

PLNHLC2016-00166 454-466 SOUTH TEMPLE

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Inquiries

At the time of the publication of this staff report there have been three public comments received objecting to this proposed development, as well as the proposed apartment building at 508 South Temple. Concerns expressed relate to the adverse effect upon the character of the South Temple Historic District, proximity to other buildings in the vicinity, significant increase in traffic congestion at the intersections of E Street and 500 East at South Temple, and air and noise pollution affecting the safety and health of residents and employees. These public comments have been attached below. Any additional public commentary will be forwarded directly to the Commission and will be post on the meeting agenda website.

Dr Siegfried G. Karsten	- 454-466 South Temple & 508 South Temple	3/26/16
Chester Reeves	- 454-466 South Temple & 508 South Temple	3/26/16
Benjamin Chung	- 454-466 South Temple & 508 South Temple	3/29/16
Jack Davis	- 454-466 South Temple & 508 South Temple P/Call In support of 454/466 ST & of staff recommendation on 508 ST	4/5/16
Mary Ann Wright	- 454-466 South Temple In support of the current proposal. See attached.	4/6/16
Phil Carroll	- 454-466 South Temple In support, with comments on Parking, Energy & Community Space. See attached.	4/6/16
Bradford Houston	- 454-466 South Temple Considerations for development of the site. See attached (3).	4/6/16
Jack Davis	- 454-466 South Temple In support of the proposals & staff recommendation.	4/6/16
Ivan Weber	- 454-466 South Temple Comments on redeveloping this site on South Temple	4/7/16
Jonnie Page	- 454-466 South Temple Concerns regarding bicycles, skateboarders & go-karts on sidewalk.	4/7/16

From: [Ivan Weber](#)
To: jackiebiskupski@gmail.com; [Leith, Carl](#); [Oktay, Michaela](#); [Kitchen, Derek](#)
Subject: South Temple redevelopment planning and design
Date: Thursday, April 07, 2016 10:03:37 AM

Dear Mayor Biskupski and Senior Planning Staff:

Please exercise consistency and strategic caution, along with future-looking creativity, when evaluating --- and hopefully also guiding --- choices of uses and choices of design attributes for not only the impending redevelopment project at 5th East and South Temple (454-466 East South Temple), but also for other South Temple and east downtown developments. Recent projects elsewhere in the City are quirky, chic, faddish, and frankly quite silly. 'Trays' of apartment and office unit facades protrude differentially, as though they were individual boxes sliding in and out of drawers. The cost of these individualized boxes in lost energy efficiency, weather seals, and cost could much better be used in more classical design element differentiation, particularly materials and framing, without increase of cost. Fads are distinctly NOT enduring improvements.

As one who worked through a career largely spent with major architectural, construction and resource development firms, primarily on the technology and specifications management side of the industry, I can say that historic continuity is not a craving of most architects. Even more rare among developers. Neither are energy efficiency, resource sustainability, or 'character' of much appeal, if we evaluate what gets built. There are attributes that should be emphasized in value as guidelines are applied or freshly developed for sites throughout Salt Lake City, but especially for the historic South Temple corridor. Since I live only one block uphill, in the lower Avenues, I and my family inhabit and travel frequently in this neighborhood. It is just that, a *design neighborhood*, a fact that does not limit expression or sales appeal of development ventures. As has been suggested, a small, mixed-use neighborhood center, particularly with welcoming restaurant services, would be most welcome, particularly when you consider the sheer numbers and demographic homogeneity (as far as Utah goes on that scale, anyway).

You're welcome to my 1941 copy of Architectural Graphic Standards, if you like; better yet, Ramsey/Sleeper's *Traditional Details for Building Restoration, Renovation, and Rehabilitation (1991)*; and you have only to observantly tour the area to see the library of planning and design guidelines for South Temple stands, more or less intact, in the existing streetscape. Many variations on conservative architectural design can be enlivened by great planning/land use choices, while offering advanced LEED certification level achievement --- perhaps even using '*LEED for Neighborhood Development*' V4 as a process for thinking this through and making critical decisions (see <http://www.usgbc.org/resources/leed-v4-neighborhood-development-current-version>).

