



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com
Date: December 3, 2015
Re: PLNHLC2015-00930 New Construction
PLNHLC2015-00931 Special Exception

NEW CONSTRUCTION – APARTMENT BUILDING

PROPERTY ADDRESS: 454-466 SOUTH TEMPLE

PARCEL ID: 1606202008, 1606202009

HISTORIC DISTRICT: South Temple Local Historic District

ZONING DISTRICT: H Historic Preservation Overlay District. R-MU (Residential/Mixed Use District)

MASTER PLAN: Central Community Master Plan

DESIGN GUIDELINES: Multi-Family

REQUEST: New Apartment Building at approximately 454-466 E. South Temple. Chris Huntsman, CRSA, on behalf of Garbett Homes, is requesting approval from the City to construct a new apartment building on a corner site in the South Temple Historic District. The proposed development would include 5000 SF of commercial space, 176 apartment units and provision for parking 226 vehicles. The site is zoned R-MU (Residential / Mixed Use).

- A. **New Construction** – In order to build the proposed apartment building a New Construction application must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.
- B. **Special Exception Approval** – In order to construct the proposed development as proposed, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction to the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission table this application for further consideration to enable the applicant to review and revise the proposals to address the matters identified as key issues, reserving a final decision until these issues have been addressed.

MOTION: Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission table the application for further consideration to review and revise matters identified specifically (The Commission states key issues/further direction for consideration by the applicant).

BACKGROUND & CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT

The site is the south-west corner of the intersection of South Temple and 500 East, currently appears to contain no extant buildings, and has several mature or semi-mature trees. Previous buildings appear to have been an apartment building and a small strip mall on the corner. It appears that the site includes two distinct lots, thus requiring their consolidation as part of these proposals. This is a corner site, with two primary street facades, facing both South Temple and 500 East, and consequently of considerable importance in the context of the character and special interest of the South Temple Historic District.

Facing the site to the east, across 500 East, is a three story office building with café (508 S Temple) and flanking it to the south is a historic four story apartment building (Piccadilly Apartments, 24 South 500 East). To the west, on the south side of South Temple, the site is adjacent to parking space, and single and two story buildings primarily in retail uses (434 & 430 South Temple), and then a five story office building on the corner of 400 East (466 S Temple). On the north side of South Temple the site faces three single story buildings in office, restaurant and retail use (505, 481 & 445 South Temple), a three story office/bank building (455 South Temple) and a three and a half story historic apartment building (Rita Apartments, 435 South Temple).

The zoning district for this site is Residential /Mixed Use (RMU). While the height maximum of 75 feet does not relate to the scale of the historic context for this site, the zoning does acknowledge the character of the setting in terms of its range of mixed use. Adjacent, facing and nearby buildings provide a range of commercial uses which establish and maintain the vitality of this part of South Temple and the historic district. These include a café immediately adjacent to the east, Mrs. Backer’s Pastry Shop and other small scale retail adjacent to the west, and two restaurant/cafe uses and a bank building facing the site on the north side of South Temple. The range of uses is an established characteristic of this historic context and its street vitality.

All the above buildings in this context, with the exception of 508 S Temple to the immediate east on the south side of South Temple, occupy notably smaller sites, establishing a setting within the historic district of relatively small scale buildings. This combination of buildings, their height and scale, individual and comparative massing, design, materials and uses, combine to create the immediate setting for any development proposals on this site within the South Temple Historic District. This section of South Temple itself is the setting for several landmark and contributing buildings to the east and to the west.

LOCATION PLAN



PROJECT DESCRIPTION:

The proposal is for a 176 unit, 147,000 SF apartment building, with apartments on five floors, above three floors of parking deck with space for 226 vehicles. The apartment mix comprises 39 studio units, 113 1-bedroom and 24 2-bedroom units. The South Temple frontage is identified as 5000 SF of commercial space, either side of the apartment entrance. On the plans, this is defined as 1830 SF of commercial retail, 1025 SF of commercial space and 1300 SF of leasing office, providing a total of 4155 SF. Part of the SW corner of the site is defined as tenant clubroom, fitness and outdoor pool area. The first floor of the building, with the exception of the frontage to South Temple, is proposed as parking deck, above two further parking levels. A common centrally placed private open court is proposed as a residential amenity at second floor level, with an additional roof terrace space at fourth level immediately adjacent to the Piccadilly Apartments on 500 East.

There is no setback proposed for South Temple or 500 East, in contrast to the majority of the buildings along these street frontages. To accord with the majority of required side and rear yard setbacks, the 500 East frontage is identified as the front yard of the building, with South Temple frontage as the side yard.

The proposed building would be six stories and 74' 11" in height above grade at South Temple. The proposal maintains this height across the complete floor plan of the building, with the exception of a two story reduction in height at the SE corner adjacent to the neighboring Piccadilly Apartments. With the reduction in grade across the site to the south the proposal would be seven plus stories, identified in the plans as 81' 8", in height.

The proposal has an asymmetrically placed 'central' apartment entrance facing South Temple, with secondary entrances to commercial space towards the corners. The façade facing 500 East has two vehicular parking access ramps serving the main level and then the lower two levels proceeding south along this façade. The majority of this frontage at street level screens parking use. The ground level of this proposal appears to be articulated in the perspective renderings, although this is not completely reflected in the plan for this level. Above this, the street facades step back slightly, with more pronounced articulation. The South Temple façade would be defined by slightly projecting corner wings and entrance bay, while 500 East is framed to the south by a projecting stairway. Facades between would be alternating planes of articulated bays, accentuated by changing materials and/or tones. Bays vary in height and are capped by a projecting cornice which appears to be scaled to the importance of the bays. Again the perspective views submitted with this application appear to identify a greater degree of articulation of façade planes than are confirmed in the plans.

The primary materials are proposed as red brick for the first two floors, rising to four floors for the corners and three for the entrance bay. Elsewhere the street façade materials proposed would be varied tones and textures of hard coat stucco. Color and texture changes are proposed for the top floor to reduce the apparent vertical scale of the street facades. Projecting balconies and access doors vary the fenestration pattern at intervals on both street facades. Fenestration otherwise is 'hole in the wall' configuration, with applied window trim and brick soldier course details defining generally square window openings. Window reveals at street level are identified in perspective views and sections, although they are not defined on the application plans. Window reveals above the first floor are less evident. Operable window framing is proposed in vinyl for all facades of the building.

ORDINANCE DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION

New Construction Design Standards are defined by chapter 21A.34.020.H, addressing three key aspects of contextual design – Scale & Form, Composition of Principal Facades & Relationship to the Street, and the Subdivision of Lots. The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 on New Construction, provide more detailed advice and guidance on design considerations to accord with the design standards. The proposed development is reviewed in detail in the context of the design guidelines and standards in Attachments G & H of this report, respectively.

SPECIAL EXCEPTION APPROVALS

To construct the proposed building the applicant is seeking Special Exception approval for encroachment of approximately 20ft into required rear setbacks towards the SW corner of the site. Two stairways and an ADA ramp are in excess of 4 ft in height within the rear setback. With the reduction in established grade proceeding south across the site, the proposed building would be in excess of the 75' R-MU base zone height ceiling, with height extending to 81' 8" along the south facades, thus approximately 6' 8" in excess of the R-MU maximum

height. Vehicle access ramps will occasion a grade change in excess of 4 ft. The applicant seeks approval in these respects.

KEY ISSUES:

From an analysis of the proposed development in this report, public comments and department review comments, the following key issues are identified. See in particular Attachments G & H of this report.

Issue 1: PROPOSED HEIGHT & SCALE OF THE DEVELOPMENT IN THIS HISTORIC CONTEXT

This is a sloping site at a key intersection of South Temple and 500 East within the South Temple Historic District. The existing building scale of this context on South Temple and 500 East ranges from one to five stories in height, and in most cases on smaller lots with narrower facades than this proposal. The base zoning of R-MU recognizes the mixed use character of this setting, but it identifies a height maximum of 75 ft which does not equate with a compatible development scale for the historic character and scale of this context. The proposed development adopts this height ceiling and continues this across the site, creating a proposed height above grade along the south facades which is identified as approximately 82 ft. Allowing for incremental future development in this setting, a compatible building scale and a sensitivity to the reduction in established grade across the site would prompt a lower building with incremental height reduction and more varied massing to reduce the scale and respond to the topography and setting

Issue 2: USE OF GROUND LEVEL AS PARKING SPACE WITH PARKING ACCESS POINTS OFF 500 EAST

The ground level of the proposed development, with the exception of the South Temple frontage, is designed for parking and parking access. This is a corner site in the historic district, with frontages to both South Temple and 500 East. The primary contribution of the 500 East frontage to the street scene would be parking deck and two vehicular access ramps. The proposed residential building has no entrance off 500 East. This cannot readily be identified as compatible with existing and future street vitality and character, despite the design consideration given to minimizing window openings to the ground level parking. The mixed use character of this setting, and the existence of potential alternative parking access off South Temple, suggest further and alternative consideration of the use of this floor, its vehicle access points and building entrances.

Issue 3: SETTING OF THE PICCADILLY APARTMENTS ON 500 EAST

The adjacent Piccadilly Apartments on 500 East are four stories in height. This height and scale are echoed by the other historic apartment building, the Rita Apartments, facing the site on the north side of South Temple. The proposed building would be situated at the property line immediately adjacent to the narrow side access drive for the historic apartment building. As currently proposed, the new development would place a parking access ramp adjacent to the site boundary. The height of the proposed development would be two floors lower in the proximity of the Piccadilly Apartments, although the proposal would be five stories above established grade at this point and markedly higher than the adjacent building. The lower roof deck adjacent to the Piccadilly is also proposed as an outdoor residential terrace amenity, although with its proximity, relative height and use, it may be less of an amenity for the residents of the existing adjacent building. This combination would adversely affect the setting of the Piccadilly Apartments, and prompt consideration of height reduction, frontage setbacks, greater modulation and more varied massing of the proposal.

Issue 4: THE MIXED USE CHARACTER OF THIS HISTORIC SETTING

This corner site is located within a context retaining a variety of uses, from residential to office, banking, café/restaurant and retail. The site in fact previously had a variety of uses. The 'status quo' is recognized in the base zoning classification of R-MU (Residential/Mixed Use). The historic character of this part of the South Temple Historic District relies in part upon this vitality and this variety of uses. In this proposal, an area of 5,000 SF (supporting statement) or 4133 SF (plans) either side of the apartment entrance facing South Temple is identified as retail commercial, commercial and leasing office space. Subject to how this is defined, it could contribute to this vitality. The use of the ground level of the building as parking space, and the devotion of most of

the ground level 500 East frontage to this use and to vehicular ramp access points, would however detract from the potential of this frontage to contribute to the vitality and character of the historic district.

