



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com
Date: September 3, 2015
Re: Petition PLNHLC2015-00360, Marmalade Townhomes

NEW CONSTRUCTION IN AN HISTORIC DISTRICT

PROPERTY ADDRESS: 535 N. Arctic Court

PARCEL ID: 08-36-205-040

HISTORIC DISTRICT: Capitol Hill Historic District

ZONING DISTRICT: R-MU (Residential Mixed-use District) & H – Historic Preservation Overlay District

MASTER PLAN: Capitol Hill Master Plan – High Density Mixed-Use

REQUEST: Everest Builders is requesting approval from the City to develop twelve (12) townhomes on the property located at approximately 535 N. Arctic Court in the Capitol Hill Historic District. The applicant is also requesting that the Historic Landmark Commission modify the front and rear yard setbacks to accommodate the development; specifically the applicant is requesting that the HLC approve the site plan as proposed. The site is zoned R-MU (Residential Mixed-Use), and is located in City Council District 3, represented by Stan Penfold.

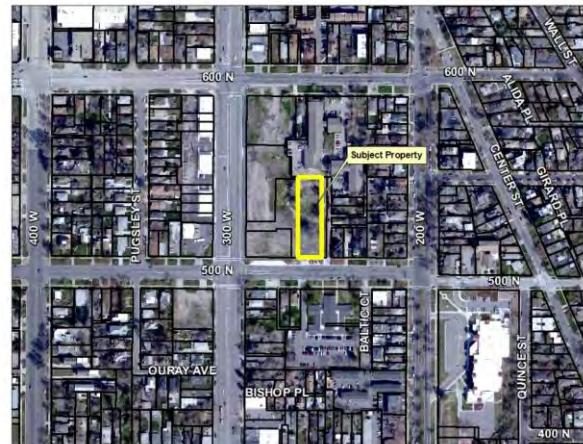
RECOMMENDATION: Planning Staff recommends that the Historic Landmark Commission approve the request for new construction for the twelve (12) new townhomes located at approximately 535 N. Arctic Court, and approve the site plan as proposed and dimensioned.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction for the twelve (12) new townhomes located at approximately 535 N. Arctic Court, and I also move that the site plan as proposed and dimensioned be approved (attached). The Commission finds that the proposed project complies with the review standards as demonstrated in Attachments F & G of this staff report.

BACKGROUND AND PROJECT DESCRIPTION:

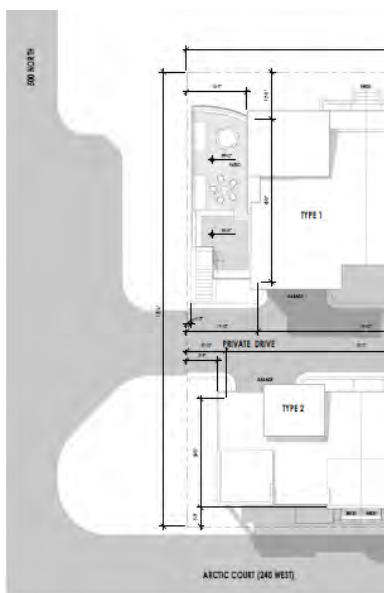
The applicant, Eric Saxe, Everest Builders, was selected by the Salt Lake City Redevelopment Agency (RDA) to build a townhome development on Parcel 4 of the Marmalade Block. This project constitutes one part of the overall redevelopment of the area which includes the new Marmalade Library that is under construction.

The proposed new residential construction will consist of twelve (12) townhomes; single-family attached dwellings. There will be two (2) unit types; Type 1 and Type 2. Type 1 units will be 3,149 square feet with 3-4 bedrooms, 3 ½ bathrooms, and a 2 car garage. Type 2 units will be 2,583 square feet with 3 bedrooms, 2 ½ baths, and a 2 car garage. All units will be built with one common party side wall and

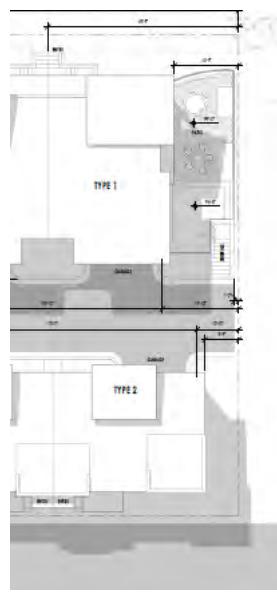


attached outdoor patio space adjacent. This configuration provides for functional outdoor space and provides for visual sight lines through the project similar to the single family residences to the east and the Marmalade library plaza to the west. **The Type 1 townhomes will front on a “plaza” designed to create open space and pedestrian interaction in the overall project area.** The Type 2 units will front Arctic Court, a private street. Garage access will be internal to the development and access will be via a private drive. Air conditioning units will be located internally as well to minimize visual impact. The applicants narrative (Attachment D), site plan and elevation drawings (Attachment C) are included for reference.

As part of the proposal, the applicant is requesting that the HLC modify the required front and rear yard setbacks; a reduction of the setbacks for both yards as shown on the proposed site plan. Please refer to site plan for setback details (Attachment C). **Specifically, the applicant is requesting that the HLC approve the applicant’s site plan as proposed.**



Front Yard Setbacks Along 500 North



Rear yard setbacks on the North end of the parcel

The applicant is requesting that the front yard setback along 500 North for the Type 1 units be essentially eliminated, however the patio that is proposed for these units in the front yard along 500 North provides almost 17 feet between the property line and the front façade of the building. In essence, the building itself meets the required 15 foot setback. The Type 2 units are setback approximately 11 feet from 500 North, so the applicant is requesting a reduction of 4 feet. This area will be landscaped.

The rear yard setback for both the Type 1 and Type II units is proposed to be significantly reduced, however it should be noted that these buildings abut a high density multifamily development to the north, separated by an access drive. The required rear yard setback is 25 feet in the RMU Zone. The applicant is proposing approximately a 16 foot setback for the Type 1 units and a 9 foot setback for the Type 2 units.

The rationale behind the subject design is to provide the best and most creative use of the site and to orient the structures to, and hide the garages from, both the library plaza and Arctic Court, as outlined in the Marmalade Block Design Guidelines. The townhome buildings will be built essentially out to the property lines so that garage access will be through a private drive on the interior of the development.

PHOTOS OF SUBJECT SITE:



View of Arctic Court from 500 North looking north.



View of project site between Arctic Court and the proposed park plaza and the Marmalade Library from 500 North looking north. The project site is located between Arctic Court and the chain link fence shown in the photo



View from 500 North of the new Marmalade Library and the proposed Marmalade Townhomes project.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input and department review comments.

Issue 1: The applicant is seeking modifications to building setbacks in order to render the project more compatible with adjacent development and to complete the vision established for the overall project area by the RDA.

DISCUSSION: The project as proposed is built essentially to the street just as other developments have been built in the immediate vicinity in recent history. The Marmalade Library, various condominium and townhome developments in the area, as well as commercial development particularly along the 300 West corridor have all been built to the street in order to create a more urban, pedestrian friendly, and walkable environment. The proposed Marmalade Townhome project is no exception to this development pattern and is therefore appropriate in terms of setbacks for the subject site. The proposed townhomes provide a logical transition from the Marmalade Library to the single-family neighborhoods to the east. The design and material selection is appropriate from an historic perspective and reflects architecture and building material use that the Historic Landmark Commission has approved for other new construction recently.

NEXT STEPS:

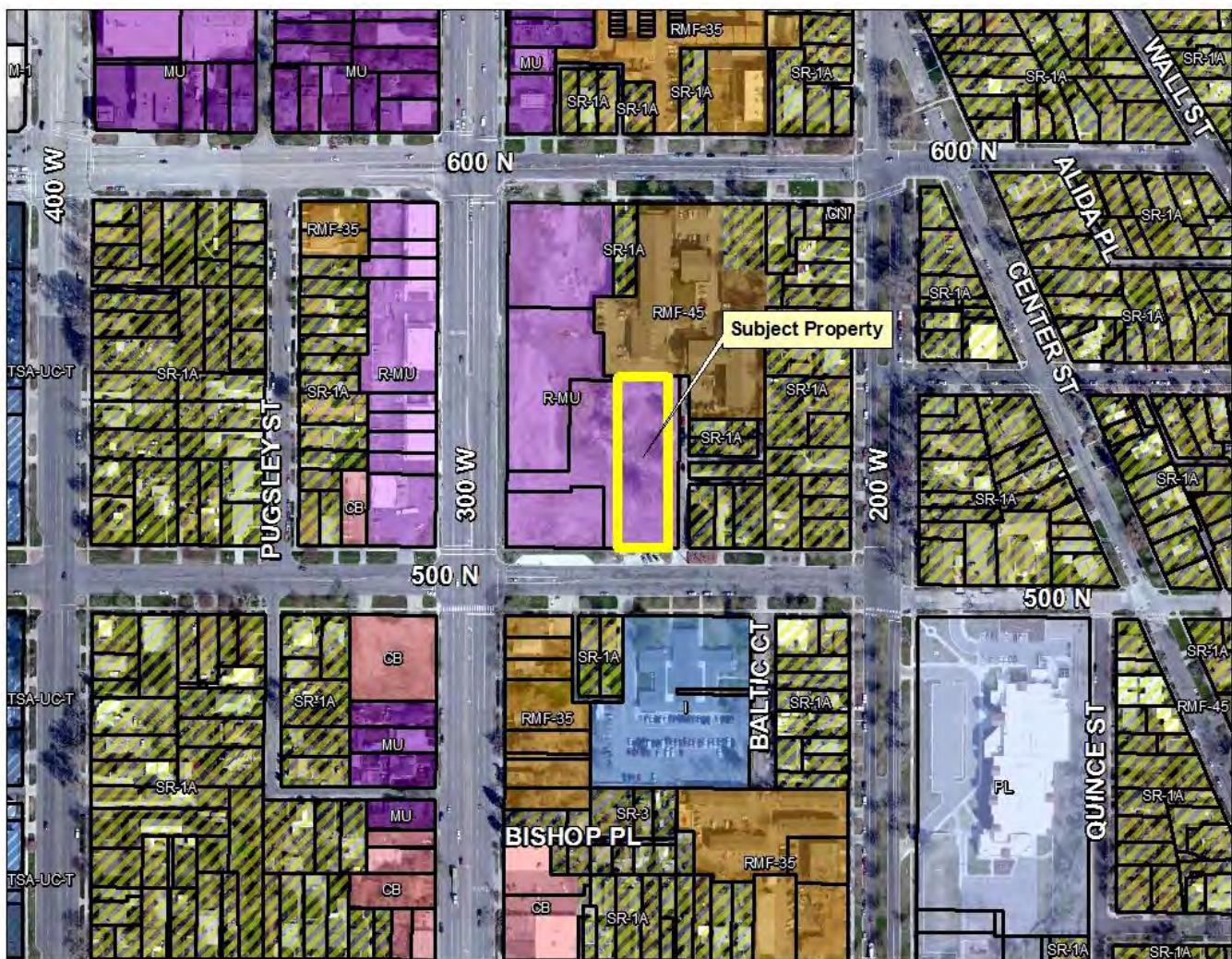
Finally it should be noted that because the Type 1 units do not front on a public street as required, Planned Development approval is required by the Planning Commission. The applicant will also request a landscape buffer reduction along Arctic Court as well as preliminary subdivision approval based in part upon site plan approval from Historic Landmark Commission. Planning Staff will schedule the applicant for a Planning Commission hearing if and when a decision regarding the proposal is rendered by the Historic Landmark Commission.

