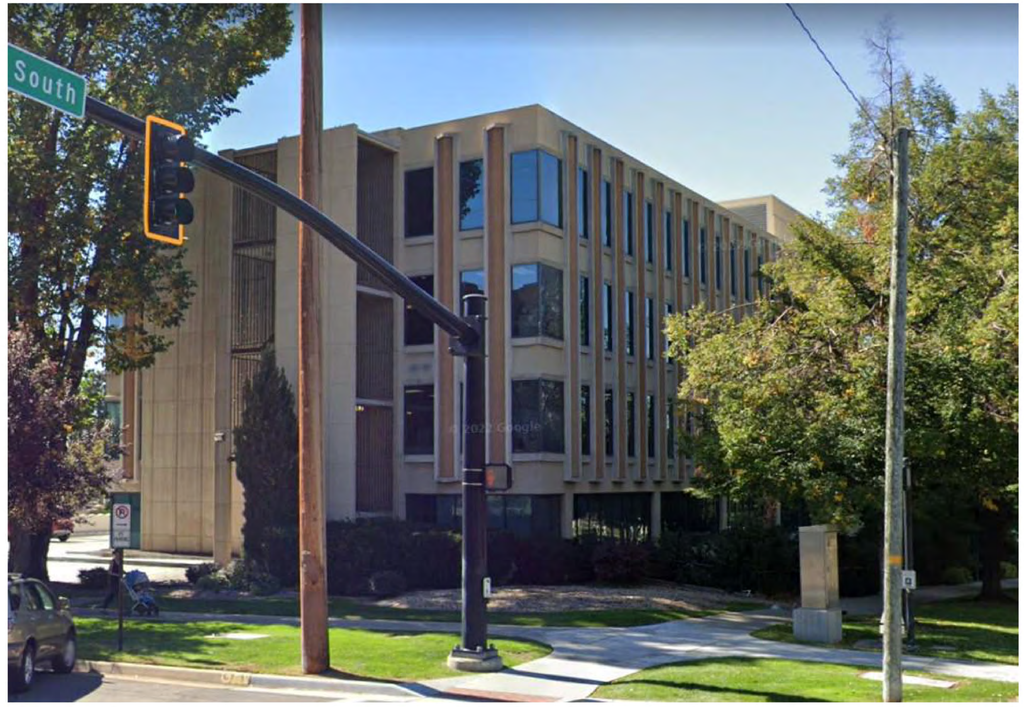
06/06/2023

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

Architecture Belgique, Inc.

NORTHWEST VIEW



NORTHEAST VIEW

SOUTHWEST VIEW

SOUTHEAST VIEW

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

EXISTING PHOTOS

06/06/2023

Architecture Belgique, Inc.

MAYOR ERIN MENDENHALL
Executive Director

DANNY WALZ
Director

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

March 6, 2023

Jonathan Hardy
BCG Holdings
386 West 500 South Suite 100
Salt Lake City, UT 84101

RE: Notice of RDA Funding Allocation of up to $1,865,000 for Victory Heights 1

Dear Jonathan,

The Redevelopment Agency of Salt Lake City ("RDA") has provided a funding allocation to develop the Victory Heights 1 project, an affordable housing adaptive reuse project located at approximately 1060 East 100 South ("Project"). During the January 10, 2023 meeting of the RDA Board of Directors ("Board"), the Board approved to allocate up to $1,865,000 for gap financing for the Project.

The RDA understands that the Project will feature 50 residential units. Of these residential units, 40 units will be affordable to households at 41-60% AMI, and 10 units will be affordable to households making 40% or less of the area median income. While final terms have yet to be negotiated, it is anticipated that funding be provided as a subordinated loan to be repaid back with hard repayments at a 1% interest rate with a 40-year term and 40-year amortization.

A letter of conditional commitment that lays out the preliminary terms will be sent in upcoming weeks. Final terms shall comply with the requirements, standard loan terms and conditions, interest-rate reductions, and all other details laid out within the 2022 Housing Development Loan Program (HDLP) Guidelines. Changes to repayment type may occur (hard repayment versus cash flow repayment) and shall be based on requirements listed in the HDLP Guidelines or if required by a senior lender. Changes in repayment type will cause a change in the base interest rate. Repayment priority and lien position shall be based on the size of the loans.

The RDA looks forward to the completion of this important housing development.

Sincerely,

Danny Walz
Director
Redevelopment Agency of Salt Lake City

MAYOR ERIN MENDENHALL
Executive Director

DANNY WALZ
Director

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

March 6, 2023

Jonathan Hardy
BCG Holdings
386 West 500 South Suite 100
Salt Lake City, UT 84101

RE: Notice of RDA Funding Allocation of up to $280,000 for Victory Heights 2

Dear Jonathan,

The Redevelopment Agency of Salt Lake City ("RDA") has provided a funding allocation to develop the Victory Heights 2 project, an affordable housing adaptive reuse project located at approximately 1060 East 100 South ("Project"). During the January 10, 2023 meeting of the RDA Board of Directors ("Board"), the Board approved to allocate up to $280,000 for gap financing for the Project.

The RDA understands that the Project will feature 38 residential units. Of these residential units, 30 units will be affordable to households at 41-60% AMI, and 8 units will be affordable to households making 40% or less of the area median income. While final terms have yet to be negotiated, it is anticipated that funding be provided as a subordinated loan to be repaid back with hard repayments at a 1% interest rate with a 40-year term and 40-year amortization.

A letter of conditional commitment that lays out the preliminary terms will be sent in upcoming weeks. Final terms shall comply with the requirements, standard loan terms and conditions, interest-rate reductions, and all other details laid out within the 2022 Housing Development Loan Program (HDLP) Guidelines. Changes to repayment type may occur (hard repayment versus cash flow repayment) and shall be based on requirements listed in the HDLP Guidelines or if required by a senior lender. Changes in repayment type will cause a change in the base interest rate. Repayment priority and lien position shall be based on the size of the loans.

The RDA looks forward to the completion of this important housing development.

Sincerely,

Danny Walz
Director
Redevelopment Agency of Salt Lake City

2023 FEDERAL LOW-INCOME HOUSING TAX CREDIT
RESERVATION AGREEMENT

This Federal Low-Income Housing Tax Credit Reservation Agreement (the "Agreement") is made this 24th day of January, 2023, by and between the **UTAH HOUSING CORPORATION** (the "Corporation" or "Utah Housing"), a public corporation of the State of Utah, and **VICTORY HEIGHTS LLC**, a Utah limited liability company, its successors and assigns ("Project Owner").

WHEREAS, Project Owner has made application to Utah Housing for an allocation of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended ("IRC § 42"), with respect to a proposed low-income housing tax credit project consisting of one or more low-income housing buildings known as the Victory Heights Phase 1 (the "Project");

WHEREAS, Utah Housing has relied on the information and representations made by Project Owner to Utah Housing with respect to the Project in making this reservation of low-income housing tax credits to Project Owner;

WHEREAS, Utah Housing is willing to make a reservation of low-income housing tax credits to Project Owner based on Project Owner's commitment to comply with the terms and conditions of this Agreement; and

WHEREAS, in making the reservation of low-income housing tax credits for the Project, Utah Housing has determined as part of its review of the representations in the application that the amount of credits to be reserved is necessary for the financial feasibility of the Project and viability as a qualified low-income housing project throughout the credit period.

NOW, THEREFORE, in consideration of the premises set forth herein, and for such other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Project Description. The Project shall be located at 1060 East 100 South, Salt Lake City, Utah 84102. The Project will consist of 50 affordable units in one (1) building.

