



# Memorandum

Planning Division  
Community & Economic Development Department

**To:** Historic Landmark Commission

**From:** Ray Milliner

**Date:** September 1, 2011

**Re:** Ronald McDonald House Remodel and Construction of New Building

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## ***Background***

On August 18, 2011, the applicant submitted a request to remodel the existing Ronald McDonald house and to construct a new building to the west. The property, located at 901 East South Temple at the corner of M Street and South Temple is zoned RMP-35. The principal use of the property is to provide temporary housing for families of children who are in the hospital.

The purpose of this work session is to gather input from the Historic Landmark Commission regarding the design of the new structure and provide the applicant with feedback prior to the finalization of the drawings and plans. If the Commission finds the plans to be generally favorable, the applicant will finalize the design, and return to the Commission for a public hearing and possible action.

## ***Proposal***

The applicant is proposing to build a 4 story building on the corner of M street and South Temple. The new building is proposed on the former site of a Sinclair gas station, and would be attached to the existing building with a two story atrium / bridge. The south west corner of the building would have a chapel / meditation component on the 4<sup>th</sup> floor with an exterior deck area. Vehicular access to the property would be from M Street to a parking lot located behind the both buildings. Most of the structure will be small residential units, with a proposed a theater, meeting room, and various activity rooms located on the main floor.

## ***Issues***

### **Height**

Because of the slope and angle of the lot, the applicant is requesting that the HLC grant a height exception that would range from approximately 10 feet on the south west corner to 3 feet on the north east corner. The purpose of the request is to achieve the density desired, while providing room for the necessary mechanical equipment, duct work and pipes without building the first floor below grade.

To support the request, the applicant has provided analysis of buildings along South Temple that are of a similar or greater height than that proposed. He states that these buildings fit into the surrounding vernacular without a significant impact on adjacent property owners (see height analysis attachment C).

### **Design**

The proposed design of the building is a flat roofed brick structure broken into five separate sections. Each section has a small projecting bay with either a pitched roof or arched windows. The base of the structure has a stone wainscot that would run the entire length of the façade. The northwest corner of the building is being designed to accommodate an addition.

## ***Request***

Staff requests that the Historic Landmark Commission review the attached drawings, photos and site plan and provide the applicant with feedback as it relates to the proposed height increase, and the Historic District Design Guidelines.

## ***Attachments***

- A. Proposed elevations
- B. Proposed Floor Plans
- C. Height Analysis

**Attachment A:**  
Proposed Elevations



AIRIAL FRONT



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of the International



S I T E P L A N



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F R O N T   C O R N E R



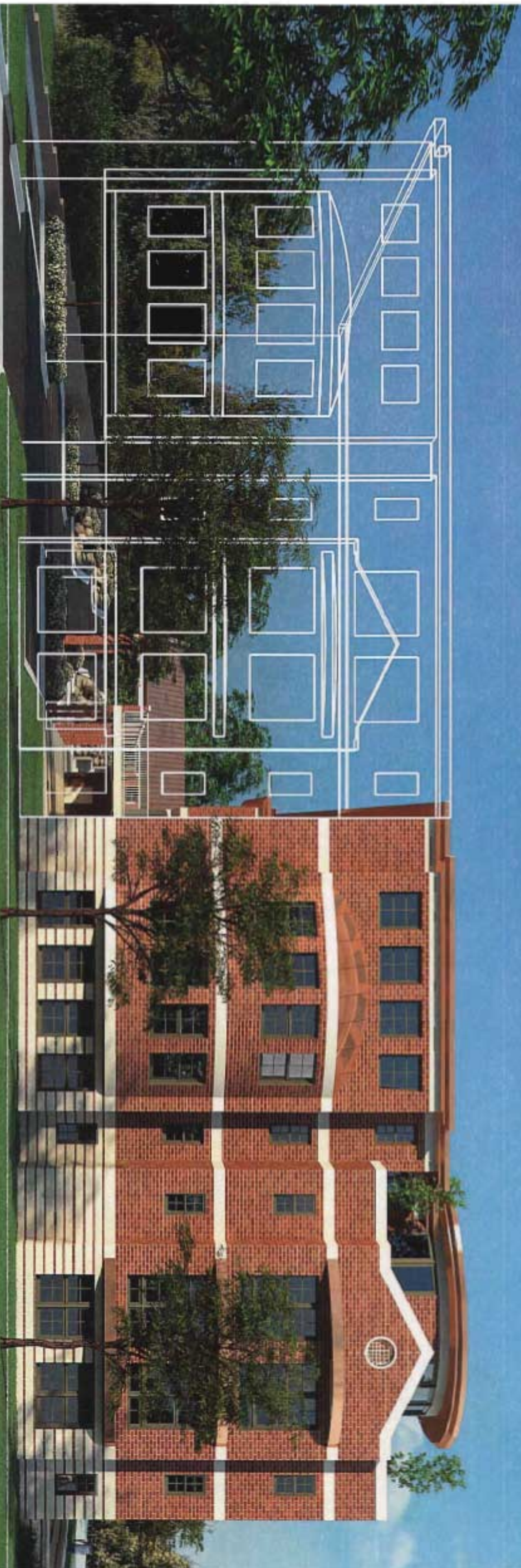
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of the Fortson



