

July 2nd, 2021

Planning Division
Community and Economic Development
Salt Lake City Corporation
c/o John Anderson
451 South State Street, Room 215
Salt Lake City, Utah 84114

Re: Design Review Team submission for Alta Terra Sugar House, 1132 Ashton Ave

Project Description and Proposed Use

ATRE Sugar House is a new construction micro-unit housing residential development located in Salt Lake City, Utah, with structured parking, interior common area amenities, landscape amenities and site improvements. The site comprises approximately 0.51 acres located at 1132 South Ashton Avenue in Salt Lake City, Utah.

The site is to be developed in one phase for a total of 113 units in a flat-roofed structure of eight stories totaling approximately 125,100 SF of building area. The buildings include cast-in-place parking structures, ground-floor lobby, leasing, amenity spaces and residential space, and additional stories of residences above. Approximately 95 stalls of structured parking will be provided. Amenity Spaces will include Lobby, Fitness, Business Center, elevated Amenity Deck/Clubroom, and Management space. Outdoor amenities will include an outdoor courtyard space with amenities such as an outdoor patio, firepit, grilling stations, bar, trellis, and landscaping. All parking that fronts Ashton Avenue will be screened by activated uses including common resident amenity areas. The design of the building aims for a cohesive composition that helps to define the future of Sugar House and Fairmont Park while maintaining connections to the rich local history. Opportunities to support active use of the park will be sought out as the design progresses.

The building is designed around a micro-unit concept that will make residential units available to new university graduates and aspiring professionals. The design includes mainly micro and studio units arranged in clusters that include roughly 1,500 sf of amenity space on each residential floor (in addition to the main common area spaces), examples include high-design laundry lounges, bistro/chef style kitchens, gaming areas, lounge space, etc. Not only will these units target renters who value collaborate space much more than personal space, but we are designing this building to ensure that living in Sugar House is attainable to a more diverse cross-section of renters.

Type of Construction and Primary Exterior Construction Materials

Floors one through three comprise a cast-in-place concrete podium with metal framing infill (IBC Type I construction). Floors four through ten are load-bearing wood framing with wood framing infill (IBC Type III construction). Exterior materials include brick masonry, metal panels, and stucco.

Number, Size & Type of Dwelling Units, and Dwelling Unit Density

		Studio		1 Bed	2 Bed	
Unit Type	Level	SA	SA-1	A	B	TOTAL
Area (SF)		240	336	405	694	
						0
	G					0
	2					0
	3					0
	4	6	12	2	3	23
	5	6	12	2	3	23
	6	6	12	2	3	23
	7	6	12	2	3	23
	8	6	12	2	1	21
Unit per Type		30	60	10	13	113
Unit Mix		39.5%				
Site Area	0.51 Acres					
Density	222 Units per Acre					

Existing Uses on the Site

The site is currently occupied by a surface parking lot of approximately 54 spaces that served patrons of the former 24 Hour Fitness located at 1121 Ashton Ave. The paving appears to be in serviceable condition and pole-mounted lighting is provided.

Uses Adjacent to the Site

The site is surrounded by existing mixed uses as is typical of the Sugar House business district. Fairmont Park is immediately to the west. Small residential and office buildings of two and three stories are nearby at the corner of Ashton and 1100 East. To the east are one story retail establishments including a DABC Liquor Store, Patagonia store, Pib's Exchange costume store and Bruges Belgian Bistro. A two-story office building is immediately to the north with tenants including The Community Foundation of Utah

Describe Any Hazardous Materials Associated with the Site

Materials used in the maintenance and operations of the buildings will be restricted to commonly available cleaning agents. Residents will not be permitted to use or store hazardous materials within their units. An environmental site assessment has indicated there are no hazardous materials associated with the site.

Supplemental Narrative

Standards for Design Review (§21a.59.050):

SLC Standard	Team Response
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.	
1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).	The primary building entrance faces Ashton Avenue.
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.	The building is sited along the sidewalk and aligns with the intended denser development pattern of the master plan.

