

Objections and Concerns to Emigration Overlook Condominium, a Planned Development, to be constructed at 860 S. Donner Way.
Petition Number PLNPCM2021-00037.

As the applicant of a proposed condominium project located at 860 S. Donner, we wanted to respond appropriately to the concerns raised by the community in which this project would be developed. The general concern could be characterized as a question of hillside stability and the impact such a development may have on adjoining properties and public utilities.

We'd like to discuss this in non-technical terms, inasmuch as final engineering and geotechnical evaluations and approvals rest with those with superior and current knowledge, on whom we will rely, to evaluate and recommend for approval of final plans that will be considered by Salt Lake City Development Services for permitting.

Having said that, there are some general bits of information that will prove useful in an ongoing discussion in this regard.

The Site

A). While the earlier geotechnical study was done over ten years ago, findings within the study suggest little or no impact on surrounding or adjacent parcels. Notwithstanding, we will engage the appropriate geotechnical engineering folks to provide an analysis and make recommendations to the Salt Lake Development Services office, as required, as part of the permitting process for construction.

B). The previous study also suggests that soil preservation and reduction of soil erosion would be enhanced with terraced landscaped areas and development of storm water management systems, which will be a fundamental development focus. (We have a drainage agreement with Oakcrest Gardens wherein we would jointly engage with technical experts in the design and construction of waste-water systems that would benefit both parties.)

C). The final construction methods to both stabilize and support the infrastructure of the condominium building has not been finalized. While our earlier proposal suggests the use of a post tensioned foundation system (Wafflemat) we are reviewing several construction methods appropriate to the soil and hillside conditions as evaluated by structural engineers.

D). The application and permitting process, to my knowledge does not require an Environmental Impact Study. However, the geotechnical review should be sufficient to answer any fundamental questions related to such a study.

E). To our knowledge, independent wildlife migration studies have not, nor will there be, conducted specifically for this site. We are aware of the seasonal movement of wildlife in the area and intend to develop a plan that would allow for the continued movement of wildlife in and around the development.

Building Plans and Construction Methods

A). Some of the issues raised about parking and building plans are based upon detailed technical drawings, that were submitted as part of our application, which are preliminary. During the permitting process, final technical drawings will be prepared, submitted and evaluated for construction. However, most of the concerns raised about the building parking structure and building profile can be ascertained by a closer examination of the preliminary plans on file.

B). The building, as proposed, does not comply with the height restriction at 45 feet. This is a variance that would need to be considered for approval. "Exhibit A" demonstrates how the overall building height is evaluated. Note that only the elevator shaft and upper section of the pavilion penetrate the 45 foot limit.

C). Many questions have been asked about the impact of construction during the development of the site. During the early stages of construction (ie. Site prep and general grading) most of the work will occur on site with little offsite interference with parking and traffic. Once the parking structure is in place (first phase) a crane will be installed which will manage placement of all the structural elements of the building (second phase) with material/site deliveries managed on the upper deck of the parking structure. Once the base building

structural elements are in place, the finishing elements of the project (third phase) will be undertaken with material deliveries and workmen parking entirely on site within the parking structure. All construction access will occur off Donner Way.

D). Sewer and waste-water management is a fundamental concern and early discussions with public utilities persons have focused on developing a sewer outfall to Emigration Canyon road to an existing collection location on the north side of the creek. Easements would need to be obtained from City entities for this occur. However, we strongly believe this proposal has significant merit in the context of known issues with the existing sewer services at the base of Donner Way. We would welcome the support of the adjoining building HOAs in advancing this proposal.