S O U T H T E M P L E E L E V A T I O N



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M STREET ELEVATION



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AERIAL BACK, OPTION 01



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BACK ENTRY, OPTION 01



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B R I D G E



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of the International Brotherhood of Magicians



AERIAL BACK, OPTION 02



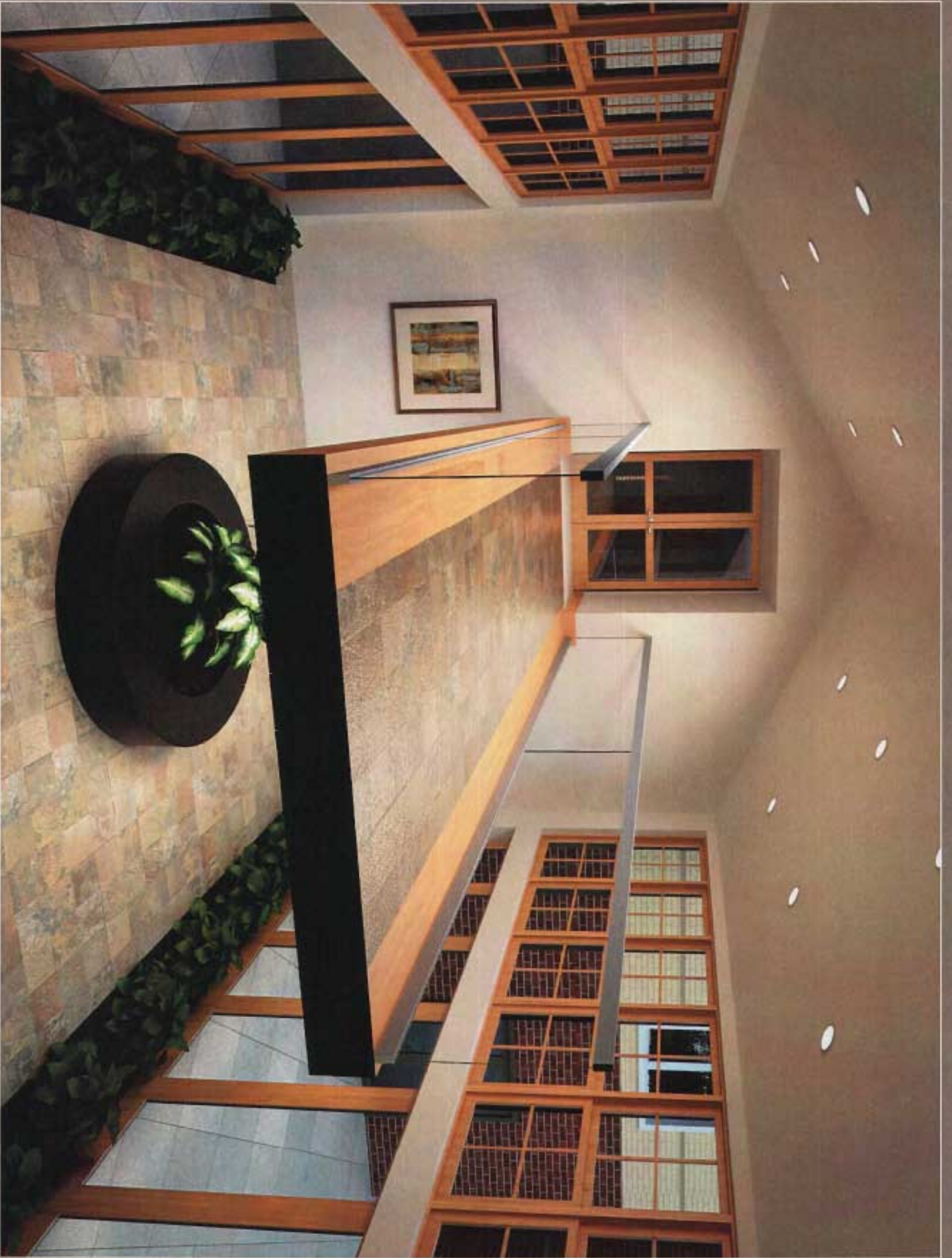
Ronald McDonald House Charities  
of the Intermountain