3. Parking shall be located within, behind, or to the side of buildings.	All parking is located within the building and screened from view from the public sidewalks.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	
1. Locate active ground floor uses at or near the public sidewalk.	The leasing office and the resident bike lounge are located along the public sidewalks.
2. Maximize transparency of ground floor facades.	The public functions along Ashton are primarily glass.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.	The primary building entrance and public functions along Ashton feature articulation and detailing that harkens back to the industrial past of the Sugar House district.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.	The primary building entrance and public functions are recessed to create a plaza space with seating and a visual connection to the sidewalk and Fairmont Park.
D. Large building masses shall be divided into heights and sizes that relate to human scale.	
1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32' above grade provides a datum at a more relatable, residential scale.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.	In addition to the primary step back, there are secondary step backs and horizontal breaks in the building massing, generally no more than 30' apart.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.	Balconies and material transitions are arranged to create additional tiers of visual interest beyond the "first-look" of the building massing.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.	The spacing of the residential unit windows serving the living and bedroom spaces provides a regular and human-scaled rhythm along Ashton.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:	
1. Changes in vertical plane (breaks in facade);	No façade is greater than 160' in length.
2. Material changes; and	
3. Massing changes.	
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:	
1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");	Outdoor seating to be provided in plaza space.
2. A mixture of areas that provide seasonal shade;	This element was not chosen.
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;	The amount of trees @ the streetscape shown exceeds this requirement.
4. Water features or public art;	Art to be provided.
5. Outdoor dining areas; and	This element was not chosen.
6. Other amenities not listed above that provide a public benefit.	N/A
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.	
1. Human scale:	
a. Utilize step-backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32'

	above grade provides a datum at a more relatable, residential scale.
b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.	The street-level uses and parking podium provide a base to the building. Deep setbacks at the fourth floor set the scale for the middle section while additional setbacks and trellis structures at the top level provide
2. Negative impacts:	
a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.	Building massing has been articulated to include multiple step backs providing occupiable exterior spaces. The primary step back occurring at ±32' above grade provides
b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.	The "H" layout of the upper floors provides a great deal of variation in the massing. No request for additional building height is required.
c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.	The "H" layout of the upper floors provides windbreaks for the outdoor spaces on Level 4.
3. Cornices and rooflines:	
a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.	The rooflines reflect the massing of the building in a straightforward and cohesive manner.
b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.	The rectilinear roof forms are consistent with the surrounding commercial structures. The variation in the building massing keeps these rooflines to a sympathetic scale.
c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.	Level 4 features over 4,300 SF of green and accessible roof space for resident use. There are two terraces on Level 8 providing an additional 1,160 SF of shared outdoor space.
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Parking and pedestrian access are located at the center of the property to maximize the distance to neighboring curb cuts.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure.	All waste containers are served by internal chutes and storage is provided within the building.
J. Signage shall emphasize the pedestrian/mass transit orientation.	
1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.	Building signage have not yet been designed but will adhere to these guidelines.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.	Building signage have not yet been designed but will adhere to these guidelines
3. Coordinate sign location with landscaping to avoid conflicts.	Signage will be coordinated with landscape elements where applicable.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.	
1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.	Streetlights to be shown that are as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up-lighting directly to the sky.	Lighting fixtures to include glare shields as appropriate.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Landscape lighting provided for accent and illumination in pedestrian areas.
L. Streetscape improvements shall be provided as follows:	
1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.	Street trees are being provided @ 30' o.c. max. The trees shown exceed this requirement.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:	Paver type in public sidewalks is different than the paver type and size at privately owned spaces. The pavers at privately owned spaces overlap the pavers at public sidewalks in some locations but the distinction of spaces is clear.
a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.	Durable materials are being specified for this project.
b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.	Rainwater infiltration will occur in planting areas.
c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).	Pavers to be chosen with a higher SRI Solar-reflective Index
d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.	Materials are intended to tie into the local context as well as compliment the Architecture.
e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.	Textured ground surfaces (truncated dome pavers) to be provided at curb ramps or at vehicular crossings.
f. Asphalt shall be limited to vehicle drive aisles.	There will be no asphalt paving in this project.

Public Spaces (§21a.59.060 - K.2):

Because of the large size of this project, it is not feasible to provide the full amount of plaza, park or public space as detailed in §21a.59.060 - K.2 of the Standards for Design Review. To meet the intent of this requirement, the width of sidewalks has been increased and a plaza space of 2,021 square feet has been created directly across from the existing Fairmont Park entrance. An additional 19,120 square feet of shared outdoor space is arranged on the upper levels of the buildings. These amenities feature outdoor seating, grilling, fire pits, extensive shading and plantings. Due to the unusually wide right-of-way for 1100 E, we would like to collaborate with the city to enhance the streetscape in ways that will support the use of Fairmont Park. This could include broader public sidewalks and infrastructure to support food trucks and other community-focused events.

Freeway Scenic Landscape Setback (§21A.48.110):

The building site abuts Interstate 80 along its southern edge and is subject to the requirements of the Freeway Scenic Landscape Setback. However, the westbound traffic lanes are approximately 30 feet above the southern edge of the parcel, not including the height of the vehicular barrier. This significant change in grade does not allow for views of the scenic landscape setback from the adjacent freeway and we are seeking a waiver of this requirement.