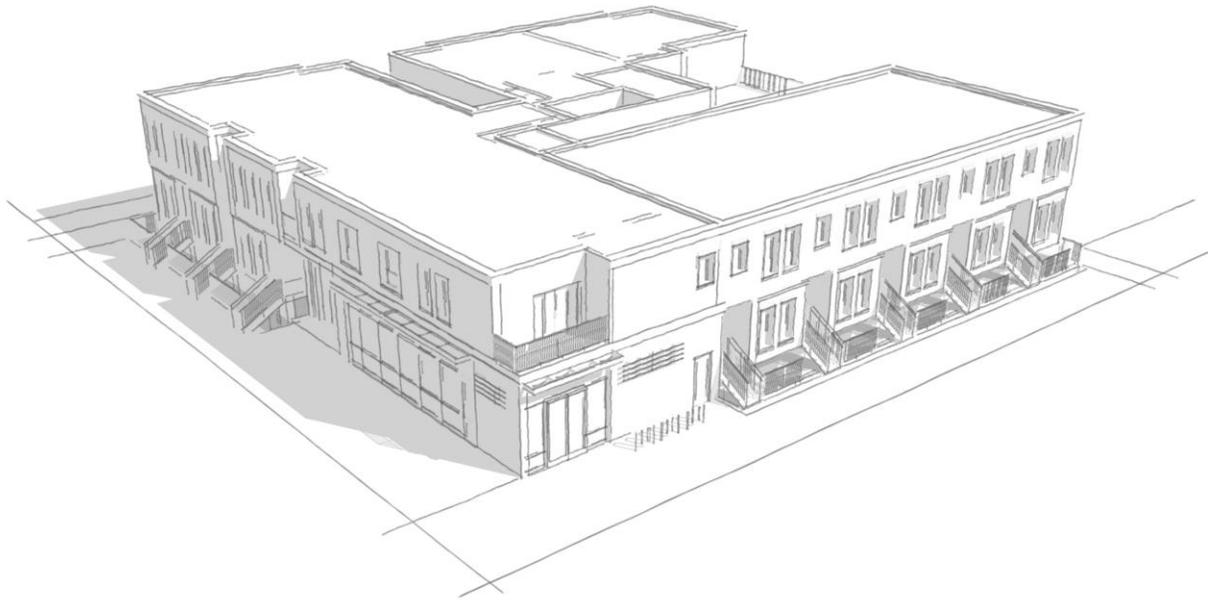


# manifest

DEVELOPMENT

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## The Harvey: Planned Development Application Narrative



Prepared by:



**Babcock** Design

## Project Description:

The existing 0.41 AC site at 500 E, 2700 S in Salt Lake City is a prime corner lot within the Neighborhood Commercial Zone (CN) which is intended to provide small scale, low intensity commercial and mixed uses. The site sits across from Nibley Golf Course, is on the Route 205 UTA Bus line, is less than a mile from the S-Line in Sugarhouse and is bound on north and east sides by primarily single-family residential zones.



We are planning a mixed-use redevelopment project on the NE corner of 500 E 2700 S that will consist of a ground-level corner commercial space, 8 townhouse units, 6 apartment units, an automated parking garage (accessed from the alley), and common amenity spaces for the residents. All 15 units (14 residential and 1 commercial) are planned as for-sale condominiums. In keeping with the spirit of the Neighborhood Commercial District, the project will use the entirety of the site's buildable footprint: we will be reinforcing the historic scale and ambiance of traditional neighborhood commercial uses which are oriented toward the pedestrian scale. The architecture is intended to be compatible with the era and scale of the surrounding single-family homes.

Three of the townhouses are planned with a unique "English basement" layout, including a living room, kitchenette, bedroom, and full bathroom. These are partially submerged basements with an entrance from the front courtyards, allowing the space to be used as part of the home above or closed off to serve a variety of separate functions (home office suitable for receiving clients, in-law or guest unit, or fully separate apartment).

The space efficient layout of the project's parking frees up space to allow for creative unit layouts. These town house units are projected to be very popular with owner-occupant buyers due to their uniqueness in the local market and flexible nature, allowing additional privacy for out-of-town guests or even supplemental income for families navigating the financial pressures of housing costs and affordability. The 6 apartment-style condo units will be 1-2 bedrooms, filling an unmet need in the local housing market and providing opportunities for home ownership at price points lower than median townhouses and single-family detached homes.

