



HIGH BOY VENTURES | IZZY SOUTH

DESIGN REVIEW APPLICATION

MARCH 2020





Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #:	Received By:	Date Received:	Zoning:
Project Name:			
PLEASE PROVIDE THE FOLLOWING INFORMATION			
Request: Design Review Application / Development Approval			
Address of Subject Property: 542 East 2100 South			
Name of Applicant: Ryan McMullen		Phone: 801.466.8818	
Address of Applicant: 703 East 1700 South - Salt Lake City, UT 84105			
E-mail of Applicant: rmcmullen@ajcarchitects.com		Cell/Fax:	
Applicant's Interest in Subject Property:			
Owner	Contractor	✓ Architect	Other:
Name of Property Owner (if different from applicant): Max Coreth - High Boy Ventures			
E-mail of Property Owner: mcoreth@highboyventures.com		Phone: 801.466.8818	
➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.			
AVAILABLE CONSULTATION			
➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.			
WHERE TO FILE THE COMPLETE APPLICATION			
Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114		In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700	
REQUIRED FEE			
➔ Filing fee of \$776 plus \$121 per acre in excess of (1) acre.			
➔ Plus additional fee for required public notices.			
SIGNATURE			
➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.			
Signature of Owner or Agent: Ryan McMullen		Date: 03/16/2020	

Updated 4/2/19

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Written description of your proposal. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density. |

2. Minimum Plan Requirements

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A digital (PDF) copy of each plan and elevation drawing. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing. |

3. Site Plan

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site plan (see Site Plan Requirements flyer for further details). |
|--------------------------|-------------------------------------|---|

4. Elevation Drawing

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale. |
|--------------------------|-------------------------------------|---|

5. Additional Requirements

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All of the application information required for site plan review as identified in Section 21A.58 of this title. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photos showing the facades of adjacent development, trees on the site, general streetscape character, and views to and from the site. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the individual zoning district in written narrative and graphic images. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the purpose of the applicable design standards of the individual zoning district in written narrative, graphic images, and relevant calculations. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demonstration of compliance with the applicable design review objectives (Section 21A.59.050) in written narrative, graphics, images, and relevant calculations. |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RM I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Updated 4/2/19

PROJECT DESCRIPTION 1

IZZY SOUTH | DESIGN REVIEW APPLICATION

PROJECT VISION

IZZY SOUTH is a multi-family building on the south side of 2100 South between 500 & 600 East. A mirrored version of this design is being planned on the North side of the street to create a clean gateway experience along 2100 South.

The project will consist of mixed town-homes, studios, and one bedroom apartments with a three-story neighborhood restaurant / coffee shop component on the west end of the development. Central parking access divides the stepped massing along the front elevation, and the undulating building facade frames walkable front entries into each unit creating a strong, active community connection to the street.

CONSTRUCTION NARRATIVE

IZZY SOUTH will be a three-story wood framed structure with a concrete podium over the on-grade parking garage. A simple material pallet of vertical metal panels and horizontal lap siding makes up a majority of the building exterior. Varying roof forms, heights, and depths of the building along both 2100 South and the adjacent neighborhood break down the scale

The building systems are being designed as **all electric**, with water heaters, unit heaters, and unit cooling systems all tied to electrical main-frame. A solar panel array is being studied on the roof



PROJECT DESCRIPTION 1

EXISTING CONDITIONS 2

SITE PLAN 3

FLOOR PLANS 4

EXTERIOR ELEVATIONS 5

PERSPECTIVE RENDERS 6

PROJECT DESCRIPTION 1

IZZY SOUTH | DESIGN REVIEW APPLICATION



PROJECT GOALS | HIGHLIGHTS

- Create a **pedestrian friendly** mixed-use development on the fringe of Sugarhouse.
- Provide a variety of housing types / sizes to **enhance economic diversity** of the project
- Provide a public amenity / coffee shop that can become a **central community gathering place**.
- **Reduce project carbon footprint** by pursuing an all electric building infrastructure - NO GAS.

UNIT MIX - 71 TOTAL UNITS

Offering a variety of unit types and sizes is a driving priority in the project matrix / proforma to create diversity of tenants. We have found these are the unit types everyone is looking for:

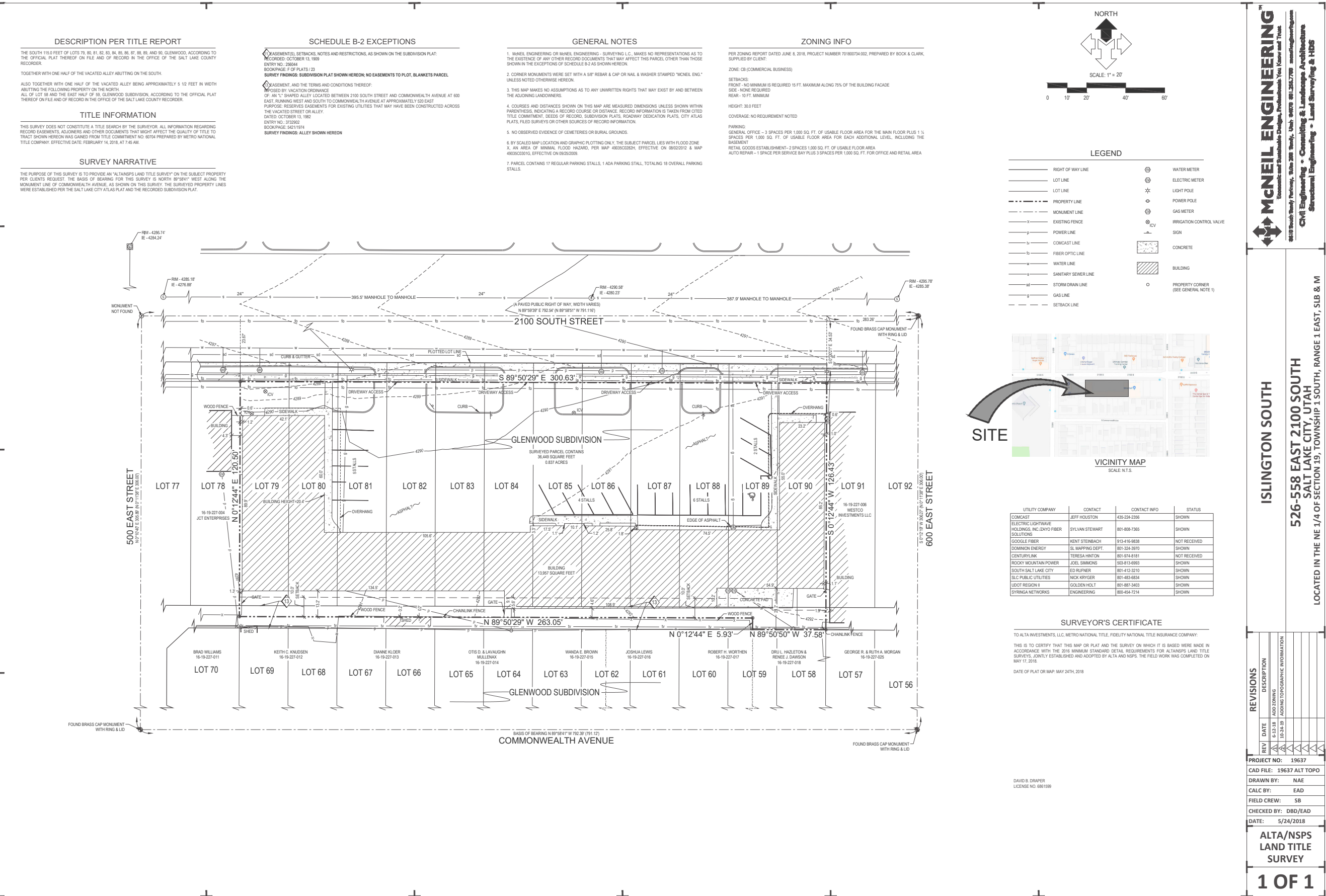
- **(40)** Studios Apartments - 450 - 600 s.f. ea
- **(21)** 1-Bedroom Apartments - 650 - 800 s.f. ea
- **(10)** 2 Bedroom Townhomes - 1,000 - 1,250 s.f. ea