Issue 5: THE PALETTE OF MATERIALS PROPOSED FOR STREET FACADES

The proposal is designed with two primary materials, red brick and a hard-coat stucco system. This would be varied on the 500 East façade with sections of (currently undefined) masonry in the vicinity of the parking access ramps. Secondary materials include full height glass framed in anodized aluminum to South Temple ground level, metalwork to canopies and balconies, and vinyl window framing used universally for the fenestration of the apartment levels. Of the two street facades, the ratio would be approximately 30% brick to 70% stucco, with brickwork used more extensively on the South Temple façade. The South Temple historic district is characterized by a range of materials, and this setting echoes this characterization. Brickwork is the predominant facing material and is employed in six of the nearby buildings, including the three closest to this site. Concrete and stucco are also found, although they articulate buildings which tend to be smaller in scale. Vinyl window framing is not a current feature of the context and would introduce limitations in detailing window frame profiles and in terms of durability. South Temple is Salt Lake City's grandest boulevard and first historic district. The choice of materials and their detailing should recognize this importance, and accompanying sense of permanence, to the character of the historic district and of South Temple in particular. Brickwork also has the potential of more varied and creative detailing, and an inherent sense of human scale. The setting would suggest a greater use of brickwork and a higher quality of window framing.

Issue 6: BUILDING MASSING & CONFIGURATION OF OPEN SPACE

The development proposals include 'open space' amenities for residents including pool, second level and fourth level courtyard or terrace open space. There is scope, and the associated potential to reduce the scale of the proposal, in configuration of some of this open space component in the form of front setbacks, thus introducing more varied massing on one or both street facades. Traditionally, larger scale apartment buildings were configured with greater modulation in their plan form, providing one or more landscaped street-facing courts and more varied access to the building and to natural light. Greater modulation of the proposals would effectively reduce the scale of the building.

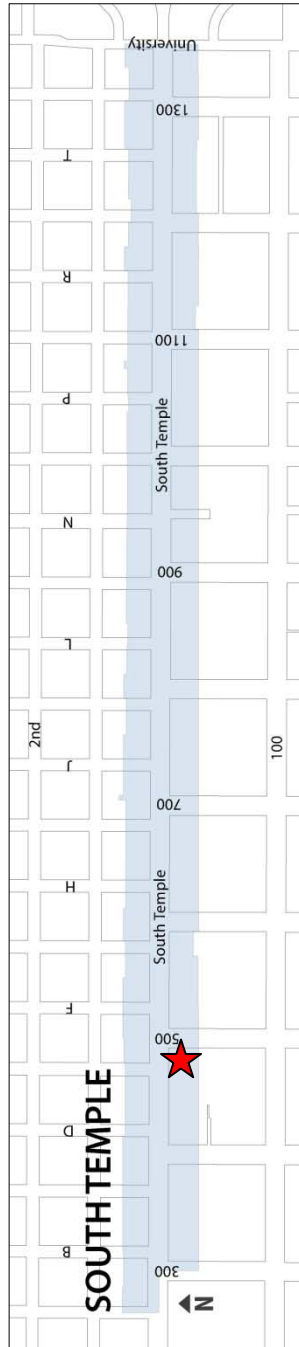
ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic District Map
- C.** Photographs
- D.** Application Statements
- E.** Application Photographs & Plans
- F.** R-MU Zoning Ordinance Standards
- G.** Design Guidelines for New Construction
- H.** Standards for New Construction in a Historic District
- I.** Public Process and Comments
- J.** Motions

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate project location*

ATTACHMENT C: PHOTOGRAPHS OF THE CONTEXT



76 SOUTH 500 EAST



42 SOUTH 500 EAST



34 SOUTH 500 EAST



PICCADILLY APARTMENTS, 24 SOUTH 500 EAST



508 SOUTH TEMPLE





505 SOUTH TEMPLE



481 & 455 SOUTH TEMPLE



435 (RITA APARTMENTS) & 445 SOUTH TEMPLE



420, 430 & 434 SOUTH TEMPLE



APPLICATION SITE, 466 SOUTH TEMPLE



APPLICATION SITE, 466 SOUTH TEMPLE



APPLICATION SITE, 454 SOUTH TEMPLE



APPLICATION SITE, 454 SOUTH TEMPLE

ATTACHMENT D: APPLICATION STATEMENTS

500 East South Temple

Project Narrative

Over the years a house, gas station and a very early version of a strip mall occupied the corner. The property has been vacant since the strip mall that occupied the corner burned down. At times this corner has been fairly active with multiple commercial centers, restaurants, medical facility, bank and offices. Currently the corner is lacking that kind of activity. The property is zoned RMU. This building, with its mixed use functions as well as other projects planned for this intersection have the potential to revitalize the area.

500 East South Temple will consist of 5,000 SF of commercial space on the main level facing South Temple and 176 apartment units above the main level. The apartment units will consist of Studios, 1-bedroom, and 2-bedroom 2-bath units. The unit breakdown is; 39 Studios, 113 1-bedrooms, and 24 2-bedroom 2-bath units. The project will be 6 stories above grade and two below at the main entrance off of South Temple. The construction for the parking structure will be post-tensioned slab. The apartments above the parking podium will be protected wood construction.

The project will be a total of 147,000 SF.

There will be a total of three levels of parking, one at grade off South Temple and two below the South Temple grade. This project will provide a total of 226 parking stalls. Two entrances off of 500 East will access all parking in a manner similar to that provided across the street for the medical facility and the Dan Jones building. A clubroom, fitness area, outdoor pool, and other on-site amenities will be provided in the southwest corner of the property. An outdoor courtyard will be provided on the second level and on the fourth level.

Brick veneer and architectural glass will cover the first two levels off of South Temple. The façade will then be broken up as the building climbs vertically with outdoor balconies and change-of-planes. The exterior finish of the upper levels will be a true hard-coat stucco system, a durable low-maintenance material. Operable vinyl-framed windows will be accented with brick sill and soldier course or white stucco trim.

Issues

As noted the zoning is RMU. The zoning allows 75' of height and zero front yard and rear yard clearances for a corner lot with 30' clearance for the rear yard. The project utilizes its 500 East frontage as the front yard and the South Temple frontage as side yard. The reason for this is the surrounding properties. To the south is a four-story building that is approximately forty feet tall. It is unlikely to change in the foreseeable future. We wanted as little wall surface opposite that building as possible hence the side yard designation and the configuration of the building. A different problem is posed by the property to the west. It is undeveloped since the building that once stood on it burned down. This property and the parking lot of the bakery also zoned RMU have the potential of being developed. The front yard for these properties would be South Temple leaving our adjoining property line as side yard. Theoretically, a building could be built right up to the property line leaving no separation between buildings. This has already occurred to some extent between the IBM building on the corner of 400 East

and South Temple and the two story brick building directly to the east of it. To avoid that potential the 30' set back for the rear yard was planned along the west property line.

Set backs along 500 East and South Temple are being reviewed even though no setback is required. The setbacks are mixed along South Temple. The Bakery to the west is set back while the two-story brick building adjacent to it comes out to the property line. Along 500 East the four story apartment building to the south is back as are the buildings to the south until you get to the corner building which steps out to the property line. The building that is being proposed is about two feet off the property line for one story and then steps back five feet for the remainder of the five stories above. The façade also steps back at various intervals to break up the façade along South Temple and 500 East.

The height of the building is six stories or 75' across the north elevation. It steps down along the east elevation and averages 75'. A special condition is posed along the south elevation. The IBM south elevation is in excess of 75' as it is seven and one half stories. We are proposing a building that is approximately the height of the IBM building in the southwest corner of the lot that is also toward the center of the block. This additional height is justified by the adjacent building to the west. A parking lot separates this part of the complex from the four-story building to the east.

A Special Exception is being requested to allow the development on the southwest corner of the property. This portion of the property is undevelopable without allowing construction to occur within the rear setback of the 30' setback along the west property line. There is a very narrow opening between the two properties and without encroaching on the back of 30' setback that interior piece of property cannot be developed.

The Hardison: A mixed use development

The Street

The Multi-Family Residential Design Guidelines do not reflect historic development patterns or the existing buildings and streetscapes of the district. The examples selected to support those ideals are isolated and removed from the context of neighborhood at the time of their development and the context in which they currently exist. It doesn't take much imagination to realize that none of the buildings on South Temple larger than a 2-3 story house would be there if the Multi-Family Residential Design Guidelines had been adopted in 1900. Would we have a shaded tree lined street of historic mansions instead of the very diverse and complex neighborhood on South Temple? Yes, we would, but that would not reflect who we are, how diverse we are and how we have developed as a community. What we have on South Temple speaks to all of that diversity and energy as a community. The Guidelines speak to someone's virtual neighborhood and not the reality of the community.

What we currently enjoy as the District developed without guidelines and without a governing body such as Landmarks. It is a dynamic and diverse district and defies general stereotyping. The district is different from 2nd East to 5th East, from 5th East to 8th East and 8th East to 13th East. The north side of the street is also different from the south side of the street within those loosely defined divisions.

The area from 2nd East to 5th East is commercial in nature. There are a few historic homes along the north side of the street. However, most of the homes have been replaced by mid rise apartment buildings, office buildings and even retail establishments. The once tree lined residential neighborhood is essentially gone.

Fifth East to 8th East changes the nature of South Temple again. More homes are intact including some of the most historically important on the South Temple. Yet, even in this area the inroads made by other development patterns is evident. There are multiple high-rise and mid-rise buildings on both sides of the street that significantly exceed the height of the remaining residences. However, there are also more homes intact than we find between 2nd East and 5th East. Most of the homes are being used for businesses. Only the governor's mansion is a private home. But, even in this area there are pockets where there are no homes on either side of the street. The Masonic Temple and the three office buildings directly opposite the Temple and the multiple office buildings on both sides of the street between 7th East and 8th East are an example.

Diversity exists not only in the various functions of the buildings but also in the materials used to construct the buildings. There are several all concrete buildings. As well as all brick buildings, stone buildings, stucco covered buildings and even

buildings sporting a variety of materials including a green screen that is usually brown as a primary design element.

The buildings on South Temple demonstrate a variety of heights, widths, proportions and materials as well as use. In short, South Temple is not a homogenous tree lined residential neighborhood. It is much more diverse. The two unifying elements of the street are time and the landscaping. The trees along the street minimize the apparent diversity.

Diversity is and will continue to be South Temple.

Guidelines

The Multi-Family Residential Design Guidelines are clearly just that. They are guidelines. The recent residential development between 2nd and 3rd East on South Temple did not consider the Guidelines relevant as demonstrated by the height and materiality of the building. So how do the guidelines apply to this project?

The Site

The development on the corner of 5th East and South Temple sits in the middle of South Temple's diversity. Within a stones throw there exists a shoe store, a bank, a bakery, a dress shop, two restaurants, a medical building, three large office buildings, and mid to high rise market rate housing. The buildings that house the various uses range from one story to twelve stories. The proportions are as diverse as the heights.

It is worth noting there are other pieces of land in the immediate area that will someday be developed. They are the property to the south of the four-story apartment building on 5th East and the vacant adjacent property immediately west of the site. Those parcels will undoubtedly demand a density of use more consistent with the density of the predominant development patterns from 2nd East to 8th East than with the four-story apartment building to the south and the two buildings one vacant lot away to the west. All of the properties are zoned RMU. The property to the south of the apartment building is outside the District and will not be subject to landmarks review. It will undoubtedly be developed to its max. That will allow a 75' tall building and significant development.