BACK ENTRY, OPTION 02



Ronald McDonald House Charities  
of the International

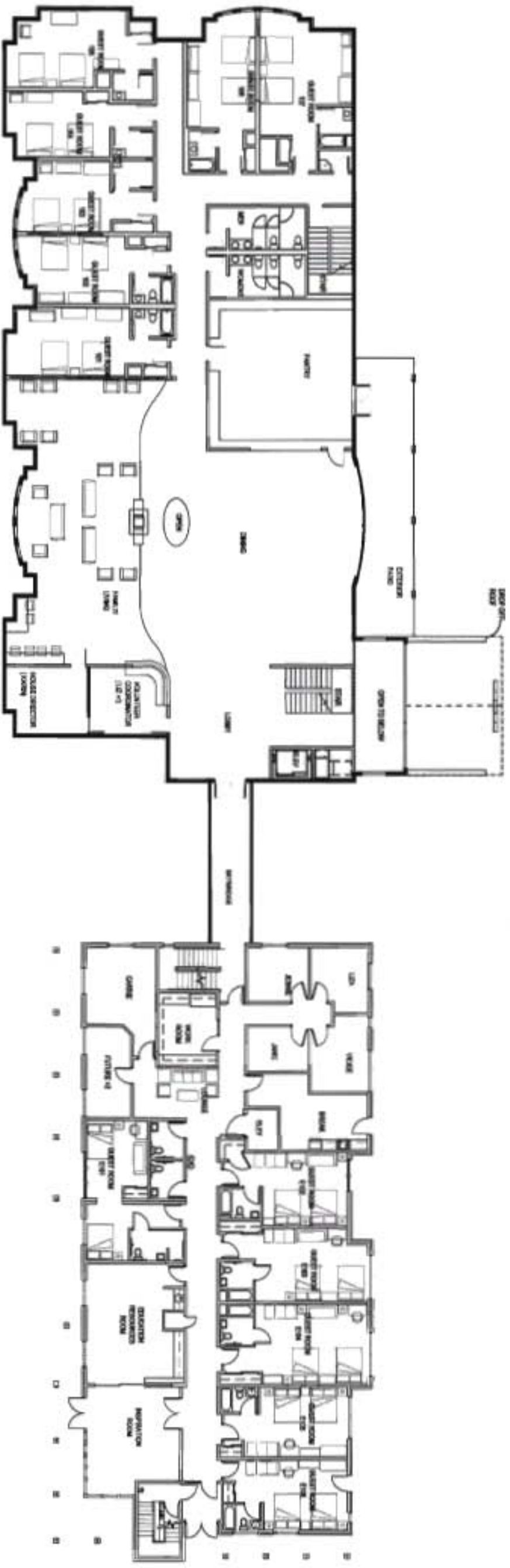


S U N R O O M



Ronald McDonald House Charities  
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**Attachment B:**  
Proposed Floor Plans