EXISTING CONDITIONS | CONTEXT

2

IZZY SOUTH | DESIGN REVIEW APPLICATION

EXISTING SITE SURVEY



ISLINGTON SOUTH

526-558 EAST 2100 SOUTH

SALT LAKE CITY, UTAH

LOCATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SLB & M

McNEIL ENGINEERING

8418 South Valley Parkway, Suite 200, Sandy, Utah 84070 801.265.7700

mcneilengineering.com

Civil Engineering • Consulting & Landscapes Architecture

Structural Engineering • Land Surveying & HDS

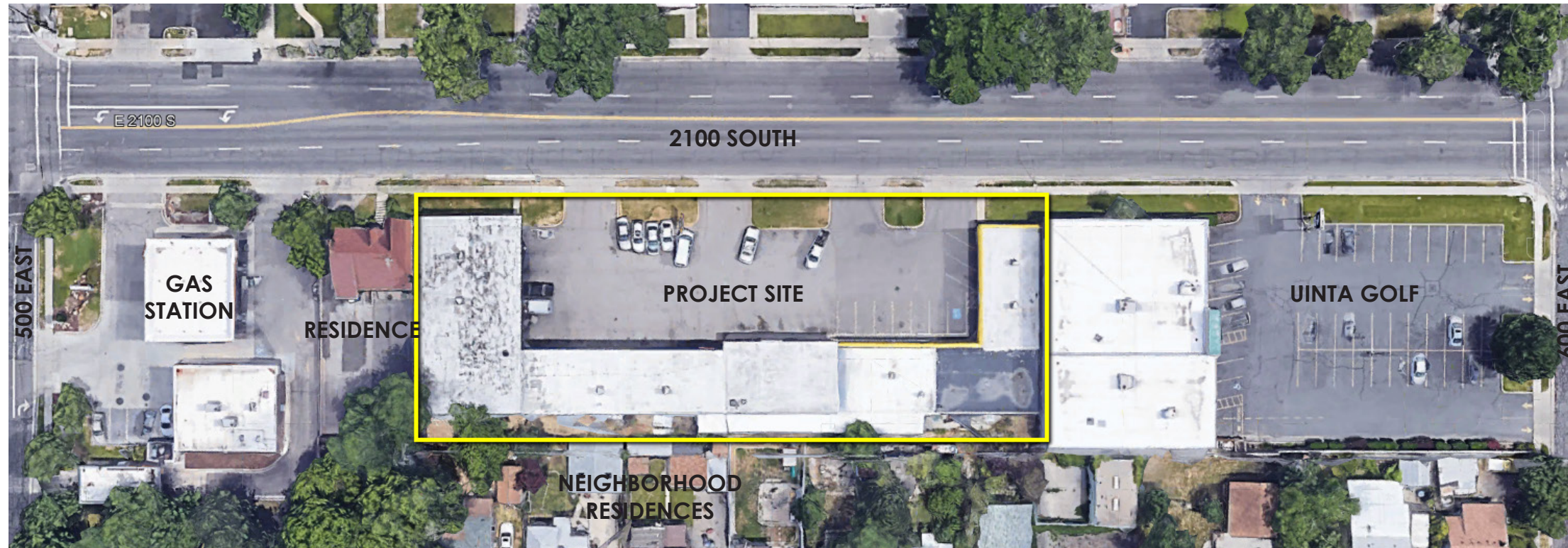
EXISTING CONDITIONS | CONTEXT 2

IZZY SOUTH | DESIGN REVIEW APPLICATION



EXISTING CONDITIONS | CONTEXT 2

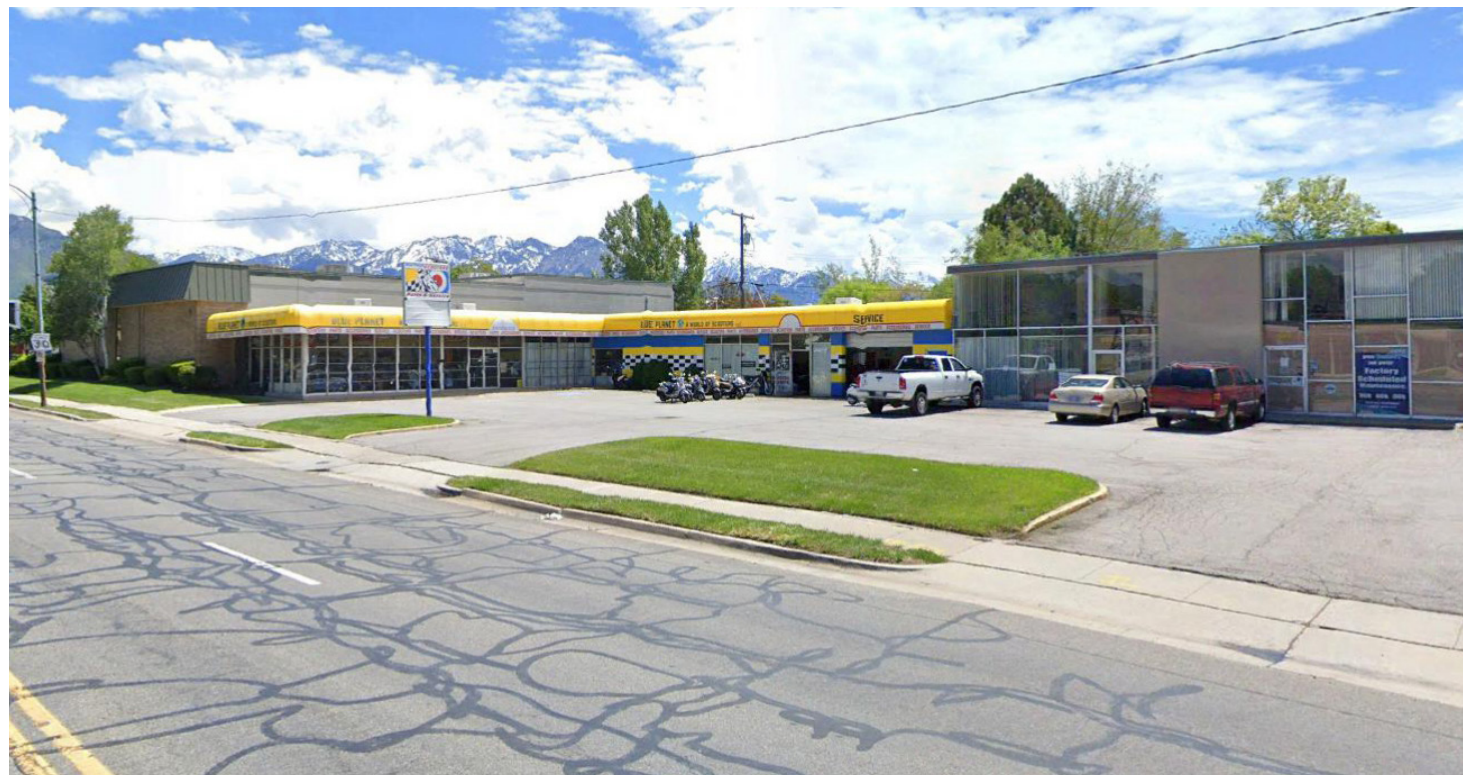
IZZY SOUTH | DESIGN REVIEW APPLICATION



BLUE PLANET SCOOTERS | TOP CHOICE

The project site is currently a vacant commercial auto repair shop and office building, along side an active scooter sales business. The buildings are currently aligned to zero setback property lines on the East, West, and South Property lines. The 2100 South frontage is primarily an asphalt parking lot with four separate curb cuts and grass planters along the street.

