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# Contemporary low-rise residential on 2100 South will contribute to all-electric trend

⌚ May 5, 2020 ⚡ Luke Garrott



Izzy South, 542 East 2100 South, SLC. Retail space, right. Image courtesy ajc architects.



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A Scandinavian-modern, market-rate apartment project by locals High Boy Ventures and ajc architects will boost residential capacity along 2100 South in

Salt Lake City between 500 and 600 East.

Izzy South, at 542 East 2100 South, will add 71 units in a 3-story structure along 283 ft of street frontage. The site is immediately west of Uinta Golf.



**Izzy South site. Courtesy Google Earth.**

40 studios, 21 1-bdrm, and 10 2-bdrm townhome-style apartments will make up the building.

The owners, Islington/High Boy Ventures, plan a mirror development directly across the street, where they own five parcels. That will be 142 units added to the neighborhood, affectionately called "Sugarhood" by locals.



**Izzy South, parking entrance, center. Image courtesy ajc architects.**

The project's street frontage along 2100 South will provide access to 13 walk-up units, and a parking garage entry in the center of the building. The at-grade under-podium parking will contain 58 stalls, a .8:1 parking ratio.

The west end of the building has three floors of retail space, and drawings suggest a bar, coffee shop, or restaurant.

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Izzy South from the northeast. Retail space, far right. Image courtesy ajc architects.

The developers are currently in design review at the city's planning department, and will have to pass the planning commission. The property's zoning, CB Commercial Business, allows multi family dwellings but requires all buildings over 15,000 sf to enter the design review process.

Izzy South's construction start changed from a planned fall 2020 to spring 2021 due to COVID delays, Ryan McMullen, ajc architect on the project, told Building Salt Lake.

The builders highlight the all-electric components of the units: water heaters, unit heaters, and coolers. Giv Group's Chris Parker has been leading the [local movement towards all-electric buildings](#). The Izzy developers are also hoping to install roof-top solar.



Izzy South, from the rear (SE). Image courtesy ajc architects.



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## About Luke Garrott > 53 Articles

Luke Garrott, PhD, has published in The Salt Lake Tribune and the Deseret News, and written features for the Salt Lake City Weekly City Guide and The West View. A former two-term councilman in District 4, he lives in downtown Salt Lake City and grew up in the Chicago area.



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Lance Hemmert • 5 hours ago

This is an excellent design concept, and I'm glad to see the architects introduced pitched roofs to break up the current trend

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