

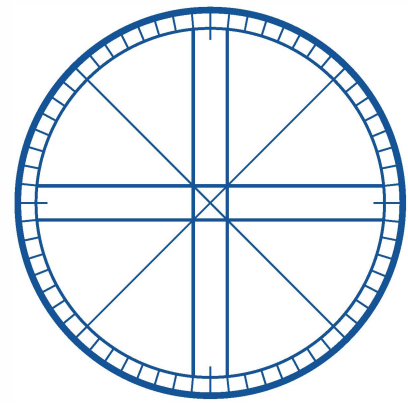
Sugar House Hotel and Retail

2100 South 1300 East



- Sugar House Hotel LLC, long-term ground lessee (Former Sizzler site)
- 145 room boutique Sugar House centric Hotel & 180 parking spots
- Zoning Amendment request MU3 to MU8: 90 feet, 7 stories
- Community benefits from the zoning change
- Open house until 8:00pm

About Us



MAGNUS
COMMERCIAL
PROPERTIES



Local Owner

Local Operator

Local Developer

Local Design Team

Local Builder

Introduction to Our Project



Ground floor

- Retail / Restaurant
- Café
- Sport Rental

2nd floor

- Divisible Meeting Rooms

3rd to 6th floors

- Hotel Rooms

Rooftop

- Banquet Room
- Restaurant
- Terrace
- Library

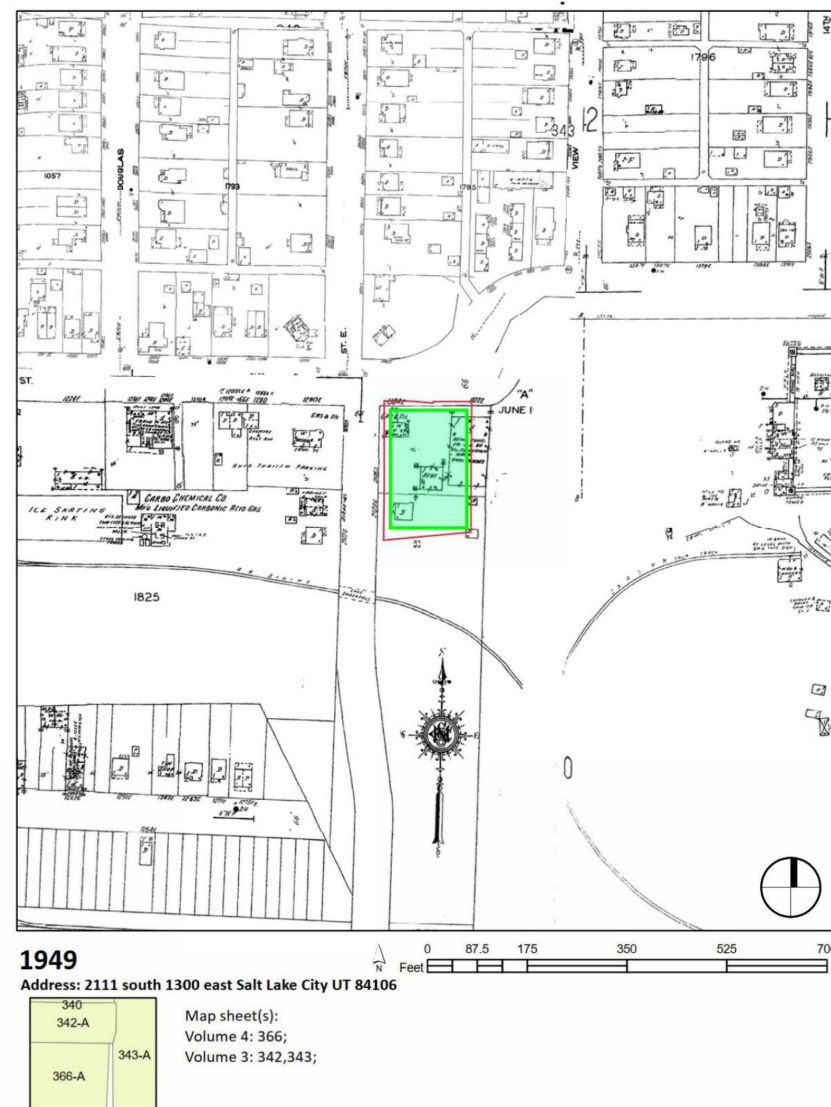
Parking

- P1- Self Park
- P2 - Valet Park

Site History

This information is being revised and is pending an update

- ~~Sold to the current family owner in 1930's~~
- Same family ownership to today
- Prior uses were a gas station and a restaurant
- Was Commercial site prior to park development
- City and Park have previously proposed purchase; landowner declined