There are three contributory buildings near the site. The rest of the buildings in the surrounding area are more contemporary in nature. Of the three contributory buildings, two have their facades intact while the other, a house, is so compromised with an addition to the front that it will probably never be restored to its original condition. Only the four-story apartment sits immediately adjacent to the site.

West Property Line and Adjacent Buildings:

A thirty-foot setback along west side will provide a visual break between this development and the adjacent vacant lot. The set back will be used for the occasional loading and unloading of furniture and other household items associated with the apartments. There will be a landscape buffer between the two properties. As noted previously, the project will encroach slightly into the setback at the southeast corner. This encroachment is necessary to access the property in the southwest corner of the development.

Comments have been made that this development should in some way acknowledge the two buildings just beyond the vacant property to the west. As alluded to previously these buildings will not be adjacent to this development. This project will be separated from those two buildings by another development. If homage is to be paid to the bakery and the dress shop it would be that development that would do it.

The two contributory buildings vary in their historicity. The bakery is housed in part by an addition to an older home. The addition has so compromised the home that it is doubtful that the house will ever be restored. The addition is of no historic value stylistically but because of its age may be considered contributory. This building sits back from the sidewalk.

The second two story building is intact and definitely worth preservation. It is the most significant of the two properties. It sits next to the sidewalk and sits proud of both buildings on either side of it. This building could easily survive attempts to develop the adjacent property. It is worth noting that this building was built in the side yard of the house that sits behind the bakery. It was built as an apartment over a commercial space. The building reflects the beginning of the decline of South Temple as a purely residential street. At the time of its construction it would have violated all of the Multi-Family Residential Guidelines and yet today we consider it contributory to the district. Time and landscaping have a way of unifying the diversity of the street and the development patterns. There are many examples like this within the South Temple Historic District.

Height:

The height of the surrounding buildings vary greatly. The corners of 4th East and South Temple are anchored with tall buildings on each side. One, the IBM building, reaches 7 ½ stories on the south side of the building. The corner of that building abuts this development. The corners of 5th East and 1st South are anchored with high-rise buildings. The apartment building in the Governors Square complex directly to the east is twelve stories in height. There are also surrounding buildings in the 3-5 story range and some buildings that are one to two stories. There are a variety of heights and widths of buildings that make this intersection and the surrounding area very diverse.

The four-story apartment building to the south that is next to the development and the 7½-story IBM Building parking structure are the only buildings immediately adjacent to the site.

The proposed development should acknowledge the existing four-story apartment building to the south by stepping down as it approaches the building and the 7½ story IBM building by stepping up in the southwest corner of the property. This will keep the height of the new development from over shadowing or being overshadowed by the existing buildings.

The U-shape of the proposed development softens the juxtaposition of the apartment building and the development along interior lot lines. The south-facing courtyard of the new building provides substantial relief for what could otherwise be an unbroken south façade.

As noted the interior of the block provides an opportunity for additional height without impacting other structures. The existing IBM Building as noted is 7 ½ stories at its south east corner where it fronts the development. It is separated from the development by a two-story parking garage. The project maintains a 40' setback along the west property line and a 10' set back along the south property line. Due to the slope of the property the building at this interior location will raise seven stories above grade. Two stories will be below the podium and five stories above the podium. This section of the project is separated from the four-story apartment building by a parking lot behind the apartments. It will also be separated from future development to the north by a mandatory thirty-foot year yard setback required of any project developed on the vacant parcel. This part of the project is on the interior of the block.

5th East vs. South Temple façade: The two facades will vary at the street level. The South Temple experience will be a walking/shopping/lounging experience that will be similar to that experienced on the opposite side of the street where Einstein Bagels exists and the former Wild Grape restaurant existed. The façade at street level will be open to the view of drivers and pedestrians alike in an effort to enliven the street through a visual connection with activity both inside and outside the building.

The 5th East experience will be different since the grade drops away from the building's first level rather quickly. The 5th East facade is also the entrance to the parking garage for the building. The 5th East façade will be less transparent but will still contain openings along the street level allowing light and air for ventilation into the garage. There will be two means of access to the parking garage. One point of access will be toward the north end of the façade closer to South Temple. The other point of access will be at the south end of the façade near the south property line. The access will be similar to that experienced by other buildings with similar needs for parking access. Two examples would be the buildings and parking structures

directly across the street and also the two buildings on the corner of South Temple and 4th East. There are numerous other examples within the district.

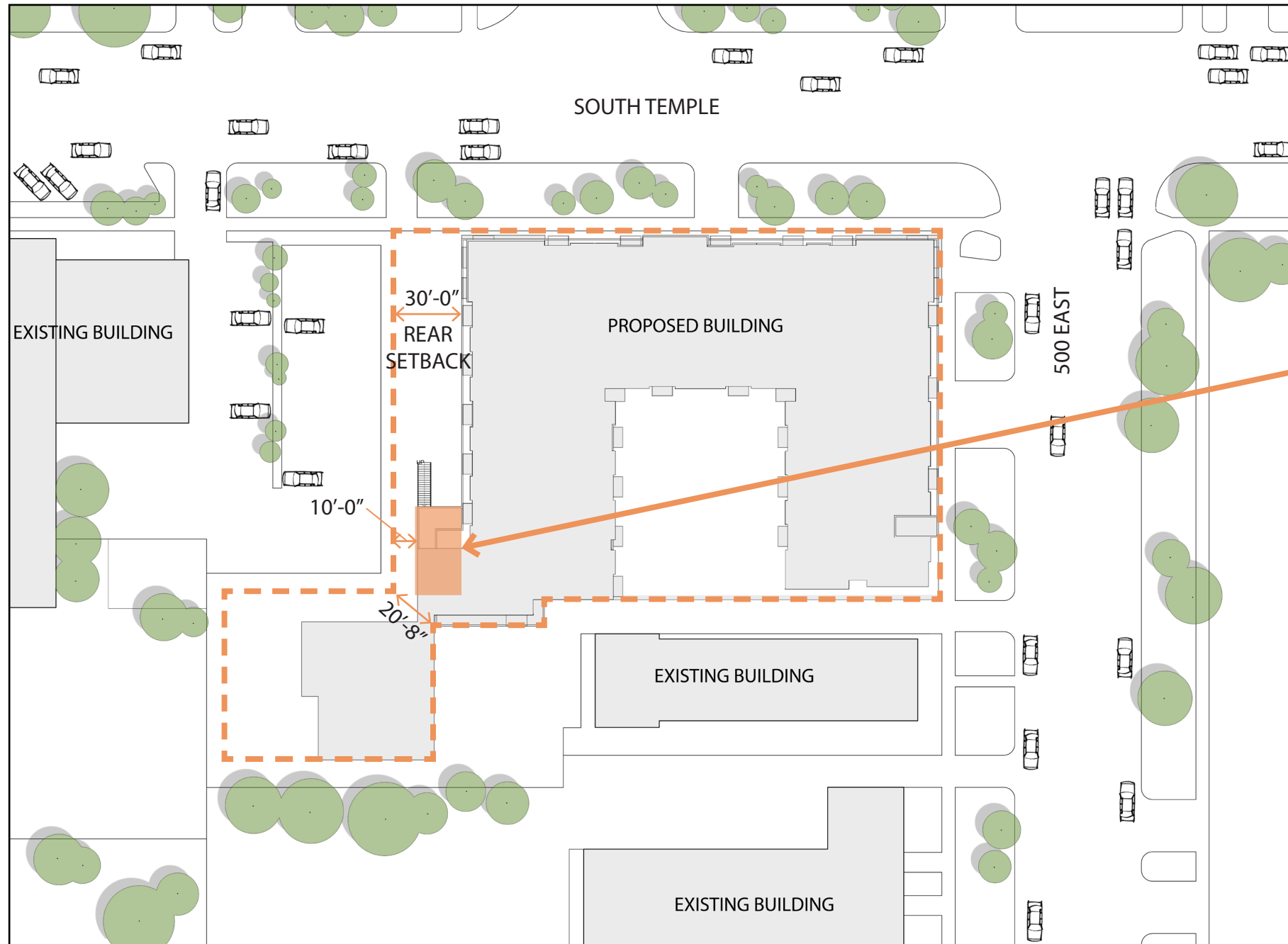
Both facades will rise up one story and then step back an average of five feet at the second level. The set back will continue through the upper five floors. The upper floors also step back again for balconies and visual interest. The facades terminate at a parapet surrounding a flat roof.

Materiality: The materials of the buildings on South Temple vary widely. Brick may be the predominant material but there is also a significant amount of exposed concrete, stucco and steel cladding. In the area surrounding this project all of those materials are represented. We have chosen a pallet of glass, a little concrete with brick and stucco as the primary materials. The stucco will vary in color and texture.

Landscaping: As previously noted the landscaping in the street parking areas plays a significant part in the unification of a diverse building inventory. The project will maintain and enhance the landscaping along 500 East and South Temple. The current tree line in the parking strip will be preserved to the extent possible and any loss will be replaced to create an uninterrupted wall of trees identical to that found along the street.

ATTACHMENT E: APPLICATION PHOTOGRAPHS & PLANS





SPECIAL EXCEPTION

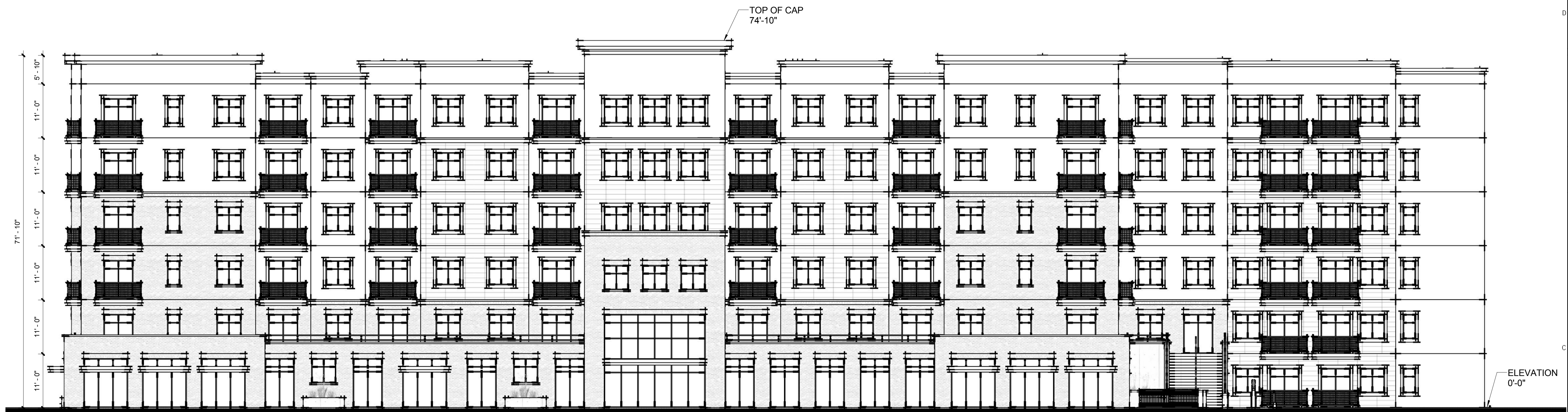
A SPECIAL EXCEPTION IS BEING REQUESTED TO ALLOW THE DEVELOPMENT ON THE SOUTHWEST CORNER OF THE PROPERTY. THIS PORTION OF THE PROPERTY IS UNDEVELOPABLE WITHOUT ALLOWING CONSTRUCTION TO OCCUR WITHIN THE REAR SETBACK OF THE 30' SETBACK ALONG THE WEST PROPERTY LINE. THERE IS A VERY NARROW OPENING BETWEEN THE TWO PROPERTIES AND WITHOUT ENCROACHING ON THE BACK OF 30' SETBACK THAT INTERIOR PIECE OF PROPERTY CANNOT BE DEVELOPED. THE ENCROACHMENT IS 20'-0" WIDE BY 42'-2" DEEP



