

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning and Zoning Division  
Department of Community and  
Economic Development

## Trolley Square Site Improvements Minor Alterations PLNHLC2013-01006 602 East 500 South Meeting Date: February 5, 2014

**Applicant:** Lynn Attwood,  
architect representing SK Hart  
Management

**Staff:** Maryann Pickering at  
(801) 535-7660 or  
maryann.pickering@slcgov.com

**Tax ID:** 16-06-478-014

**Current Zone:** CS  
(Community Shopping)

**Master Plan Designation:**  
Community Commercial

**Council District:** District 4 –  
Luke Garrott

**Community Council District:**  
Central City – Thomas Mutter

**Lot Size:** 10.18 acres

**Current Use:** Commercial

**Applicable Land Use  
Regulations:**

- 21A.34.020.G

**Notification:**

- Notice mailed 01/23/2014
- Sign posted 01/24/2014
- Posted to the Planning  
Division & Utah Public  
Meeting Notice websites  
01/23/2014

**Attachments:**

- A. Site Plan & Elevation  
Drawings

### ***Request***

This is a request by Lynn Attwood, architect, representing SK Hart Management, for minor alterations to construct various site improvements at approximately 602 East 500 South, or the property more commonly known as Trolley Square.

The request is before the Historic Landmark Commission because this is a minor alteration that staff could not approve administratively. The applicant is requesting approval for site improvements that may negatively impact the views of some of the historic buildings on the site or impact the character of public spaces on the property. The Historic Landmark Commission has the final decision making authority.

### ***Staff Recommendation***

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that overall the project generally meet the applicable standards and therefore, recommends the Historic Landmark Commission approve the following elements of the request subject to the condition noted below:

- a. Addition of the drop-off/pick up area in the 700 East parking area between Buildings C and D with artwork or a sculpture in the middle.
- b. Repair and modification of the existing water feature on the east entrance of Building D.
- c. Replacement of the entry vestibules on the north, south, east and west sides of Building D.
- d. Upgrades to the West Plaza area including covered canopies, water feature, planter support frames, performance platform or stage, lighting and landscaping.
- e. Freestanding planters located in the alleyway between Buildings B and D.

Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that overall the project generally does not meet the applicable standards and therefore, recommends the Historic Landmark Commission deny the following elements of the request subject to the condition noted below:

- f. The addition of covered canopies connecting the drop off/pick up area at the 700 East parking area with the north entrance of Building D and connecting to Building C.
- g. Lighting fixtures in the plaza area leading from 500 South to and around the covered canopy proposed in a above

### ***Potential Motions***

**Consistent with Staff Recommendation:** Based on the findings listed in the staff report, testimony and plans presented, I move to grant the request for a Certificate of Appropriateness for a portion of the project as requested, for the following and subject to one condition:

- a. Addition of the drop-off/pick up area in the 700 East parking area between Buildings C and D with artwork or a sculpture in the middle.
- b. Repair and modification of the existing water feature on the east entrance of Building D.
- c. Replacement of the entry vestibules on the north, south, east and west sides of Building D.
- d. Upgrades to the West Plaza area including covered canopies, water feature, planter support frames, performance platform or stage, lighting and landscaping.
- e. Freestanding planters located in the alleyway between Buildings B and D.

Condition of Approval

All final design is subject to review and approval by Planning Division staff.

And

Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness for a portion of the project as requested as follows:

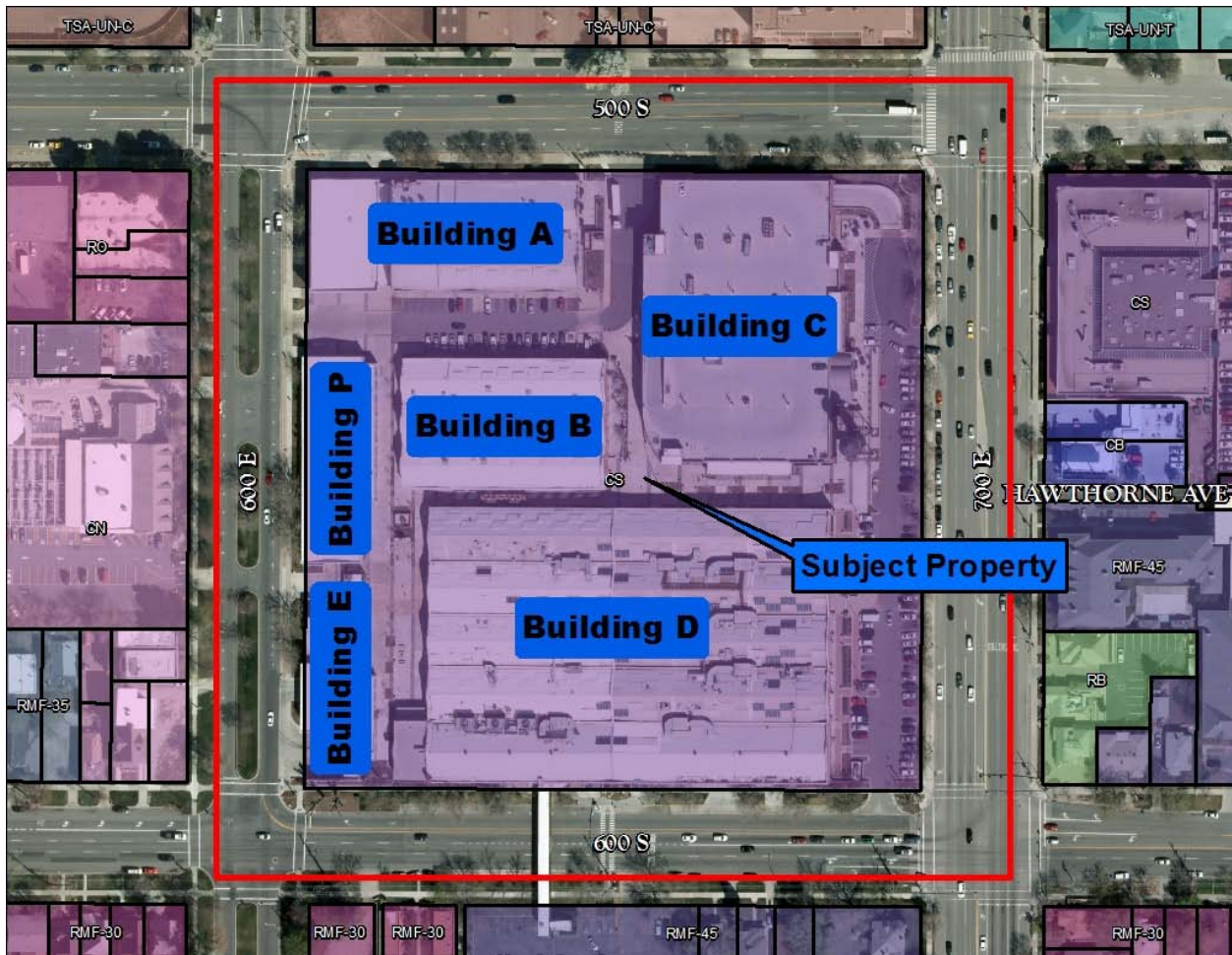
- f. The addition of covered canopies connecting the drop off/pick up area at the 700 East parking area with the north entrance of Building D and connecting to Building C.
- g. Lighting fixtures in the plaza area leading from 500 South to and around the covered canopy proposed in a above.

**Not Consistent with Staff Recommendation:** Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness to allow various site improvements. The Commission denies the proposal based on the following findings: (Commissioner then states findings to support the motion based on the following standards):

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is

	<p>compatible with the size, scale, color, material and character of the property, neighborhood or environment;</p> <p>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</p> <p>10. Certain building materials are prohibited including the following:</p> <ul style="list-style-type: none"><li>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</li></ul> <p>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.</p>
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## VICINITY MAP



### **Background**

Trolley Square is a landmark site located in the Central City Historic District, which was locally designated as a historic district in May 1991. The base zoning of the site is CS or Community Shopping. The purpose of this district is as follows:

*“To provide an environment for vibrant, efficient and attractive shopping center development at a community level of scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas where supported by applicable master plans, along city and state arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes.”*



## Project Description

SK Hart Management, represented by architect Lynn Attwood, is requesting approval to construct various site improvements throughout the Trolley Square property. A summary site plan showing the location of the proposed improvements is shown on page 4 of the submittal packet in Attachment B (please also note that all references to page numbers below reference the plans in Attachment B). Specific requests as part of this petition include the following:

1. Added or enhanced drop off/pick up area on the west side of the 700 East parking area between the Whole Foods building (Building C) and the original trolley barn buildings (Building D) of which are now part of the shopping mall. Details for this request can be found on page 5 (site plan), page 6 (artist renderings and photographs) and page 7 (photographs).

As part of this request to add the drop off/pick up area, a total of eight parking spaces will be removed. However, with the repair and modification of the existing water feature (as noted in number 2 below), five new parking spaces will be created. Therefore, only three parking spaces will be lost. In addition to the new circular drop off/pick up area, a sculpture would be added to the middle of the circle. Details of the proposed sculpture can be found on pages 6 and 12.

2. Repair and modification of the existing water features on the east side of Building D. Details of this request can be found on page 5 and 10 (site plan). As part of this request, the existing water featured will be reduced in size and five parking spaces will be added.
3. Modifications and upgrades to the existing entrance and exit vestibules on the north, east, south and west sides of Building D. Details of these proposed changes can be found on pages 4 (site plan) and 10 (site plan, photographs and renderings).

Currently, the vestibules have a pitched roof shape that is not efficient most of the year, especially in the summer and winter months. They are typically either too hot or too cold. Therefore, the vestibules will be remodeled to provide better ventilation and minimal heating in the summer. The proposed roof shapes will be flat in order to accommodate the small mechanical equipment needed. The color of the metal frame will remain as it today, with a black finish.

