Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

From: Carl Leith, Senior Planner
801 535 7758 or carl.leith@slcgov.com

Date: April 7, 2016

Re: PLNHLC2016-00166 New Construction

NEW CONSTRUCTION – APARTMENT BUILDING

PROPERTY ADDRESS: 454-466 SOUTH TEMPLE
PARCEL ID: 1606202008, 1606202009
HISTORIC DISTRICT: South Temple Local Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. R-MU (Residential/Mixed Use District)
MASTER PLAN: Central Community Master Plan
DESIGN GUIDELINES: Multi-Family

REQUEST: A New Apartment Building and Parking Structure at approximately 454-466 E. South Temple - Chris Huntsman, CRSA Architects, on behalf of owner Garbett Homes, is requesting a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The site comprising two lots is currently vacant. The proposed development would be four stories to South Temple and five stories to the south, 77 apartment units of which six are live-work units, and provision for parking 125 vehicles in a lower parking level, within the side setback and in the south-west corner of the site. In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. The site is zoned R-MU (Residential / Mixed Use) and H Historic Preservation Overlay, and is located in the South Temple Historic District and City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com) Case Number PLNHLC2016-00166

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I recommend that the Commission approve this application for a Certificate of Appropriateness for New Construction, subject to the following conditions:

1. That staff will work with the applicant to ensure that materials for the building are consistent with the design guidelines.
2. That no mechanical systems/air conditioning units be located on the balconies.
3. That the approval of all final design details, including parking and landscaping, are delegated to staff for approval.
4. That the proposed signage is the subject of separate application and approval.

MOTION: Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, subject to the following conditions:

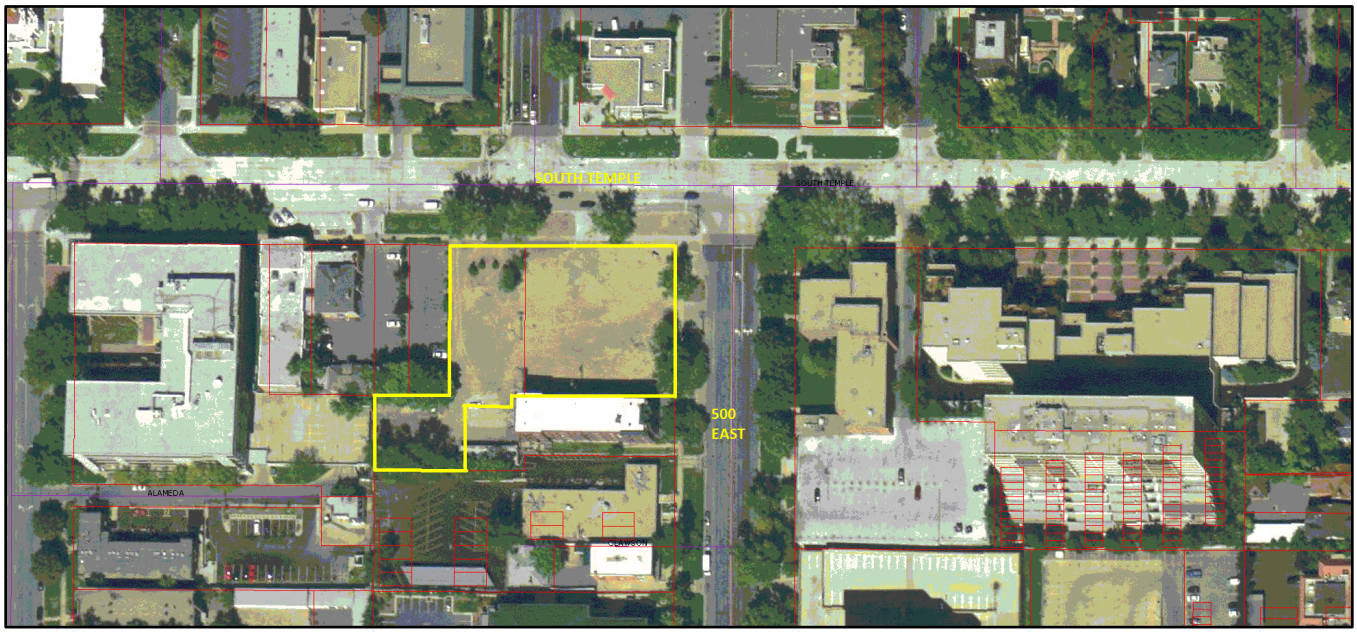
1. That staff will work with the applicant to ensure that materials for the building are consistent with the design guidelines.

2. That no mechanical systems/air conditioning units be located on the balconies.
3. That the approval of all final design details, including parking and landscaping, are delegated to staff for approval.
4. That the proposed signage is the subject of separate application and approval.

CONTEXT – SOUTH TEMPLE HISTORIC DISTRICT

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

LOCATION PLAN



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

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

All the above buildings in this context, with the exception of 508 S Temple immediately east on the south side of South Temple, occupy notably smaller sites, which combine to establish a setting within this section of the South Temple Historic District of relatively small scale buildings. The sequence of buildings, their height and scale,

individual and comparative massing, design, materials and uses, create the immediate setting for any development proposals on this site within the South Temple Historic District. This section of South Temple itself provides the setting for several landmark and contributing buildings to the east, to the west and to the south.

CURRENT DEVELOPMENT PROPOSALS
The proposal is for the construction of a new apartment building containing a total of 77 apartment units, including six live/work units, and parking for 125 vehicles within one parking deck and adjacent shared parking space and access points. Apartment units include six live/work units, 53 1-bedroom, 14 2-bedroom and four 3-bedroom arrangements (69%, 18% & 5%). The proposed building would be four floors in height, with five floors to the rear as the site slopes down to the south. The front façade of the building is set back from the lot-line along South Temple by 14 ft (18 ft from the sidewalk) and over 30 ft for the central entrance (34 ft 7 in from the sidewalk). Other setbacks include 5 ft along the south lot line and 30 ft along the west side. The proposed height of the building is 51.5 ft to South Temple, and 60.5 ft to the southern façade. The proposals appear to meet setback and height requirements of the R-MU district and thus warrant no special exception approvals in that regard.

The plan of the building is an asymmetrical H form, with a shallow recess at ground level to South Temple to the north, and a deeper recessed courtyard to the south and the rear at second level above the parking deck. Above ground level the facades are both set back and articulated with several changes in plane, along the east, west and particularly the north façade to South Temple. The parking level effectively provides a podium for the four apartment levels above. The NE and the NW corners step back again for upper deck space at fourth floor level. A sequence of balconies and their awnings, both wide and narrow, help to punctuate the composition of the facades.

The proposed palette of materials includes three colors of brickwork to the two street facing facades and their returns, with two colors of stucco for most of the inward facing facades. Pre-cast concrete trim, capped with metal for the cornice, is also proposed. Balcony railings are identified as powder-coated steel. Window and door framing is proposed as aluminum to the ground level and vinyl for the apartment units above. Refer to Attachment D for the Application Materials.

BACKGROUND
This application for the construction of a new apartment building is for the currently vacant site at the corner of South Temple and 500 East. Recent applications for new construction and the approval of special exceptions, PLNHLC2015-00930 and PLNHLC2015-00931, were reviewed by the Historic Landmark Commission on 12/3/15 and reviewed and denied by the Commission on 1/7/16. New application for the construction of a new apartment building and associated special exception approvals, PLNHLC2016-00027 and PLNHLC2016-00029, were reviewed and denied by the Historic Landmark Commission on 2/4/16. The latter decision is the subject of an appeal by the applicants to the Appeals Hearing Officer on 4/6/16. Previous proposals for a new building on this site were for a six and seven story building, above parking decks and fronted by commercial space.

CENTRAL CITY MASTER PLAN
The Central City Community Plan 2005 identifies the site as falling within the High Mixed Use area, 50 or more dwelling units per acre. The site of the current development is approximately 1.14 acres. With the current proposal for 77 residential units the density of this development would be approximately 68 units per acre. Master Plan policies and goals for the Central City neighborhood support an increase in residential density which is compatible with the historic character of the neighborhood. Policies and goals also seek to ensure that historic preservation is a priority in this neighborhood. No conflict with the objectives and policies of the master plan is identified.

R-MU ZONE DISTRICT STANDARDS
The provisions for the Residential Mixed Use (R-MU) base zone district are defined by chapter 21A.24.170 and are set out in detail in Attachment E. No conflict with R-MU zoning provisions is identified.

DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION WITHIN THE H HISTORIC PRESERVATION OVERLAY DISTRICT
New Construction Design Standards are defined by chapter 21A.34.020.H of the Ordinance, addressing three key aspects of contextual design – Scale & Form, Composition of Principal Facades & Relationship to the Street, and the Subdivision of Lots. The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 New Construction, provide more detailed advice and guidance on these design considerations and are used to inform

and analyze the design standards in the ordinance. The proposed development is reviewed in detail in the context of the design guidelines, and then the guidelines and standards, in Attachments F & G of this report respectively.

