

HISTORIC LANDMARK COMMISSION STAFF REPORT

Marmalade Library - New Construction

PLNHLC2013-00505

Capitol Hill Historic District

270 West 500 North

August 1, 2013



Planning Division
Department of Community
and Economic Development

Applicant:

Kevin Blalock on behalf of the
Salt Lake City Library

Staff:

Katia Pace, 535-6354,
katia.pace@slcgov.com

Current Zone:

RMU – Residential Mixed Use
H-Historic Preservation
Overlay Zone

Master Plan Designation:

High Density Mixed Use

Council District:

District 3, Stan Penfold

Lot Size:

20,655 square feet

Current Use:

Vacant

Applicable Land Use

Regulations:

- 21A.34.020
- 21A.24.170

Notification:

- Notice mailed 07/18/13
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 07/18/13
- Property posted on 07/22/13

Attachments:

- A. Site Plan
- B. Elevations & Floor Plans
- C. Conceptual Drawings
- D. Materials
- E. Photos

Request

This is a request by Kevin Blalock, architect for the Salt Lake City Library, for approval of a new two-story building that will serve as a library branch for the Salt Lake City Public Library System located at approximately 270 West 500 North. The building size will be approximately 18,690 square feet. The property is located within the Capitol Hill Historic District. Currently the land is vacant and is located in the R-MU (Residential Mixed Use) zoning district.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the petition and approve the request pursuant to the findings and analysis in this report. The proposed project substantially complies with all of the review standards.

Potential Motions

Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission approve the request to construct a new two-story library building located at approximately 270 West 500 North based on the findings listed in the staff report.

-or-

Not Consistent with Staff Recommendation:

From the evidence and testimony presented and pursuant to the plans submitted, I move that the Historic Landmark Commission deny the request to construct a new two-story library building located at approximately 270 West 500 North based on the findings that the development is not appropriate.

Commissioner would then state findings based on the following standards for New Construction:

Standard 1: Scale and Form

- a. Height and Width
- b. Proportion of Principal Facades
- c. Roof Shape
- d. Scale of a Structure

Standard 2: Composition of Principal Facades

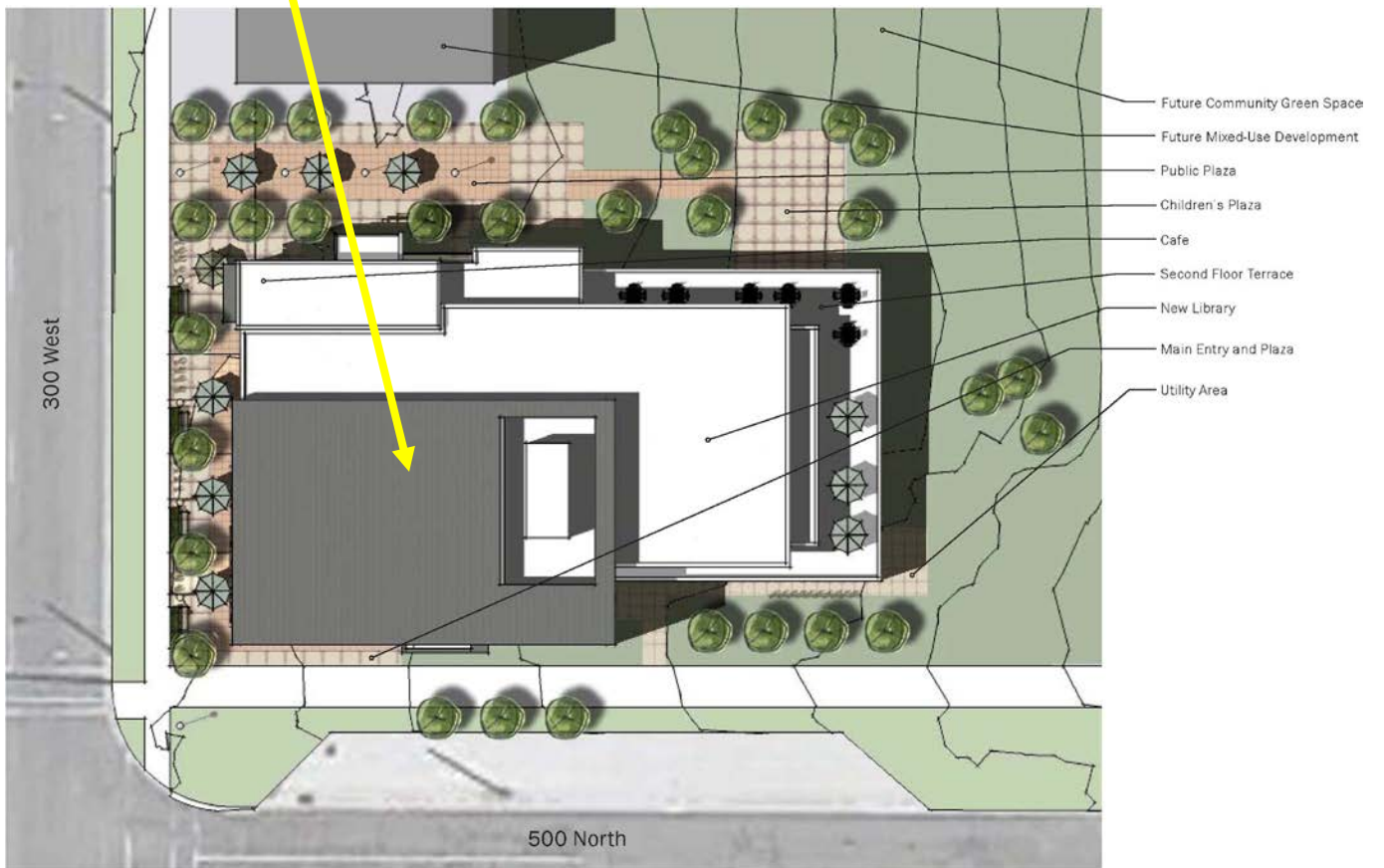
- a. Proportion of Openings
- b. Rhythm of Solids to Voids in Facades
- c. Rhythm of Entrance Porch and Other Projections
- d. Relationship of Materials

Standard 3: Relationship to Street

- a. Walls of Continuity
- b. Rhythm of Spacing and Structures on Streets
- c. Directional Expression of Principal Elevation
- d. Streetscape; Pedestrian Improvements

Standard 4: Subdivision of Lots

VICINITY MAP



Project Information

Background

The Salt Lake City Public Library and the Redevelopment Agency of Salt Lake City (RDA) are joining efforts to develop the Marmalade Library. The RDA is currently creating a subdivision with five lots on 3.94 acres of property located on the east block face of 300 West Street between 500 and 600 North Streets (Marmalade Block.) The RDA plans to make the Marmalade Block into a phased, mixed-use development—anchored by the Marmalade Branch Library and featuring housing, office, open space, and limited retail opportunities. The library is conceived to be the first phase of this larger public/private development.

The Marmalade Library will be built on a property that has been vacant for thirteen years, and before being vacant it was occupied by a commercial building, the Movie Buffs, and a parking lot. The Movie Buffs building was given Certificate of Appropriateness for a demolition on March 14, 2000. The building was determined non-contributing to the historic district because it was less than fifty years old.

Project Description

The Marmalade Library project is a two-story branch facility for the Salt Lake City Public Library System that will be located on the Southwest corner of the Marmalade Block, or at approximately 270 West 500 North. The library is proposed to have the primary façade and building entry oriented toward the major streets; 500 North and 300 West.

The building size is approximately 18,690 square feet spread over two floors. The proposed architecture style is contemporary; it will be a rectilinear building with “pop-out” elements to break up the static shape. A sign for the library will be placed on the west elevation facing 300 West and the main entrance to the library will be located on the south elevation facing 500 West (the sign is not being reviewed at this time.) On top of the main entrance will be a second floor overhang. The exit stairs next to the main entrance will be screened with a series of glass cut in different sizes to form a pattern. The roof form is design and used, specifically, to conceal the rooftop mechanical units from the views of neighboring structures. A small roof terrace is planned for outdoor seating and reading.

The building will be steel-frame with a continuous glazing on the first and second floors meant to create an open and light-filled structure. At night, it will allow visibility from the street and views into the library. A terracotta cladding system will be used to provide passive shading of the west-facing glass. A Zinc cladding is proposed for the upper floor, combined with Weathered steel panels clad on the second floor and the base of the building at the south, east and north sides. Integrally-colored cement board panels are proposed for the secondary and in-fill cladding at the north stair tower and upper story volumes.

The Library Design Team is pursuing a LEED Silver with this project, which will be registered with the US Green Building Council under the LEED 2009 version, New Construction category.

Public Comments

The Salt Lake City Library along with the applicant has taken this project to numerous community workshops and public input sessions involving nearby property owners and future patrons. In addition, there have been updates on the project at the Salt Lake City Public Library website www.slcp.org/marmalade. Comments received at these meetings and from the website have been

mostly positive. At the date of this writing, no public comments have been received resulting from the notices that were sent for this review.