4. Upgrade the west exterior plaza with canopies, water features, planter support frames, performance platform or stage, and contemporary lighting and landscaping. The west exterior plaza is internal to the site and bounded by Buildings B, D, E and P. Part of this plaza is the area where the existing outdoor fireplace is located. Details of these proposed changes can be found on pages 8 (site plan) and 16 (renderings).

All of these features in this area would be new features on the site. The existing outdoor fireplace would be removed and in its place a water feature with canopies would be added. Tables and chairs would be added under the canopies for outdoor seating and possibly dining.

A covered entry leading to the elevator into Building D (the shopping mall) would be added. This covered entry would provide shelter from the elevator area into the shopping mall entrance near Williams Sonoma. This covered entry is freestanding and will not be attached to any historic structure.

Also planned for the west plaza area is a new grass area with seating, a stage, and a landscaped green wall at the rear of the stage. The applicant is working to make this area more active and inviting for patrons visiting the Trolley Square site. Some of the tenant spaces in Building P are being marketed towards food vendors or restaurants and the outdoor seating or lawn is intended to give those potential customers a place to eat and relax.

5. Enhancement of the exterior open pedestrian walkways and plazas bounded by Buildings A, B, C and D. Enhancements include: new covered canopies, lighting and freestanding planters and frames. The details of these improvements can be found on pages 5 (site plan), 6 (renderings), 7 (photographs), 12 (renderings), 13 (canopy rendering), 14 (photograph/rendering), 15 (renderings) and 16 (renderings). Because this is the most significant change to the site, these items will be described separately.

The applicant would like to add two covered canopies on the property. The largest canopy would be located in the walkway between buildings C (Whole Foods) and D (shopping mall). It would stretch from the proposed drop off/pick up area at the 700 East parking area and west almost all the way to Building B (Pottery Barn). A second, smaller canopy would be added that would connect the elevator area of building C (Whole Foods) with building D (shopping mall) and provide shelter into the north entrance of the mall near Pottery Barn Kids. The shape or arch of the canopy is designed to be compatible with the arch shapes found throughout Trolley Square. The color is a light gray color that would have a clear glass top that would be lit up with LED lights at night. In order to accommodate this structure, most of the landscaping that currently exists in this area would need to be removed. The applicant has stated that this canopy feature is necessary in order to draw people into the shopping center and to provide shelter from the elements. The canopy is freestanding and will not be permanently attached to any historic building or structure. As noted above, details of this request can be found on pages 5, 6, 7, 12, 13, 14 and 15.

New lighting fixtures are also proposed as part of this petition. The lighting fixtures would extend from the drive entrance (under the existing Trolley Square arch) and meander south, and then head east towards the proposed drop off/pick up area. These lighting fixtures are designed to draw patrons into the center of the shopping area. The proposed design of the fixtures can be seen on pages 6 and 15. The design is modern and it appears that they will vary inside and will be internally illuminated with LED lights similar to the proposed canopy.

The final proposed change is freestanding planters located in the alley between Buildings B (Pottery Barn) and D (shopping mall). As with the two items described above, the intent is to draw patrons into the center and make the alley more inviting. The existing

deck that is part of Desert Edge Brewery will not be affected or modified by this request. The planters will be freestanding and will not be physically attached to either of the historic structures.

## **Public Comments**

Notice of this meeting was sent to property owners within 300 feet, Community Council chairs, and other groups and individuals whose names are on the Planning Division's list serve. Notice was also posted on the property and the City and State websites. No public comments regarding this application had been received at the time of publication of this staff report.

## **Zoning Ordinance Review**

### **21A.26.004 CS Community Shopping District**

“To provide an environment for vibrant, efficient and attractive shopping center development at a community level of scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas where supported by applicable master plans, along city and state arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes.”

**Analysis:** Staff has reviewed the project for compliance with all applicable standards in the CS zone section of the Zoning Ordinance, and found that it meets the minimum zoning ordinance standards.

**Finding:** Staff finds that the proposed site improvements are compatible with the purpose statements for the CS zone.

## **Analysis**

Overall, Planning Staff is supportive of the requests as described above. A majority of the proposed site improvements will be an upgrade to the site and will not be detrimental to the historic character of the site. Staff understands the desire of the property owner to make this a more viable shopping center as it would benefit the City as well. However, staff is cognizant of the historic significance of this site, both architecturally and as a landmark site.

Staff does not support two of the three requests as described in item 5 above. The first is the proposed canopy structures between Buildings C and D. The second is the proposed lighting fixtures leading from 500 South into the interior of the property. Staff does not support either of these items as they do not reinforce the unique character of the historic block. The elements are very modern in design and when readily visible from a public street, detract from the historic appearance of the site. While new construction has taken place on the property (Buildings A, C, E and P), these buildings have been designed with the same architectural style as the historic structures and complement the original buildings.

In addition to the proposed canopies not being compatible with the unique character of the block, Planning Staff believes that the view of one of the remaining historic buildings would be lost,

specifically Building B or the Pottery Barn building. When Building C or Whole Foods was built, much of the view of this building was lost from public spaces on the perimeter of the property. Planning Staff asserts that it is important that the remaining view be preserved at this point. The applicant will contend the existing trees and landscaping between Buildings C and D block any view of the Building B that exists today. While it is accurate that landscaping may block the view, it is more desirable to have the landscaping in this area which was found historically than a modern canopy that is illuminated with LED lighting. The applicant would need to remove the trees and other landscaping in order to accommodate the proposed canopy. Knowing that the applicant has a desire to provide protection from the elements, we have suggested that portable shade structures, such as umbrellas, be used in the warmer months when the sun is more directly overhead.

Any new lighting within the property should be compatible with the historic nature of the site. Fixtures should be compatible in scale, design, material and illumination with the setting. Staff does not feel that the square shape, the pattern of the lights or the illumination is compatible with site. Staff suggested that shorter bollard type lighting that matches the other fixtures on the site be used as a way to guide patrons into the site.

Staff understands that some of the modern elements will also be placed in what the applicant has called the West Plaza. We would still contend that the modern elements of the proposed canopies may not be completely compatible with the historic structures; they are not readily visible from any public street. The design of the plaza is such that it is mostly hidden from 600 East by the existing buildings.

## Findings

### 21A.34.020 – H Historic Preservation Overlay District

G. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure: In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

**Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**

- 1.3 New site features should be designed to enforce the cohesiveness on the block.
- 2.7 New awnings and canopies should be designed and placed so they do not detract from the original building.
- 2.24 Replacements for missing lighting fixture should replicate the originals when possible.
- 8.1 New additions should be situated to preserve the established massing of a historic building.
- 11.2 The historic character of a streetscape shall be preserved.
- 11.3 New streetscape elements shall be compatible with the surrounding environment.
- 11.4 All streetscape elements should work together to create a coherent identity.

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11.5 New street lighting should be compatible with the historic character of the district.

**Analysis:** Staff asserts that some of the proposed site improvements will change the character of the property, specifically those improvements visible from a public street. The location of the proposed canopy structure has been designed and placed so that it hinders from the view of one of the original buildings on the site. The location of the proposed canopy is such that it does not lend to the cohesiveness of the block, but rather detracts from it with its location and design. An existing open air landscaped area will be diminished, if not eliminated, with the location and introduction of a new element not previously seen on the property from the view of a public street or way. The proposed improvements that are not readily visible from existing public streets are appropriate.

**Finding for Standard 1:** No change of use on the site is proposed. A shopping center is an appropriate use in the underlying zoning district. Proposed improvements that are readily visible from a public street are not appropriate and detract from the historic character of the property.

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**Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**

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1.3 New site features should be designed to enforce the cohesiveness on the block.

2.7 New awnings and canopies should be designed and placed so they do not detract from the original building.

11.2 The historic character of a streetscape shall be preserved.

11.3 New streetscape elements shall be compatible with the surrounding environment.

11.4 All streetscape elements should work together to create a coherent identity.

11.5 New street lighting should be compatible with the historic character of the district.

**Analysis:** The overall historic character of the property will mostly be maintained as it is today. Very minor physical changes are proposed to any of the buildings, whether they are historic or were added in the more recent past. Specifically, the proposed vestibules will be attached to the main historic building, Building D, but will be constructed in such a manner that they can easily be removed in the future with little to no damage to the historic building. Staff is concerned however with the modification of the space between Buildings C and D that currently adds character to the property. The removal of landscaping and the addition of a metal canopy feature in this area may detract from the historic views and sense of space in the area.

**Finding for Standard 2:** The proposed changes will have little effect on the historic nature of the site. The original historic buildings will be retained and preserved. Part of a public space on the property will be modified with the addition of the large canopy feature and staff is recommended that this component of the request is denied in order to preserve that existing public space and the views of one of the remaining historic structures on the site. As stated previously, any addition or features that blocks the view of an original historic structure from the public way or street is not appropriate and should not be permitted.

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**Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have not a historical basis and which seek to create a false sense of history or architecture are not allowed;**

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13.10 Contemporary designs compatible with the area may be used.

13.11 Exact imitation of earlier architectural styles is discouraged.

13.12 Creative interpretation of historic elements can be successful.

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13.17 Canopies should be considered to emphasize the first floor and entrance.

**Analysis:** The proposed site improvements are not an attempt to recreate history or create a false sense of history. All of the proposed improvements, whether supported by staff or not, are not an attempt to recreate history.

**Finding for Standard 3:** The proposed improvements meet this standard as they are not intended to recreate history.

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**Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.**

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No applicable design guidelines.

**Analysis:** There is not any proposal to modify or alter any historic or recent addition on the site.

**Finding for Standard 4:** This standard has been met as there is not any proposal to modify or alter any historic or recent addition on the site.

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**Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**

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No applicable design guidelines.

**Analysis:** The standard is not applicable.

**Finding for Standard 5:** This standard is met as there are no distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property proposed to be modified.