PUBLIC COMMENTARY
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. Public comments to date are included in Attachment H. Any additional public commentary will be forwarded directly to the Commission and will be post on the meeting agenda website.

KEY ISSUES:
From an analysis of the proposed development in this report, public comments and department review comments, the following key issue is identified. See in particular Attachments F & G of this report.

Issue 1: THE PALETTE OF MATERIALS PROPOSED FOR STREET FACADES - WINDOWS
The design subdivision of the window pattern accords with the objectives of the design standards, and in general the palette of proposed materials reflects various elements of the historic and architectural character of the South Temple Historic District.

While Staff would typically conclude that the proposal to use vinyl window framing for the upper three floors of the building would not accord with the objectives relating to profiles, quality and durability, as set out in the Multifamily New Construction Design Guidelines, the applicant is prepared to discuss the durability of the windows, recognizing that building materials and construction methods are constantly being updated and that the City is always open to the consideration of new materials and technology.

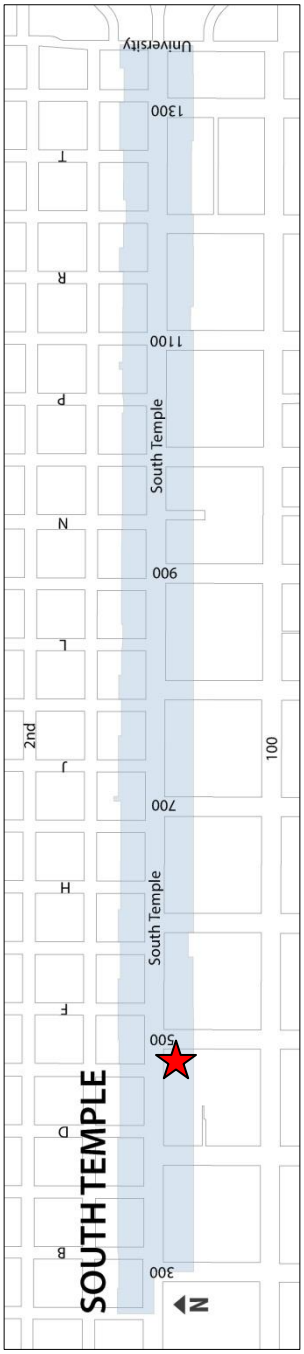
Design Standard 2.d. 'Relationship of Materials' and the Design Objectives for Windows and Materials in the Multifamily Design Guidelines address these points, and specifically Guidelines 12.68 & 12.74, which state:

> 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.
> - Use external materials of the quality, durability and character found within the historic district.
>
> 12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.
> - Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
> - Durable frame construction and materials should be used.
> - Frame finish should be of durable architectural quality, chosen to compliment the building design.
> - Vinyl should be avoided as a non-durable material in the regional climate.

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

ATTACHMENT A: VICINITY MAP

ATTACHMENT B: HISTORIC DISTRICT MAP



★ ***Approximate project location***

ATTACHMENT C: PHOTOGRAPHS OF THE CONTEXT

76 SOUTH 500 EAST

42 SOUTH 500 EAST

34 SOUTH 500 EAST

PICCADILLY APARTMENTS, 24 SOUTH 500 EAST

508 SOUTH TEMPLE

505 SOUTH TEMPLE

481 & 455 SOUTH TEMPLE

435 (RITA APARTMENTS) & 445 SOUTH TEMPLE

420, 430 & 434 SOUTH TEMPLE

APPLICATION SITE, 466 SOUTH TEMPLE

APPLICATION SITE, 466 SOUTH TEMPLE

APPLICATION SITE, 454 SOUTH TEMPLE

APPLICATION SITE, 454 SOUTH TEMPLE

ATTACHMENT D: APPLICATION MATERIALS

Hardison

Project Description

Special Exceptions

No special exceptions are required. The building fits within all required setbacks and height restrictions prescribed by RMU zoning.

Site

A site plan is included with the submitted documentation. The building footprint covers 68% of the property. Open space on South Temple, the rear yard setback, and the SW corner of the property along with the interior, at grade courtyard comprise the open space for the development. Total open space is 12,574 SF which is 25% of the total site square footage. The SW corner of the site and the west rear yard setback will be accessed through the adjoining property. Recorded agreements with the adjoining property owners will be negotiated.

Parking

There is one level of parking that is entered from 5th East. A total of 89 stalls (including two ADA stalls) are provided under the building. Another sixteen are provided in the rear yard set back along the west side of the building through an agreement with the neighboring landowner. These stalls will provide support for the six live/work units. An additional twenty stalls (including one ADA stall) are provided in the southwest corner of the property for guests and tenants.

Building

The project comprises seventy-seven market rate units on four floors. Of those, six are live work units fronting South Temple. The development also comprises a mix of one, two and three bedroom apartments with balconies and decks.

The main entrance to the Hardison is from South Temple. The entrance is defined by significant set back at the street level façade. The view through the entrance lobby to the south facing, naturally illuminated interior courtyard provides a level of transparency for the building at street level. Adjacent to the entry and the courtyard are multiple tenant amenities such as Club Room, fitness room, hot tubs, barbeque, large patio, and lounging area with fire pit. Surrounding the interior courtyard are apartment units that exit directly to South Temple.

Adjacent to the entrance are the live work units. These one/two bedroom units with their associated office space strengthen the mixed-use development along South Temple.

The mass of the building engages the street at the main level and then steps back significantly creating multiple planes as it rises from South Temple. This emphasizes the variation in volume and form that is so prevalent in the contemporary and historic architecture of the district. Some setback also occurs above the second floor at the southwest corner of the building opposite the Piccadilly thus reducing the apparent height and volume of the Hardison relative to the Piccadilly.

The primary façades are a mix of brick, glass and ornamental iron with brick being the primary material. Stucco is used on the secondary facades that face the interior courtyard to the south. Brick is readily identifiable on South Temple; stucco less so. Stucco is used historically on numerous buildings on South Temple. It appears as both a background for architectural detailing such as found in several of the English tutor houses but is also used as a primary building material above the first floor as noted in the historic home on the corner of C Street and South Temple as well as the large home at the terminus of Paxton Place.

West Side Proposal to Backers

We are proposing to enter into a recorded agreement with the property owners directly to the west of our project which would consist of taking the current parking area directly west of our property which currently contains 32 parking stalls and combine it with the 30' set back area on the west or our project and design a shared parking area. The new parking area would have 50 stalls with a landscaped island between the double tray of parking spaces as shown on plans. The agreement would also allow the "Hardison" to use the current entrance as the entrance for both parties.

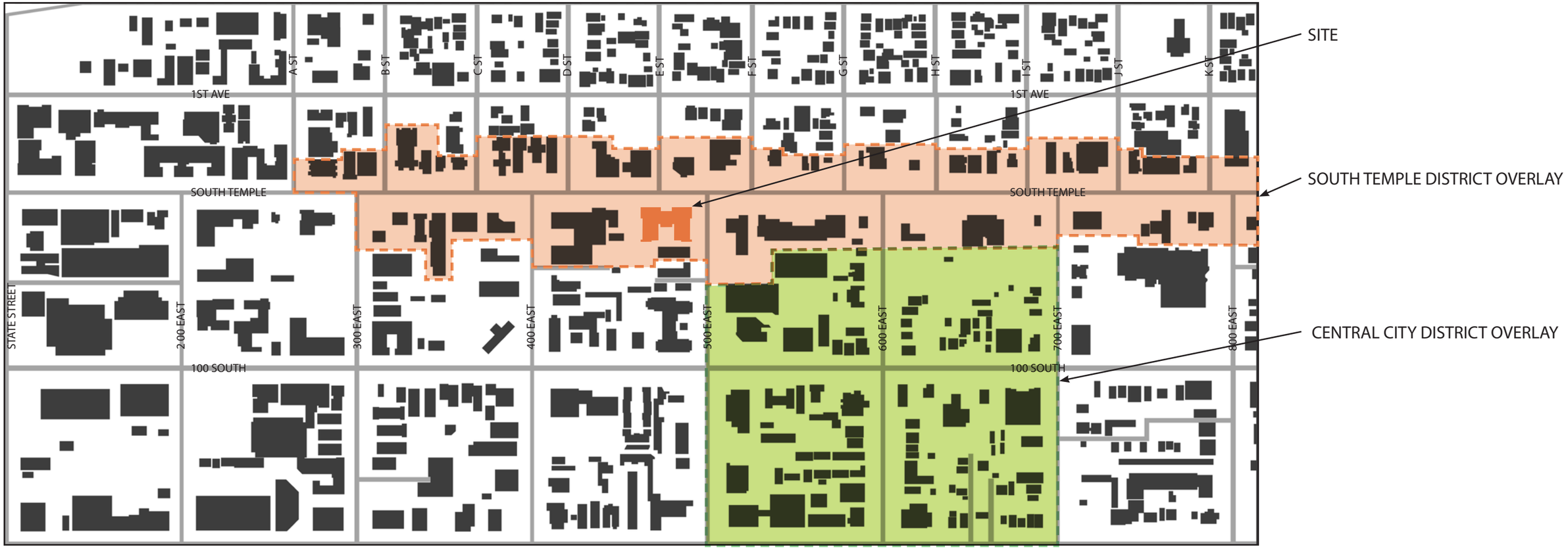
South Side Proposal to Piccadilly

We are proposing to enter into a recorded agreement with the property owners directly to the south of our project which would allow the "Hardison" the use of the current Piccadilly access drive to their parking lot as the access to the southwest rear corner parking lot areas shown on the project site plan.