Zoning Considerations

The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the city where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Zoning considerations are summarized as follows:

Requirement	Standard	Proposed	Meet
Height	45'	26'-8 ¼"	Yes
Max. floor area coverage (for nonresidential uses)	3 floors	2 floors	Yes
Maximum Front Yard Setback	15'	5'	Yes
Side and Corner Yard Setback	no setback	12.5'	Yes
Rear Yard Setback	need not exceed 30'	30'	Yes
Lot Width	no minimum	108.27'	Yes
Lot Area	no minimum	20,655 SF	Yes
Minimum First Floor Glass	40% of glass surface	Over 40%	Yes
Max. Length of Blank Wall	15'	Less than 15'	Yes

Analysis: Libraries in the R-MU zoning district are required to go through the Conditional Use process. Consequently, this project is scheduled to be reviewed by the Planning Commission as a Conditional Use on August 14, 2013.

Finding: This project is in compliance with zoning requirements.

Analysis and Findings

Standards of Review

For determinations regarding certificates of appropriateness for new construction, the Historic Landmark Commission must base its decision on the Zoning Ordinance criteria found in Section 21A.34.020H.

The applicable design guidelines are based on the Design Guidelines for Historic Commercial Properties & Districts in Salt Lake City, formally adopted in the fall of 2012.

Standard 1: Scale and Form

- a. **Height and Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. **Proportion of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

- c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. **Scale of a Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Applicable Design Guidelines for Standard 1

Mass, Scale & Form

13.5 The height of a new building design should reflect the established building scale of the setting and area.

- Design the building to equate with the height range seen in the area.
- Consider stepping back upper stories from the plane of the primary facade where a building is taller than those found in the block.
- The mass of a new tall building should step down in height to lower adjacent development.

13.6 The massing characteristics of the area should form the basis for the scale of new development.

- Simple rectangular solids on smaller lots are typically appropriate.
- Consider more complex massing on large sites.
- If a new building would be wider than the buildings along the block, consider dividing the building into parts that are similar in scale to buildings seen historically.

13.7 The street facade should appear similar in scale to the established scale of the current street block.

- The primary plane of the front facade should reflect the typical widths and heights of historic buildings in the block.
- The front facade should include a one-story storefront element influenced by traditional design proportions.

13.8 A new building should be designed to reinforce a sense of human scale.

- A new building may convey a sense of human scale by employing techniques such as these:
- Using quality building materials that help express human scale in their design, detail and proportions.
- Using changes in building materials, color and texture.
- Using vertical and horizontal divisions and emphasis.
- Using architectural features to create visual interest.

13.9 Roof forms should be an integral part of the building design and overall form of the building.

- Where roof lines are visible, they should relate to the general design of other commercial roofs in the district. Flat roof forms are characteristic and appropriate for primary roof forms in most commercial areas.
- Screen roof top mechanical equipment from view with architecturally compatible screening features or parapet walls.

Architectural Character

13.10 Contemporary designs compatible with the character of the area and/or district may be used.

- A new design should draw upon the fundamental design elements of its context.
- An interpretation of a historic style may be considered if it is subtly distinguishable as being new.
- New storefront designs create interest and visual compatibility, while helping to convey the fact that a building is new.

13.11 The exact imitation of earlier architectural styles is discouraged.

- This can blur the distinction between old and new buildings making it difficult to interpret the architectural evolution of the district.
- New buildings should reflect their period of construction.

13.12 Creative interpretations of historical architectural details can be successful.

- New designs for traditional detailing such as columns and cornices can be used in new ways to create aesthetic appeal.
- Materials, finishes, structural systems and construction methods may be used to express a compatible new building design.

Analysis: The proposed site for the library has been vacant for thirteen years, so there are no directly adjacent buildings nor is there any immediate context. The library is located at the lowest elevation on the block and height is consistent with the other buildings on the block.

Since the project is the first phase of a larger private development, and a significant civic structure, it is important that the architectural development set it apart from the future construction but maintain a relationship in its scale and massing. The zoning classification on the Marmalade Block is R-MU and the Land Use classification is High Density Residential Mixed Use. Future development on this site will likely include taller buildings.

The proposed building is contemporary and the detailing of the design has achieved a comfortable relationship to the human scale. There is a distinction between the first floor, as a base level, and the second floor, as the middle, and a roof treatment. The roof form is design and used, specifically, to conceal the rooftop mechanical units from the views of neighboring structures.

Finding: The building massing, scale and form respect the existing and proposed streetscape.

Standard 2: Composition of Principal Facades

- Proportion of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- Rhythm of Solids to Voids in Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- Rhythm of Entrance Porch and Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- Relationship of Materials:** The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Applicable Design Guidelines for Standard 2

Facade Elements

13.13 The design of a new building should include the three basic building elements: a base, a middle and a top.

- On low rise buildings, the different parts might be expressed through detailing at the building base and eave or cornice line.

- On taller buildings, the distinction between upper and lower floors can be expressed through detailing, material, fenestration and color.
- Departures may be considered if the project better meets the intent of the design guidelines.

13.14 The ground floor level of a building should be designed to encourage pedestrian activity and provide visual interest.

- Historically, the first floor usually received greater design attention and embellishment.
- Primary building entrances should be clearly identifiable and help define a human scale.
- The ground level of the primary facade is generally predominantly transparent glass.
- Facades that are visible from the public way should be visually interesting.
- Extensive blank walls detract from the experience and appearance of an active street scene.
- The use of shaded or reflective glass should be avoided.

13.15 Design elements and details should be employed to integrate a new building with its setting.

- Scale, proportion and composition should be influenced by the design traditions found in the immediate and wider setting.
- Similarity in fenestration patterns (arrangement of openings) among buildings in a block is an important characteristic to continue.
- Overhangs, projections, moldings and reveals create light and shadow patterns and are encouraged.
- Other elements might include signs, lighting, cornices, parapets, awnings and other decorative features.
- The absence of ornamentation may be appropriate for contemporary interpretations of modern architecture.

13.16 Consider building designs that emphasize floor levels.

- Express the distinction between the street level and upper floors through rhythm and patterns of windows, building materials and other architectural features.
- Adequate visual access and potential physical access to ground floor spaces should be provided.

Building Materials

13.20 Exterior building materials should be of a high quality and compatible with adjacent buildings.

- Materials should be varied to provide architectural interest. Combine building materials in patterns to articulate the design and create a sense of human scale through the scale of the components.
- The character and properties of materials should inform the facade design.

13.21 New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.

- Alternative materials for new buildings may be used if they provide texture and scale that complements their surroundings.
- Alternative materials should have a proven durability in Salt Lake City's climate.
- Different materials may be appropriate for commercial areas with historic architecture from the recent past.

13.22 Large areas of wall plane should have an appropriate finish.

- Consider articulation and modeling of the materials.
- Mirrored glass should be avoided as a primary material.

Analysis: Continuous storefront glazing at the base of the building provides a strong relationship to existing and proposed commercial buildings in the area. The proposed design is trying to achieve a strong distinction between the first floor, as a base level, and the second floor, as the middle, and a roof treatment. All of which, work collectively to establish a hierarchy of architectural expression.

Buildings in the R-MU zoning district requires a minimum of 40% of glass surface on the first floor façade and a maximum of fifteen feet of blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level.

The façade of the library will be mostly glass, however, a terracotta cladding system will be used to provide passive shading of the west-facing glass. Other materials proposed for the exterior design include Zinc cladding proposed for the upper volume of the community Multi-purpose room. Weathered steel panels clad on the second floor Conference Room and the base of the building at the south, east and north sides. Integrally-colored cement board panels proposed for the secondary and in-fill cladding at the north stair tower and upper story volumes.

Finding: Though the project is meant to have a strong identity and presence, the architectural detailing, materials and texture are being designed to achieve a comfortable relationship to the human scale. Building materials will be a modern interpretation of traditional materials such as the terracotta cladding, and will relate in color, texture and character of commercial development in the Capitol Hill Historic District.

Standard 3: Relationship to Street

- a. **Walls of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. **Rhythm of Spacing and Structures on Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. **Directional Expression of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. **Streetscape; Pedestrian Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Applicable Design Guidelines for Standard 3

Site Design Guidelines

13.1 The traditional historic development pattern should be recognized and maintained in new development.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.
- Orient a building facade and primary entrance toward the street.
- The relationship between building, landscape features and open space should relate to existing front yard setbacks and spacing of side yard setbacks within the block.

13.2 Historic street patterns should be maintained.

- New construction should not interfere with or encroach upon historic or early street or alley patterns and widths.
- Extend intern alley networks wherever possible.

13.3 Distinctive features that emphasize buildings on corner lots should be considered.

- A corner entrance can be used to accentuate corner sites.
- Both street facades should be designed as important public facades.
- Design emphasis can accentuate the corner role.

Parking

3.25 Parking areas should be located away from the street frontage and where they are least visually obtrusive.

- Off -street parking should be located inside or behind a building, where its visual impact will be minimized.

Analysis: Historically, 300 West served as a neighborhood shopping area for the Capitol Hill neighborhood. A series of one-story brick commercial buildings were built along this busy street in the early 20th century and provided a cluster of businesses to serve the neighborhood. Even though this project will be an institutional use and not commercial, the purpose of the library will be to serve the neighborhood just like the businesses along 300 West have served the community in the past.

The library is proposed to have the primary façade and building entry oriented toward the major streets; 500 North and 300 West. The setbacks will allow pedestrian space, landscaping and an entry court to reinforce the neighborhood pattern. The second floor overhang will provide a strong sense of entry needed for the corner building location.