If the project is approved by the HLC, the applicant's proposal would proceed to the Planning Commission for Planned Development consideration. If denied by the HLC, the applicant would need to modify plans for reconsideration.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic District Map
- C.** Development Plan Set
- D.** Applicant Information
- E.** Existing Conditions
- F.** Analysis of Standards
- G.** Applicable Design Guidelines
- H.** Public Process and Comments
- I.** Motions

ATTACHMENT A: VICINITY MAP

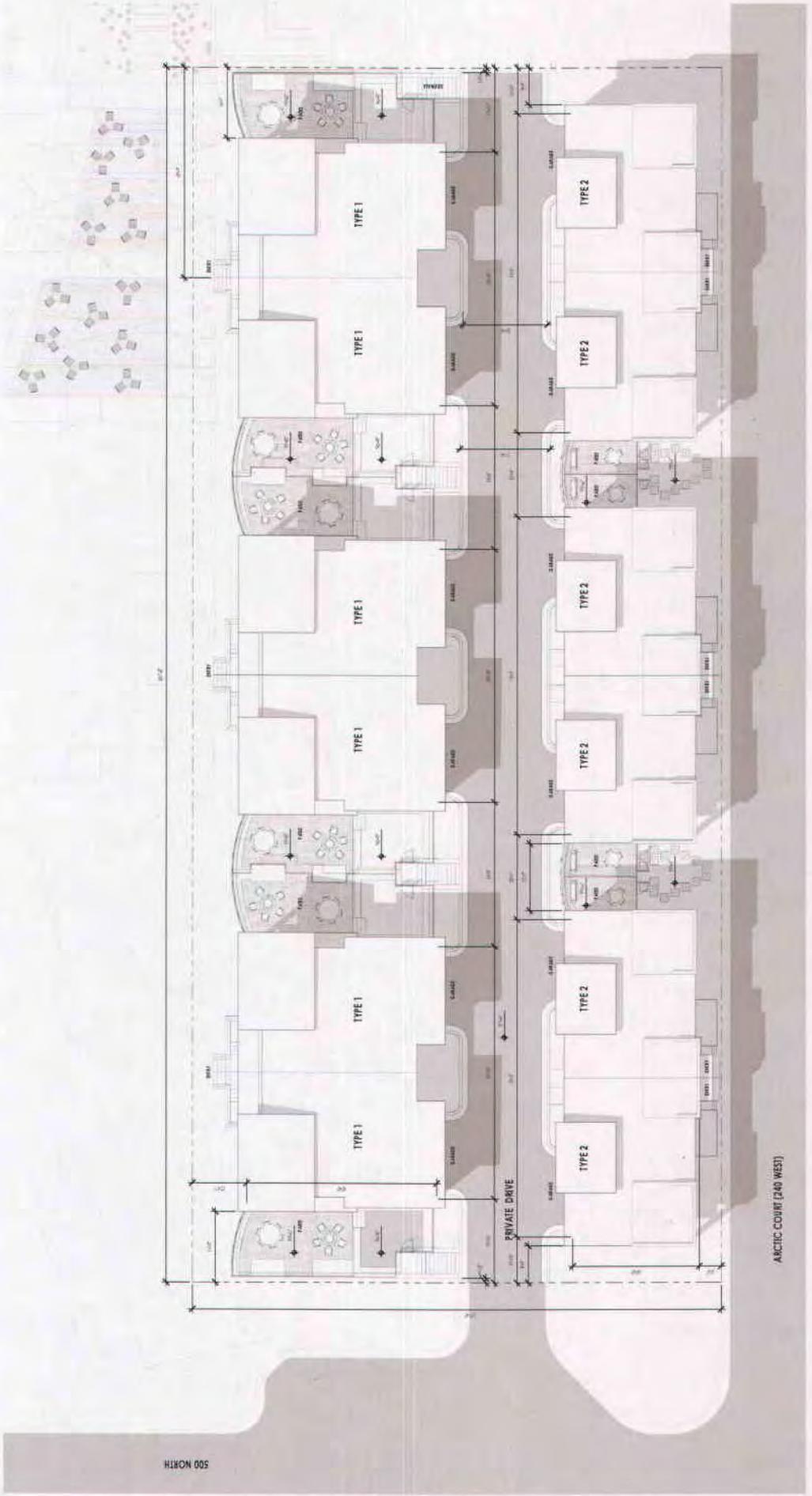


ATTACHMENT B: HISTORIC DISTRICT MAP



★ Approximate Project Location