2. Income and Rents Targeting. The applicable rent and income limits for the respective units and tenants of the Project shall be set so as to serve the following respective percentages of area median income:

	Units	Rents	Income
2	Studio units	50% of area median income	55% of area median income
8	3 bedroom, 1 bath units	50% of area median income	55% of area median income
29	Studio units	45% of area median income	50% of area median income
1	3 bedroom, 1 bath unit	45% of area median income	50% of area median income
4	Studio units	39% of area median income	44% of area median income
1	3 bedroom, 1 bath unit	39% of area median income	44% of area median income
5	Studio units	25% of area median income	30% of area median income

3. Extended Use Period. The extended use period for the Project shall be 50 years. Project Owner agrees that IRC § 42(h)(6)(E)(i)(II) shall not apply to, and shall not cause the termination of, the extended use period applicable to any building of the Project.

4. Special Set Aside Units. The following units of the Project shall be set aside used for the following respective purposes:

8 units for physically handicapped persons
5 units for refugees
5 units for homeless/near-homeless persons

As stipulated in the Qualified Allocation Plan, Project Owner agrees to set aside and continually rent the above specified number of unit(s) to the foregoing targeted group(s) and properly equip such unit(s) to meet the needs of the targeted group. Exceptions may be permitted by Utah Housing only after Project Owner has met Utah Housing requirements in attempting to lease to the foregoing targeted group(s) and establishing that no special needs tenants are available.

5. Reservation. Pursuant to IRC § 42, Utah Housing hereby reserves an allocation of $1,379,000 in 2023 federal low-income housing tax credits for the Project in the name of Victory Heights LLC (the "Reservation"). The Reservation is not an allocation of federal low-income housing tax credits within the meaning of IRC § 42(h)(1)(E). Project Owner may receive an allocation of federal low-income housing tax credits with respect to the Project by entering into a Carryover Allocation Agreement with Utah Housing according to the rules and regulations of IRC § 42.

6. Nonprofit Organization. A qualified nonprofit organization is required to own an interest in the Project (directly or through a partnership or limited liability company) and materially participate (within the meaning of IRC § 469(h)) in the development and operation of the Project throughout the extended use period applicable to the Project. The term "qualified nonprofit organization" shall have that meaning set forth in IRC § 42(h)(5)(C).

7. Conditional Reservation. This Reservation is conditioned upon and subject to Project Owner's compliance with all of the terms and conditions of this Agreement and the applicable requirements of Utah Housing's 2023 Qualified Allocation Plan for the low-income housing tax credit program and the rules and regulations of IRC § 42.

8. Specific Reservation Conditions. This Reservation is additionally and specifically conditioned upon the items listed in the attached Exhibit A.

9. Cancellation of Reservation. Failure to comply with any of the terms and conditions of this Agreement shall give Utah Housing the unilateral right to cancel and rescind this Reservation upon Project Owner's failure to cure a default of this Agreement within 30 days following written notice of such default.

10. Final Allocation. The allocation of tax credits will take place when both parties execute the Carryover Allocation Agreement, unless the building(s) is placed in service during the year of this Agreement, in which case the allocation of tax credits will occur with the issuance of IRS Form(s) 8609 with respect to the Project. The amount allocated may vary from the Reservation amount based on various factors, including, but not limited to, total eligible basis certifications, Project GAP (difference between Project sources and costs), Project financing, etc.

11. Counterparts. This Agreement may be signed by the different parties hereto in separate counterparts, each of which when so executed shall be deemed an original, and all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives.

"Project Owner"

VICTORY HEIGHTS LLC,
a Utah limited liability company

By: Victory Heights GP LLC,
a Utah limited liability company
Its: Managing Member

By: BCG Victory MM LLC,
a Utah limited liability company
Its: Managing Member

By: BCG Arc Fund LLC
a Utah limited liability company
Its: Manager

By: Brandon Blaser
Its: Manager

"Utah Housing"

UTAH HOUSING CORPORATION,
a Utah public corporation

By: David C. Damschen
Its: President & CEO

EXHIBIT A
VICTORY HEIGHTS PHASE 1
Salt Lake City, Utah

Specific Reservation Conditions

a) Project Development Schedule must be completed and submitted on or before April 1st and September 1st of each year the Project is under development.

b) Following acquisition of the property, a copy of the recorded deed in the name of the Project Owner must be furnished.

c) Following its formation, an employer identification number for the Project Owner must be furnished.

d) An environmental study must be completed and submitted within 90 days of the date of this Agreement.

2023 FEDERAL LOW-INCOME HOUSING TAX CREDIT
RESERVATION AGREEMENT

This Federal Low-Income Housing Tax Credit Reservation Agreement (the "Agreement") is made this 24th day of January, 2023, by and between the **UTAH HOUSING CORPORATION** (the "Corporation" or "Utah Housing"), a public corporation of the State of Utah, and **VICTORY HEIGHTS LLC**, a Utah limited liability company, its successors and assigns ("Project Owner").

WHEREAS, Project Owner has made application to Utah Housing for an allocation of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended ("IRC § 42"), with respect to a proposed low-income housing tax credit project consisting of one or more low-income housing buildings known as the Victory Heights Phase 2 (the "Project");

WHEREAS, Utah Housing has relied on the information and representations made by Project Owner to Utah Housing with respect to the Project in making this reservation of low-income housing tax credits to Project Owner;

WHEREAS, Utah Housing is willing to make a reservation of low-income housing tax credits to Project Owner based on Project Owner's commitment to comply with the terms and conditions of this Agreement; and

WHEREAS, in making the reservation of low-income housing tax credits for the Project, Utah Housing has determined as part of its review of the representations in the application that the amount of credits to be reserved is necessary for the financial feasibility of the Project and viability as a qualified low-income housing project throughout the credit period.

NOW, THEREFORE, in consideration of the premises set forth herein, and for such other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Project Description. The Project shall be located at 1060 East 100 South, Salt Lake City, Utah 84102. The Project will consist of 38 affordable units in one (1) building.

2. Income and Rents Targeting. The applicable rent and income limits for the respective units and tenants of the Project shall be set so as to serve the following respective percentages of area median income:

	Units	Rents	Income
5	Studio units	50% of area median income	55% of area median income
1	3 bedroom, 1 bath unit	50% of area median income	55% of area median income
1	4 bedroom, 1.5 bath unit	50% of area median income	55% of area median income
15	Studio units	45% of area median income	50% of area median income
6	3 bedroom, 1 bath units	45% of area median income	50% of area median income
2	4 bedroom, 1.5 bath units	45% of area median income	50% of area median income
1	Studio unit	39% of area median income	44% of area median income
1	3 bedroom, 1 bath unit	39% of area median income	44% of area median income
1	4 bedroom, 1.5 bath unit	39% of area median income	44% of area median income
5	Studio units	25% of area median income	30% of area median income

3. Extended Use Period. The extended use period for the Project shall be 50 years. Project Owner agrees that IRC § 42(h)(6)(E)(i)(II) shall not apply to, and shall not cause the termination of, the extended use period applicable to any building of the Project.

4. Special Set Aside Units. The following units of the Project shall be set aside used for the following respective purposes:

7 units for physically handicapped persons
4 units for refugees
5 units for homeless/near-homeless persons

As stipulated in the Qualified Allocation Plan, Project Owner agrees to set aside and continually rent the above specified number of unit(s) to the foregoing targeted group(s) and properly equip such unit(s) to meet the needs of the targeted group. Exceptions may be permitted by Utah Housing only after Project Owner has met Utah Housing requirements in attempting to lease to the foregoing targeted group(s) and establishing that no special needs tenants are available.

5. Reservation. Pursuant to IRC § 42, Utah Housing hereby reserves an allocation of $1,285,000 in 2023 federal low-income housing tax credits for the Project in the name of Victory Heights LLC (the "Reservation"). The Reservation is not an allocation of federal low-income housing tax credits within the meaning of IRC § 42(h)(1)(E). Project Owner may receive an allocation of federal low-income housing tax credits with respect to the Project by entering into a Carryover Allocation Agreement with Utah Housing according to the rules and regulations of IRC § 42.