Best wishes in the making of your choices, on behalf of us all, and on behalf of an enduring street corridor for future residents.

Ivan Weber, LEED-AP
Principal/Owner
Weber Sustainability Consulting

953 1st Avenue

Salt Lake City, Utah 84103

801-651-8841 cellular

ivan@webersustain.com

Regenerative economic development through industrial ecology

From: [John Davis](#)
To: [Leith, Carl](#)
Subject: Comments Re PLNHLC2016-00166 New Construction
Date: Wednesday, April 06, 2016 9:58:47 PM

Carl,

Thank you for taking the time to speak with me regarding the above-identified project. As we discussed, I have carefully considered the proposed design, and believe that it is responsive to the Design Standards for New Construction in Historic Districts, subject to the conditions recommended by Planning Staff in the Staff Report.

Specifically, I believe that both the scale and setbacks of the project are generally consistent and complementary with South Temple - both scale and setbacks being important character defining features of the South Temple Historic District. Notably, I appreciate the innovative design that incorporates underground parking set to the property line, but still realizes historically sensitive and compatible above-ground setbacks and step-backs.

I also believe that the proposed materials on the street facing building elevations are appropriate, although I would certainly prefer to see the same materials extended on not street-fronting building elevations as well with less use of stucco.

Thank you for your efforts on behalf of the historical resources of Salt Lake City.

Regards,

Jack Davis

From: [Brad Houston](#)
To: [Shepard, Nora](#); [Oktay, Michaela](#); [Leith, Carl](#)
Cc: [Moeller, Michelle](#)
Subject: 454-466 South Temple Development Project
Date: Wednesday, April 06, 2016 9:55:40 PM
Attachments: [Letter.pdf](#)
[Mixed-Use Design.pdf](#)

Dear Commissioners and City Representatives,

I want to thank you for your service to the residents of our city. I am writing to you as a local resident, and because of my sincere interest in assisting to create and support vibrant downtown neighborhoods where local business owners and new developments thrive. I believe that fundamental to this success is the careful cultivation of vibrant streets and neighborhood.

Because of my background as a professional urban and architectural consultant I, at times, feel compelled to lend my expertise when I feel it could make a difference. I present for your review the attached document on mixed-use building design that outlines some of the most fundamental principles of place making, in hope that the principles shared may spark a dialogue that begins to influence new development throughout the city. I have used only local examples to illustrate these principles and to emphasize their applicability to Salt Lake City. All of them are part of the rich history and character that defines our city. I have also included a description of what sparked my interest in producing the document and a bit about my professional background.

I sincerely hope that this information is helpful and sparks a new way of looking at our city.

Sincerely,

Bradford Houston

Urban and Architectural Design Consultant

839 E. South Temple #302

Salt Lake City, Utah 84102



BRADFORD R. HOUSTON
URBAN AND ARCHITECTURAL DESIGN

Dear Commissioners and City Representatives,

This packet started as a result of a sleepless night. I couldn't stop thinking about the new building proposed for 454-466 South Temple and feeling that I needed to find a way to communicate a few ideas that I felt could improve the building for the developer as well as the neighborhood. I started to lay out a few basic principles that I felt could not only help the project, but also insure that the building would eventually contribute to the creation of a lively and dynamic street.

I thought having photos, as well as a brief description of the principle they illustrate, may be helpful. The result is this packet. I sincerely want to see this project be successful. I think it could be great for the developer and great for the neighborhood. However, I also feel that if it is constructed as it is currently designed, it represents a missed opportunity. The attached packet carefully outlines a few key changes that would produce significant improvements. Some of these changes could easily be implemented by the developer, while other principles, like setback requirements, are items the city should address given overall goals for various conditions.

As a matter of qualification to speak on the subject of urban design and architecture; I hold a Master of Architecture from Notre Dame and a Master of Philosophy in Land Economy from the University of Cambridge. As a graduate student at Cambridge I worked with the historic Grosvenor Estate of the Duke of Westminster. My research examined the developmental methodologies utilized in the creation of Mayfair and Belgravia, two of London's most historic and beautiful neighborhoods. Demand for property in these areas, where the historic character is carefully protected, continues to be higher than any other areas of London.