ATTACHMENT C: DEVELOPMENT PLAN SET



MARMALADE TOWNHOMES

SALT LAKE CITY, UT



PROJECT:14131

MARMALADE TOWNHOMES



MARMALADE TOWNHOMES

SALT LAKE CITY, UT

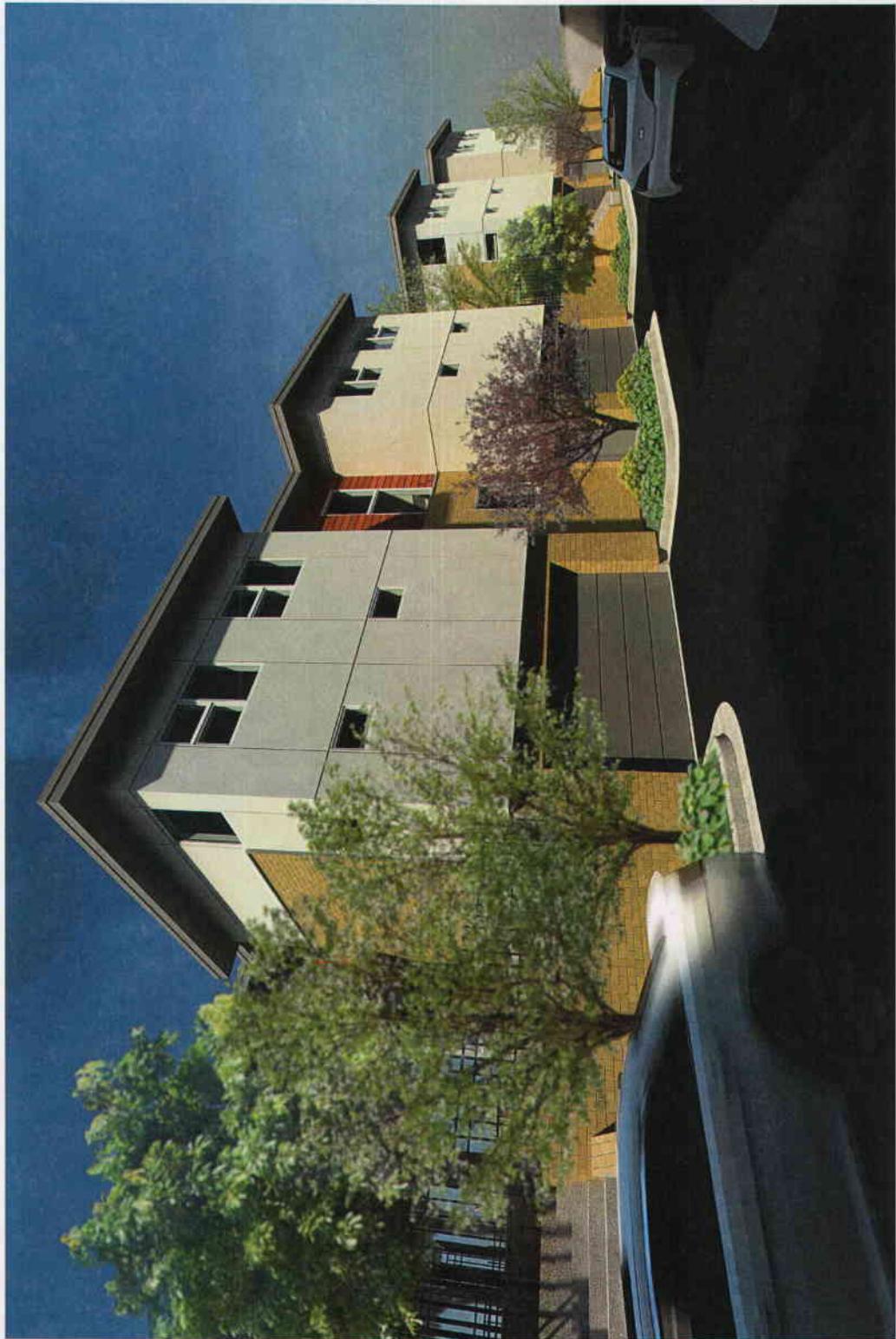
03 DEC 2014



UNIT 1 - FRONT PERSPECTIVE

MARMALADE TOWNHOMES

SALT LAKE CITY, UT

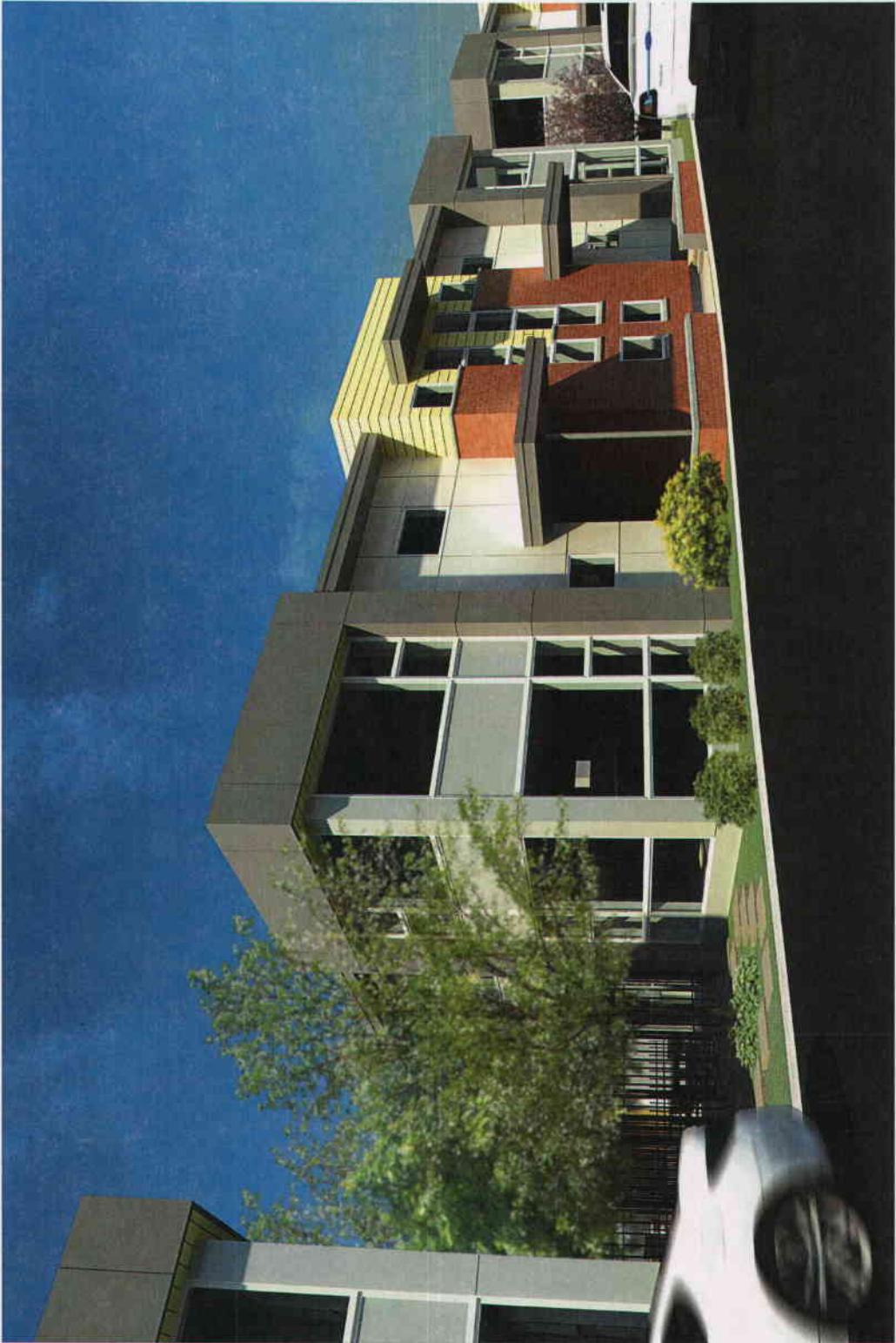


UNIT 1 - REAR PERSPECTIVE

MARMALADE TOWNHOMES

SALT LAKE CITY, UT

03 DEC 2014



UNIT 2 - FRONT PERSPECTIVE

MARMALADE TOWNHOMES

SALT LAKE CITY, UT

03 DEC 2014

03 DEC 2014

UNIT 2 - REAR PERSPECTIVE

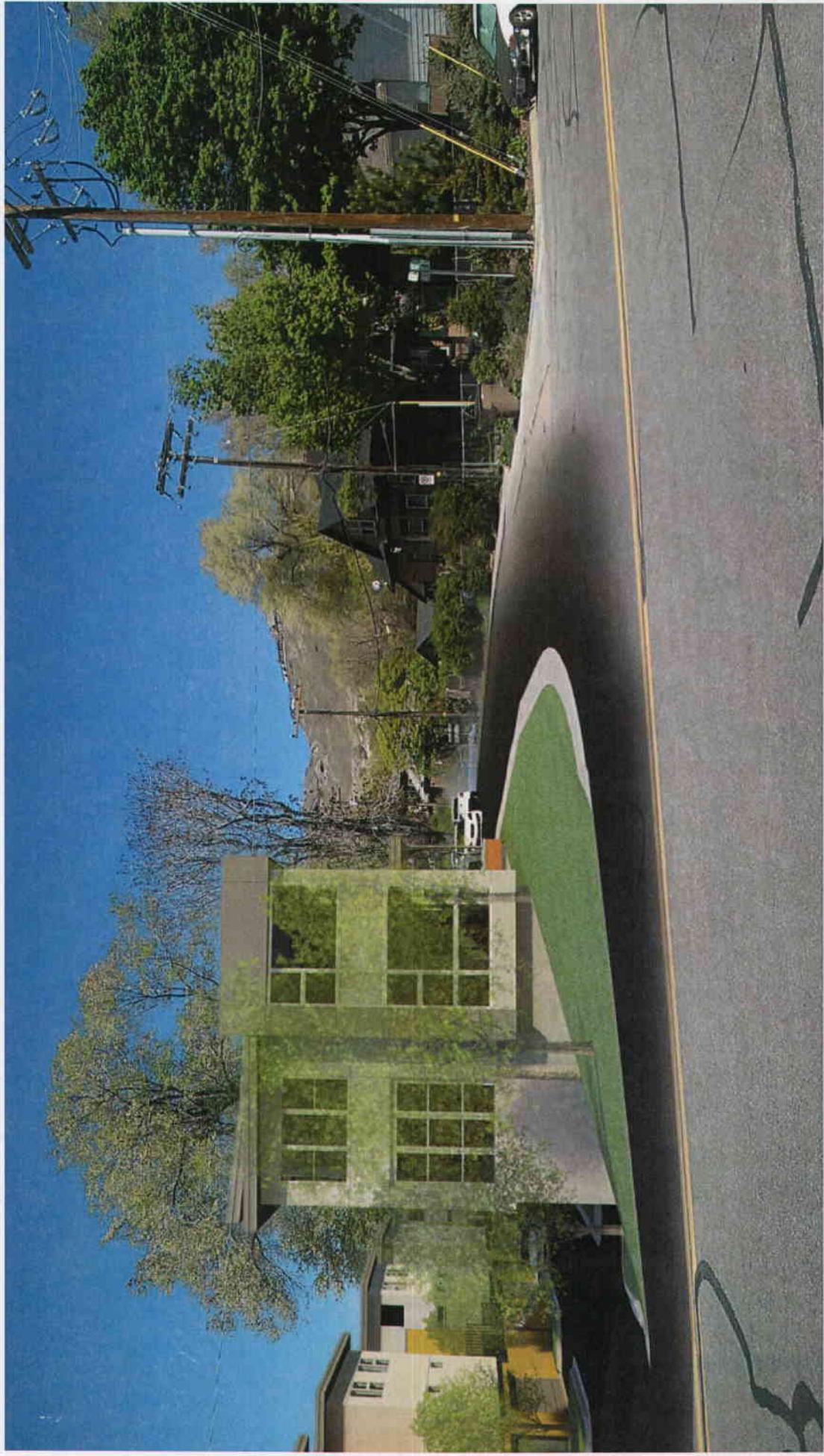


MARMALADE TOWNHOMES

SALT LAKE CITY, UT



