

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
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Planning and Zoning Division
Department of Community Development

TO: Historic Landmark Commission

FROM: Nick Norris, Principal Planner

DATE: May 30, 2007

SUBJECT: 470-07-21 New Construction at Trolley Square

On May 15, 2007 a joint subcommittee that included members of the Historic Landmark Commission and the Planning Commission convened to review the proposed development at Trolley Square. The Subcommittee members include Noreen Heid, Warren Lloyd and Esther Hunter from the Historic Landmark Commission and Prescott Muir, Peggy McDonough and Tim Chambless from the Planning Commission. The subcommittee reviewed the proposed changes and provided the applicants with direction on the key issues. The key issues discussed at the meeting were:

1. Relocating the sand house, water tower, entry sign, and trolley car;
2. The architecture of all new buildings and additions;
3. Pedestrian access to the site, particularly on 500 South at 600 and 700 East Streets;
4. The overall impact of the proposed development on the historical nature of Trolley Square.

The proposed relocations are discussed under a separate agenda item and will not be discussed in detail in this report.

The main issue relating to the architecture of the proposed buildings and additions is focused on the impact the architecture could have on the original structures at Trolley Square. The distinguishing features of the trolley barns are the mission style arches that define the roof lines. The applicants are proposing modifying the arch style and changing the materials for the main entrance to proposed new Building C (Whole Foods). The main entry will be along the 700 East frontage with the existing parking between the structure and the street. On the proposed addition to building A (existing northern building) the applicants are proposing a tilted arch roof element.

Proposed Building C (Whole Foods Store) is designed in a manner that places the service area of the building along 500 South. This results in the building being inward oriented and essentially turning its back to the street. It was discussed that improving the north elevation of the building could result in an improved appearance along 500 South. In addition, a parking ramp that would go up from the established grade is located near the northeast corner of the block. The ramp becomes a prominent feature at a highly visible corner at 500 South and 700 East. It will be necessary to design the ramp so that it does not become a focal point.

The subcommittee commented that pedestrian activity was very important at the 600 East and 700 East intersections with 500 South. Addressing the pedestrian connectivity to these corners will promote a walkable center and could take advantage of the TRAX stop between 600 East and 700 East on 400 South.

While the above is just a summary of the discussion, it creates a starting point to discuss the proposed development. At the hearing on June 6th, staff will review the project in a more detailed presentation to discuss the proposed development in order to obtain feedback from the entire Historic Landmark Commission. It is expected that after the meeting the applicant will be able to address the issues and make any necessary changes to the drawings for the proposed development.

It is anticipated that the Planning Commission will review the site plan during a public hearing on June 27 or July 11, 2007. If the site plan is approved by the Planning Commission, the project will come back to the Historic Landmark Commission for review of the proposed new construction and additions. Staff will prepare a staff report and a recommendation based on how the proposal relates to the Historic Design Guidelines and City Ordinance.

I have attached a set of drawings for the proposed development. If you have any questions prior to the meeting, please contact me at 535-6173 or nick.norris@slcgov.com