In the process of conducting my research I learned that the Grosvenor family's success in creating some of the most valuable and beautiful neighborhoods in the world, is rooted in the fact that they always take a long-term view of development. I found this philosophy to be so fundamental to the estate's approach that I chose to conclude my dissertation with this quote from the current Duke of Westminster, Gerald Grosvenor: *"The market will eventually find out those who seek to exploit-or those who put short term achievement above the long term."*

As a graduate student at Notre Dame I studied in Rome under the preeminent urban designer Leon Krier, consultant to Prince Charles. This experience was transformative in my understanding of the built environment and how to design great urban spaces. I now live in an historic building on South Temple. I offer to you my full support and hope that I may use my educational background and acquired skills to be of assistance in shaping the future of our great city and particularly in creating a vision for the future of South Temple.

Sincerely yours,

In the spirit of cooperation and shaping a new vision for what is possible on South Temple I offer the following suggestions:

1. I believe the intersection of 500 East and South Temple is an ideal location for the start of creating a lively and vital small neighborhood commercial center. A plan should be created and adopted to insure that all new development in this area supports this vision.
2. Without a current master plan in place, the proposed building's ground level should be designed to include greater detailing at the pedestrian level with large, tall, windows consistent with historic buildings in Salt Lake. (see the attached packet)
3. The proposed building should include a minimum of at least one great commercial (café or restaurant) space perhaps with an entry that wraps the corner, to act as an anchor for the new neighborhood center.
4. The building is in a historic district and should draw more of its details and materiality from the historic buildings of Salt Lake.

Things the city can do to support the vision of creating a small commercial neighborhood center:

1. There are two multi-level parking garages just to the East of the site. The city should work to insure that this parking is available through a shared use arrangement.
2. Insure that the setbacks are such as to create the optimal environment for pedestrians walking past the store fronts and that the ground level retail contributes to the creation of a dynamic and lively street environment that act as a magnet in generating pedestrian activity throughout the day.



PRINCIPLES FOR DESIGNING MIXED-USE URBAN BUILDINGS IN SALT LAKE CITY

PREPARED BY BRADFORD R HOUSTON, URBAN AND ARCHITECTURAL DESIGN CONSULTANT, SALT LAKE CITY



Adopting Principles That Can Improve Our City

In a city that constantly talks about walkability and alternative forms of transit, it is imperative that we understand how to create interesting and lively urban environments that encourage and support pedestrian activity.



Mixed-Use Urban Buildings in Salt Lake City

Salt Lake has many great buildings from which to draw inspiration. These buildings share a set of characteristics that contribute to the creation of great urban environments where residents enjoy dining, shopping, and just strolling down sidewalks.

The design of buildings can greatly influence how pedestrians behave in the city and can contribute or detract from the pedestrian experience.



Mixed-Use Urban Buildings in Salt Lake City

Understanding the characteristics that enhance the walking experience can assist us in creating great urban spaces.

The following characteristics are presented as a set of guiding principles to assist in the design process and establish a set of standards for assessing new design proposals.



Proportion of Base to Overall Height of Building

One of the first principles that greatly impacts the urban environment is large, clear, ground floor windows.

Generally areas where we see the greatest pedestrian activity are bordered by buildings where the proportion of the ground floor to the overall building is almost one-and-a-half to two times the height of the upper floors.



Proportion of Base to Overall Height of Building

Most historic buildings in Salt Lake with more than 2-3 stories have a ground floor level that is almost double or triple the height of ground floor found in most new construction.

Allowances for this added height on the ground level should be considered in building heights restrictions by the city so as to encourage this type of design.



Proportion of Base to Overall Height of Building

Here we see an example of a new building where the proportion of the ground floor is too low for the overall height of the building.

This principle is closely tied to another problem often found in new construction which has to do with the fact that there is no hierarchy to the various levels of the building.

All levels of the building appear to be almost the same height.





