



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Michael Maloy, AICP, Senior Planner
(801) 535-7118 or michael.maloy@slcgov.com
Date: October 6, 2016
Re: Petition PLNHLC2016-00474 – New Construction in Historic District
Petition PLNPCM2016-00473 – Special Exception for Height and Setback

NEW CONSTRUCTION & SPECIAL EXCEPTION IN HISTORIC DISTRICT

PROPERTY ADDRESS: 206 N 200 West Street
PARCEL IDENTIFICATION NUMBER: 08-36-404-012
HISTORIC DISTRICT: Capitol Hill Historic District
ZONING DISTRICTS: CN Neighborhood Commercial District & H Historic Preservation Overlay District
MASTER PLAN: Medium Density Residential 15-30 Dwelling Units per Acre (Capitol Hill Master Plan)

REQUEST: Kevin Horn, Horn and Partners Architecture architect, is requesting approval to develop seven dwelling units and one commercial unit at 206 N 200 West Street in the Capitol Hill Historic District. The project requires approval of the following petitions:

- a. PLNHLC2016-00474 – In order to build the project noted above, approval of New Construction is required to allow a three story mixed use development at the above listed address.
- b. PLNPCM2016-00473 – In order to build the project noted above, a Special Exception is required to reduce the front yard setback from 15'-0" to 12'-0", and increase building height from 25'-0" to 29'-0".

RECOMMENDATION: Staff recommends the Historic Landmark Commission review the petitions and conditionally grant the requests based upon the findings and analysis contained within this report:

MOTION 1. Based on the analysis and findings listed in this staff report, public testimony, and the proposal presented, I move that the Commission approve the request for new construction of a mixed use development located at approximately 206 N 200 West Street, subject to the following conditions of approval:

1. Pursuant to Salt Lake City Code 21A.34.020 and 21A.10.020.B, the property owner, or designated agent, must obtain a demolition permit for a non-contributing structure within a local historic district.
2. Pursuant to Salt Lake City Code 21A.36.010, the property owner, or designated agent, must obtain preliminary and final subdivision approval in compliance with all applicable codes.
3. Approval of final design details including materials, as well as any other direction expressed by the Commission, shall be delegated to Planning Division staff.
4. Approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

MOTION 2. Based on the analysis and findings listed in this staff report, public testimony, and the proposal presented, I move that the Commission approve the request for special exception to reduce the front yard setback from 15'-0" to 12'-0", and increase building height from 25'-0" to 29'-0" at approximately 206 N 200 West Street, subject to the following conditions of approval:

1. Approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

BACKGROUND AND PROJECT DESCRIPTION:

Kevin Horn, project architect, is requesting approval to construct a new three story mixed use development located at approximately 206 N 200 West Street. The project consists of two separate buildings. Each building contains four units, however the corner unit will be commercial, not residential.

Prior to the applicant's proposal, the Historic Landmark Commission approved a similar petition on July 18, 2013, to construct two separate buildings, each with four residential units. The Commission also approved a special exception to allow additional building height for the three-story, 30 foot tall buildings. However, the former applicant, Matt Musgrave, was unable to obtain a building permit before the approval expired 12 months later. Since then, Salt Lake City revised the Land Use Table for the CN District and multi-family uses are no longer a permitted use, however mixed-use developments are permitted.

In addition to building height, the applicant has also requested a Special Exception to reduce the front yard setback from 15'-0" to 12'-0" for one of the two proposed buildings. The reduction will allow a slight enlargement of the corner commercial unit and draw the building closer to the street, both of which create a more desirable development.

KEY ISSUES:

The following key issues have been identified by staff:

Issue 1. Building Articulation. In order to achieve building façade articulation, which is an important architectural and urban design element that is encouraged within the *Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City*, every other unit on 200 North Street has been recessed one foot from the building plane. Also, each residential unit on 200 North also features an accessible second-story balcony, and all street facing residential units on 200 North and 200 West incorporate upper level cantilevered spaces.

Issue 2. On Street Parking. Whereas the subject property is a corner lot in a commercial zoning district, the applicant intends to develop "on street" parking in compliance with the following city code:

21A.440.40 Alternative Parking Requirements and Off Street Parking Reductions:

6. On Street Parking: In all zoning districts other than single- or two-family residential districts, credit for on street parking shall be allowed to satisfy some or all off street parking required in section 24A.44.030 of this chapter. For single- and two-family uses, regardless of the underlying zoning district, on street parking cannot be used to satisfy required off street parking. On street parking cannot be used to satisfy ADA required parking. Such credit shall require site plan review approval and shall meet the following requirements:
 - a. Parking must be permitted without time restrictions along the streets to be used;
 - b. All on street parking facilities shall be designed in conformance with the standards established by the city transportation director;
 - c. Prior to approving any requests for on street parking, the zoning administrator, in consultation with the city transportation director, shall determine that the proposed on street parking will not materially adversely impact traffic movements and related public street functions; and
 - d. Credit for on street parking shall be limited to the number of spaces provided along the street frontage adjacent to the use.

Because sufficient parking for commercial and multi-family development is a common neighborhood concern, Planning Division staff supports **the applicant's** proposal to develop on street parking in compliance with city code.

Issue 3. Subdivision Required. City Code 21A.36.010, which is entitled Use of Land and Buildings, limits **“one principal building per lot” in the CN Neighborhood Commercial District. Whereas the proposal is to construct two separate buildings, the property owner, or designated agent, must submit for and obtain approval of a preliminary and final subdivision petition, which will be processed separately under the authority of the Planning Commission. Whereas the CN District does not have a minimum lot area or width, the implied two-lot subdivision appears feasible.**

Issue 4. Demolition Required. The subject property contains a vacant commercial building that had formerly been used as an automobile service station. Although the existing building was constructed in 1950, **it was rated as a “C”—non-contributing—in the 2006 Reconnaissance Level Survey for the Capitol Hill Historic District. If the applicant’s petitions are approved, the property owner, or designated agent, must obtain a demolition permit for a non-contributing structure within a local historic district as required by Salt Lake City Code 21A.34.020 and 21A.10.020.B.**

PHOTOGRAPHS OF SUBJECT PROPERTY:



Southeastern view of adjacent property (north)



Northeastern view of subject property



Northwestern view of subject property



Northern view of adjacent property (east)

NEXT STEPS:

If the project is approved by the Historic Landmark Commission, the applicant would need to apply for a demolition permit and preliminary subdivision in addition to applying for a building permit. If the project is denied, the applicant would need to modify plans for reconsideration.

ATTACHMENTS:

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

ATTACHMENT A: VICINITY MAP



206 N 200 West Street

- Neighboring Parcels
- Subject Property

ATTACHMENT B: HISTORIC DISTRICT MAP

CAPITOL HILL

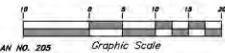


★ *Approximate Project Location*

ATTACHMENT C: DEVELOPMENT PLAN SET



Scale: 1" = 10'



SITE KEY NOTES

- ① CONST. TYPE 'A' .50" CURB & GUTTER PER APWA PLAN NO. 205 - SEE DETAIL 1 SHEET C4
- ② CONST. 8.0" WIDE CONC. SIDEWALK PER APWA PLAN NO. 231 (T=6") - SEE DETAIL 3 SHEET C4
- ③ CONST. ASPHALT PAVEMENT TIE-IN PER APWA PLAN NO. 231 ASSUME (T=6") IN 400 WEST STREET - SEE DETAIL 4 SHEET C4
- ④ CONST. OPEN DRIVEWAY APPROACH PER APWA PLAN NO. 225 - SEE DETAIL 2 SHEET C4
- ⑤ CONST. CONCRETE STAIR SECTION W/ (4) 6" RISERS & 12" TREADS - SEE DETAIL 9 SHEET C3
- ⑥ CONST. CONCRETE SIDEWALK PAVING (T=4") - SEE PLANS FOR WIDTH - SEE DETAIL 8 SHEET C3
- ⑦ CONST. ASPHALT PAVING - SEE DETAIL 7 SHEET C5
- ⑧ CONST. 4" WHITE PAINT STRIPING - SEE DETAIL 5 SHEET C5
- ⑨ CONST. 8" HIGH CURB WALL - SEE DETAIL 8 SHEET C5

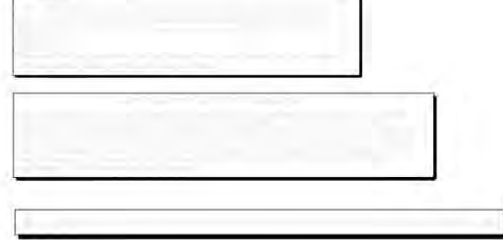
Legend

- Soil Street Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Cable Station
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Storm Line
- Drainage Line
- Sanitary Sewer
- Secondary Wastewater
- Power Line
- Fire Line
- Light Drain
- Power pole
- Power Pole w/ guy
- Light Pole
- Fence
- Finishing of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Manhole
- Manhole Concrete Pipe
- Ductile Iron
- Polystyrene Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Finishline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Block
- Top of Concrete
- Existing Ground
- Finish Grade
- Proposed Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Spill Curb & Gutter
- Demo Tree