Fire Insurance Map
1949

Site Evolution

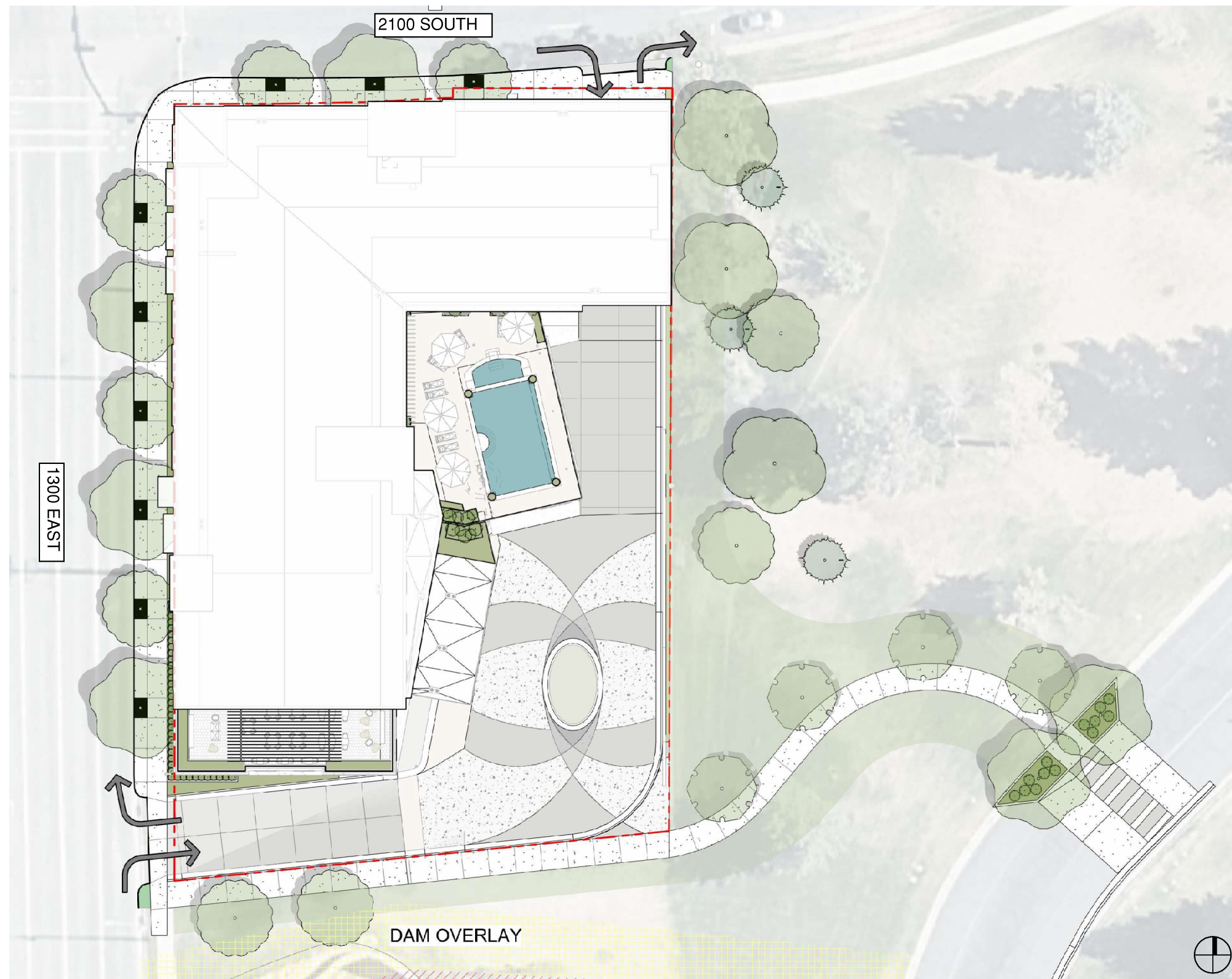


Aerial Picture
1951

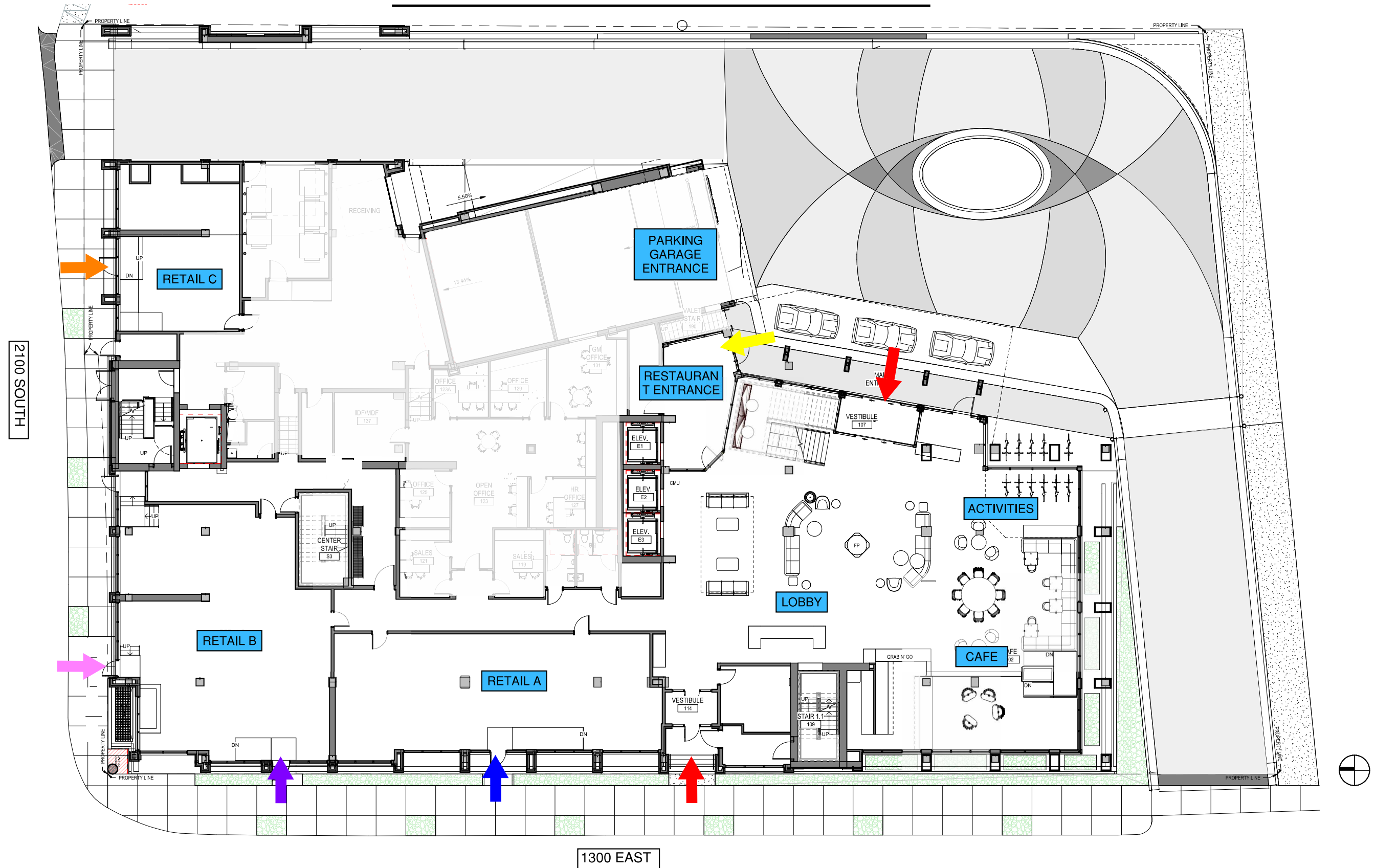


Park Aerial Picture
1958

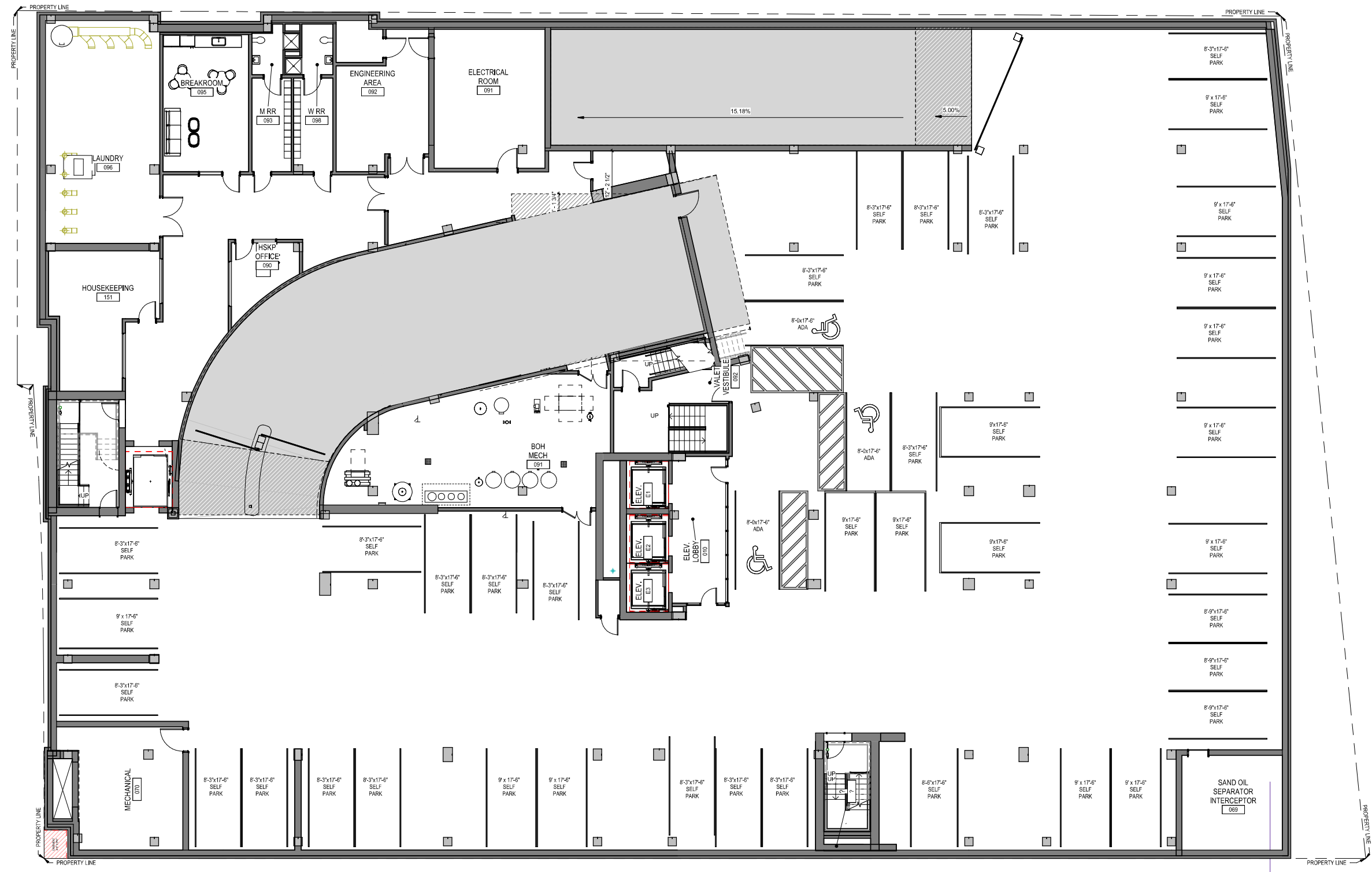
Site Plan



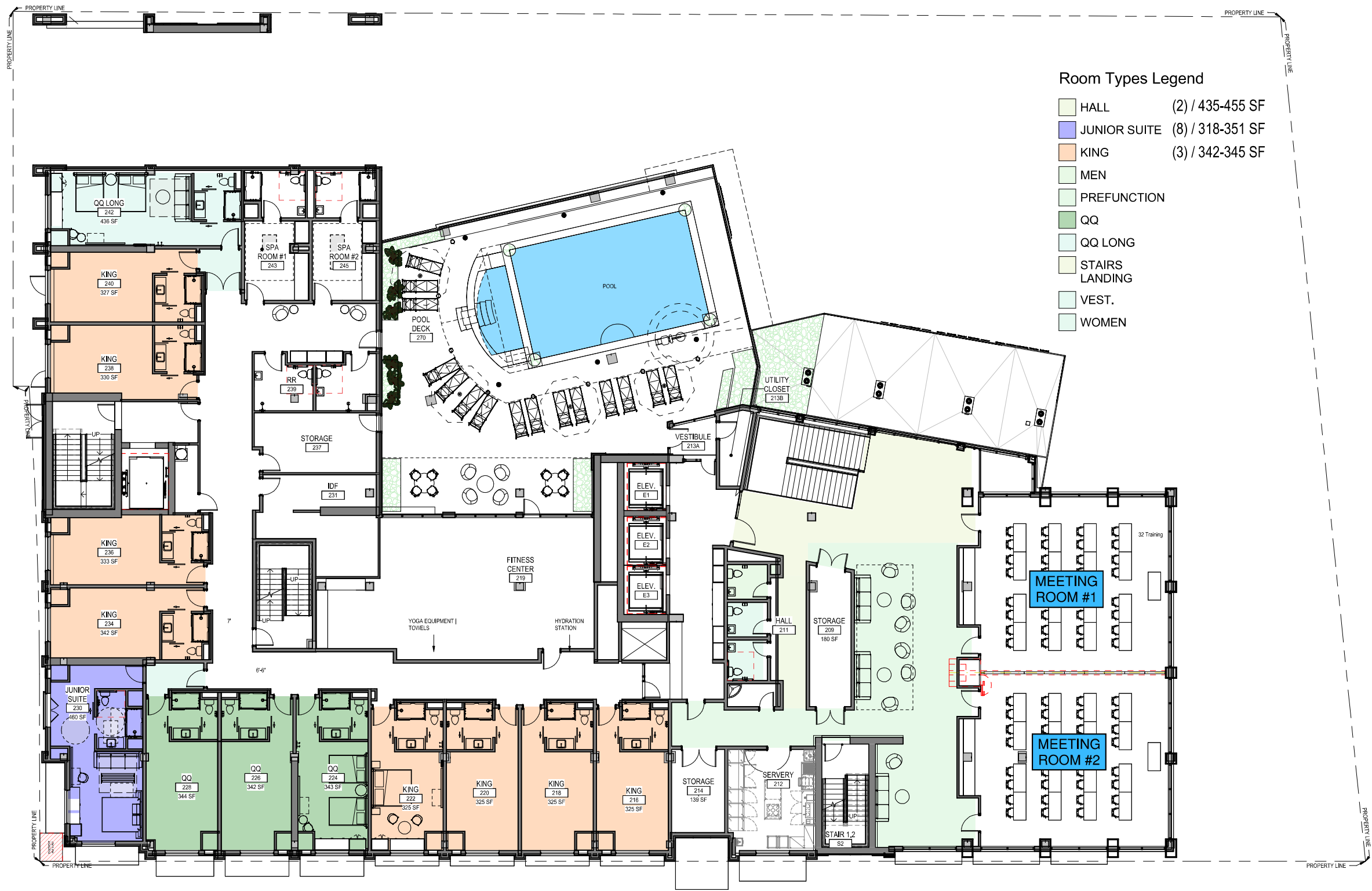
Street Level Floor Plan