These differences are most apparent when viewed in a side by side comparison where the proportions of the ground floor, compared to human scale, are clearly visible. On the left, the ground floor picture windows of the historic building are over twice the height of the pedestrians. The strong horizontal cornice clearly defines the ground level. Notice the clarity of the glass providing a clear view into the building and the attention to detail on the window frames. On the right, the windows are blacked out and the window frames are poorly detailed, lacking even the most basic attempt to resolve the alignment between the doors and windows.



Another side by side comparison illustrates the clear difference in the character of the two pedestrian environments. The image on the left illustrates how a few simple principles of good urban design contribute to the creation of an interesting and dynamic urban environment compared to the space on the right.

Windows

A key principle of brick and mortar retail is that people:

1. Buy what they can see.
2. Enter spaces they can see into. For this reason windows should be large, transparent, and as close to the pedestrian path as possible. The lighting is also critical to insure that you can see into the space when it is bright outside.

For this reason retailers often change their lighting throughout the day. It is actually brighter during the day to minimize reflections on the glass.



Windows

New projects throughout the city are using “store front” type windows that are common to suburban strip malls, and which have no place in urban pedestrian environments.

Secondly, the wrong type of glass is being specified which is often tinted or glazed in such a way as to make it even more difficult to see into the interior of spaces or the window displays.

These photos are just two examples of the type of poor frame details and opaque glass that is occurring all over the city.



Windows

Where these windows are being used in an attempt to “disguise” parking levels the treatment is not working. The buildings are presenting lifeless, boring elevations to the sidewalks.

It is essential that linear spaces be used to screen the parking from the sidewalk and present occupied spaces to the public realm.

In predominately retail and commercial areas these should be commercial spaces. In predominately residential areas these can be entry lobbies. But all spaces should adhere to the principles of taller ground floors and transparent glass mentioned previously.



Windows

Another principle illustrated in this photo is the idea of mass and ground floor detail. The area around the windows should be designed in such a way as to convey the sense that the structure can actually support the large opening of the window. These windows, deeply set within the thick columns, provide this sense of stability to the building. The change in wall plane further adds visual interest to the pedestrian experience.



Setbacks

Pedestrians tend to prefer well defined spaces. Buildings provide the street “walls” that define the public realm. For this reason it is generally better to place buildings close to the sidewalk, especially retail and commercial spaces.

Properly designed ground level windows and well detailed buildings provide a constantly changing visual experience for pedestrians.



Setbacks

The Bride's Shop's window are correctly located right out on the sidewalk.



Glass Transparency and Lighting

The glass is transparent and free of clutter.

The display is beautifully and correctly lit to emphasize the dresses.

Signage compliments the display rather than blocking the merchandise.

Properly lit windows add to the character of the pedestrian experience at all times of the day and have the added benefit of providing a greater sense of safety at night.



Setbacks

These shops sit back from, and at an elevated perspective to, the sidewalk. These are less than ideal conditions.