CRSA

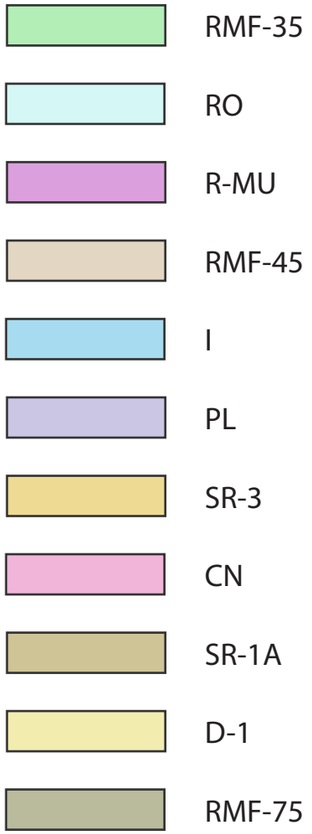
HARDISON APARTMENTS

SITE INFORMATION

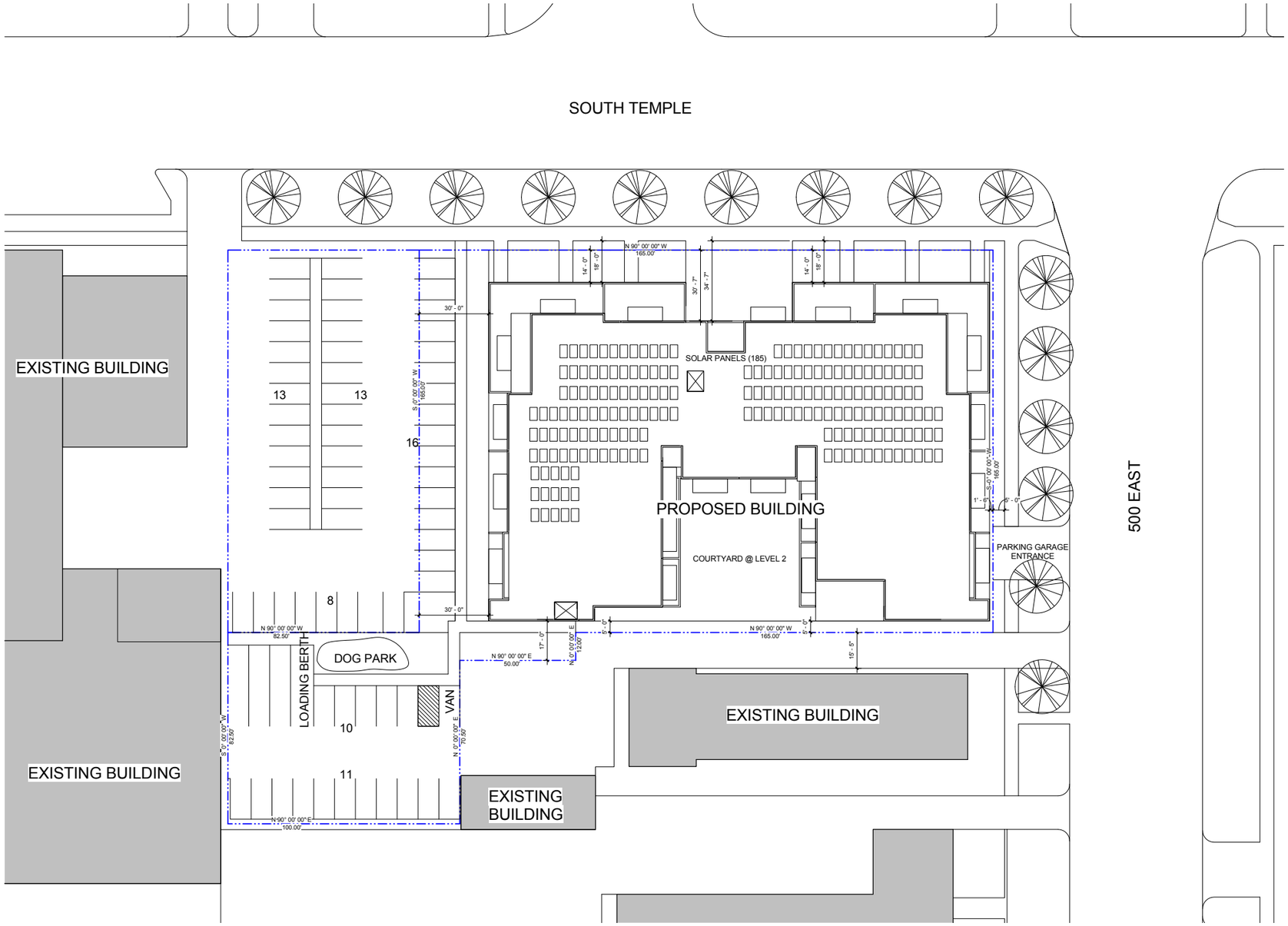


HISTORIC MAP

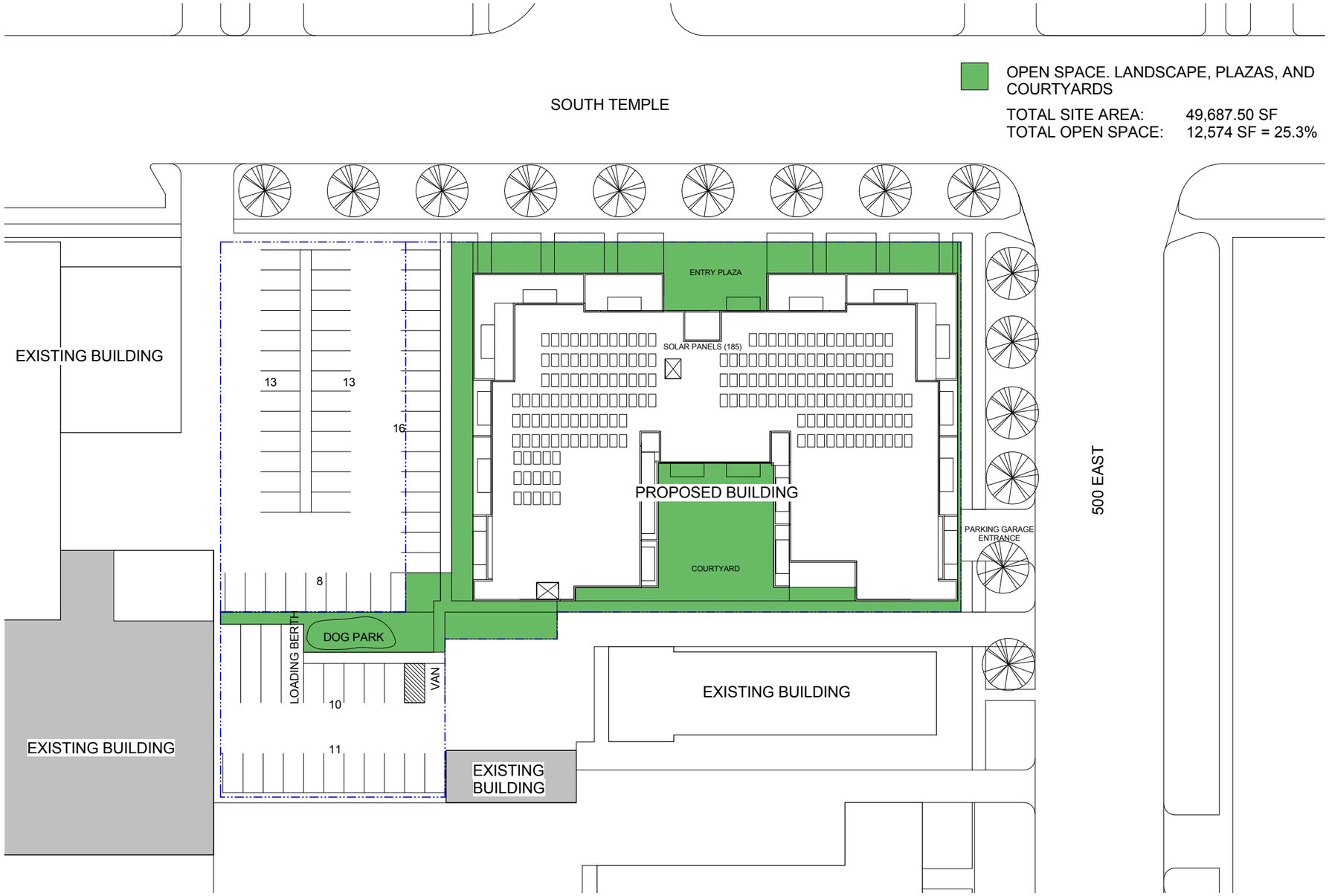
SITE INFORMATION



ZONING MAP


SOUTH TEMPLE
EXISTING BUILDING
13
13
16
8
10
11
SOLAR PANELS (185)
PROPOSED BUILDING
COURTYARD @ LEVEL 2
PARKING GARAGE ENTRANCE
500 EAST
DOG PARK
LOADING BERTH
VAN
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
N 90° 00' 00" W
165.00'
30' - 0"
S 0° 00' 00" W
165.00'
N 90° 00' 00" W
82.50'
S 0° 00' 00" W
82.50'
N 90° 00' 00" E
50.00'
N 0° 00' 00" E
123.00'
N 0° 00' 00" E
70.50'
N 90° 00' 00" E
100.00'
N 90° 00' 00" W
165.00'
S 0° 00' 00" W
165.00'
14' - 0"
18' - 0"
30' - 7"
34' - 7"
17' - 0"
5' - 0"
15' - 5"

SITE PLAN


OPEN SPACE. LANDSCAPE, PLAZAS, AND COURTYARDS
TOTAL SITE AREA: 49,687.50 SF
TOTAL OPEN SPACE: 12,574 SF = 25.3%
SOUTH TEMPLE
EXISTING BUILDING
13
13
16
ENTRY PLAZA
SOLAR PANELS (185)
PROPOSED BUILDING
COURTYARD
PARKING GARAGE ENTRANCE
500 EAST
8
DOG PARK
LOADING BERTH
VAN
10
11
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING

SITE PLAN

HARDISON APARTMENTS

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	MIX
LIVE/WORK COMMERCIAL	6	0	0	0	6	8%
1-BEDROOM MINI	3	4	4	4	15	19%
1-BEDROOM STANDARD	2	5	5	5	17	22%
1-BEDROOM PLUS	5	5	5	6	21	27%
2-BED	2	2	4	2	10	13%
2-BED PREMIUM	0	2	0	2	4	5%
3-BEDROOM PREMIUM	0	2	2	0	4	5%
	18	20	20	19	**77**	100%

1-BEDROOM	2-BEDROOM	3-BEDROOM
69%	18%	5%

SITE PLAN

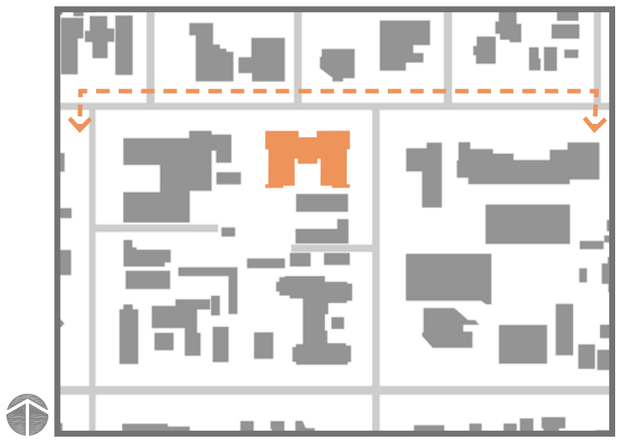
HARDISON APARTMENTS

HARDISON APARTMENTS

SITE SECTION

HARDISON APARTMENTS

SITE SECTION



HARDISON APARTMENTS

HARDISON APARTMENTS

NORTH ELEVATION

WEST ELEVATION

HARDISON APARTMENTS

SOUTH ELEVATION

HARDISON APARTMENTS

EAST ELEVATION

SITE INFORMATION

MAIN LEVEL FACING SOUTH TEMPLE:

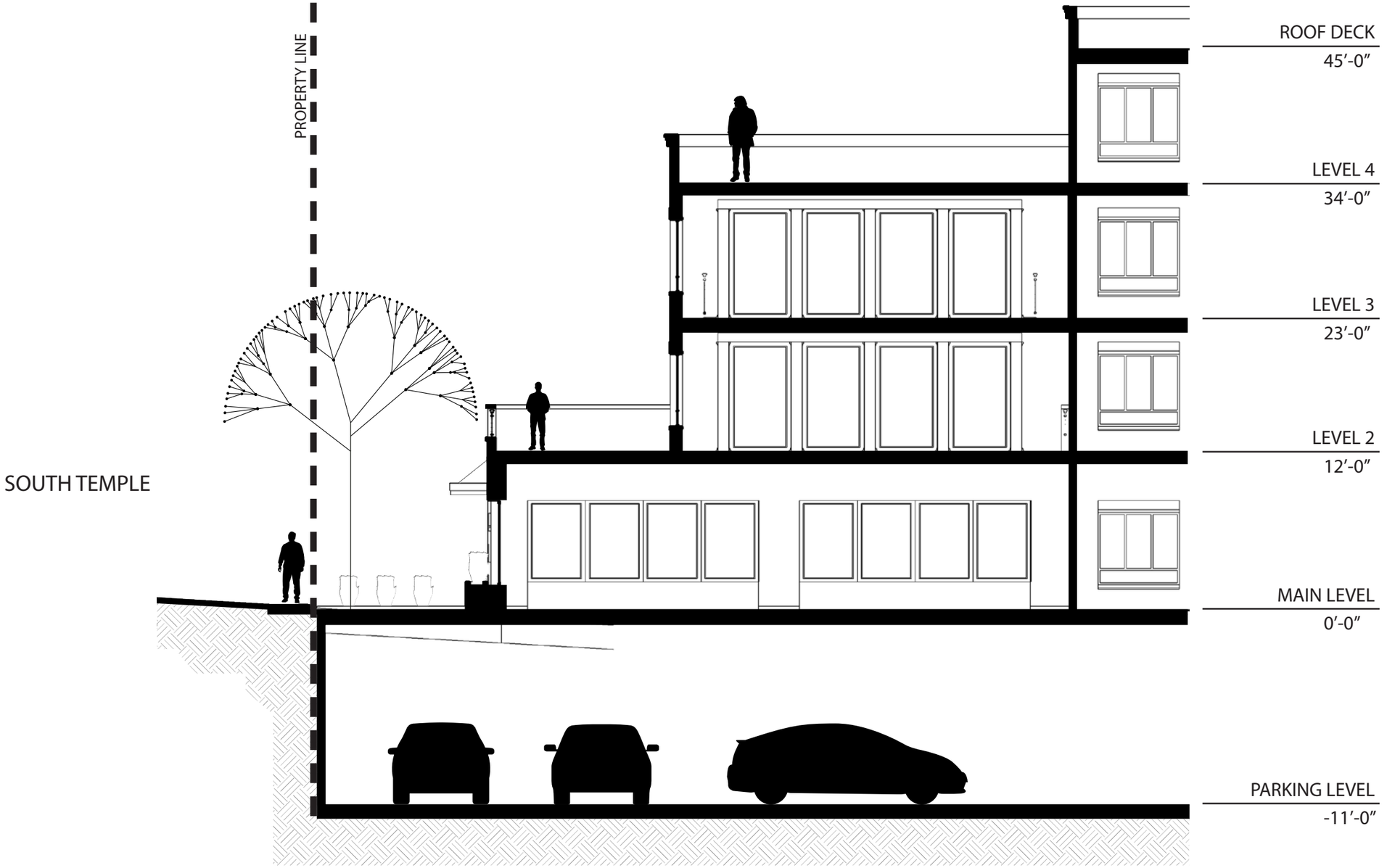
2,376 SF TOTAL SURFACE
1,060 SF TOTAL GLAZING
1,060 SF / 2,376 SF = 44.6% GLAZING
THE REST IS DURABLE MATERIAL, BRICK AND METAL

SITE INFORMATION

MAIN LEVEL FACING 500 EAST:

1,530 SF TOTAL SURFACE
612 SF TOTAL GLAZING
612 SF / 1,530 SF = 40.0% GLAZING
THE REST IS DURABLE MATERIAL, BRICK AND METAL