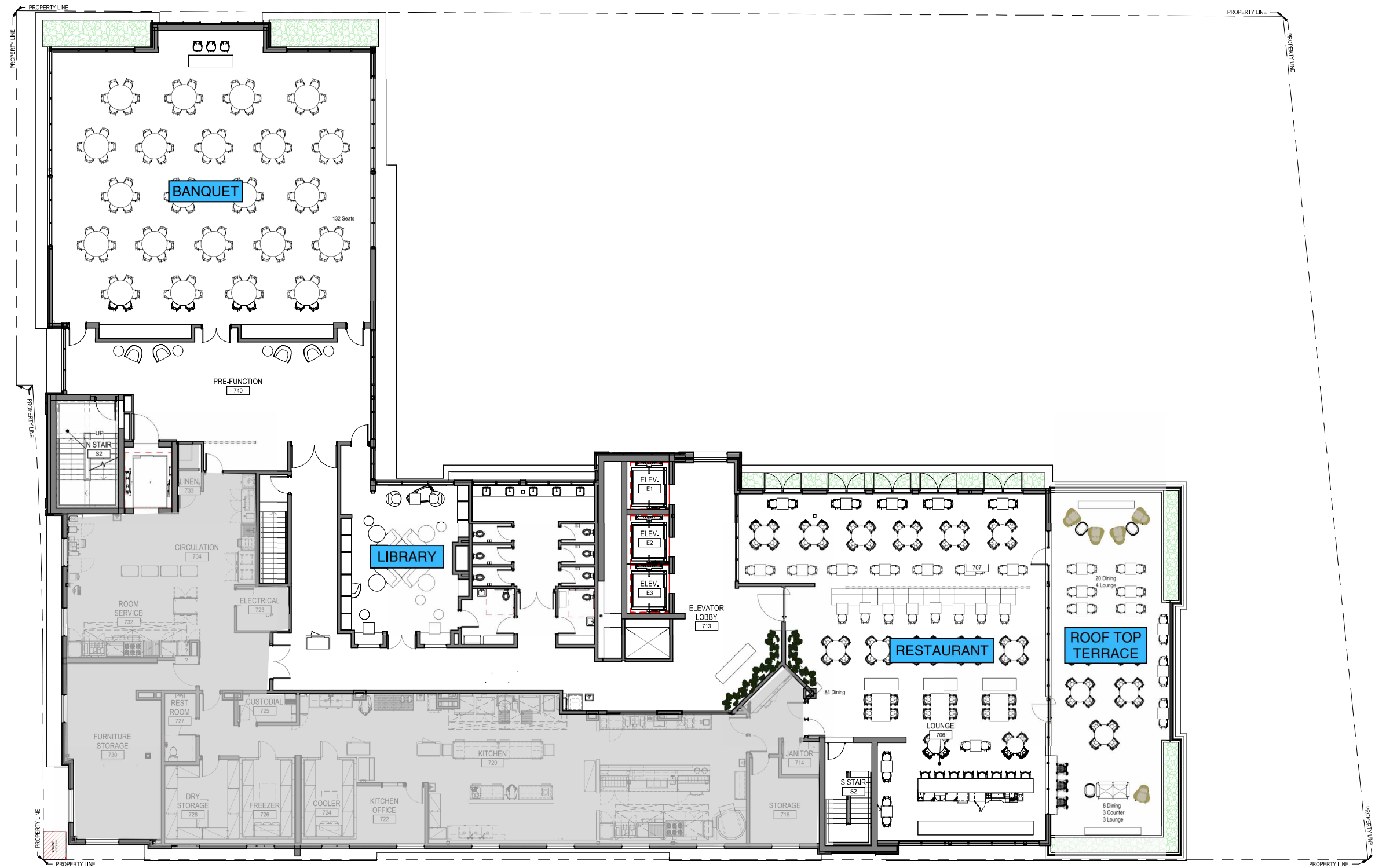
Underground Parking



Level 2 Floor Plan



Top Level Floor Plan



Design Elements - CVS view



Construction Team



Utah's
Community
Builder™

- Local Utah-based construction company
- 80 years of operations / Family-owned
- A trusted partner in building spaces that serve and inspire (schools, hospitals, civic, etc.)

Construction Team



Good Neighbor Policy

- Friendly, collaborative staff
- We listen and communicate
- Advanced notice of impactful construction activities
- Responsive in responding to on-site issues
- Multiple messaging channels

Construction Team



Minimizing the impact of construction

- Communicating and limiting disruptions
- Big work timed to avoid congestion and rush hour
- Offsite parking, restricted deliveries, no left turns
- Safety signage, covered pedestrian walkway, etc.
- Mud, dust, gases, noise, vibration, and trash controls