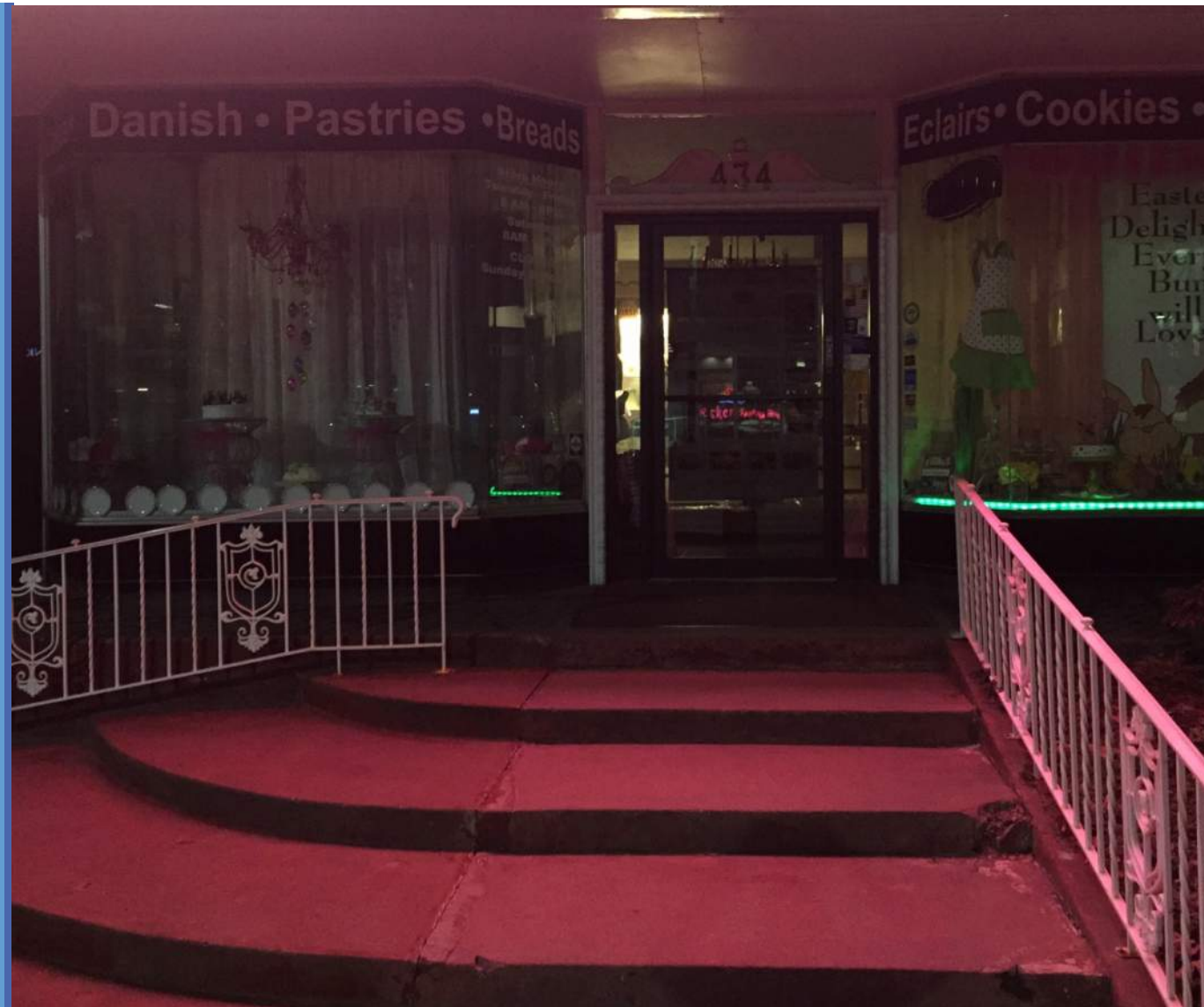
The problems are not insurmountable, but the shop owners need to approach their displays slightly differently to account for the larger setback.



Glass Transparency and Lighting

The Pastry Shop is an icon of South Temple. Its long term success in the area should be celebrated. While the shop is not open in the evening, and therefore they are not trying to draw people in at night, the lack of lighting diminishes its potential as a landmark and fails to create the kind of night-time atmosphere that could enhance the neighborhood and the pedestrian experience. The setback conditions and poor lighting makes it challenging to see the displays from the sidewalk.

A few minor changes to address these conditions could make a significant difference in the quality of the pedestrian environment throughout the day and into the evening.



The Lotus

This building illustrates a number of issues that should be discouraged.

The lower level is too short and it has the wrong type of windows. The windows are also poorly detailed for a pedestrian area.



The Lotus

It is essential that we carefully analyze all details of new buildings being constructed in the city.

We must pay particular attention to the details at the ground level which will either enhance or detract from the pedestrian experience.



The Lotus

These details often go unnoticed by those who only use their automobiles. But if these types of detailing mistakes become too prevalent in an urban area they have a devastating affect on the pedestrian environment and can eventually lead to a subconscious choice by individuals to not walk in an area.





Above is a comparison of two buildings that actually sit side by side on South Temple. These photos were taken from the same location but in opposite directions. The images illustrate the importance of a building's materiality and details, particularly in historic urban environments where people experience the buildings up close at the ground level.