HARDISON APARTMENTS



HARDISON APARTMENTS

HARDISON APARTMENTS

HARDISON APARTMENTS

LOWER LEVEL 1

SPACE LEGEND

- LEASING OFFICE
- 1-BEDROOM
- 2-BEDROOM
- STAIRS
- HALLWAY
- EL.
- STORAGE
- FITNESS AREA
- 1-BEDROOM MINI
- PUBLIC RESTROOM / SHOWERS
- 1-BEDROOM PLUS
- CHASE
- BUILDING MAINTENANCE / STORAGE
- LIVE/WORK

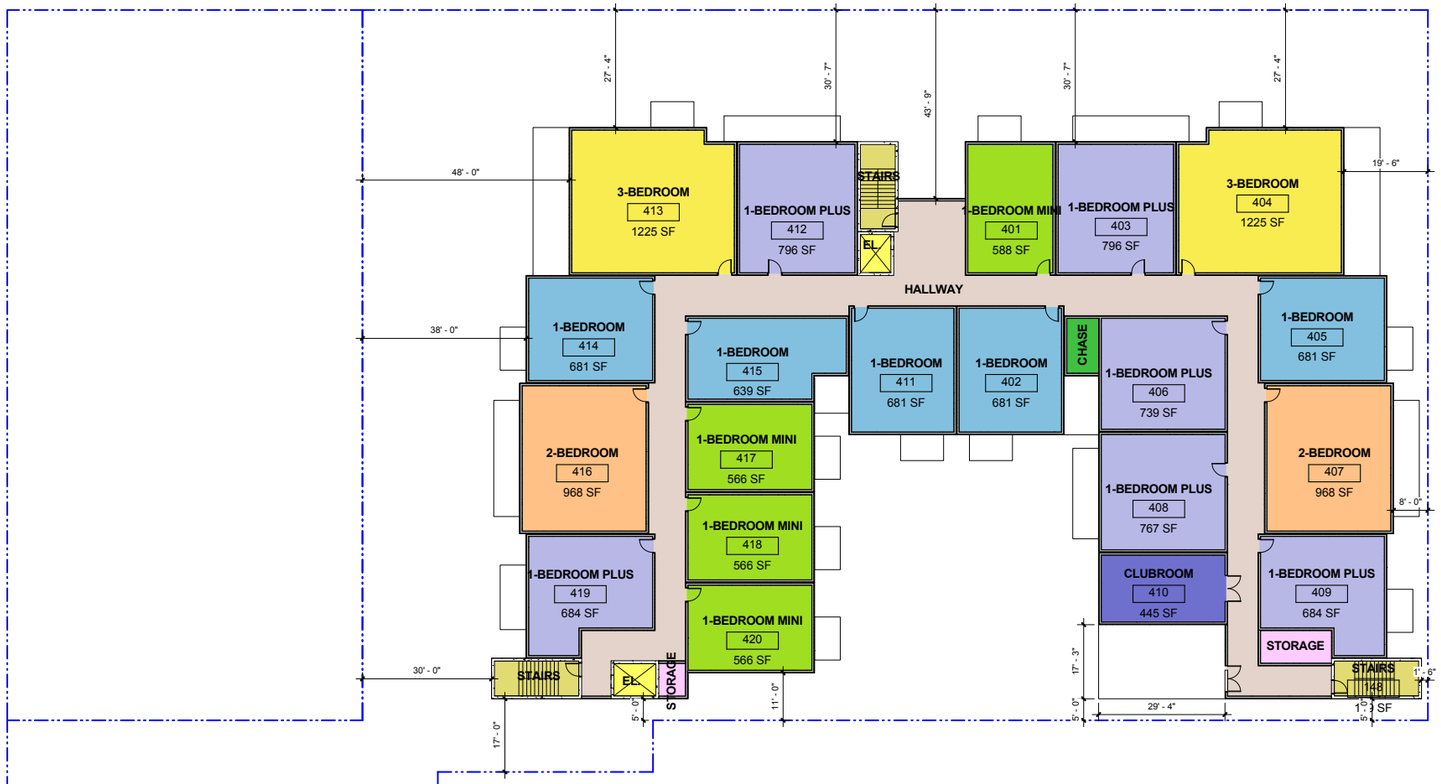
MAIN LEVEL


27' - 4"
30' - 7"
43' - 9"
30' - 7"
27' - 4"
11' - 2"
39' - 8"
8' - 0"
36' - 6"
30' - 0"
9' - 4"
11' - 0"
11' - 0"
5' - 0"
5' - 0"
2-BEDROOM 213 1029 SF
LIVE/WORK 112 224 SF
2-BEDROOM 212 1005 SF
STAIRS
EL
1-BEDROOM MINI 201 588 SF
2-BEDROOM 203 1005 SF
LIVE/WORK 103 224 SF
2-BEDROOM 204 1029 SF
HALLWAY
1-BEDROOM 214 681 SF
1-BEDROOM 215 639 SF
1-BEDROOM 211 681 SF
1-BEDROOM 202 681 SF
CHASE
1-BEDROOM PLUS 206 739 SF
1-BEDROOM 205 681 SF
2-BEDROOM 216 968 SF
1-BEDROOM MINI 217 566 SF
1-BEDROOM MINI 218 566 SF
1-BEDROOM MINI 220 566 SF
1-BEDROOM PLUS 208 767 SF
1-BEDROOM PLUS 210 767 SF
2-BEDROOM 207 968 SF
1-BEDROOM PLUS 209 684 SF
STORAGE
-BEDROOM PLUS 219 684 SF
STAIRS
EL
STORAGE
STAIRS
SPACE LEGEND
1-BEDROOM
2-BEDROOM
STAIRS
HALLWAY
EL.
STORAGE
1-BEDROOM MINI
1-BEDROOM PLUS
CHASE
LIVE/WORK

LEVEL 2


27' - 4"
30' - 7"
45' - 9"
30' - 7"
27' - 4"
39' - 8"
38' - 0"
30' - 0"
3-BEDROOM
313
1273 SF
2-BEDROOM
312
1005 SF
STAIRS
EL
1-BEDROOM MINI
301
588 SF
2-BEDROOM
303
1005 SF
3-BEDROOM
304
1273 SF
11' - 2"
HALLWAY
1-BEDROOM
314
681 SF
1-BEDROOM
315
639 SF
1-BEDROOM
311
681 SF
1-BEDROOM
302
681 SF
CHASE
1-BEDROOM PLUS
306
739 SF
1-BEDROOM
305
681 SF
2-BEDROOM
316
968 SF
1-BEDROOM MINI
317
566 SF
1-BEDROOM PLUS
308
767 SF
2-BEDROOM
307
968 SF
9' - 6"
1-BEDROOM MINI
318
566 SF
1-BEDROOM PLUS
319
684 SF
1-BEDROOM MINI
320
566 SF
1-BEDROOM PLUS
310
767 SF
1-BEDROOM PLUS
309
684 SF
STORAGE
STAIRS
EL
STORAGE
STAIRS
5' - 0"
11' - 0"
11' - 0"
5' - 0"
17' - 0"
SPACE LEGEND
1-BEDROOM
2-BEDROOM
STAIRS
HALLWAY
EL.
STORAGE
3-BEDROOM
1-BEDROOM MINI
1-BEDROOM PLUS
CHASE