Traffic Study - Hale Engineering

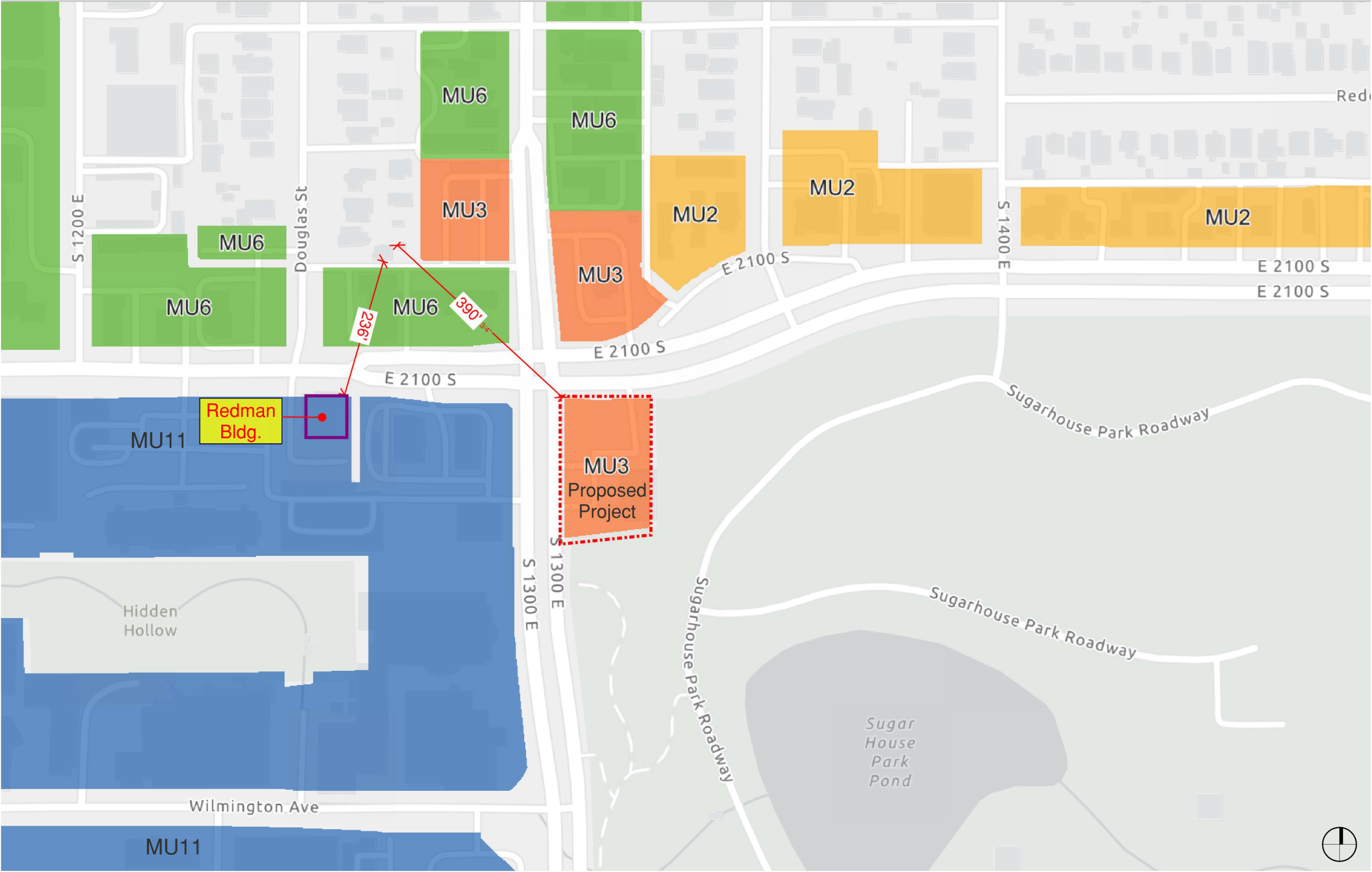


Some traffic increase, yes, but minimum and mitigated.

Evening rush hour:

- Of the ~2,056 cars that arrive at hotel turn in on 1300 E, ~41 are hotel driven (>2% of total)
- Of the ~2,070 cars that arrive at the 1300E/2100 S intersection from the south, ~55 are hotel related (~2.7% of total)