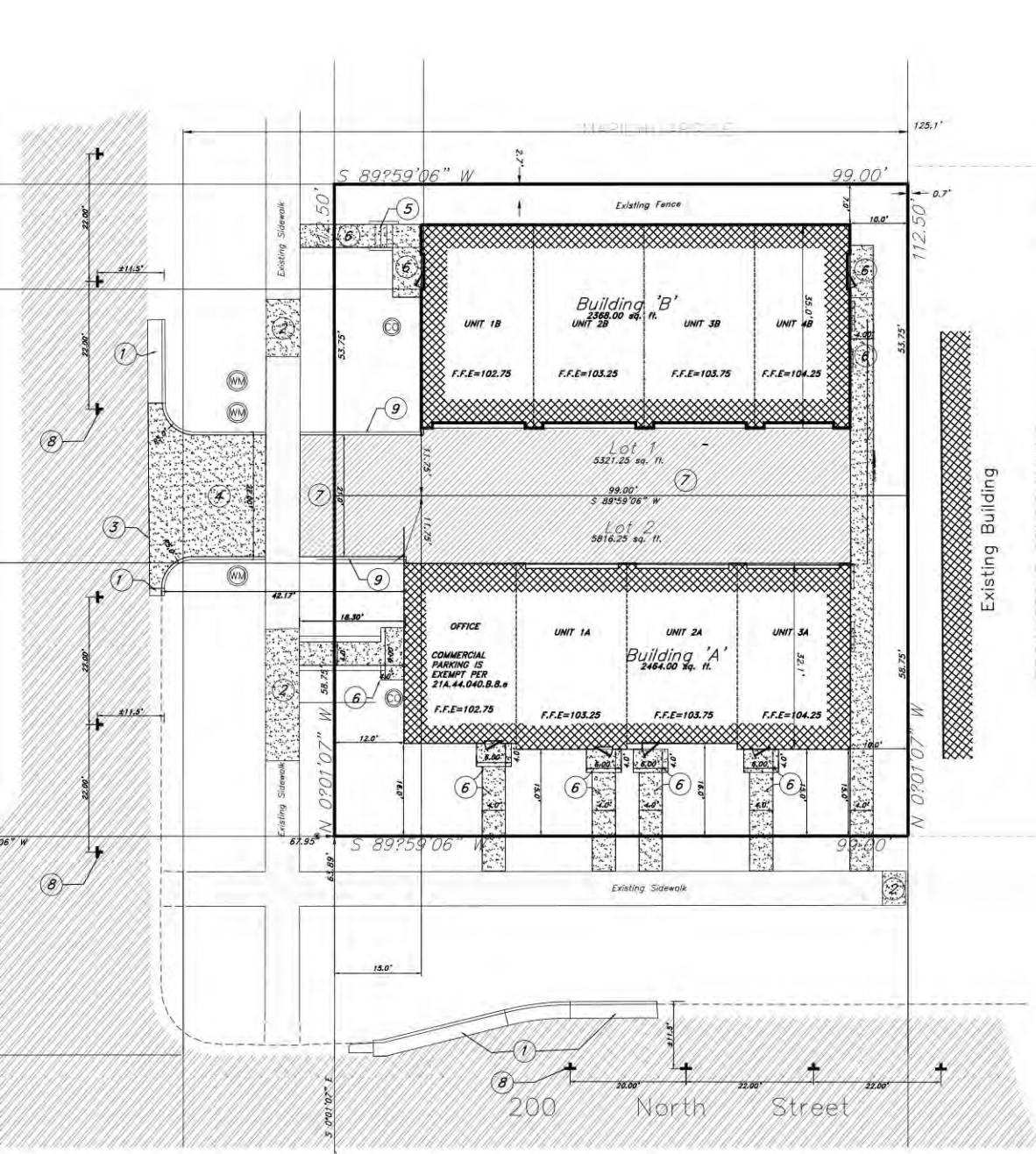
SITE DATA TABLE	
TOTAL AREA	11,138 SF (0.26 Acres)
PARCEL	08364040120000
LOT SIZE	11,138 SF (0.26 Acres)
TOTAL DISTURBED AREA	11,138 SF
PROPOSED IMPROVEMENTS	GRADING, UNDERGROUND UTILITIES, BUILDING CONST., SURFACE COURSE IMPROVEMENTS
% LANDSCAPE	31.09%
% HARDSCAPE	68.91%
1ST FLOOR BUILDING	4,958 SF
ZONING	CN - NEIGHBORHOOD COMMERCIAL

PARKING TABLE	
RESIDENTIAL (1/UNIT PER 21A.44.030.G.2)	7
COMMERCIAL (EXEMPT PER 21A.44.040.B.8.e)	0
TOTAL REQUIRED	7
TOTAL PROVIDED	13
PLUS ON STREET	7

ADA NOTE:



General Site Notes:



EXISTING BUILDING

EXISTING BUILDING

200 North Street

Found Brass

PLANT LIST


TREES

	Flowering Pear Tree	2" Calliper
	Pacific Sunset Maple Tree	2" Calliper
	Austrian Pine Tree	6' Height

SHRUBS

	Cistena Plum	#5
	Euonymus Japonicus	#5
	Burning Bush	#5
	Dwarf Mugo Pine	#5

TURF

	Turf - Kentucky bluegrass mix	Sod
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ROUGH IRON FENCE




N.T.S.

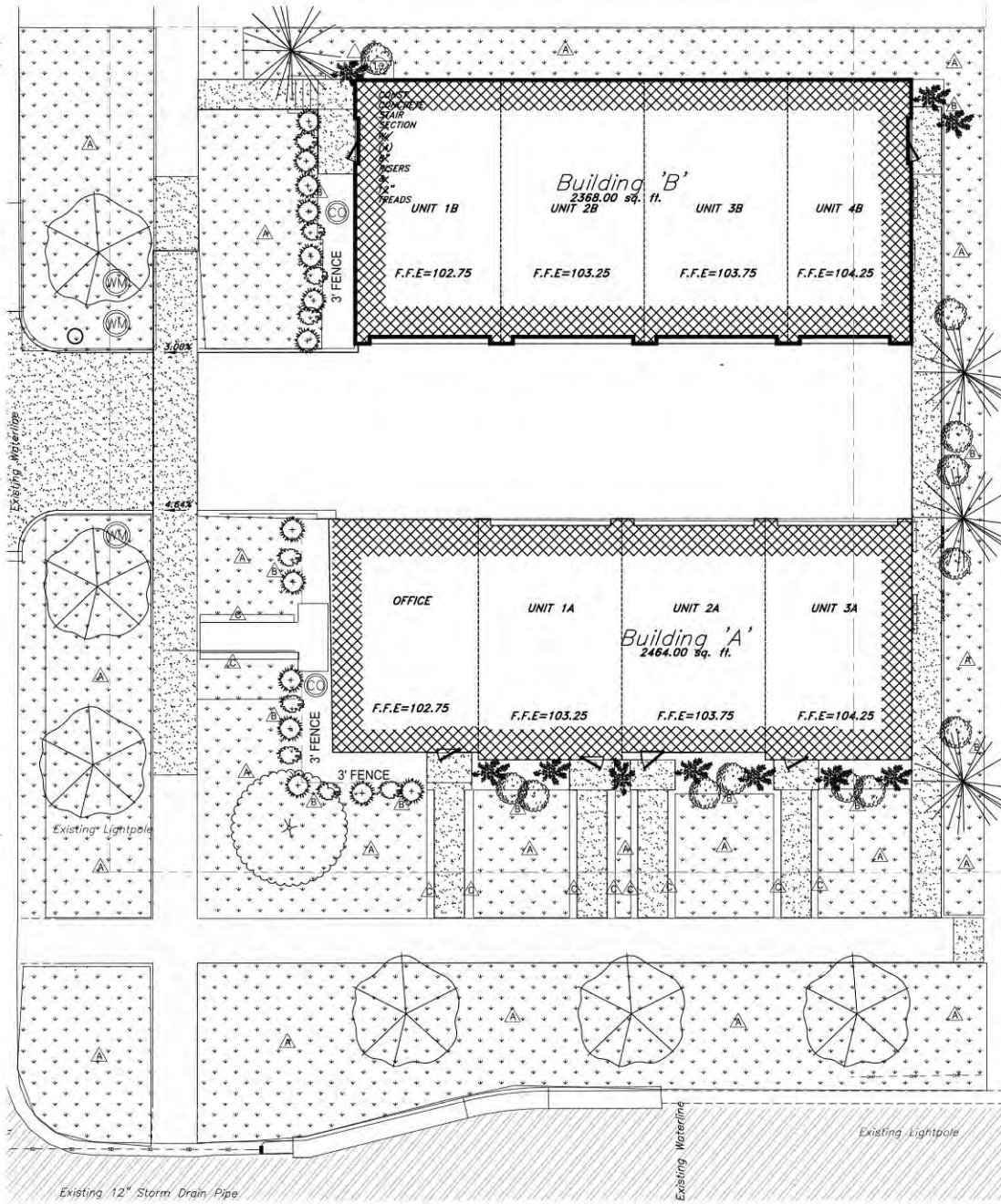
Landscape Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.
2. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
3. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
4. Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Gold Pine") filled into the top 5 inches of topsoil.
5. All lawn and shrub areas shall be separated with pvc borders. To be installed per manufacturer's recommendations.
6. All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.
7. The project shall be swept clean of dirt and debris prior to completion of the project.
8. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.
10. The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers, piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

-  Area pop-up; spray heads for turf.
-  Area top; spray heads for shrubs.
-  Drip system.



LANDSCAPE PLAN

SCALE: 10' = 1"

EXTERIOR FINISHES

- ① SAC RUBBED EXPOSED CONCRETE
- ② BRICK VENEER
- ③ PAINTED COMPOSIT TRIM
- ④ ALUMINUM FASCIA & WALL CAP
- ⑤ COMPOSITE WOOD SIDING
- ⑥ COMPOSITE WOOD TRIM
- ⑦ ALUMINUM FASCIA & VENTED SOFFIT
- ⑧ PARAPET W/ CAP FLASHING
- ⑨ PAINTED STEEL RAILING
- ⑩ STEEL GARAGE DOOR
- ⑪ VINYL CASEMENT
- ⑫ ALUM. FRENCH DOOR
- ⑬ BRONZE ALUM. CANISTER LIGHT
- ⑭ METAL SEAM ROOF PORCH W/ CAN LIGHT UNDER

