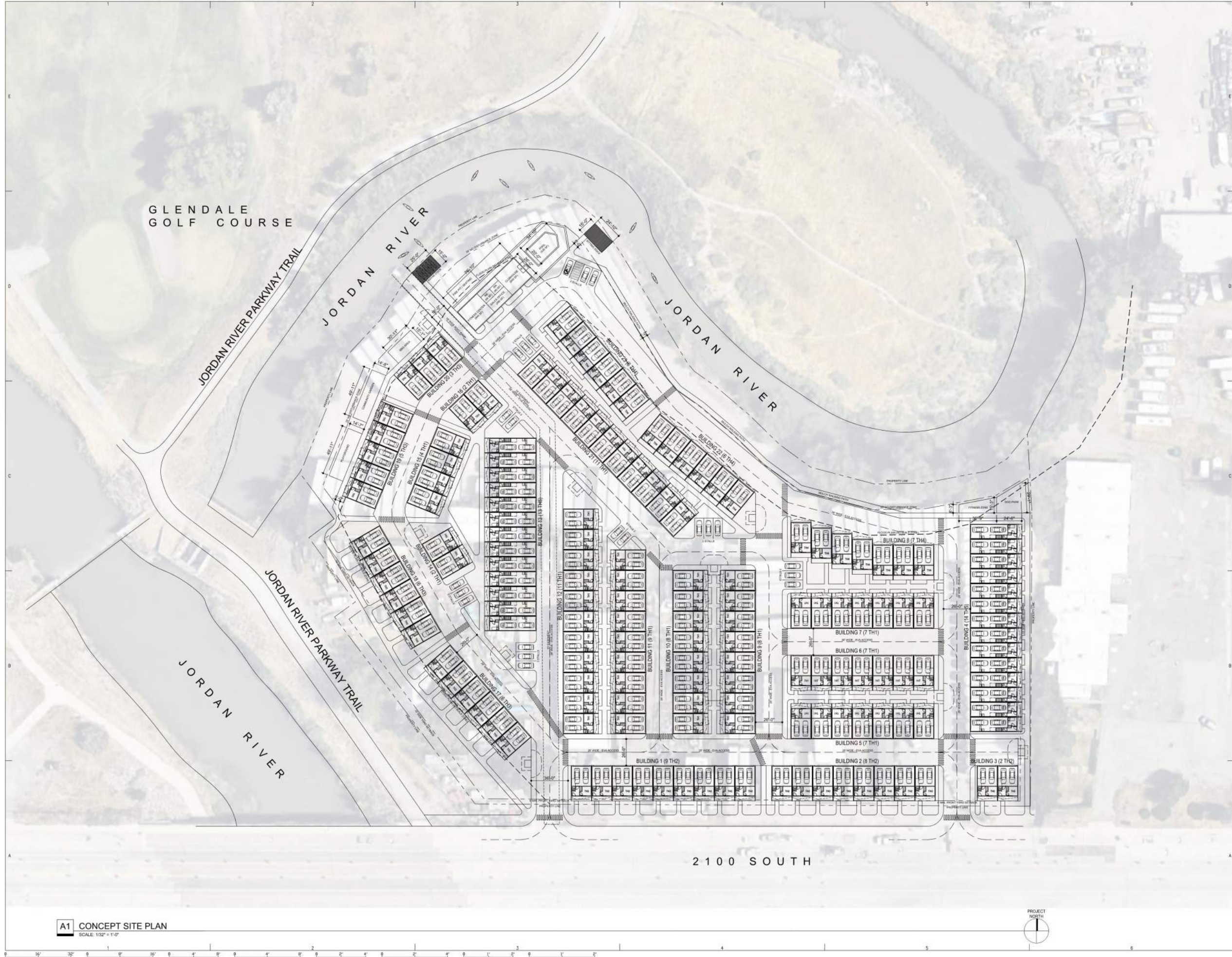


PLANNED DEVELOPMENT APPLICATION:

**1176 W. 2100 S. TOWNHOMES
SALT LAKE CITY, UT**





A1 CONCEPT SITE PLAN
SCALE: 1/32" = 1'-0"

Axis Architects

1176 W. 2100 S.
SALT LAKE CITY, UTAH
CONCEPT DESIGN

Revision #	Date

ARCHITECTURAL SITE PLAN

AS101

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PROJECT NARRATIVE

1176 W. 2100 S.

This property - located in the southeast corner of the Westside area of Salt Lake city - is a part of the General Commercial (CG) Zone. It is surrounded by the Westside's industrial districts to the east and south, the Jordan River and Glendale Golf Course to the west, and Glendale Park and the majority of the Westside's residential neighborhoods to the north.

This area does not currently have many residential options, but this property's location adjacent to the Jordan River, Jordan River Parkway Trail, Glendale Golf Course, and Glendale Park make it an ideal location for new housing. The Westside's housing is 89% single-family, and the Westside Master Plan specifically cites the area's lack of multi-family housing options. It also acknowledges the difficulty of building new multifamily developments, as most of the area is zoned strictly for single-family housing. The CG Zone, however, allows for multi-family development, which means that this property is uniquely positioned to provide a much-needed multi-family option that is well-suited for the Westside's average household size (3.6 persons), while being located in a prime location: surrounded by parks, walking paths, and outdoor recreation.

Our project aims to meet Master Plan and Planned Development objectives as well as zoning directives by providing comfortably sized-townhomes interconnected via numerous walking paths, in-unit garages, and plenty of open space that will be used for playgrounds, community gardens, Jordan River access, nearby trail access, and other amenities.

FIG. 1: SOUTH FACADE

21A.26.070: CG GENERAL COMMERCIAL DISTRICT

The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses.

This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses.

Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third.