SITE PLAN

CRSA

ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com



NORTH ELEVATION

SCALE 3/32" = 1'-0"



EAST ELEVATION

SCALE 3/32" = 1'-0"

Issue Date
Project Status
NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

THE HARDISON

5TH EAST SOUTH TEMPLE
SALT LAKE CITY, UT

GARBETT HOMES

CLIENT ADDRESS

1		Issue Date - Project Status
2		
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CONCEPT ELEVATIONS

AE203



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ELEVATION
0'-0"

ELEVATION
-11'-0"

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THE HARDISON

5TH EAST SOUTH TEMPLE
SALT LAKE CITY, UT

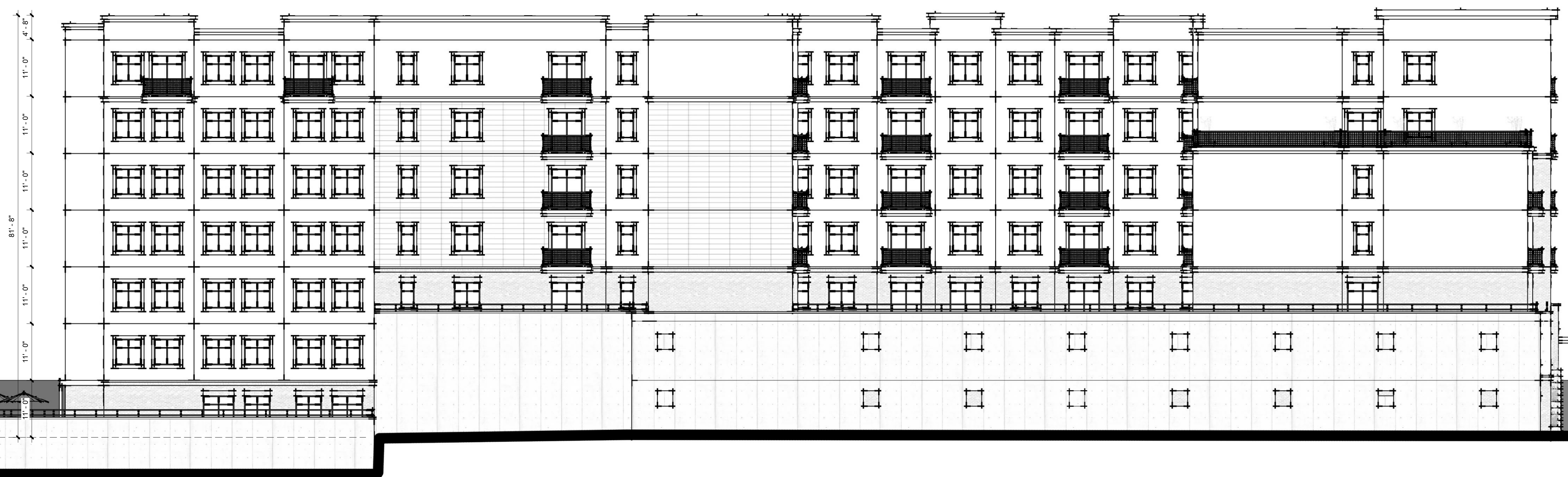
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CONCEPT ELEVATIONS

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SOUTH ELEVATION

SCALE 3/32" = 1'-0"

TOP OF CAP
74'-10"



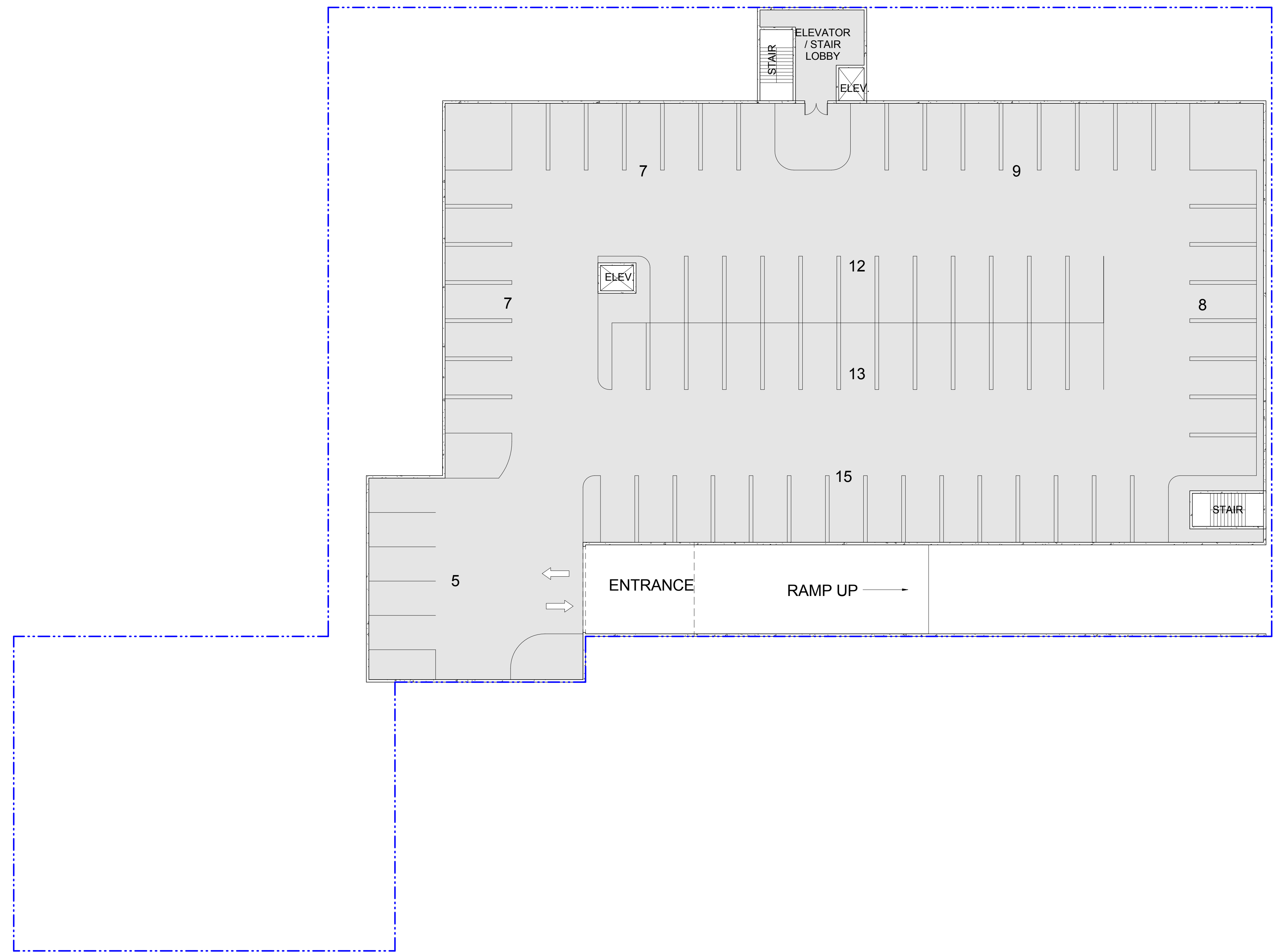
WEST ELEVATION

SCALE 3/32" = 1'-0"

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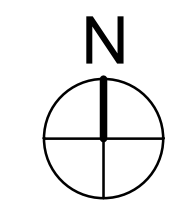
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LOWER LEVEL 2 FLOOR PLAN

AE097

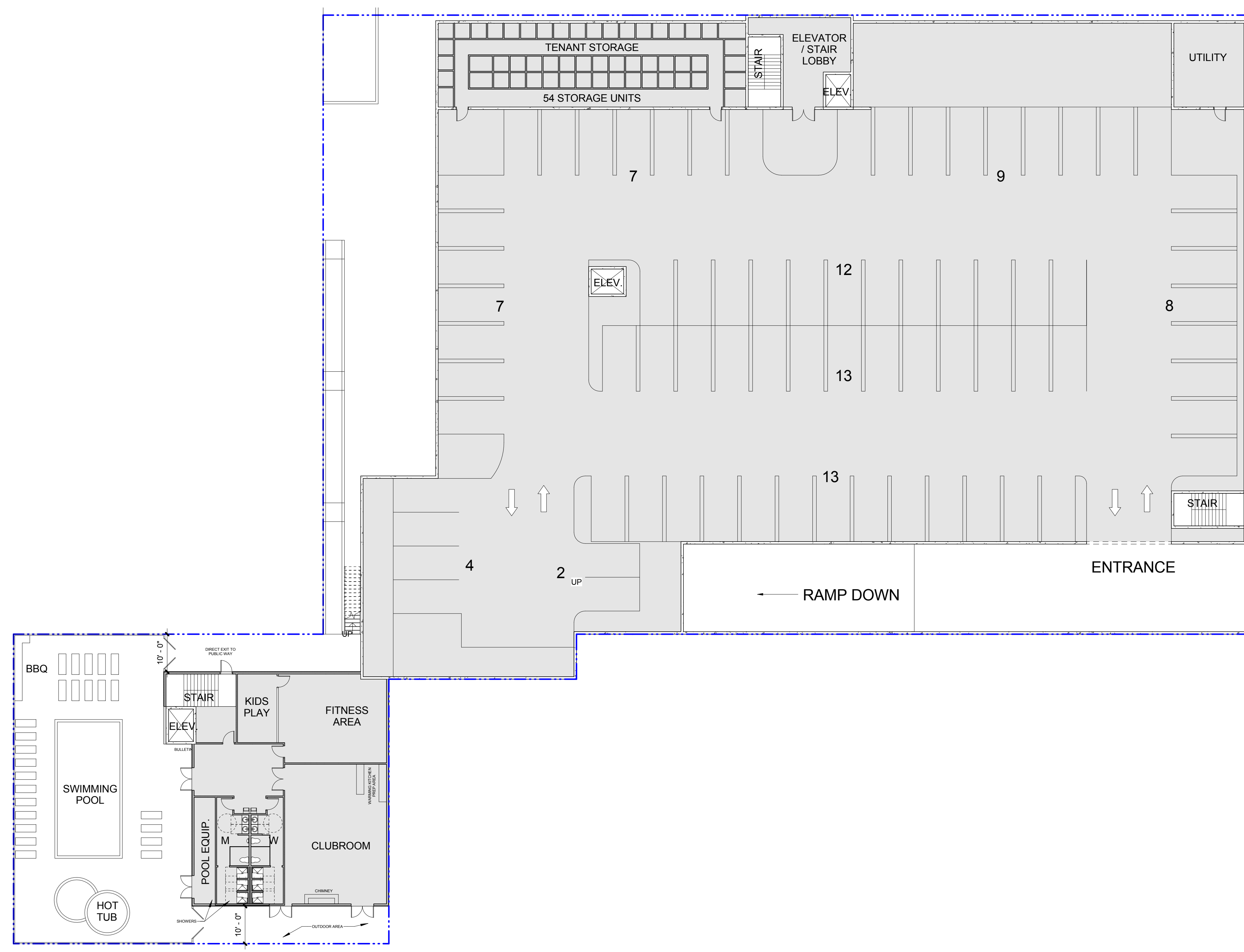


1 LOWER LEVEL 2 FLOOR PLAN
AE097 1/16" = 1'-0"

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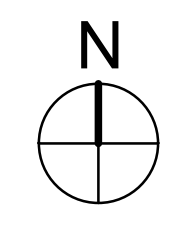
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LOWER LEVEL 1 FLOOR PLAN