Zoning Map & Height



Community Benefits of Rezone

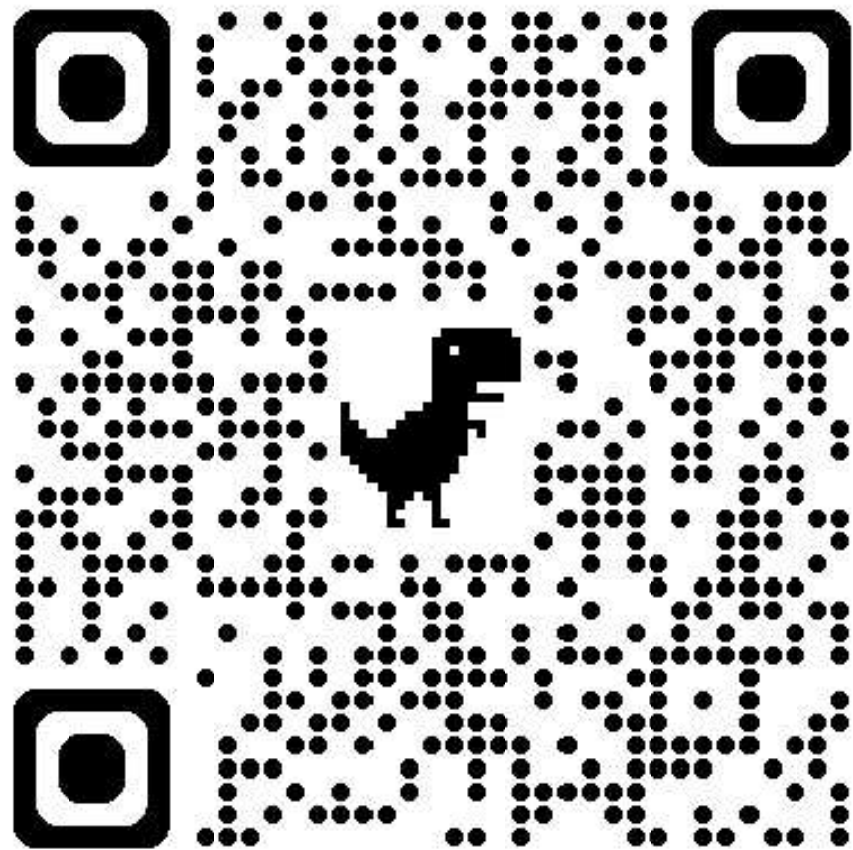


- Economic Benefits
- Added Amenities for Members of Community
- Area Parking Improvements
- Local Community Spaces: Retail and Meeting
- Local Partnerships Promise
- Dedicated Local Art Spaces
- Housing Neutral+
- Enhanced Active Use
- 24 hour Security Presence
- And More.....



