



Work Session Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission
From: Michaela Oktay, Principal Planner
Date: April 5, 2012
Re: 600 East Medians-Landscaping with water-wise plants

Request

This is a request by Salt Lake City Parks and Open Public Lands Director, Emy Maloutas and EPG Consultant, Nancy Monteith for a Certificate of Appropriateness for changes to landscaping on the medians that run along 600 East starting from South Temple to 600 South. The proposal is to plant a mix of water-wise alternatives to traditional turf. The medians are historic public resources located in the Central City Historic District.

| The *Design Guidelines* speak to site features:

1.9 Preserve historically significant planting designs. For example, if a row of street trees is an established historic feature, this should be preserved. Existing trees in such a setting that are in good condition should be maintained. Retaining historic planting beds, landscape features and walkways also is encouraged.

The City is upgrading the irrigation systems on this section of 600 East medians. As part of this upgrade there will be two separate irrigation sources installed, one for the trees and another for the turf. This means that if future water use needs to be vastly reduced, the trees within the median could continue to be properly irrigated and that the proposed water-wise plant choices will result in resilient landscaping. The numerous trees located within the islands are established historic features and will be protected and will remain as part of this proposal. There will be no major changes to the physical attributes of the existing medians.

Open House

On March 15, 2012 the project was featured at a Planning Open House. Comments from the public were generally positive in nature.

Work Session

The applicant will attend the April 5th Historic Landmark Commission meeting to present and discuss the proposal with the Commission. The purpose of the work session is for the Commission to raise substantive issues or concerns in order to provide direction to the applicants. This item is scheduled as a work session and no formal action by the Commission will take place during this meeting.

(Attachment: Application with associated material)



HLC: Minor Alterations

Use for: Minor alteration of or addition to a contributing site, substantial alteration of or addition to a non-contributing site, partial demolition of either a landmark site or a contributing structure; demolition of an accessory structure; and signage.

OFFICE USE ONLY	
Petition No. PINALC 2012-00147	
Date Received	RECEIVED MAR 10 2012
Reviewed By:	msb

* Approximate
576 E. South Temple

SALT LAKE CITY PLANNING

Address of Subject Property: 600 East Medians from South Temple to 600 South

Project Name: 600 East Medians Landscape

Name of Applicant: Nancy Monteith, EPG In.

Phone: 801-746-4457

Address of Applicant: 208 East 800 South, Salt Lake City UT. 84111

E-mail Address of Applicant: nmonteith@epgaz.com

Cell/Fax: 801-746-3596

Applicant's Interest in Subject Property: Consultant to Emy Maloutas, Salt Lake City Parks and Public Lands Director

Name of Property Owner: Salt Lake City

Phone: 801-972-7800

E-mail Address of Property Owner: emy.maloutas@slcgov.com

Cell/Fax: 801-972-7847

County Tax ("Sidwell #"):

Zoning:

Legal Description (if different than tax parcel number):

Date of Update	Type Of Usage	Existing Property Use	Proposed Property Use
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Please include with the application:

Attach additional sheets, if necessary

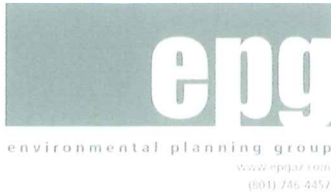
- Recent and historic photographs of the subject property. Current photographs should include one of each elevation of the structure and close up images of details that are proposed to be altered.
- Written explanation of the reason for the request
- Description of the project that includes information such as:
 - Site plan with square footage of existing and proposed buildings and lot, percentage of lot coverage, all setback, landscaping, all elevations with dimensions called out on the drawings, all floor plans with major dimensions called out on the drawings, proposed materials for the exterior of the building, windows and door section drawings with information about materials and dimensions, as applicable.
- Other information as requested by Zoning Administrator.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:

SLC Planning Division
451 S State, Room 215
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Property Owner
Or authorized agent



MEMORANDUM

EPG – 208 East 800 South – Salt Lake City, UT 84111

TO: Salt Lake City Historic Landmarks Commission
FROM: Nancy Monteith, EPG
CC: Emy Maloutas, Salt Lake City Parks and Open Lands Director
DATE: March 16, 2012
SUBJECT: 600 East Medians Landscape Irrigation Improvements

Salt Lake City is planning for the renovation of 600 East Medians irrigation system from South Temple to 600 South. The goal for improvements is to create a low water use landscape and efficient irrigation system. Salt Lake City will replace the existing turf with water-wise plant choices, including low water turf, meadow grasses, perennials, and shrubs. The numerous existing trees along the islands will remain and be protected during the improvement process.