The Salt Lake City Public Library and the RDA Board are supportive of making this a pedestrian friendly project. Accordingly, the parking for the library will be on-street and there will be no off-street parking. This project will meet the parking exemptions for pedestrian friendly development found on Section 21A.44.020 of the Zoning Ordinance and will meet the parking requirements. Future development of the Marmalade Block will include additional off-street parking.

Finding: The project respects typical orientation & setbacks, the frontage and entrances orient to the street, and it maintains street patterns.

Plans for landscaping, sign, and lighting have not been finalized. Review for these aspects of the project will be reviewed at a later time.

Standard 4: Subdivision of Lots

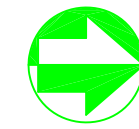
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Analysis: The Marmalade Block, located on the east block face of 300 West Street between 500 and 600 North Streets, is currently undergoing a subdivision process. The RDA is the applicant for the subdivision, and on July 11, 2013 it received a preliminary approval to create a subdivision with five lots on 3.94 acres.

The proposed development on the Marmalade Block is a phased, mixed-use development—anchored by the Marmalade Branch Library and featuring housing, office, open space, and limited retail opportunities. Existing development on other blocks facing 300 West contain a combination of the commercial and residential uses. Other institutional uses are found in the vicinity of this project, an elementary school on the block northeast of the project, a church on the block to the south, and a nursing home on the block of the project. This mix of residential, commercial, and institutional uses is part of the character of the neighborhood.

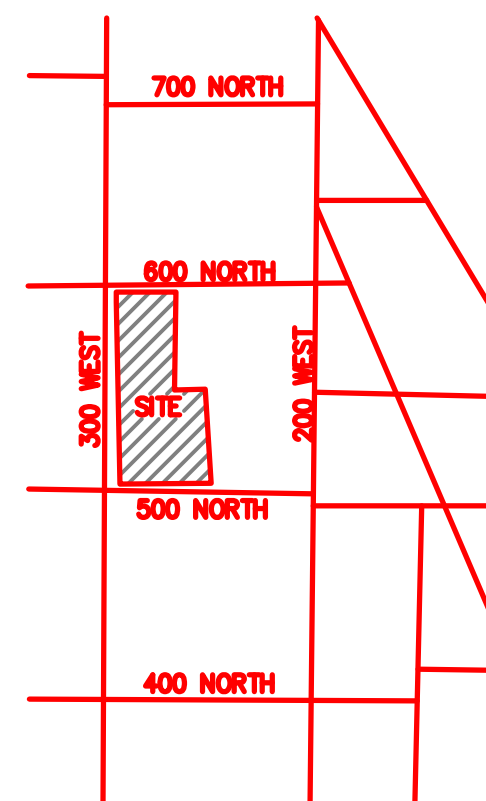
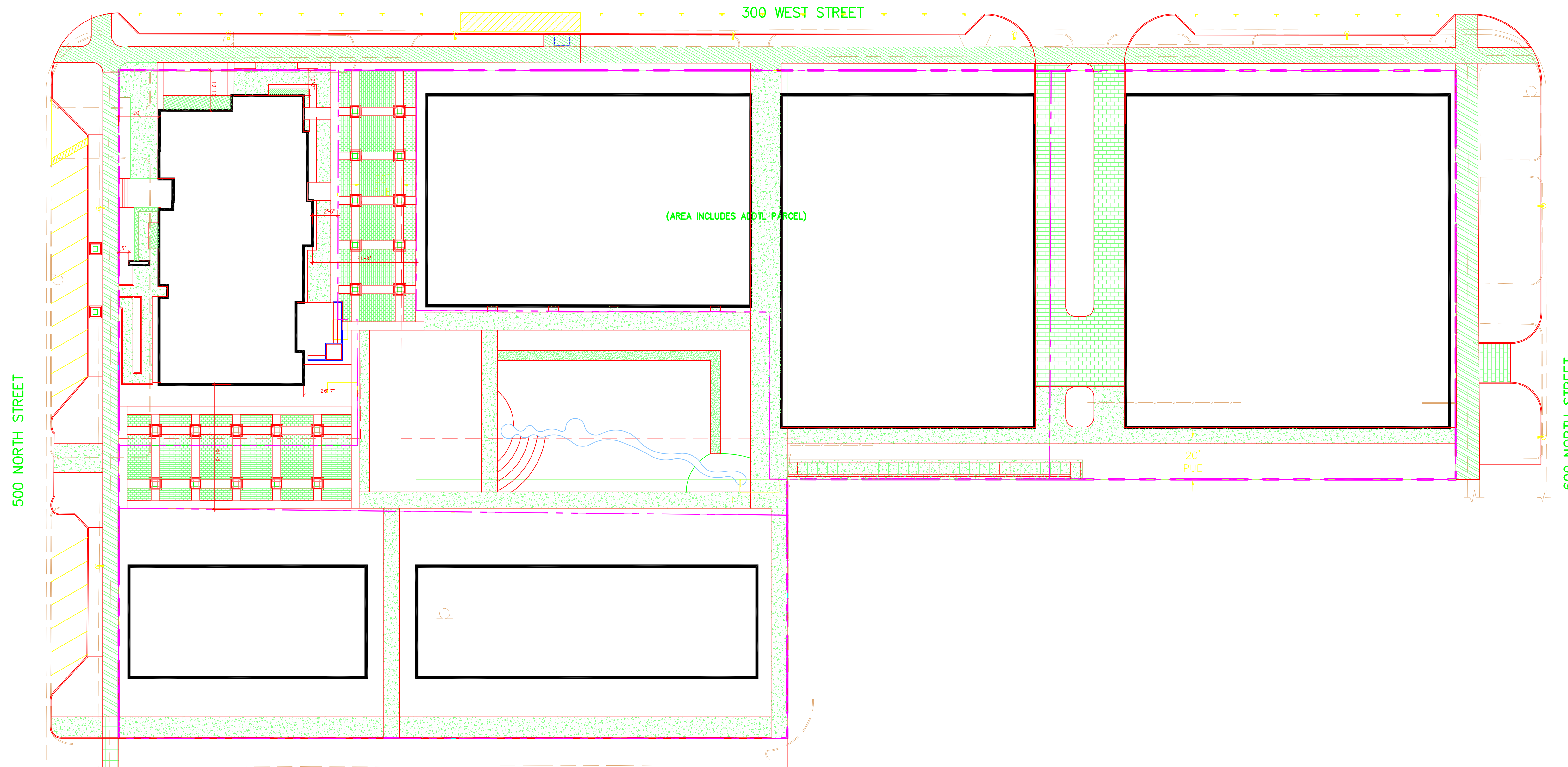
Finding: The proposed lot configuration does not conflict with the lot configurations in the Capitol Hill Historic District.

**Attachment A
Site Plan**



MARMALADE DISTRICT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT



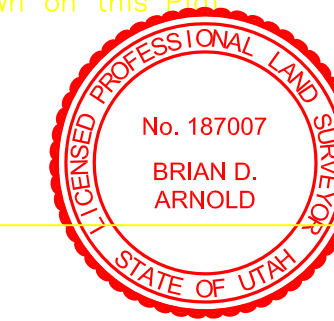
VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into parcels and streets, together with easements hereafter known as

MARMALADE DISTRICT

and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



Date _____

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

Know all men by these presents that we, _____, LLC, the undersigned owner of the above described tract of land having caused the same to be subdivided into parcels and streets, together with easements to be hereafter known as,

MARMALADE DISTRICT

do hereby dedicate for perpetual use of the public all roads and other areas land shown on this plat as intended for public use. The undersigned owner also hereby conveys to Salt Lake City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } SS.

On this _____ day of _____, 20____, personally appeared before me, David S. Layton, the Manager of The Argent Group 201, LLC, the signer of the hereon Owner's Dedication and he acknowledged to me that he signed for the purposes therein mentioned.

NOTARY PUBLIC _____

MARMALADE DISTRICT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1
 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PSOMAS

4179 RIVERBOAT ROAD
 Salt Lake City, Utah 84123
 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 05-23-13	DESIGNED: SDR
SCALE: 1" = 30'	DRAFTED: BJS
PROJECT No.: 8MIG010100	CHECKED: BDA

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
 A.D., 2013 BY THE CITY OF SALT LAKE CITY PLANNING
 COMMISSION.

 CHAIRMAN, SALT LAKE CITY
 PLANNING AND ZONING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 DISTRICT ENGINEER

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT

SALT LAKE CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
 THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH
 INFORMATION ON FILE IN THIS OFFICE.

 DATE SLC CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
 A.D., 2013.