We believe that this proposed project builds upon the existing character and intended function of the neighborhood street corner and adds a critical mix of "missing middle" housing to Salt Lake City. With a location less than a mile from the S-Line and the Sugarhouse core, we will be providing secured bike parking and storage to meet the "car light" transportation lifestyles of residents and encourage alternative modes of transportation.

After communications with the city during our preapplication meeting, we are pursuing a Planned Development Application in order to achieve greater alignment between project goals and the city's master plan. The CN – Neighborhood Commercial Zone allows for 25' feet in height which is measured from the average elevation of finished grade. Since our townhomes have sunken patios, we are asking for an additional 5'. This additional 5' will only be below grade – not measured from the sidewalk. We are enhancing the walkability, safety and pedestrian experience in this neighborhood by locating off street parking access through the alleyway. We are asking a modification to the landscape buffer requirement (21A.48.080): the driveway into the parking structure will divide our landscape buffer along the north side of the building. This modification request would be preferred as to not interfere with the pedestrian/walkability experience along 500 E and 2700 S. It would also allow the bus stop located on the 500 E edge of our site to be unimpeded by the driveway.

**>Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance.**

**>Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance.**

This project meets four of the purpose and objectives of a planned development: housing, mobility, sustainability, and master plan implementation.

The Harvey will provide housing types that are not commonly found in the existing neighborhood, and the building as a whole is a scale that is typical to the neighborhood at only 25' max. This project will be market-rate for-sale condos that incorporate two rare condo products in the Salt Lake market: condo flats and attached townhomes. Sitting within the southern portion of the Sugarhouse neighborhood, the fabric of housing surrounding the site is primarily single-family residences or larger for-rent apartment buildings. The Harvey fills a very specific niche of Missing Middle housing in this neighborhood. With smaller footprints, these for-sale homes provide a pathway for homeownership to first-time buyers and a greater range of household income in a highly sought-after neighborhood in the valley.

As the height limit is 25' in the CN Zone, our building is well within the existing scale and fabric

of buildings adjacent to our site. (Additional height modification – 30' - is requested for this project – in order to create habitable stoops and sunken patios for the townhome units facing 500 E and 2700 S)

The existing pedestrian experience at the corner of 500 E and 2700 S is difficult to navigate with numerous obstructions to the ADA path of travel. While the intersection meets code minimums, the existing commercial building at the corner encroaches on setbacks and making it difficult to traverse around existing light poles and traffic light bases. The proposed project will vastly improve on this experience providing a greater separation between moving traffic and pedestrians and providing a direct path of travel for ADA. In addition to pedestrian improvement, the project provides ample space for the planned enhanced bus stop for the Route 205 UTA Bus line. Residents will have access to a locked bike storage room, as well as bike parking at the corner of 500 E and 2700 S. Locating the parking access off the alley reducing conflicts between transportation (car, pedestrian, bike). Orienting the driveway and garage off of the alley, it relieves the street from being dominated by a garage, driveway, and cramped by curb cuts.

The Harvey will be an all-electric building: with all-electric heating and hot water rather than using natural gas. Eliminating natural gas from the building's systems reduces greenhouse gas emissions, reducing future residents' negative impact on carbon emissions and air quality. The project will further reduce green-house gas impacts by incorporating solar panels to power all house lighting, HVAC and automated parking systems.

As new construction, this project will specify high efficiency equipment, appliances, and incorporate highly insulated walls/roofs/foundations in order to achieve energy savings.

The Harvey contains numerous features that will assist the city in achieving the stated objectives of the Sugar House Masterplan. Specifically, the Harvey will be a sustainable, attractive, harmonious, and pedestrian oriented project. Low-intensity mixed use is frequently mentioned in the Masterplan and The Harvey fits in perfectly with that vision.

As a two-story project with a small commercial space and street-oriented residential units, The Harvey's quality materials of brick and fiber cement will integrate seamlessly with the adjacent uses and buildings. The small commercial space anchoring the corner of 500 E and 2700 S will be an added amenity for the existing residents as well as residents of The Harvey. Whether a café, yoga study, or boutique, small scale commercial will activate the corner and reinforce the walkability of this neighborhood.

The architectural design intent is to pay homage to the small-scale mixed-use buildings of Salt Lake's past often found in residential neighborhood's main intersections: through thoughtful materiality of historic-referencing brick, historical sized and shaped windows, and stoops of the 19<sup>th</sup> century. By avoiding stucco and lesser quality materials, this small-scale mixed-use building will integrate seamlessly into the single-family residential zone which surrounds it.

**Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.**

We will have an HOA Management Company create a budget which will include maintenance expenses for landscaping, interior corridors, automated parking, exterior, building insurance, snow removal, water laterals, sewer laterals, sidewalks, etc.

We anticipate hiring a certified company to perform a Reserve Study to create a budget to plan for 60-year liabilities.

**ZONING MODIFICATION REQUESTS:**

**1. Modification: Driveway in Landscape Buffer**

A landscape buffer of 10' is required along the northern property line, as our lot is abutting a single-family zone. As stated above, we believe locating the driveway in the north landscape buffer is the ideal solution for pedestrians, bikes, and even cars. This achieves the goal of reducing conflict between different modes of transportation.

**2. Modification: Additional Height within Setbacks/Sunken patios**

The sunken patios within the setback along 500 E and 2700 S are more than 4' below or above grade. We are asking for additional height at these sunken patios. We believe these sunken patios/stoops enhance the character of the neighborhood and streetscapes on 500 E and 2700 S, as the patios are still setback 10' from the property line and will have a decorative guardrail and landscaping to buffer from pedestrians.

**3. Modification: Building Height**

The CN zone has a height limit of 25' and this is measured from the average elevation of finished grade at each face of the building to the highest point of the coping of a flat roof. We are requesting an additional 5' to allow for sunken patios. The average height of the south and west facades is 29.2' and 27.3' respectively.

**4. Request: Exception and/or increase of the Lot size maximum in the CN Zone**

The CN zone has a maximum lot size of 16,500 SF. The proposed project is approximately 17,998 SF. We believe that although this project is slightly over the maximum lot size, we are still meeting the intent of the zone, and the project is still of the proper scale and size for the fabric of the neighborhood.

## UTILITY NARRATIVE

### SEWER:

To estimate the sewer volume demand, average annual daily rates in gallons per day (gpd) were taken from Utah Admin. Code 317-4-13, TABLE 3 with 150 gpd per bedroom for the residential units and 25 gpd per occupant for a non-shower gym facility. The daily volume averages were then converted to maximum design flows using peak flow factors, calculated as the ratio of average flow to design flows given in Utah Admin. Code 317-3-2.

#### Daily Volume

Residential: 14 units, 28 bedrooms, Rate: 150 gpd/bedroom = 4200 gpd  
Gym/Retail: Sq ft: 992, Occupancy: 20, Rate: 25 gpd/occupant = 500 gpd

Total Average Annual Daily Usage = 4700 gpd = 3.26 gpm

#### Peak Flow

Lateral Design =  $4 * 3.26 = 13.1$  gpm (.035 cfs)

Sewer Main =  $2.5 * 3.26 = 8.2$  gpm (.022 cfs)

#### Notes:

1. GPD Rates were taken from Utah Admin. Code 317-4-13, TABLE 3
2. Peak flow factors were calculated as the ratio of average flow to design flows given in Utah Admin. Code 317-3-2.

### WATER:

Water demand calculations were based on an estimated fixture count and fixture values were taken from AWWA M22 Manual, Second Edition. A residual supply-side pressure of 80 psi was assumed. Based on the calculation, a 2-inch meter will be required for the project.

## Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Project Number 21-268

Building address or number 501 E 2700 S

Residential or Non-Residential Residential ▼

Pressure Zone at Project 80 ▼

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	29	116
Toilet (flush valve)	35	1	35
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	1	35
Bidet	2	0	0
Shower (single head)	2.5	17	42.5
Sink (lavatory)	1.5	40	60
Kitchen Sink	2.2	17	37.4
Utility Sink	4	2	8
Dishwasher	2	17	34
Bathtub	8	12	96
Clothes Washer	6	17	102
Hose connections (with 50 ft of hose)			
1/2 in.	5	8	40
5/8 in.	9		0
3/4 in.	12		0
Miscellaneous			
Bedpan washers	10		0
Drinking fountains	2	1	2
Dental units	2		0
Combined Fixture Value			607.9
Demand (gpm)			51
Pressure Adjustment Factor			1.17
Total Adjusted demand (gpm)			<b>59.7</b>
Preliminary Demand Size			1 1/2"
Velocity (fps)			<b>10.8</b>
<b>Required Meter Size</b>			<b>2"</b>