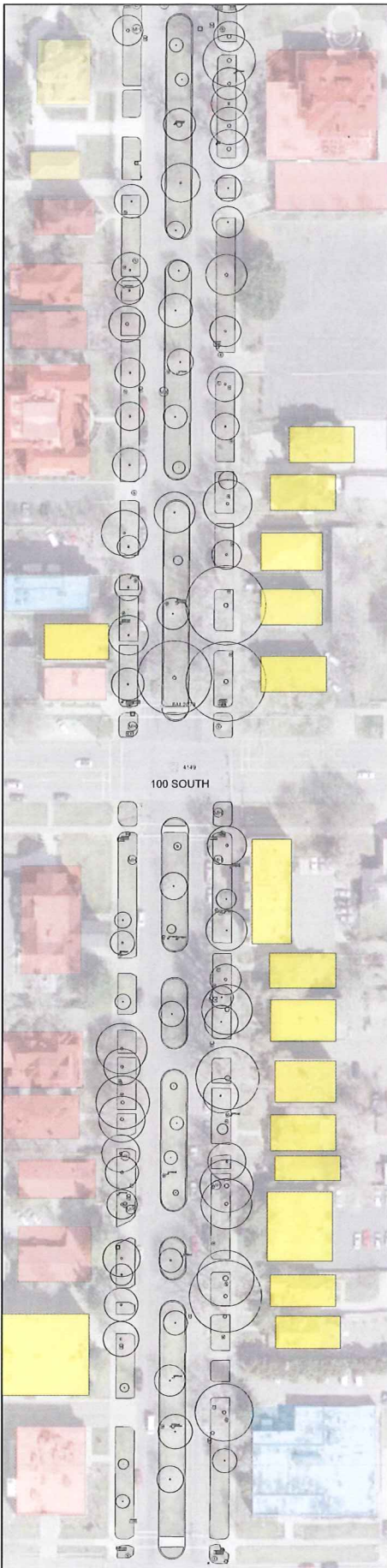
The design for each block will take into consideration the adjacent land use along the six blocks that include both residential neighborhoods and commercial development. Included with this memo are:

- **Exhibit 1:** Existing Conditions depicts the existing conditions on the 600 East medians. Also shown are single family housing, in light yellow, multi-family housing, in bright yellow, office, in light red, retail, in bright red, and institutional, in blue.
- **Exhibit 2:** Character Images depicts the look and feel of the proposed improvements on the 600 East medians.

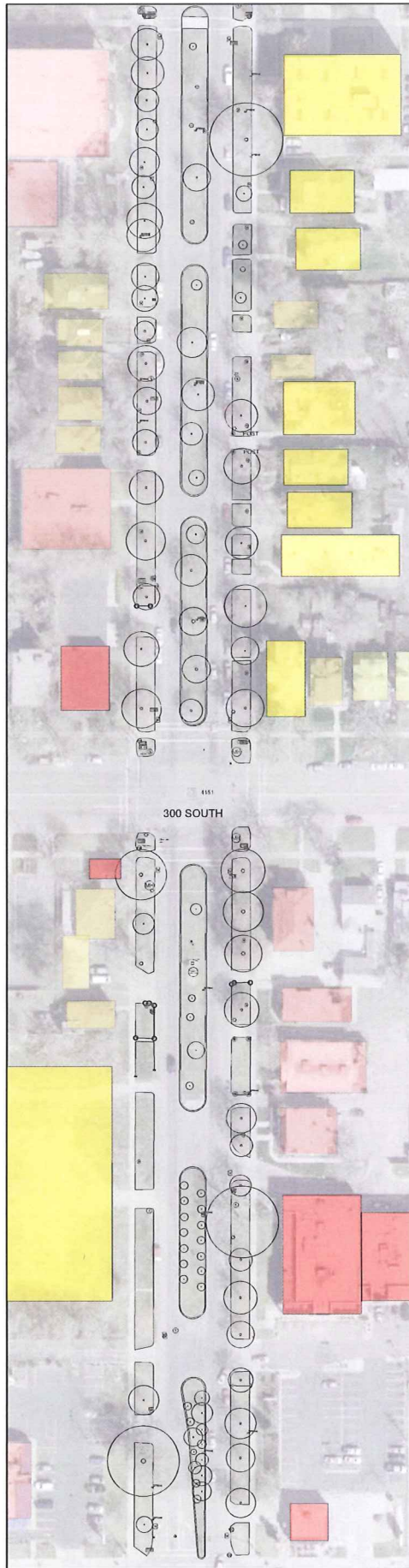
The four types of plant cover include: manicured turf as shown in green; meadow grass sod shown in yellow; water-wise perennials shown in orange, and water wise shrubs shown in brown.