 SALT LAKE CITY ATTORNEY

SALT LAKE CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS
 _____ DAY OF _____ A.D., 2013, AT WHICH TIME
 THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

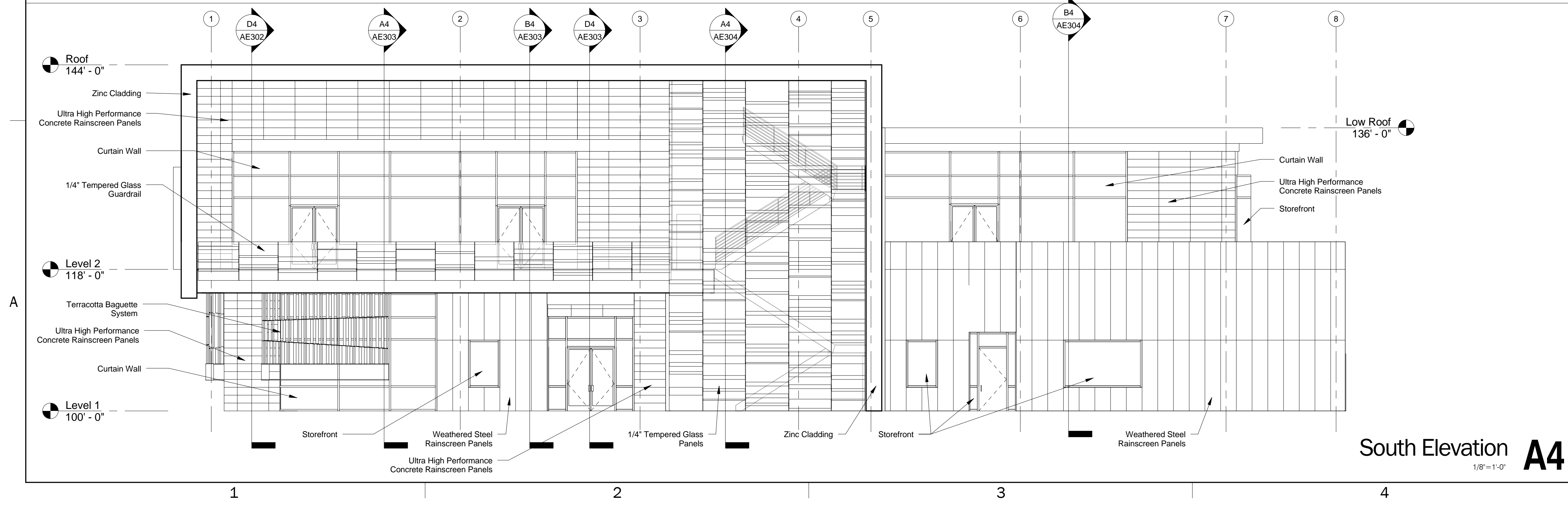
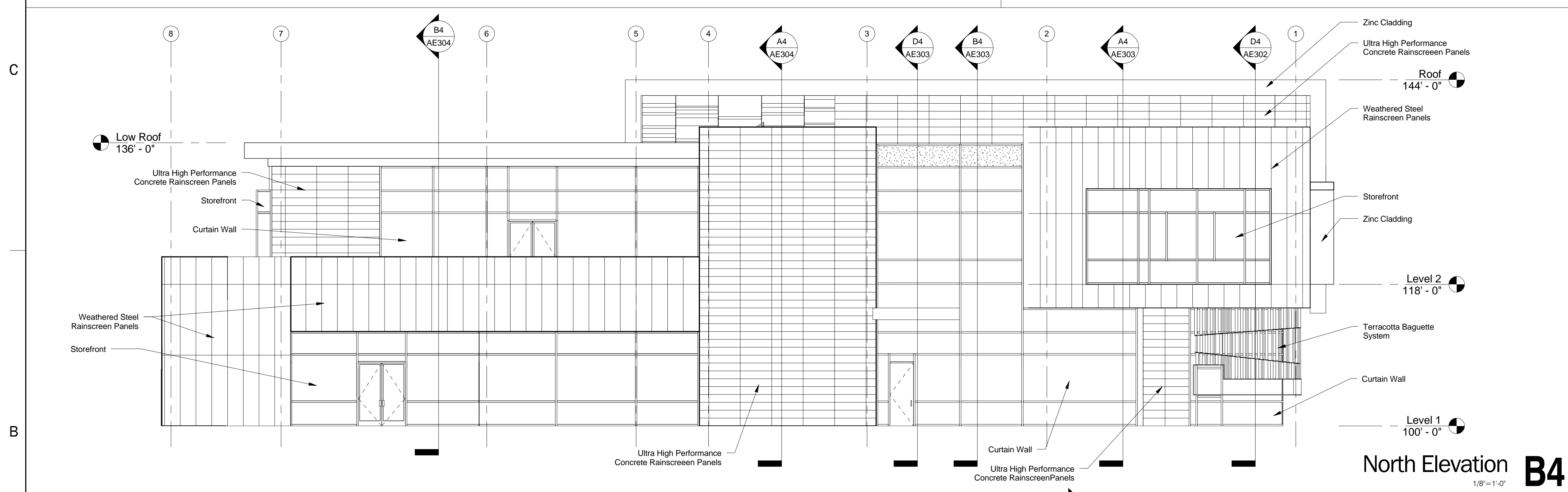
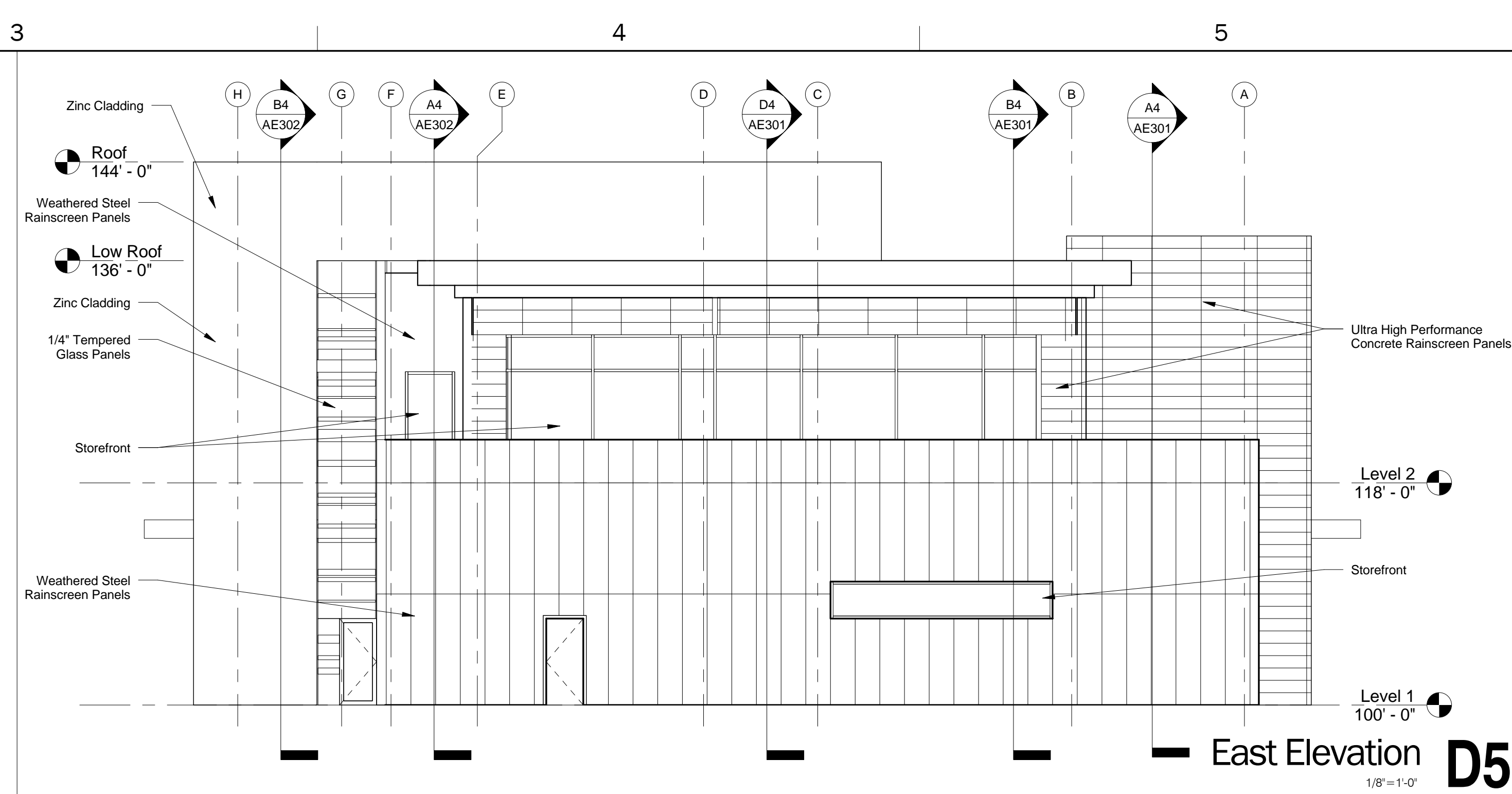
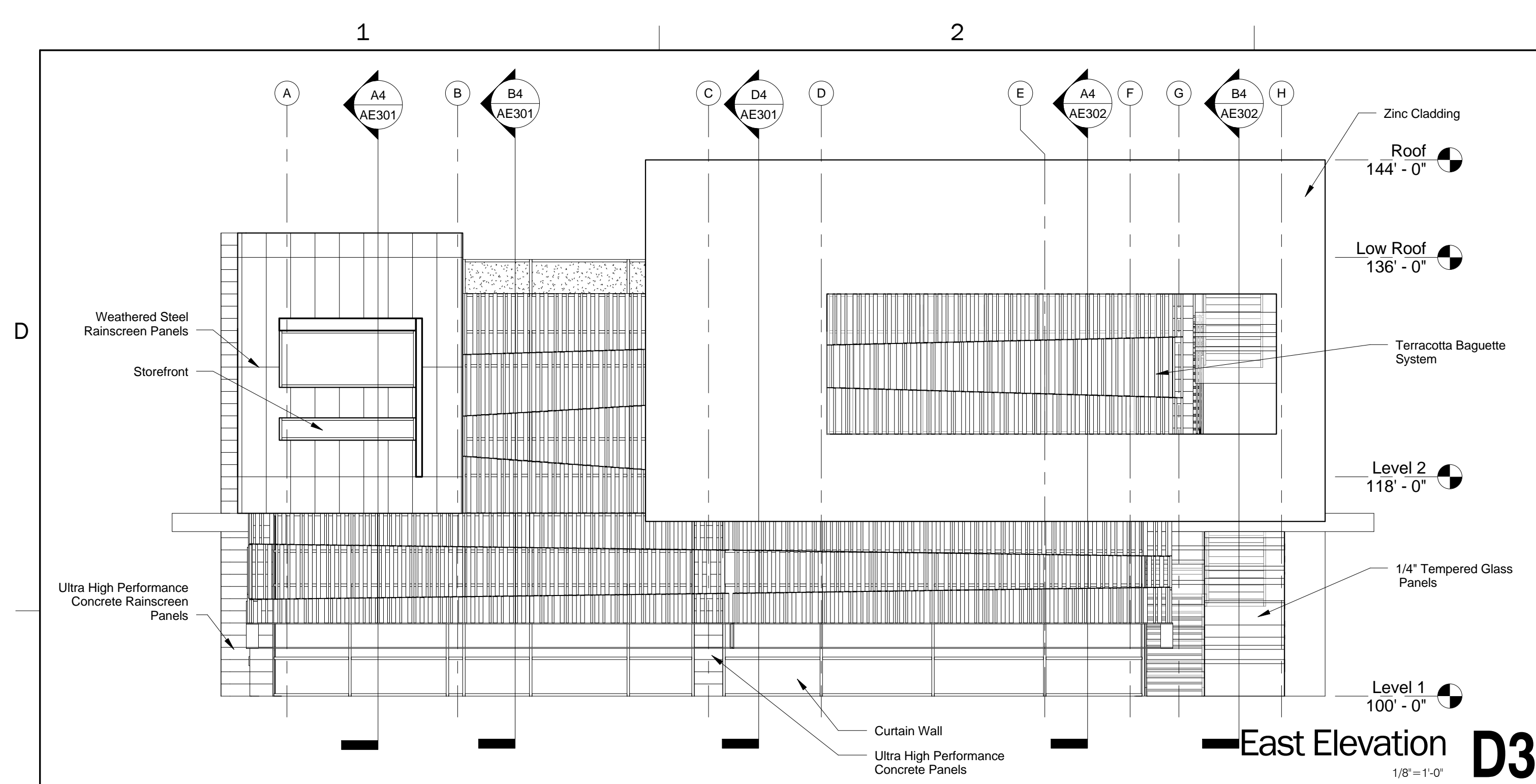
ATTEST: CITY RECORDER CITY MANAGER