SOUTHWEST PERSPECTIVE - FROM PARK



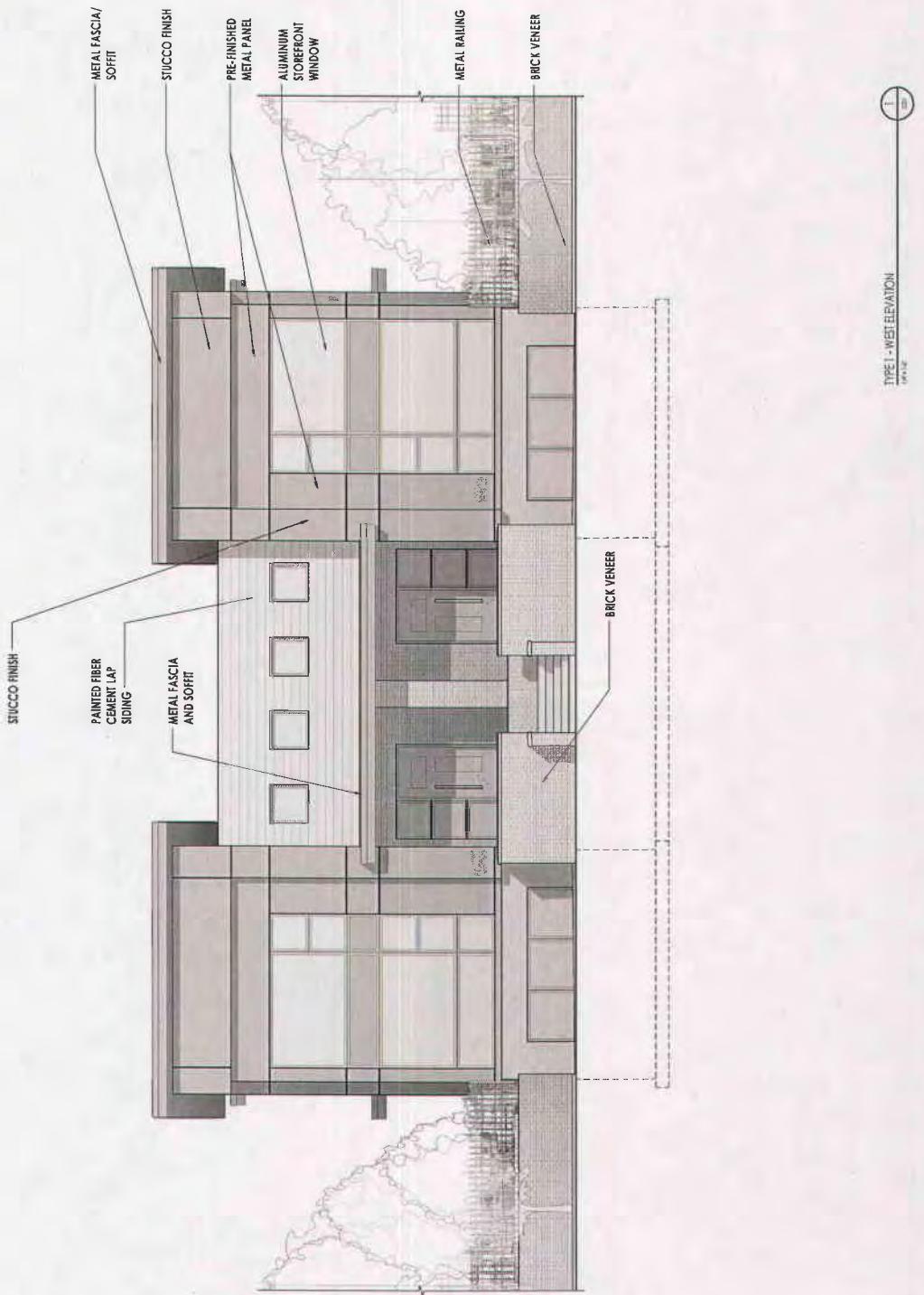
SCALE = ± 1:80

 Think
Architecture

MARMALADE TOWNHOMES

SALT LAKE CITY, UT

05 MAY 2015

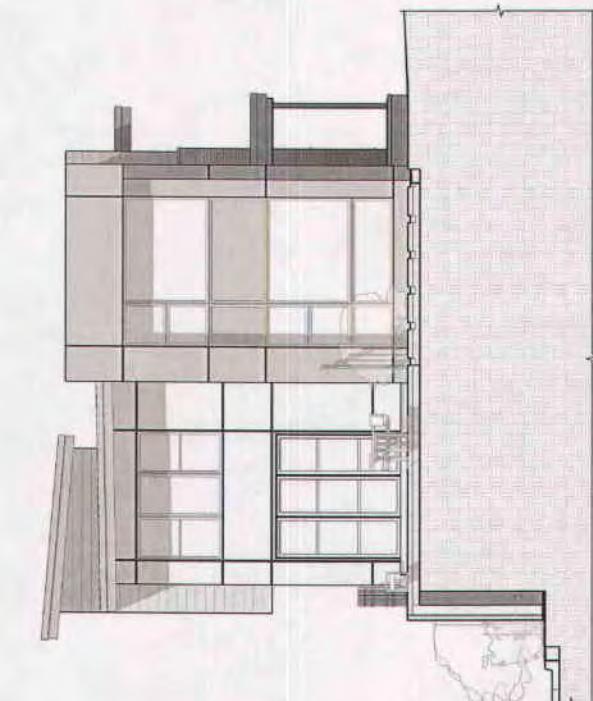




TYPE I - EAST ELEVATION

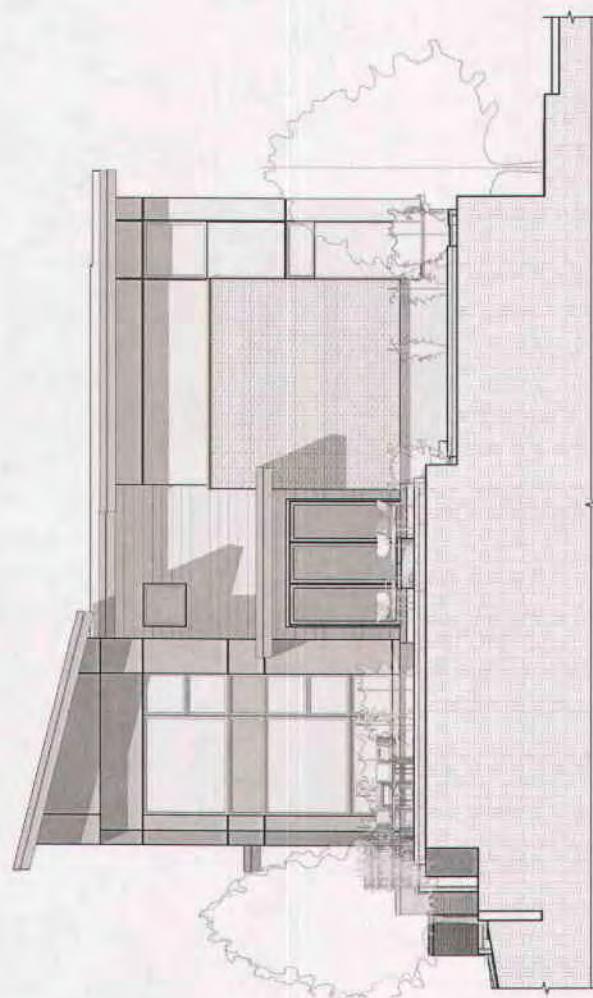
10' x 14'

1
6.5'



TYPE 2 - COURTYARD ELEVATION
1/8"

2

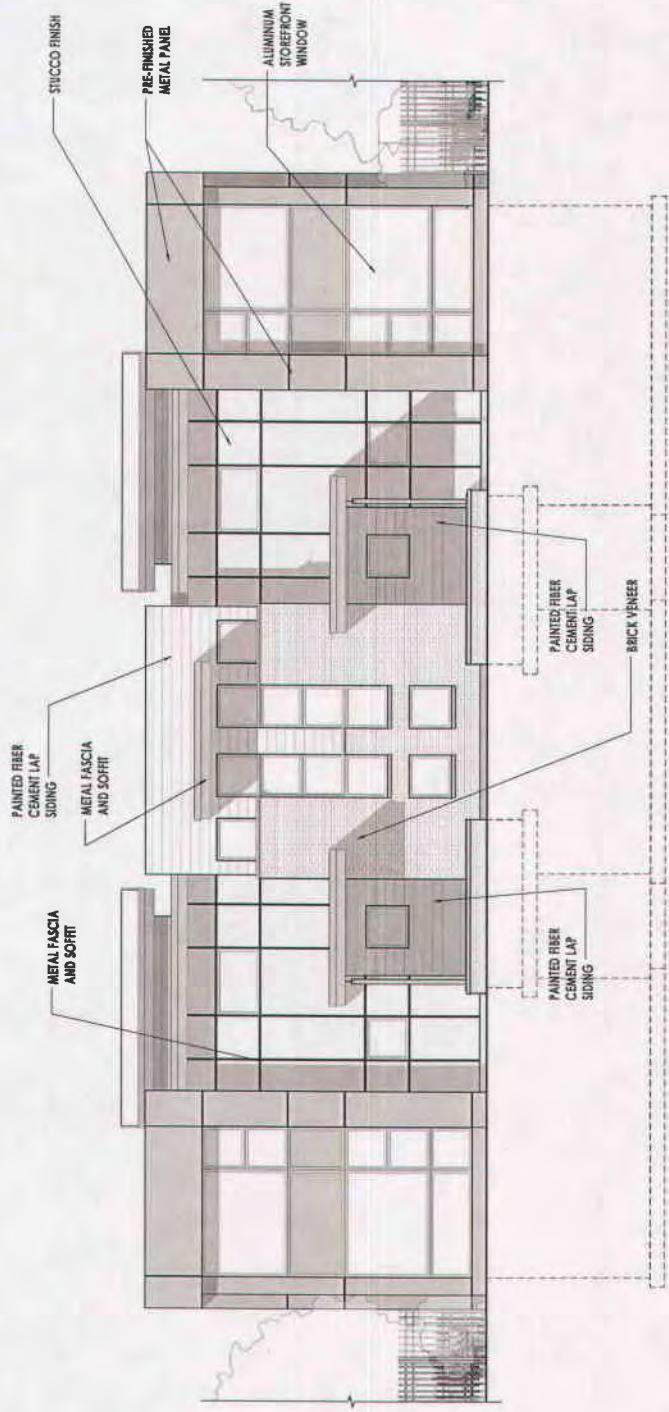


TYPE 1 - COURTYARD ELEVATION
1/8"

1

MARMALADE TOWNHOMES

SALT LAKE CITY, UT



TYPE 2-EAST ELEVATION

SALT LAKE CITY, UT

MARMALADE TOWNHOMES



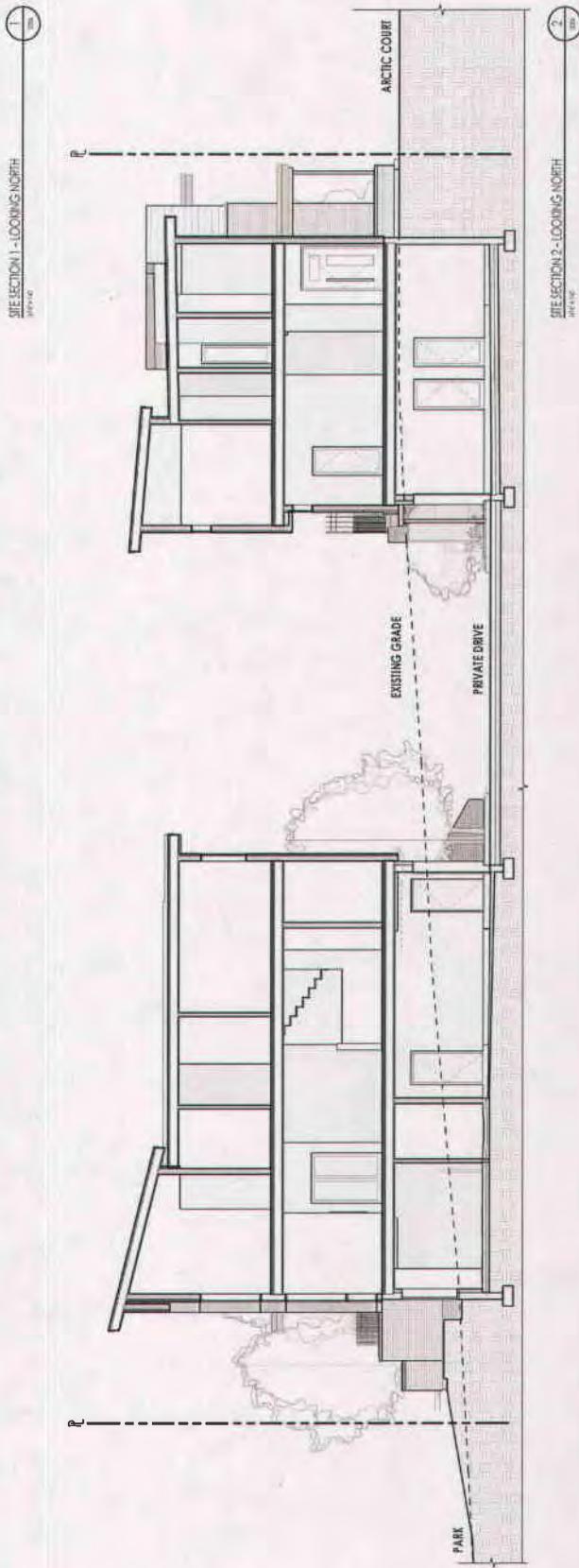
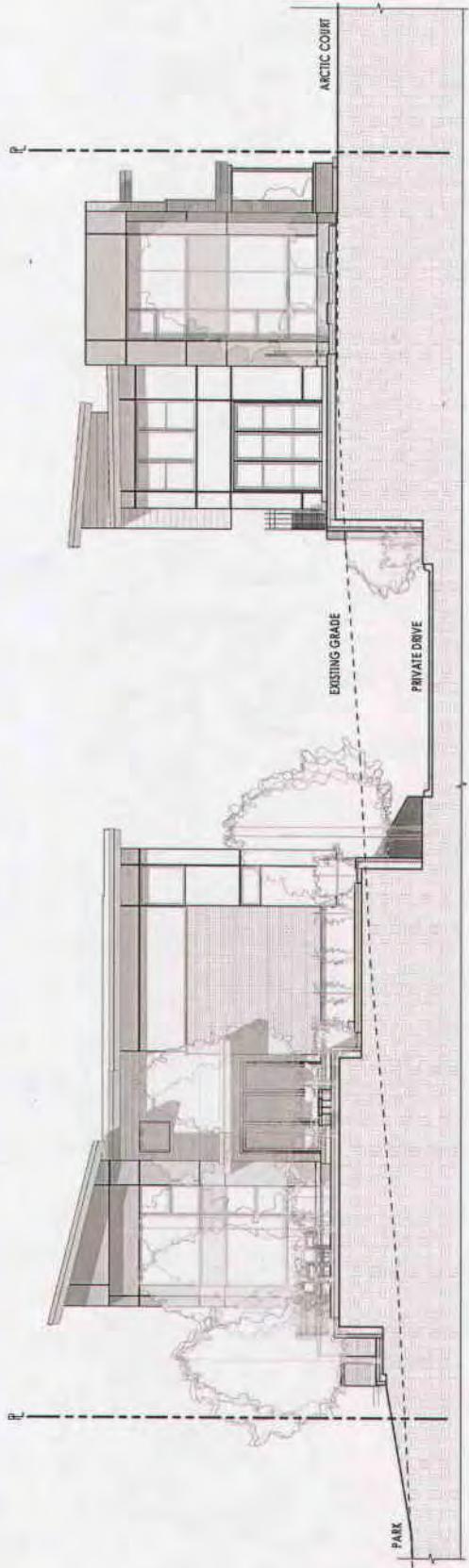
TYPE 2 - WEST ELEVATION