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**Standard 6 Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;**

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No applicable design guidelines.

**Analysis:** The standard is not applicable.

**Finding for Standard 6:** This standard is met as there are no deteriorated architectural features proposed to be replaced.

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**Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;**

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No applicable design guidelines.

**Analysis:** The standard is not applicable.

**Finding for Standard 7:** This standard is met as there are no chemical or physical treatments proposed as part of the site improvements.



**Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;**

- 1.3 New site features should be designed to enforce the cohesiveness on the block.
- 2.7 New awnings and canopies should be designed and placed so they do not detract from the original building.
- 2.24 Replacements for missing lighting fixture should replicate the originals when possible.
- 8.1 New additions should be situated to preserve the established massing of a historic building.
- 11.2 The historic character of a streetscape shall be preserved.
- 11.3 New streetscape elements shall be compatible with the surrounding environment.
- 11.4 All streetscape elements should work together to create a coherent identity.
- 11.5 New street lighting should be compatible with the historic character of the district.
- 13.10 Contemporary designs compatible with the area may be used.
- 13.11 Exact imitation of earlier architectural styles is discouraged.
- 13.12 Creative interpretation of historic elements can be successful.
- 13.17 Canopies should be considered to emphasize the first floor and entrance.

**Analysis:** As noted in this standard, contemporary designs shall not be discouraged if they are compatible with the size, scale, color, material and character of the property. As stated previously, a majority of the site improvements are compatible with the site due to the nature of their changes or construction or the location on the property. There continue to be two of the improvements that are not compatible which would be the large canopy and the proposed lighting fixtures. Staff continues to stress that the latter are not compatible with the historic nature or architecture of the property when visible from a public street or public way.

Staff believes that these or contemporary designs are appropriate in historic districts when they are not readily visible from a public way or street. The reason that they are not appropriate is that one of the standards noted above is to preserve the streetscape. When contemporary elements are introduced along a streetscape, the identity of that historic building or site begins to diminish. While staff recognizes that historic buildings and structures are used today for purposes other than what they have been built for, there is a need to try and preserve the streetscape as much as possible. Thus, the reason why does not believe that the contemporary canopy and lighting are not appropriate when seen from a public street, but are appropriate when located on the interior of the site.

**Finding for Standard 8:** The contemporary site improvements are compatible for a majority of the site improvements. Those improvements that are contemporary in their design do not detract from the historic nature of the site and should be approved. Those that detract from the historic nature of the site based on their location on the site should be denied.

**Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;**

No applicable design guidelines.

**Analysis:** Because all but one of the proposed site improvements will not be attached to any historic building, they could easily be removed in the future without compromising the integrity of historic buildings or plazas on the property. Specifically, the proposed vestibules will be attached to the main historic building, Building D, but will be constructed in such a manner that they can easily be removed in the future with little to no damage to the historic building. The balance of proposed improvements are different enough, whether supported by staff or not, that they continue to protect the historic integrity of the property since they will not be physically attached to an historic building. Someone of the posts supporting the improvements will be right next to a historic building, but will not be attached to the historic buildings.

**Finding for Standard 9:** The finding has been met as any proposed site improvement could be removed in the future without affecting the historic nature of the site.

**Standard 10: Certain building materials are prohibited including the following: Vinyl or aluminum cladding when applied directly to an original or historic material;**

No applicable design guidelines.

**Analysis:** The standard is not applicable.

**Finding for Standard 10:** This standard is met as no vinyl or aluminum cladding is proposed.

**Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title;**

No applicable design guidelines.

**Analysis:** The standard is not applicable.

**Finding for Standard 11:** This standard is met as there are no signs proposed as part of this petition.

**ATTACHMENT A**  
**Proposed Development Plans**

# TROLLEY SQUARE

SITE IMPROVEMENTS

JANUARY 21, 2014

TROLLEY SQUARE SITE IMPROVEMENTS  
EXECUTIVE SUMMARY  
JANUARY 21, 2014

The purpose of this document is to provide Salt Lake City Planning and the Historic Landmark Commission additional information on proposed site improvements at Trolley Square relating to existing Petition No. PLNHLC2013-01006 for review and approval. Detailed information describing the goals, objectives and specific elements of the proposed site improvements follows in this document.

## **TABLE OF CONTENTS**

**Site Improvements Narrative:** Describes the goals, objectives and specific elements of  
**Site Improvements Exhibit A:** Master Site Improvements Plan



Trolley Square Ventures, LLC.

PLNHLC2013-10006 - Trolley Square Site Improvements

TROLLEY SQUARE SITE IMPROVEMENTS  
SALT LAKE CITY PLANNING PETITION NO. PLNHLC2013-01006  
NARRATIVE  
JANUARY 21, 2014

PROJECT GOALS:

- Rehabilitation of Salt Lake City's Historic Treasure.
- Plan for the future building on the unique history of Trolley Square - a history of rehabilitation, re-use, adaptation, and rejuvenation.
- Focus on comprehensive planning of site elements for the entire site.
- Invite and direct pedestrian traffic into the block.
- Continue Trolley Square's history of attracting top retailers to the shopping center.
- Cater to out-of-town visitors and local residents so each continue to foster their own "Trolley Square Story".

PROJECT OBJECTIVES:

- Create a 700 East parking drop-off/pick-up area between the Water Tower and Building D.
- Invite and direct pedestrian flow from North, South, East and West, as well as from parking areas.
- Enhance the breezeway area between Building D and Whole Foods Building.
- Direct exterior pathways into interior spaces.
- Provide cover from parking areas into Building D, the main/largest of the historic retail buildings.

PROJECT ELEMENTS:

- Added drop-off/pick-up area on the west side of the 700 East parking area between Whole Foods and Building D with artwork at it's center. Refer to pages 3, 4, 5, 6 and 10 of attached SITE IMPROVEMENTS EXHIBIT A.
- Repair and modification of the existing water feature on the East side of Building D. Refer to pages 3 and 10 of attached SITE IMPROVEMENTS EXHIBIT A.
- Replacement of unconditioned entrance/exit vestibules with new conditioned entrance/exit vestibules on the North, East, South, and West sides of building D. The new vestibules are a contemporary design which will not destroy significant cultural, historical, architectural or archeological material, and will be compatible with the size, scale, color, material and color of the property. They will be attached to the existing building in such a way that if they were to be removed in the future, the essential form and integrity of the historic structure will be unimpaired. Refer to pages 3 and 10 of attached SITE IMPROVEMENTS EXHIBIT A.
- Upgrade the West exterior patio area bounded by Buildings B, D, E and P with added covered canopies, water feature, planter support frames, performance platform, lighting and landscaping of contemporary design not attached to historic

structures which will not destroy significant cultural, historical, architectural or archeological material, and will be compatible with the size, scale, color, material and color of the property. The proposed additions and alterations will be done in such a manner that if the additions or alterations were removed in the future, the essential form and integrity of the historic structure will be unimpaired. Refer to pages 3, 4, 8 and 9 of attached SITE IMPROVEMENTS EXHIBIT A.

- Enhance exterior open pedestrian walkways and plaza areas bounded by Buildings A, B, C and D as follows:

- Added covered canopy connecting the added drop-off/pick-up area of the east parking lot with the North entrance of Building D and Whole Foods.
- Added lighting in the plaza area between Whole Foods and Buildings A and B.
- Add free with free standing planters and frames in the alleyway between Building D and Building B.

Refer to pages 3, 4, 5 and 6 of attached SITE IMPROVEMENTS EXHIBIT A.

ZONING ORDINANCE COMPLIANCE:

All site improvements submitted will comply with applicable requirements of the CS District and H Historic Preservation Overlay District zoning ordinance.

# TROLLEY SQUARE

## SITE IMPROVEMENTS

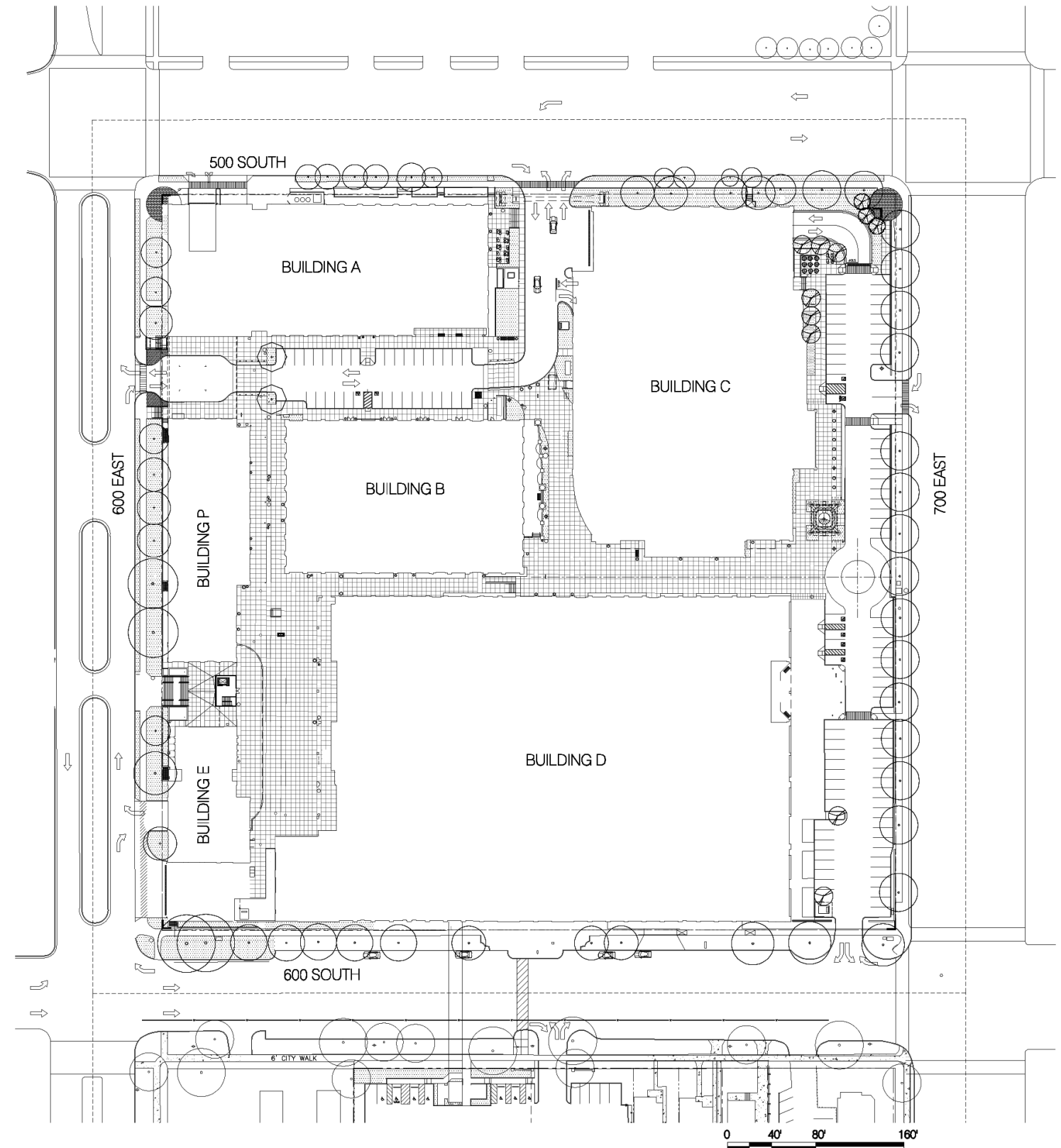
Exhibit A - Master Site Improvements Plan