6. Nonprofit Organization. A qualified nonprofit organization is required to own an interest in the Project (directly or through a partnership or limited liability company) and materially participate (within the meaning of IRC § 469(h)) in the development and operation of the Project throughout the

extended use period applicable to the Project. The term "qualified nonprofit organization" shall have that meaning set forth in IRC § 42(h)(5)(C).

7. Conditional Reservation. This Reservation is conditioned upon and subject to Project Owner's compliance with all of the terms and conditions of this Agreement and the applicable requirements of Utah Housing's 2023 Qualified Allocation Plan for the low-income housing tax credit program and the rules and regulations of IRC § 42.

8. Specific Reservation Conditions. This Reservation is additionally and specifically conditioned upon the items listed in the attached Exhibit A.

9. Cancellation of Reservation. Failure to comply with any of the terms and conditions of this Agreement shall give Utah Housing the unilateral right to cancel and rescind this Reservation upon Project Owner's failure to cure a default of this Agreement within 30 days following written notice of such default.

10. Final Allocation. The allocation of tax credits will take place when both parties execute the Carryover Allocation Agreement, unless the building(s) is placed in service during the year of this Agreement, in which case the allocation of tax credits will occur with the issuance of IRS Form(s) 8609 with respect to the Project. The amount allocated may vary from the Reservation amount based on various factors, including, but not limited to, total eligible basis certifications, Project GAP (difference between Project sources and costs), Project financing, etc.

11. Counterparts. This Agreement may be signed by the different parties hereto in separate counterparts, each of which when so executed shall be deemed an original, and all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives.

"Project Owner"

VICTORY HEIGHTS LLC,
a Utah limited liability company

By: Victory Heights GP LLC,
a Utah limited liability company
Its: Managing Member

By: BCG Victory MM LLC,
a Utah limited liability company
Its: Managing Member

By: BCG Arc Fund LLC
a Utah limited liability company
Its: Manager

By: Brandon Blaser
Its: Manager

"Utah Housing"

UTAH HOUSING CORPORATION,
a Utah public corporation

By: David C. Damschen
Its: President & CEO

EXHIBIT A
VICTORY HEIGHTS PHASE II
Salt Lake City, Utah

Specific Reservation Conditions

a) Project Development Schedule must be completed and submitted on or before April 1st and September 1st of each year the Project is under development.

b) Following acquisition of the property, a copy of the recorded deed in the name of the Project Owner must be furnished.

c) Following its formation, an employer identification number for the Project Owner must be furnished.

d) An environmental study must be completed and submitted within 90 days of the date of this Agreement.

OWHLF MULTIFAMILY CONDITIONAL PROJECT COMMITMENT AGREEMENT

Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of Federal funds or site approval, and the commitment or approval may occur only upon satisfactory completion and approval of an environmental review and receipt by the State of Utah, Department of Workforce Services, Housing and Community Development Division of an approval of the request for release of funds and certification from the U.S. Departmentof Housing and Urban Development under 24 CFR Part 58. The provision of any Federal funds to the project is conditioned on HCDD's determination to proceed with, modify or cancel the project based on the results of the environmental review. Other applicable Federal requirements such as the Fair Housing requirements as outlined in the Civil Rights Acts of 1964 and 1968, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990; Section 3 of the Housing and Urban Development Act of 1968; the Uniform Relocation Act of 1970 and/or Section 104(d) of the Housing and Community Development Act of 1974; and the Davis-Bacon Act of 1931 also apply. These environmental and other Federal requirements apply to any Federal HOME, NHTF or Rural Development funds, or any State funds that are going to be used as match for the HOME program. DEVELOPER MAY NOT UNDERTAKE OR COMMIT ANY FUNDS TO PHYSICAL, OR CHOICE-LIMITING ACTIONS, INCLUDING PROPERTY ACQUISITION, DEMOLITION, MOVEMENT, REHABILITATION, CONVERSION, REPAIR OR CONSTRUCTION PRIOR TO THE ENVIRONMENTAL CLEARANCE. **This signed Agreement is good for one (1) year from date of award as outlined in the 2022 Program Guidelines & Rules. If no funds have been drawn down within one (1) year of award, funds will be deobligated and returned to the general pool, and the applicant will need to reapply for OWHLF funds.**

VIOLATION OF THIS PROVISION MAY RESULT IN THE DENIAL AND/OR DEOBLIGATION OF FUNDS UNDER THIS AGREEMENT.

PROJECT INFORMATION		Project Total Costs- HCD Funds Requested- Type of Project			Project Aggregate AMI	DATE OF BOARD MEETING		Thursday, October 20, 2022		SOURCES OF FUNDING				
Project Name Address/City/County Developer		$18,197,463			43.40%	Total Units- LI Units- App Fraction	Acq/Reh OW 5-Year Project Avgs	Total $/Unit- OW $/LI Unit- Land $/Unit-	LIHTC? Price/$1 TC Investor	LIHTC Equity & Owner Equity/Funding				
		OWHLF?	NHTF?	PAB?						Fed: 9%	$13,788,621	$0	4%	
Victory Heights Apartments (Phase I)		Yes	No	No	OW Total	50	$167,513	$363,949	Yes	UT LIHTC:	None	Owner Eq:	None	
1060 East 100 South		Acquisition/Rehabilitation			Leveraging	50	$16,394	$20,000	$1.000	Lender/Position/Amount/Rate/Term (yrs)				
Salt Lake City Salt Lake		Total Assisted Units			18.20	100.00%	$4,067	$23,084	Goldman Sachs		None			
BCG ARC Fund		HOME	NHTF	St LIH	Scores	Total Cost/Ft²	$212.50	$397.32	Dev Fee	LIH/RD	Second	$1,000,000	1.50%	40
Jonathan Hardy		0	0	6	78	HCC/Ft²	$85.62	$140.77	$1,263,765			None		
Multifamily Program Specialist		Loan Type	Loan Amounts		Amort (years)	110 MF Op $/Unit	$4,653	$4,218	% of TDC	Rocky Mt CRC	First	$2,798,842	6.00%	40
Daniel Herbert-Voss	Source				Int Rate	Total Debt Svc	DCR (all loans)	CF Per Unit	6.94%					
AS REQUESTED/SUBMITTED BY DEVELOPER/APPLICANT	HOME		$0			$218,056	1.163	$708.83	Aggreg Min/ Max CF/Unit	City				
	LIH	F-A	$1,000,000	40	1.50%					County				
	HTF		$0						$360.00	Grants	No			
FUNDING/TERMS RECOMMENDED BY STAFF	HOME		$0			$218,056	1.163	$708.83		Utility Rebates	Yes	$30,000	Rocky Mt Power	
	LIH	F-A	$1,000,000	40	1.50%				$720.00		No			
	HTF		$0							Def'd Dev Fee	Yes	45.89%	$580,000	
CONST LOAN/TYPE?	No	$0			None	None	SN/Type?	No	None	Total $:	$18,197,463	$0	Gap?	No