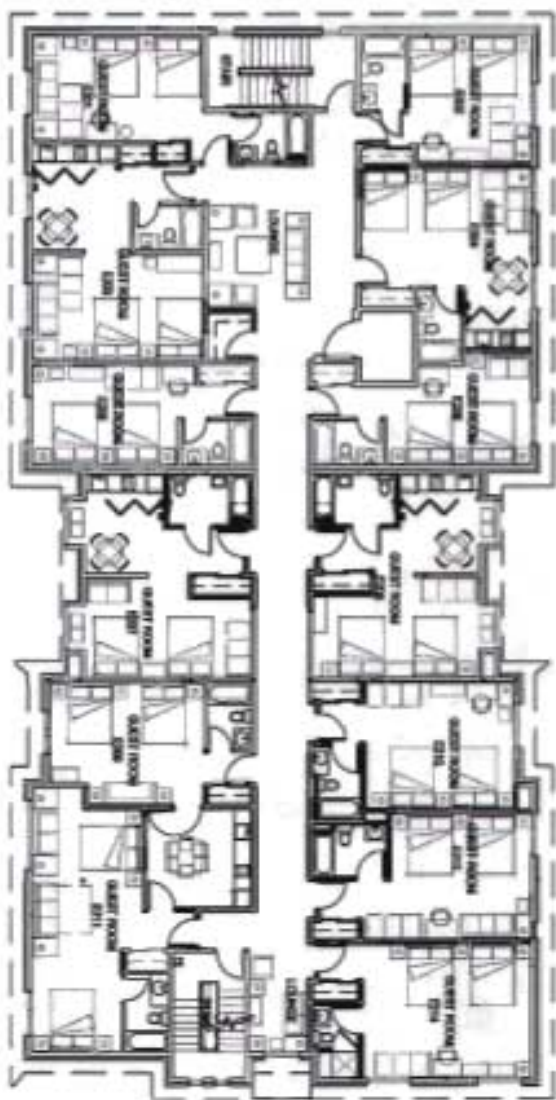
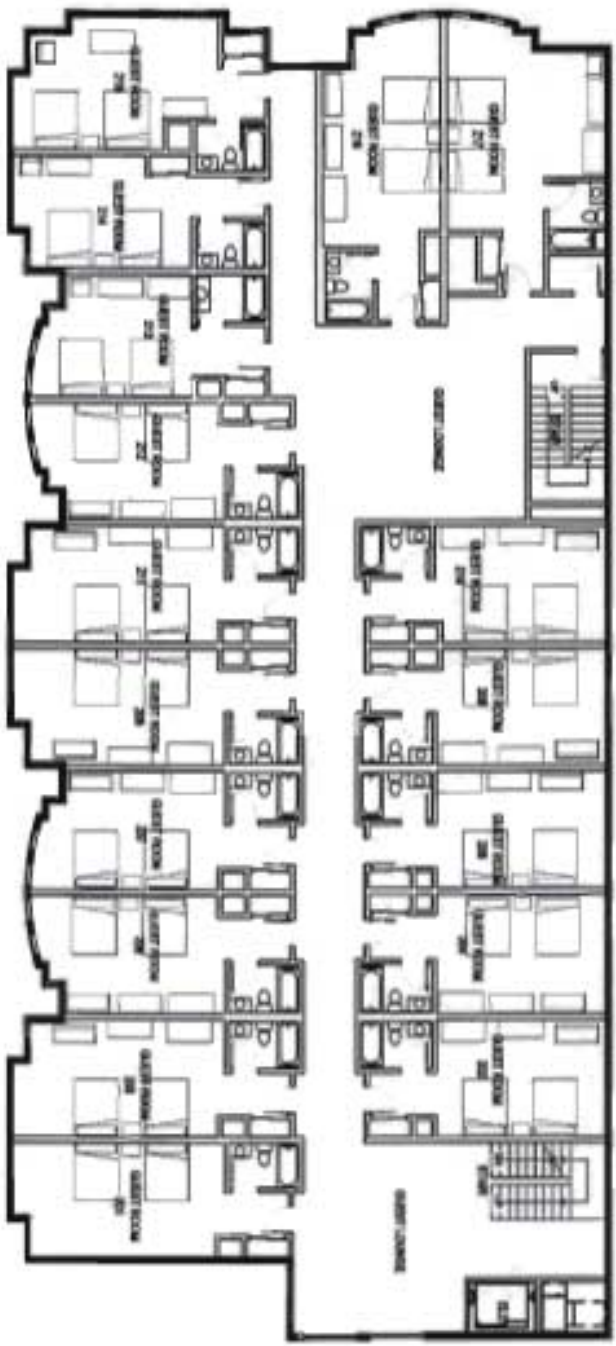
EXISTING FIRST LEVEL