Closer attention to a buildings details and the materials used must be paid particularly at the ground level. It is critical to remember that unlike automobile environments the smallest details really matter in pedestrian areas. For this reason, a building in urban areas must have a refinement of details at the ground level.

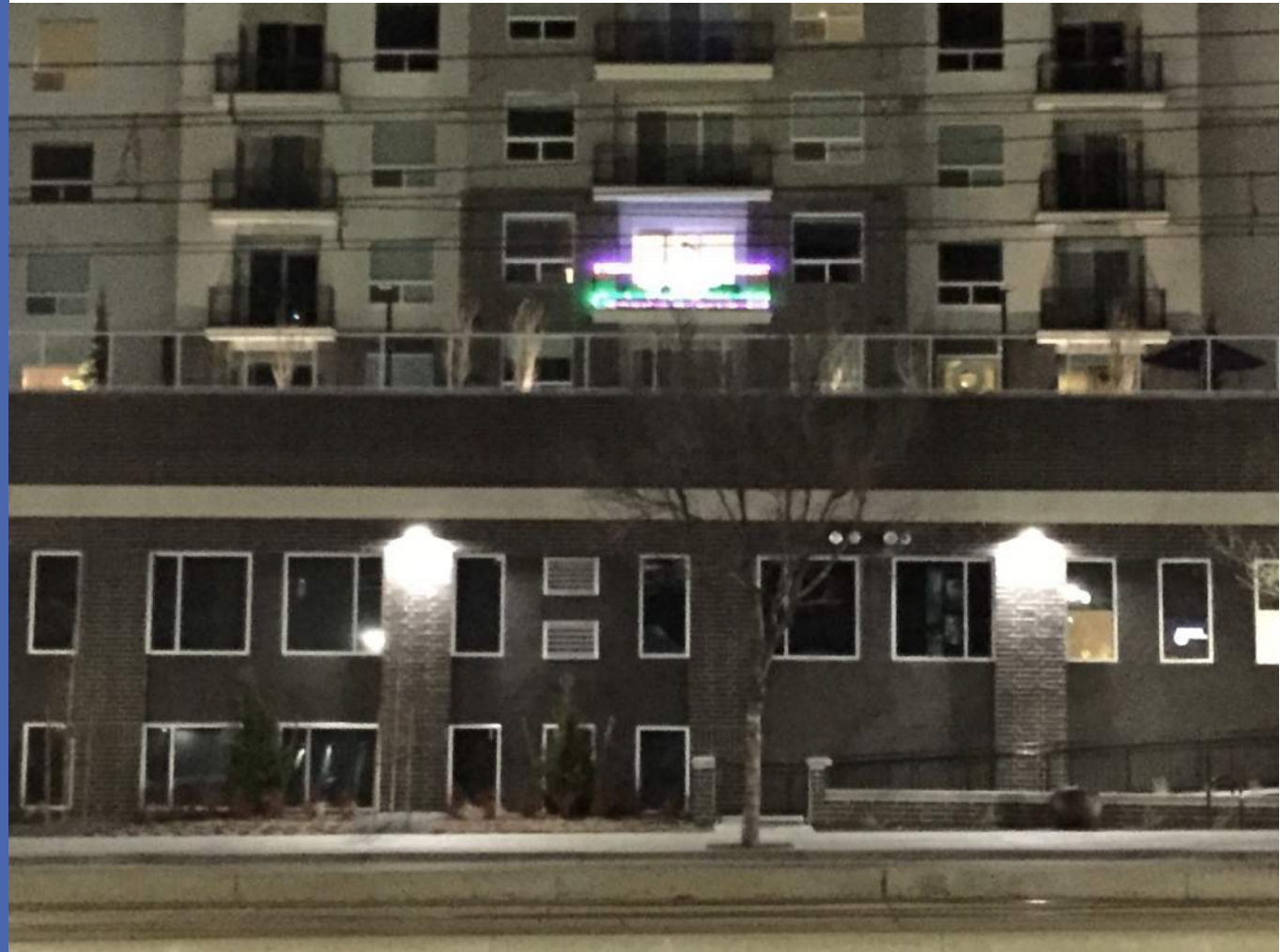


Images like these show utilities and backexit doors located on the principle street elevation of buildings throughout the city. This lack of attention to detail says to the pedestrian and the public in general that the building has turned its back to the public realm.