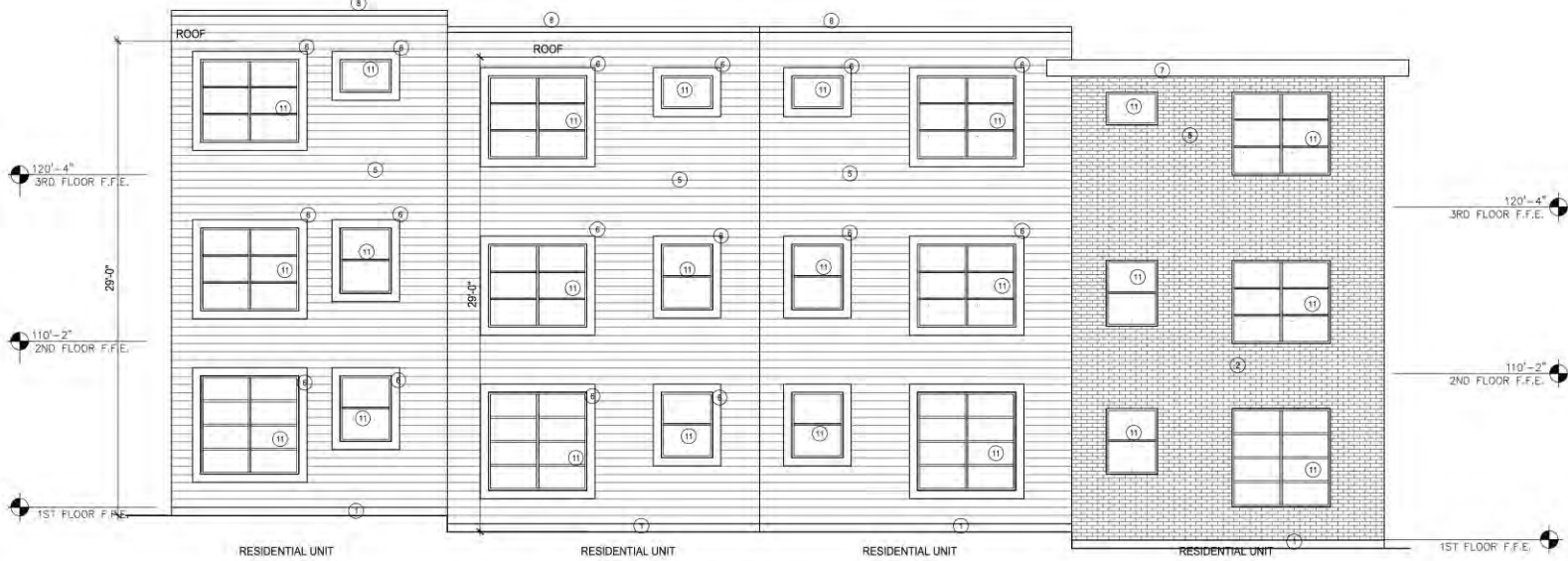


2ND NORTH SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2ND WEST ELEVATION
SCALE: 1/4" = 1'-0"





NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

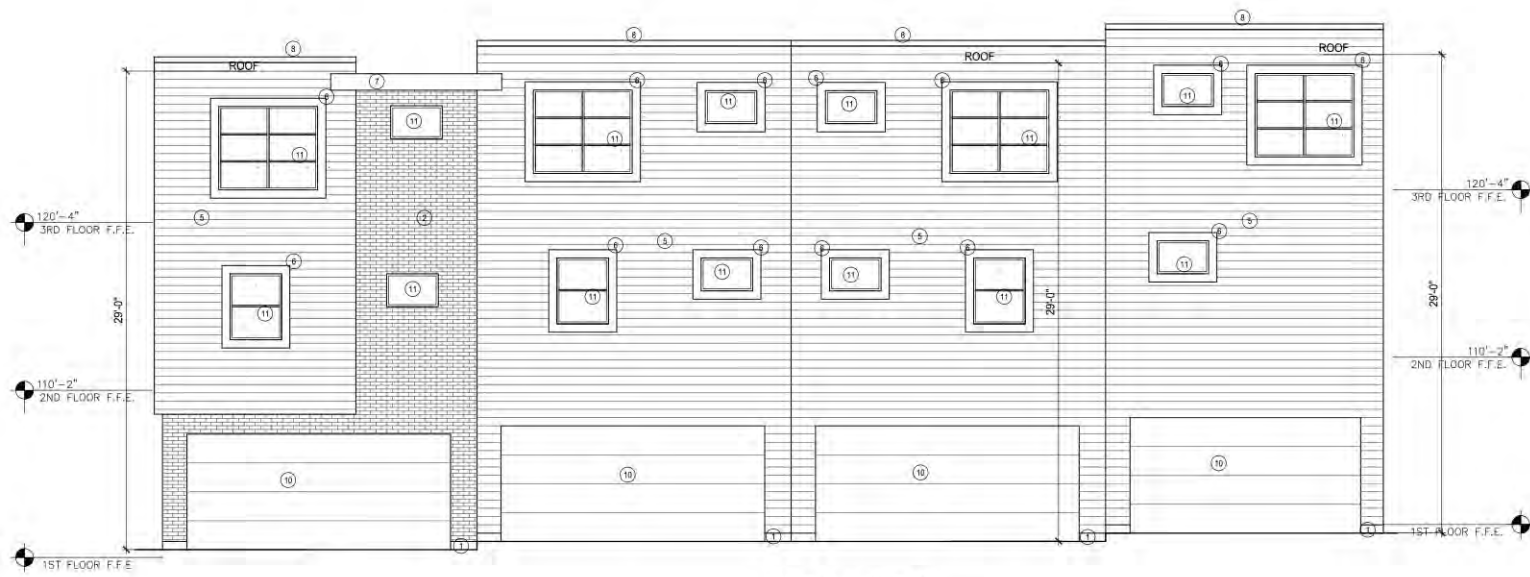
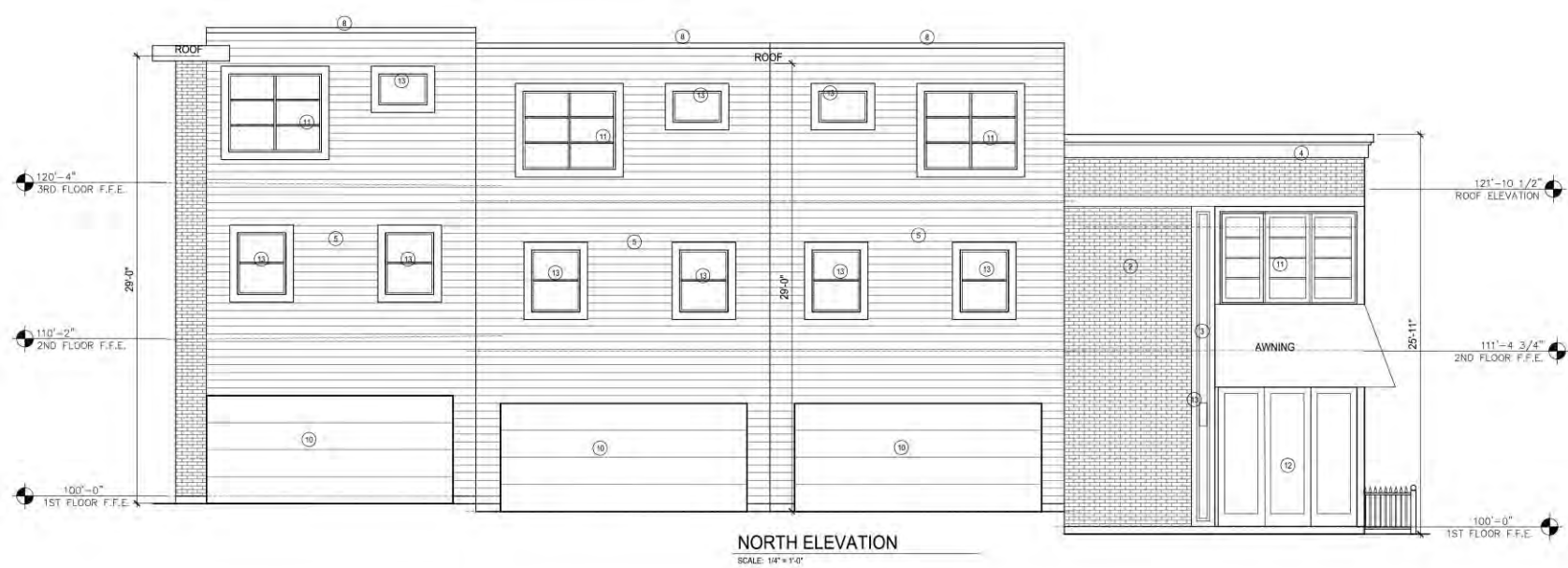
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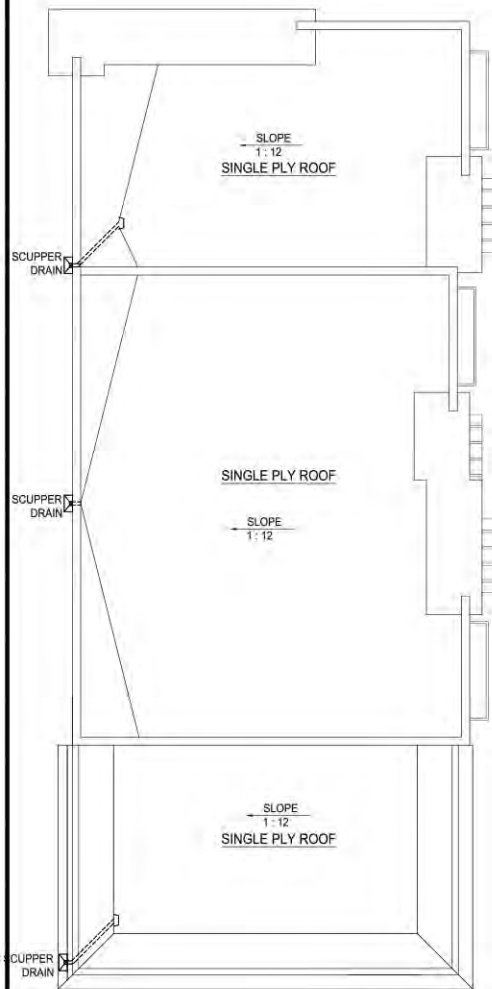


EAST ELEVATION

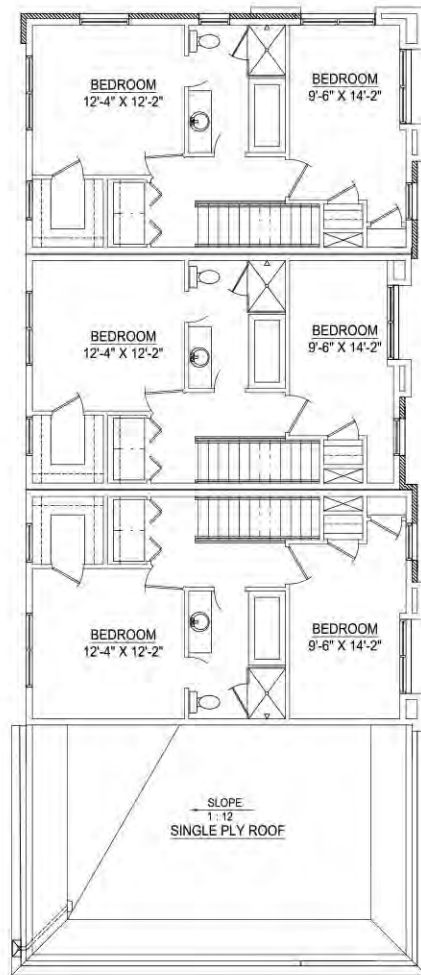
SCALE: 1/4" = 1'-0"