AE098



1 LOWER LEVEL 1 FLOOR PLAN
AE098 1/16" = 1'-0"

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LEVEL 02 COURTYARD FLOOR PLAN

AE101



1 LEVEL 02 COURTYARD
 AE101 1/16" = 1'-0"

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LEVEL 03 FLOOR PLAN

AE102



1 LEVEL 03
AE102 1/16" = 1'-0"

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LEVEL 04 FLOOR PLAN

AE103

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AE103
LEVEL 04
1/16" = 1'-0"

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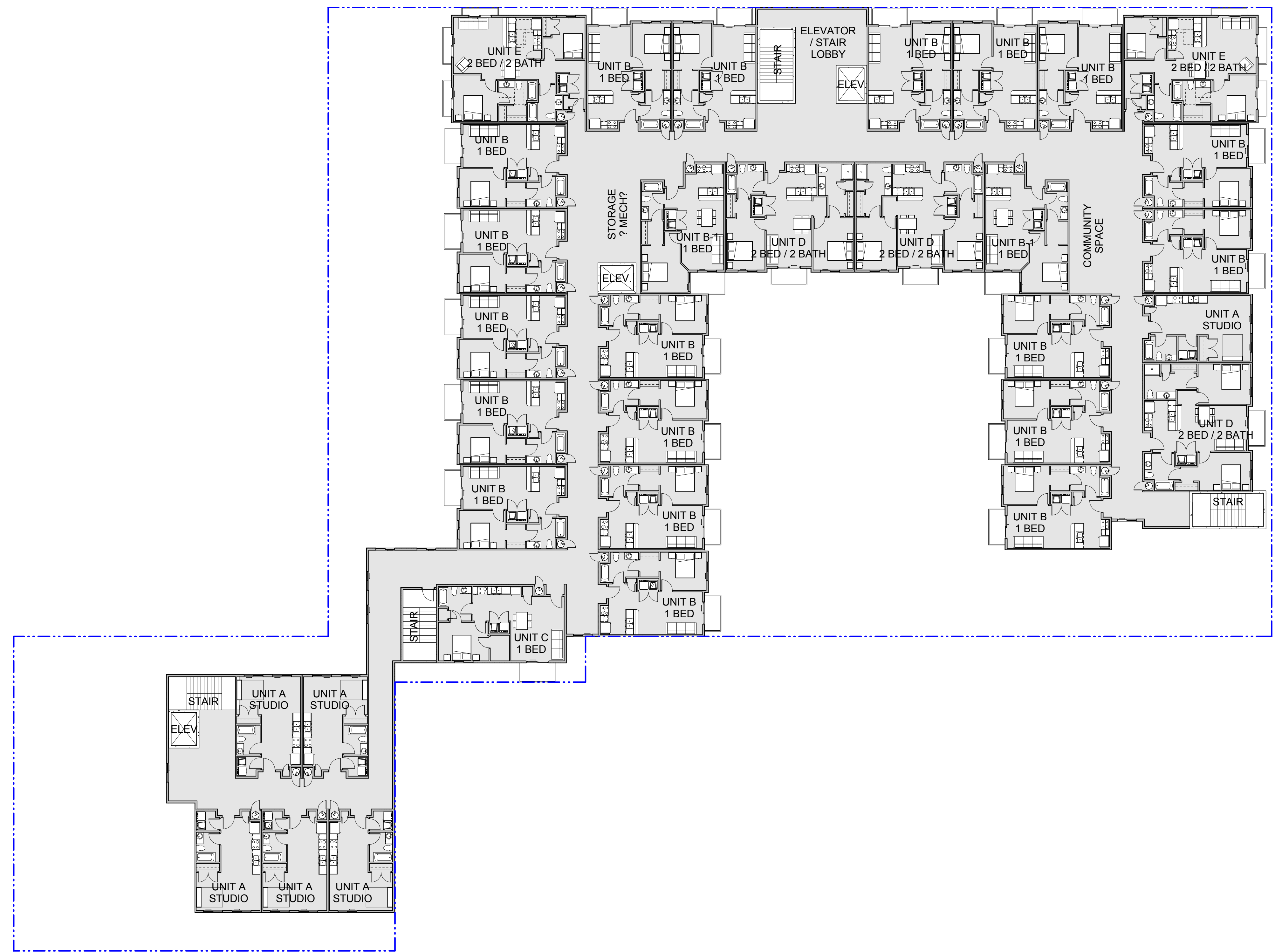
LEVEL 05 FLOOR PLAN

AE104

1 LEVEL 05
AE104 1/16" = 1'-0"
N



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LEVEL 06 FLOOR PLAN

AE105

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AE105
LEVEL 06
1/16" = 1'-0"

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STREETSCAPE EAST -WEST



STREETSCAPE NORTH-SOUTH

1 **STREETSCAPE**
AE205 1" = 60'-0"

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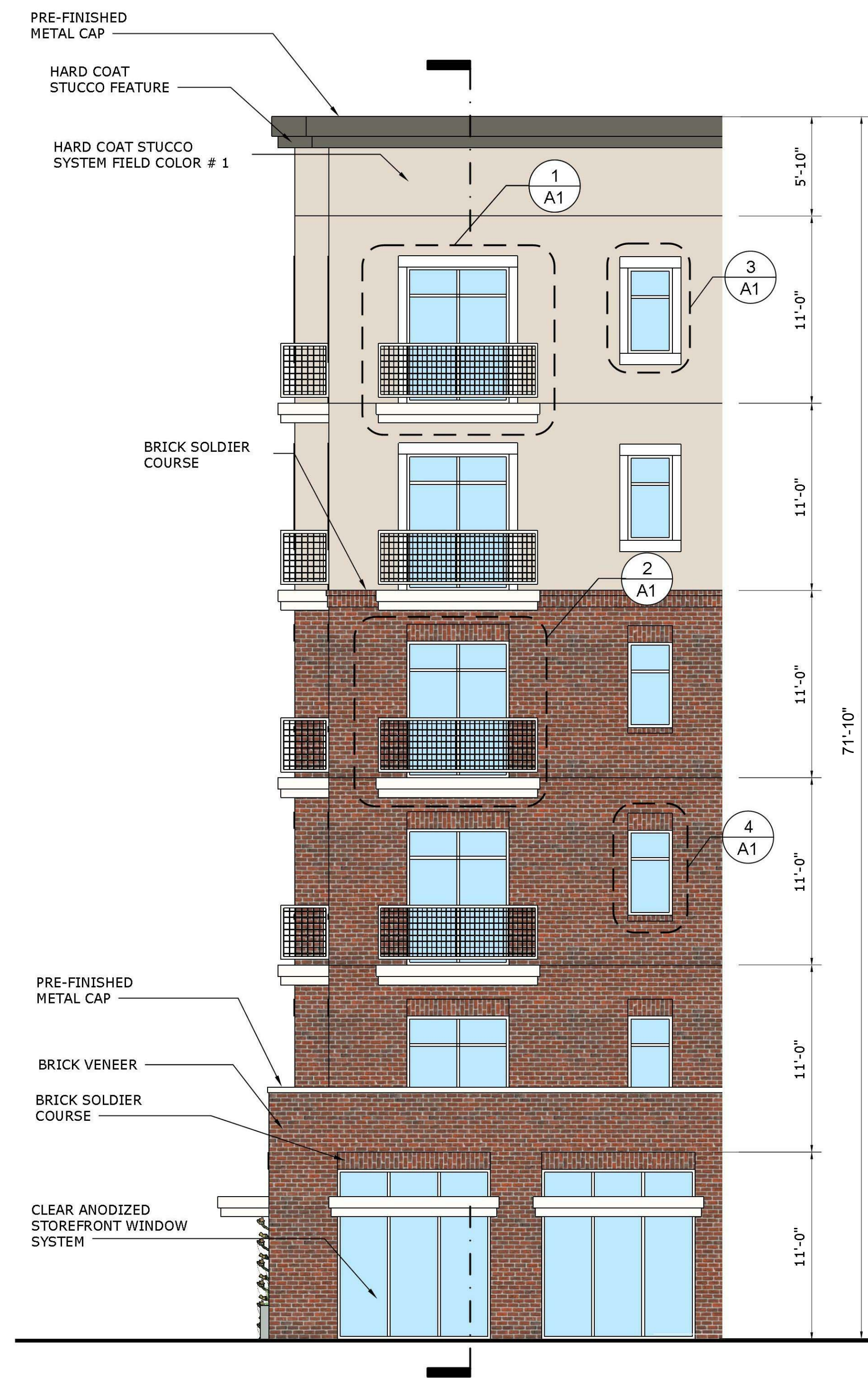
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STREETSCAPES