PROJECT DESCRIPTION	Project is the non-residential conversion of an existing 4-story medical office building originally constructed in 1962 into a two-phase multifamily residential project. This first phase will have 50 units - 40 studio and 10 3BR, all affordable - in an eastside SLC location that is close to the University of Utah, two major hospitals, and reasonably close to downtown SLC. Both phases, when completed, will contain a total of 88 units. Amenities will include an existing two-level parking structure to rear of building that will remain, on-site management, raised garden beds, and shared outdoor space. Project will have 10 Type A fully-accessible units, with all remaining units to be Type B adaptable. Zoning is presently RMF-45 - Residential Multifamily 45, for which multifamily residential is an allowable use without a conditional use permit, and property is located within the "Bryant" National Historic District. Developer applied for $1,379,000 in 9% Federal 2023 LIHTC, and was awarded the full amount by UHC in September 2022.
STAFF COMMENTS (Project-Specific)	Project is eligible for the amount requested per the current OWHLF PG&R subsidy limits. Project is a partnership between BCG Arch Fund and Volunteers of America - Utah, with GIV Group providing development consulting services. BCG Arch Fund has had previous experience with renovation and reuse of historic structures in the Salt Lake City area, although this is their first affordable housing project. VOA - Utah has developed several affordable housing projects in Utah, including two using OWHLF funding (Men's Transitional Home, Women's Transitional Shelter). Project costs are notably higher than the OWHLF 5-year average, with the total acquisition cost of $5,717,140 ($114,343/unit) representing nearly 1/3 of the total cost. Project is former office building that will be repurposed into housing, so construction costs are much higher than a "typical" multifamily acquisition/rehabilitation project. State LIH funds requested but project is eligible for HOME funds.
STAFF RECOMMENDATION	**Fund $1,000,000 for 40 years at 1.5% as a fully-amortizing loan as requested. OWHLF loan in second lien position after the Rocky Mt CRC first mortgage. Funding contingent on all other funding sources as listed in the application, and construction/rehabilitation to Energy Star 3.0/minimum HERS standards. Source of funding determined at discretion of HCD/OWHLF staff as needed. Deed restriction will show 6 OW-assisted units restricted for 40 years minimum.**
DEVELOPER/PROJECT REPRESENTATION	**Jonathan Hardy, consultant - BCG Affordable Residential Communities**

BOARD MOTION	As recommended by staff.

BOARD MOTION BY: Beth Holbrook

SECONDED BY: Mike Glenn

APPROVED : Yes

CHANGES: None

NOT APPROVED BECAUSE OF :

DEVELOPER/ SIGNATURE :

DATE: 10/26/22

OWHLF BOARD CHAIR, MARTY HENRIE:

DATE:

ATTACHMENT C: Property and Vicinity Photos

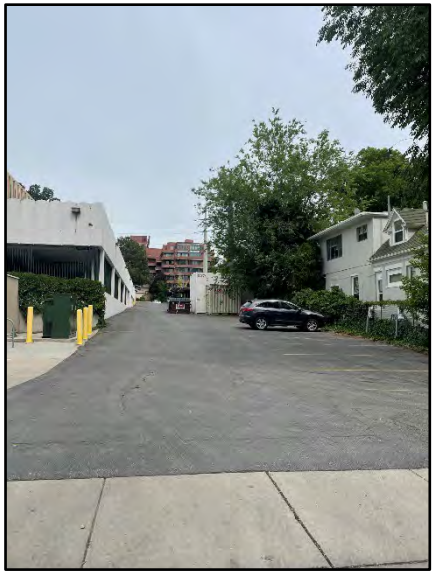
Subject property – Northwest corner

Subject property – Northeast corner

Subject property – Southwest corner

Subject property – Southeast corner

Property to the west



Alley and parking lot to the southwest (facing east); Residential property south of the parking lot

Property to the northwest: Holy Cross/Salt Lake Regional

Property to the north: Holy Cross/Salt Lake Regional

Property to the east – Arlington Place

Property to the south – Rocky Mountain Power

Subject property – Alley and carports (no changes proposed), facing east

East-west alley, carports, and entrance to north-south alley

ATTACHMENT D: RMF-45 Zoning Standards

RMF-45 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty-five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty-three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Requirement	Proposed	Finding
Lot area	Multi-family dwellings (15 or more) 21,000 sq. ft.	37, 207 sq. ft.	**Complies**
Lot width	80’	246.25’	**Complies**
Qualifying provisions for density	Multi-family dwellings (15 or more) 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre. 21,000 sq. ft. = 15 units 16,207 sq. ft. = 20.25 units Total = 35 units	88 units	**Does not comply, part of Planned Development request.**
Maximum Building Height	45’	Existing Building Maximum Height = 69’7”, seeking up to 5’ additional feet on proposed expansion tower. New building height is to be 72’7”.	**Does not comply, part of Planned Development request.**
Front yard	Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the existing yard.	Minimum setback of existing building is 19’4 3/8”.	**Complies**

Corner Side/	Multi-family dwellings: Twenty feet (20')	Existing minimum setback is 20'2" for stair tower. This will be rebuilt and to comply with building code requirements will be setback 19'2".	**Does not comply, part of Planned Development request.**
Interior Side/	The minimum yard shall be eight feet (8'); provided, that no principal building is erected within ten feet (10') of a building on an adjacent lot.	Existing building is a minimum of 4' from the property line and approximately 8' from the building on the adjacent property. The northern portion of the proposed expansion tower is 5'2" from the property line. The approximately 70' to the rear of it is 10' from the property line.	**Does not comply, part of Planned Development request.**
Rear Yard/	The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').	Existing parking structure portion of building is 0.3' from the property line. Existing tower portion of building has a setback of 50'11". Proposed expansion tower setback ranges from 14' to 18'.	**Does not comply, part of Planned Development request.**
Buffer Yard	Part of the rear yard abuts R-2. 10' landscape buffer required	Not required per 21A.48.170	**Complies**
Landscape Yard	Front, corner side, and interior side yards shall be maintained as a landscape yard	See landscape plan.	**Complies**
Lot Size	21,000 sq. ft.	The two parcels total 37,207 sq. ft. or 0.85 acres	**Complies**
Lot Width	80'	246' 4"	**Complies**
Maximum Building Coverage	60%	Existing building coverage is 69%.	**Complies, no changes to existing footprint. New tower will be built within the**

			existing footprint.
Off Street Parking (21A.44.040) & Loading (21A.44.070)	**Required parking:** Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU Electric vehicle parking: Each multi-family use shall provide a minimum of one (1) parking space dedicated to electric vehicles for every twenty five (25) parking spaces provided on-site. Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. **Accessible parking:** 1 per 25 parking spaces **Bicycle parking:** 1 per 5 units **Off-street loading:** 1 short berth required for 80-200 units	**Required parking:** 66 studio units/ 1 per unit = 66 stalls 18 3-bedroom units and 4 4-bedroom units/ 1.25 per unit = 28 stalls Total required = 94 Affordable housing reductions (21A.44.050): 25% for units that are serving residents with an income no greater than 60% AMI and an additional 15% reduction for proximity to a frequent service bus route (Routes 1 and 2). Total reduction = 40% 94 x .6 = 56.4, 56 stalls required **87 stalls provided** **Electric vehicle parking:** 3 spaces required 4 spaces provided **Accessible parking:** 3 spaces required 2 spaces provided **2 provided** **Bicycle parking:** 18 spaces required 50 spaces provided **Off-street loading:** 1 short berth provided on street, requesting waiver with permitting process due to existing conditions on site	**Complies with conditions**

ATTACHMENT E: Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposal meets the Planned Development purpose statement. The reuse and expansion of the existing building is an efficient use of land and resources. The Planned Development allows for increased density from what is otherwise permitted. In doing so, it provides affordable and deeply affordable units. All units in the project have rents affordable to those at 50% AMI and 10 units are deeply affordable with rents affordable to those at 25% AMI. The proposal meets goals and policies in Plan Salt Lake, the Central Community Plan, and Housing SLC. The proposal to change the nonconforming commercial use to a residential use is consistent with zoning regulations and the Central Community Plan. The Planned

Development request for additional height is for screening of mechanical equipment on the expansion tower and will improve the aesthetics of the building. The modification of setbacks will allow for additional units that needed for the project to provide affordable units, including the deeply affordable units.