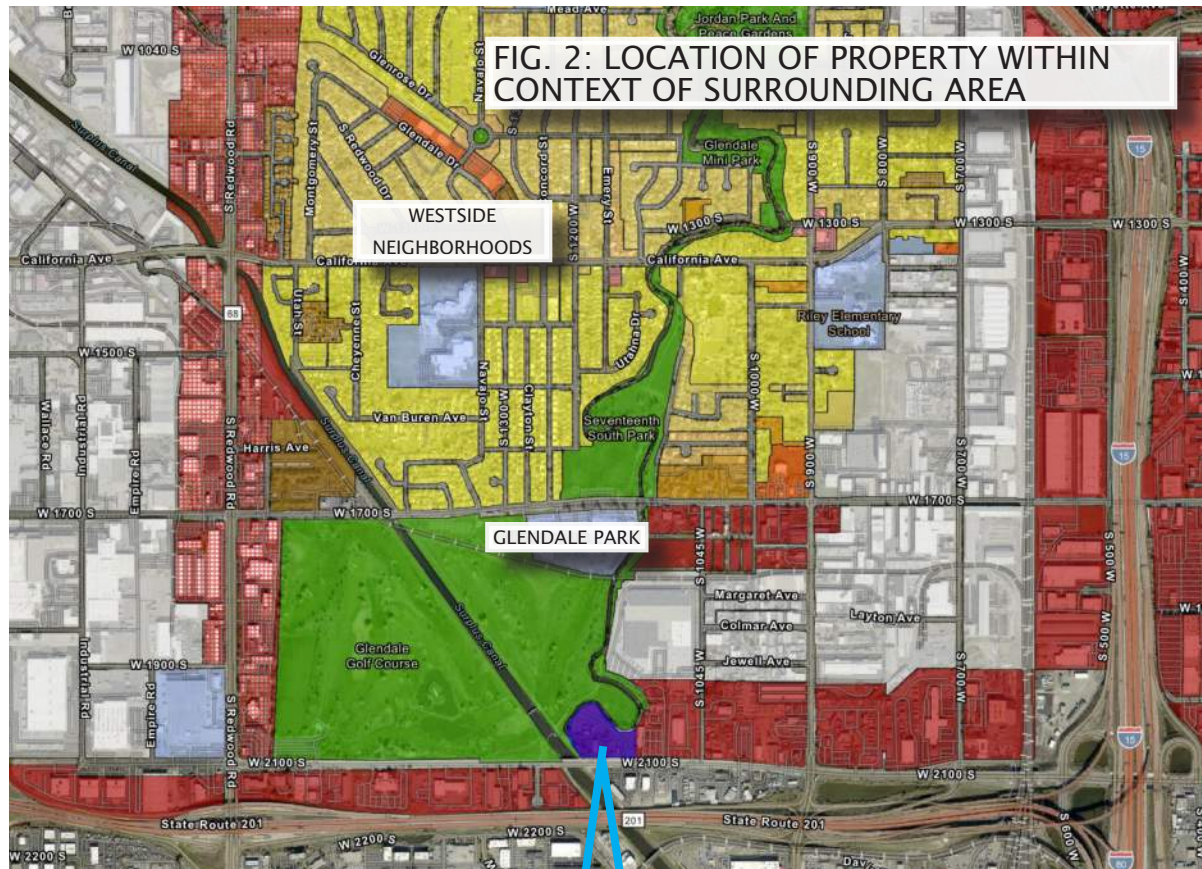


FIG. 2: LOCATION OF PROPERTY WITHIN CONTEXT OF SURROUNDING AREA



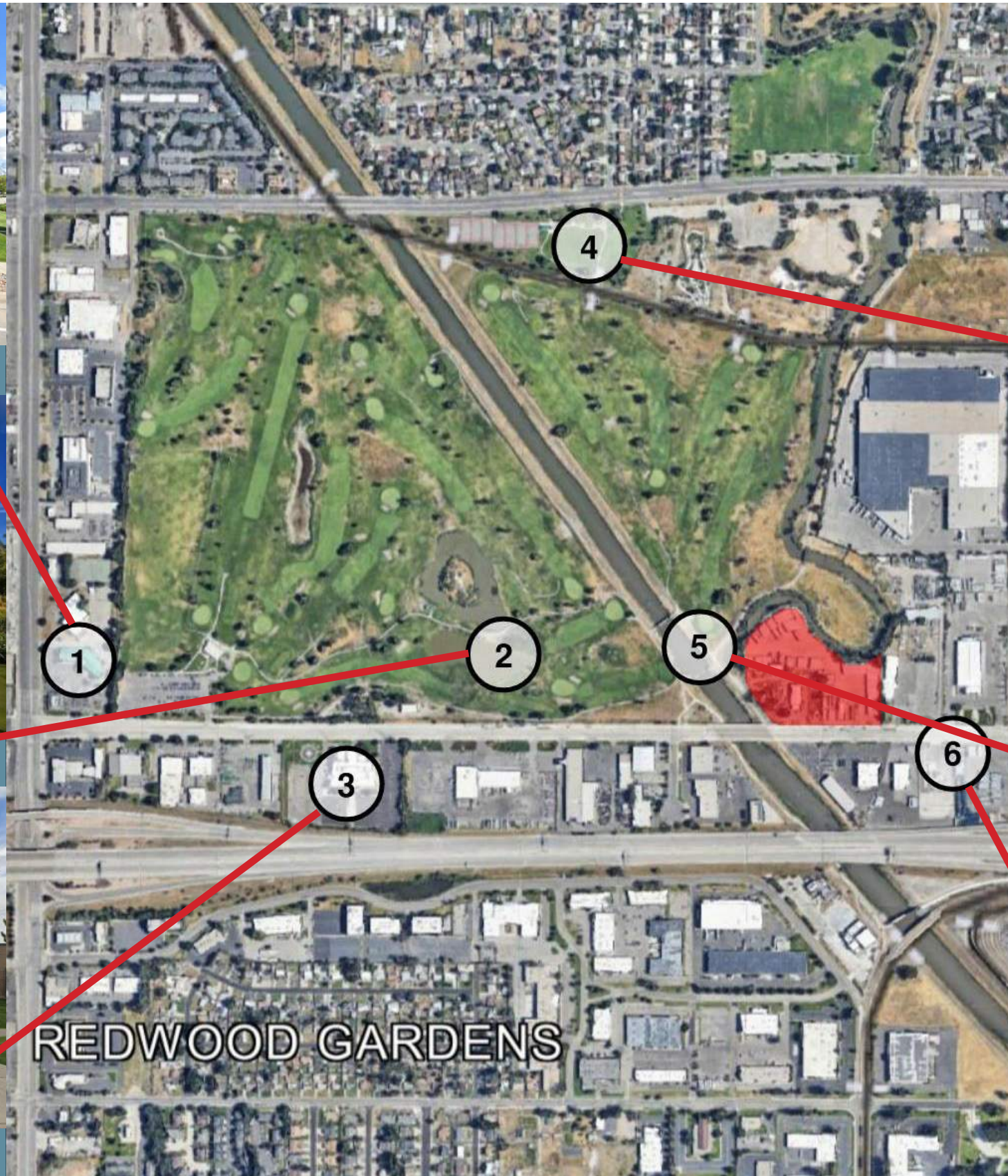
FIG. 3: ENLARGED PROPERTY LOCATION WITHIN CONTEXT



FIG. 1: PROJECT LOCATION WITHIN CG ZONE



1. HOTEL AND FAMILY RESTAURANT



2. GLENDALE GOLF COURSE



3. URGENT CARE CENTER



4. GLENDALE PARK



5. JORDAN RIVER/IORDAN RIVER PARKWAY TRAIL



6. INDUSTRIAL DISTRICT

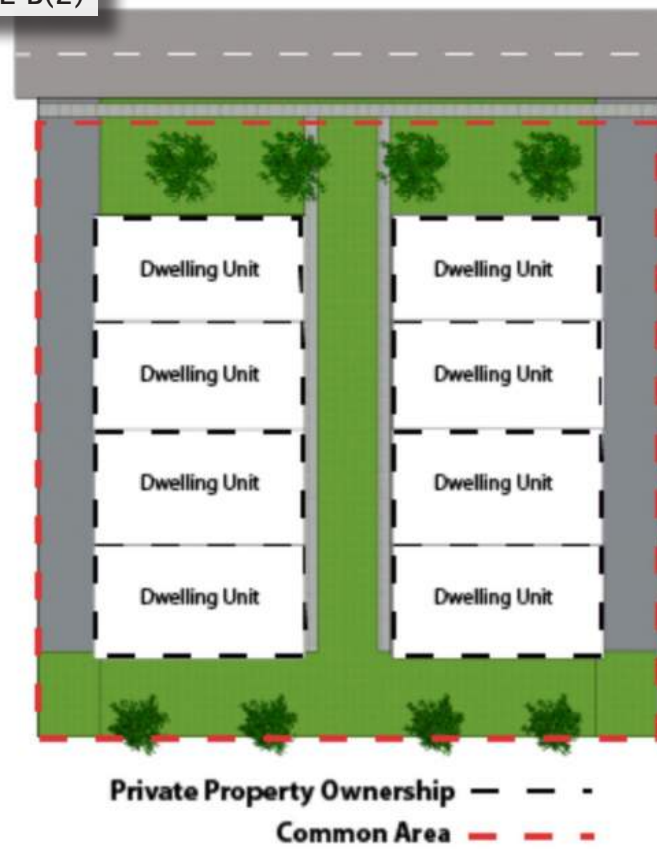
PROJECT DESCRIPTION

Parcel #: 15143540070000 & 15143760140000
 Construction Type: All Wood Construction
 Zoning district: CG
 Overlay district:
 LC - Lowland Conservancy Overlay Surplus Canal Area
 RCO - Riparian Corridor Overlay

Unit Mix

Axis Architects												
2100 S - UNIT MIX												
TYPE	SQUARE FOOTAGE								UNIT COUNT	% OF PROJECT (GROSS SF)	TOTAL HABITABLE SF	GROSS SF
	1ST	2ND	3RD	ROOFTOP DECK	UNIT HABITABLE SF	GARAGE	BALCONIES	UNIT GROSS SF				
TH1	200	640	640	0	1480	400	64	1944	76	39.93%	112480	147744
TH2	200	640	640	640	1480	400	0	2520	19	12.94%	28120	47880
TH3	200	640	640	640	1480	400	40	2560	20	13.84%	29600	51200
TH4	200	640	640	640	1480	400	0	2520	19	12.94%	28120	47880
TH5	185	697	697	697	1579	480	32	2788	27	20.35%	42633	75276
BLDG 1:									161	100.00%	140600	369980

FIG. 1: DEVELOPMENT TYPE B(2)



Zoning Regulations Being Modified:

This development is being pursued in accordance with city code requirements with one exception:

Section 21A.36.010 (C) stipulates that “All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.”

Our project is located on a site currently consistent of two lots: a 4.54 acre lot and a 1.83 acre lot (6.37 acres total). Section 21A.36.010 (B) stipulates that not more than one principal building shall be located on any lot. In order to satisfy the conditions of 21A.36.010 (B), we intend to complete a condo plat and pursue a “Development Type B(2)” designation for our project.

A Development Type B(2) designation allows for multiple buildings/multiple dwelling units to be contained on single privately-owned lots, with property lines around building walls and property ownership including only the ground under the dwelling unit. Projects designated Development Type B(2) handle public areas and amenity spaces by dividing ownership interest in the larger lot (on which all smaller units are located) between individual unit owners, with common areas managed and maintained by all unit owners.

Additionally, projects with the “Development Type B(2)” designation are allowed to bypass the requirement for individual dwelling unit lots to have street frontage, provided the individual dwelling unit lots are accessible via the common area.

FIG. 2: PROJECT PROPERTY LINE AND SUBDIVIDED LOTS PER B(2)



Long-term Maintenance of Private Infrastructure:

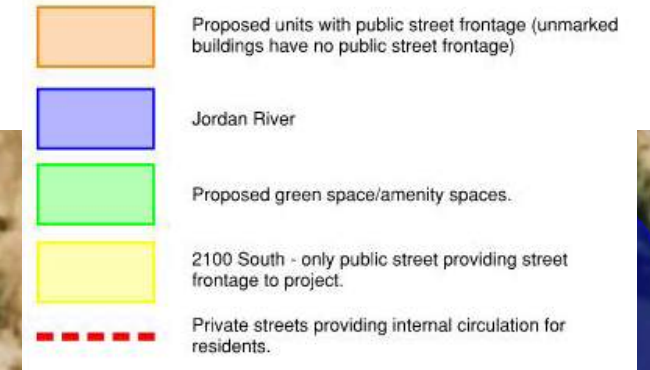
Infrastructure to be privately owned and maintenance, repair, replacement, and operation of the infrastructure is to be the responsibility of the property owners.

Estimated costs associated with long-term maintenance provided in table below. Long-term maintenance to be overseen by property owners; aspects of long-term maintenance may be contracted out at the property owners' discretion and expense.

2100 S Townhomes - 1176 W 2100 S Salt Lake City 60-Year Infrastructure Maintenance Estimate

Estimated Operating Expenses	1 yr	11 yr	21 yr	31 yr	41 yr	51 yr	61 yr
Fees (Bank, Licensing, Etc.)	644.00	805.00	1,006.25	1,257.81	1,572.27	1,965.33	2,456.67
Copies & Postage	2,181.55	2,726.94	3,408.67	4,260.84	5,326.05	6,657.56	8,321.95
Encroachment Fee	9,660.00	12,075.00	15,093.75	18,867.19	23,583.98	29,479.98	36,849.98
Management Fees	38,640.00	48,300.00	60,375.00	75,468.75	94,335.94	117,919.92	147,399.90
Professional Services (Legal, Acct, Tax Prep)	7,245.00	9,056.25	11,320.31	14,150.39	17,687.99	22,109.99	27,637.48
Insurance	21,252.00	26,565.00	33,206.25	41,507.81	51,884.77	64,855.96	81,069.95
Maintenance & Repairs	40,354.65	50,443.31	63,054.14	78,817.68	98,522.09	123,152.62	153,940.77
Landscaping	24,967.62	31,209.53	39,011.91	48,764.89	60,956.11	76,195.14	95,243.92
Snow Removal	17,798.55	22,248.19	27,810.23	34,762.79	43,453.49	54,316.86	67,896.08
Transfer to Reserve	86,940.00	108,675.00	135,843.75	169,804.69	212,255.86	265,319.82	331,649.78
Electricity	6,762.00	8,452.50	10,565.63	13,207.03	16,508.79	20,635.99	25,794.98
Waste Removal	-	-	-	-	-	-	-
Waste Recycling	23,184.00	28,980.00	36,225.00	45,281.25	56,601.56	70,751.95	88,439.94
Water & Sewer	67,620.00	84,525.00	105,656.25	132,070.31	165,087.89	206,359.86	257,949.83
Total Expense	347,249.37	434,061.72	542,577.15	678,221.43	847,776.79	1,059,720.99	1,324,651.23
No. of Units	161	161	161	161	161	161	161

FIG. 1: SITE PLAN WITH STREET FRONTAGE, GREEN SPACE, AND INTERNAL CIRCULATION.



Planned Development Justification

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, the Prince Investment Group and Axis Architects proposes the 1176 W 2100 S Townhomes Project (consisting of site improvements and the construction of 161 townhomes) be considered as a Planned Development.

The Prince Investment Group and Axis Architects are pursuing this development in accordance with city code requirements with one exception: although 19 of the proposed multi-family rowhouse style homes, or townhomes, have frontage on a public street, the remainder - 142 - of the units do not.

The primary reason the project is unable to meet this requirement is that the 6.37 acre project area (currently divided between two adjacent lots - a 4.54 acre lot and a 1.83 acre lot) only has a public street on one side of its perimeter and no interior public streets. Our layout for the site lines up as many units as possible along the one public street running parallel to the property, however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of the CG zone, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green and recreational space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of the CG zone and is designed to meet several of the objectives of the Planned Development process, as outlined in the remainder of this application.



Planned Development Justification (Cont.)

A1. Open Space and Natural Lands

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.

Our project seeks to incorporate as many of these objectives as possible across the site. One of the site's best (and most marketable) features is its proximity to the Jordan River and the Jordan River Parkway Trail system. This, in addition to its adjacency to the Glendale Golf Course and the Glendale City Park, make the site a hotspot for outdoor recreation and a highly desirable location for those most interested in enjoying open space and natural lands. Our plans for the site seek to increase access to existing amenities and provide new amenities that afford additional opportunities for outdoor recreation. These include:

Dog Park: Space has been allocated on the northeast side of the property for an outdoor dog park, where residents will be allowed to let pets enjoy themselves outdoors and off-leash.

Outdoor Fitness Zone: an outdoor fitness zone is provided adjacent to the dog park on the northeast side of the property. This outdoor fitness zone will be equipped with several pieces of outdoor/weatherproof fitness equipment that will provide fitness opportunities beyond those afforded by the river and trail system.

Sitting Dock: The property has sufficient Jordan River frontage that current plans provide space for an additional dock on the north side of the property, away from the kayak dock and boat ramp. This dock will be intended primarily for users interested in enjoying the river without the use of boats.

Fire Pit/Seating: a large fire pit/seating area adjacent to the BBQ area will provide plenty of space for gatherings of families, friends, and communities; will also work well as an auxiliary space to the BBQ area.

Kayak Dock: Current plans provide space for a dock adjacent to the boat ramp for maintaining and launching kayaks or other self-propelled boats.



BBQ Area: a large BBQ area will be available for use, with space both for preparing food and serving food, as well as space for seating in the area (and adjacent areas), providing ample opportunities for community gatherings.

Community Garden: A sizeable area has been set aside on the northwest side of the property amidst other amenity spaces for a community garden. This piece of land will be fenced and maintained by the community, and will afford residents the opportunity to plant, grow, and harvest, and share homegrown fruits and vegetables.

Playground: an area has been set aside on the west side of the property for playground equipment. This playground area is adjacent to other amenity spaces, making it easy for parents to sit and/or enjoy other activities while the playground keeps their children occupied.

