

**EMIGRATION OVERLOOK**  
**12 LUXURY CONDOMINIUMS**  
**AT THE MOUTH OF EMIGRATION CANYON**

**Planned Development**

**Emigration Overlook**  
**860 S Donner Way**  
**Salt Lake City, UT 84108**

**Parcel Record:** 16112540010000  
**Address:** 860 S DONNER WY  
**Total Acreage:** 1.12  
**Zoning District:** RESIDENTIAL RM45

**PROJECT DESCRIPTION**

The Emigration Overlook project is the transformation an existing empty lot into a Luxury Condominium housing project. Situated on a west facing slope, the building will cascade down the hill to emphasize the unique character of the site and to minimize impact on the existing environment. The Project will also boast spectacular views from its rooftop terraces that will be full of lush landscaped public and private spaces. The carefully designed and verdant landscape will utilize native plant types to allow for low maintenance and to be drought tolerant and will minimize impact on the existing vegetation while enhancing the views from adjoining properties. The Architectural Design and landscape are simultaneously contextual and contemporary.

**21A.55.010: PURPOSE STATEMENT:**

The Emigration Overlook project fulfills several of the intended purposes of Section 21A.55.010 as noted below. The project, in fact, fulfills an often overlooked function of enhancing its natural development site characteristics. As noted below, the structural elements of the project work in harmony with the existing site in a way few other large projects elsewhere in the City have achieved. Utilizing the unique character of the site promotes greater energy efficiencies and less demand on public utility services. Further, the building design utilizes an alternative approach to conventional vertical construction methods, while incorporating special development characteristics that enhance the neighborhood, thus improving the product integration in relation to the conventional developments adjacent to it.

A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands:

1. The integration of the development site to adjoining parks and nearby trails will be a priority focus. Inasmuch as the site enjoys favorable proximity to the Donner Trail Park, Rotary Glenn Park and nearby Bonneville Trails, the intent of incorporating on-site trail access to existing off-site points of connection will allow occupants of the project and neighbors to better access community recreational facilities.

2. While the development of the site doesn't strictly preserve open space, the unique design elements of the building enhance and preserve the natural slope and character of the site in measurable ways. The visual impact of the building on the hillside, given its unique "stair-step" design, also preserves the views and vistas of the neighboring buildings.

E. Sustainability: Inasmuch as the building is designed to integrate into the hillside, the use of passive and active heat sources will reduce the consumption of external utility resources and reduce the impact on the environment.

1. Energy Use and Generation: The building is designed to utilize passive and active heat pump systems together with active and passive solar heat systems that allow for a significant reduction in energy usage as compared to other buildings.

Generally, the project meets the goals and intended purposes of a planned development. The project is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)

#### Highlights and Unique Characteristics:

1. Strong architectural appeal compatible with existing environment
2. Low visual impact on the site
3. Use of state of the art energy and water reduction systems
4. Enhanced access to adjoining trails and parks
5. Preservation of views and vistas of neighboring buildings
6. Reduction in soils and hillside erosion
7. Enhanced hillside stability
8. Appreciable enhancement of City skyline and neighborhood