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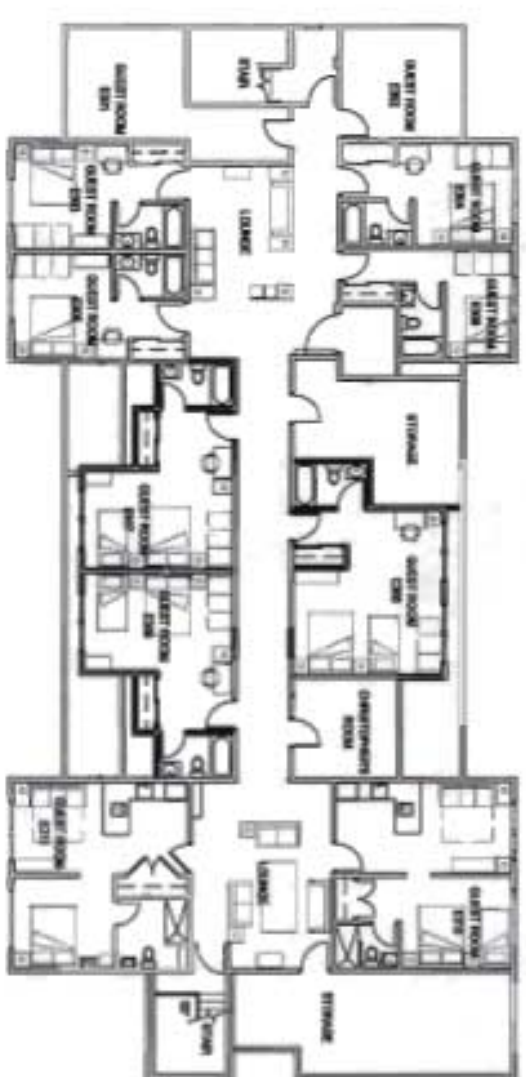
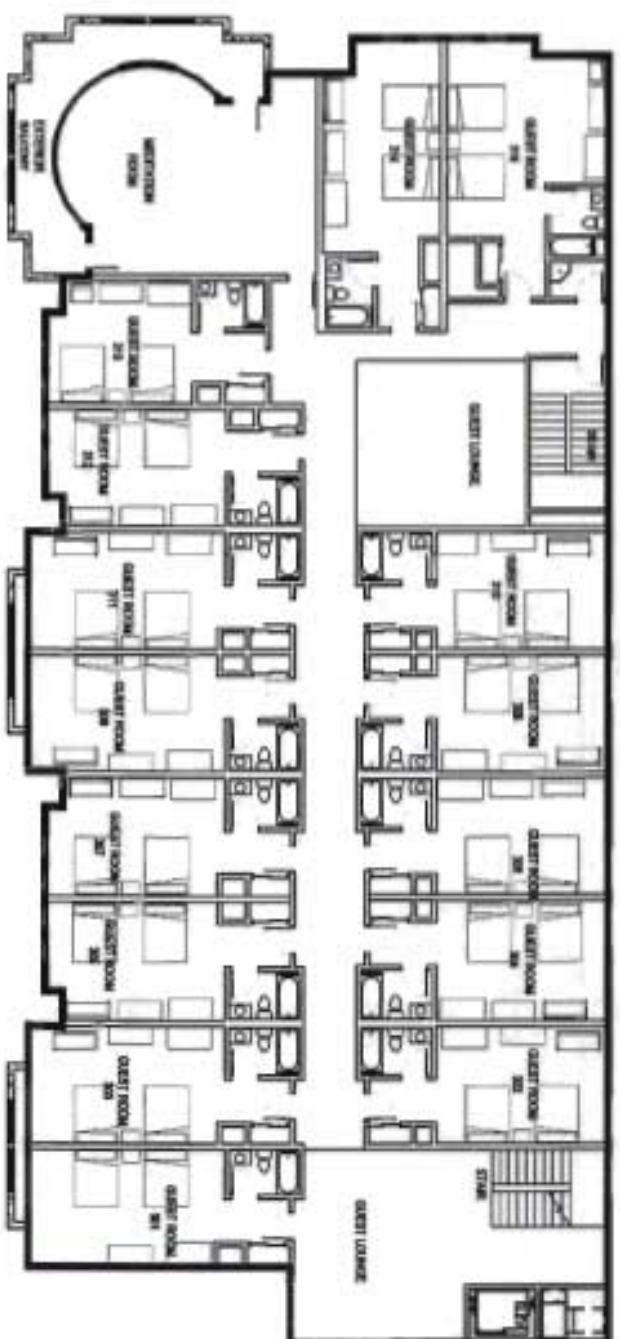