Finding: ☒ Meets Purpose Statement ☐ Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

1. **Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.**
2. **Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.**
3. **Development of connected greenways and/or wildlife corridors.**
4. **Daylighting of creeks/water bodies.**
5. **Inclusion of local food production areas, such as community gardens.**
6. **Clustering of development to preserve open spaces.**

Discussion: The proposal does not preserve, protect or create open space.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

B. Historic Preservation:

1. **Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.**
2. **Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.**

Discussion: The property is in the Bryant Neighborhood of the Salt Lake City East Side Historic District. This neighborhood is listed on the National Register of Historic Places and is not locally designated. The building was constructed c. 1970 and at the time of the most recent survey was considered out-of-period and not contributing to the historic district. The proposal retains the existing structure and adds a significant addition to it.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. **At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Discussion: The proposal is for 100% of the 88 units to have rents affordable to those earning between 25-50% AMI. See the commitments regarding the property's Low Income Housing Tax Credits through the Utah Housing Corporation, Salt Lake City Redevelopment Agency Housing Development Loan Program, and Olene Walker Housing Loan Fund.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

2. Improvements that encourage transportation options other than just the automobile.

Discussion: The proposal does not meet the objective to enhance accessibility or mobility.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.

2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: The project will be 100% electric, Enterprise Green Communities certified, and achieve a Designed to Earn Energy Star score of 90.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: The proposal meets goals and policies in Plan Salt Lake, Housing SLC goals and metrics, and the Central City Master Plan. These are detailed in Key Consideration #2. For Plan Salt Lake, it meets initiatives in the neighborhoods, growth, and housing chapters. In

Housing SLC, the proposal meets the goal to close the gap for deeply affordable units and increasing the supply at all levels of affordability. In the Central City Master Plan, this property is designated as Medium High Density Residential (30-50 dwelling units per acre). The Master Plan specifies that this type of development includes townhouses as well as apartments that are 3-4 stories. The scale of the proposal, maintaining the existing building and its primary orientation to 100 South, and the layout of the site are consistent with the objective.

Finding: ☒ Objective Satisfied ☐ Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion: As detailed in Key Consideration #1, the proposal is consistent with adopted plans and policies, including Plan Salt Lake, the Central Community Plan, and Housing SLC.

Condition(s): NA

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:
As detailed in Key Consideration #2, the proposal is compatible with the neighborhood where it will be located and the Central Community Master Plan.

Condition(s): NA

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The proposal is for the reuse of an existing building and adding an expansion tower. It retains the existing building orientation and updates the existing building materials as necessary to meet building code requirements and accommodate for wear to the existing materials. The proposed building materials for the expansion tower, primarily metal panels, are compatible with materials on other nearby buildings.

Condition(s): NA

3. Whether building setbacks along the perimeter of the development:
   a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
   b. Provide sufficient space for private amenities.
   c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
   d. Provide adequate sight lines to streets, driveways and sidewalks.
   e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

As detailed in Key Consideration #2, the proposal maintains the existing building footprint with the exception of the reconstruction of the stair tower on the eastern side of the building to comply with building code requirements. The replacement stair tower extends into the corner side yard setback 10". Within the existing footprint of the building, the proposal converts the existing upper parking deck to private amenity space for residents. The existing footprint of the building is 4' from the western property line and 0.3' from the rear property line. The planned development request also includes modifications to the required setbacks for the expansion tower. While not complying with the required setbacks, the requests are more complying than the building footprint and setbacks. The proposal maintains the character of the neighborhood. The adjacent properties are zoned for residential uses, but are occupied by a medical office, parking, and an electrical substation rather than residential uses. The proposal maintains the access to the parking structure off 100 South. On 1100 East, it removes the access to the upper deck, which will be converted to amenity space. The alley access and carports will not be modified.

Condition(s): NA

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion:

The proposal is to convert the existing medical office building into a residential use. On 100 South, the primary street facing elevation, the ground floor of the building will largely remain the same as the existing building. The exterior material remains concrete. The parking entry will move further to the east and the first floor uses include the lobby, clubroom, and leasing

office. There is an 11' grade change east to west on the site and the electrical meters located on this façade will be located to the east as this level extends below grade. The main pedestrian entry to the building is located on this elevation and there is access to the parking garage.

The 1100 East elevation proposal is also similar to the existing conditions. The primary change is the reconstruction of the stair tower to meet building code requirements. Metal panels are to be the exterior material. A secondary entrance to the building is on this elevation.

Most of the building facades at street grade are to be occupied by residential units. The proposal includes retaining the existing street trees and large trees on the site.

Condition(s): NA

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies

Discussion:

Lighting is not shown at this stage and will be subsequently reviewed by staff to ensure compliance with requirements.

Condition(s): NA

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies With Conditions

Discussion:

The proposal requests an on-street loading berth due to existing conditions on site. This request will be reviewed during the permitting process.

Condition(s): Condition of Approval #1

7. Whether parking areas are appropriately buffered from adjacent uses.

Finding: Complies

Discussion:

The proposal retains the existing grade and lower decks of parking as well as the existing carport spaces. No new additional parking is proposed and the most visible parking deck is converted to an amenity space for residents.

Condition(s): NA

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Finding: Complies

Discussion:
The proposal maintains the existing street trees and larger trees on the property.

Condition(s): NA

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Finding: Complies

Discussion:

The proposal maintains the existing street trees, larger trees on the property, and adds additional landscaping that can act as a buffer to the adjacent property to the west, which is close to this structure.

Condition(s): NA

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies

Discussion:

The proposed landscaping will add to the existing landscaping. Additionally, the proposal replaces the upper parking deck with amenity space that includes raised tree planters, seating area, community gardens, and sport court area. These may lessen the impact of the expansion tower.

Condition(s): NA

4. Whether proposed landscaping is appropriate for the scale of the development.

Finding: Complies

Discussion:

The proposed landscaping is appropriate for the scale of the development and adds to the existing building and landscaping.

Condition(s): NA

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Finding: Complies

Discussion:
The proposal is for an expansion to an existing building. It will retain the existing access point on 100 South, remove access from 1100 East to the upper parking deck that will be converted to amenity space, and maintain the existing alley easement access that also provides access to the existing carports. This access will not have a negative impact to the safety, purpose and character of the street.

Condition(s): NA

2. Whether the site design considers safe circulation for a range of transportation options including:
   a. Safe and accommodating pedestrian environment and pedestrian oriented design;
   b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
   c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion:

The proposal considers safe circulation for a range of transportation options. This includes the existing pedestrian access from 100 South and 1100 East. The proposal provides for 50 bicycle parking stalls, significantly more than the 18 required. The project is within ¼ mile of two bus routes with frequent service. There are not anticipated to be conflicts between different transportation modes.

Condition(s): NA

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Finding: Complies

Discussion:

The site design of the proposed development provides additional amenities not currently on site with an amenity area that includes raised tree planters, seating area, community gardens, and sport court area.

Condition(s): NA

4. Whether the proposed design provides adequate emergency vehicle access;

Finding: Complies

Discussion:

The proposal is required to provide fire suppression to meet all fire code requirements.

Condition(s): NA

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Finding: Complies With Conditions

Discussion:

The proposal requests an on-street loading berth. This request will be reviewed as part of the permitting process.

Condition(s): Conditional of Approval #1

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion:

The proposal retains the existing building and adds a tower expansion to the building. This is sustainable as it retains the existing building. The property is located within a National Historic District and the existing building was considered out-of-period for the historic district based on the last survey.

Condition(s): NA

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion: The proposal will need to comply with all requirements from other divisions and departments.
Condition(s): NA

ATTACHMENT F: 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 30, 2023 – The East Central Community Council was sent the 45-day required notice for recognized community organizations. The applicant presented and the council discussed the proposal at their June 15th meeting. The ECC submitted a letter of support (attached) with considerations.
- May 30, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May – August 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- August 11, 2023
  - Public hearing notice sign posted on the property
- August 10, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserv

Public Input:

Comments received as of the date of posting the report are attached. Commenters expressed concern about alley easement access, adequacy of parking, the proposed design, and impacts of affordable units. Two expressed support.