Boat Ramp: current plans provide space for a 16'-0" wide boat ramp on the west side of the property. Users will be able to use this ramp to back vehicles directly down to the Jordan river to launch kayaks or other self-propelled boats directly into the river, allowing for easy access to the river as an amenity space.

Internal Circulation Connected to Public Trail System: Our project aims to be pedestrian friendly. Each townhome will be connected to central walkways that will interconnect townhome buildings. These townhome buildings will be connected by additional pedestrian walkways across the entire site - including marked pedestrian walkways across private roads where necessary. This means that navigating properties and amenities on the site will be easy, convenient, and comfortable. These walkways also make it easy for pedestrians to access the Jordan River Parkway, which runs parallel to the property on its southwest side.

Planned Development Justification (Cont.)

A6. Open Space and Natural Lands

Clustering of development to preserve open spaces.

Our site is made up of two lots, which total 6.37 acres. If these lots were zoned for single-family residential use and followed the requirements for street frontage, it would be difficult to provide more than 15-20 single family lots. These lots would either need to be extremely long (stretching from 2100 S. back to the Jordan River) or the land behind these homes would have to be reallocated for some other use. Alternatively, apartment structures would potentially allow for higher density living, but would mean more height (maximum height in the CG zone is 75-150 ft.), leading to visual encroachment of the Jordan River and Jordan River Parkway, which would be antithetical to the objectives of Planned Developments, which seeks rather to daylight creeks/water bodies (see A.4). Apartment complexes would also require sufficient ground level parking or the construction of above ground parking structures to meet parking requirements for the zone, both of which are frowned upon in the CG Zone (see 21A.26.070; section I).

Townhomes are the ideal solution for the area in terms of higher-density housing (with our project proposing 161 units), while also providing plenty of internal circulation for pedestrian and bicycle traffic, in-unit garages providing parking that is both more convenient and less unsightly, while also meeting the intent of the code. Additionally, our design provides ready access public access to the adjacent river and trails, actively preserving open spaces that can then be readily enjoyed by the community.

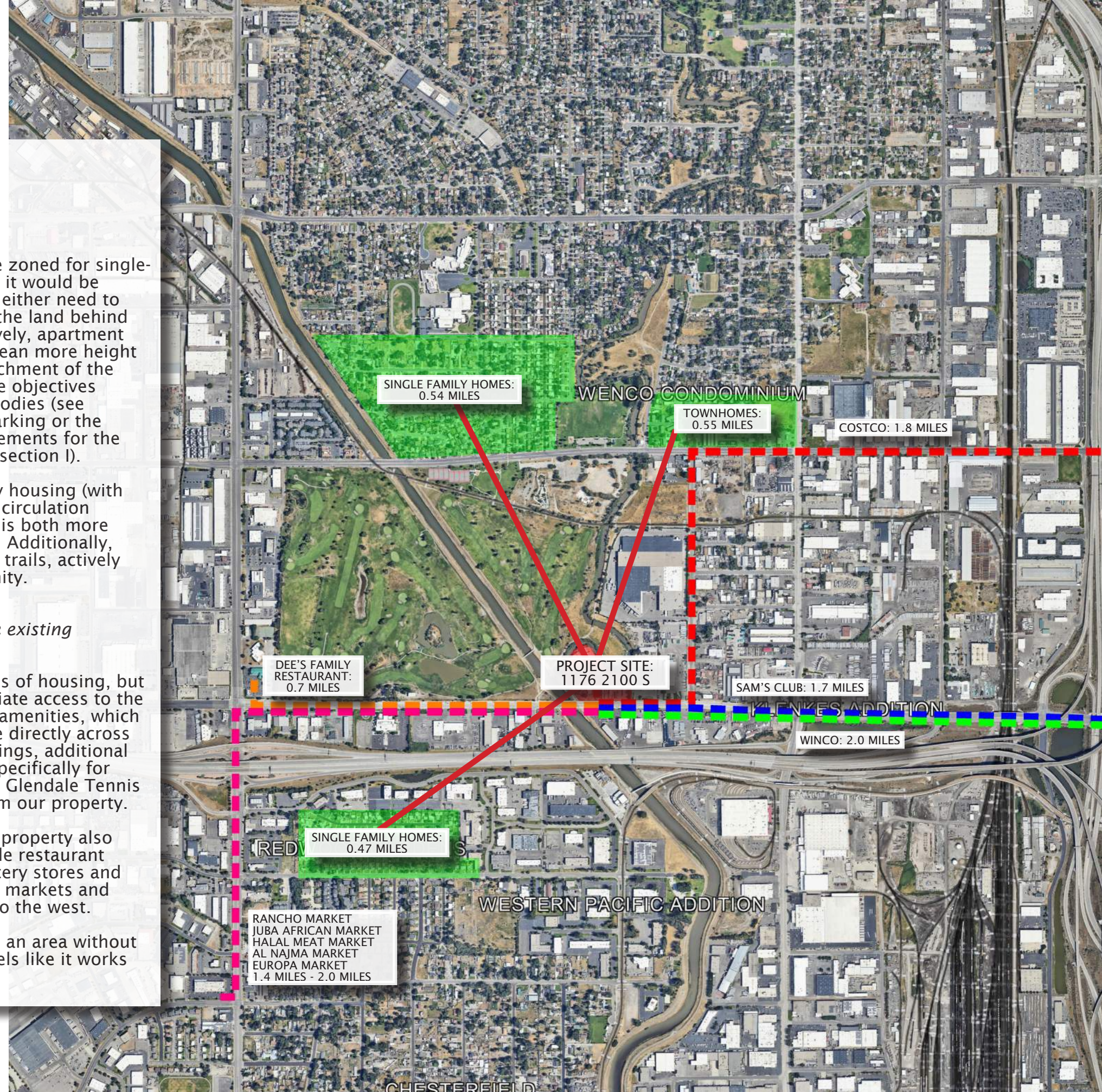
C.2 Housing

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.

The immediate area around this property offers virtually nothing in terms of housing, but our site is nevertheless in a prime location for housing given the immediate access to the Jordan River Parkway Trail and the Jordan River itself. Besides these two amenities, which we believe will be major draws for the property, the Glendale golf course directly across the river from the property provides generally well-landscaped surroundings, additional opportunities for outdoor recreation, and will potentially act as a draw specifically for tenants looking for golf course adjacent property. Glendale Park and the Glendale Tennis Courts are directly to the north, less than a 10 minute walk via trails from our property.

Apart from easy access to abundant outdoor recreational amenities, the property also offers easy access to nearby restaurants and grocery stores: a family style restaurant is located just across the golf course from the property; large chain grocery stores and restaurants are within 5 minutes driving distance to the east; small local markets and additional dining options are located within 5 minutes driving distance to the west.

It is difficult to account for “scale that is typical to the neighborhood,” in an area without other residential options, but we have striven to design a project that feels like it works well in the area, and that affords easy access to surrounding amenities.



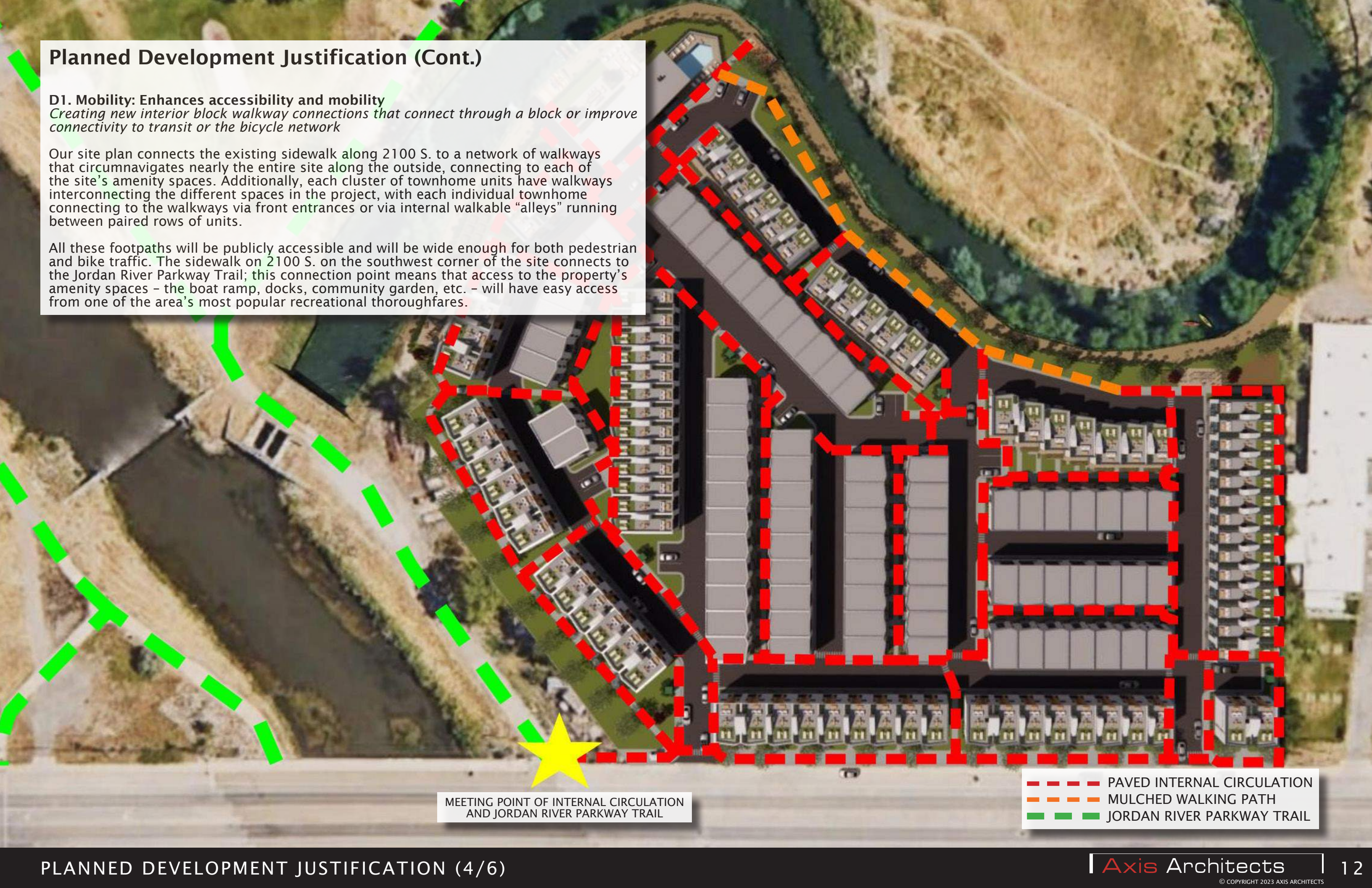
Planned Development Justification (Cont.)

D1. Mobility: Enhances accessibility and mobility

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

Our site plan connects the existing sidewalk along 2100 S. to a network of walkways that circumnavigates nearly the entire site along the outside, connecting to each of the site's amenity spaces. Additionally, each cluster of townhome units have walkways interconnecting the different spaces in the project, with each individual townhome connecting to the walkways via front entrances or via internal walkable "alleys" running between paired rows of units.

All these footpaths will be publicly accessible and will be wide enough for both pedestrian and bike traffic. The sidewalk on 2100 S. on the southwest corner of the site connects to the Jordan River Parkway Trail; this connection point means that access to the property's amenity spaces - the boat ramp, docks, community garden, etc. - will have easy access from one of the area's most popular recreational thoroughfares.



MEETING POINT OF INTERNAL CIRCULATION AND JORDAN RIVER PARKWAY TRAIL

- PAVED INTERNAL CIRCULATION
- MULCHED WALKING PATH
- JORDAN RIVER PARKWAY TRAIL

Planned Development Justification (Cont.)

F1. 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.

The Westside Master Plan provides guidance for the area within which this site is located, and our plan for the site is aligned with the goals provided by the Westside Master Plan in many ways:

1. Pg. 3 lists items related to the long-term vision for the Westside. Amongst these:

a. "A Growing and diverse collection of commercial and neighborhood centers and thriving recreational assets."