SECOND LEVEL



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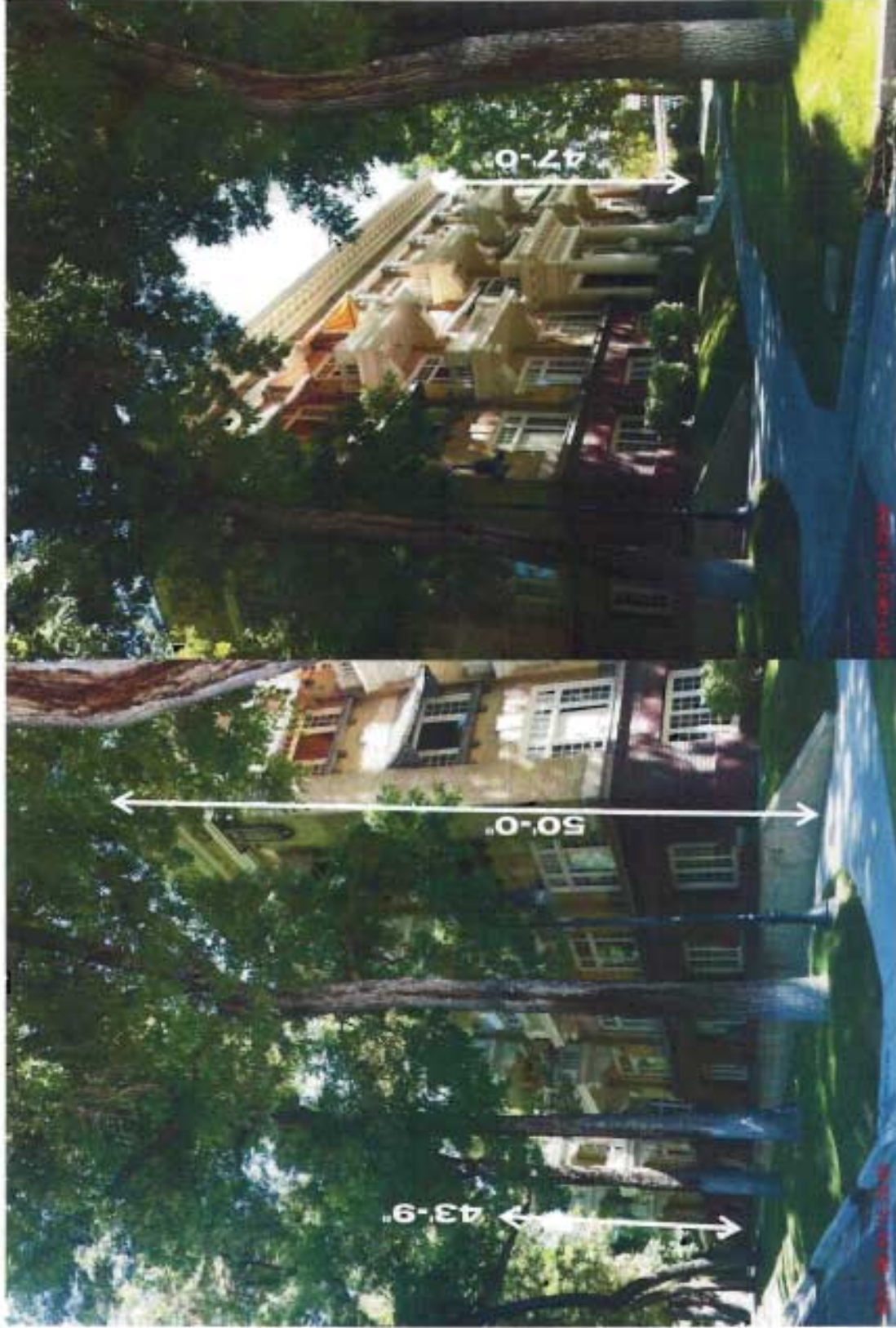
THIRD LEVEL



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**Attachment C:**  
Height Analysis

# Maryland Condos



Ronald McDonald House Charities  
of the Commonwealth of Virginia

# 838 Condos 838



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# Comodore Apartments



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