Q & A

To give comments or learn more
later, please follow this link:

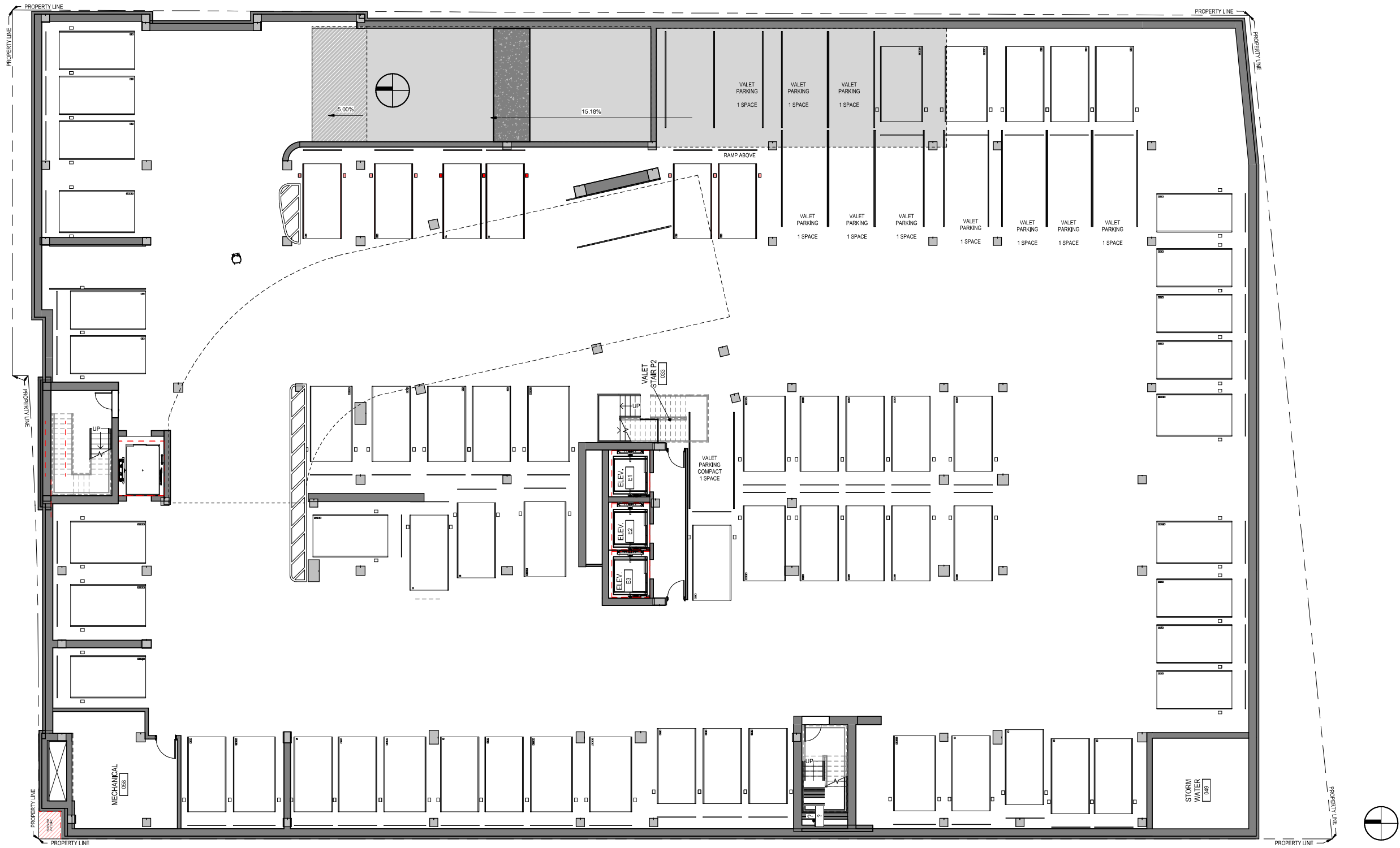


www.sugarhousecouncil.org/sugar-house-hotel/



Appendix

Underground Parking - P2



Guest Rooms Floor Plan



West Elevation



North Elevation