East Central
COMMUNITY COUNCIL

July 14, 2023
Sara Javoronok (sara.javoronok@slcgov.com)
Senior Planner, Planning Division
Department of Community and Neighborhoods
Salt Lake City Planning Commission
Salt Lake City Corporation

Regarding: Victory Heights PLNPCM2023-00365

Dear Planning Staff and Planning Commissioners,

The East Central Community Council **is in support** of the Planned Development application for the property located at 1060 E. 100 S. / Victory Heights **with considerations**.
We would like to express our **sincere appreciation** to the property owner, Jonathan Hardy from BCG Affordable Residential Communities, the outstanding collaboration and support from Amanda Bearden/Chris Parker from Giv Group, Volunteers of America and the State of Utah in bringing this non-conforming commercial use (medical building) back to a residential use that brings additional affordable units (including space accommodations for families) to our community.

Requested considerations:

1. A verbal commitment was made by the property owner to the community in the ECC General Meeting on June 15, 2023 that if the neighborhood found it needed the added support of a 24-7 property manager on site vs the current plan for day time maintenance support, this would be provided. We are asking that this commitment be included in a development agreement.
2. Consideration of the concerns written in separate emails to the Planning Commission by the several property owners on McClelland.
3. Construction plans include a tree protection plan for the mature trees located on both the property and the park strip.

With best regard,
Esther Hunter
Chair, East Central Community Council
eastcentralcommunity@gmail.com

UNIVERSITY NEIGHBORHOOD Gardens

PORCHFEST EAST CENTRAL SALT LAKE

From:	Oscar Arvizu
To:	Javoronok, Sara
Subject:	(EXTERNAL) Victory Heights Planned Development: Comment
Date:	Friday, July 14, 2023 5:07:35 PM

Hello Sara and Planning Commission,

I was just hoping include my thoughts on the Victory Heights Planned Development project. I know today is the last day so I'm hoping it's still ok to submit for the record and consideration by the Planning Commission:

"Hi my name is Oscar Arvizu and I'm a 25+ resident of Salt Lake City and live and work in the downtown area. These are my comments and thoughts pertaining to the Victory Heights Planned Development.

Why not encourage developers to push the envelope of everyday living space? What happened with implementing ideas of sustainable growth and development goals in The Salt Lake City Urban Forest Action Plan, and Plan Salt Lake? Along with the goals of the Downtown Master Plan, RDA State Street Project, and Life on State Implementation Plan? Why not have the city work with developers to help design this spaces for a more ergonomic and everyday living for the future of the city and its residents?

Why does affordable housing mean a basic box with some windows? No patios or terraces? Heaven forbid we ask developers to create something for great living instead of how many people they can cram into each square foot. There's currently a dozens of these block and glass buildings being constructed on every corner. The lack of imagination or vision in these new developments is intolerable and depressing. It benefits no one but the developer's bottom line.

We all know it's the developers pushing these lackluster/mediocre designs for maximum profit. Not to mention they are all rentals, with many half vacant at this point. When are we going to start thinking about the residents that actually live in this city and in these buildings? Salt Lake City officials need to keep pushing for better standards of living for their residents/constituents, not just what we need right now but what we need for tomorrow and many years to come. How about more single family homes that can be purchased?

Will the Victory Heights Plan have enough parking for all the units? In today's living just about every person has a car and the majority of families have 2 cars. Yes we want less cars on the roads but that won't happen in this city for many years to come. Instead of tearing out the existing parking why don't the developers use parts of the new building as amenity areas? Will that cut into their bottom line? Probably, but why have the neighborhood and local residents suffer with the parking situation caused by a project like this? It can not always be about the developer or this city and its residents will be the ones always suffering the consequences."

Thank you for your time,
Oscar Arvizu
223 S 1100 E, Salt Lake City, UT 84102

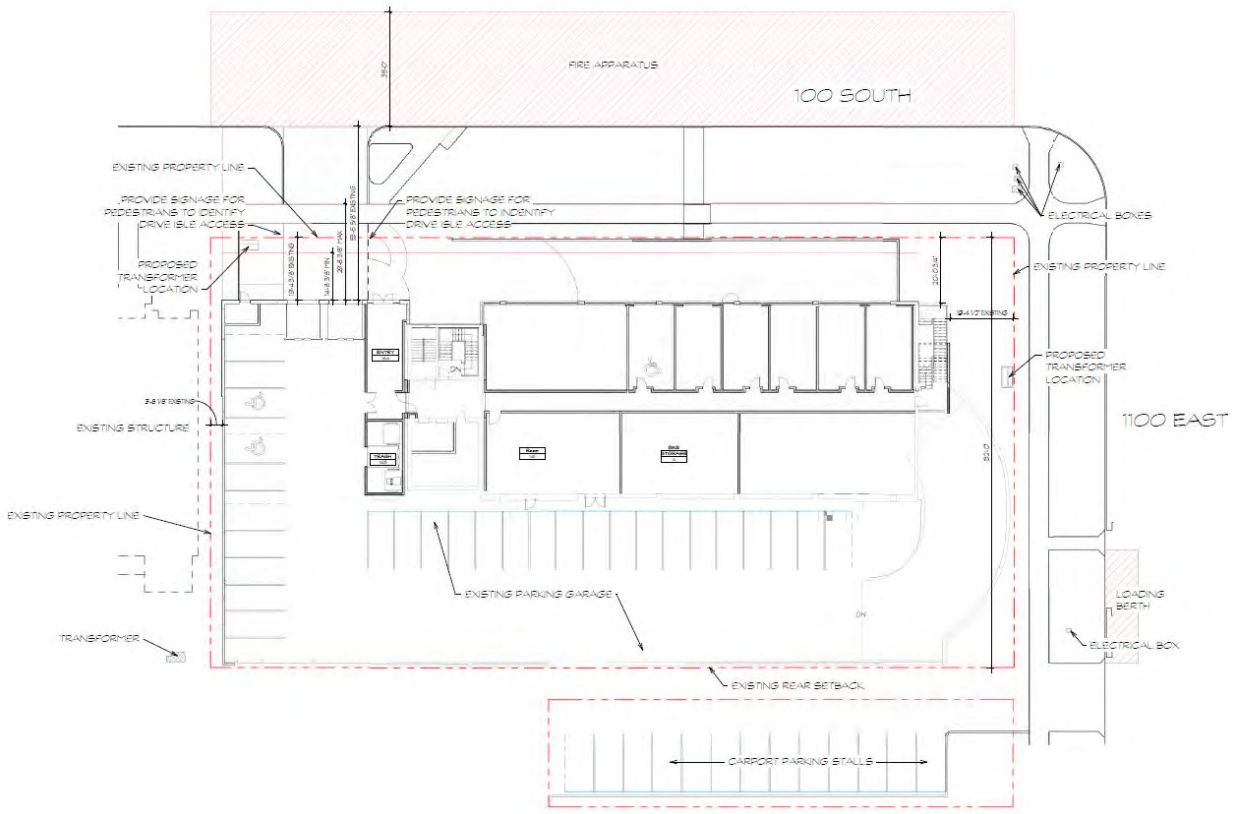
From: Javoronok, Sara
To: chez bray
Subject: RE: (EXTERNAL) Victory Heights Project concern
Date: Monday, June 12, 2023 10:35:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Hi Alyssa,

Thanks for your message. I've asked the applicant for clarification on this in revisions to the plans. Below are the current site plan provided by the applicant, an aerial photo clip, and the landscaping plan. The alley is between the parking for the building and the existing carport parking stalls. My understanding is that this will not change, and that access will be preserved. The outdoor garden space would be north of the alley.

Let me know if you have additional questions.

Sara



SARA JAVORONOK | (*She/Her/Hers*)
Senior Planner, Planning Division
DEPARTMENT *of* COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: (801) 535-7625
Email: Sara.Javoronok@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

From: chez bray [redacted]>
Sent: Saturday, June 10, 2023 6:15 PM
To: Javoronok, Sara <sara.javoronok@slcgov.com>
Subject: (EXTERNAL) Victory Heights Project concern

Hello, I am a resident within the block of the proposed Victory Heights housing development.

There are numerous homes that currently have access to off street garages and parking areas in the alley directly south of 1060 East 100 South that are only accessible by way of the existing driveway south of the proposed project.