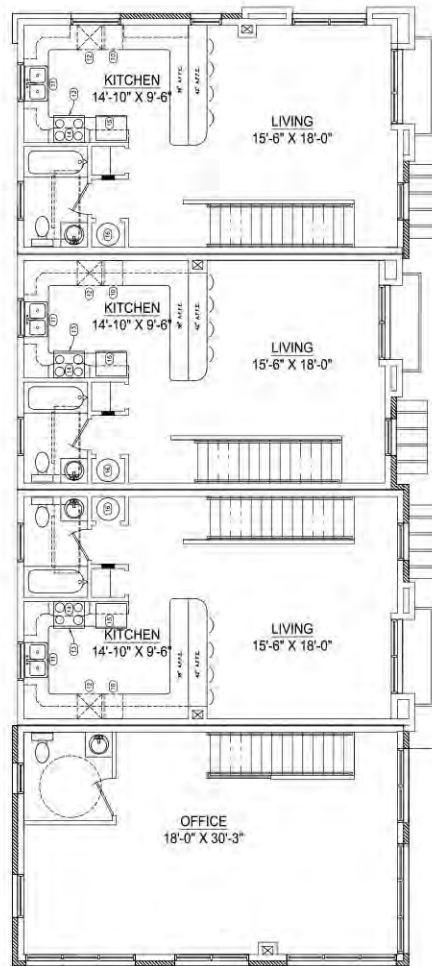
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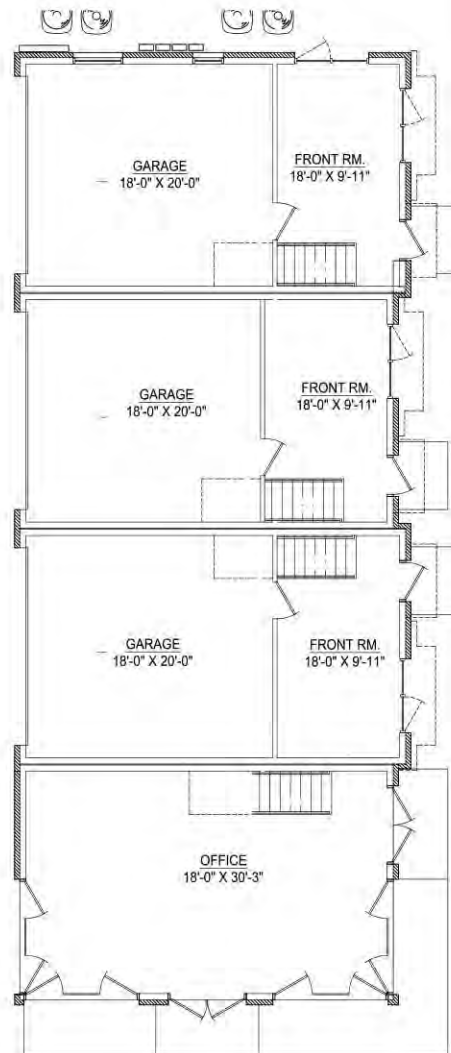
BUILDING A ROOF
SCALE: 3/16" = 1'-0"



BUILDING A THIRD
SCALE: 3/16" = 1'-0"

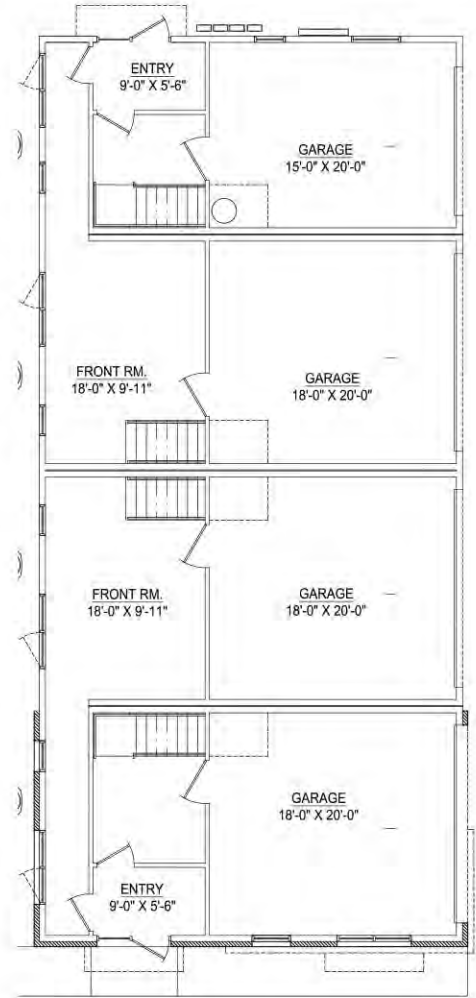
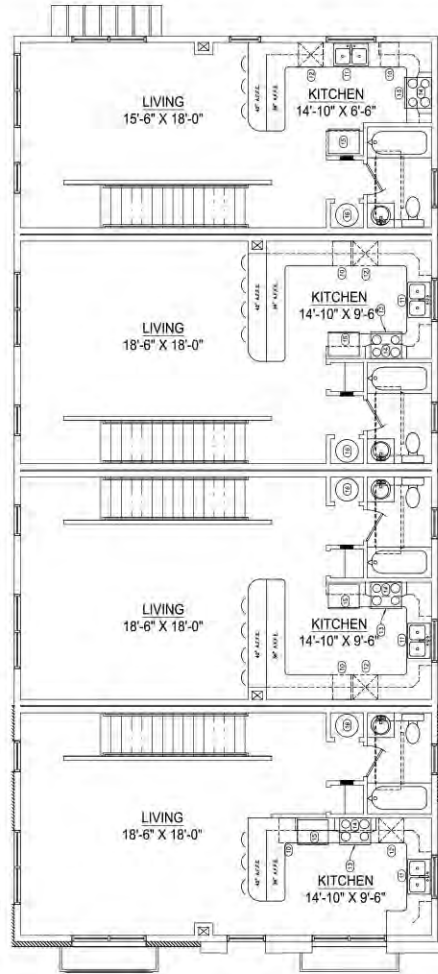
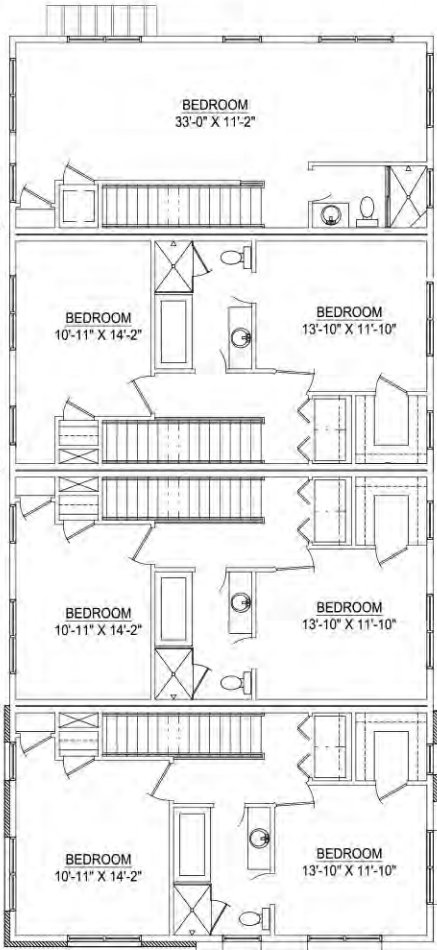
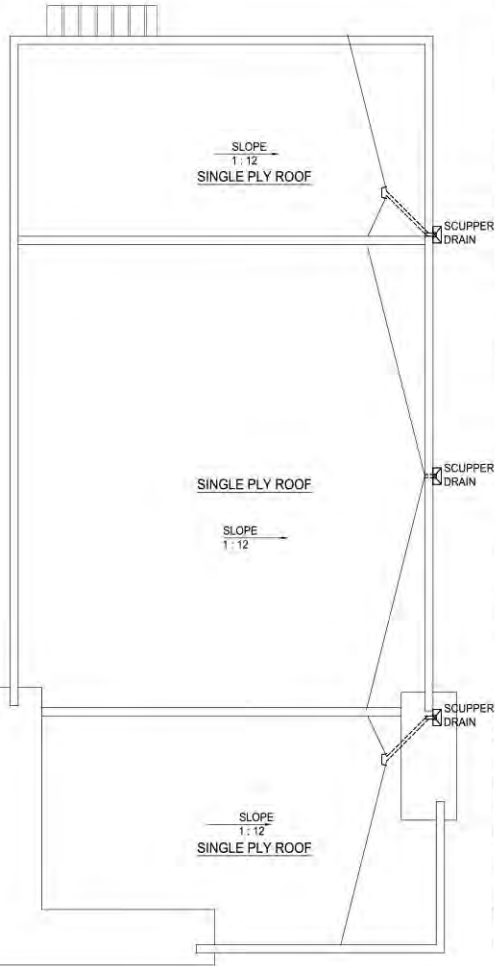


BUILDING A SECOND
SCALE: 3/16" = 1'-0"



BUILDING A MAIN
SCALE: 3/16" = 1'-0"





BUILDING B ROOF

SCALE: 3/16" = 1'-0"



BUILDING B THIRD

SCALE: 3/16" = 1'-0"