10' 0" x 14'

1
100'

MARMALADE TOWNHOMES

SALT LAKE CITY, UT



MARMALADE TOWNHOMES

SALT LAKE CITY, UT

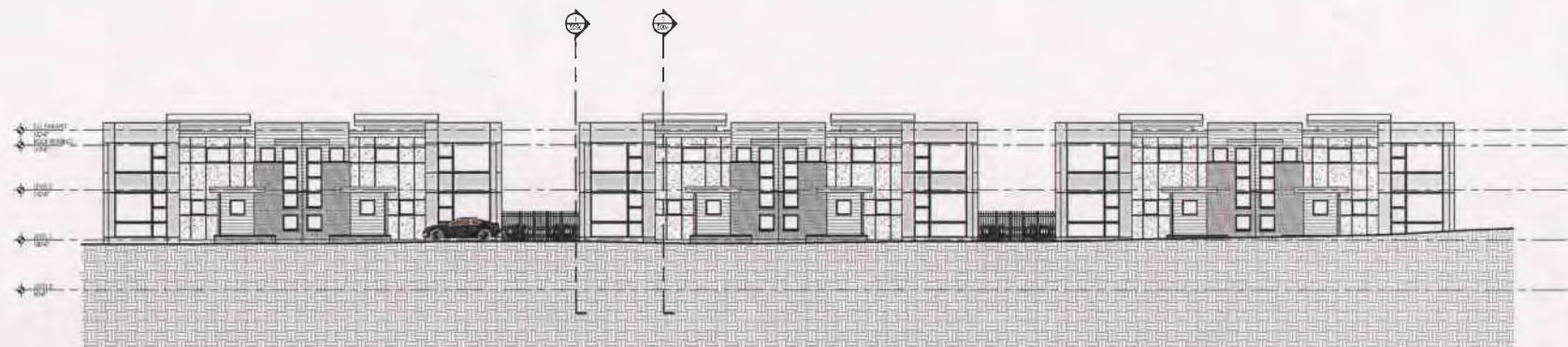
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SITE SECTION - N-S - UNIT 1