Our hope for this project is that it can be focal point for a new neighborhood center, whose greatest strength will be its adjacency to and the access it provides to the Jordan River, Jordan River Parkway Trail, Glendale Golf Course, and Glendale Park – some of the area's greatest recreational assets.

b. "Clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around."

The project's location along 2100 S. with easy access to UT-201 means that residents can out of their front doors and on I-15 – from which they'll have easy access to the entire valley – in a matter of minutes. The site's connection to the Jordan River Parkway Trail means easy bicycle access to most of the surrounding area west of I-15. Close bus stops along 2100 S. to both the east and the west of the property mean residents can generally access downtown (and the Salt Lake Central Frontrunner Station) via public transit within 30 minutes. The River Trail Station – a public transit hub – provides additional bus options and is only a 10-minute walk from the site.

c. "The primary destination in Salt Lake City for river recreation, active parks, and a variety of public spaces."

Our project is eager to help satisfy this goal, providing as many opportunities for access to the river, golf course, and nearby parks as possible. See items A1, A5, and A6.

In addition to these vision items, pg. 2 breaks down the area's zoning designation and land uses and indicates that "89 percent [of the area] is zoned for single-family development" with only 9% of the area's residential uses are zoned for multi-family developments, with nearly all of that being within two blocks of either Redwood Road or 1700 S. The area sees this as a glaring problem:

"Not only does the Westside lack multi-family housing options, but the options that are there are not well integrated into the rest of the community." (pg. 10)



FIG. 1: BBQ AREA, SEATING, COMMUNITY GARDEN



FIG. 2: AERIAL VIEW OF PROJECT FROM WEST SIDE.

Planned Development Justification (Cont.)

Considering the 42% increase in population between 1980 and 2010 (and likely continued growth, considering the 11.9% growth the SLC metro area experienced between 2010-2020), a continued dearth of multi-family housing options is unacceptable. The master plan seems to recognize that lots like ours could present solutions to this problem.

“There are . . . several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects . . . Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric.” (pg. 32)

Given the lack of restrictions in the area of the CG Zone within which our project is located, not only will it not interfere with the fabric of the neighborhood, but it will also have the opportunity to “be a complement to [an area of opportunity]” as suggested by the master plan, without the zoning modifications the master plan suggest will be necessary in other similar cases. (pg.32)

The lack of multi-family housing in the area is dire enough, and the opportunities for new, large-scale multi-family housing few enough that the master plan asks the question “Can a community that is over 90 percent single-family with little room for large-scale infill development achieve the vision that its residents desire?” Its own answer to that question is “no” without small changes in addition to larger developments and larger-scale changes. (pg. 33)

Given that acknowledgment of the problem and the need to aggressively pursue every possible solution, it seems self-evident that projects like ours, which work to provide the kind of housing the area needs and that residents want more of in an area with relatively untapped recreational opportunities is as ideal a “large-scale” option as the area could hope for.



21A.55.050 Standards for Planned Developments

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.

Acknowledged. See Planned Development Justification (pgs. 9-14)

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.

Acknowledged. See Planned Development Justification (pgs. 13-14)

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;

Acknowledged. See pgs. 9-14; fig. 1 below.

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;

Acknowledged. See pg. 32 for materials information. See fig. 1 below for information on adjacent structures.

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.

Acknowledged and compliant.

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

Acknowledged. Per 21A.37.060, CG Zone has no Ground floor use, visual interest, building material, glazing requirements, etc. (see Note 1). We have nevertheless design units with differentiation in materials, lots of glazing, and strong ground floor interest -- particularly in units that have street frontage.

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

Acknowledged.

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

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

Acknowledged and compliant with points 6-7. See pgs. 19, 21.

FIG. 1: SCALE OF PROJECT RELATIVE TO NEARBY STRUCTURES



Standards for Planned Developments (Cont.)

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.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
4. Whether proposed landscaping is appropriate for the scale of the development.

Acknowledged. No trees currently located along 2100 S. Few mature trees located otherwise on lot. Mature trees currently on lot will be removed, but proposed landscaping for project includes plans for new trees along 2100 S and the rest of the project periphery. Project constitutes a significant improvement to current site landscaping.

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;
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;

Acknowledged. Multiple drive lanes and well-organized internal circulation for vehicles should prevent undue negative impacts to traffic along 2100 S. Project provides superlative internal circulation options for pedestrian and bike traffic, with connections to nearby trail system (see pg. 12)

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

Acknowledged. Site has a wide variety of amenities that are easily accessible from anywhere on the property. Proposed project also provides access to the Jordan River Parkway Trail and Jordan River, with easy access to adjacent golf course and Glendale city park.

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

Acknowledged. Internal circulation provides 26'-0" emergency vehicle access roads throughout project, without any vertical clearance obstructions.

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

Acknowledged. Impacts from loading access/service areas are minimal.

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.

Acknowledged.

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

Acknowledged.



ZONING INFO: CG General Commercial District (21A.26.070)

Parcel #: 15143540070000 & 15143760140000
Construction Type: All Wood Construction
Zoning district: ZG
Overlay district(s):
LC - Lowland Conservancy Overlay Surplus Canal Area
RCO - Riparian Corridor Overlay

A. Purpose statement

See pg. 5

B. Uses

Multi-family use allowable in CG Zone per 21A.33.030 (Table of Permitted and Conditional Uses for Commercial Districts) and 21A.26.010.

C. Minimum Lot Size

Both lots in project meet minimum lot area (10,000 SF) and minimum lot width (60'-0") requirements.

D. Minimum Yard Requirements:

Minimum yard, landscape buffer, and accessory building requirements are satisfied.

E. Maximum Yard: The maximum yard requirement is ten feet (10').

Acknowledged.

F. Landscape Yard Requirements: A landscape yard of five feet (5') shall be required on all front or corner side yards.

Acknowledged.

G. Maximum Height: No building shall exceed seventy five feet (75')

Structures in project do not exceed seventy five feet.

H. Midblock Walkways

1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.

Not applicable to project, as midblock walkways have not been identified as being necessary for site per Westside master plan.

I. Restrictions on Parking Lots and Structures

Not applicable to project; no parking lots or parking structures on property. Majority of parking provided via in-unit garages.



FIG. 1: NORTH SIDE OF PROJECT



FIG. 2: IN-UNIT GARAGES/INTERNAL CIRCULATION

PARKING CALCULATIONS

21A.44.040-A

Minimum and maximum off street parking:

Multi-family minimum for CG Zone:
 Studio and 1 bedrooms: 1 parking space per DU*
 2+ bedrooms: 1.25 parking space per DU

Multi-family maximum for CG Zone:
 Studio & 1 bedroom: 2 spaces per DU*
 2+ bedrooms: 3 spaces per DU

Total Number of Units: 161
 Total Number of Provided Parking Spaces: 341
 Parking Spaces Per Unit: 2.12 Parking Spaces per DU

323 vehicle parking spaces provided via in-unit garages. Access to garages provided via internal circulation. 19 visitor parking spaces located throughout project.

*Project does not contain any studio or 1 bedroom units.



TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:

DU= dwelling unit sq. ft.= square feet

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-35, R-MU -45, SR-3, FB-UNI, FB-SE, SSSC Overlay	D-2, MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU	
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU	No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces	
Mobile home					
Single-family (attached)					
Single-family (detached)	1 space per DU				
Single-family cottage development building form					
Twin home	2 spaces per DU	1 space per DU	No Minimum	All contexts: 4 spaces for DU, not including recreational vehicle parking spaces	
Two-family					
Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1+ bedrooms: 1 space per DU	Studio: No Minimum 1 bedroom: 0.5 space per DU 2+ bedrooms: 1 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU



FIG. 1: CLUBHOUSE & POOL



FIG. 2: CLUBHOUSE & AMENITY SPACES



FIG. 1: BOATS OFF DOCKS ON JORDAN RIVER

JORDAN RIVER

JORDAN RIVER PARKWAY

2100 SOUTH

FIG. 1: BUILDING 1, SOUTH ELEVATION
 TOTAL SF: 902.2 SF
 GLAZING SF: 457.9 SF
 50.1% GLAZING COVERAGE



Per 21A.37.060 (see table below), CG District lists 60% ground floor glass requirement and 25% upper floor place requirement. Note 1, however, states that:

"These standards only apply to the portion of the CG district within the boundaries of north of 900 S, south of 200 S, west of 300 W, and east of I-15"

Project is not within bounds specified in Note 1, therefore project has no ground floor or upper floor minimum glazing floor requirements.

FRONT ELEVATION

FIG. 2: BUILDING 2, SOUTH ELEVATION
 TOTAL SF: 805.6 SF
 GLAZING SF: 409.0 SF
 50.7% GLAZING COVERAGE



FIG. 4: 21A.37.060 - COMMERCIAL DISTRICT-SPECIFIC REQUIREMENTS TABLE

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHB D	CG ¹	TSA
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40	60	60
Glass: upper floors (%) (21A.37.050C2)							25	

FRONT ELEVATION

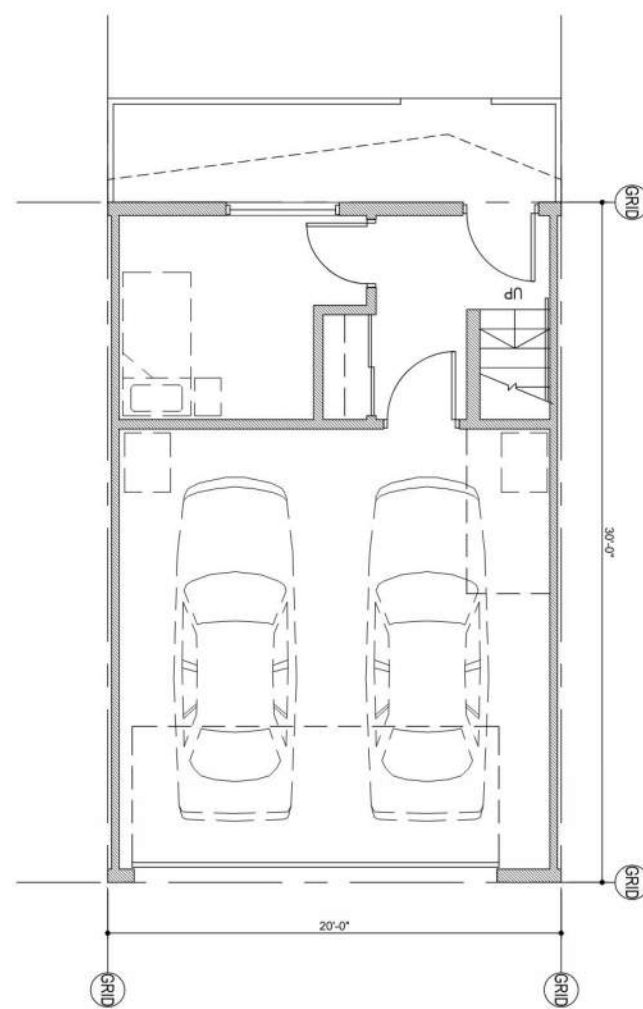
FIG. 1:
BUILDING 3, SOUTH ELEVATION
 TOTAL SF: 200.5 SF
 GLAZING SF: 101.2 SF
 50.5% GLAZING COVERAGE