SALT LAKE COUNTY RECORDER

RECORDED _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE \$ _____

 SALT LAKE COUNTY RECORDER

**Attachment B
Elevations & Floor Plans**



and
blalock
PARTNERS
architectural design studio
250 east 100 south
Salt Lake City, UT 84111
801.532.4940

The designs shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Blalock and Partners, LLC.

stamp

revisions

date: 28 June 2013
project no.: 12-0107
Design Development

**Salt Lake City Library
Marmalade Branch**
280 West 500 South
Salt Lake City Utah, 84103

Exterior
Elevations
AE201

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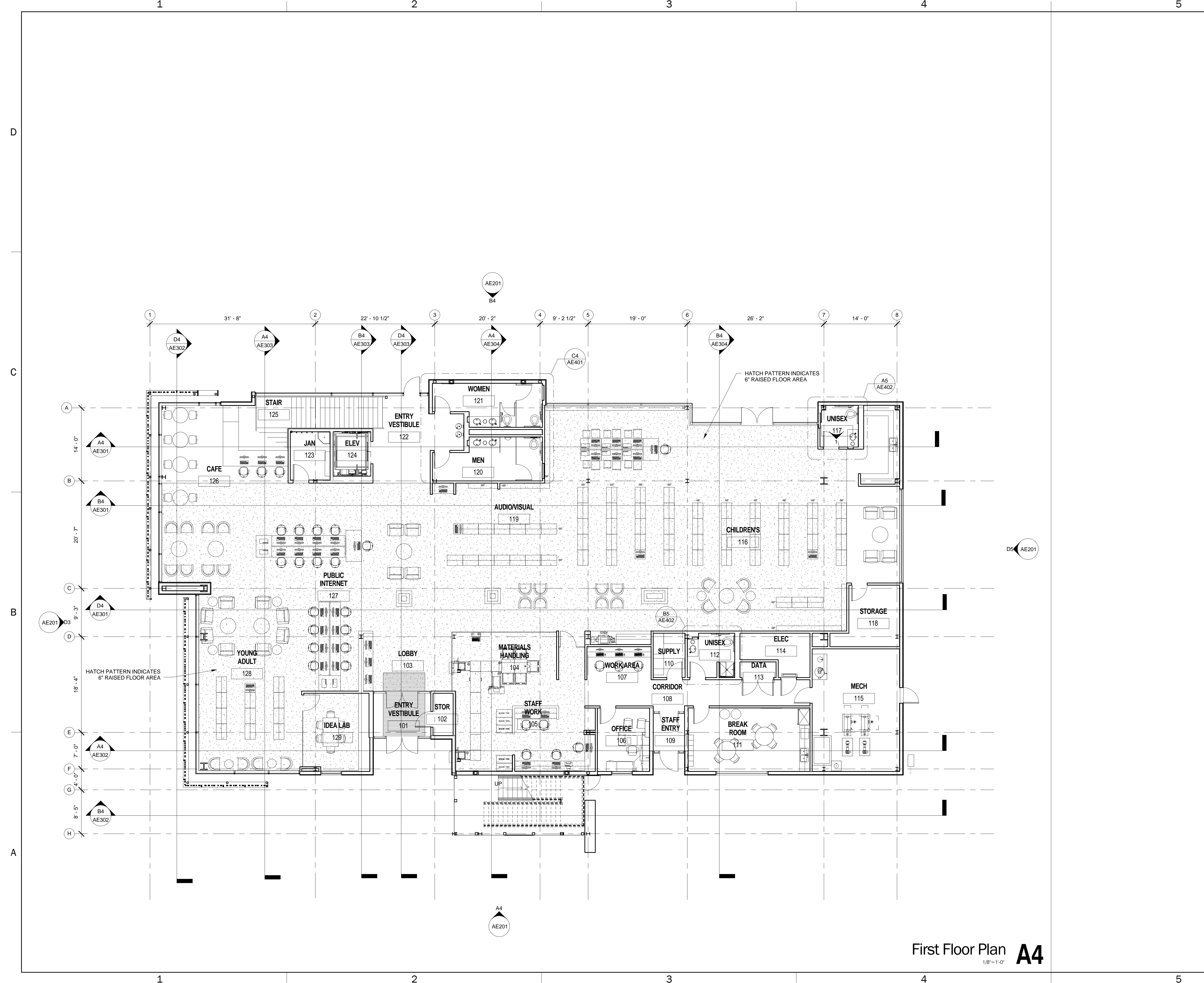
stamp

revisions

date: 28 June 2013
project no.: 12-0107
Design Development

**Salt Lake City Library
Marmalade Branch**
280 West 500 South
Salt Lake City Utah, 84103

First Floor Plan
AE101



First Floor Plan **A4**
1/8" = 1'-0"