BUILDING B SECOND

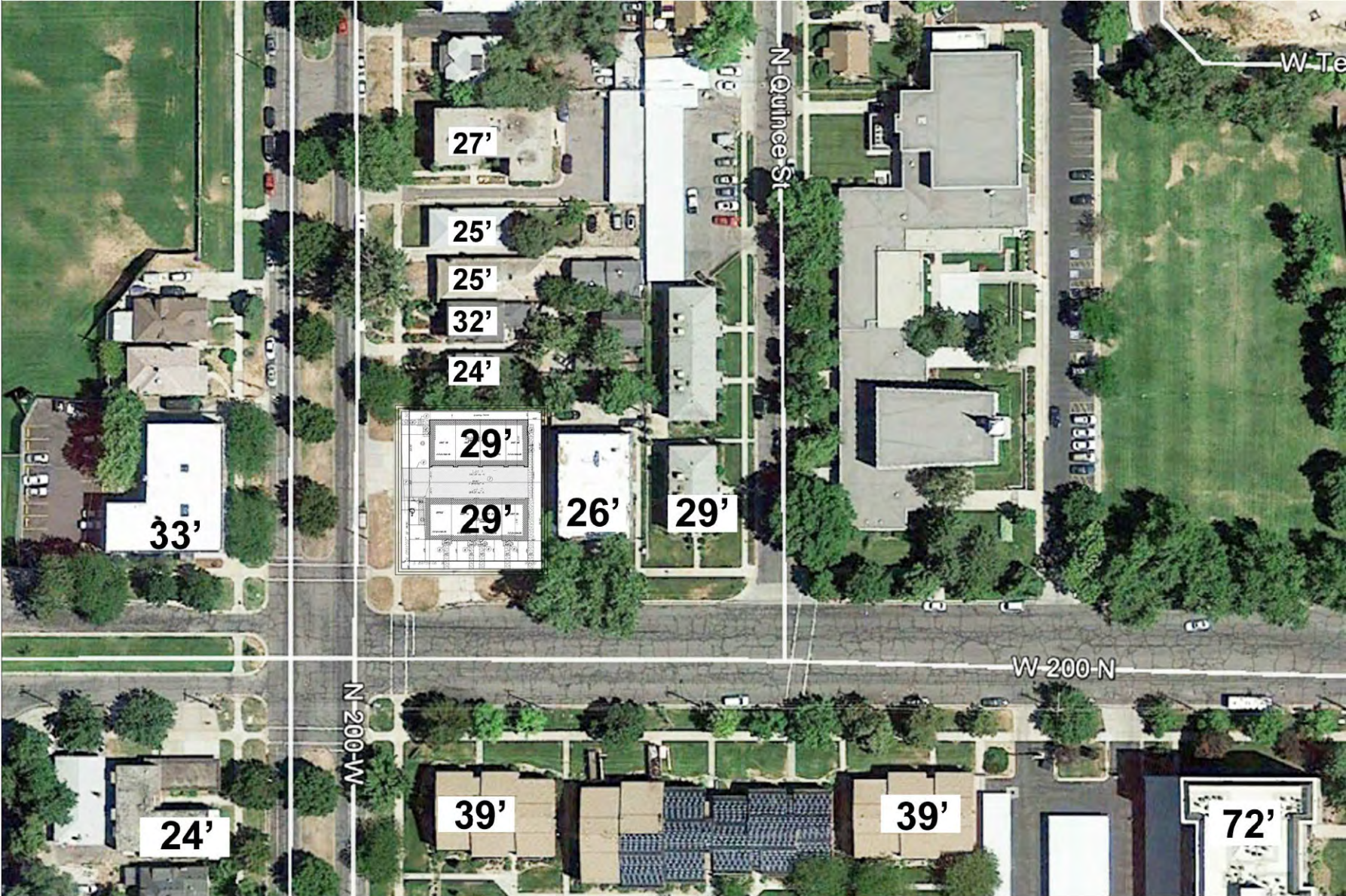
SCALE: 3/16" = 1'-0"



BUILDING B MAIN

SCALE: 3/16" = 1'-0"





SURROUNDING HEIGHTS



200 NORTH ELEVATION

SCALE: 1" = 20'



200 WEST ELEVATION

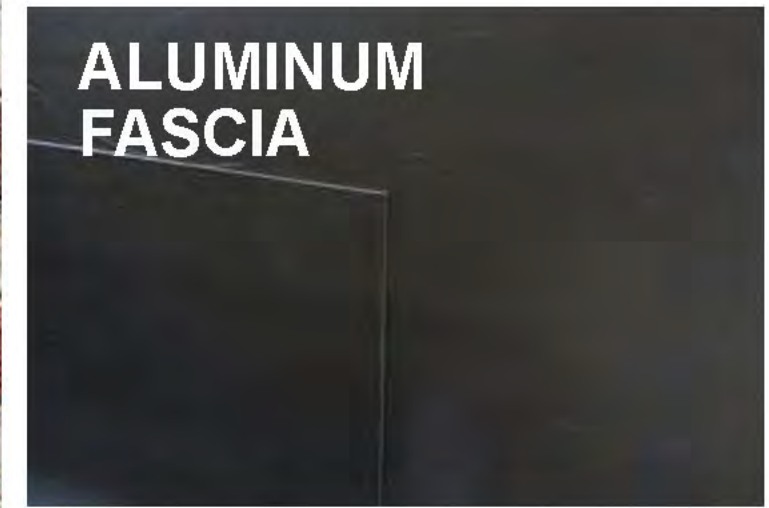
SCALE: 1" = 20'



AWNINGS



BRICK



ALUMINUM FASCIA



**CLOPAY
MODERN STEEL
GARAGE DOOR**



SHINGLES

Made with the same level of quality you expect from AMSCO Windows®, these attractive sliding patio doors in the Artisan Series offer easy upkeep and superior energy efficiency. Choose from two different styles in a variety of sizes and configurations to meet any design criteria. Our Contemporary style offers a maximum viewing area with durable, sleek lines. Or, choose our French style sliding patio door for a more elegant look.



Artisan Series French style sliding patio door shown in white with 5/8" grids

PATIO DOORS



SIDING



**MILGARD
ALUM. WINDOWS**



RENDERING



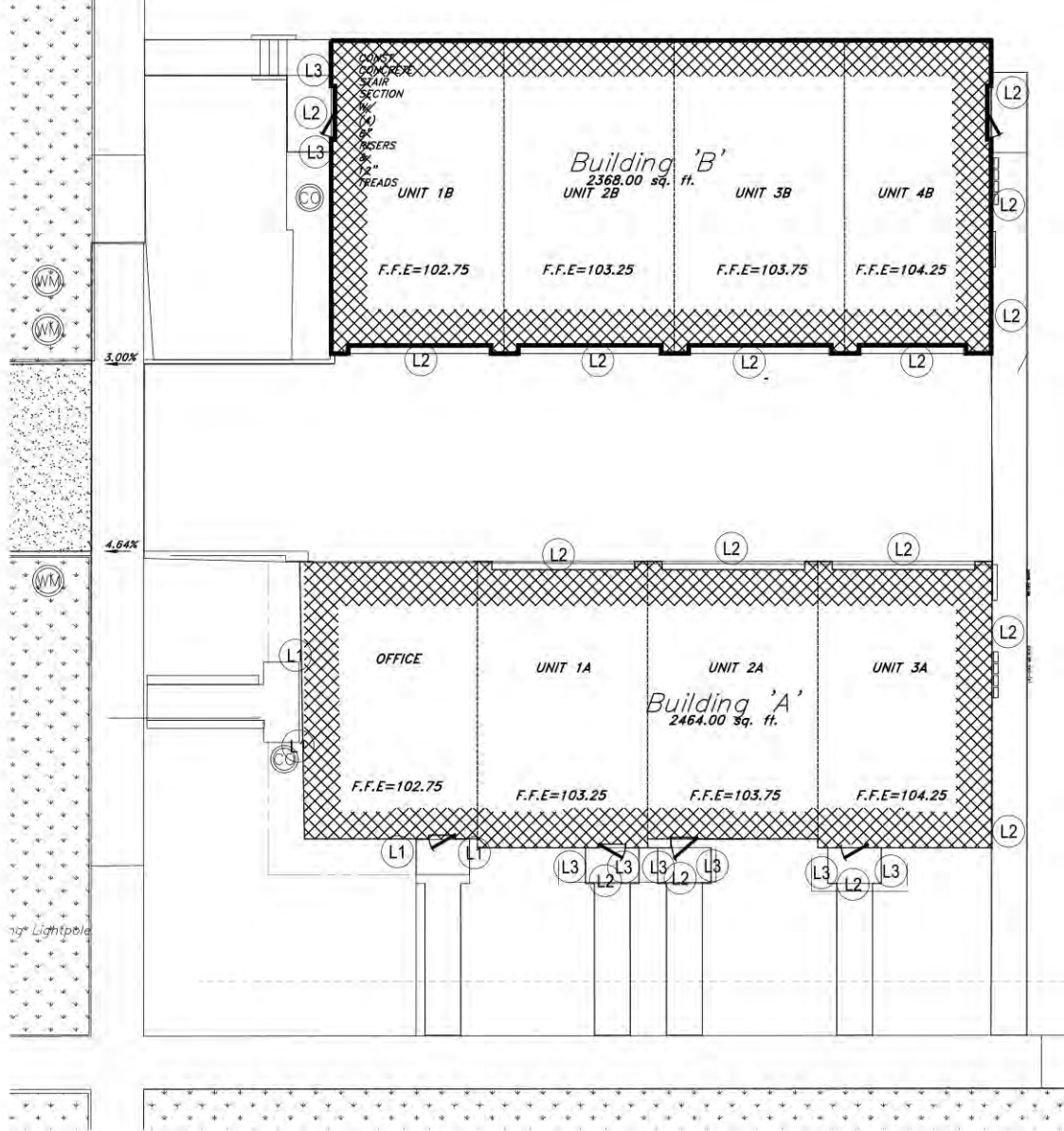
Ⓛ1 WALL SCONSE AT COMMERCIAL



Ⓛ2 CAN LIGHT UNDER PORCH & GARAGE



Ⓛ3 LIGHTS IN HIGH SOFFITS



ATTACHMENT D: APPLICANT INFORMATION

CONDOMINIUMS ON 2ND AND 2ND

DESIGN GUIDELINES ANALYSIS

Ch 1. SITE FEATURES & STREETScape

The project is designed and delineated as a series of row houses aligned on 200 North with the narrow terminating on 200 West in a commercial space on the corner. This breaks up the building to fit the appropriate scale of both surrounding streets and addresses the corner location. The larger series of facades face 200 N which is lined with larger apartment buildings while the narrower ends face 200 W which is lined with more single family residences mixed with apartment buildings.