1

2



SITE SECTION - N-S - UNIT 2

1

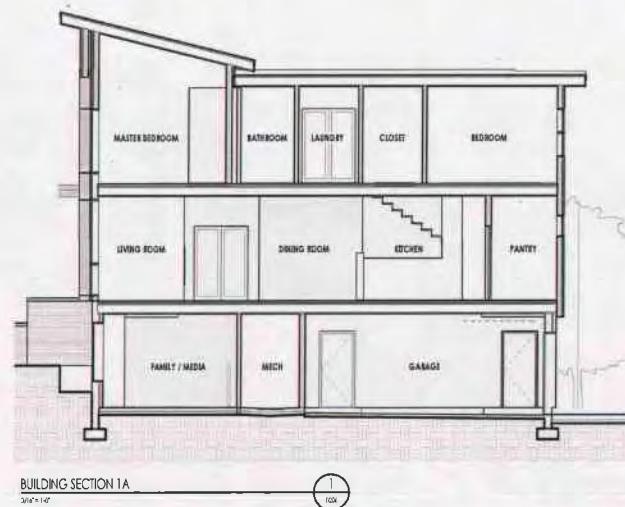
2



MARMALADE TOWNHOMES

SALT LAKE CITY, UT

03 DEC 2014



MARMALADE TOWNHOMES

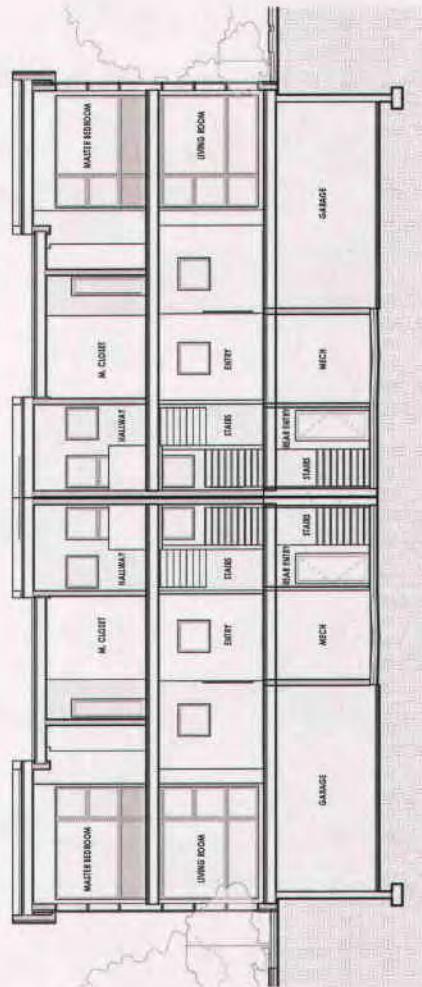
SALT LAKE CITY, UT

MARMALADE TOWNHOMES

SALT LAKE CITY, UT

BUILDING SECTION 2C

3

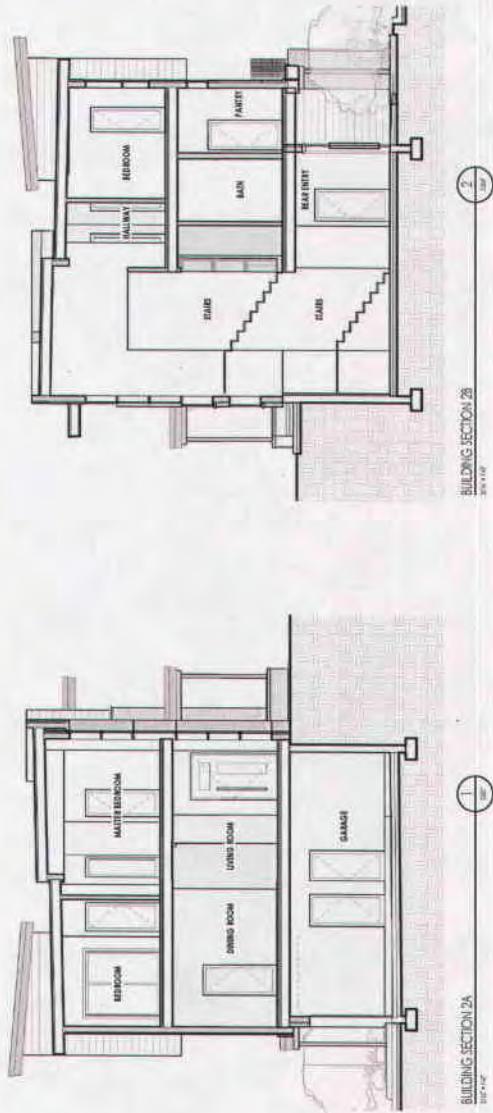


2

BUILDING SECTION 2B

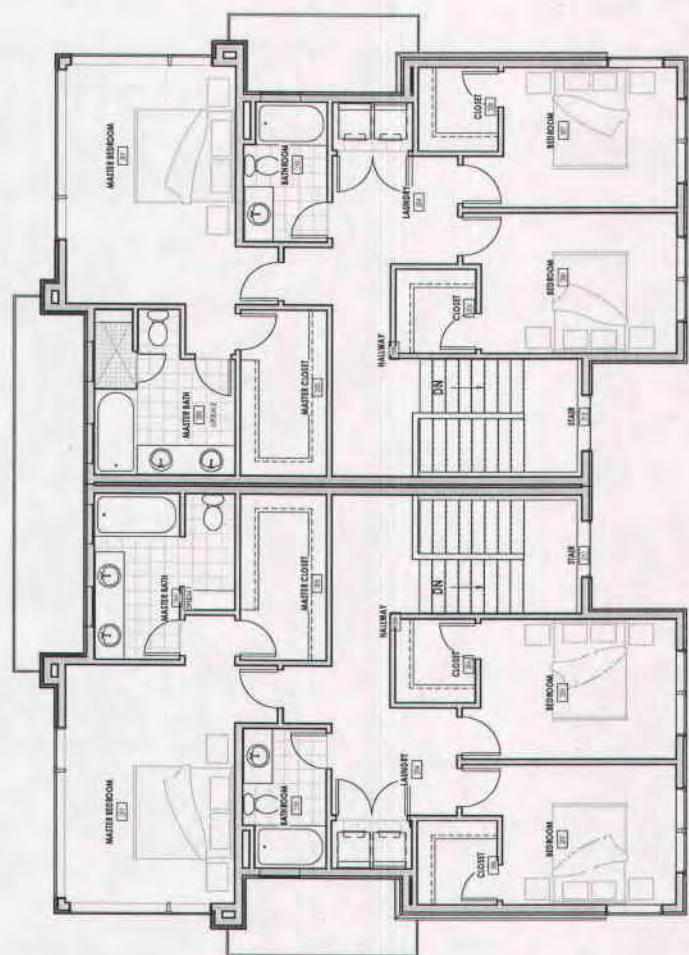
2

BUILDING SECTION 2A



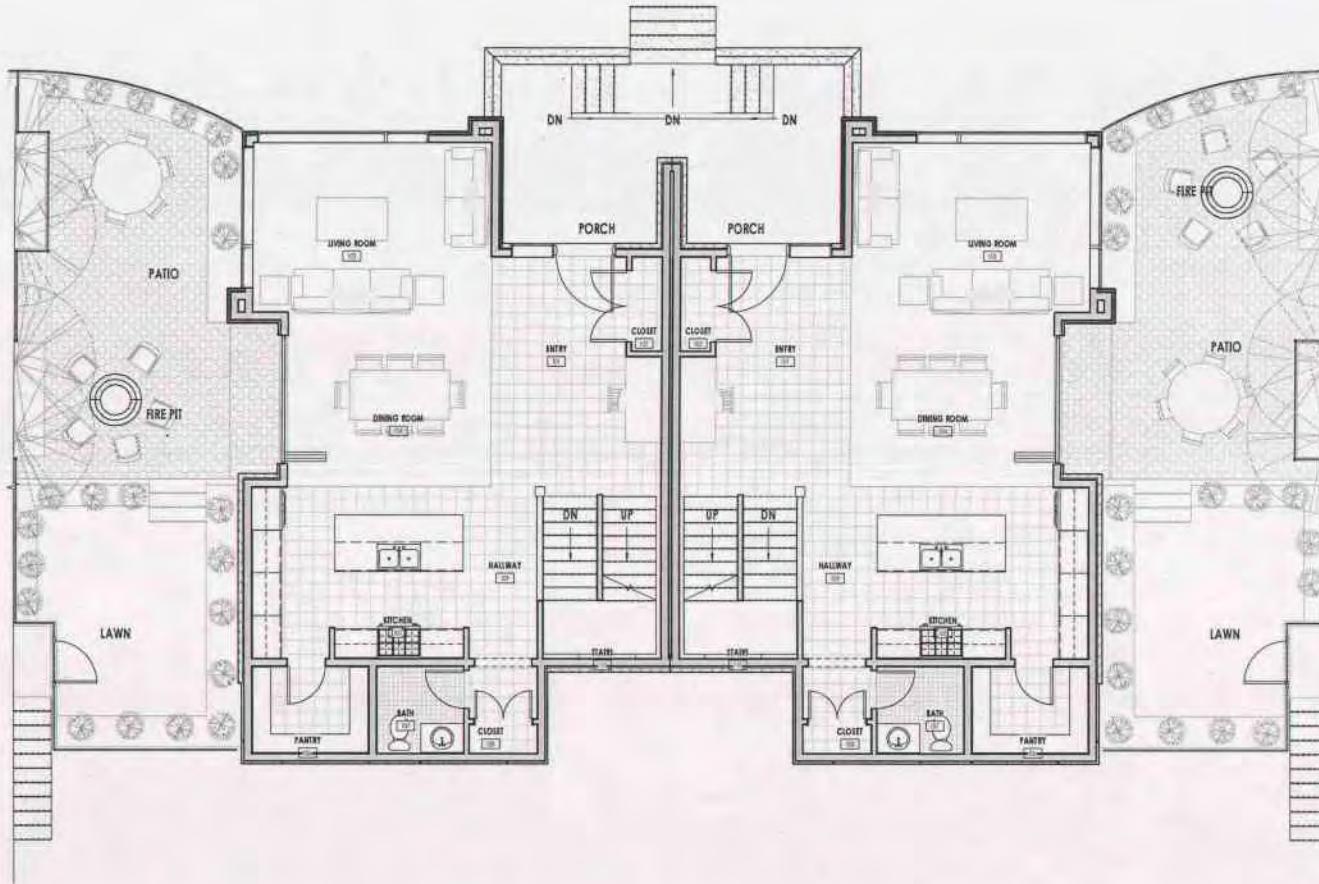
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NORTH
LEVEL 2 DUPLEX PLAN - TYPE I
1/4 INCH = 1'-0"



MARMALADE TOWNHOMES

SALT LAKE CITY, UT



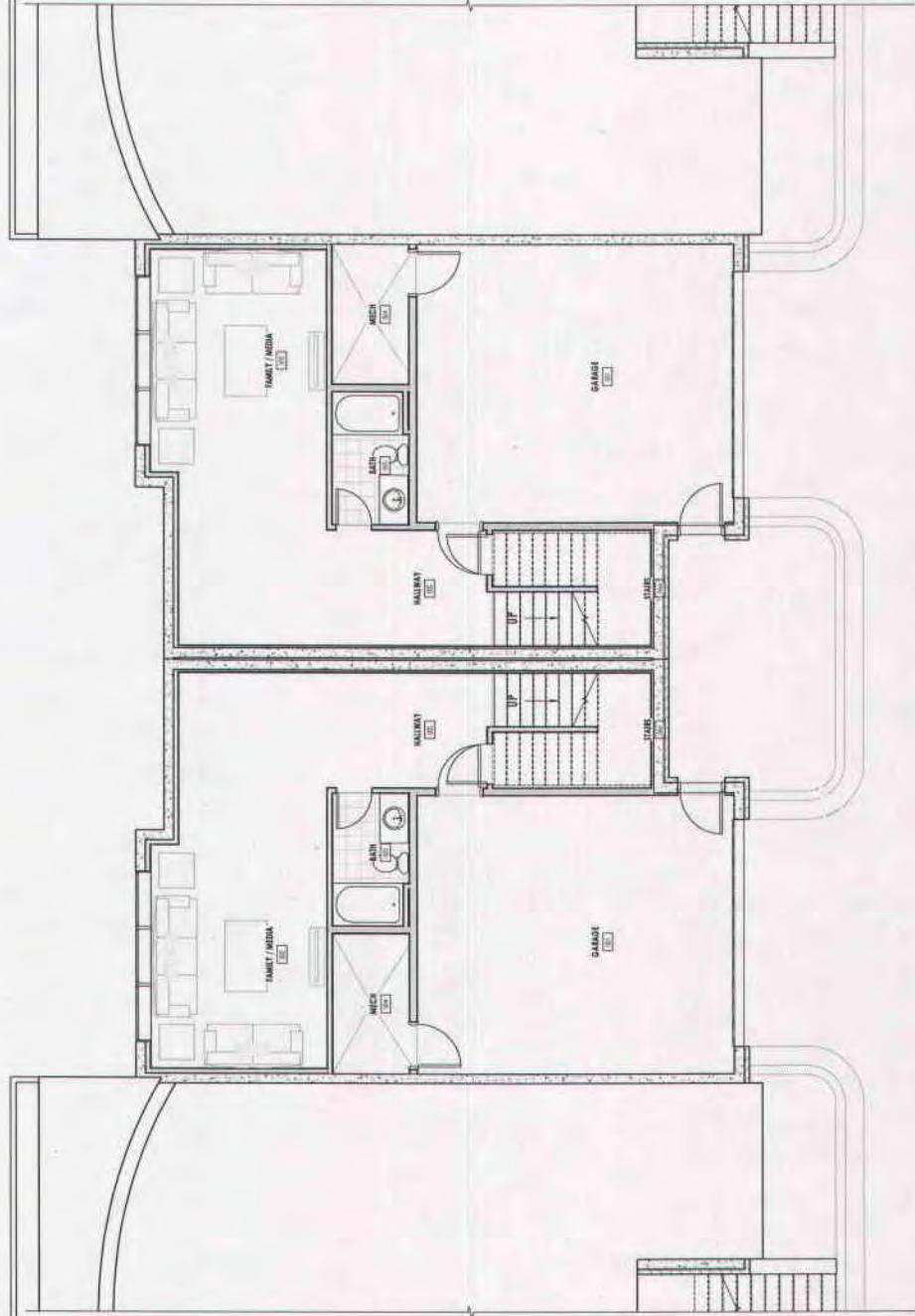
LEVEL 1 DUPLEX PLAN - TYPE 1

10' x 10'



