



JF CAPITAL™

To the esteemed members of the South Salt Lake City Council,

It has been a privilege to work the City's Planning Staff to design a project that meets the E Street Car Overlay and PUD requirements. The process has been transparent and we have relied heavily on the comments and recommendations of staff. The result, we believe, is a project that meets the City's objective for the site, meets all design code requirements, and will be a successful project that the developers, residents, neighbors, and City can be proud of. We hope that you have had the opportunity to visit and compare some of the other projects we have mentioned in order to gain a full understanding of our vision.

We have invested significant time and capital in this project. And, as you know, the proposed project has received support of the Planning Staff and unanimous support of the Planning Commission. Now we seek to gain support of the Council and would like to take this opportunity to list actions we plan to take to alleviate any potential, outstanding concerns the Council may still have.

Parking: The current parking plan and ratio of 2.31 spaces per unit exceeds the Overlay and PUD requirements and also exceeds recommended ratios provided by a third party parking engineer that has studied two car garage townhome project parking needs. Further, we propose adding 2 more guest parking spaces bringing the total ratio to 2.38.

Safety and Access: The current plan calls for a well-lit site. Specifically, the plan calls for lighting of the South Parc project access lane that runs along the south of our project but is not part of our property. Further, by participating in the CPTED review process we will implement additional advice from the South Salt Lake Police to achieve the highest level of safety for our site and the neighborhood. We truly believe that by doing these things, and by the very nature of replacing the vacant lot, and adding numerous new residents in its place, that accountability on the site and immediate neighborhood will increase.

Management: The project will have 24-hour professional management from the beginning and into perpetuity. We believe this will help create a safe, quality environment that not only improves the project, but also increases accountability in the immediate neighborhood.

We wish to thank you for your service and for considering the items listed here and the overall approval of the project. Feel free to call us if you have any questions or concerns. We will also reach out to you to see if we can answer any concerns or questions you have that were not addressed herein.

Sincerely,

JF Properties, LLC

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