200 W is a broad tree lined street with a wide landscaped center island. Because the “edge” motive of this street is the line of trees and landscape that transition to lower residential structure, we treated the corner commercial element as a height transitioning element rather than a taller corner demarcation that might be more appropriate for an urban façade lined sidewalk corner lined with a stronger building edge.

Entrances are individual stoops with individual sidewalks leading up to them. This reinforces the row house approach. The corner entry is set off by a low iron garden fence and gate while the other entrances are delineated with the raised and covered stoop.

Site lighting is minimal and limited to entrance wall sconces and some soffit downlights. The wall sconces project minimum light out and emphasize light washing down on the entrance. Accent Landscape lighting is not typical on either frontage street and has not been incorporated here.

Ch 2. Building Materials & Finish

The main building finish material is brick extending up to a capped parapet with some accent protrusions of lap siding and some isolated flat roof overhangs. This orchestration of materials draws from the surrounding and historic structures. The change in material addresses similar material changes on roof dormer, service porch enclosures and additions to historic structures in the area.

The row of facades are organized with stacked fenestrations to emphasize their individual symmetry while the façades asymmetric, yet balanced, protrusion addresses the contemporary era of the project. The commercial façade is simple and symmetric and turns the corner with mostly glass storefront which is broken up to a smaller human scale by pilasters.

Ch. 3. Windows

Windows are stacked for classic symmetry and are subdivided into human scale sashes. Horizontal muntins hint at the art deco period that brought much of the surrounding development. The window material is wood clad with aluminum in a painted finish which will match classic wood windows of surrounding structures. Windows will have standard brick sills; brick and siding will return into the window jambs.

Ch. 4 Doors & Entries

Unit entries are full light single entry door 3' x 8' aluminum clad wood, and is approached by an individual sidewalk leading to an elevated covered stoop. Balconies are similar full light French patio doors. Commercial entrances are aluminum clad entry doors in a painted finish.

Ch. 5. Porches & Balconies,

Balconies are include on upper levels overlooking the sidewalk. They are recessed 6" into the protruding siding area and have a shallow 18" cantilever deck to create about 24" of depth. Balcony doors are similar full light French patio doors.

Ch. 6. Building Forms, Façade, Design Arct. Elements

The main building finish material is brick extending up to a flat roof overhang, with some accent protrusions of lap siding finishing in a parapet cap. This orchestration of materials draws from the surrounding and historic structures. The change in material addresses similar material changes on roof dormer, service porch enclosures and additions to historic structures in the area.

The row of facades are organized with stacked fenestrations to emphasize their individual symmetry while the façades asymmetric, yet balanced, protrusion addresses the contemporary era of the project. The commercial façade is simple and symmetric and turns the corner with mostly glass storefront which is broken up to a smaller human scale by pilasters.

Ch. 7. Roof Forms & Parapets

The main building finish material is brick extending up to a flat roof overhang, with some accent protrusions of lap siding finishing in a parapet cap. The lower commercial roof brick extends up to a concrete parapet cap. All roof behind parapets' and flat overhangs are flat and will have a single ply membrane.

Ch. 8. Additions – none

Ch. 9. Accessory Structures – none

Ch. 10. Seismic

The project is new construction and will be designed and built to current codes.

Ch. 11. General Issues

ACCESS is via individual, elevated, covered stoops served by walks from the street. The entrances are set back far enough from the sidewalk that a sense of privacy will be maintained with distance and landscaping, so the front yards are uninterrupted with fences and other barriers. As a different corner treatment the commercial entrances are set behind a low open iron fence.

SERVICE AND PARKING are accessed off of an interior driveway between the two buildings and individual 2-car garages. These provide the required parking. The commercial space required handicap parking is provided in a parking stall and access isle located in the setback area facing 200 West similar to the driveway entrance. This parking stall is surrounded by an extension of the low open iron fence.

EQUIPMENT will consist of ground mounted AC condensers in the side and rear yards to be away from the street; and to some minor roof top penetrations for vents. Other HVAC equipment is within the commercial and residential units.

VENTS are limited to the flat roof behind parapets. Side wall vents are not anticipated since each unit has access to vent through the roof. A single laundry vent is located in the roof above the dryer on the top floor.

ROOF FOR SOLAR & EQUIPMENT: any roof equipment is screened by the parapet.

LANDSCAPE is simple like other residences and apartments in the area. It consists of lawn with small areas of plantings adjacent to entry walks, some shade trees and foundation shrubs at the building. All selections are drought tolerant and are served with appropriate drip and spray irrigation.

Ch. 12. Design Guidelines for New Construction

SETTLEMENT PATTERNS & NEIGHBORHOOD CHARACTER

The project is designed and delineated as a series of row houses aligned on 200 North with the narrow terminating on 200 West in a commercial space on the corner. This breaks up the building to fit the appropriate scale of both surrounding streets and addresses the corner location. The larger series of facades face 200 N which is lined with larger apartment buildings while the narrower ends face 200 W which is lined with more single family residences mixed with apartment buildings.

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Site lighting is minimal and limited to entrance wall sconces and some soffit downlights. The wall sconces project minimum light out and emphasize light washing down on the entrance. Accent Landscape lighting is not typical on either frontage street and has not been incorporated here.

The Goals of the project are to fit in with the surrounding transitional neighborhood apartment buildings and residences; make use of historic and modern durable materials that last with minimal maintenance; construct with energy efficiency including doors, windows, insulation and equipment.

12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted.

The project is designed with a central drive that is similar to access alleys in the area. Setback, landscape and building height transitions work with the wide streets and extensive landscape park strip and center island. The massing allows street trees to create the vertical edge while the building sits behind.

12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced.

Setback at streets and landscaping is consistent with surrounding properties and the building height is similar to surrounding buildings even though the zone height has been reduced from many historic heights. For this reason the applicant seeks a height exception to fit in with the historic neighborhood.

12,3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.

Street patterns remain the same. They are reinforced with the longer façade adjacent to 200 N which is lined with larger scale apartment buildings and the narrower end facades are on 200 W which is lined with smaller lots and structures. The corner is left open with the setback and lower height structure to match 2 of the other three buildings facing the corner.

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.

Lot size is typical for surrounding properties. It is not being subdivided or modified with this project.

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.

The project sits on the edge of transition from large dense buildings in the central business district to the historic surrounding residential district. The use is consistent with surrounding apartments and the scale of the building is similar to other transitional structures. The project also addresses the intersection of the two streets with scale and corner treatment of the commercial space.

PUBLIC REALM

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

The mixed uses of small commercial and attached residential fits the public realm and contributes to the fabric of the neighborhood. It is consistent with the transitional scale and use of this area.

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

The sequence of arrival events transitions' from the public street, to the pedestrian sidewalk, to the individual entry walks, to the elevated stoop, through the full light entry door to the residence interior.

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.

The driveway space between the buildings provides privacy for garages and screens them from public streets. The secondary facades facing these areas use similar materials to the front. The streets continue to be framed by the structures being set back and allowing the broad landscape to mark the corner.

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.*

200 W is a broad tree lined street with a wide landscaped center island. Because the “edge” motive of this street is the line of trees and landscape that transition to lower residential structure, we treated the corner commercial element as a height transitioning element rather than a taller corner demarcation that might be more appropriate for an urban façade lined sidewalk corner lined with a stronger building edge.

BUILDING PLACEMENT, ORIENTATION & USE

12.10 *The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.*

The project continues with corner setbacks from the street. One setback exception is sought at the side yard. It is not anticipated that this will adversely affect the surrounding scale and feeling of the streetscape.

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

Entrances are elevated, covered stoops served by walks from the street. The entrances are set back far enough from the sidewalk that a sense of privacy will be maintained with distance and landscaping, so the front yards are uninterrupted with fences and other barriers. As a different corner treatment the commercial entrances are set behind a low open iron fence.

12.12 *Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.*

Given the nature of surrounding properties and to match adjacent height patterns, not roof top terraces are planned.

12.13 *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.*

Unit privacy as well as outdoor open spaces are created with the deep setbacks and broad landscaping that are typical in the area. Commercial area has low open fencing around the entrance at the corner.

12.14 *Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.*

Due to the building scales and adjacent building heights we are not including rooftop terraces on the project.

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.*

Balconies provide accesses to the outdoors from within unit living area. They also vary the exterior façade plane of the structure reducing its bulk and providing articulation in the exterior.

12.16 *Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.*

The location of the project allows the city to be its social and recreational space. Relationships with neighbors and other project residents will take place on common landscape areas and public sidewalks, etc.

SITE ACCESS, PARKING & SERVICES

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*

The entries of each unit address the street with walks and stoops facing the street. Garage/service entries are off of the drive that is screened from the streets.

12.18 *Where the secondary street or alley network is available, rear public access should be retained and used.*

The project uses rear secondary access off of its own interior driveway that acts much like the alleys surrounding the project.

12.19 *Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.*

Bicycle parking is secured within garages and does not require additional outside storage where it may become unsightly or is susceptible to theft.

12.20 *Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage.*

Exterior balcony storage is obviated by inclusion of garages and ground floor space that can serve as such. Balconies on the project are not sized to accommodate occupancy, but to open doors and let the outside in.

VEHICULAR

12.21 *A vehicular access and drive should not be combined with a pedestrian access and entrance.*

Pedestrian access is from the front entries while vehicular is through the garages. This significantly separates the accesses.

12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.

Garages and driveway is designed to the rear and between both buildings to screen it from the street and make it non-dominant on either corner façade.

12.23 A single curb cut or driveway should not exceed the minimum width required.

The single curb cut complies with this guideline.

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.

The project has one common driveway screened from the street.

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.

Cars are parked inside garages on the lowest level of the project and are accessed from the rear of buildings.

SITE & BUILDING SERVICES & UTILITIES

12.26 Utility areas and other ground level building services should be situated away from the frontage of the building.

Equipment will consist of ground mounted AC condensers in the side and rear yards to be away from the street; and to some minor roof top penetrations for vents. Other HVAC equipment is within the commercial and residential units.

12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.

Vents and any equipment on roof is behind parapets and screened from street view.

12.28 Mechanical services should be acoustically screened from nearby residential properties.

The only exterior equipment consists of condensers which are very quiet and are to be located in side and rear yards similar to other residences in the area.

12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.

AC units are in side and rear yard away from both street frontages.

12.30 *Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.*

Exhaust and vent pipes are on the roof behind parapets and are not visible from streets or neighbors.