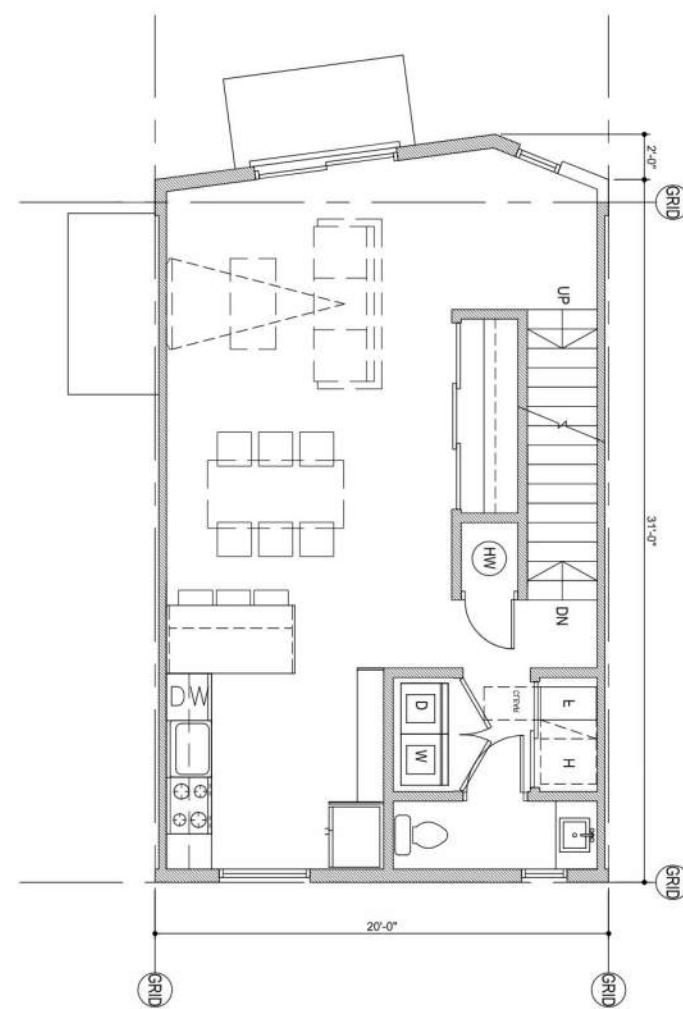
FIG. 2:
BUILDING 17, 18
SOUTHWEST ELEVATIONS
 TOTAL SF: 598.8 SF
 GLAZING SF: 302.5 SF
 50.5% GLAZING COVERAGE