IZZY SOUTH will remove all existing buildings, and reduce the four curb cuts to one central entrance. Landscaping will be compliant with Salt Lake City standards, to create a walkable vibrant project. Individual unit entrances will be staggered across the property with landscaped entries. The neighborhood elevation is terraced and stepped beyond setback minimums to create more visual interest and lessen impact.



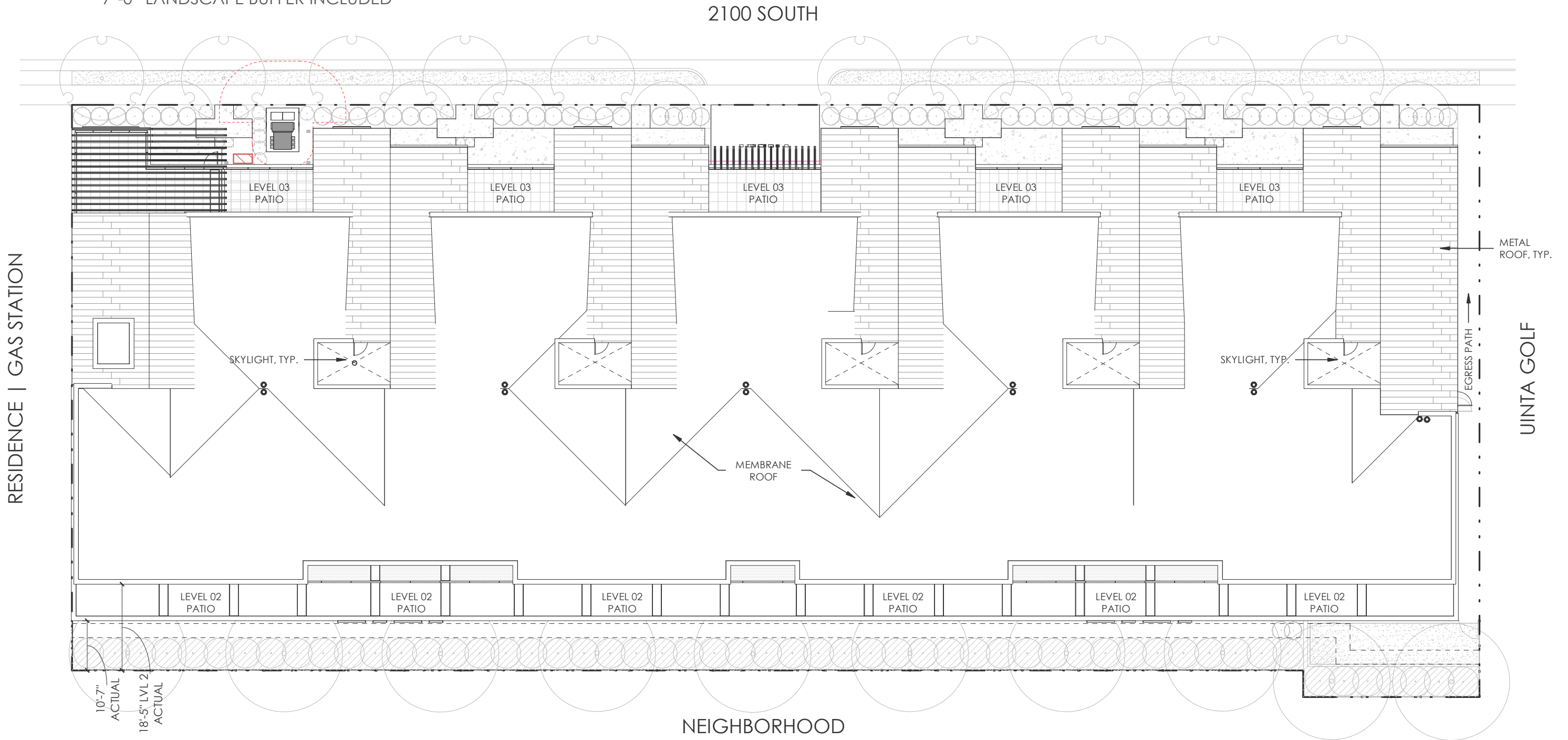
SITE PLAN 3

IZZY SOUTH | DESIGN REVIEW APPLICATION

PROPOSED SITE PLAN

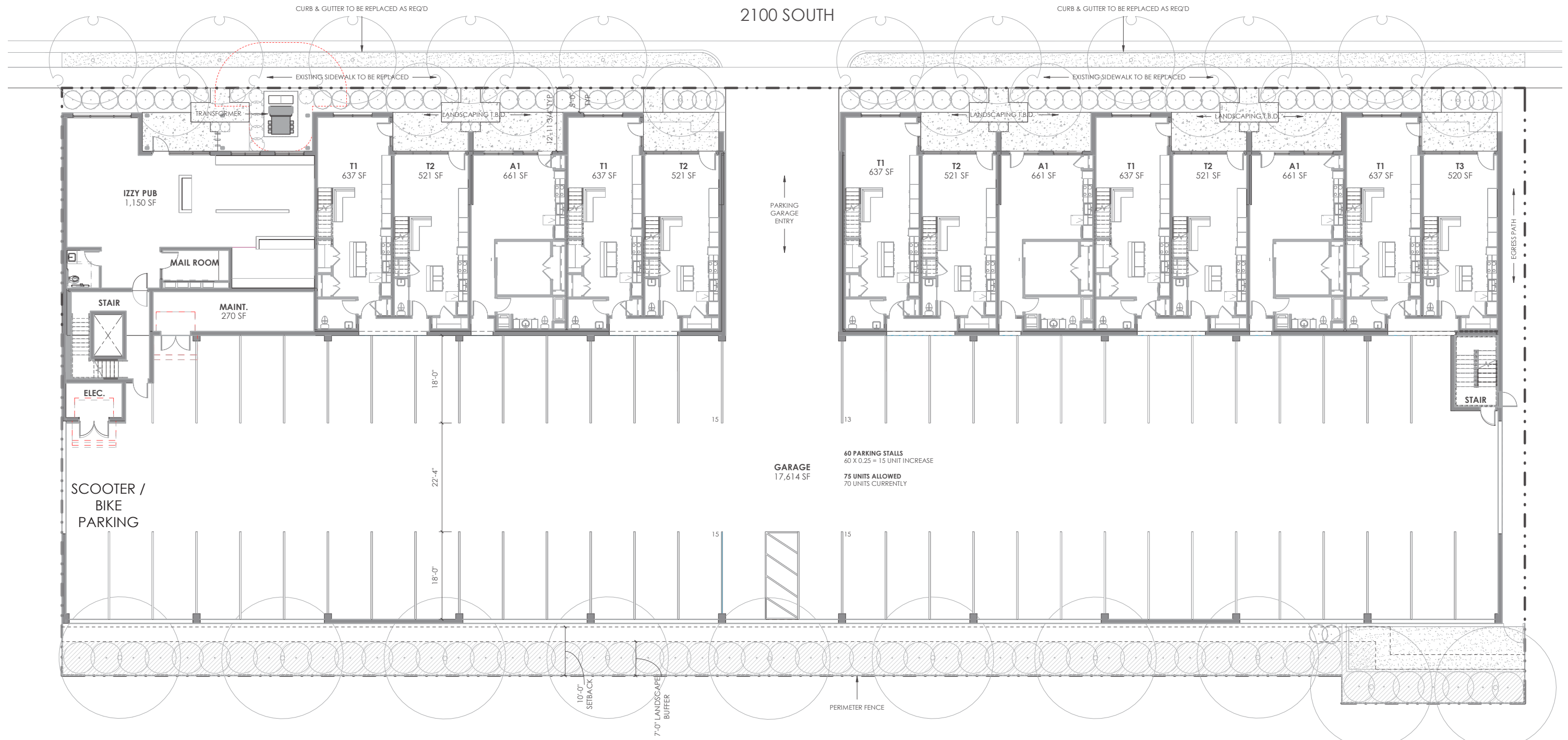
SETBACKS

FRONT	0' REQ'D	5'-10' ACTUAL
SIDE	0' REQ'D	0' ACTUAL WEST 6' ACTUAL EAST
REAR	10' REQ'D	10'-7" ACTUAL 18'-5" ACTUAL LVL 2 7'-0" LANDSCAPE BUFFER INCLUDED