12.31 *Cellular phone and other antennae, and associated equipment, should not be visible from the public way.*

Cable connections are anticipated and will avoid antennae. Any small dishes could be placed on the roof behind parapets so as to not be visible.

LANDSCAPE & LIGHTING

12.32 *The front yard landscaping for a new multi-family building should coordinate with historic and/or established patterns*

Landscape is simple like other residences and apartments in the area. It consists of lawn with small areas of plantings adjacent to entry walks, some shade trees and foundation shrubs at the building.

12.33 *Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.*

No walls are used in the project. A low open iron fence encloses the entrances into the commercial space on the corner.

12.34 *Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.*

The site is flat with minimal elevation change from the street to the entries.

12.35 *Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.*

The commercial area is set apart from the residential entrances by its location on the corner and a surrounding open iron low fence.

LIGHTING

12.36 *Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.*

Site lighting is minimal and limited to entrance wall sconces and some soffit downlights. The wall sconces project minimum light out and emphasize

light washing down on the entrance. Accent Landscape lighting is not typical on either frontage street and has not been incorporated here.

12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.

Lighting is on walls and washed from overhangs above.

12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.

A subtle variation on a classic can light is used on walls at building entrances.

12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.

No landscape lighting

12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.

All power is either buried or inside of walls

12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.

Secondary fixtures such as garage lights are the same as porch lights.

BUILDING FORM & SCALE

CHARACTER OF THE STREET BLOCK

12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

The project consists of small 4-unit buildings with 3 floors. This is a typical scale for apartments surrounding the project along and across 200 N and toward the north and south on 200 W.

12.43 A new multifamily building should be designed to create and reinforce a sense of human scale.

The project addresses the human scale by delineating units in individual vertical stacks with streetside stoop and entrance door, proportioned windows and balconies and change of materials to avoid expanses of uninterrupted walls.

12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

Windows on the east wall closest to the neighboring 3 story apartment buildings are very limited and avoid direct views across the common side yards. With the living areas on 2nd and 3rd floors, windows will be above the adjacent home resulting in maintaining privacy for both parties.

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.

Façade elements and scale are critical on both corners. Both have been treated to reflect surrounding buildings with brick, lap siding, entry porches, detail delineation, window size and scale.

12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade

Secondary elements such as lap siding on the protruding upper level consists of windows and scale similar to the rest of the building. Rear and side facades have the same materials on the main façade with a change in proportions.

12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.

Symmetry exists on the façade where fenestrations are stacked and the corner treatment is mirrored on each face. The project breaks from symmetry by corner protrusions in units to emphasize separation and rhythm, but it still follows symmetry in the stacking of windows and balconies on a common centerline. Secondary facades also repeat and stack windows.

HEIGHT

12.48 The building height should be compatible with the historic setting and context.

The height study of surrounding structures shows that this project is equal to or slightly lower than most of the surrounding structures, both residential and multi-family. This is the justification for the height exception sought.

12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.

The structure is only 3 floors so the emphasis in 'stature' or strength is on the first floor with the 2 upper floors being set off with lighter weight material and roof overhangs.

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.*

The height is varied above the 3rd floor and at the corner 2 story commercial structure.

12.52 *The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.*

The scale of the project is similar to the surrounding neighborhood so not step backs are necessary. However, the corner commercial portion is lower and addresses the broad open boulevards that intersect at the corner.

WIDTH

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.*

The end elevations facing 200 W are narrower than the south façade. This will relate to other facades along 200 W. Facades on 200 N are stepped in and out to break up the continuous wall.

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.*

Façade elements and scale are critical on both corners. Both have been treated to reflect surrounding buildings with brick, lap siding, entry porches, detail delineation, window size and scale.

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*

Surrounding buildings have 3 major roof forms: parapet, flat with overhangs, pitched. The project makes use of 2 of these: parapet and flat with overhangs. The variation fits in with variations in the neighborhood.

BUILDING CHARACTER & SCALE

FAÇADE ARTICULATION, PROPORTION & VISUAL EMPHASIS

12.56 *Roof forms should reflect those seen traditionally in the block and within the historic district.*

Surrounding buildings have 3 major roof forms: parapet, flat with overhangs, pitched. The project makes use of 2 of these: parapet and flat with overhangs. The variation fits in with variations in the neighborhood.

12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.

Surrounded by 2-3 story buildings, the project fits in overall. The scale further reflects the neighborhood by breaking up the façade vertically and horizontally with protrusions, offsets and change in materials.

12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed.

As noted above, the project is already of similar scale and size.

12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade.

A change in materials along the façade breaks the height above the first floor. This area of material change is further broken down with a balcony on one level and window opening on the top floor. A mixture of parapets and flat overhanging roofs also change up the vertical height and treatment.

SOLID TO VOID RATIO & WINDOW 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.

Separate windows of individual scale break up the façade and create a proportion of solids to voids that reflects the neighborhood.

12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

Windows are stacked for classic symmetry and are subdivided into human scale sashes. Horizontal muntins hint at the art deco period that brought much of the surrounding development.

RHYTHM & SPACING OF WINDOWS & DOORS

12.62 Public and more important interior spaces should be planned and designed to face the street.

Front rooms and entries face 200 N. The corner commercial property faces and enters on 200 N and 200 W.

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.*

3'x8' entry doors and 3' x 5'-6' windows are scaled to be similar to neighboring structures and to relate to the human scale.

BALCONIES, PORCHES & EXTERNAL ESCAPE STAIRS

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.*

Keeping with the scale of the building, the balconies are shallow standing balconies meant to open doors and bring the outside in. They are located on the upper level to provide privacy and enhance views. They are integrated with the façade pattern.

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

Entry stoops are located at the 200 N façade and access each unit. Additional access is through common entry stoop on 200 W and commercial corner access. These entries dominate the façade, but are not grand. They are set off by their one or two steps up and roof overhang.

12.66 *A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.*

The building size and use only requires one entrance and one stair.

BUILDING MATERIALS, ELEMENTS & DETIALS

MATERIALS

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.*

Standard brick and familiar lap siding dominate the exterior and are typical in surrounding structures in the neighborhood.

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.*

Standard brick and familiar lap siding dominate the exterior and are typical in surrounding structures in the neighborhood. These materials are typical in the era of surrounding buildings and are still in use today.

12.69 *Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building*

Masonry has been used on the ground floor for the main facades and part of the rear and side facades.

12.70 *Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.*

Siding, flashing, windows and doors have been selected for durability and ease of maintenance. Their sustainability is demonstrated in their consistent historic use.

WINDOWS

12.71 *Windows should be designed to be in scale with those characteristic of the building and the historic setting.*

Windows are stacked for classic symmetry and are subdivided into human scale sashes. Horizontal muntins hint at the art deco period that brought much of the surrounding development. Windows are scaled to human size and consist of 3' wide sashes.

12.72 *Windows with vertical proportion and emphasis are encouraged.*

Windows are vertical in scale with horizontal divisions to reflect many applications in the neighborhood and era.

12.73 *Window reveals should be a characteristic of masonry and most public facades.*

Windows are set into façade with brick surrounds and deeper wood siding returns. The reveal and exposed frame is typical of the era.

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.*

See note above.

ARCHITECTURAL ELEMENTS & DETAILS

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

Details include brick sills, lap siding size, overhanging flat roofs, concrete parapet caps, engaged columns between commercial windows and doors, balcony fascia and railing and stoop overhangs reflect details found in the district.

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

Details are limited to simple details noted above. Ornamental brackets and details have been discouraged by planning staff.

12.77 Creative interpretations of traditional details are encouraged.

The protrusions set out 6" from façade, shallow step out balconies and flat roof overhangs are intended to be current interpretations of motifs found in the area.

SIGNAGE

12.78 *Signs should be placed on the building or the site where they are traditionally located in the historic context.*

Consistent with historic buildings of the era, signs are located on fabric awnings.

12.79 *Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.*

Signs are isolated to the commercial corner and help logically define the use and separate it from residential entrances.

12.80 *Signs and lettering should be creatively designed to respect traditional sign scales and forms.*

Sign locations are part of this submittal. Graphics and lettering will be assessed as part of sign permit submittals by future tenants.

12.81 *Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.*

As part of the awning system, signs are an integral part of the façade. The façade will also stand alone with awnings alone if signage is not installed.

12.82 *Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.*

Awnings are not illuminated.

12.83 *Any form of illumination should relate discretely to the sign lettering, and avoid any overstated visual impact upon any residential use or historic setting.*

Signs are not illuminated

12.84 *Sign materials should be durable and of architectural quality to integrate with the building design.*

Awnings are integrated into fenestrations and rhythm of the commercial façade. They are easily maintained and replaced.

12.85 *Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.*

No power or illumination.

12.86 *Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.*

Future tenants will apply the design guidelines.

Memo (revised)

9-27-2016

To: Salt Lake City Planning

Re: 2 Special Exceptions for 202 N 200 West Mixed Use development

The above project seeks to remove an existing service station and construct a new Mixed Use Commercial and Multi-Family project in a CN zone.

Exception 1:

The zone establishes front yard setbacks of 15' per 21A.26.020.F.1. However, the same section indicates *Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the planning commission.*

We seek exception reducing the front yard to 12' for the commercial portion of the project on 200 West. With the exceptionally wide park strip on 200 West, the building would be over 41' from the curb and 18' from the sidewalk.

Exception 2:

In addition to the CN zone with a height designation of 25' (21A.26.H), the project proposes a Mixed Use component and seeks to approach the MU height designation (21A.32.130.f).

The project proposes flat roof buildings with a maximum height of 29'. The building is three stories above grade which matches the apartment building to the west, east, south and further to the north. Some of the 3 story buildings have a portion of the ground floor recessed underground, this is infeasible with today's accessibility requirements, also these buildings have grade that slopes up to enclose the ground floor. They would be 3 stories from the sidewalk without the berms. Attached A1.01 indicates comparison roof heights surrounding the project. These 10 adjacent buildings average 31' in height.

The height exception will allow the buildings to have a more historic scale with 9' ceilings and the taller windows and doors that go with it. This scale is more common in the late 19th century and early 20th century structures that make up the area.

Height exception is justified by compliance with 21A.59.065 "Standards for

Design Review for Height” as follows:

A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.