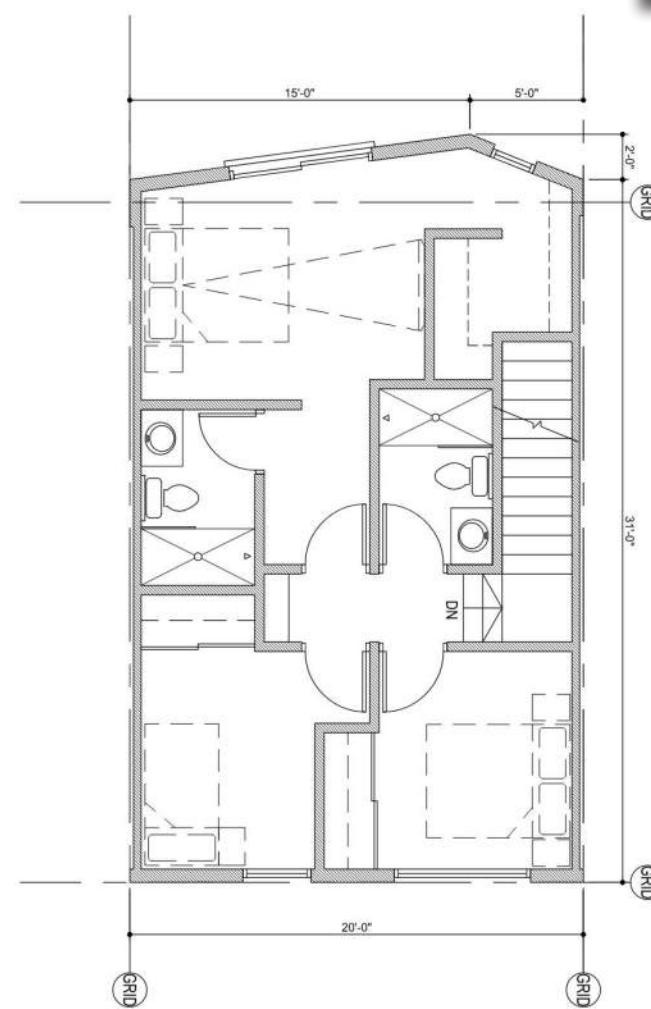
FIG. 1: TH1
AXONOMETRIC VIEW



MAIN FLOOR

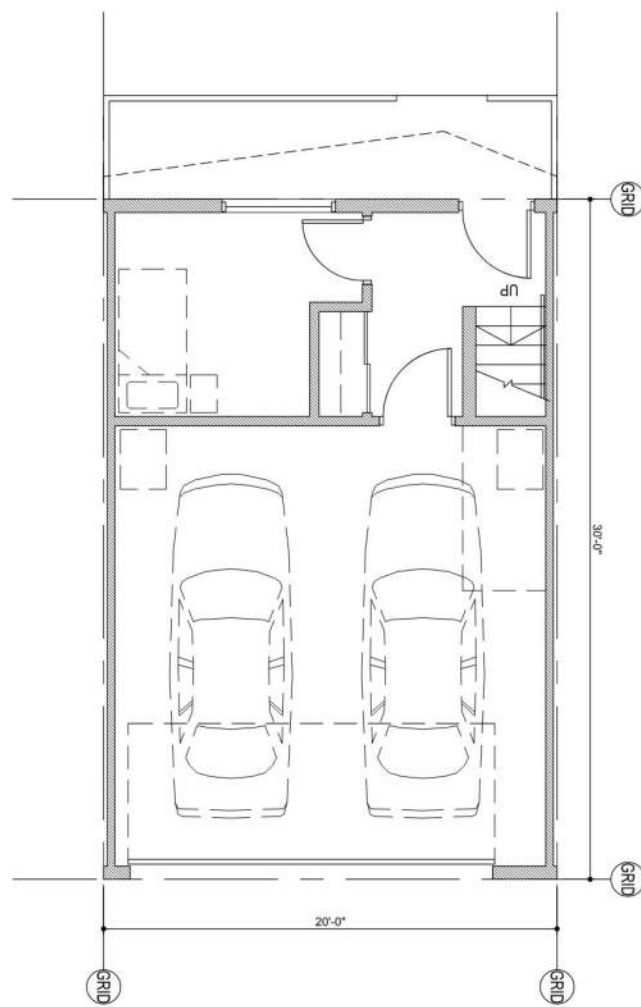


SECOND FLOOR

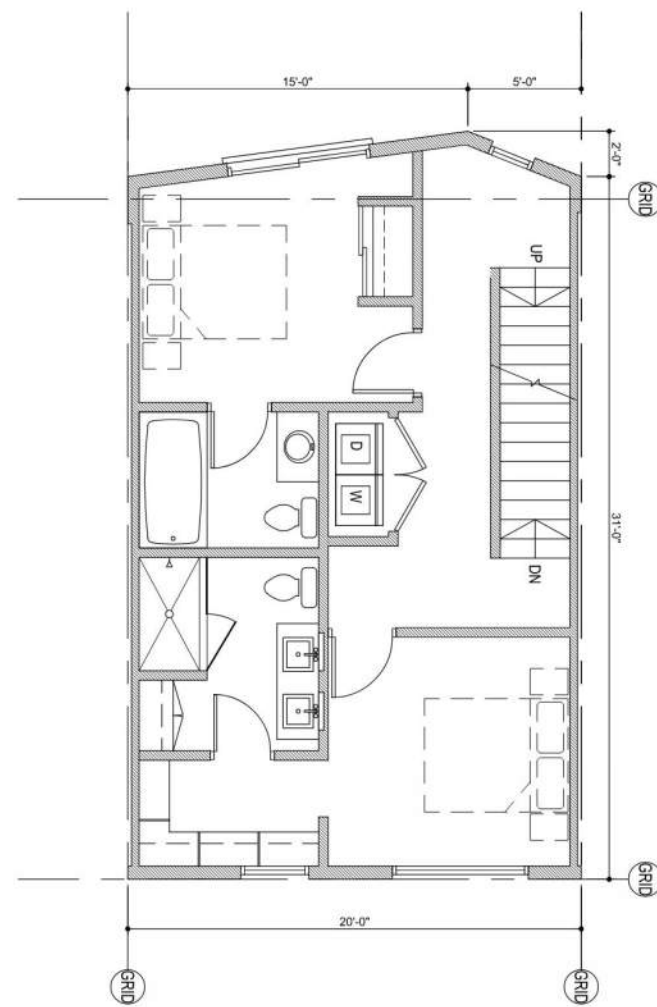


THIRD FLOOR

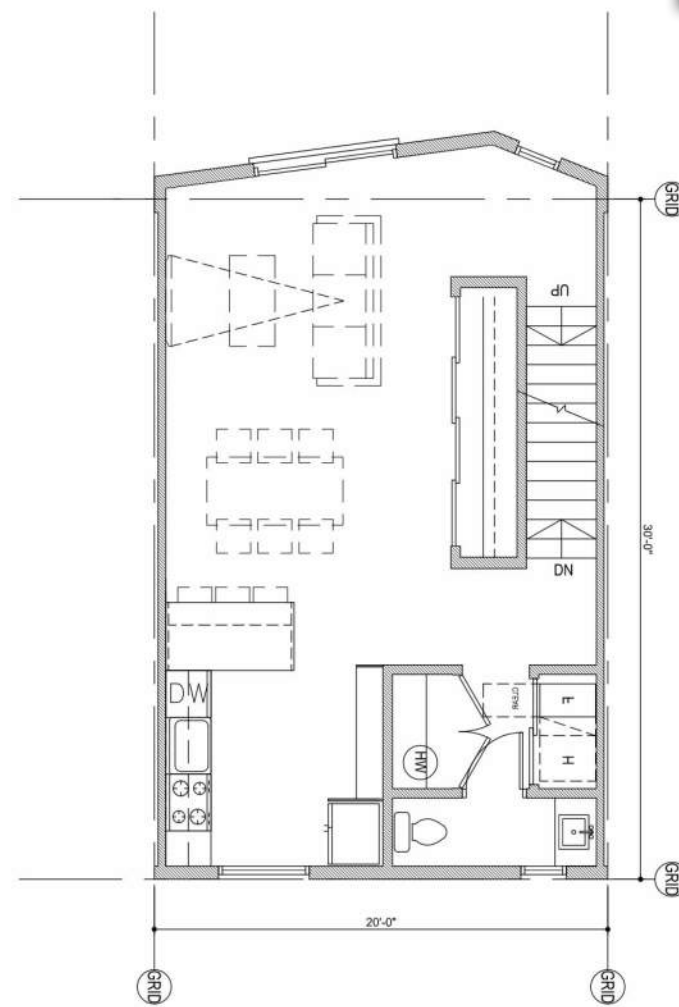
FIG. 1: TH2
AXONOMETRIC VIEW



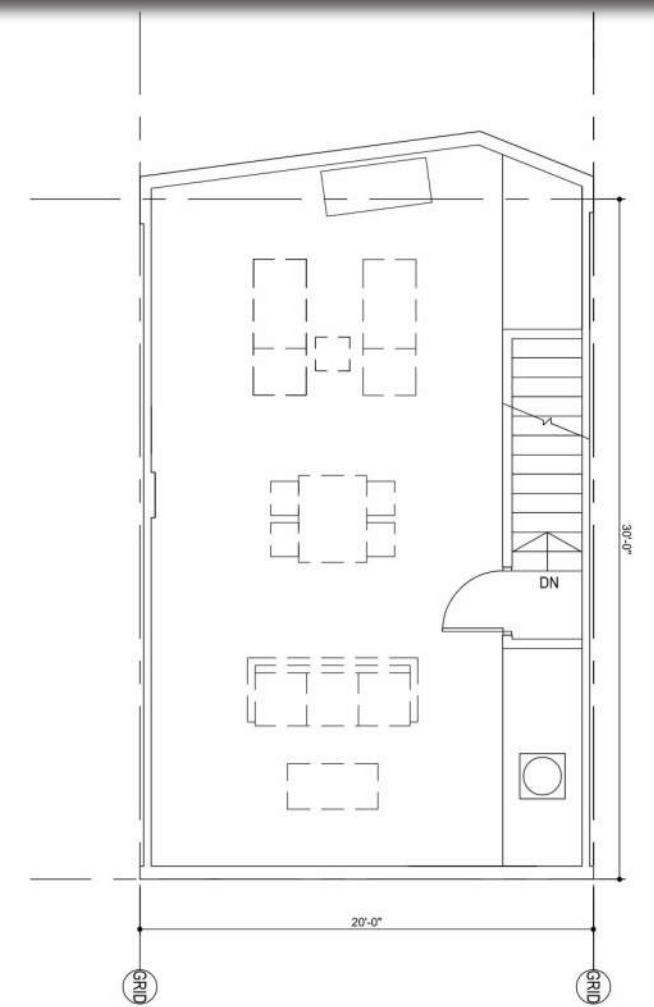
MAIN FLOOR



SECOND FLOOR

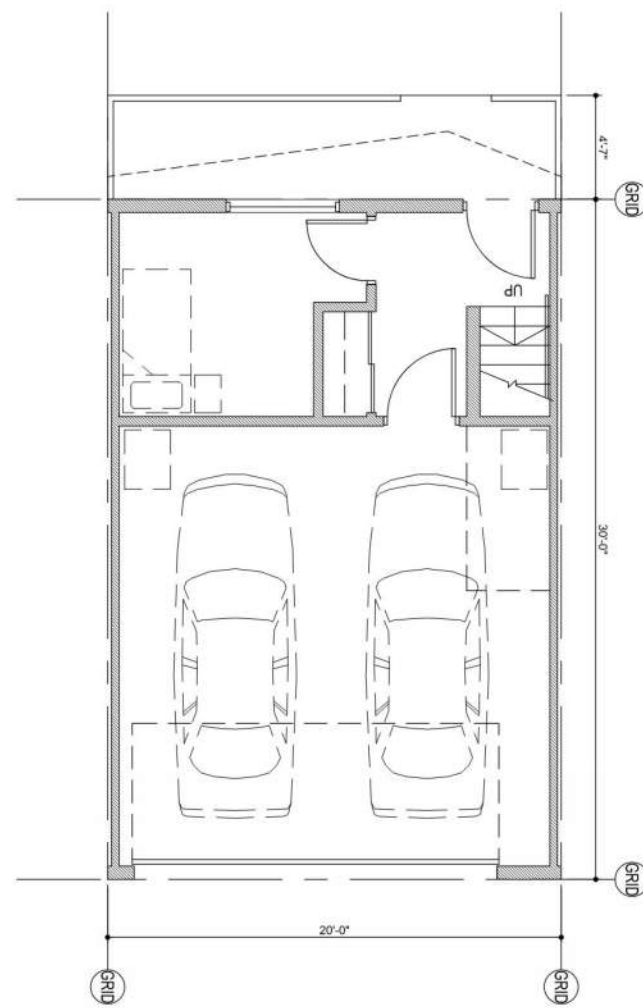


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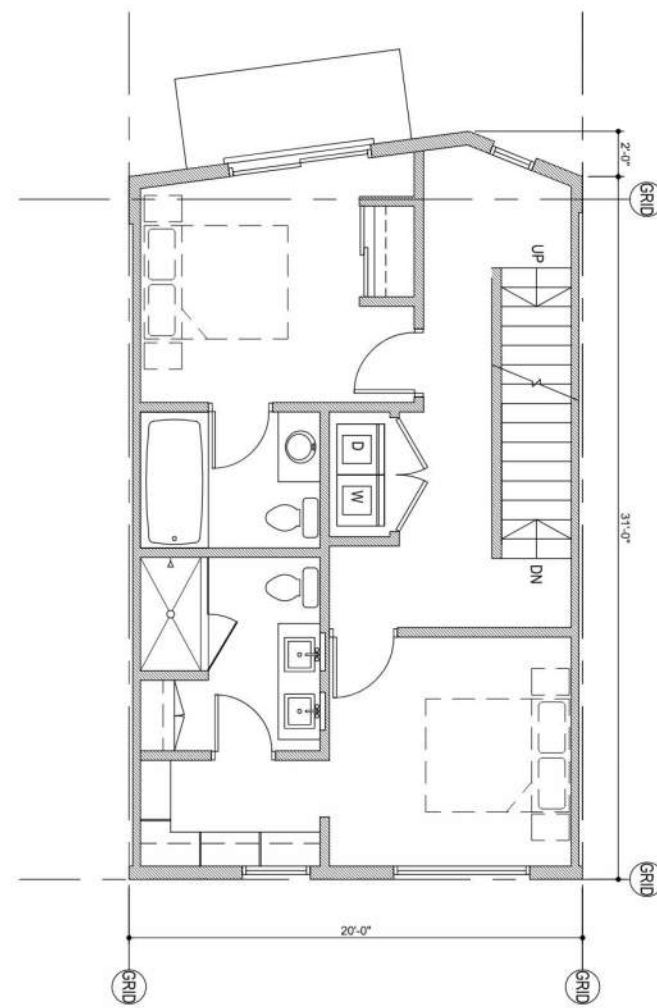


ROOFTOP DECK

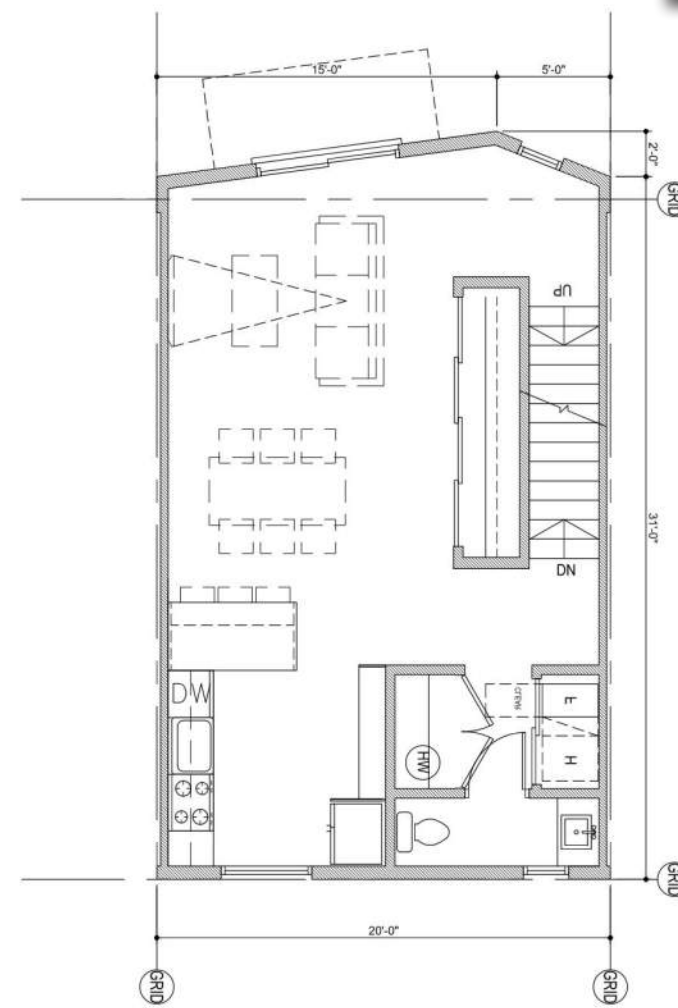
FIG. 1: TH3
AXONOMETRIC VIEW



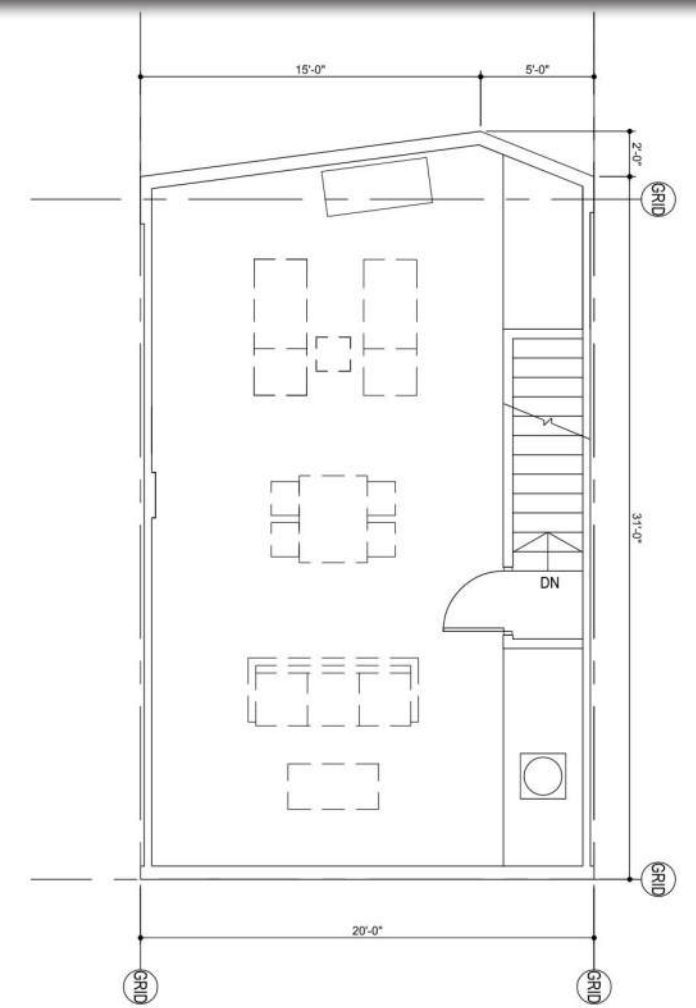
MAIN FLOOR



SECOND FLOOR

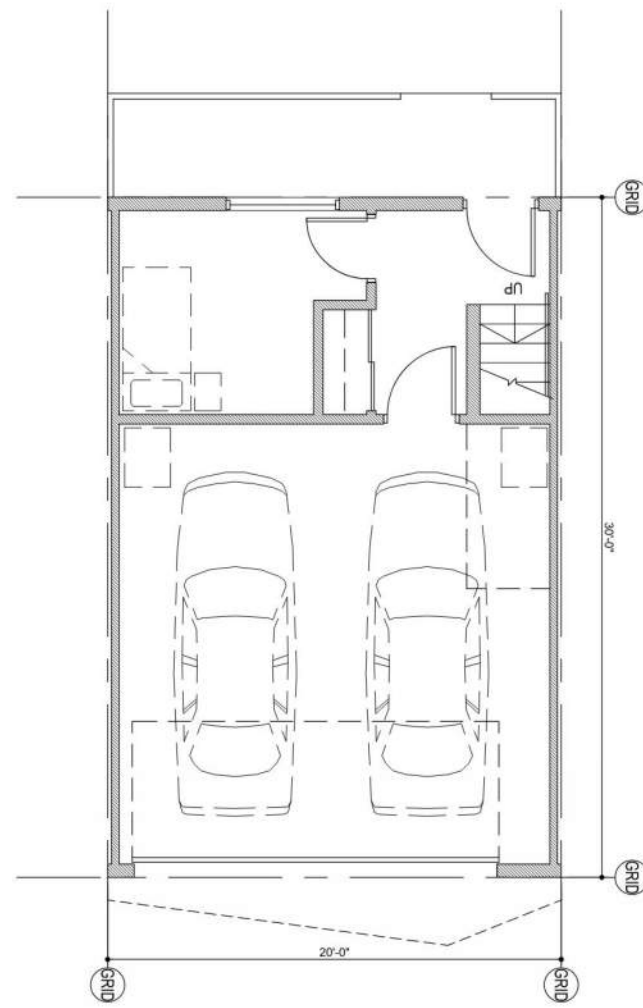


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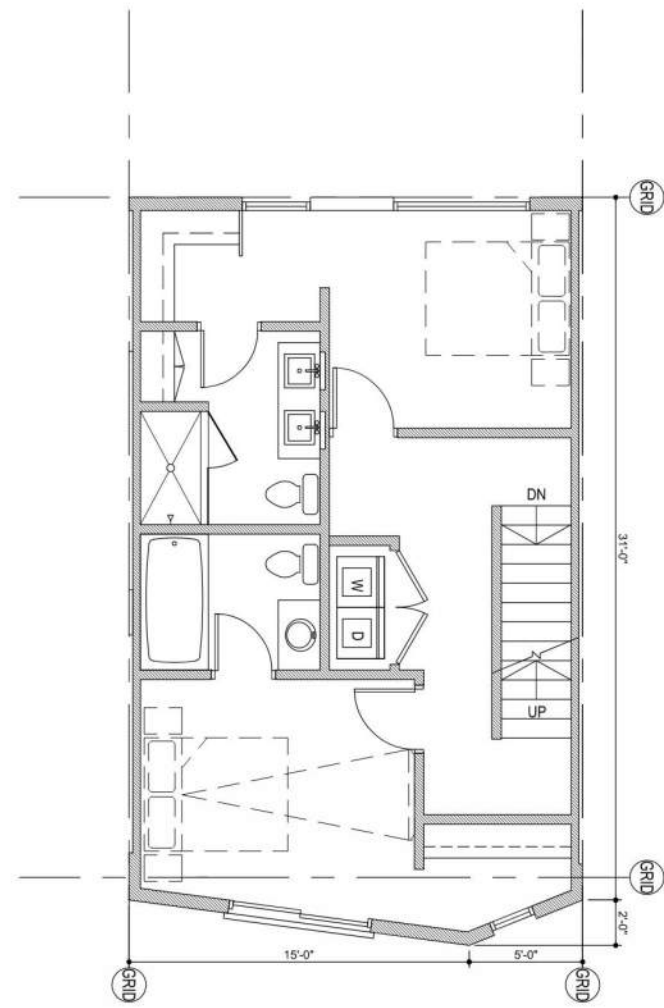