Environmental Psychology

It is important that one experiences walking past these buildings at various times of the day to understand the full impact of certain design decisions.

Environmental psychology is a key aspect of creating great urban pedestrian environments.



Adopting Principles That Can Improve Our City

It is essential that we understand how design and planning decisions impact the pedestrian experience and begin to adopt ordinances and codes that will result in the creation of the types of environments we desire.





PRINCIPLES FOR DESIGNING MIXED-USE URBAN BUILDINGS IN SALT LAKE CITY

© BRADFORD R HOUSTON

URBAN AND ARCHITECTURAL DESIGN CONSULTANT, SALT LAKE CITY, UTAH

HOUSTON.BRAD@GMAIL.COM

From: [Phil Carroll](#)
To: [Leith, Carl](#)
Subject: Fwd: Hardison Apts at S. Temple and 5th East
Date: Wednesday, April 06, 2016 3:44:29 PM

Carl,

Several members of the GACC Board and I were invited last Thursday to view the current proposal for 500 East and South Temple. Following is an email I sent to the GACC Board with my impressions.

I agree with your position on the windows.

Thank you for your work on this project .

Phil Carroll
(801) 328-1050 x 4

-----Original Message-----

From: Phil Carroll <altapac@aol.com>
To: davealderman <davealderman@hotmail.com>; andrea <andrea@interplanco.com>; bob.farrington <bob.farrington@gmail.com>; bonnieathas <bonnieathas@yahoo.com>; whatton1 <whatton1@gmail.com>; detar <detar@physics.utah.edu>; wilson.cristina <wilson.cristina@gmail.com>; djonsson4 <djonsson4@gmail.com>; davevanl <davevanl@msn.com>; dleonard <dleonard@coe.utah.edu>; dustinlipson <dustinlipson@gmail.com>; genefitzgerald37 <genefitzgerald37@gmail.com>; genevieveatwood <genevieveatwood@icloud.com>; gwenspring <gwenspring@gmail.com>; softtail07 <softtail07@msn.com>; meowmaker <meowmaker@gmail.com>; jill.van <jill.van@hotmail.com>; jkjohnson1080 <jkjohnson1080@hotmail.com>; jolene.worth <jolene.worth@jetblue.com>; kimbowmanjr <kimbowmanjr@gmail.com>; maw <maw@pbageo.com>; hesmichael <hesmichael@hotmail.com>; hallopeg <hallopeg@hotmail.com>; pjsecrist <pjsecrist@gmail.com>; sarah.winkler <sarah.winkler@ease-inc.com>; smbenjam <smbenjam@hotmail.com>; sfonnesbeck <sfonnesbeck@comcast.net>; tarawakefield <tarawakefield@gmail.com>
Sent: Wed, Apr 6, 2016 3:00 pm
Subject: Re: Hardison Apts at S. Temple and 5th East

Board,

I was pleased with the new design. Reducing the height by two floors and cutting in half the number of units makes all the difference to me. The precious design was pretty typical of current development philosophy, build to the absolute maximum allowed under the zoning and then push that. Of course this doesn't necessarily create projects or homes that fit into neighborhoods very well.

Even with these improvements there are a number of issues that I think should be addressed:

Parking: There should be a least 2 stalls per unit and visitor parking. Street parking is almost non existent in this area. Without adequate parking we might have people parking in the adjoining neighborhoods. I know the cities attitude is that we all should be walking, biking and taking light rail but the reality is not there. I was talking to a developer who told me that their three-bedroom units were often rented by three room mates with three cars. Let's make sure the parking matches the reality not the dream. I DO believe in the dream. I want a Google car to pick me up and take me to work.

Energy: I'd like to see the plan incorporate solar or at least conduit for future adoption. Electric car charging stations or again conduit for future adoption. Windows and insulation that exceed minimums.