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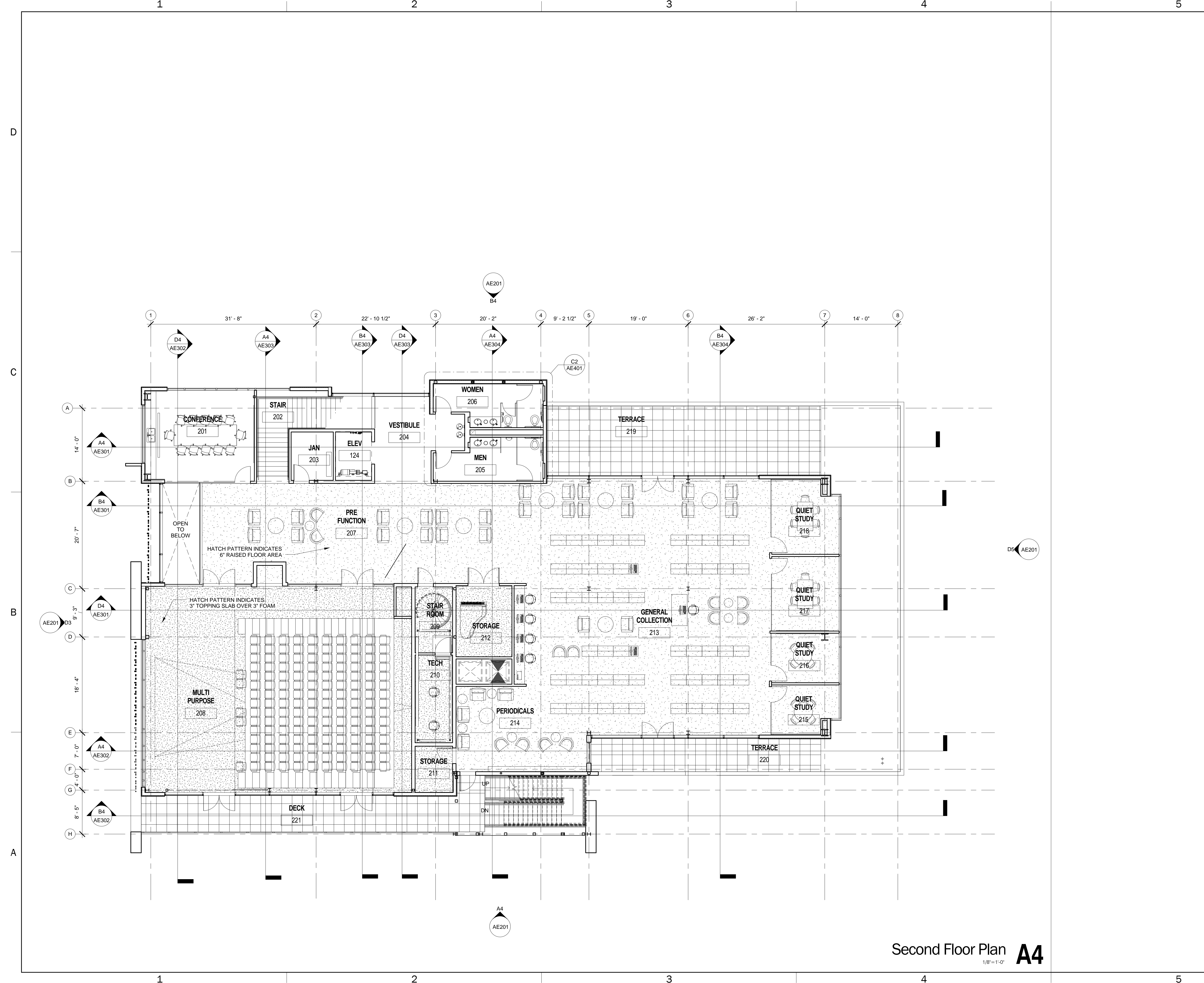
stamp

revisions

date: 28 June 2013
project no.: 12-0107
Design Development

**Salt Lake City Library
Marmalade Branch**
280 West 500 South
Salt Lake City Utah, 84103

Second Floor
Plan
AE102

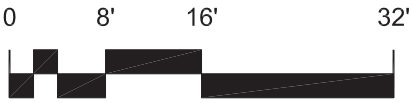


Second Floor Plan **A4**
1/8" = 1'-0"

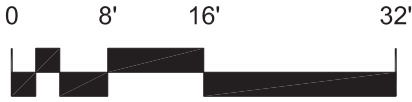
Attachment C
Conceptual Drawings



Marmalade Library West Elevation

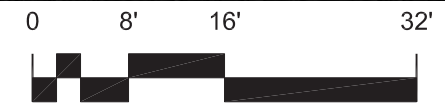


Marmalade Library South Elevation





Marmalade Library East Elevation

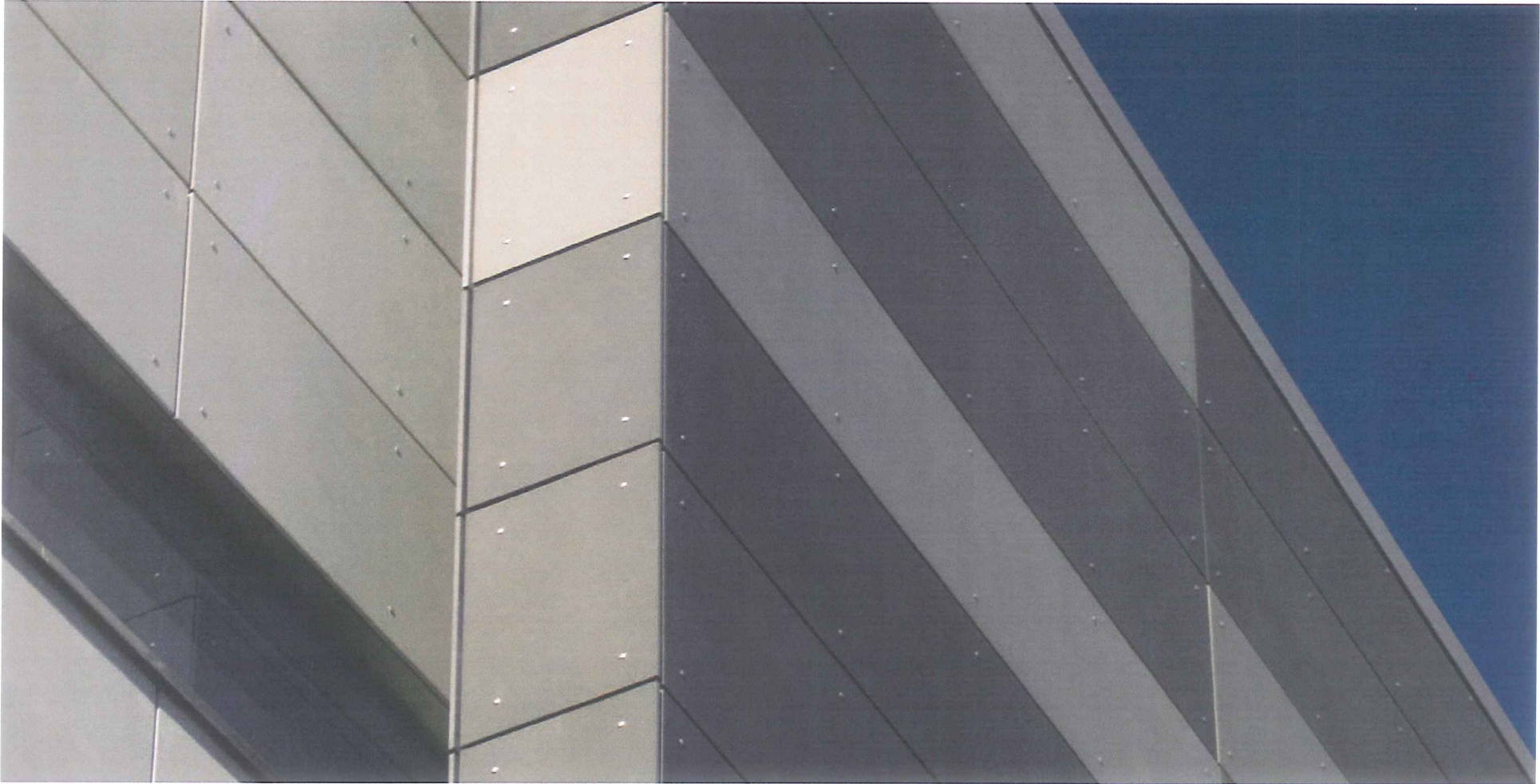


Marmalade Library North Elevation



Attachment D Materials

VECTR® FACADE + WALL PANELS | TECHNICAL DATA



VECTR FACADE + WALL PANELS | TEXTURES + COLORS

STANDARD TEXTURES

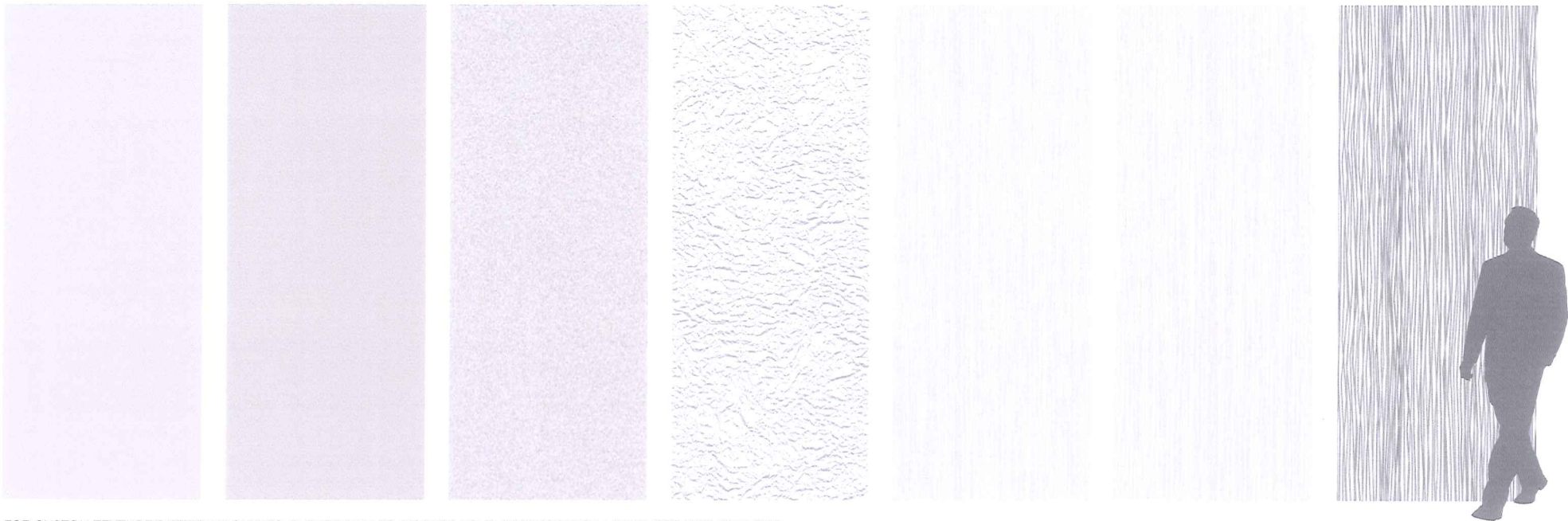
SWATCHES (WITH SCALE) ALL STANDARD VECTR TEXTURES ARE AVAILABLE IN THE FULL RANGE OF STANDARD COLORS.