MARMALADE TOWNHOMES

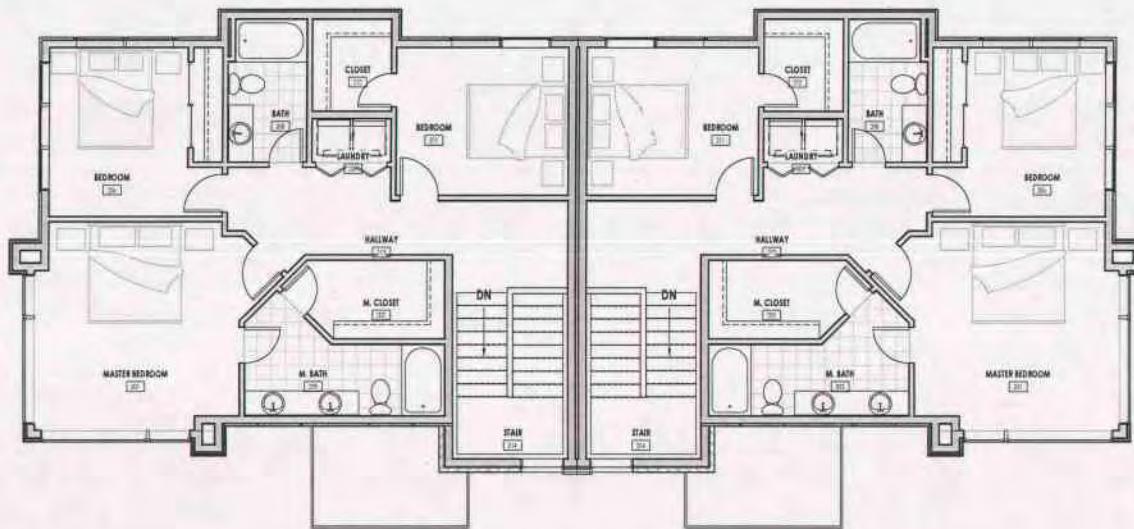
SALT LAKE CITY, UT



LEVEL DOUBLE PLAN - TYPE I
1,700 SF

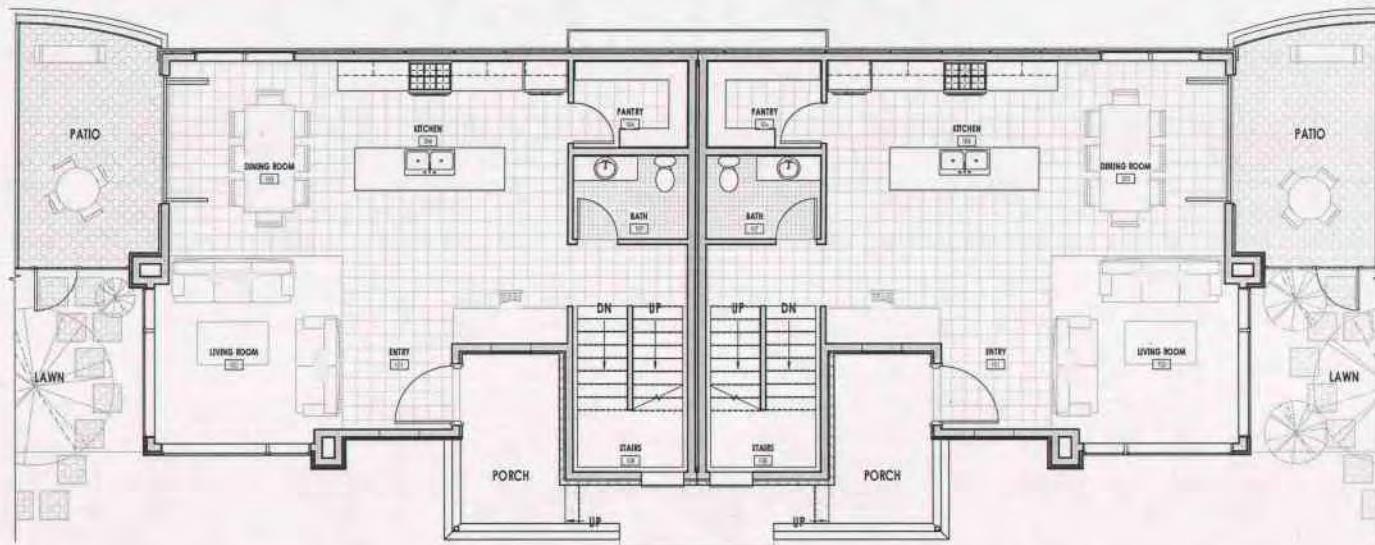
SALT LAKE CITY, UT

MARMALADE TOWNHOMES



LEVEL 2 DUPLEX PLAN - TYPE 2





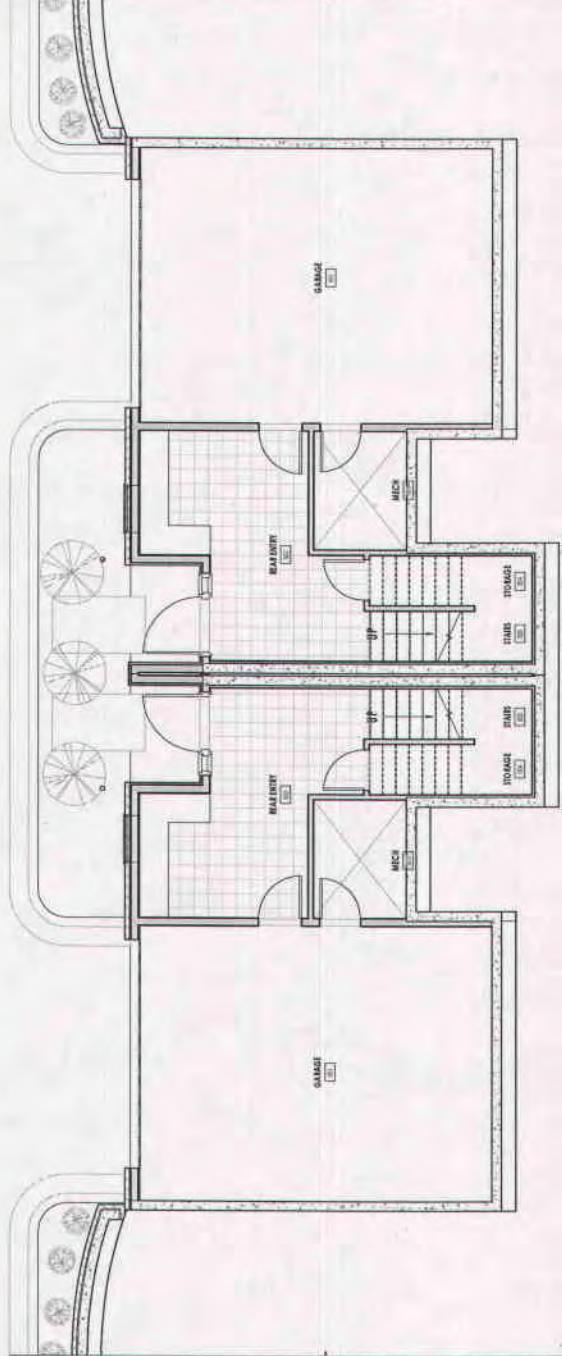
LEVEL 1 DUPLEX PLAN - TYPE 2

1/8" = 1'-0"



MARMALADE TOWNHOMES

SALT LAKE CITY, UT



NORTH
LEVEL D DUPLEX PLAN - TYPE 2
1'0" x 10'0"

SALT LAKE CITY, UT

MARMALADE TOWNHOMES



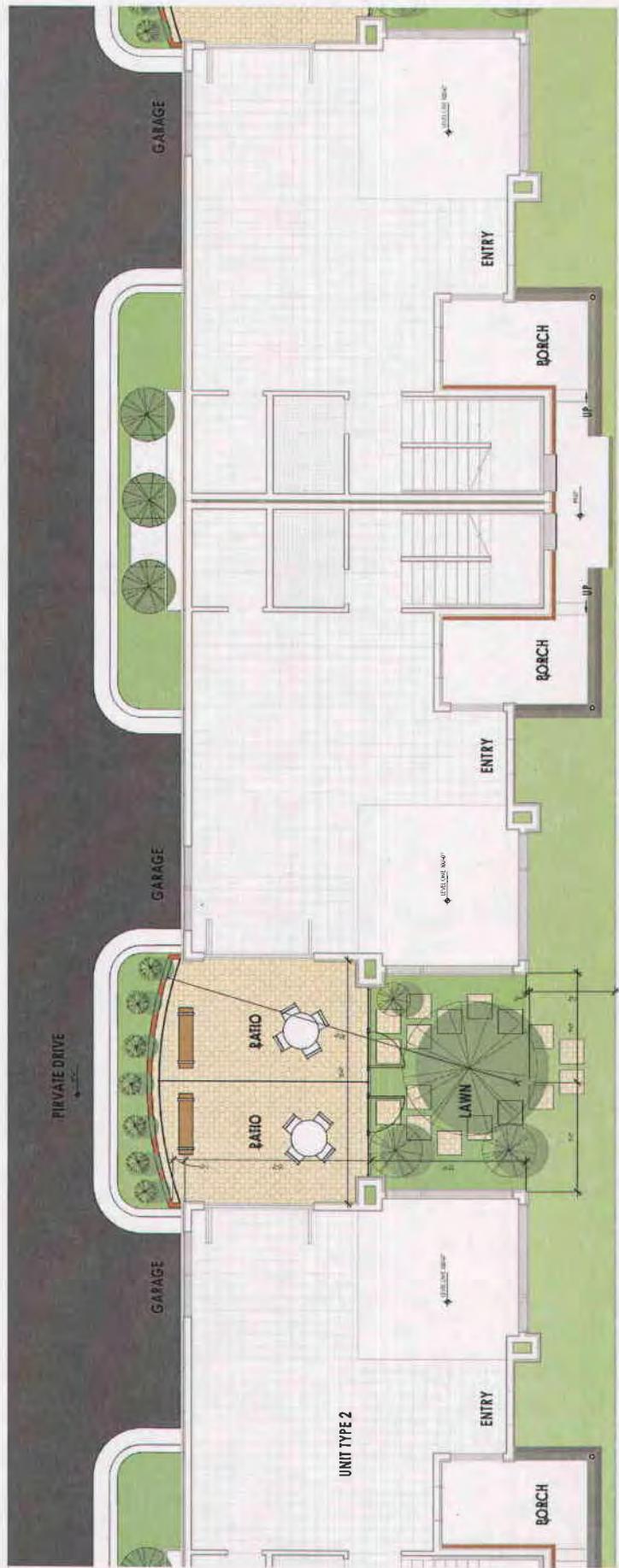
ENLARGED TYPE I COURTYARD PLAN

NORTH

1

MARMALADE TOWNHOMES

SALT LAKE CITY, UT



NORTH
ELEVATION
1:100 Scale
03 DEC 2014

ATTACHMENT D: APPLICANT INFORMATION

Project Description-RDA Parcel 4 Marmalade Block-535 N Arctic Court

My company, Everest Builders, was selected by the SLC RDA to build a townhome development on Parcel 4 of the Marmalade Block. This property is in the Capitol Hill Historic District, and more specifically, the West Capitol Hill Neighborhood.

The proposed new construction will consist of 12 townhomes (single family attached from zoning perspective). There will be 2 unit types. Type 1 units will be 3149 sq ft with 3-4 bedrooms and 3 ½ bathrooms with a 2 car garage. Type 2 units will be 2583 sq ft with 3 bedrooms and 2 ½ bathrooms with a 2 car garage. All units are built with only one shared wall per unit. This provides for a functional outdoor space in the side yard for each townhome. It also provides for visual sight lines through the project which I feel provides a great transition from the single family residences to the east to the Marmalade Library plaza to the west. I have been through required design reviews with the RDA (RDA Board and staff, separately) and overall the comments were positive, and they have approved the design of the structures and site as currently presented.

The thought behind design is to provide the best and most creative use of the site and to orient the structures to, and hide the garages from, both the Library Plaza and Arctic Court, as is requested in the Marmalade Block Design Guidelines. The townhome buildings are nudged out toward the edges of the property to provide garage access through a private drive through the interior of the project.

I am seeking some relief from the front yard setback requirement.

Type 1 Units

If 500 N is considered the front yard, then no relief is needed. 16'9" is provided and only 15' is required. If the plaza to the west is considered the front yard, then relief is requested as a 10'10" setback is provided at the west property line. All other setbacks meet the zoning requirements

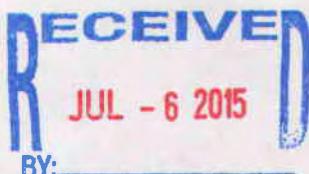
Type 2 Units

Relief from the front yard setback is requested. 10'10" is provided along 500 N, 15' is the requirement. Along Arctic Court (to the east) 5'3" is provided. All other setbacks meet the zoning requirements.

All other planning and zoning requirements are met with the design of the structures and site as currently presented.

I hope you agree that this is a positive trade off and I have made all efforts to accomplish this in a way that is respectful to the neighboring properties and the neighborhood as a whole.

Thank you.



ATTACHMENT E: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently undeveloped and vacant.

Zoning Ordinance Standards for RMU (Residential Mixed-Use District)

Standard	Finding	Rationale
Minimum Lot Area And Lot Width: 3,000 square feet per dwelling unit and 22' for interior lots, 32 for corners.	Complies	The subject parcel is approximately 37,461 square feet with 12 dwelling units proposed. The minimum lot size of 3,000 feet will be met at the time the project is platted.
Minimum Front Yard Requirements: 15 feet.	Requires HLC approval of the site plan	The applicant is requesting that the front yard setback for the Type 1 units be essentially eliminated, however the patio that is proposed in the front yard along 500 North provides almost 17' between the property line and the front façade of the building. The Type 2 units are setback approximately 11 feet from 500 North. This area will be landscaped.
Interior Side Yard: No yard is required, however if one is provided is shall not be less than 4 feet.	Complies	The interior side yards exceed 4 feet in all instances, along Arctic Court and the library plaza.
Rear Yard: 25% of the lot depth or 25' whichever is less.	Requires HLC approval of the site plan	The rear yard for both the Type 1 and Type II is significantly reduced by 9' and 16' respectively, however these buildings abut a high density multifamily development to the north, separated by an access drive.
Maximum Building Height: 75 feet.	Complies	Various building heights are proposed. None to exceed 75 feet. The highest elevation is on the west side of the Type 2 units at approximately 36', the east elevation of these units which faces Arctic Court is approximately 25'.
Minimum Open Space: Not less than 20% of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas or courtyards, subject to site plan approval.	Complies	Overall the total project meets the 20% open space requirement per the proposed site plan.
Landscape Buffer: Required in the RMU when abutting a single or two-family residential zone.	Requires PC approval for reduction.	Arctic Court is a private street and the property across Arctic is zoned SR-1A. A ten foot landscaping buffer is required. The applicant will be requesting that the PC reduce the required landscape buffer.

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020H): In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director, when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

Standard	Finding	Rationale
Standard 1: Scale and Form: <ul style="list-style-type: none">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; and,c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; andd) Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.	Complies	The proposed structures have similar mass and scale, as well as form, to existing structures on the block face and in the vicinity. The appropriate scale and mass is reinforced by the choice of high quality building materials, the proposed solid to void ratio, as well as the manner in which large building masses are “broken up” to achieve a development with a human scale . The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape. The proposed heights and widths will be visually compatible. The flat roof shapes of the structures will be visually compatible with the surrounding structures and streetscape.