IZZY SOUTH | DESIGN REVIEW APPLICATION

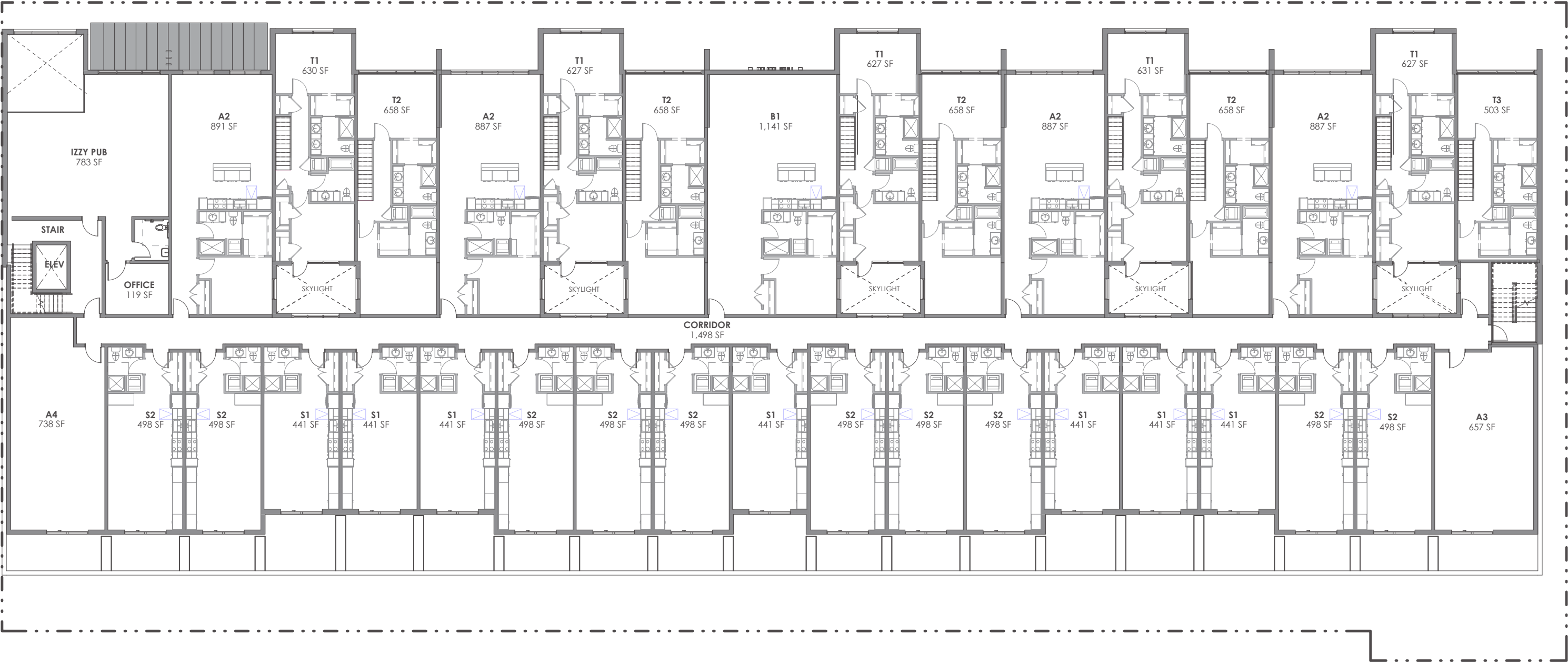
LEVEL 01 | FLOOR PLAN



FLOOR PLANS 4

IZZY SOUTH | DESIGN REVIEW APPLICATION

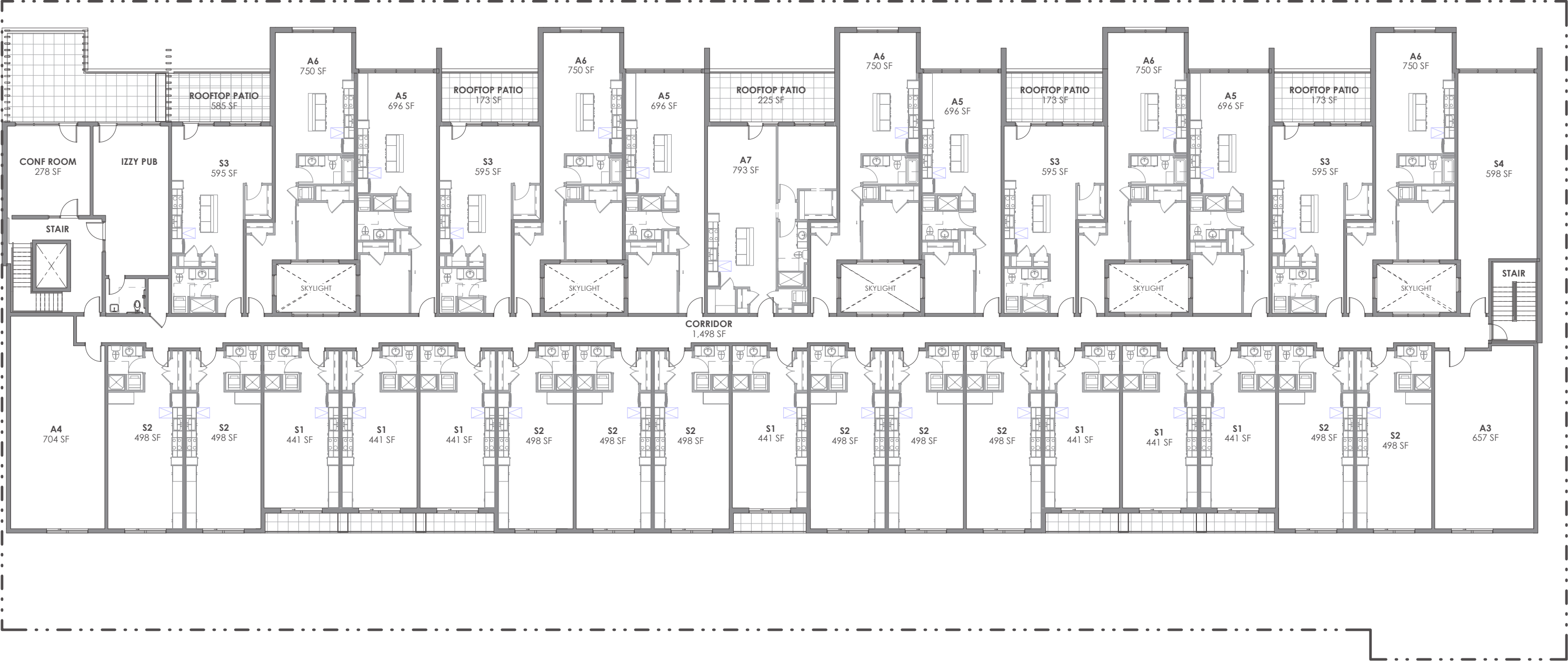
LEVEL 02 | FLOOR PLAN



FLOOR PLANS 4

IZZY SOUTH | DESIGN REVIEW APPLICATION

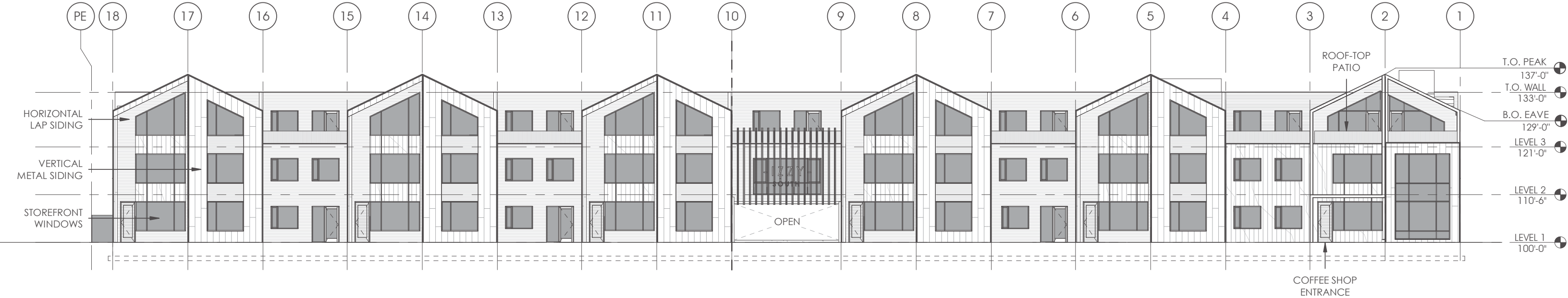
LEVEL 03 | FLOOR PLAN



EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

NORTH ELEVATION | 2100 SOUTH



EXTERIOR ELEVATIONS 5

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EAST ELEVATION | UINTA GOLF