I do not see on the provided plans how the alley access will be preserved for the neighboring resident's ability to utilize these areas only that the existing access would be converted to outdoor/ garden space for Victory Heights residents.

I appreciate clarification.
Thank you,
Alyssa Bray

From:	Caroline Saouma
To:	Javoronok, Sara; East Central; Preserve Our Avenues Zoning Coalition
Subject:	(EXTERNAL) Victory heights
Date:	Friday, July 14, 2023 4:29:07 PM

Hi,

I am a resident at 163 McClelland St E, Salt Lake City, UT 84102, and I have concerns about the project.

1. I currently have a garage that is accessed by the back alley which I use. I should not lose access to this.

2. I have concerns about parking. Currently the street parking is fine, and occasionally is a little crowded/I have to park on an adjacent street. With so many units, I cannot imagine anything short of a mess for parking, unless the units have their own parking, the parking on McClelland St becomes permitted, and the permits only given to current residents (sp residents of new unit must park in the unit's parking). If even 5 units require street parking, things will start to get crowded, and I suspect untenable with as few as 10.

3. I am all for low income housing, but I worry that if the unit is all low income, then the property managers will not maintain it. I would like to see a plan for self sustained maintenance, and some sort of assurance that they will follow through. My understanding is that properties that are mixed low income and not are generally better maintained.

Thanks,
Caroline

From: Casey McDonough
To: Javoronok, Sara
Subject: (EXTERNAL) Re: PLNPCM2023-00365 Victory Heights
Date: Tuesday, May 30, 2023 5:22:42 PM

Sara,

Please share these public comments with the planning commissioners, applicant, and their architects.

I believe that using existing buildings, with their many tons of already spent environmental costs, the ideal. This project looks to work towards those ends so that we don't loose too much with the demolition of an existing building to only replace it with a new building and spend . This project is a good example of using existing buildings for a new purpose moving into the future and I support this project. Having said that, I don't live next to or ear this proposed project and I would encourage everyone to take into account what those who do and are most impacted by this project into account to the highest degree. Your goal should be to get their approval first and foremost, and without it, I would caution the planning commission to approve this project.

Thank you for your time and consideration.

Casey O'Brien McDonough
[redacted]

From: corey hansen
To: Javoronok, Sara
Subject: (EXTERNAL) PLNPCM2023-00365
Date: Wednesday, June 28, 2023 5:03:00 PM

Sara,
I attended their presentation at McGillis recently and really appreciated their plan and hope it comes to fruition.

Regards,
Corey Hansen

From: Jeffrey Symkoviak
To: Javoronok, Sara
Subject: (EXTERNAL) Case No. PLNPCM2023-00365
Date: Wednesday, June 28, 2023 9:08:23 AM

Sara,

Good morning. I received your notice about the proposed property change at 1060 E 100 S, SLC, UT. I own the house at 1026 E 100 S, SLC, UT.

I object to the conversion of the nonconforming commercial use to a permitted residential use at 1060 E 100 S. My biggest objection is that it is for low-income housing and to the change in density. ("The proposal is for 88 units, all of which will be affordable at, or below, 50% AMI.") This will devalue my property and the surrounding area.

There are better suited areas for low income housing in Salt Lake City. This is a residential area composed primarily of homes, not apartment buildings. Additionally, the value of most homes in the area are $1,000,000 plus, which makes it unsuitable to mix low-income housing.

Please let me know how I can formalize my objection.

Sincerely,

Jeffrey R. Symkoviak

Symco Injury Law Firm

13894 S Bangerter Pkwy, #200

Draper, UT 84020

Telephone: [redacted]

Fax: [redacted]

[redacted]

From: Katherine Beatty
To: Javoronok, Sara
Cc: Joe Beatty; Susan Schulman
Subject: (EXTERNAL) Info Request re Case No. PLNPCM2023-00365
Date: Wednesday, June 28, 2023 3:21:19 PM

We received the Early Notification of a Project in your Neighborhood regarding the property at 1060 E 100 S. I would like more information on this project, including any projections as to how this new low income housing project will impact nearby non-low income property values, proposed length of construction time, and when the hearing date will be.

Thank you,
Katherine Beatty

From: Merrily Ronniger
To: Javoronok, Sara
Subject: Re: (EXTERNAL) 1060 E 100 S
Date: Wednesday, July 12, 2023 11:34:38 AM
Attachments: image001.png

Thank you for your reply! The notice to property owners within 300 ft is not far enough. Many residents within 5280 ft would be impacted. This will affect all property values, property tax, water usage and street congestion.
Please reconsider the reach to home owners.

On Mon, Jul 10, 2023 at 9:49 AM Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

> Merrily,
>
> Thank you for your comments. I will include them in the public comment section of the staff report that is reviewed by the Planning Commission when they make their decision. The review requires a public hearing at the Planning Commission and there is the opportunity for public comment at the hearing. The date is not scheduled, but notice will be sent to all property owners and residents within 300 ft. You can also see Planning Commission agendas and staff reports online: https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/.
>
> Please let me know if you have additional questions.
>
> Sara
>
> SARA JAVORONOK | (*She/Her/Hers*)
>
> Senior Planner, Planning Division
> DEPARTMENT *of* COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
> Office: (801) 535-7625
> Email: Sara.Javoronok@slcgov.com
> WWW.SLC.GOV/PLANNING WWW.SLC.GOV
>
>

From: Merrily Ronniger <[redacted]>
Sent: Sunday, July 9, 2023 11:54 AM
To: Javoronok, Sara <sara.javoronok@slcgov.com>

Subject: (EXTERNAL) 1060 E 100 S

Hello,

I'm a home owner on McClelland Street live here for 40 plus years. There are many oncerned about this big apartment building going in here for AMI. This is alot of unit and cars day and night. 100 South is turning into a speedway for the Hospital and University now.

It seems this will bring more problems for our neighbor with renter who don't care for properties and neighborhoods. This is part of Historial Town. The building makes more sense to be condos for caring owners. Doesn't the city have enough so called low income housing going up all over the city between 100 So and 2100 So.

Another big concern for me is the alley access to our parking and garages. No one seems to read signs for no outlet or dead end and will constantly drive down and turn around by the Substation west side. More cars and more non caring rental people. This seems more like it would turn into student house. Which is being built on Foothill and Sunnyside. This is why condo make more sense.

Could we please see the comment and questions posted in a public forum also.

Please advise of updates.