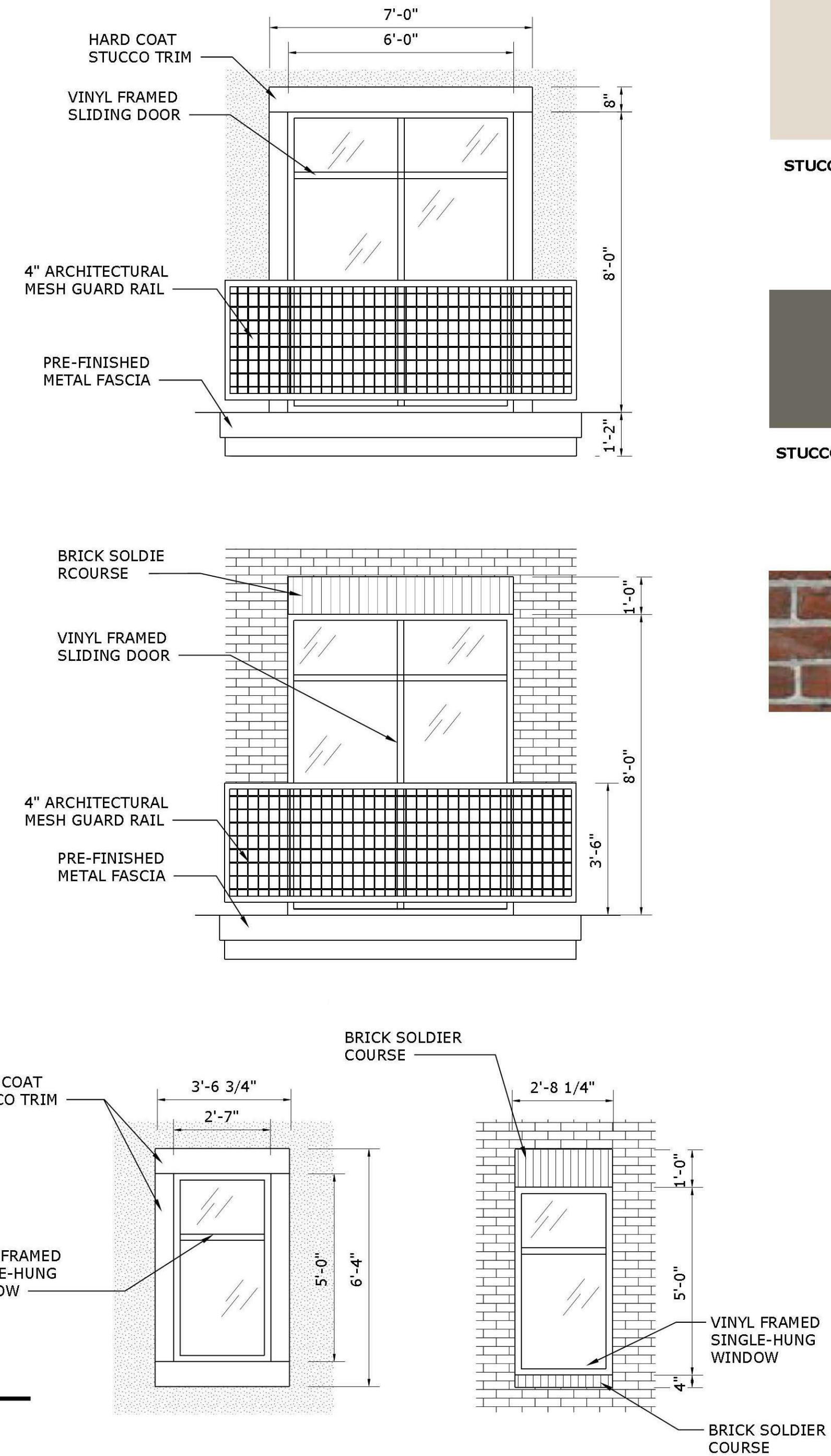
AE205

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NORTH ELEVATION - WALL SECTION FINISHES AND WINDOW DETAILS

1 SECTION, DETAIL, AND MATERIALS
AE206 3/16" = 1'-0"



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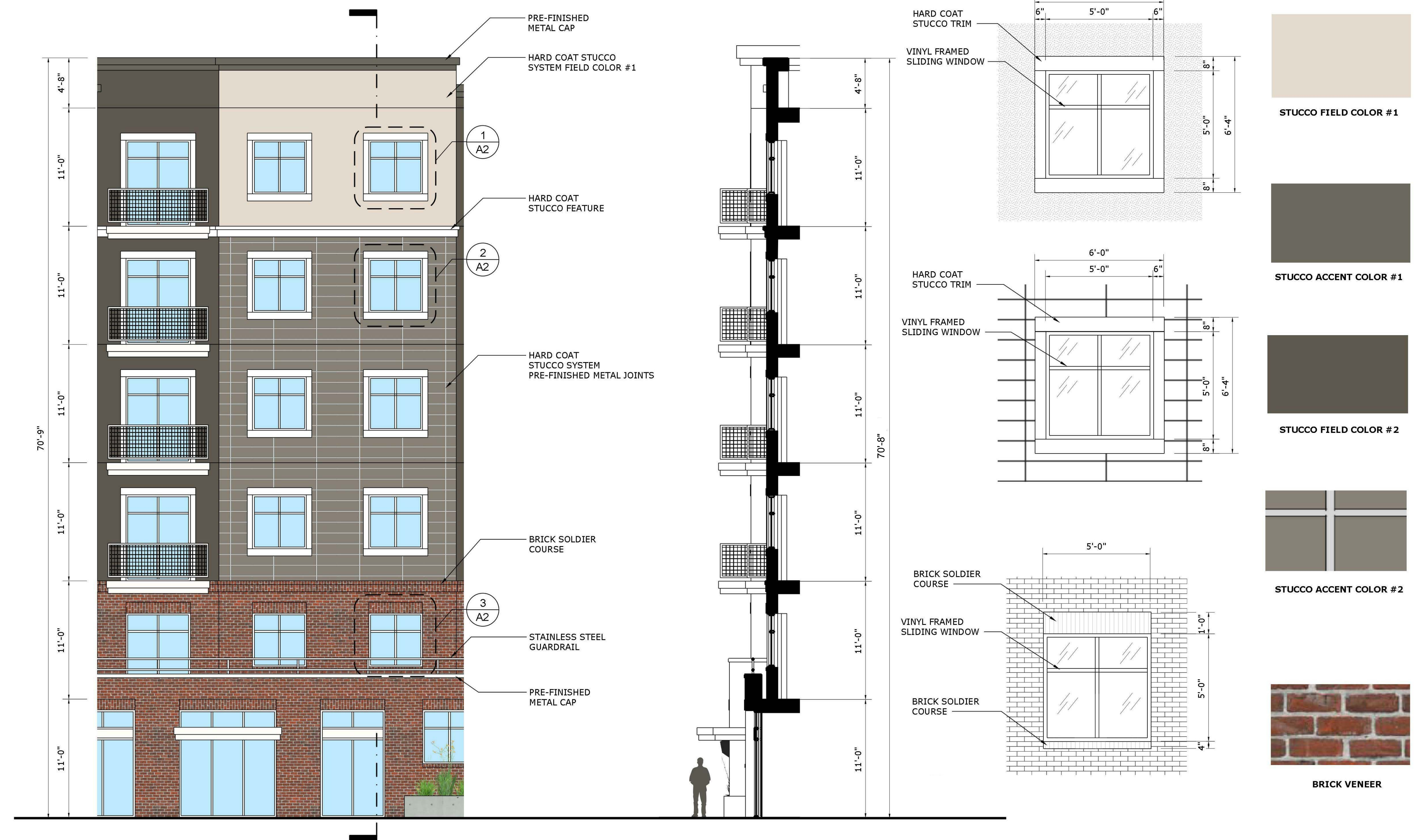
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SECTION, DETAIL, AND MATERIALS

AE206



NORTH ELEVATION - WALL SECTION FINISHES AND WINDOW DETAILS

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SECTION, DETAIL, AND MATERIALS

AE207

SECTION, DETAIL, AND MATERIALS 2
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SITE IMAGES

AE208



NORTH WALL SECTION ELEVATION



NORTH WALL SECTION ELEVATION



MATERIAL LEGEND

- 1- HARD COAT STUCCO COLOR #1
- 2- HARD COAT STUCCO COLOR #2
- 3- HARD COAT STUCCO COLOR #3
- 4- WINDOW AND DOOR TRIM COLOR
- 5- CLEAR ANODIZED STOREFRONT
- 6- VINYL-FRAMED WINDOW SYSTEM
- 7- BRICK VENEER



THE HARDISON

ATTACHMENT F: R-MU ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently vacant and consists of two parcels.

Zoning Ordinance Standards for R-MU (Residential-Mixed Use) (21A.24.170)

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

Standard	Finding	Rationale
Minimum Lot Area: None required		No minimum required
Minimum Lot Width: 50 ft	Complies	
Setbacks: Front Yard - No setback required Corner & Interior Side Yards - None required	Complies Complies	
Rear Yard - 25% of lot depth (need not exceed 30 ft)	Special Exception Required	Complies with approved Special Exception by HLC
Maximum Building Height: 75 ft	Special Exception Required	Complies with approved Special Exception by HLC
Minimum Open Space: 20% of lot area	To be confirmed	
Entrance & Visual Access: Minimum First Floor Glass – 40%	To be confirmed	
Facades: Provide at least one operable entrance per elevation facing a public street	Complies	
Maximum Façade Length: 15 ft without interruptions	Complies	Design articulation

Discussion: In order to construct the proposed development as proposed, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction with the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp.

- A. **Compliance With Zoning Ordinance And District Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. **No Substantial Impairment Of Property Value:** The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. **No Undue Adverse Impact:** The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. **Compatible With Surrounding Development:** The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

Finding: The Historic Landmark Commission has the authority to grant special exception requests. Because Planning Staff has raised concerns about the scale, mass and other elements of this proposal which may warrant further review and design, staff does finds that the Special Exception standards A, C, D, E and G above are not met for this proposal directly relating to conflicts raised with the standards of the H Historic Preservation Overlay standards for new construction (21A. 34. 020 H) as set out in Attachment G and analyzed in Attachment H of this Staff Report.

ATTACHMENT G: DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p>Building Façade Composition, Proportion & Scale Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. 12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. <p>12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.</p> <ul style="list-style-type: none"> • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. <p>12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. 12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.</p> <ul style="list-style-type: none"> • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>Width - Design Objective The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. 12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

<p>1.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;</p>	<p>Building Form & Scale The Character of the Street Block – Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. 12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> • Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. <p>Building Façade Composition Proportion & Scale 12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p>Building Form & Scale Massing 12.54 The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.</p> <ul style="list-style-type: none"> • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. <p>12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none"> • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p>Building Façade Composition Proportion & Scale</p> <p>Height - Design Objective</p> <p>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. <p>12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.</p> <ul style="list-style-type: none"> • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. <p>12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</p> <p>12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.</p> <ul style="list-style-type: none"> • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>Width - Design Objective</p> <p>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</p> <p>12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. <p>Massing</p> <p>12.54 The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.</p> <ul style="list-style-type: none"> • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. <p>12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none"> • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.
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<p>2. COMPOSITION OF PRINCIPAL FACADES</p> <p>2.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;</p>	<p>Building Character & Scale</p> <p>Solid to Void Ratio, Window Scale & Proportion – Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.</p> <p>12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p>Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.</p> <p>12.62 Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. <p>12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
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<p>2.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;</p>	<p>Building Character & Scale Solid to Void Ratio, Window Scale & Proportion – Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:</p> <ul style="list-style-type: none"> • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. <p>12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. 12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. <p>Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.</p>
<p>2.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;</p>	<p>Building Character & Scale Façade Articulation, Proportion & Visual Emphasis Visual Emphasis – Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. 12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> • The “overall proportion” is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. <p>12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:</p> <ul style="list-style-type: none"> • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.

- Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.
 - Vary the planes of the primary and secondary facades to articulate further modeling of the composition.
 - Design for a distinctive form and stature of primary entrance.
 - Compose the fenestration in the form of vertically proportioned windows.
 - Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.
- 12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:
- The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.
 - Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.
 - Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.
 - Design a distinct foundation course.
 - Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.
 - Design the fenestration to create and/or reflect the hierarchy of the façade composition.
 - Change the materials and/or color to distinguish the design of specific levels.

Balconies, Porches & External Escape Stairs – Design Objective

The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.

12.64 Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.

- Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent.
- Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.
- Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.
- Select and design balcony materials and details as a distinct enrichment of the building facade/s.

