



Memorandum

Planning Division
Community & Economic Development Department

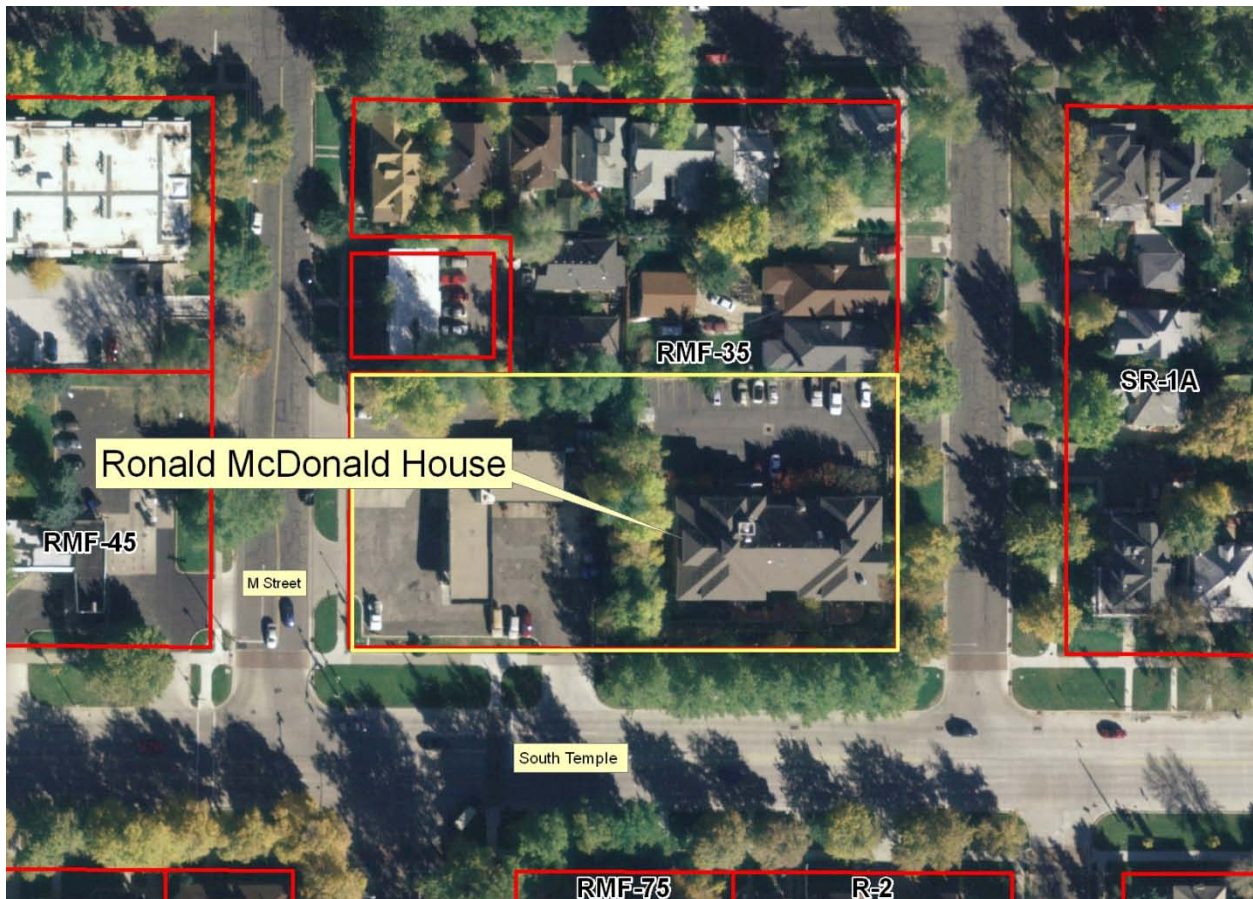
To: Historic Landmark Commission

From: Ray Milliner

Date: January 5, 2011

Re: Ronald McDonald House Remodel and Construction of New Building

Vicinity Map



Background

On August 18, 2011, the applicant submitted a petition for the following:

1. A certificate of appropriateness involving the alteration of a noncontributing structure to remodel the existing Ronald McDonald house.
2. A certificate of appropriateness involving new construction for a new building located on the adjacent property to the west.
3. A request that the Historic Landmark Commission grant a 10 foot height exception for the new building.

The property, located at 901 East South Temple at the corner of M Street and South Temple and is zoned RMF-35. The principal use of the property is to provide temporary housing for families with children who are in the hospital.

The proposal was reviewed as a work session item by the Historic Landmark Commission on October 20, 2011 and again on December 1, 2011. At both meetings, the Commission reviewed the design of the building as well as the proposed height increase, and requested that the applicant return with revisions to the design of the building. Noting that the standard for granting the height exception is higher than that for approval of a compliant building, the Commission directed that approval would come with a finding that the design is that of a monumental building with an entrance onto South Temple.

The applicant has created three design options based on that input and is here tonight asking that the Commission provide feedback.

Proposal

The applicant is proposing to build a 4 story building on the corner of M street and South Temple. The new building would be attached to the existing Ronald McDonald House by a two story bridge. The south west corner of the building would have a chapel / meditation component on the 4th floor with an exterior deck area. Vehicular access to the property would be from M Street. Parking would be on a surface lot located behind both buildings. The building is designed to accommodate a future addition on the west side if necessary. The principal use will be small residential units, with a theater, meeting room, and various activity rooms located on the main floor. The new building would have 24 guest rooms and the existing building would be remodeled to have 28 rooms for a total of 52 rooms. The new building would also have 15 unfinished guest rooms on the fourth floor that would bring the total number of rooms up to 67.

Attachments

- A. Three Design Options

Attachment A:
Three Design Options



CORNER - SCHEME "B"

1/8" = 1'-0"



CORNER - SCHEME "B"

$\frac{1}{8}'' = 1'-0''$