JANUARY 21, 2014

## SITE IMPROVEMENTS

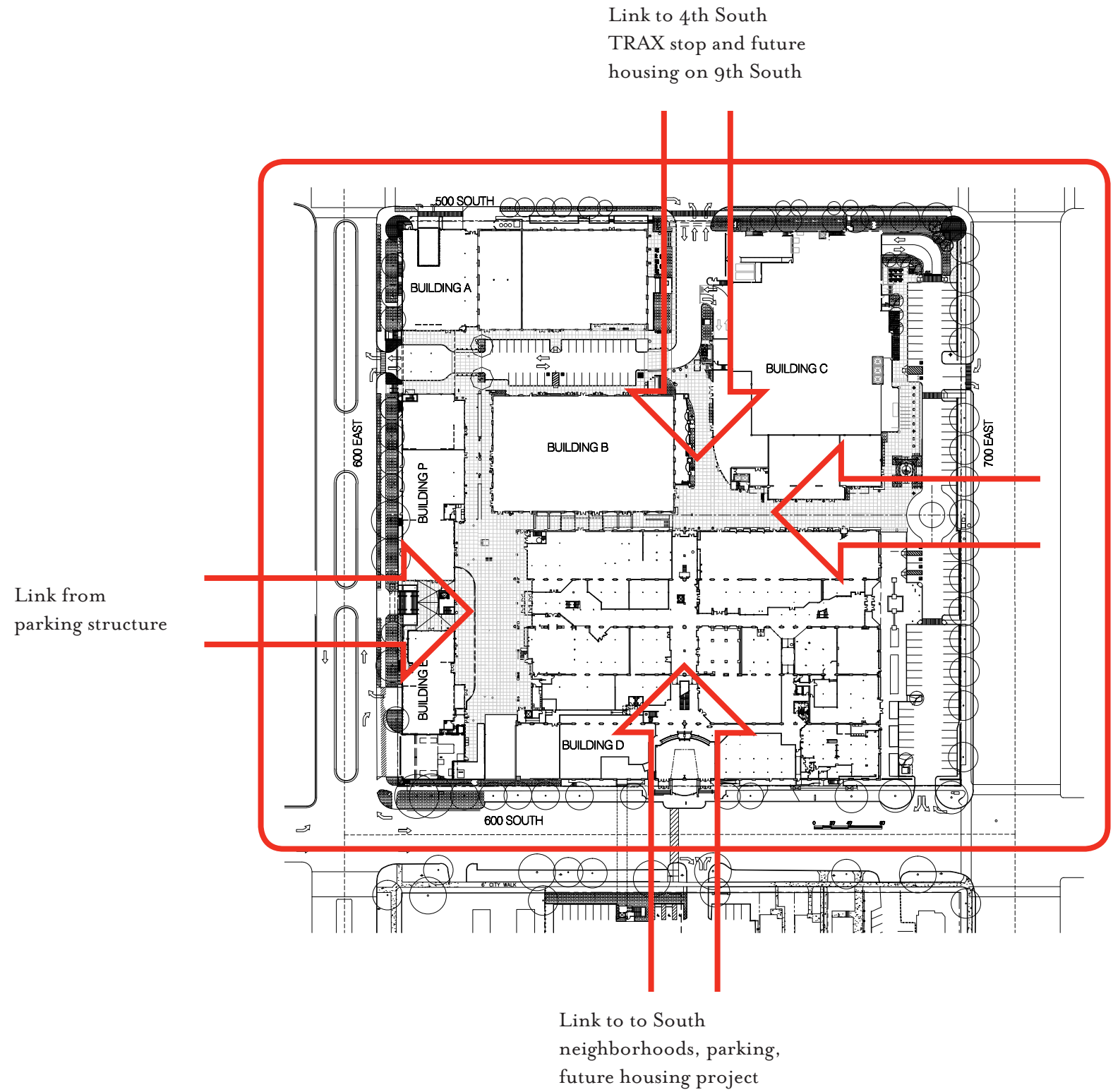
### EXHIBIT A CONTENTS:

- Page 1 - Cover Sheet
- Page 2 - Goals and Objectives
- Page 3 - Key Concept Plan
- Page 4 - Site Improvements Key Plan
- Page 5 - North Access - 7th East Drop Off Area and Covered Canopy
- Page 6 - North and East Site Access
- Page 7 - Views of Area Between Building D and Building C
- Page 8 - West Plaza
- Page 9 - West Plaza and Alley
- Page 10 - Building D Entrances and 7th East Drop Off Area
- Page 11 - Overall Birdseye View Rendering
- Page 12 - Renderings of Drop Off Area and Sculpture Location
- Page 13 - Canopy Rendering
- Page 14 - Canopy Rendering Compared to Existing Photo
- Page 15 - Renderings of Area West of Building C
- Page 16 - Renderings of West Plaza and Alley



Trolley Square Ventures, LLC.