Community Space: This is subjective but I don't think the building has adequate community

space. A goal that is being sited is to promote family living in the city especially downtown. Without space in buildings like this it will not happen. I would suggest converting one of the live/work units to community space.

All this said I very much like what is being proposed but like everything it can be improved.

Phil Carroll

-----Original Message-----

From: Dave Alderman <davealderman@hotmail.com>

To: Andrea Olson <andrea@interplanco.com>; Bob Farrington <bob.farrington@gmail.com>; Bonnie Athas <bonnieathas@yahoo.com>; Brian Hatton <whatton1@gmail.com>; Carleton DeTar <detar@physics.utah.edu>; Cristina Wilson <wilson.cristina@gmail.com>; Dave Jonsson <djonsson4@gmail.com>; Dave Van Langeveld <davevanl@msn.com>; Dianne Leonard <dleonard@coe.utah.edu>; Dustin Lipson <dustinlipson@gmail.com>; Gene Fitzgerald <genefitzgerald37@gmail.com>; Genevieve Atwood <genevieveatwood@icloud.com>; Gwen Springmeyer <gwenspring@gmail.com>; James Woolf <softtail07@msn.com>; Janet Barnette <meowmaker@gmail.com>; Jill Van Langeveld <jill.van@hotmail.com>; John Johnson <jkjohnson1080@hotmail.com>; Jolene Worth <jolene.worth@jetblue.com>; Kim Bowman <kimbomanjr@gmail.com>; Mary Ann Wright <maw@pbageo.com>; Michael Hughes <hesmichael@hotmail.com>; Peg Alderman <hallopeg@hotmail.com>; Phil Carroll <altapac@aol.com>; PJ Secrist <pjsecrist@gmail.com>; Sarah Winkler <sarah.winkler@ease-inc.com>; Stephanie Hatton <smbenjam@hotmail.com>; Sydney Fonnesebeck <sfonnesbeck@comcast.net>; Tara Wakefield <tarawakefield@gmail.com>

Sent: Fri, Apr 1, 2016 5:31 pm

Subject: Hardison Apts at S. Temple and 5th East

I wanted to give you an update on the apartment project planned for the SW corner of S. Temple and 5th East. Attached are a couple of drawings of the latest version.

At our Board meeting last month, we had some discussion about the apartments that were proposed for that corner. At that time, the Historic Landmark Commission (HLC) had turned down the project and the developer, Garbett Homes, was quoted in the Tribune that they were pulling out of the project. As it turns out, they have revised their plans and are taking a different concept to the Historic Landmarks Commission on Thursday, 7 April.

A Garbett representative reached out to me this week to show what the new project looked like. Since there's no opportunity for them to present at a regularly scheduled meeting, I invited the Officers, plus a couple of others that had attended Commission meetings and followed the progress. This afternoon, Phil, Mary Ann, Peg, and I saw their revised plans. The biggest changes include increasing the set-back off S. Temple and eliminating 2 floors. The number of units has decreased from 177 to 77, partly because of the smaller building but also because they have fewer studio and 1 bedroom units and have more 2 and even 3 bedroom units. All units are now planned to be market rate pricing. The current plan meets all zoning codes, so no exceptions are required.

Because we have not had a chance to review this project at a Board or General Meeting, as well as the fact that it isn't in the Greater Avenues Community Council area, I don't plan to make an official GACC comment one way or the other. Of course, individuals are welcome to send their comments in to the HLC or comment at the meeting. I will mention the HLC meeting during the announcements of the General

meeting next week.

For those that want to learn more, you can read the staff report at:

<http://www.slcdocs.com/Planning/HLC/2016/0166.pdf>

Let me know if you have any concerns.

Dave Alderman

From: [Mary Ann Wright](#)
To: [Leith, Carl](#)
Subject: Hardison Apartments
Date: Wednesday, April 06, 2016 2:05:43 PM

Mr. Leigh -

I have followed several versions of the proposed apartments for the South Temple and 500 East corner. As a long time resident of the Avenues, I endorse the latest proposal for this site, the Hardison Apartments. It will be good to see some nice housing be developed in this space at long last.

Sincerely,

Mary Ann Wright
MAW@pbageo.com