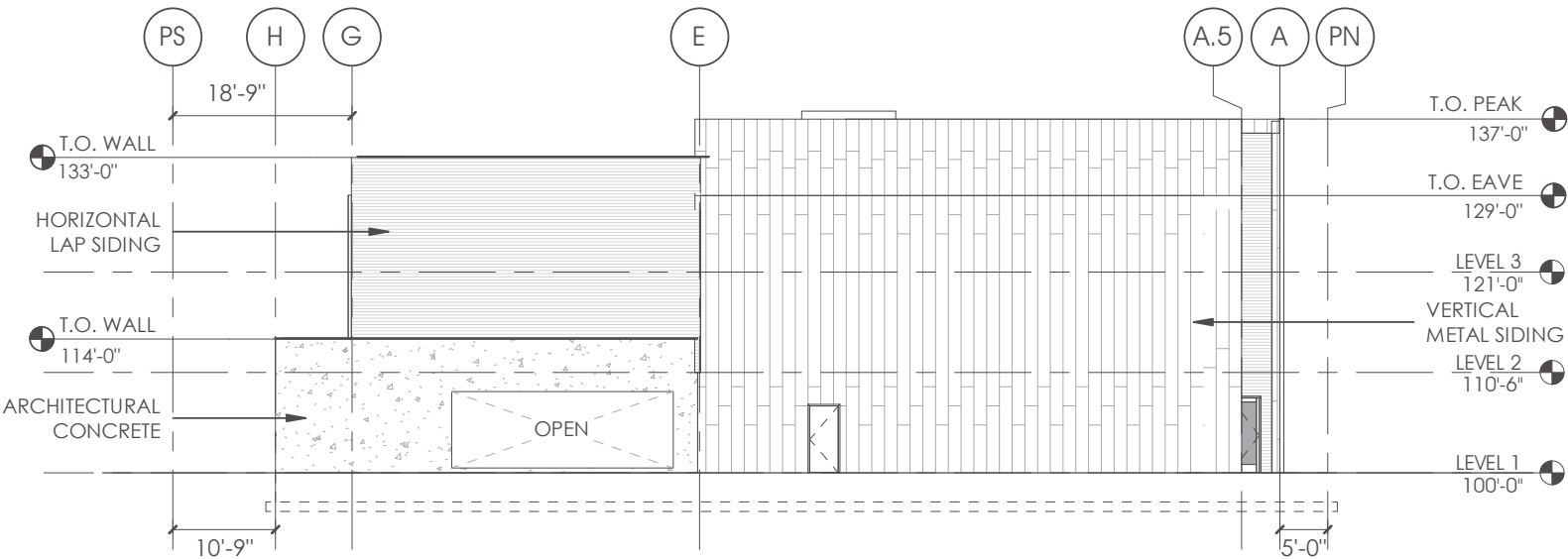


Project pallate will be clean, contemporary, and simple. Primarily architectural cast concrete around the parking garage, with a mix of vertical metal panel and horizontal lap siding (exact finish T.B.D.).

This building elevation is 6'-0" from the adjacent Uinta Golf building, and will be a fire-rated wall with no openings. Uinta Golf is approximately 25'-0" tall and will cover a majority of this elevation.

The parking garage is to be naturally ventilated with no noisy fans or forced air systems.