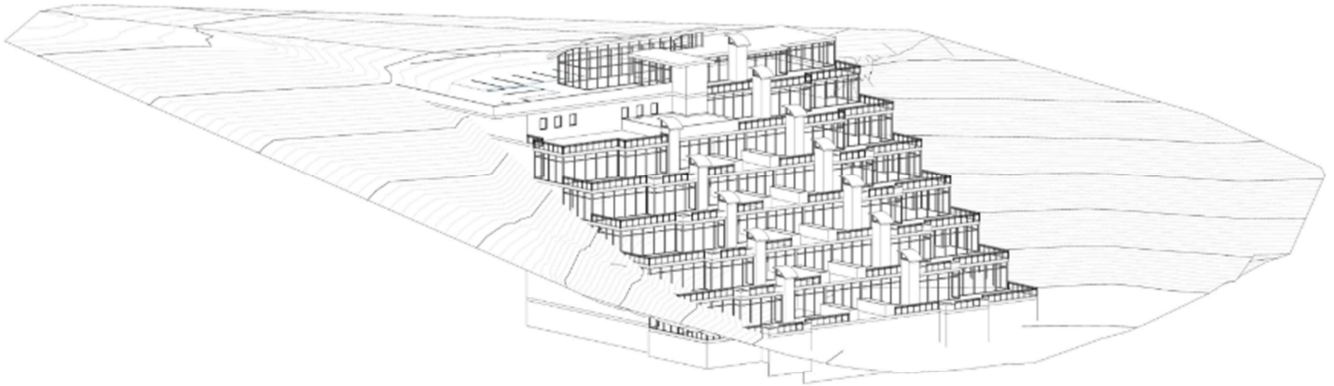
Protection of Neighborhood Property, Health and Safety

A). As part of our previous application, the City's traffic engineers found no significant traffic issues that needed mitigation. Having said that, we are anxious to be good neighbors and have plans to provide intersecting traffic controls on our site, together with active mechanical systems that will prevent in and out traffic incidents from occurring. As noted on the site plan, the existing offsite parking near the entrance of the project will be unaffected. In addition, we have more parking onsite than is required under the parking ordinance.

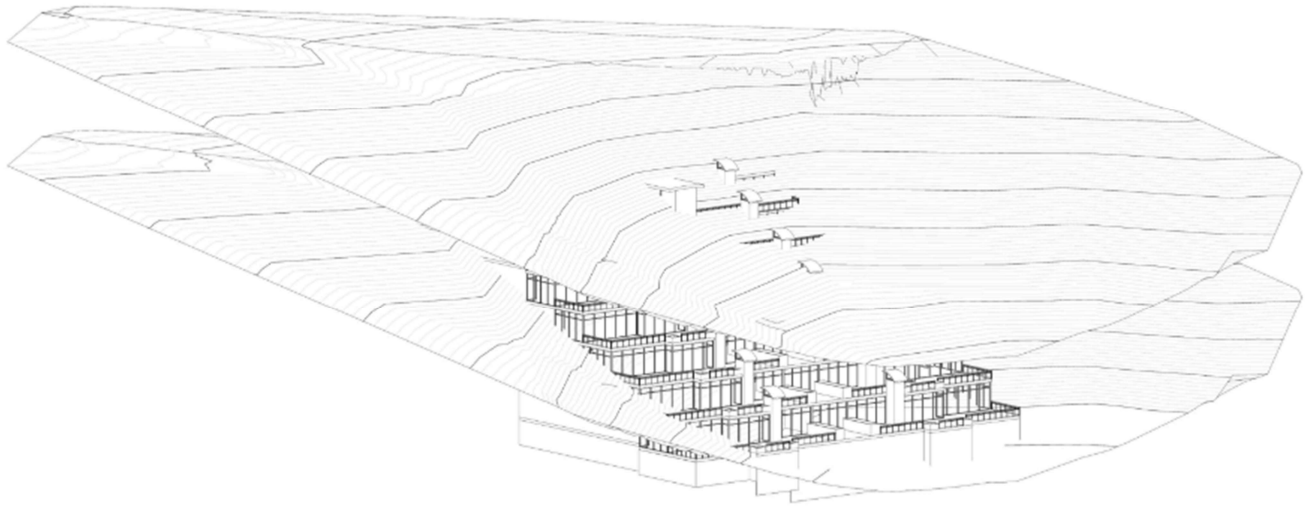
B). As noted earlier, geotechnical studies will evaluate all aspects of soils conditions, including seismic analysis, each detailing the fundamentals of the site and make recommendations for any soils/hillside stability issues.

Conclusion

We look forward to our ongoing discussion concerning these important issues. We will continue to be transparent in our submission of findings and development plans as they evolve. We welcome concerned critique and helpful suggestions. As stated earlier, we will rely on the skilled, trained, educated and experienced technical expertise of technicians who are able to provide the answers all of the concerns raised by the community as well as the City.



45'-0"



50'-0"