The planting will responds to the existing uses in along the corridor. Areas of manicured turf will be located on the medians adjacent to single- and multi-family housing. The heavily commercial area of 600 East occurring between 300 South and 500 South will be planted with water-wise shrubs, meadow grasses, and perennials.

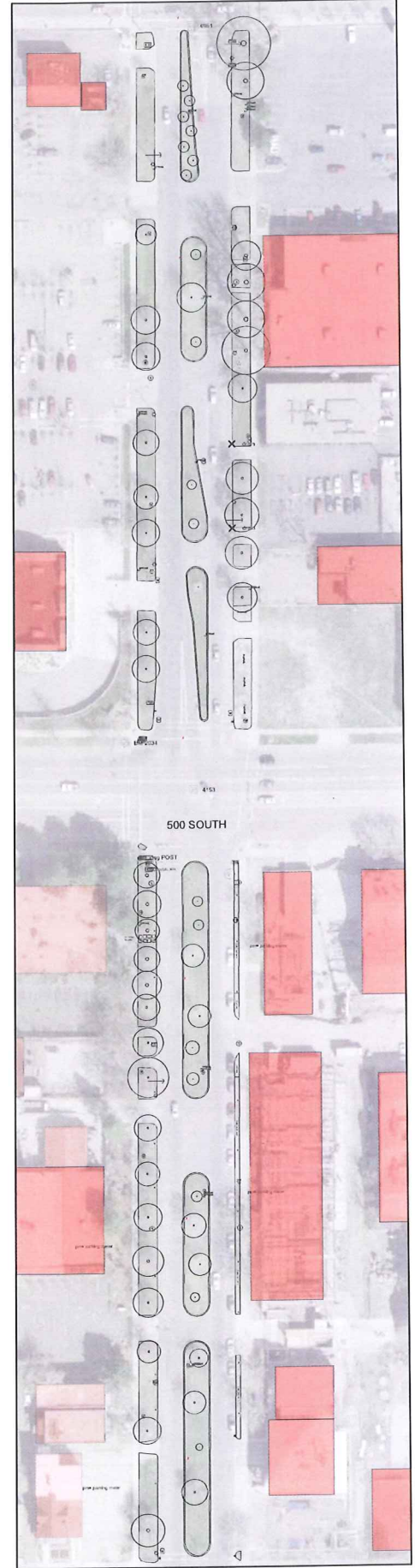
The total plant cover will be approximately 40 percent manicured turf, 30 percent meadow grasses, 15 percent shrubs, and 5 percent perennials. The manicured turf is water-wise, as is the rest of the plant cover, resulting in a significant amount of water savings. In addition, the water-wise turf will require mowing every two weeks and the meadow grass twice a year (in the spring and the fall), greatly reducing the overall maintenance of the islands.



SOUTH TEMPLE TO 200 SOUTH



200 SOUTH TO 400 SOUTH

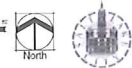


400 SOUTH TO 600 SOUTH

MARCH 2012

600 EAST MEDIANS
SALT LAKE CITY, UTAH

SCALE: 1"=40'-0"



epg
 208 East 800 South
 Salt Lake City, Utah 84111
 P 801.742.4457
 F 801.742.3266
 www.epgaz.com

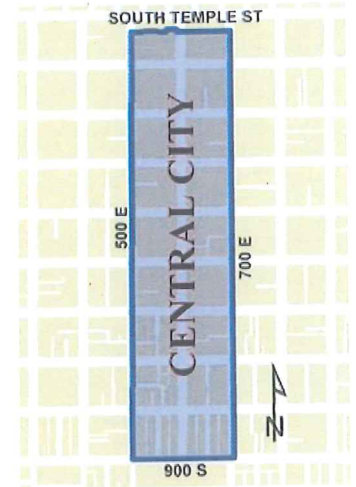
HISTORIC



Historic 600 East



LDS Conference Center meadow



Central City Historic District

EXISTING



Existing conditions on 600 East



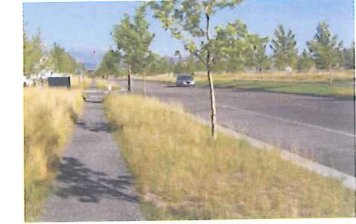
Proposed planting of turf grass and meadow grasses



Mown meadow grass



Meadow grass texture



Waterwise perennial accents



Waterwise shrub accents