PANEL PROFILES STANDARD FLAT PANELS (MATTE, ROUGH I AND ROUGH III) ARE 1/2" (12.7MM) THICK. STANDARD PATTERN PANELS (CRINKLE, GRASS, REEDS, ARBOS) MEASURE 1/2" (12.7MM) THICK AT THINNEST POINTS.



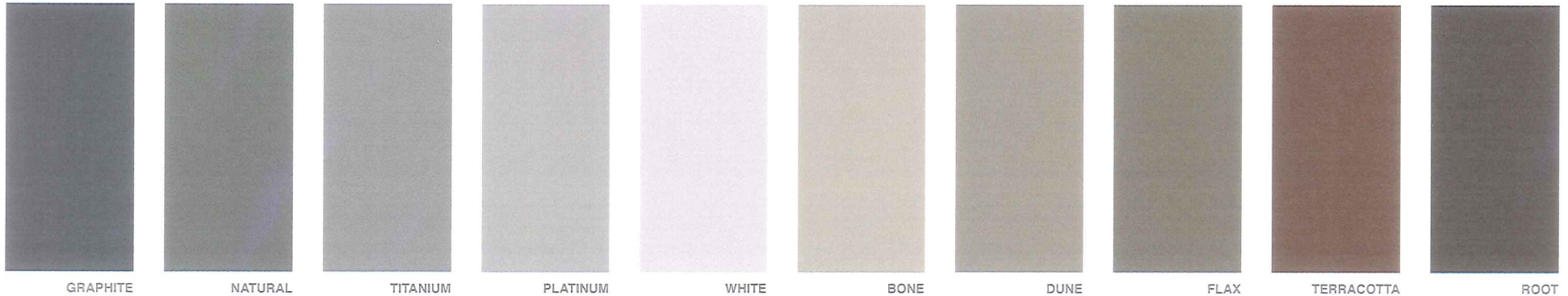
FULL SHEET PROFILES



FOR CUSTOM TEXTURE/PATTERN INQUIRIES, PLEASE CALL TO DISCUSS YOUR REQUEST WITH A TAKTL PROJECT MANAGER.

VECTR FACADE + WALL PANELS | TEXTURES + COLORS

STANDARD COLORS



INTEGRAL COLOR

One of TAKTL's defining qualities is the ability to be formulated in virtually any color. We have developed ten standard colors for the building industry and are able to match custom colors when required. Color is made integral to VECTR panels by adding pigment during mixing. The TAKTL color Platinum is formulated without pigment. All other standard and custom colors contain pigments that are UV-stable and specifically engineered for use in concrete.

NATURAL COLOR VARIATION

Raw materials, particularly cement and sand, can vary from delivery to delivery, and cause slight color variations in the resulting panels.

In addition, variables such as temperature and humidity can affect cure time, color consistency, and surface performance. To minimize and effectively manage this color variation, TAKTL adheres to the following measures:

- **Cement Purity:** White cement is more closely controlled in manufacturing, with fewer impurities and tighter specifications possible. Although more expensive than the common gray cement, TAKTL formulations utilize white cement exclusively.
- **Pigments:** TAKTL uses only synthetic iron oxide pigments that have been tested for UV stability. Synthetic iron oxide pigments

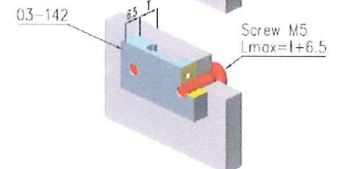
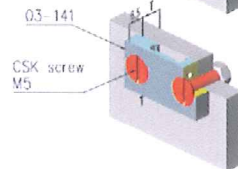
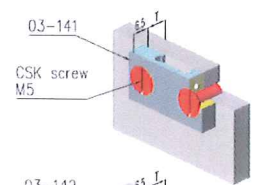
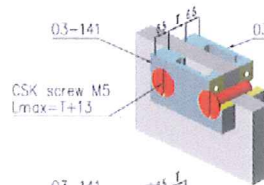
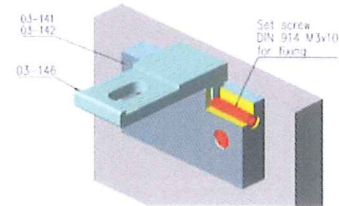
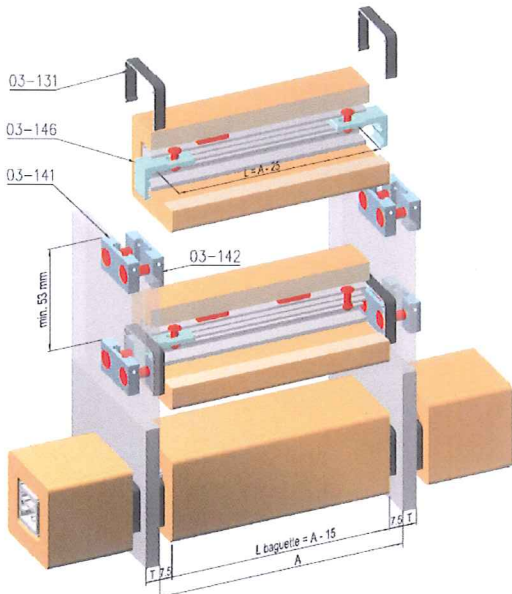
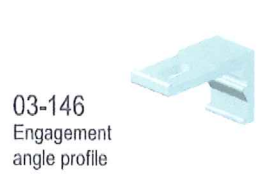
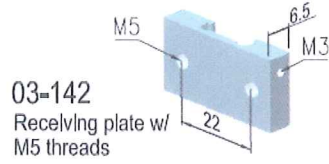
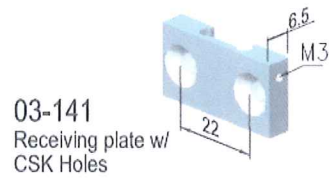
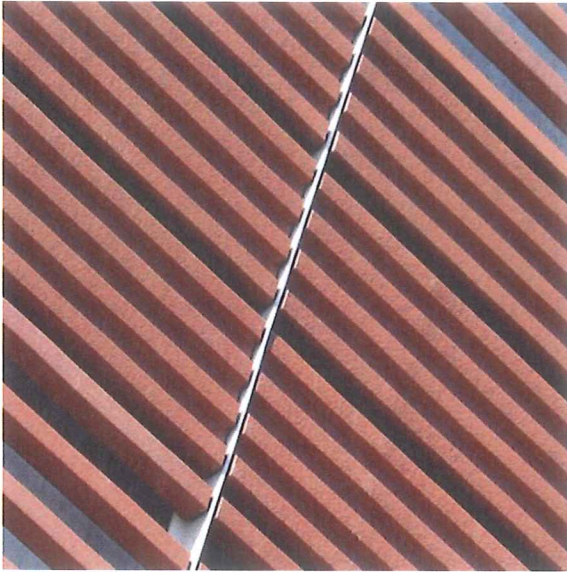
have superior uniformity, quality, and purity, without the contaminants present in natural oxide pigments that compromise color consistency and working efficiency.

- **Raw Material Specifications:** All raw materials selected by TAKTL – cement, sands, silica fume, pigments - are single source.
- **Project Specific Batch Coordination:** Individual projects are manufactured over the shortest time frame possible to minimize raw material variation. In addition, TAKTL project managers can discuss multiple strategies for achieving