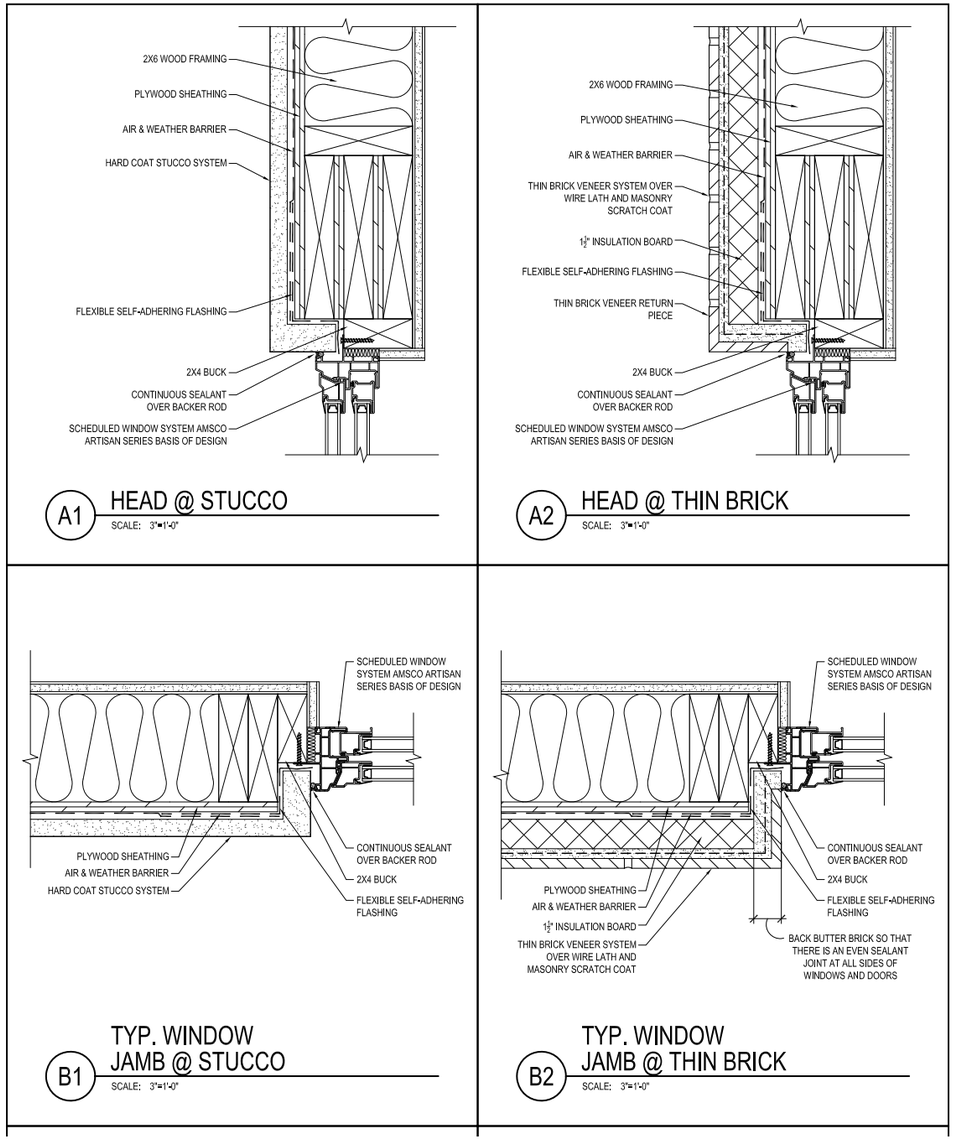
LEVEL 3

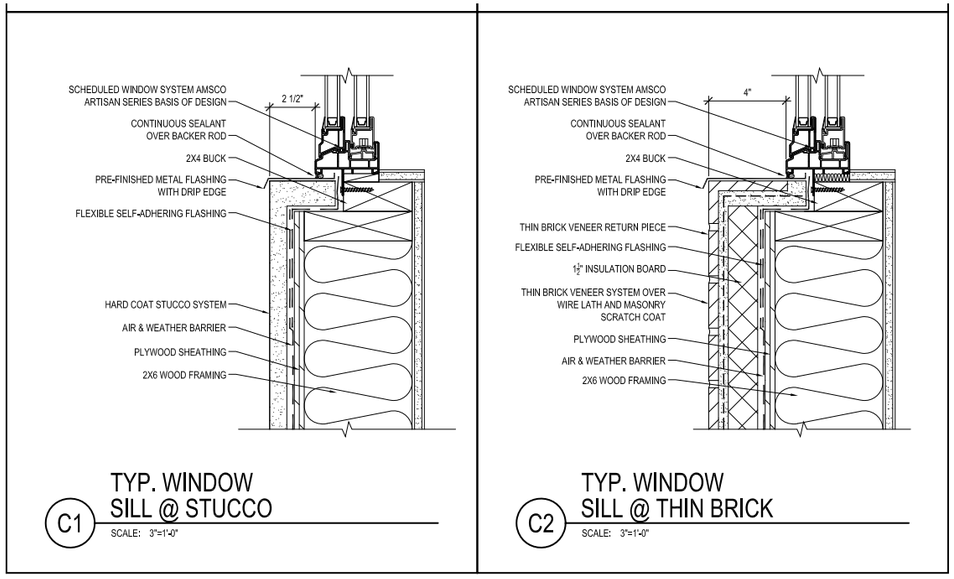


SPACE LEGEND

- 1-BEDROOM
- 2-BEDROOM
- STAIRS
- HALLWAY
- EL.
- STORAGE
- 3-BEDROOM
- CLUBROOM
- 1-BEDROOM MINI
- 1-BEDROOM PLUS
- CHASE

LEVEL 4





HARDISON WINDOW DETAILS

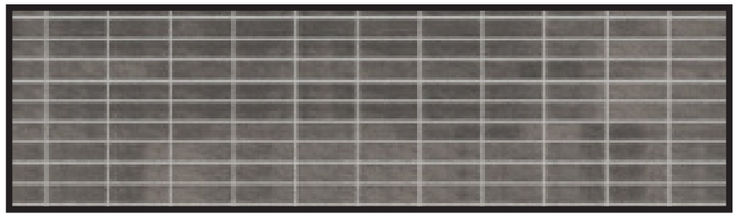
HARDISON APARTMENTS

HARDISON APARTMENTS

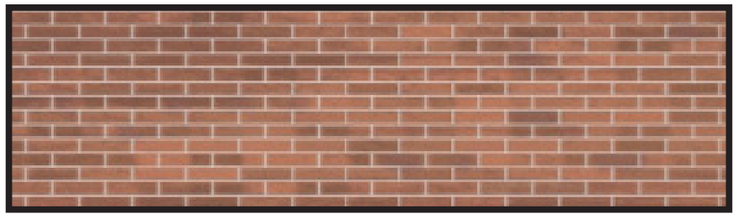
PRE-FINISHED METAL CAP AND PRE-FINISHED ALUMINUM WINDOW AND DOOR SYSTEMS

HARD COAT STUCCO SYSTEM #1, SOUTH ELEVATION ONLY

HARD COAT STUCCO SYSTEM #2, SOUTH ELEVATION ONLY



BRICK VENEER #3



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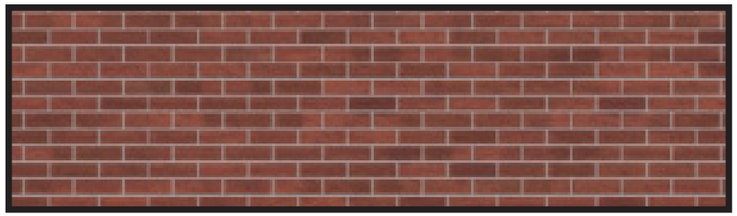

BRICK VENEER #1

HARDISON APARTMENTS

CRSA

HARDISON APARTMENTS

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HARDISON APARTMENTS

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HARDISON APARTMENTS

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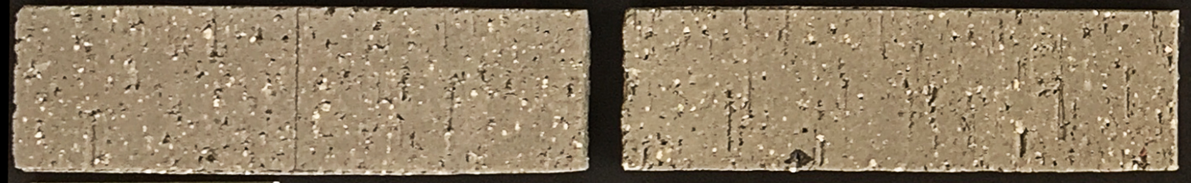
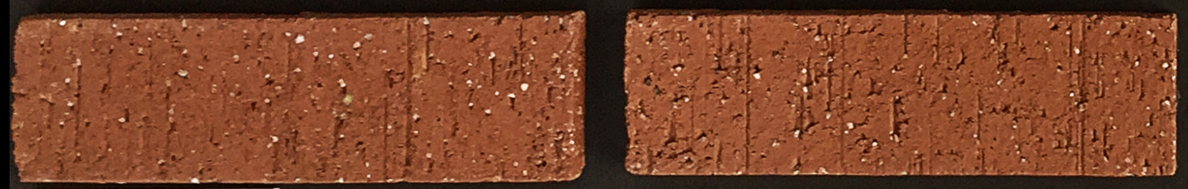
HARDISON APARTMENTS

1 **NORTH ELEVATION**
SCALE 1/8" = 1'-0"