Merrily Ronniger

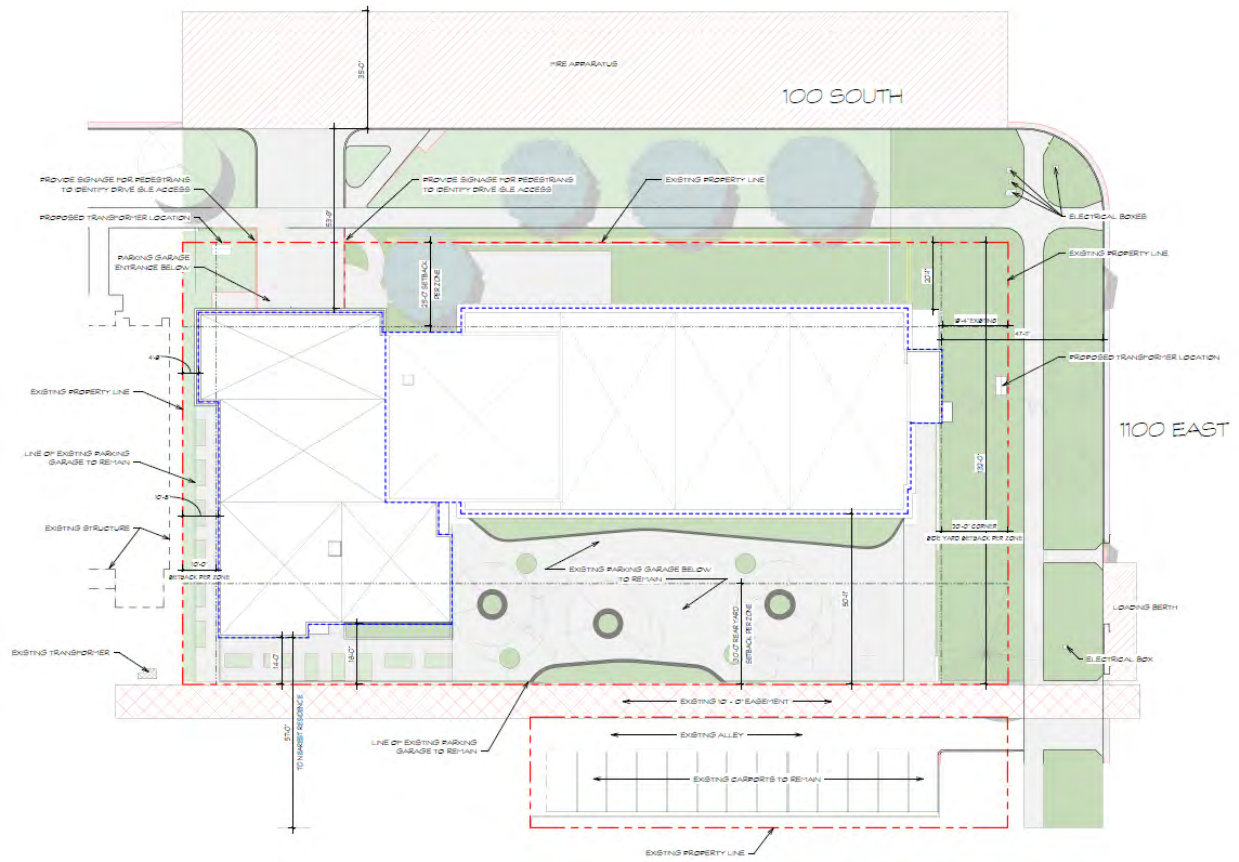
From: Javoronok, Sara
To: Shelley White
Subject: RE: (EXTERNAL) Victory Heights
Date: Tuesday, June 20, 2023 2:42:00 PM
Attachments: image001.png
image002.png

Hi Shelley,

Thanks for your message. I've passed along your concerns to the applicant and will share them with the Planning Commission when the project is reviewed. I know there have been some questions about the alley and the applicant has clarified in updated plans that it will remain open – these are posted on the city's Citizen Access Portal. See the clip below from the updated site plan where the existing easement and carports are identified. I also wanted to note that there will be 88 units and 87 parking spaces.

Let me know if you have additional questions or concerns.

Sara



SARA JAVORONOK | (*She/Her/Hers*)
Senior Planner, Planning Division
DEPARTMENT *of* COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: (801) 535-7625
Email: Sara.Javoronok@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

From: Shelley White [redacted]
Sent: Thursday, June 15, 2023 10:00 PM
To: Javoronok, Sara <sara.javoronok@slcgov.com>
Subject: (EXTERNAL) Victory Heights

Dear Sara,

I am writing to express concern about plans to convert the existing surface on the south side of Victory Heights. These plans appear to make access to our alleyway inaccessible. Most of my neighbors access this alleyway to park behind their homes via the surface which is planned to be converted. IWe recently bought an electric car and we have been planning to install a charger on our property in the back alleyway behind our home on McClelland Street.

Also, the number of parking spaces in the proposed building far exceed the number of units, so I worry parking will shrink for those of us who live on McClelland Street who don't have garages in the back alley. Since so many students live on this street, we already struggle to compete for parking and this development will add to this problem.

Lastly, the past two major construction projects on our block have caused cracks in our home (built in 1903) creating entryways for rats and rodents. We have had to pay for pest control and sealing our home and we don't want to have to go through this process again.

Can you please provide more detail about these concerns?

Thank you,
Shelley White, PhD, LCSW

ATTACHMENT G: 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, Engineering – scott.weiler@slcgov.com

No objections.

Transportation:

Jena Carver, Transportation – jena.carver@slcgov.com

No transportation issues.

Fire:

Douglas Bateman, Fire – douglas.bateman@slcgov.com

*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. You may need to provide an alternate means and methods to meet this requirement

*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.

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds

*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 the long side of the 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. Trees will need to be removed in order to provide aerial access.

Urban Forestry:

Rick Nelson, Urban Forestry – rick.nelson@slcgov.com

Urban Forestry approves of these proposed plans. The proposed tree plantings on the public ROW parkstrip will require a specific species to be identified and a Tree Planting permit will be required. The existing public ROW parkstrip trees being proposed to be preserved must be protected during demolition and construction in accordance with SLC Urban Forestry Tree Protection and Preservation Policy.

Sustainability:

Peter Nelson, Sustainability – peter.nelson@slcgov.com

The Sustainability Department supports the project's proposal to convert the nonconforming commercial use to a permitted residential use with additional density. The Department also supports various features included in the project, such as being all-electric and pursing a Designed to Earn ENERGY STAR score of 90, the conversion of surface parking to outdoor open space, and the inclusion of bike amenities and EV charging infrastructure.

Police:

Lieutenant Andrew Cluff, Police – andrew.cluff@slcgov.com

I like the addition of the signage for pedestrians for the parking isle that were provided on slide 2. I would also recommend public signage for all areas of the building where the public may be able to gain access or entry to the property detailing proper use of the property and only to be used by residents or guests. Also I included a screen shot of one of the drawings which indicate there may be an alcove on 100 South side. This could become a problem area camping or loitering my recommendation is find a way to limit access or promote ownership and accountability to the unit that resides in that corner to mitigate outside interests from unwanted guests, i.e-lighting, fencing, signage, etc....

Other than that my normal recommendation, Good lighting plan, landscape and maintenance plan, and to have property management work with police to develop a safety and security plan including information on whom to contact for emergencies and how first responders can gain access to the building and units if needed. It would also be beneficial for the property management to obtain City issues No trespassing signs at the public safety building, as these signs are issued upon a signed affidavit granting police authority to enforce any trespassing by those who are not residents or guests.

Public Utilities:

Ali Farshid, Public Utilities – ali.farshid@slcgov.com

PU has no issues with the proposed density and building height. 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.
- 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, SLCDPU 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.
- A full existing (to be demoed or replaced) and proposed plumbing plans will be required to show and label the fixtures that are going to be remain, replaced by new, and newly added.
- The existing watermain in 100 S has been modeled for the fire flow demand of 2,500 gpm. This demand can be provided by the existing watermain. However, higher fire demands will trigger additional modeling which could trigger a watermain upsize.
- The existing sewer main in 100 S has been modeled for the sewer load of 44 gpm. This load can be handled by the existing sewer main in the frontage and in the downstream mains. However, higher sewer loads will trigger additional modeling which could trigger an upsize.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property.
- If the existing sewer laterals are going to be reused, then they need to be video inspected and passed off by the Public Utilities inspector and capped at the property line during construction. Please call 801-483-6727 to schedule an inspection with our inspector.
- Unused water service lines and sewer laterals will need to be capped at the main per SLCDPU Standards.
- 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.

- If the disturbance area is 0.2 acres and higher A Storm Water Pollution Prevention Plan (SWPPP) will be required because the project is located in high-profile stormwater area in the city.
- 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.

Housing Stability:

Tony Milner, Housing Stability – tony.milner@slcgov.com

The Housing Stability Division's comments on the Planned Development application for the Victory Heights proposed project, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022* (extended through FY 2022-2023), are as follows (Housing Plan link: http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf):

Salt Lake City is committed to increasing mixed-income and mixed-use developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing. The applicant's stated intention to construct 88 new, deed-restricted affordable residential units, that include 3-4 bedroom units and ADA compliant units, is compatible with the *Growing SLC* housing plan.