12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.

- Design for greater stature to enhance visual focus, presence and emphasis.
- Design for a distinct identity, using different wall planes, materials, details, texture and color.
- Consider designing the name of the apartment building into the facade or the porch/stoop.

<p>2.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>	<p>Building Materials, Windows, Elements & Detailing</p> <p>Materials – Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p>12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. <p>12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> • Use external materials of the quality, durability and character found within the historic district. <p>12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. <p>12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. <p>Windows – Design Objective The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.</p> <p>12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.</p> <ul style="list-style-type: none"> • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. <p>12.72 Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).
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12.73 Window reveals should be a characteristic of masonry and most public facades.

- These help to express the character of the facade modeling and materials.
- Window reveals will enhance the degree to which the building integrates with its historic setting.
- A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.
- This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds.
- A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.

12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Frame finish should be of durable architectural quality, chosen to compliment the building design.
- Vinyl should be avoided as a non-durable material in the regional climate.
- Dark or reflective glass should be avoided.
- 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).

Architectural Elements & Details – Design Objective

The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.

- These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.

12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.

12.77 Creative interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.
- The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

<p>3. RELATIONSHIP TO THE STREET</p> <p>3.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;</p>	<p>Settlement Patterns & Neighborhood Character</p> <p>The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. <p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:</p> <ul style="list-style-type: none"> • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.
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	<p>12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) <p>12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. <p>Site Access, Parking & Services - Design Objective The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p>12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties.
<p>3.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;</p>	<p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:</p> <ul style="list-style-type: none"> • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

<p>3.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;</p>	<p>Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>Vehicular – Cars & Motorcycles</p> <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> • Avoid curb cuts and driveways close to street corners. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. <p>12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p>
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3.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.

**Settlement Patterns & Neighborhood Character
Block & Street Patterns - Design Objective**

The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.

12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.

- Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.
- Site a taller building away from nearby small scale buildings.
- A corner site traditionally might support a larger site and building.
- A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.
- Respect and reflect a lower scale where this is characteristic of the inner block.

The Public Realm - Design Objective

A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.

12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.

12.7 A building should engage with the street through a sequence of public to semi-private spaces.

12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.

- Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.
- Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.

12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.

- The street character will also depend on the adjacent street blocks and frontage.
- Building setbacks may be different.
- The building scale may also vary between the streets.

Building Placement, Orientation & Use - Design Objective

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

12.11 The front and the entrance of the building should orient to and engage with the street.

- A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
- An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.

12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

	<p>Vehicular – Cars & Motorcycles</p> <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> • Avoid curb cuts and driveways close to street corners. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties.
<p>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).</p>	<p>Settlement Patterns & Neighborhood Character</p> <p>Block & Street Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</p> <p>12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.</p> <ul style="list-style-type: none"> • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT H: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, 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.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Standard	Analysis	Finding
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height</u> MF NC DG Design Objective – Height: <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i> <i>MF NC DG 12.48, 12.50, 12.51, 12.52</i></p> <p>The immediate context for this proposed apartment development is comprised of buildings ranging from 1 story to 3.5 stories. The base zoning maximum of 75 ft is incompatible with the scale and character of this historic context. The proposal, at 6 stories across the entire footprint, rising to 7 stories plus at the southern site boundary with the falling topography, would be between 5 stories and 3.5 stories higher than its context. It could not in this context be readily described as in scale with or ‘visually compatible with surrounding structures and streetscape’.</p> <p><u>Width</u> MF NC DG Design Objective – Width: <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> <i>MF NC DG 12.53</i></p> <p>Existing buildings in this setting, with one exception, occupy smaller sites and consequently are narrower than the proposed development. Where existing buildings begin to equate with the proposed building width (opposite corner of 500 East), only limited façade sections approach the street, while this building is notably lower in height than the current proposal. The proposed building is markedly wider, with street facades extending much further, than the established pattern of development in this context. The proposals, in their current form, would not be considered to be in scale with or ‘visually compatible with surrounding structures and streetscape’.</p>	<p><u>Height</u> The height of proposed development does not accord with the objectives of this standard.</p> <p><u>Width</u> The width of the proposed development does not accord with the objectives of this standard.</p>

<p>1.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;</p>	<p><u>Facade Proportion</u> MF NC DG Design Objective – Character of the Street Block: <i>The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.</i> <i>MF NC DG 12.42, 12.43, 12.45</i></p> <p>The proportions of surrounding building facades vary from horizontal through balanced to vertical. In each instance the relationship of the width to the height, irrespective of site width, creates a notably smaller scale of principal facade. The proposal is a corner building with two primary facades, each of which would be at or close to the building line. No sections of the street facades are set back, and consequently the proposed proportion and scale of the two street facades does not echo the scale or the existing relationships in this historic context. Articulation of the facades, as currently designed, would however influence the perceived scale of the building – see 1.d below.</p>	<p><u>Facade Proportion</u> The facade proportions and scale do not accord with the objectives of this standard.</p>
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><i>MF NC DG 12.54, 12.55</i></p> <p><u>Roof Shape</u> Roof shape in this context varies, with many flat roof buildings combining with shallow pitch and one more steeply pitched historic apartment building. The proposals are notably in excess of the average height, and in excess of the range of heights established by buildings in this context. Current flat roofed buildings are smaller in scale (height and width), with the effect that a general sense of human scale prevails in this context. Maximum height is maintained across the entire proposal, with the exception of the southern two bays adjacent to the adjacent historic apartment building where height is reduced to 5 stories. While the flat roof form proposed equates with this context, the virtually unrelieved extent and the height place it well outside the range of height and scale defined by this context. The proposed development does not reflect the topography of the site and consequently fails to step down across the site as it falls away to the south.</p>	<p><u>Roof Shape</u> Stepping the proposal down at its SE corner begins to acknowledge the context. This is insufficient to reflect the roof forms and related scale of this historic setting, and consequently the proposal does not accord with the objectives of this standard.</p>

<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><u>Building Façade Composition, Proportion & Scale</u> MF NC DG Design Objective - Height <i>The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</i> MF NC DG Design Objective – Width: <i>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</i> <i>MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55</i></p> <p>This context is composed of smaller scale (height and width) buildings. Where these are larger in scale, e.g. on the east side of 500 East, modules of the building set back significantly from the street thus reducing the actual and the apparent scale. Massing of particular volumes helps to reduce the scale and apparent bulk further. The proposed development is much higher, and much wider, than buildings in this context. It is also unrelieved by any modulation or variation in massing across the proposed envelope, with the exception of the SE corner. The proposal is therefore out of scale with the size and massing of surrounding buildings & streetscape. Again with the exception of the SE corner, the proposed development ignores the topography of the site and otherwise fails to step down across the site as it falls away to the south. The reduction in the height of the building at the SE corner, given the maximum height of the proposal at this point, would create a façade height of between 55/60 ft adjacent to the adjacent historic apartment building. Acknowledging the development potential of this site and setting, as it is currently proposed this development could not be described as visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><u>Scale of a Structure</u> The size and mass of the proposed building is not visually compatible with the size and mass of surrounding structures and streetscape.</p>
<p>2. COMPOSITION OF PRINCIPAL FACADES 2.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;</p> <p>2.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;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective - Solid to Void Ratio, Window Scale & Proportion <i>The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.</i> MF NC DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration <i>The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.</i> <i>MF NC DG 12.60, 12.61, 12.62, 12.63</i></p> <p>The solid to void ratio proposed generally equates with the character of the more historic buildings in this setting. The fenestration pattern appropriately achieves greater stature on the first floor of the building facing South Temple. Inappropriately, the parking deck use of the first floor facing onto 500 East defines a window proportion and scale reflecting that use, rather than the primary public street façade to complement this important corner site in the South Temple Historic District. Above the first floor window proportions in general are square, with no hierarchy in window proportion defined by the fenestration pattern. Elsewhere, the full height balcony doors and occasional bay of small vertical windows vary this pattern. Window proportions consequently do not support the vertical visual emphasis established by the articulation of the primary facades, or reflecting the more historic buildings in this setting.</p>	<p><u>Proportion of Openings</u> Overall, the window proportions are not readily compatible with neighboring historic buildings, and do not create an effective human scale. Consequently, they do not accord with the objectives of this standard.</p> <p><u>Rhythm of Solids to Voids</u> Overall, the rhythm of solids to voids accords with the objectives of this standard.</p>