BRICK VENEER, COLOR 3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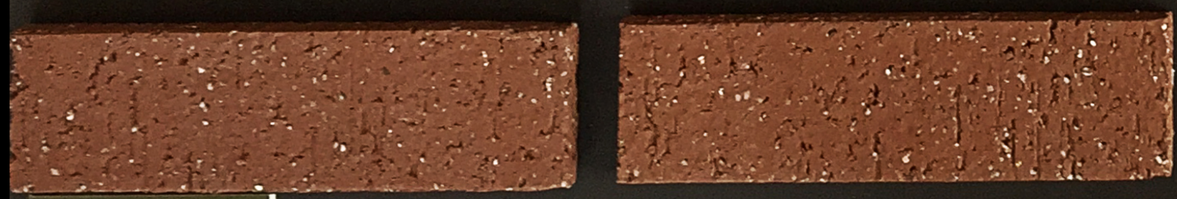
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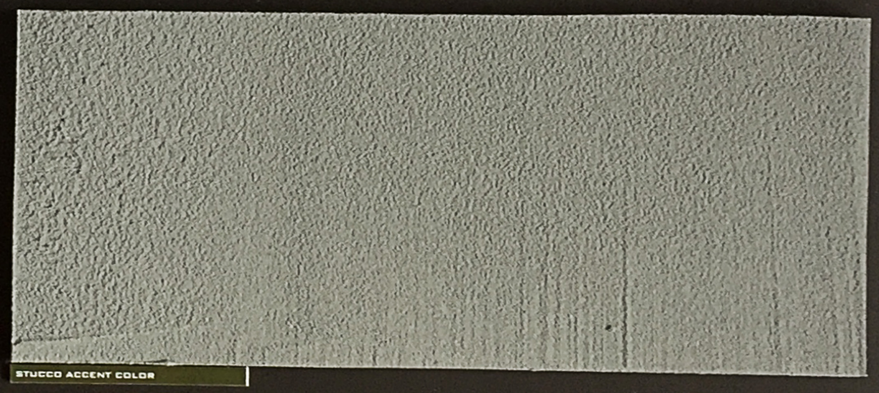
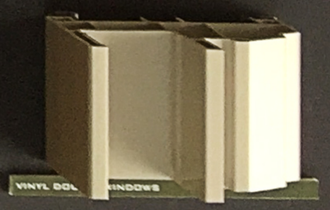

STUCCO ACCENT COLOR


STUCCO FIELD COLOR


PRE-FINISHED METAL CAP & AWNING


PRE-FINISHED ALUMINUM DOOR & WINDOW


VINYL DOOR & WINDOWS

CRSA

THE HARDISON

ATTACHMENT E: R-MU ZONING ORDINANCE STANDARDS

Existing Condition

The site is currently vacant and consists of two parcels.

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

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

Standard	Finding	Rationale
Minimum Lot Area: None required		No minimum required
Minimum Lot Width: 50 ft	Complies	245 ft to North, 165 to East
Setbacks: Front Yard - No setback required Corner & Interior Side Yards - None required Rear Yard - 25% of lot depth (need not exceed 30 ft)	 Complies Complies Complies	 1.5 ft proposed to 500 East 14 ft proposed to South Temple 30 ft proposed – west side
Maximum Building Height: 75 ft	Complies	51.5 to 60.5 ft proposed
Minimum Open Space: 20% of lot area	Complies	25.3% proposed
Entrance & Visual Access: Minimum First Floor Glass – 40% Minimum	 Complies	44.6% to South Temple 40% to 500 East
Facades: Provide at least one operable entrance per elevation facing a public street	Complies	Two entrances face 500 East & seven entrances face South Temple
Maximum Façade Length: 15 ft without interruptions	Complies	Considerable facade articulation

ATTACHMENT F: DESIGN GUIDELINES FOR NEW CONSTRUCTION

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

Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **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. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **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. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **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. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **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. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **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. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **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. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Façade Articulation, Proportion & Visual Emphasis** **Visual Emphasis – Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.

	• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. **Balconies, Porches & External Escape Stairs – Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop.

2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	**Building Materials, Windows, Elements & Detailing** **Materials – Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **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. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. **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. • Use external materials of the quality, durability and character found within the historic district. **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. **Windows – Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.** • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72 Windows with vertical proportion and emphasis are encouraged.** • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).

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

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

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

- Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.
- Durable frame construction and materials should be used.
- Frame finish should be of durable architectural quality, chosen to compliment the building design.
- Vinyl should be avoided as a non-durable material in the regional climate.
- Dark or reflective glass should be avoided.
- See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).

Architectural Elements & Details – Design Objective

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

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

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

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

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

12.77 Creative interpretations of traditional details are encouraged.

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

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Settlement Patterns & Neighborhood Character** **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **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. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **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. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **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. • Surface parking areas should be screened from views from the street and adjacent residential properties.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **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. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **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. • Surface parking areas should be screened from views from the street and adjacent residential properties. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

	Vehicular – Cars & Motorcycles **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **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. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **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. • Surface parking areas should be screened from views from the street and adjacent residential properties.
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).	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.4** 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. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT G: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

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

Historic Apartment & Multifamily Buildings in Salt Lake City

Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Standard	Analysis	Finding
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Height ***MF NC DG Design Objective – Height****: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* *MF NC DG 12.48, 12.50, 12.51, 12.52* The proposed building is 4 stories in height (c.51 ft) along South Temple, rising to 5 stories (c.60 ft) above established grade as the site slopes down to the south, while the building would be set back from the South Temple frontage. The South Temple Historic District context here is eclectic and ranges from one story to six story buildings. The proposed apartment building would therefore be visually compatible in terms of total height within this context. The design of the building includes a setback of the floors above first floor, with an additional setback of the NW and NE corners. The design of the street facades includes the differentiation of the floors of the proposed building using a combination of different brickwork, belt course details and balconies, as well as lateral articulation. This helps to reduce the height of the proposal as perceived, and should enhance the sense of human scale. The proposal would accord with the objectives of this standard. Width ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.53* The site for this development has an extended frontage to South Temple, with consequently an extensive street façade. The plan for the building adopts a roughly symmetrical 'H' configuration, with projecting corner wings and recessed central ranges either side of a further recessed vertical accent above the apartment entrance. Both corners to South Temple also step down one floor in height with upper patio/deck space for the top floor units. Variation in façade plane is also a feature of the east and west elevations above parking podium level. The modulation of the plan form of the proposal, combined with the articulation and modeling of the facades, helps to relieve the lateral scale of the facades through a series of smaller and more human scale elements. Setbacks and variation in materials help to complement this design approach. The proposals would consequently accord with the objectives of this standard.	Height Staff would conclude that the proposals accord with the objectives of this design standard. Width Staff would conclude that the proposals accord with the objectives of this design standard.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	Façade Proportion ***MF NC DG Design Objective – Character of the Street Block****: The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.* *MF NC DG 12.42, 12.43, 12.45* The principal façade to South Temple is four stories in height, gradually rising to five stories proceeding along each side of the building. While the overall proportion of the building tends to be horizontal, the distinct modulation of the plan form and the strong articulation of façade planes in a roughly symmetrical arrangement, creates a series of vertically proportioned elements. The latter helps to create a sense of scale which integrates with the surrounding structures and streetscape. The design would therefore accord with the objectives of this standard.	Façade Proportion Staff would conclude that the proposals accord with the objectives of this design standard.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	*MF NC DG 12.54, 12.55* Roof Shape The proposed building is designed as a flat roofed building, which equates with many buildings in this vicinity The perception of roof shape and the roofscape is affected by the modulation of the facades, their variations in plane, and the variation in parapet height, creating the impression of a varied roofline. This in turn would help to reduce the sense of the scale of the building and enhance its visual compatibility with the surrounding structures and streetscape. The proposed design would therefore accord with the objectives of this standard.	Roof Shape Staff would conclude that the proposals accord with the objectives of this design standard.
1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	Building Façade Composition, Proportion & Scale ***MF NC DG Design Objective - Height*** *The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* In plan this is a larger site and consequently building than many on South Temple. The building is however set back from this frontage, and would then step back again for the four apartment floors, and for the corners to South Temple. The articulation of the facades in this generally symmetrical composition also helps to create a sense of massing and building scale which more readily equates with the historic context. The proposal would in these respects be visually compatible with the surrounding structures and streetscape.	Scale of a Structure Staff would conclude that the proposals accord with the objectives of this design standard.

2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; **2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Solid to Void Ratio, Window Scale & Proportion*** *The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.* ***MF NC DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* The proposed design appears to demonstrate an awareness of the solid to void relationships, and the proportions of windows and doors in the fenestration pattern, in this historic context. Where window openings are more horizontal in proportion they tend to be subdivided into a series of vertically proportioned lights, thus breaking down the horizontal proportions. The resulting vertical proportions of this subdivision, as well as the proportion of the doorways, helps to enhance a sense of human scale. The solid to void, wall to window, ratio appears to reflect the balance across perhaps the majority of buildings in this historic context. The proposals would accord with the objectives of this standard.	Proportion of Openings Staff would conclude that the proposals accord with the objectives of this design standard. Rhythm of Solids to Voids Staff would conclude that the proposals accord with the objectives of this design standard.
2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Façade Articulation, Proportion & Visual Emphasis*** *The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.* ***MF NC DG Design Objective - Balconies, Porches & External Escape Stairs*** *The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.* *MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65* The proposed façade to South Temple has a central apartment entrance and a rhythm of six doorways and porch canopies to the live/work units. The apartment floors above, which are set back from this ground level façade, are designed with an alternating sequence of wide and narrower balconies and awnings. The return facades to the east (500 East) and the west echo this relationship, helping to define the façade composition, and emphasizing the articulation and generally vertical visual emphasis and proportions. The design accords with the objectives of this standard.	Rhythm of Porch & Projections Staff would conclude that the proposals accord with the objectives of this design standard.