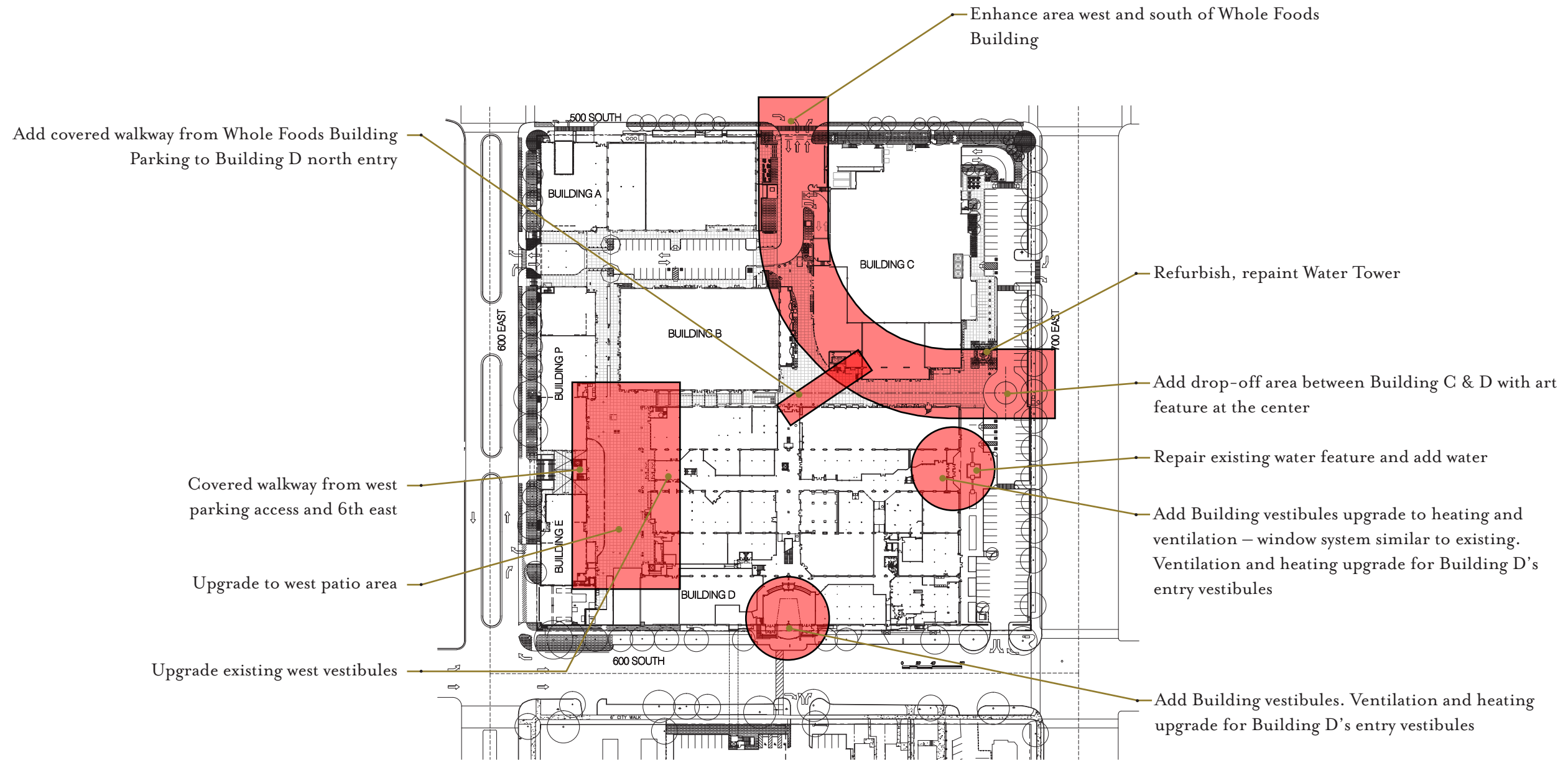


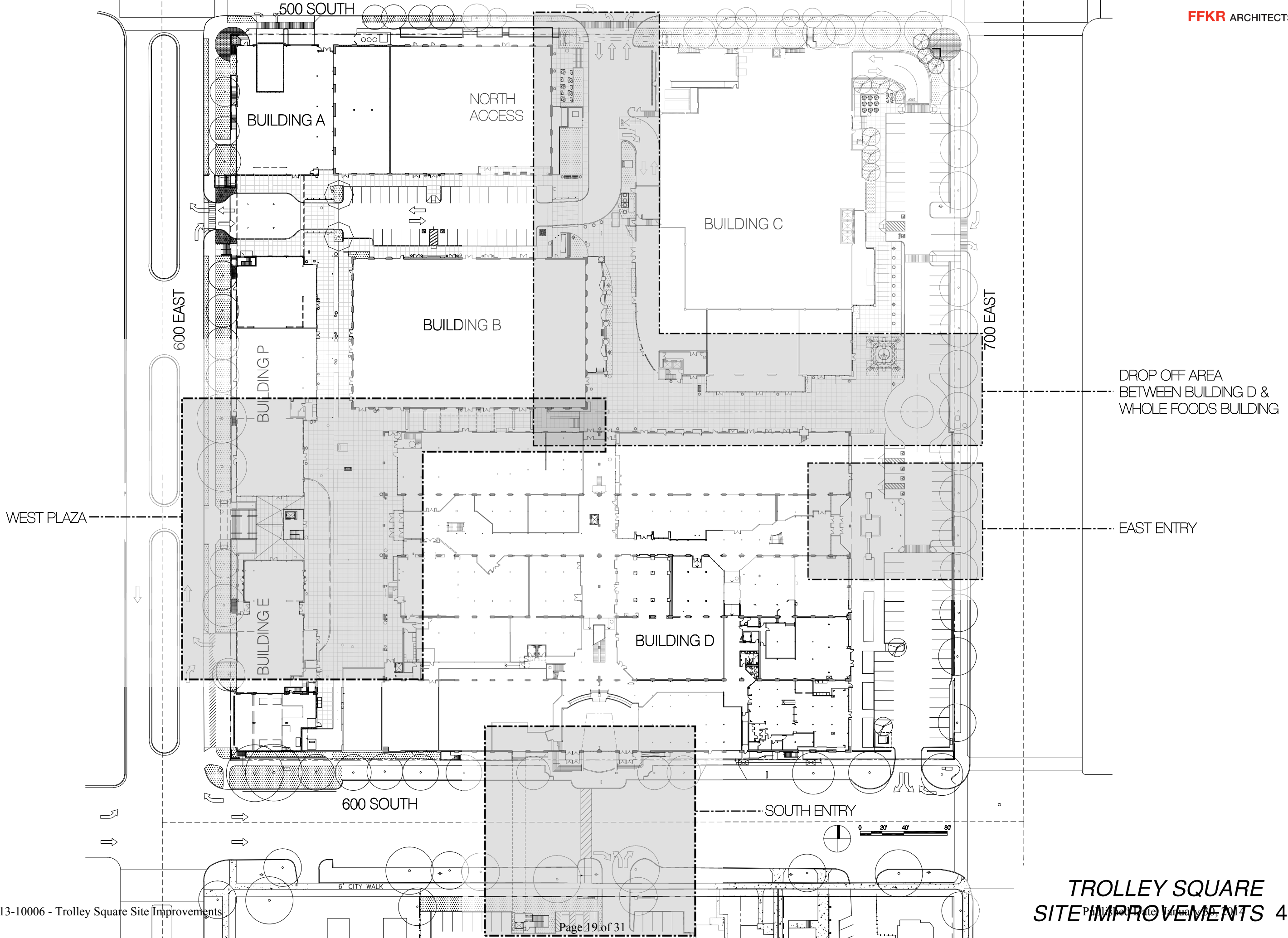
**GOALS**

- Rejuvenation of a Salt Lake treasure
- Plan for the future. Build on the History of Trolley Square – a history of re-use, adaptation, and “revitalization”
- Focus on entire block
- Invite and direct pedestrian traffic in to the block
- Continue the history of attracting top retailers
- Cater to visitors, and local residents so each can continue to foster their own “Trolley Square Story”

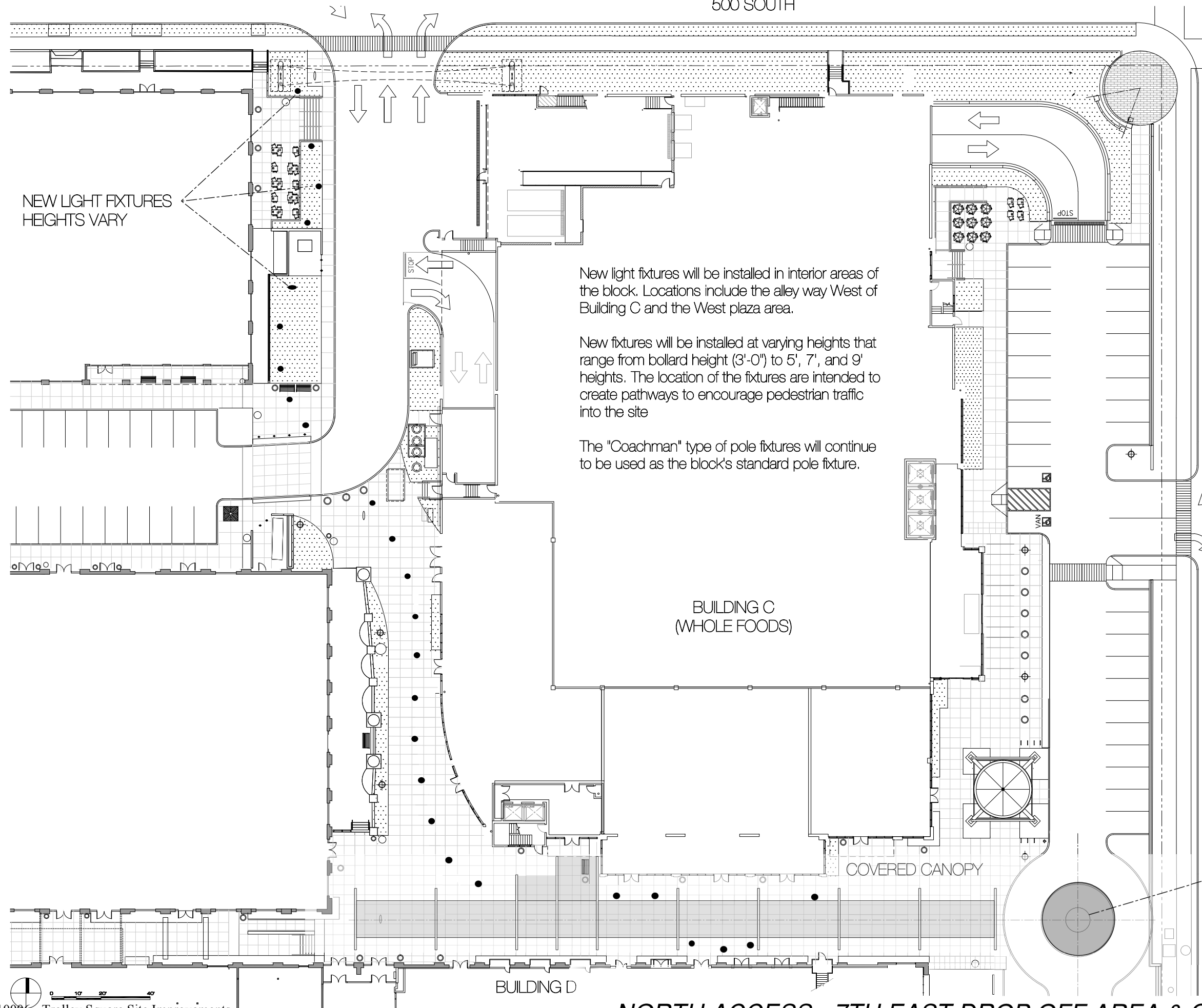
**OBJECTIVES**

- Create a 7th East drop-off / pick-up area between the Water Tower and Building D
- Invite and direct pedestrian flow from North, South, East and West, as well as from parking areas
- Enhance breezeway area between Building D and Whole Foods Building
- Direct pathways into interior spaces
- Provide cover from parking areas into Building D from Whole Foods Parking





500 SOUTH



NEW LIGHT FIXTURES  
HEIGHTS VARY

New light fixtures will be installed in interior areas of the block. Locations include the alley way West of Building C and the West plaza area.

New fixtures will be installed at varying heights that range from bollard height (3'-0") to 5', 7', and 9' heights. The location of the fixtures are intended to create pathways to encourage pedestrian traffic into the site

The "Coachman" type of pole fixtures will continue to be used as the block's standard pole fixture.

A new drop off area with access from 7th East is located on the center of the area between Building D & Building C

A covered canopy at the drop off provides cover to the North entry of Building D and into the interior of the block.

The canopy also provides cover from Building C's parking structure into Building D's North entry.

The canopy's structural frame will be free standing and independent from existing structures. The form and shape of the structural framework is similar to existing building arched openings.