<p>2.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;</p>	<p><u>Building Character & Scale</u> MF NC DG Design Objective - Façade Articulation, Proportion & Visual Emphasis <i>The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the façades.</i> MF NC DG Design Objective - Balconies, Porches & External Escape Stairs <i>The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</i> <i>MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65</i></p> <p>The proposed development is on a corner site, with two primary street façades. The entrance to the apartment building is asymmetrically placed on South Temple, with two story glazing and canopy, framed by three stories of brickwork as the base of the slightly projecting entrance bay. The South Temple façade is articulated in a sequence of alternately projecting and recessed bays, with emphasis created at the corners of the building through slight projection and the use of more durable, traditional masonry. The articulation of this façade would help to frame the primary entrance and to reduce the perceived lateral scale of the proposed building. In contrast the street façade facing 500 East at main level and below screens parking decks and frames two separate vehicular access ramps. As a primary street façade in the historic district this proposal, in terms of use and consequently design, has no entrance to apartment or commercial space, and would not create an interactive or attractive street frontage. Above parking levels, the articulation of the façade in the form of a series of alternating projecting and recessed bays would help to reduce the perceived lateral scale of the development. The rhythm of projecting balconies on both street façades would help to articulate a sense of human scale and a degree of tertiary modeling and design interest, depending upon how they are detailed.</p>	<p><u>Rhythm of Porch & Projections</u> The proposed rhythm of apartment entrance porch, articulated bays and projecting balconies accord with the objectives of this standard.</p> <p>Parking use and vehicle access ramps on 500 East would not be compatible in this context and would not accord with the objectives of this standard.</p>
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<p>2.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>	<p><u>Building Materials, Windows, Elements & Detailing</u> MF NC DG Design Objective - Materials <i>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</i> MF NC DG 12.67, 12.68, 12.69, 12.70 MF NC DG Design Objective - Windows <i>The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.</i> MF NC DG 12.71, 12.72, 12.73, 12.74 MF NC DG Design Objective – Architectural Elements & Details <i>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</i> MF NC DG 12.75, 12.76, 12.77</p> <p><u>Materials & Detailing</u> The setting of this corner site in the historic district and in this part of South Temple is defined in part by the quality and character of traditional masonry, including brick, stone, concrete and stucco, employed in buildings constructed across a 50 to 60 year time span. The proposed development uses red brick to define the lower two floors, and three to four floors to define corners and entrance bay. Elsewhere, the street facades are designed using stucco expressed in a range of tones, textures and patterns, with a section of undefined masonry at level one towards the SE corner. Stucco is the primary material proposed for the street facades, and for the majority of the west and south façades which would be readily visible from South Temple and some distance to the south. The range and character of cladding materials in this context would prompt the use of a greater proportion of traditional, durable masonry with a defined unit size and variation. The brickwork proposed here is insufficient to help establish the character of the building, and could be detailed to contribute interest to the facades.</p> <p><u>Windows</u> The proposal includes a defined window reveal for the first floor, although above this level a difference in plane between the window and the wall is less apparent, and defined primarily by applied trim in the stucco-faced facades. The variation in plane created by the use of window reveals helps to create a sense of human scale and visual interest. Anodized framing is proposed for the ground level street frontage, while vinyl window framing is proposed for the rest of the building. The lack of durability and frame profiles of vinyl framing are not compatible with a historic context of this nature.</p> <p><u>Elements & Details</u> Where brick is used it could be detailed to define the vertical hierarchy of the facades through courses, projection or the use of a complimentary brick. Ground level canopies provide an opportunity to add refined detail and interest to the most public level of the building. Balcony design, detailing and materials could enhance the refined detail of the design of the building, while helping to define its human scale. From the application information currently available further detailed design refinement would be advantageous.</p>	<p><u>Relationship of Materials</u> The proportion of durable traditional masonry is inconsistent with this setting and does not accord with the objectives of this standard. <u>Materials & Detailing</u> Window materials and profiles are inconsistent with the objectives of this standard. Detailing of masonry and metalwork could be further refined.</p>
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<p>3. RELATIONSHIP TO THE STREET</p> <p>3.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;</p>	<p>Site Design Guidelines <u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective - The Public Realm <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i> <i>MF NC DG 12.6, 12.7, 12.8, 12.9</i> MF NC DG Design Objective - Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15</i> MF NC DG Design Objective - Site Access, Parking & Services <i>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</i> <i>MF NC DG 12.17, 12.24, 12.25</i></p> <p>Streetscape context drawings for this development and site define the street frontage setting along South Temple and 500 East, and also identify the largest buildings in the general vicinity of this context, although outside the South Temple Historic District. The façade scale proposed for both streets does not demonstrate a relationship of continuity with this context. In particular the proposed development does not relate to the existing setback, landscaping or the scale of the adjacent Piccadilly Apartments. Two entrances to separate parking decks, 60-70 ft apart on this street facade, would have a distinct and an adverse effect upon the character of 500 East street frontage and its associated public realm.</p>	<p><u>Relationship to the Street – Walls of Continuity</u> In one respect a new building on this site would help re-establish continuity on this corner, and would accord with the objectives of this standard. At the scale proposed, and with the use proposed for the 500 East frontage, the proposed development in its current form would conflict with the objectives of this standard.</p>
<p>3.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;</p>	<p>MF NC DG Design Objective - Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DGs 12.10, 12.11, 12.12, 12.13</i></p> <p>The proposed development steps back from nearby historic buildings and sites to the west on South Temple. On 500 East, the seven story height immediately adjacent to the 3.5 story historic apartment building, would be reduced in height by two floors. A proposed parking access entrance and ramp is placed adjacent to the adjacent boundary.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> The height and proximity of the proposal to the existing historic apartment building would not be visually compatible with the existing rhythms and relationships.</p>
<p>3.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; MF NC DGs 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44</p>	<p>MF NC DG Design Objective - Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> <i>MF NC DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44</i></p> <p>This is a corner site within the historic district. The proposed building faces South Temple when it should be facing and addressing both streets. Instead, facing 500 East, it would present a parking deck façade and vehicular access ramps at street level, failing to address the street in public terms. It should be addressing this street in a mixed use zone in public architectural terms, creating street vitality with uses and entrances other than car parking space and parking access ramps.</p>	<p><u>Directional Expression</u> In its current configuration the proposed development would not accord with the objectives of this standard.</p>

<p>3.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.</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective - Block & Street Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i> MF NC DG 12.10, 12.11, 12.12</p> <p>MF NC DG Design Objective - The Public Realm <i>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</i> MF NC DG 12.6, 12.7, 12.8, 12.9</p> <p>MF NC DG Design Objective - Building Placement, Orientation & Use <i>A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.</i> MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25</p> <p>The site of the proposed development includes two existing lots. No streetscape or pedestrian improvements are currently presented with these proposals. Conversely, the proposed street façade at lower levels facing 500 East would replace the existing vacant site with a ground level use which would be incompatible with this historic context. The punched fenestration to the parking decks, flanked by two access ramps and entrances facing the street, would adversely affect the historic streetscape, the setting of adjacent and nearby buildings and the pedestrian compatibility of this part of the street, with potentially negative gravitational effect.</p>	<p><u>Streetscape & Pedestrian Improvements</u> The proposed street level parking use and access would not be compatible with the historic character of the context and consequently would not accord with the objectives of this standard.</p>
<p>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).</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF NC DG Design Objective - Block & Street Patterns <i>The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.</i> MF NC DG 12.4, 12.5</p> <p>The site of the proposed development comprises two existing lots, reflecting the scale of previous buildings and uses, and to an extent the current character and scale of this part of the historic district. Proposals would involve the consolidation of those lots and a building which would increase the scale, relative to the current scale of the majority of lots and buildings in the historic district. The increase in lot width with a lot consolidation for this site would also be reflected in an increase in height. The design approach would help to reduce the proposed perceived scale to an extent.</p>	<p><u>Subdivision of Lots</u> The proposed scale of the building will be less compatible with the historic character and scale of this setting, and can be identified as having an adverse effect upon that character and scale.</p>

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on November 19, 2015
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 19, 2015
- Site notice posted on November 19, 2015

Public Inquiries

Two email inquiries have been received, seeking additional information on the proposals, although no specific comments have been received as this report is completed.

Any other correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

Development Review Team Comments - 11/23/15 See Attached



Work Flow History Report

466 E SOUTH TEMPLE St

DRT2015-00372

Project:

Project Description: Review of new six-story, 176 unit apartment building.

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
11/23/2015	0	Application Acceptance	Accepted	Aguilar, Bonny	
11/23/2015	0	Engineering Review	Comments	Drummond, Randy	See SLC Planning for lot consolidation process. At the time of application for Building Permit, the applicant should complete an inventory of the condition of the existing street and/or access-way improvements. Once the condition of said improvements has been determined, we recommend that any sub-standard improvements (curb, gutter, sidewalk-we recommend that any trip hazards on the public sidewalk be removed-, drive approach, etc.) be either repaired or replaced. Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. (removal of dead approaches, new drive approaches, water/sewer service kills/installations, storm drain service, etc.) Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. (Contact SLC Engineering @ 801-535-7995 for Permit information) Any street tree installations and/or tree removals require the approval of the SLC Arborist.

11/23/2015	0	Fire Review	Comments	Itchon, Edward	<p>Fire hydrants shall be within 400 feet of all exterior walls of the first floor and 100 feet of a fire department connection (FDC). FDC shall be installed on the address side of the building. Fire department access shall be within 150 feet of all exterior walls of the first floor. If the building is built on property line then an alternative means and methods may be applied for. Fire department access roads shall be a minimum of 26 ft. clear width and clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall Have no utility lines over the road or between the building and the access road. Two fire department access roads shall be provided when the number of living units exceed 200. When two access roads are provided then one of the roads shall not be closer than 15 ft. to the building and greater than 30 ft. from the building.</p>
11/23/2015	0	Public Utilities Review	Comments	Draper, Jason	<p>DRT Review - 466 East South Temple - November 23, 2016 There are 3 water services from the 12" main in South Temple and one 1.5" service on 500 East connected to a 6" main in 500 East. One meter may be used for culinary service and one for irrigation. Kill all unused meters at the main. Provide meter sizing calculations and average daily flows if a service 4" or larger is needed. There is a sewer service on the south east side of the property that was abandoned in 2003. Cap this lateral at the main. There is a sewer main in South Temple and 500 East. These are both 8" There is storm drain in South Temple with a inlet and connection to the main on south temple. The site will require detention based on the SLC Design Process Guide requirements. Submit a Technical Drainage Study for review. A complete SWPPP document is required along with a State and City NOI. A construction groundwater discharge permit will be required prior to any groundwater discharge. Additional discharge must meet the DERR guidelines and City discharge requirements for petroleum and TSS. Filtration and aeration may be required. If the discharge can not be treated to stormwater discharge requirements, special permission by the wastewater treatment facility will be required prior to discharge to the sanitary sewer. If continuous groundwater discharge is expected, approval of treatment and monitoring program with DERR and SLC PU will be required. All permit, connection, meter, survey, and inspection fees will apply. Service agreements and fire line petitions will need to be signed prior to plan release.</p>

11/23/2015	0	Transportation Review	Comments	Barry, Michael	<p>Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces required (21A.44.030.H) • Minimum number of electric vehicle parking spaces required (21A.44.050.B.2) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Minimum number of loading berths required (21A.44.080) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2). • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 michael.barry@slcgov.com</p>
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11/23/2015	0	Zoning Review	Comments	Brown, Ken	<p>R-MU Zone / Historic District - Review of new six-story, 176 unit apartment building that involves combining of parcels. The parcel combining process can be initiated with the Planning Desk in the Building Permits Office. PLNHLC2015-00930 is an application for Certificate of Appropriateness - PLNHLC2015-00931 is an application for rear yard encroachment for access to the southwestern portion of the parcel. This proposal will need to be discussed with the building code personnel in Room #215. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process. This proposal will need to comply with the provisions of 21A.24.010 and 21A.24.170 - the uses as allowed in 21A.33.020 - any appropriate provisions of 21A.34 – the provisions of 21A.36 in regards to use of land and buildings, conformance with lot and bulk controls, environmental performance standards, a permanent recycling collection station, construction waste management plan, and any other appropriate sections within this chapter. This proposal will need to comply with any appropriate provisions of 21A.40 – the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement - the provisions of 21A.48 for landscaping. To download the construction waste management plan handout, see http://www.slcgov.com/slcgreen/constructiondemo). Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com and the approval documentation included in the new construction permit package. Questions regarding the waste management plans may be directed to 801-535-6984.</p>
11/24/2015	1	Closure	Emailed Notes to Applicant	Robinson, DeeDee	

ATTACHMENT J: MOTIONS

Staff Recommendation(table the item):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission table this application for further consideration to enable the applicant to review and revise the proposals to address the matters identified as key issues, reserving a final decision until these issues have been addressed.

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 approve the request for a Certificate of Appropriateness for:

- A. **New Construction** –Case Number PLNHLC2015-00930; and,
- B. **The Special Exceptions** sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height including approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site, including a grade change greater than four feet in order to accommodate the parking access ramp in Case Number PLNHLC2015-00931;and

With the additional following conditions:

- 1. The final details be delegated to staff
- 2. A separate Certificate of Appropriateness for the signage would be required at a later time.
- 3. Air conditioning units will not be allowed on the balconies or windows.
- 4. That the lot consolidation be recorded with the Salt Lake County Recorder's Office; and
- 5. That the applicant complies with all City departmental comments and concerns.

Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on the Standards to support the motion):

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.

2. 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.

3. 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.

4. 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).

Specifically, the Commission finds that the proposed project complies with the review standards based on the following findings (Commissioner then states findings based on the Special Exception Standards to support the motion):

- A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.**
- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.**
- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.**
- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.**
- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.**

Not Consistent with Staff Recommendation(deny):

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 a certificate of appropriateness for new construction and requested special exceptions at 466 E. South Temple.