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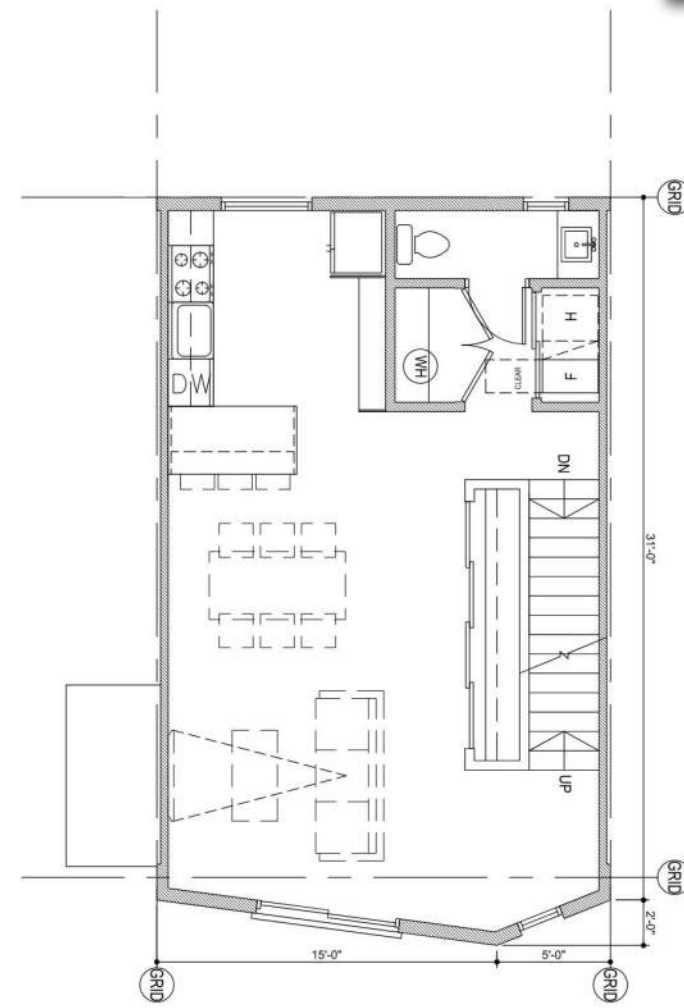
FIG. 1: TH4
AXONOMETRIC VIEW



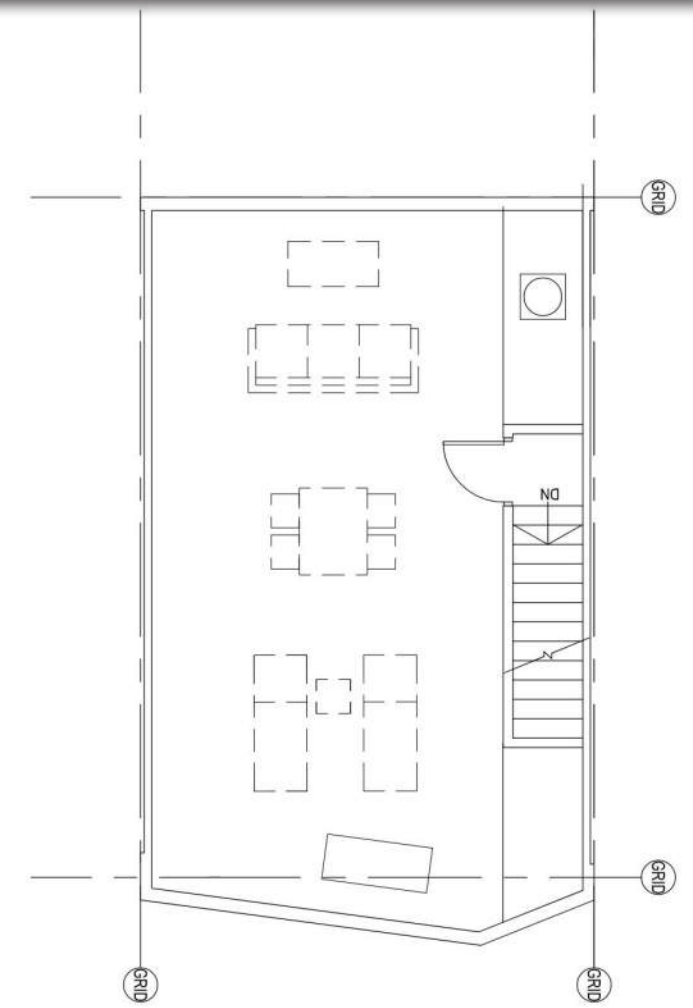
MAIN FLOOR



SECOND FLOOR

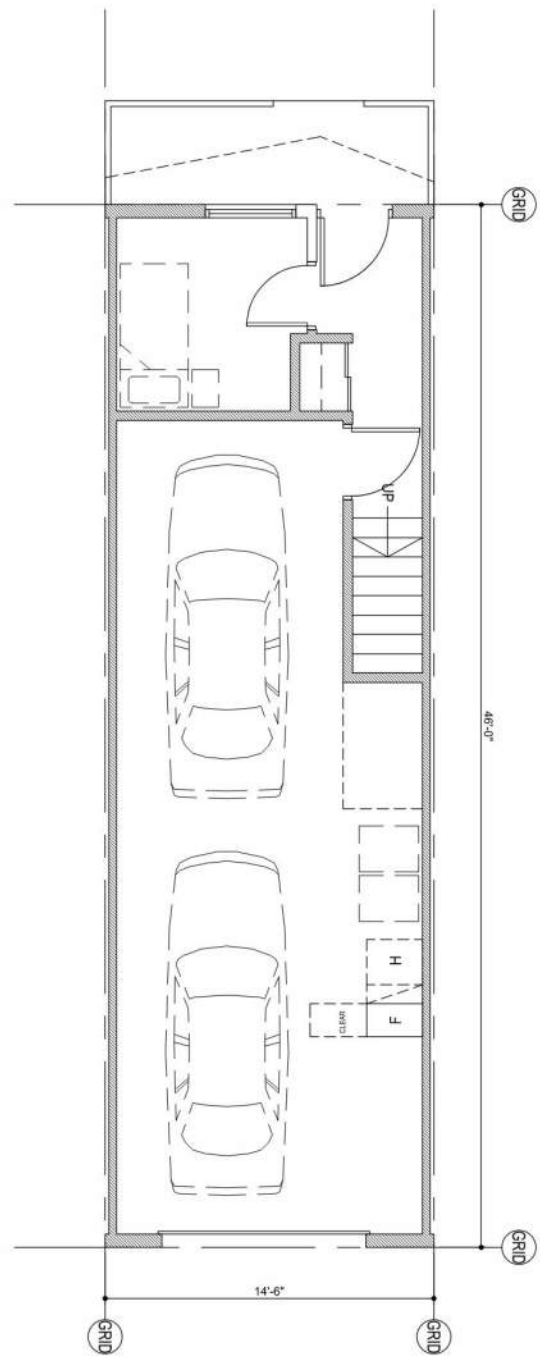


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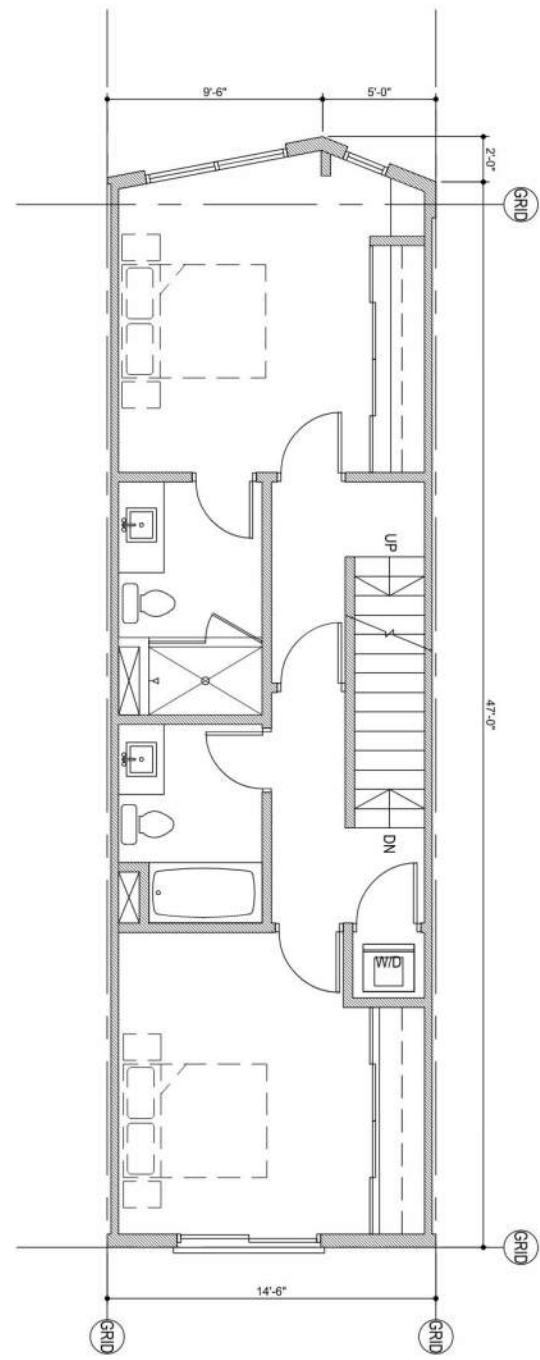