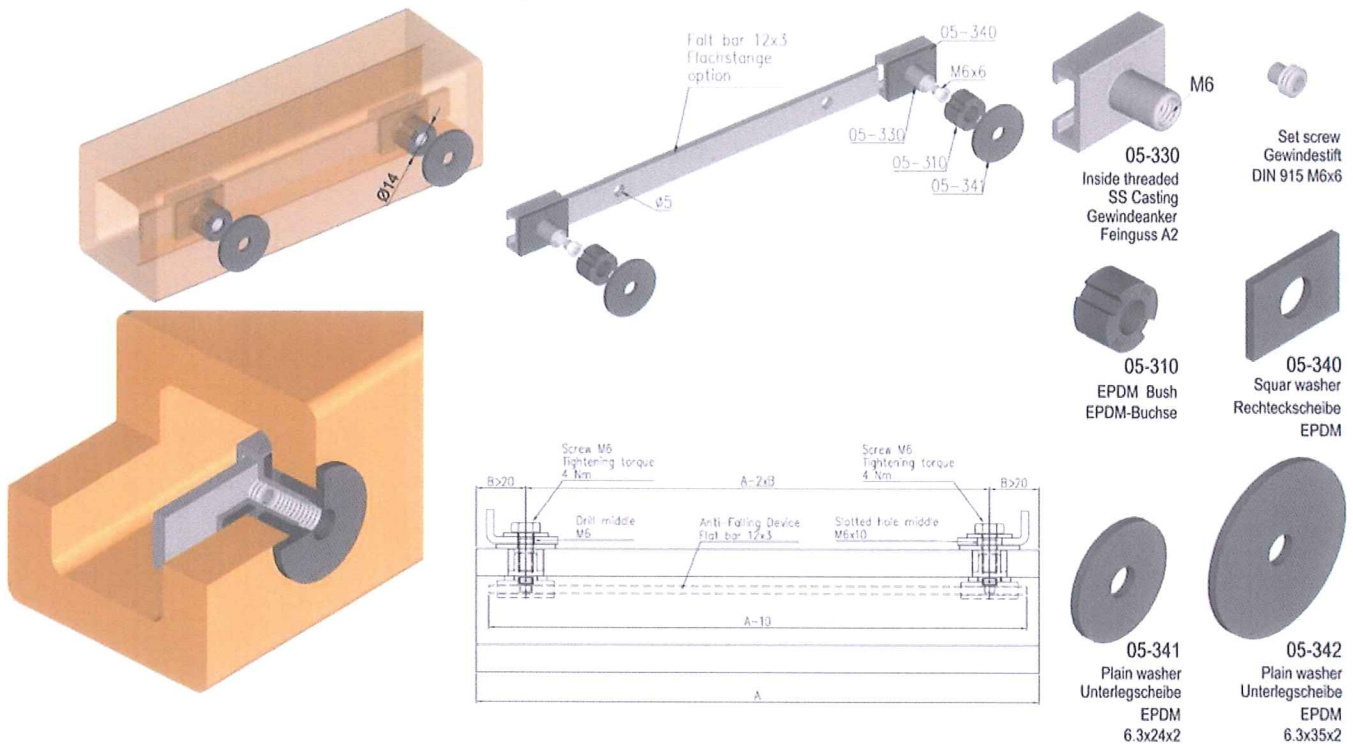
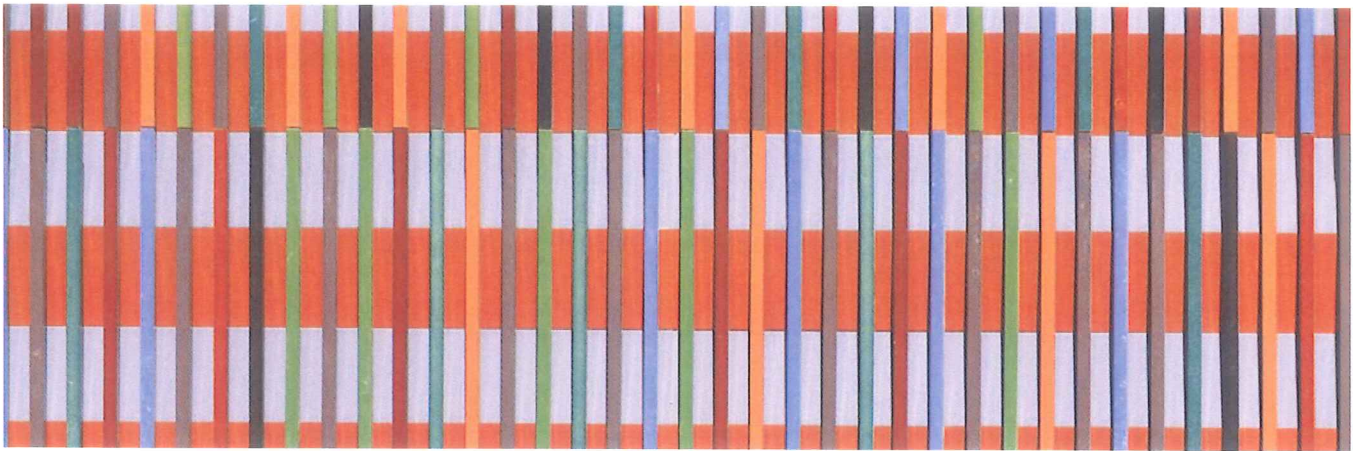
the desired aesthetic of a particular facade, including manufacturing by elevation and randomization of panels over batches.

- **Production Safety Margin:** Extra color matched panels can be manufactured in order to accommodate additional needs in the future. Excess stock requirements will be determined with your TAKTL project manager and the installation team prior to finalizing all orders. Extra panels will be delivered at the time of installation.

LOUVER AND BAGUETTE SYSTEM - SIDE FIXING



LOUVER AND BAGUETTE SYSTEM - BACK FIXING

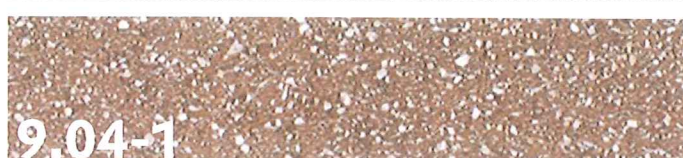
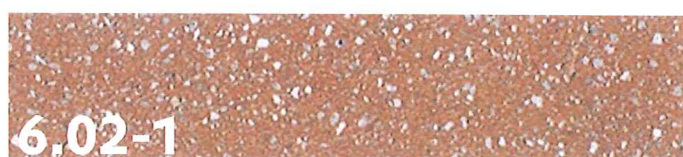


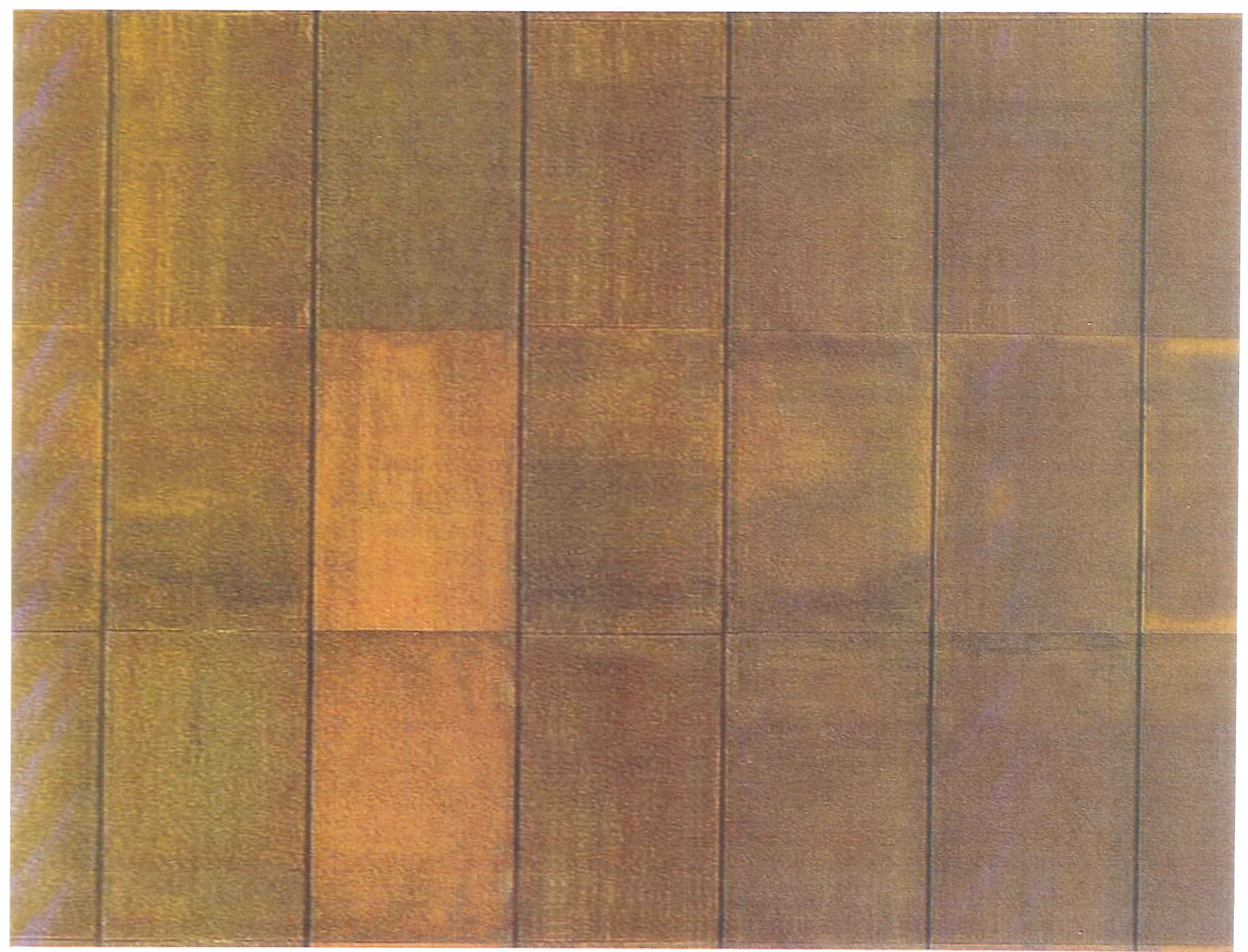
COLORS AND SURFACES

natural surface



honed surface











Attachment E Photos

SALT LAKE CITY CORPORATION

GIS Map Application

Printed on: 6/14/2002