Structural members will be located in relation to existing grids expressed on Building D. Heights will be similar to the bottom dimension of masonry reveals for openings on the north elevation of Building D.

700 EAST

BUILDING C  
(WHOLE FOODS)

COVERED CANOPY

WATER TOWER

7TH EAST DROP  
OFF AREA

SCULPTURE  
LOCATED IN CENTER  
OF DROP OFF AREA

BUILDING D





Light Fixture



View from 5th South Access



Area West of Whole Foods



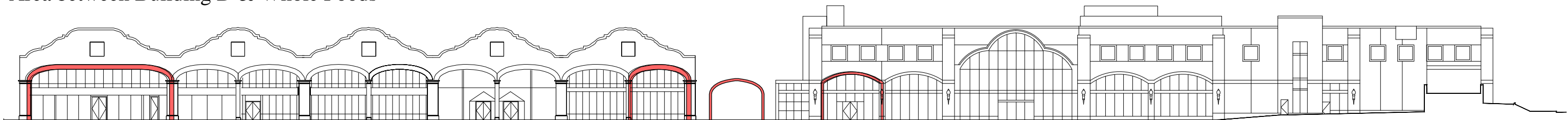
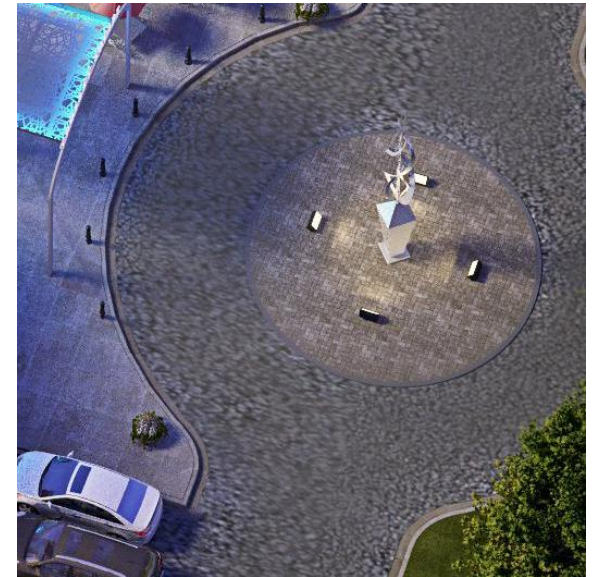
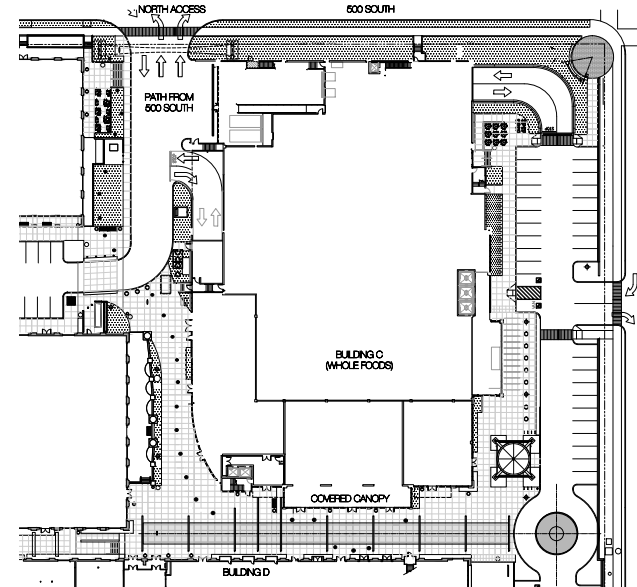
Drop off area - daytime