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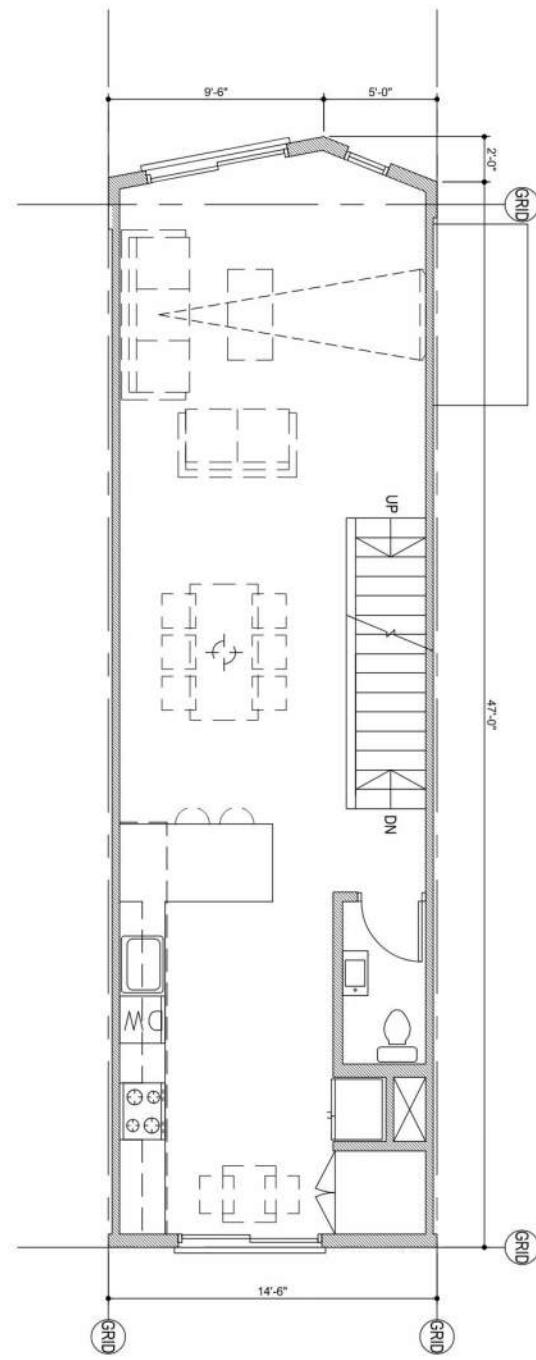
FIG. 1: TH5
AXONOMETRIC VIEW



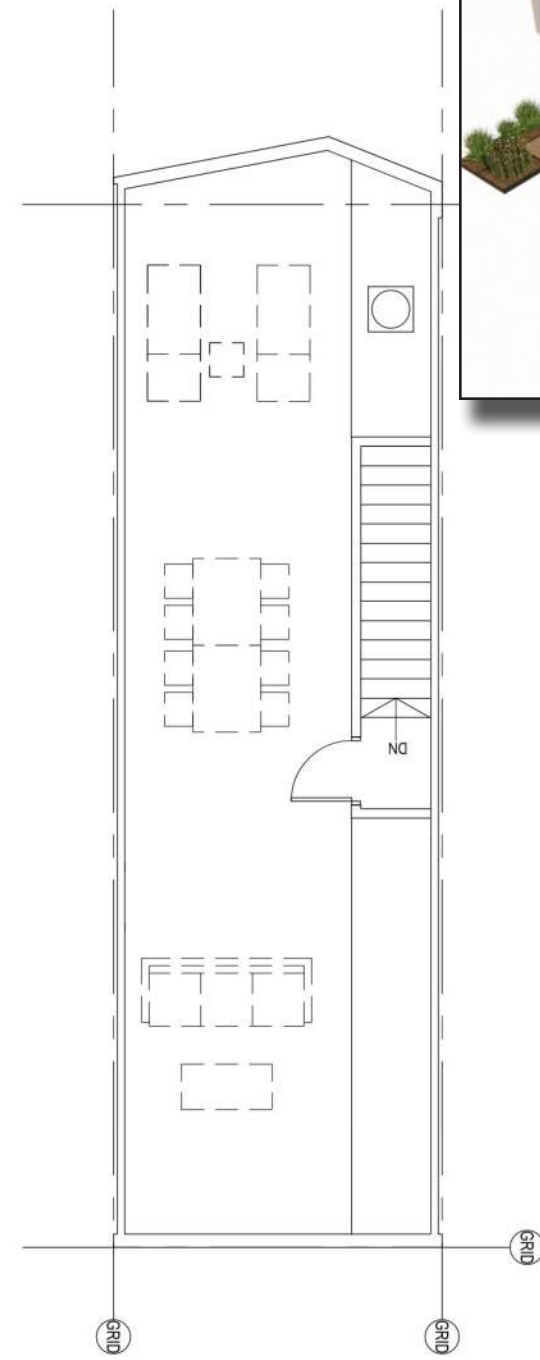
MAIN FLOOR



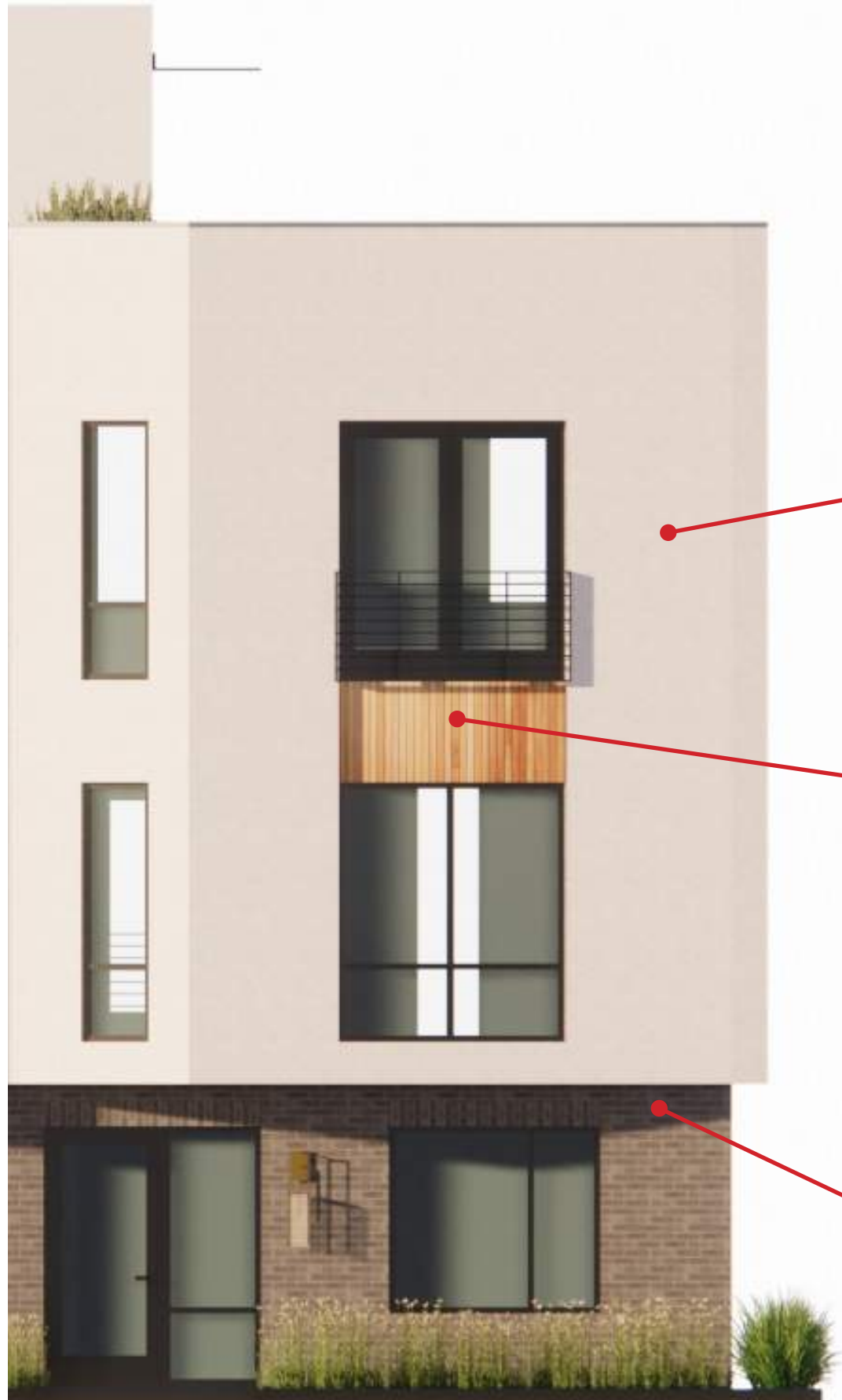
SECOND FLOOR



THIRD FLOOR



ROOFTOP DECK



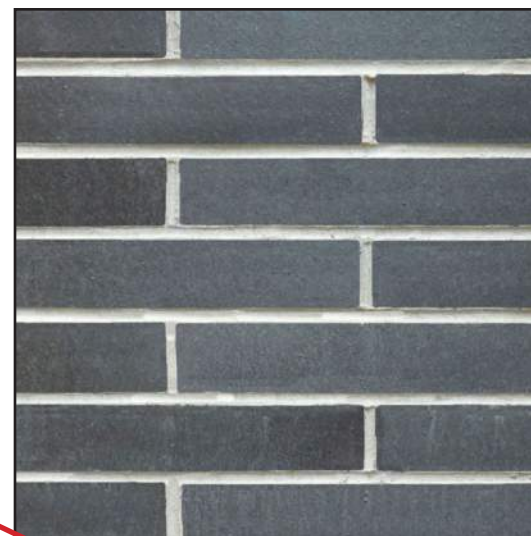
WHITE STUCCO



"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 1



"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 2



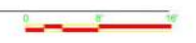
GRAY THIN BRICK




"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 3





1 BUILDING 1





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION








BACK ELEVATION

2 BUILDING 2



MATERIALS KEY:


	WHITE STUCCO		GRAY THIN BRICK		"WOOD LOOK" METAL PANELING OR STAINED CEDAR		"WOOD LOOK" METAL PANELING OR STAINED CEDAR		"WOOD LOOK" METAL PANELING OR STAINED CEDAR
---	--------------	---	-----------------	--	---	---	---	---	---





3 BUILDING 3





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION




BACK ELEVATION

4 BUILDING 4




MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR



SIDE ELEVATION



FRONT ELEVATION

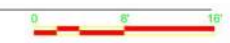


SIDE ELEVATION





BACK ELEVATION


5 BUILDINGS 5, 6 & 7





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION








BACK ELEVATION

6 BUILDING 8



MATERIALS KEY:

-  WHITE STUCCO
-  GRAY THIN BRICK
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION

7 BUILDINGS 9 & 10



MATERIALS KEY:

- WHITE STUCCO
- GRAY THIN BRICK
- "WOOD LOOK" METAL PANELING OR STAINED CEDAR
- "WOOD LOOK" METAL PANELING OR STAINED CEDAR
- "WOOD LOOK" METAL PANELING OR STAINED CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION








BACK ELEVATION

8 BUILDING 11



MATERIALS KEY:


-  WHITE STUCCO
-  GRAY THIN BRICK
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR





9 BUILDINGS 12 & 21





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION





BACK ELEVATION


10 BUILDING 13





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 


"WOOD LOOK" METAL PANELING OR STAINED CEDAR





11 BUILDING 14 & 16





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR



SIDE ELEVATION



FRONT ELEVATION

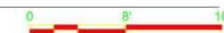


SIDE ELEVATION








BACK ELEVATION

12 BUILDING 15

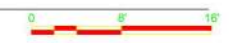


MATERIALS KEY:


-  WHITE STUCCO
-  GRAY THIN BRICK
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR
-  "WOOD LOOK" METAL PANELING OR STAINED CEDAR





12 BUILDINGS 17 & 18





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

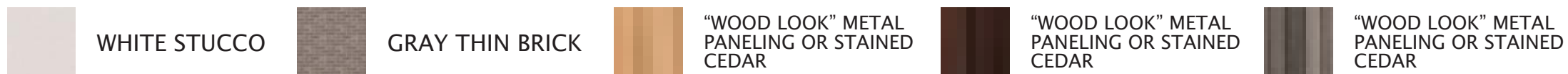
"WOOD LOOK" METAL PANELING OR STAINED CEDAR



13 BUILDING 19



MATERIALS KEY:








14 BUILDING 20





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 

"WOOD LOOK" METAL PANELING OR STAINED CEDAR
- 


"WOOD LOOK" METAL PANELING OR STAINED CEDAR





15 BUILDING 22 & 23





MATERIALS KEY:

- 

WHITE STUCCO
- 

GRAY THIN BRICK
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR
- 

"WOOD LOOK" METAL
PANELING OR STAINED
CEDAR