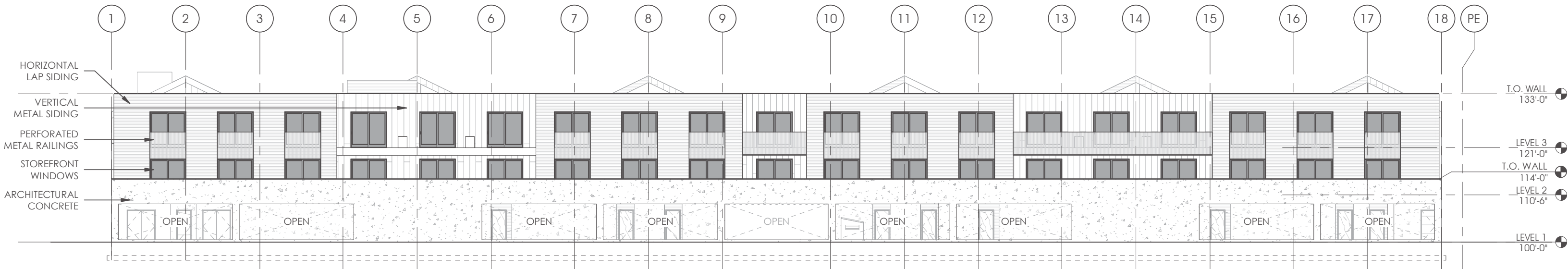
The building will step in an additional 8'-0" - 12'-0" on the second story along the neighborhood elevation (left side of this image) to provide more relief in the building massing as well as provide outdoor patios for level 02 studio tenants



EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

SOUTH ELEVATION | NEIGHBORHOOD RESIDENTIAL



EXTERIOR ELEVATIONS 5

IZZY SOUTH | DESIGN REVIEW APPLICATION

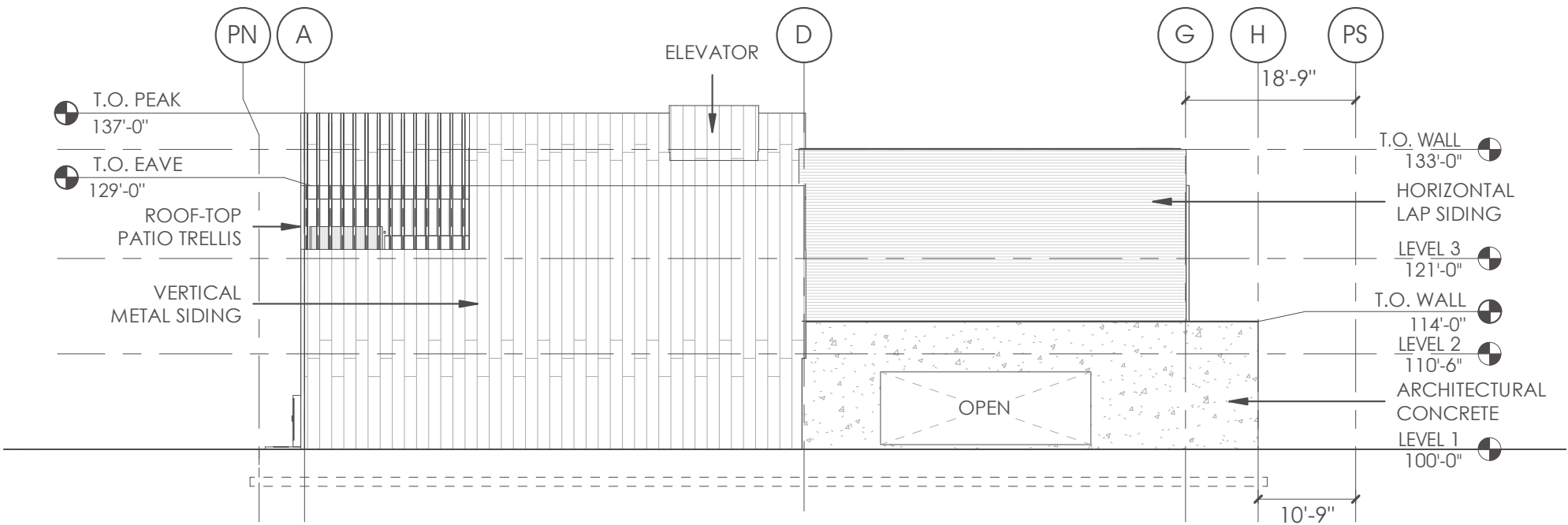
WEST ELEVATION | RESIDENCE & GAS STATION



This building elevation is 0'-0" from the adjacent property line, and will be a fire-rated wall with no openings. Additional detailing of the coffee shop trellis wil soften this elevation, along with minor steps between building material elements

Zoning allows for a 30'-0" building height on this property. For sloped roofs, the center point of the pitch is required to 30'-0". We are proposing a 33'-0" building height to top of parapet, and have held the building back from the neighborhood a total of 20'-0" minimum (10'-0" req'd) to account for this increased height request.

Interior ceiling heights directly affect quality of space in the units, and the additional 3'-0" of height will allow the units to have healthier living spaces with more natural light.



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | OVERALL PROJECT



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | STUDIOS | GARAGE ENTRY



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | OVERALL PROJECT



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

2100 SOUTH | GATEWAY



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

NEIGHBORHOOD | OVERALL PROJECT



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

COFFEE SHOP | ENTRY



PERSPECTIVE RENDERS 6

IZZY SOUTH | DESIGN REVIEW APPLICATION

COFFEE SHOP | ROOF-TOP PATIO