<p>Standard 2: Composition of Principal Facades:</p> <ul style="list-style-type: none"> a) 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; b) 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; c) 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 d) 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. 	<p>Complies</p>	<p>The relationship of solids to voids on the proposed facades of the structures will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible. The proposed windows on the front facade, with a vertical orientation are typical of the windows found on other structures in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. The porch features on the units are particularly relevant in terms of historic structures and add a modern interpretation of a character defining feature to the homes. Attached garages are proposed to be located internally to minimize the visual impact. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures. Structures on the block face have exterior materials that include brick, stucco and wood lap siding. The applicant is proposing brick, smooth lap siding, stucco and metal; all high quality building materials typically observed in the Capitol Hill Historic District.</p>
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<p>Standard 3: Relationship to Street:</p> <ul style="list-style-type: none"> 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. 	Complies	<p>The proposed structures will be sited on the subject property in a manner similar to other townhome developments in the area. All the homes on the block face will be built very close to the front property lines. The proposed structures would also be built to maintain uniformity in setbacks. The visual breaks between the buildings allows transparency from the library through the block toward Arctic Court. The orientation of the structures are toward the street and respects the historic development pattern of the District.</p>
<p>Standard 4: Subdivision of Lots:</p> <p>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).</p>	Complies	<p>This standard is applicable and the applicant will need to submit subdivision plans as necessary, based on site plan approval from the HLC.</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Mass and Scale</p> <p>12.4 The front and the entrance of a primary structure should orient to the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. • An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill. <p>12.5 A new building should be designed to reinforce a sense of human scale.</p> <ul style="list-style-type: none"> • A new building may convey a sense of human scale by employing techniques such as these: <ul style="list-style-type: none"> • Using building materials that are of traditional dimensions. • Providing a porch, in form and in depth, that is similar to that seen traditionally. • Using a building mass that is similar in size to those seen traditionally. • Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Using window openings that are similar in size to those seen traditionally. <p>12.6 A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> • Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible. • The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale. <p>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> • This can help to maintain the sense of human scale characteristics of the area. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. <p>12.8 A front façade should be similar in scale to those seen traditionally in the block.</p> <ul style="list-style-type: none"> • The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood. • The primary plane of the front façade should not appear taller than those of typical historic structures in the block. • A single wall plane should now exceed the typical maximum façade width in the district. 	<p>Standard 1: Scale and Form Standard 3: Relationship to the Street</p>

<p>Height 12.9 Building heights should appear similar to those found historically in the district.</p> <p>12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.</p>	Standard 1: Scale and Form
<p>Width 12.11 A new building should appear similar in width to that established by nearby historic buildings.</p> <ul style="list-style-type: none"> • If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context. • Stepping back sections of wall plane helps to create an impression of similar width in such a case. 	Standard 1: Scale and Form
<p>Solid to Void Ratio 12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. 	Standard 1: Scale and Form Standard 2: Composition of Principal Facades
<p>Building Form Guidelines 12.13 Building forms should be similar to those seen traditionally on the block.</p> <ul style="list-style-type: none"> • Simple rectangular solids are typically appropriate. • These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles. <p>12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.</p> <ul style="list-style-type: none"> • Visually, the roof is the single most important element in the overall form of the building • Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas. • Roof pitch and form should be designed to relate to the context. • Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles. • In commercial areas, a wider variety of roof forms might be appropriate for residential uses. 	Standard 1: Scale and Form
<p>Proportion and Emphasis of Building Façade Elements 12.15 Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood.</p> <ul style="list-style-type: none"> • The “overall proportion” is the ratio of the width to height of the building, especially the front façade. • The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis. • See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about façade proportions. 	Standard 1: Scale and Form

<p>Rhythm & Spacing of Windows & Doors</p> <p>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> • This is an important design criterion, because these details directly influence the compatibility of a building within its context. • Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building. 	<p>Standard 2: Composition of Principal Facades</p>
<p>Materials</p> <p>12.17 Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. <p>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> • Alternative materials should appear similar in scale, proportion, texture and finish to those used historically 	<p>Standard 2: Composition of Principal Facades</p>
<p>Windows</p> <p>12.20 Windows with vertical emphasis are encouraged.</p> <ul style="list-style-type: none"> • A general rule is that the height of the vertically proportioned window should be twice the dimension of the width in most residential contexts. • Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows. • See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch. 4, PART I). <p>12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> • Double-hung windows with traditional reveal depth and trim will be characteristic of most districts. • See also the rehabilitation section on windows (PART II, Ch. 3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch. 4). 	<p>Standard 2: Composition of Principal Facades</p>
<p>Architectural Character</p> <p>12.23 Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> • These include eaves, windows, doors, and porches, and their associated decorative composition and detail. <p>12.26 The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> • Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting. • Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new. 	<p>Standard 2: Composition of Principal Facades</p>

<p>Applicable Design Standards for the Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.</p> <p>Building Form</p> <p>14.4 The tradition setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.</p> <ul style="list-style-type: none"> • In Arsenal Hill, street patterns and lot lines call for more uniform setback and sitting of primary structures. • Historically, the Marmalade District developed irregular setbacks and lot shapes. • Many homes were built toward compass points, with the street running at diagonals. • This positioning, mixed with variations in slope, cause rows of staggered houses, each with limited views of the streetscape. • Staggered setbacks are appropriate in this part of the district because of the historical development. • Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further. • <p>14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.</p> <ul style="list-style-type: none"> • The traditional building pattern should be followed in order to continue the historic character of the street. • Consider the visual impact of new construction and additions on neighboring houses and yards. • Consider varying the setback and height of the structure along the side yard to reduce scale and impact. <p>14.6 The front of a primary structure should be oriented to the street.</p> <ul style="list-style-type: none"> • The entry should be defined with a porch or portico. <p>14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.</p> <ul style="list-style-type: none"> • In the Marmalade area, homes tend to be more modest, with heights ranging from one to two stories. • Throughout Arsenal Hill larger, grander homes reached two-and-a-half to three stories. • Front facades should appear similar in height to those seen historically on the block. <p>14.9 A new building should be designed with a primary form that is similar to those seen historically.</p> <ul style="list-style-type: none"> • In most cases, the primary form for the house was a single rectangular volume. • In some styles, smaller, subordinate masses were then attached to this primary form. • New buildings should continue this tradition. <p>14.10 Building materials that are similar to those used historically should be used.</p> <ul style="list-style-type: none"> • Appropriate primary building materials include stone, brick, stucco and painted wood. 	<p>Standard 1: Scale and Form Standard 2: Composition of Principal Facades Standard 3: Relationship to the Street</p>
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ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notice of the public hearing for the proposal include:

- Notice mailed on August 20, 2015.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on August 20, 2015

Comments:

The applicant met with the Development Review Team on August 12, 2015. The comments from this meeting are attached.



Work Flow History Report

528 N ARCTIC Ct

DRT2015-00254

Project: Marmalade Townhomes

Project Description: 3:30PM, Construct 12 single family attached units, rebuild Arctic Court St.

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Date	Task/Inspection	Status/Result	Action By	Comments
8/12/2015	0 Application Acceptance	Accepted	Robinson, DeeDee	
8/12/2015	0 Engineering Review	Comments	Drummond, Randy	<p>Subdivision or PD plat required. At the time of application for Building Permit or Plat, an inventory of the condition of the existing street and/or access-way improvements (500 N) will occur. The condition of said improvements will be determined, and any sub-standard improvements (we recommend that all significantly settled curb, gutter, trip hazards on the public sidewalk be eliminated, drive approach, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248.</p> <p>Subdivision Improvement Construction Agreement/or Public Way Permit required. Said agreement will require a guarantee (bond), insurance certificate (s), and payment of fees. See SLC Engineering (535-6234) for details on insurance and guarantee provisions.</p> <p>Public Way Permit may be required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Approved site plan or subdivision pans required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact SLC Engineering @ 801-535-7995 for Permit information)</p>
8/12/2015	0 Fire Review	Comments	Itchon, Edward	<p>Fire hydrants shall be located within 600 ft of all exterior walls of the first floor. Fire department access shall be within 150 ft of all exterior walls of the first floor. if the building height id 30 ft. and above the fire department access width shall be 26 ft clear. Any utility lines over the fire department access road and between the building and fire department access road shall be removed. Turning radius outside is 45 ft. and inside 20 ft. Dead end fire department access road that is 150 ft. shall have a turn around.</p>

8/12/2015	0	Public Utilities Review	Comments	McIntire, Blayne	<p>Twelve proposed townhomes on 12 separate lots. The lot is near a fault - submit a geotechnical report to be reviewed with the plans. A SWPPP and drainage study are not required if the lot is less than 1 acre. Agreement with RDA to replace water,sewer, and street in Arctic Ct reconnecting services and stubbing to vacant. Contact the PU contracts office at 801-483-6727 for details on private vs. public owned utilities in the area before replacing anything in Arctic Ct. A master water meter is proposed. Place meter in public right of way, meter separately after the meter. Tap into 12" main on 500 North. Half of the units will require a new common lateral, tie into 8" main on 500 North with a wye. Coordinate with PU street light program manager Dave Pearson 801-483-6738 to discuss street lights in the area. All utility services that are not reused must be killed.</p>
8/12/2015	0	Transportation Review	Comments	Barry, Michael	<p>Proposed development with single family attached dwellings with private drive. Single family residences require parking for 2 vehicles per residence. Parking design must provide minimum dimensions for car maneuvering per 21A.44.020. Private drive is shown running through existing cut-back parking; coordination will be required with SLC Transportation for design modification of cut-back parking.</p>
8/12/2015	0	Zoning Review	Comments	Brown, Ken	<p>R-MU Zone / Historic District - 12 New single family attached units (PLNZAD2015-00592 - connected at patio). This property is located in close proximity to a suspected fault line and requires a Site Specific Seismic Report for building permit review. This single family attached unit development requires a planned development subdivision due to creation of 12 lots, some not fronting on a public street. The historic district elements are being processed under PLNHLC2015-00360. This proposal will need to be discussed with the building code personnel in Room #215. One Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process, however; a separate certified address is also to be obtained for each of the remaining dwellings. Through the planned development/subdivision process, the following issues will need to be addressed: Access to the development by way of a private right-of-way (Arctic Ct), 10' landscape buffer where the development abuts the SR-1A zoning district, each single family attached dwelling lot is required to be at least 3,000 SF, the minimum lot width - the minimum and maximum setbacks - open space - landscape yards and the entrance and visual access as regulated by 21A.170. Other things to consider are front façade controls per 21A.24.010 and landscaping requirements of 21A.48.</p>

ATTACHMENT I: ALTERNATE MOTION

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for new construction for the twelve (12) new townhomes located at approximately 535 N. Arctic Court. I also move that the site plan as proposed and dimensioned be denied (Attachment C). The Commission finds that the proposed project does not comply with the review standards as follows:

1. 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; and,
- 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 structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standard 2: Composition of Principal Facades:

- a) 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;
- b) 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;
- c) 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
- d) 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.

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.

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).

The Historic Landmark Commission shall make findings on the H Historic Preservation Overlay zone standards and specifically state which standard or standards are not being complied with.