Drop off area - evening



Area between Building D & Whole Foods



Canopy Structure - Similar to existing openings & Building forms





January 2014 - looking East to Tower



January 2014 - looking West



View to the West from sidewalk on 7th East



Spring 2013 - looking East

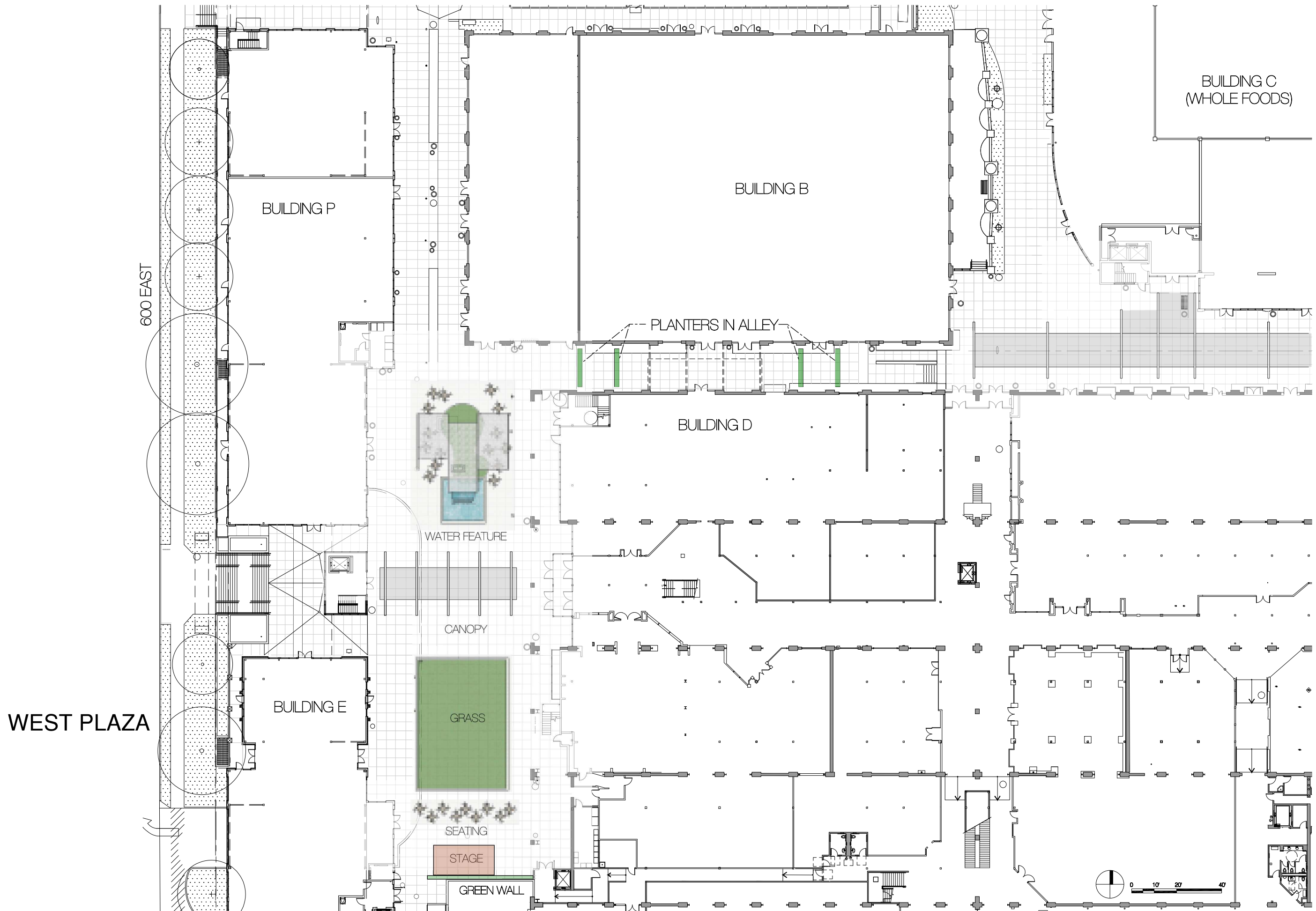


Spring 2013 - looking West



View to the West from center island of 7th East









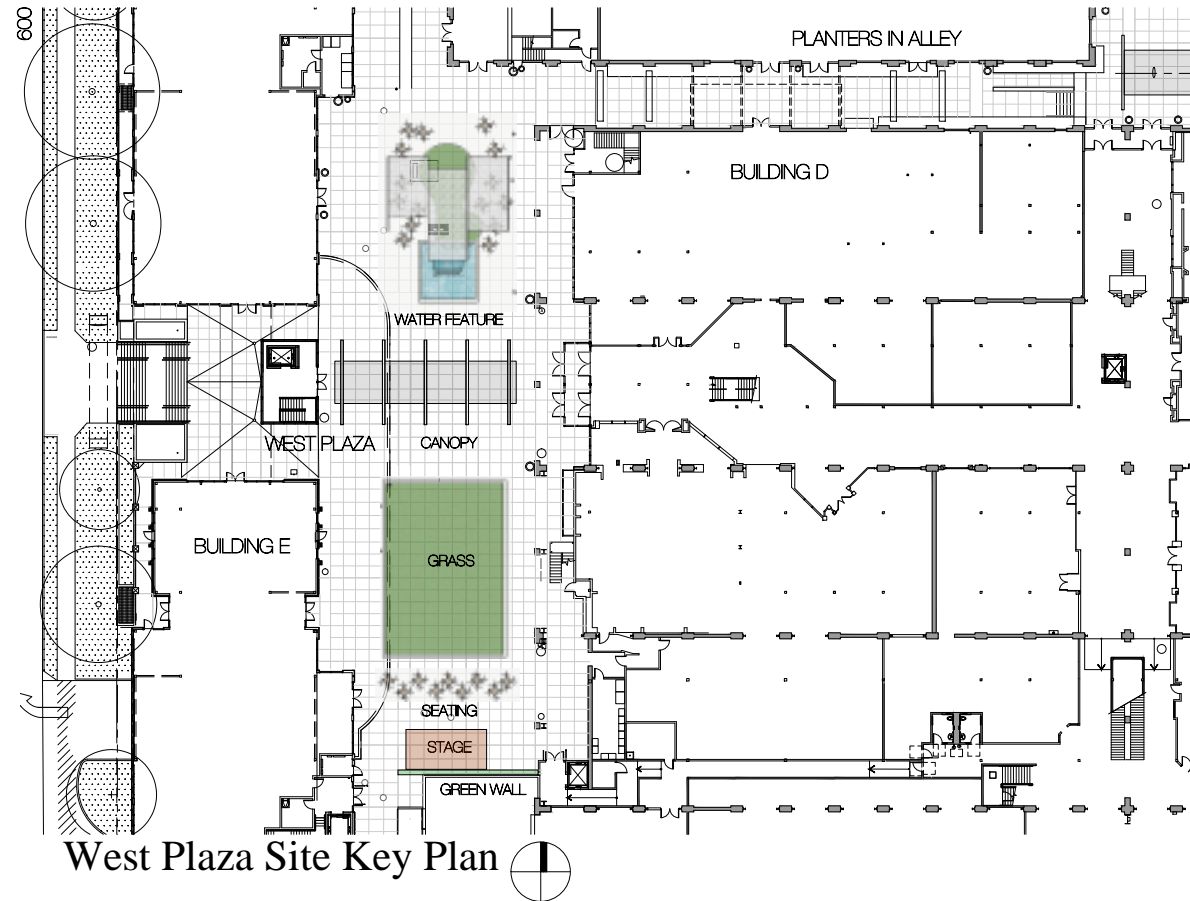
Alley - from canopy to west plaza



Existing Alley View - looking west toward West Plaza



West Plaza Area



West Plaza Site Key Plan

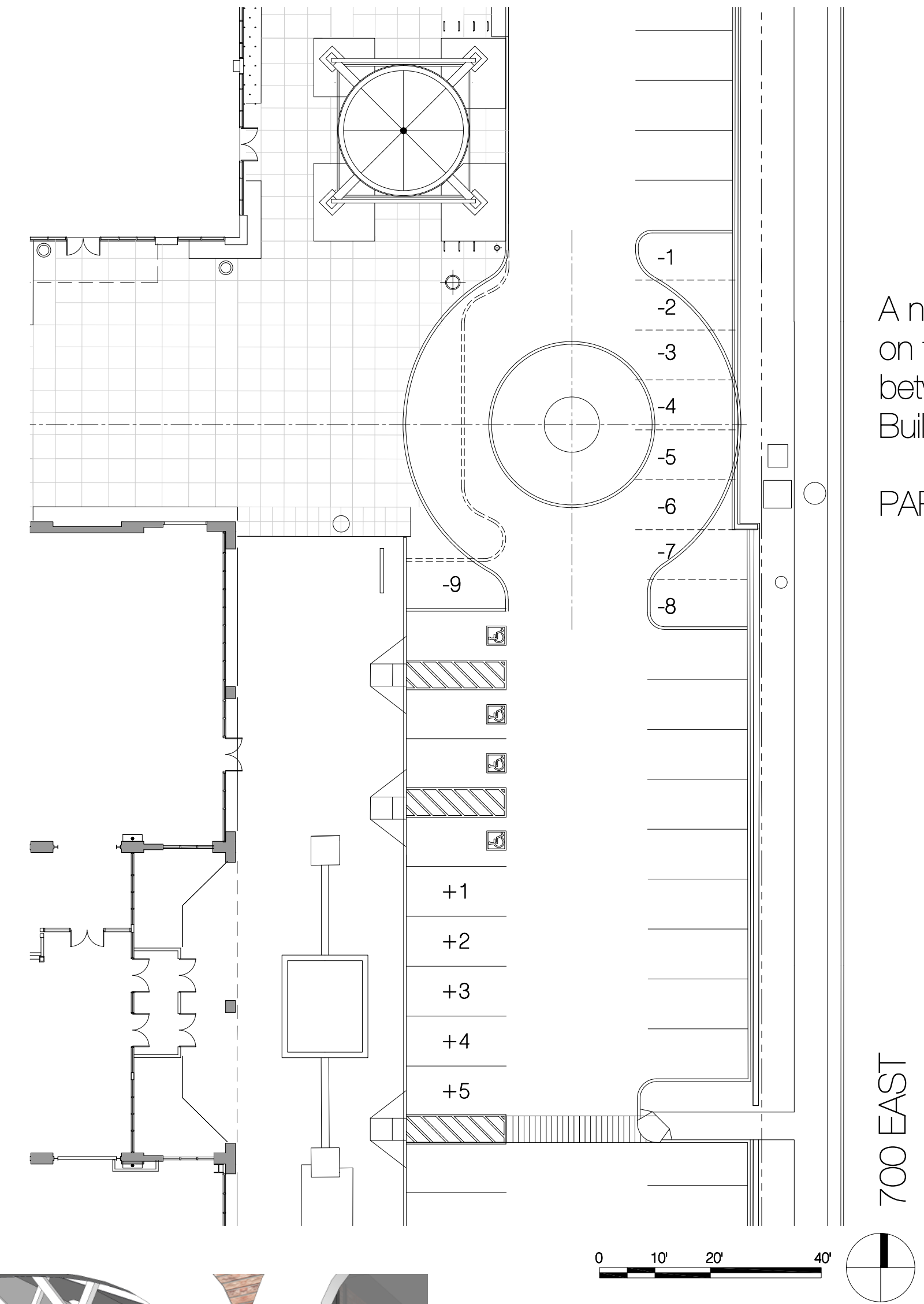


Overall site



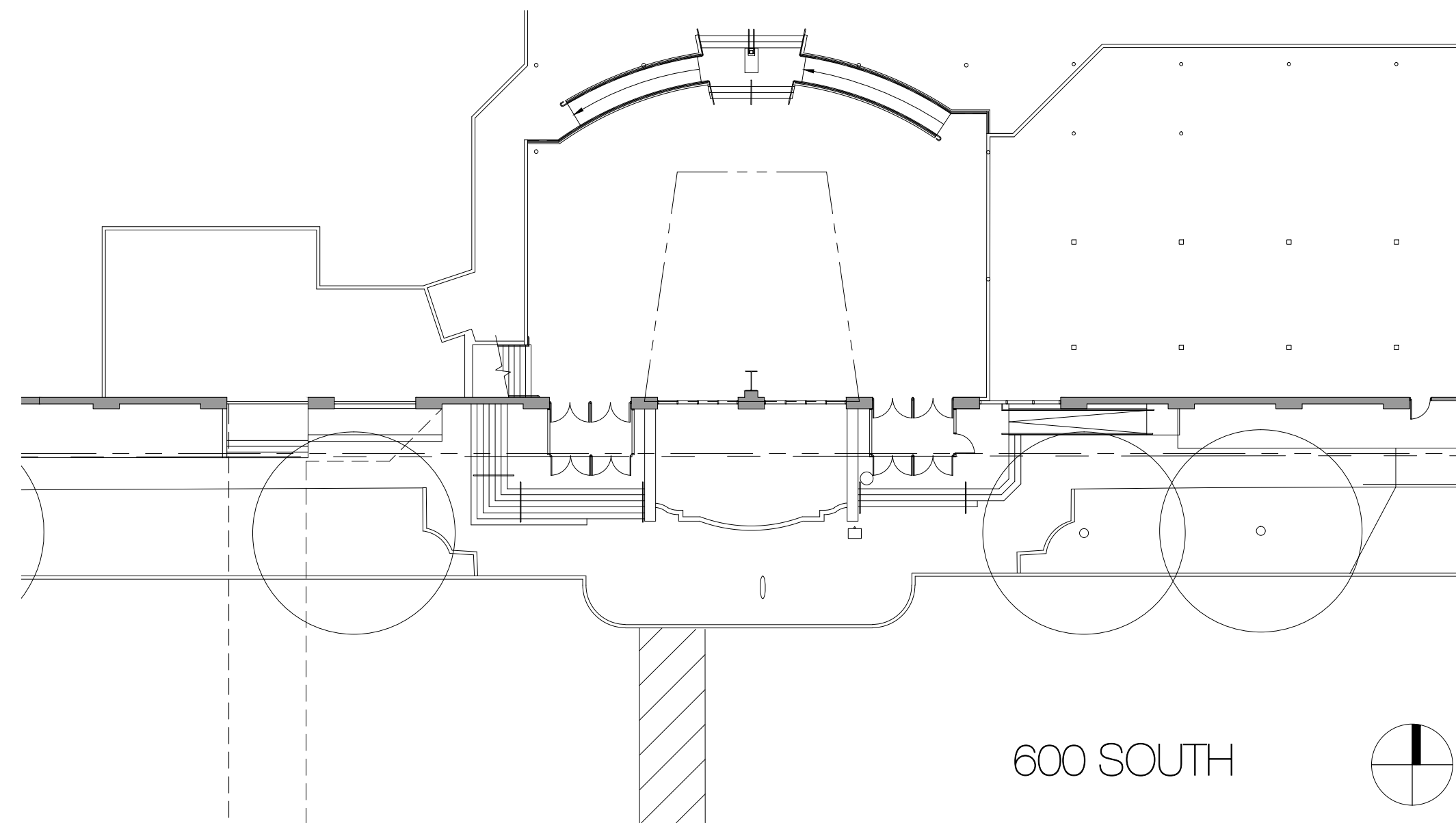


The vestibules in Building D will be remodeled to provide ventilation and minimal heating. The glass pitched roof shapes will be altered to a flat roof shape to accommodate small mechanical units and minimal louvers. Modifications will retain existing dark color aluminum window frames.