The roof top has variations in height and treatment to differentiate and reflect the façade. The protruding façade portions finish in a parapet while the brick façade terminates in flat roof overhangs. Each unit is differentiated in height as the site raises in elevation from west to east. The flat roof behind the parapet provides surfaces to install screened solar panels.

B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.

Architectural style at the cornice includes a detail cornice over the commercial portion of the project and a flat roof overhang over the main brick elevation.

C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title. (Ord. 15-13, 2013)

The building has accent soffit lighting under the flat roof overhang soffits. This will wash the main brick walls and accent the area where the entry porch canopy is constructed.

The commercial portion of the building remains is 26’ high as measured from the top coping of the parapet.

ATTACHMENT E: ZONING ORDINANCE STANDARDS

Zoning Ordinance Standards for CN Neighborhood District:

Standard	Finding	Rationale
Uses in the CN neighborhood commercial district as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.	COMPLIANT	Mixed use development is listed as a permitted use in Land Use Table for the CN District.
Lot Size Requirements. No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.	COMPLIANT	Area of subject property is approximately 11,325 square feet, or 0.26 of an acre. Width of subject property on 200 West is 112'-6".
The total area of a contiguously mapped CN district shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights of way.	COMPLIANT	The area of the existing CN District is approximately 11,325 square feet, or 0.26 of an acre. All abutting parcels are zoned RMF-35 District.
Minimum Front or Corner Side Yard Requirements. A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the (landmark) commission	COMPLIANT (with approval of special exception)	Proposed front yard setback is 12'-0", however the width of the adjacent park strip and sidewalk combined is approximately 25'-0". Proposed corner side yard setback is 15'-0".
Interior Side Yard: None required	COMPLIANT	Proposed interior side yard setback is 7'-0".
Rear Yard: 10 feet	COMPLIANT	Proposed rear yard setback is 10'-0".
Buffer Yards. Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.	COMPLIANT	City Code 21A.48 requires a minimum buffer of 7'-0" when a CN District abuts a residential district. The proposed buffer yards meet or exceed this standard.
Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.	COMPLIANT	No accessory structures are proposed for this site.
Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: a. The architecture of the addition is compatible with the architecture of the	COMPLIANT	Proposed maximum front yard setback from property line is 12'-0". Proposed maximum corner side yard setback is 15'-0". Both setbacks are less than the maximum.

<p>original structure or the surrounding architecture.</p> <p>b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.</p>		
<p>Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:</p> <p>a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.</p> <p>b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.</p> <p>c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.</p> <p>d. The landscaped setback is consistent with the surrounding neighborhood character.</p> <p>e. The overall project is consistent with section 21A.59.060 of this title.</p>	<p>COMPLIANT (with approval of special exception)</p>	<p>All onsite parking will be enclosed within garages attached to each unit. The garages are accessible from a private driveway on 200 West and located "behind the primary structure." Whereas the subject property is a corner parcel with frontage on 200 North and 200 West, the applicant intends to utilize on street parking subject to review and permit by the Salt Lake Transportation Division and Salt Lake City Engineer.</p>
<p>G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.</p>	<p>COMPLIANT</p>	<p>Applicant has submitted a preliminary landscape plan for review and consideration, however final review and approval will be completed during building permit review.</p>
<p>H. Maximum Height: Twenty five feet (25').</p>	<p>COMPLIANT (with approval of special exception)</p>	<p>Applicant submitted a Special Exception petition for additional building height, which will not exceed 29'-0". As stated previously, the Historic Landmark Commission granted a similar Special Exception for 30'-0" in 2013. Although the abutting residential buildings are shorter (at 26'-0" and 24'-0"), two of the three existing corner buildings are taller than the proposed development, at 33'-0" and 39'-0". Whereas the proposal is located on a corner parcel, and compatible with adjacent land uses, staff recommends approval.</p>

21A.52.060 General Standards and Considerations for Special Exceptions:

No application for a special exception shall be approved unless the planning commission, historic landmark commission, or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions.

Standards	Finding	Rational
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.	COMPLIANT	The proposed use is permitted within the CN District and is in harmony with the general and specific purposes of the zoning title and applicable district regulations.
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.	COMPLIANT	Whereas the proposed use and development is similar to existing uses within the neighborhood, staff finds the proposed use and development will not substantially diminish or impair the value of adjacent properties.
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.	COMPLIANT	Whereas the proposed use and development is similar to existing uses within the neighborhood, staff finds 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.
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.	COMPLIANT	Based upon the applicable standards of review, including the <i>Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City</i> , staff recommends 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.
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.	COMPLIANT	The 2006 Capitol Hill Historic District Reconnaissance Level Survey classified the existing 1950 “service station” as “non-contributing” and assigned it a “C” rating. As such, the proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
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.	COMPLIANT	Demolition of the existing non-contributing structure will be permitted and inspected to ensure compliance with city enforced environmental standards. Furthermore, the proposed use will not cause material air, water, soil or noise pollution or other types of pollution.
Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter. (Ord. 10-16, 2016)	COMPLIANT	No additional standards are imposed pursuant to Chapter 21A.52 Special Exceptions of the Salt Lake City Code.

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

21A.34.020.H Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure:

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director, when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

Standard	Finding	Rationale
<p>Standard 1: Scale and Form:</p> <ul style="list-style-type: none"> a) Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape; b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and, c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; 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 	<p>COMPLIANT</p>	<p>The proposed structures have similar mass and scale with most surrounding structures. The appropriate scale and mass is reinforced by the choice of high quality building materials and the proposed solid to void ratio. The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape.</p>
<p>Standard 2: Composition of Principal Facades:</p> <ul style="list-style-type: none"> a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; b) Rhythm of Solids to Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape; c) Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. 	<p>COMPLIANT</p>	<p>The relationship of solids to voids on the proposed facades of the structures will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible, and fall into the range associated with historic buildings in the area. The proposed windows on the front facade, with a vertical orientation are typical of the windows found on other homes in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures, which is brick. Structures on the block face have exterior materials that include brick, wood, and metal. The applicant is proposing brick, smooth lap composite siding, metal, and fabric awnings; all high quality building materials typically observed in the Capitol Hill Historic District.</p>

<p>Standard 3: Relationship to Street:</p> <p>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>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>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</p> <p>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>COMPLIANT</p>	<p>The proposed structures will be sited on the subject property in a manner similar to other multifamily developments on the block face and would contribute to the established wall of continuity on the street. Please see Vicinity Map on page 6, as well as the proposed site plan in Attachment C for reference. The orientation of the structures are toward the street and respect the historic development pattern of the District.</p>
<p>Standard 4: Subdivision of Lots:</p> <p>The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).</p>	<p>COMPLIANT</p>	<p>If approved, the applicant intends to submit a separate petition for preliminary subdivision. The proposed subdivision would create two lots with one building on each lot, in compliance with subdivision and zoning provisions.</p>

ATTACHMENT G: APPLICABLE DESIGN GUIDELINES

In addition to the *Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City* discussed within Attachment D, the following are applicable historic design guidelines for new construction related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
<p>Mass and Scale</p> <p>12.5 A new building should be designed to reinforce a sense of human scale.</p> <ul style="list-style-type: none"> • A new building may convey a sense of human scale by employing techniques such as these: • Using building materials that are of traditional dimensions. • Providing a porch, in form and in depth, that is similar to that seen traditionally. • Using a building mass that is similar in size to those seen traditionally. • Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Using window openings that are similar in size to those seen traditionally. <p>12.6 A new building should appear similar in scale to the established scale of the current street block.</p> <ul style="list-style-type: none"> • Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible. • The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale. <p>12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.</p> <ul style="list-style-type: none"> • This can help to maintain the sense of human scale characteristics of the area. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. <p>12.8 A front façade should be similar in scale to those seen traditionally in the block.</p> <ul style="list-style-type: none"> • The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood. • The primary plane of the front façade should not appear taller than those of typical historic structures in the block. • A single wall plane should not exceed the typical maximum façade width in the district. 	<p>Standard 1: Scale and Form Standard 3: Relationship to the Street</p>
<p>Height</p> <p>12.9 Building heights should appear similar to those found historically in the district.</p>	<p>Standard 1: Scale and Form</p>

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

<p>Rhythm & Spacing of Windows & Doors</p> <p>12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</p> <ul style="list-style-type: none"> • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. <p>12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.</p> <ul style="list-style-type: none"> • This is an important design criterion, because these details directly influence the compatibility of a building within its context. • Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building. 	<p>Standard 2: Composition of Principal Facades</p>
<p>Materials</p> <p>12.17 Use building materials that contribute to the traditional sense of human scale of the setting.</p> <ul style="list-style-type: none"> • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. <p>12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</p> <ul style="list-style-type: none"> • Alternative materials should appear similar in scale, proportion, texture and finish to those used historically 	<p>Standard 2: Composition of Principal Facades</p>
<p>Architectural Character</p> <p>12.23 Building components should reflect the size, depth and shape of those found historically along the street.</p> <ul style="list-style-type: none"> • These include eaves, windows, doors, and porches, and their associated decorative composition and detail. <p>12.26 The replication of historic styles is generally discouraged.</p> <ul style="list-style-type: none"> • Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting. • Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new. 	<p>Standard 2: Composition of Principal Facades</p>
<p>Applicable Design Standards for the Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.</p> <p>Building Form</p> <p>14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.</p> <ul style="list-style-type: none"> • The traditional building pattern should be followed in order to continue the historic character of the street. 	<p>Standard 1: Scale and Form Standard 2: Composition of Principal Facades Standard 3: Relationship to the Street</p>

- Consider the visual impact of new construction and additions on neighboring houses and yards.
- Consider varying the setback and height of the structure along the side yard to reduce scale and impact.

14.6 The front of a primary structure should be oriented to the street.

- The entry should be defined with a porch or portico.

14.10 Building materials that are similar to those used historically should be used.

- Appropriate primary building materials include stone, brick, stucco and painted wood.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Public hearing notice mailed on September 22, 2016.
- Public hearing notice posted on property on September 22, 2016.
- Meeting agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 22, 2016.

Public Comment:

Prior to publication of the Historic Landmark Commission Staff Report, no written or oral public comments were received by Planning Division staff.

ATTACHMENT I: ALTERNATE MOTION

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for new construction approval at 206 N 200 West Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards (following) 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.

Standard 2: Composition of Principal Facades:

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

Standard 3: Relationship to Street:

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

Standard 4: Subdivision of Lots:

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