A new drop off area is located on the center of the space between Building C and Building D

PARKING STALLS:  
 LOST = 9  
 GAINED = 5  
 NET LOSS = 4



SOUTH ENTRY / BRIDGE



The water feature in front of the East side of Building D will be repaired and reduced in size to provide additional parking stalls

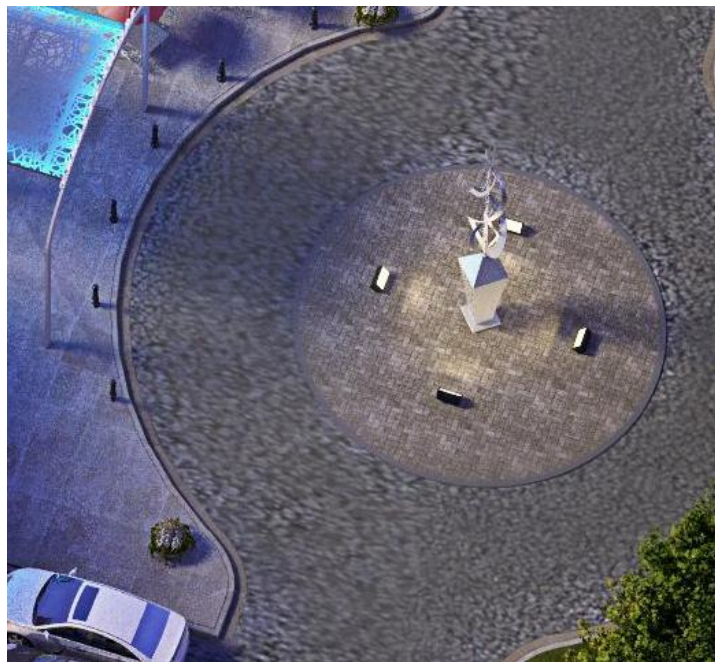
EAST ENTRY

**BUILDING D ENTRANCES AND 7TH EAST DROP OFF AREA 10**





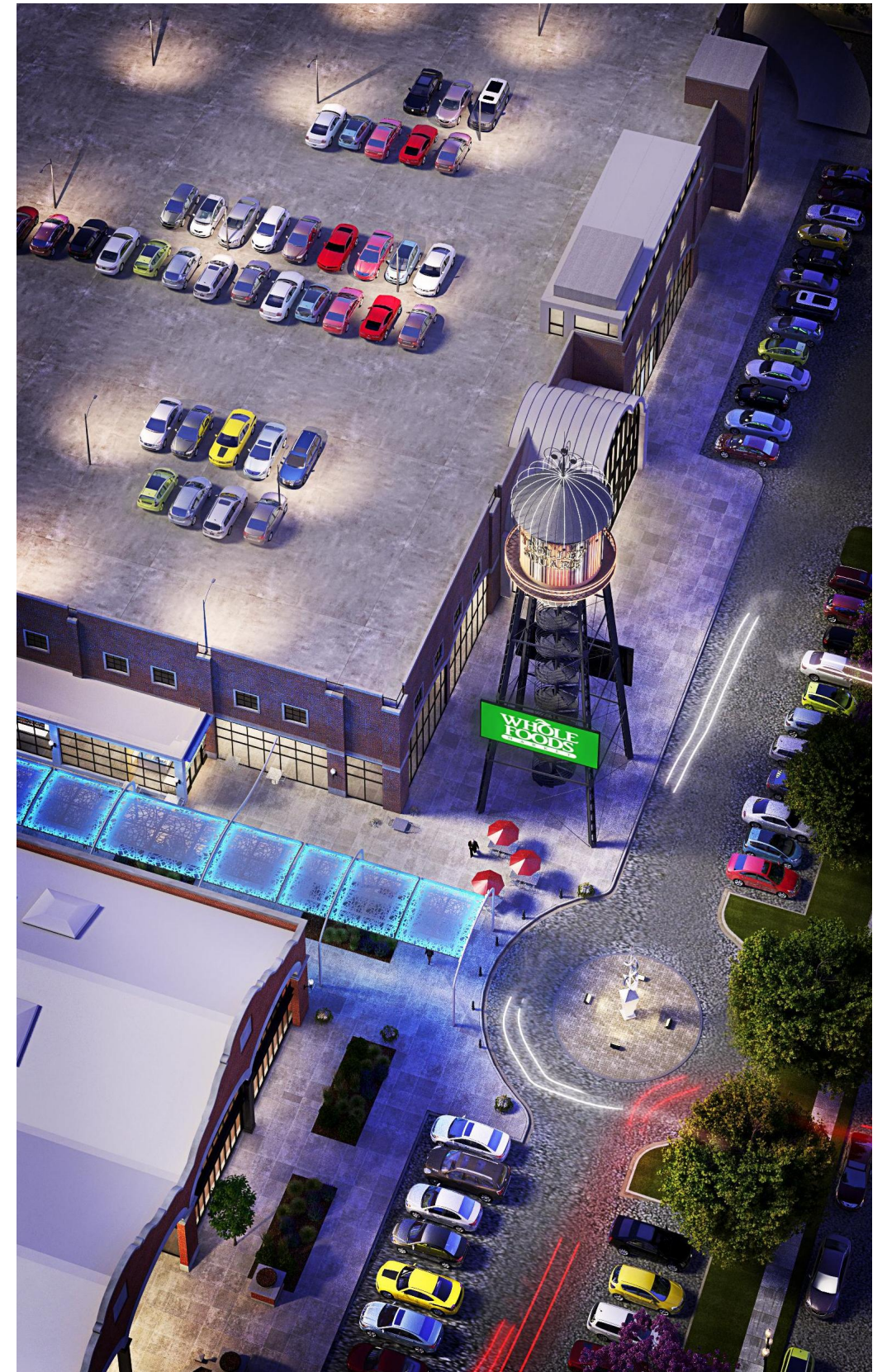




SCULPTURE IN CENTER OF DROP OFF AREA



DROP OFF AREA - DAYTIME



DROP OFF AREA - NIGHT VIEW









PHOTOGRAPH OF EXISTING AREA BETWEEN BUILDING D AND BUILDING C



RENDERING OF DROP OFF AREA AND CANOPY BETWEEN BUILDING D AND BUILDING C

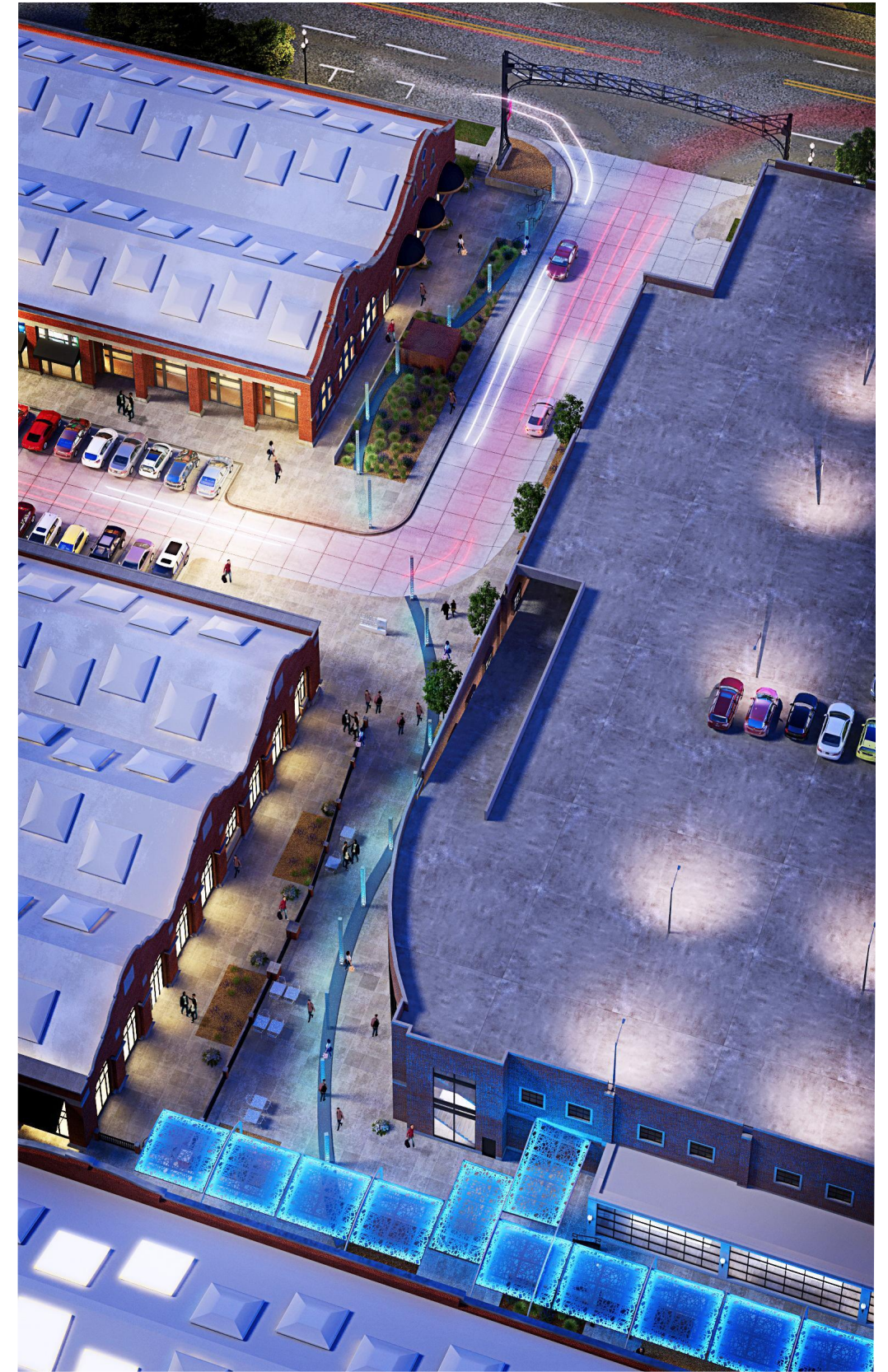




LIGHT FIXTURE



AREA WEST OF BUILDING C



AREA WEST OF BUILDING C





ALLEY WAY BETWEEN BUILDING B & BUILDING D



WEST PLAZA