2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	Building Materials, Windows, Elements & Detailing ***MF NC DG Design Objective - Materials*** *The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.* *MF NC DG 12.67, 12.68, 12.69, 12.70, 12.74* ***MF NC DG Design Objective - Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.* *MF NC DG 12.71, 12.72, 12.73, 12.74* ***MF NC DG Design Objective – Architectural Elements & Details*** *The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.* *MF NC DG 12.75, 12.76, 12.77* The palette of materials proposed combines three colors of brickwork, with precast concrete elements for belt course and cornice/coping details, as the principal materials for the most important facades. Towards the rear of the building the materials concentrate on similarly colored hard coat stucco. Brick soldier course details define lintels to the window and door openings. The balconies have powder coated steel railings. Window and door framing to the first floor are in aluminum, and in vinyl for the apartment fenestration above ground level. In general, the proposed materials would be characteristic of this context and its historic sequence. The use of vinyl window framing above ground level does not so readily equate with the qualities or durability of the general palette of materials. With the latter exception, the proposals appear to accord with the objectives of this standard.	Relationship of Materials Staff would conclude that the proposals accord with the objectives of this design standard. Windows Staff would conclude that the proposals for window framing above ground level do not accord with the objectives of this design standard. Elements & Details Staff would conclude that the proposals accord with the objectives of this design standard.

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Site Design Guidelines** Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF NC DG Design Objective - Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* The proposed building would set back 18 ft from the edge of the sidewalk along South Temple, with a further setback of 34.5 ft to the recessed apartment entrance. Above ground level the façade would set back again to approximately 30 ft back from the sidewalk. Specific landscaping in the form of planters and planting beds would integrate the building with the street, with the planting echoing the rhythm of the sequence of entrances to the street. The east and west facades would also step back for most of their length above either first floor towards South Temple or the podium created by the parking deck below proceeding away from South Temple. The configuration of setbacks draws upon a variety of building setbacks characteristic of South Temple. The proposed building faces its principal street, and addresses this with a sequence of entrances serving the apartment building and six live/work units. Tenant amenity paces are primarily provided in the rear south-facing courtyard. Landscaped semi public space is provided to the front. Vehicular access to the parking deck is provided at the SE corner off 500 East. Shared parking access would be used for shared parking arrangements to the west and to the SW off the building. The orientation, configuration and massing of the building, combined with proposed setbacks and landscaping, would help to ensure both a continuity and a compatibility within this setting.	Relationship to the Street – Walls of Continuity Staff would conclude that the proposals accord with the objectives of this design standard.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DGs 12.10, 12.11, 12.12, 12.13* The building would occupy the majority of this site, with the exception of a 30 ft setback for the rear yard on the west side and the south-west corner of the site. Both spaces are identified for parking with associated landscaping, and as parking space effectively continue their present use. The South Temple frontage as proposed would be set back from the sidewalk, which is a relationship characteristic of many buildings in the vicinity, and particularly of several of the larger scale structures.	Rhythm of Spacing & Structures on Streets Staff would conclude that the proposals accord with the objectives of this design standard.

3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44* The building would face South Temple, with primary apartment entrance, and individual live/work units also accessed directly from the street. The approach to the building would be across a sequence and progression of landscaped and paved spaces which would reflect and define the rhythm of the approach to the individual residential units. The arrangement would effectively express the orientation and engagement of the building.	Directional Expression Staff would conclude that the proposals accord with the objectives of this design standard.
3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.10, 12.11, 12.12* ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* The landscaped setback from South Temple would echo a characteristic of many buildings along sections of the boulevard. They would effectively enhance the pedestrian experience on the street and on approach to the building. The proposals could be considered compatible.	Streetscape & Pedestrian Improvements Staff would conclude that the proposals accord with the objectives of this design 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).	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.4, 12.5* The site of the proposed development comprises two existing lots, reflecting the scale of previous buildings and uses, and to an extent the current character and scale of this part of the historic district. Proposals would involve the consolidation of those lots and a building which would increase the scale, relative to the current scale of the majority of lots and buildings in the historic district. The design approach to the building would help to reduce the actual and also the apparent scale of the development in this context.	Subdivision of Lots Lot consolidation will be required to achieve the development as proposed. In the context of this option for the site, no issue is anticipated in this context.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notice mailed on March 24, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on March 24, 2016
- Site notice posted on March 28, 2016

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.

From:	SIEGFRIED G
To:	Leith, Carl
Subject:	Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954
Date:	Saturday, March 26, 2016 9:19:05 PM

Dear Messrs. Kitchen and Leith:

We are opposed to the granting of "Certificates of Appropriateness," for the construction of apartment buildings and parking structures at 454-466 E. South Temple (Case # PLNHLC20016-00166 -- 77 units with 125 vehicle parking spaces) **and** at 508 E. South Temple (Case # PLNHLC2015-00954 -- 139 units in a 9 story building, exceeding the current 90 ft building height, with 200 vehicle parking spaces.

The planned construction will adversely affect the character of the South Temple Historic District. The proposed structures would be adjacent to the office and condominium structures at 550-560 E. South Temple, to another apartment building on 500 East, and the Office Tower at the corner of 500 East and 100 South.

The result would be significant increases in traffic congestion at the already busy intersections of E Street and 500 East at South Temple, as well as air and noise pollution, affecting the safety and health of residents and employees.

Your consideration of this matter is greatly appreciated.
Sincerely,

Dr. Siegfried G. Karsten,
Ellen G. Karsten
560 E. South Temple, # 902
Salt Lake City, UT 84102
Tel.: 801-533-9437

From:	Chester
To:	SIEGFRIED G; Leith, Carl
Subject:	RE: Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954
Date:	Saturday, March 26, 2016 10:40:50 PM

Thank you Siegfried for your attention to the aforementioned notice. I agree it is ill advised to allow this project to be approved. The impact to the residents of the community, especially Governors Plaza as it pertains to property values of a development that has been here for 33 plus years would be a travesty. I intend to involve all members of the community in protecting their property values.

From: SIEGFRIED G
Sent: 3/26/2016 9:19 PM
To: carl.leith@slcgov.com
Subject: Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954

Dear Messrs. Kitchen and Leith:

We are opposed to the granting of "Certificates of Appropriateness," for the construction of apartment buildings and parking structures at 454-466 E. South Temple (Case # PLNHLC20016-00166 -- 77 units with 125 vehicle parking spaces) **and** at 508 E. South Temple (Case # PLNHLC2015-00954 -- 139 units in a 9 story building, exceeding the current 90 ft building height, with 200 vehicle parking spaces.

The planned construction will adversely affect the character of the South Temple Historic District. The proposed structures would be adjacent to the office and condominium structures at 550-560 E. South Temple, to another apartment building on 500 East, and the Office Tower at the corner of 500 East and 100 South.

The result would be significant increases in traffic congestion at the already busy intersections of E Street and 500 East at South Temple, as well as air and noise pollution, affecting the safety and health of residents and employees.

Your consideration of this matter is greatly appreciated.
Sincerely,

Dr. Siegfried G. Karsten,
Ellen G. Karsten
560 E. South Temple, # 902
Salt Lake City, UT 84102
Tel.: 801-533-9437

From:	Benjamin Chung
To:	Leith, Carl
Subject:	Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954
Date:	Tuesday, March 29, 2016 5:37:53 PM

Dear Messrs. Kitchen and Leith:

We, Christine and Benjamin Chung, have been living at current address for over 24 years and have enjoyed a wonderful life in this neighborhood. But we are very shocked upon hearing someone trying to build apartment buildings into west side of our condominium facility.

We are opposing the new plan of the granting of "Certificates of Appropriateness," for the construction of apartment buildings and parking structures at 454-466 E. South Temple (Case # PLNHLC20016-00166 -- 77 units with 125 vehicle parking spaces) **and** at 508 E. South Temple (Case # PLNHLC2015-00954 -- 139 units in a 9 story building, exceeding the current 90 ft building height, with 200 vehicle parking spaces.

The planned construction will adversely affect the character of the South Temple Historic District. The proposed structures would be adjacent to the office and condominium structures at 550-560 E. South Temple, to another apartment building on 500 East, and the Office Tower at the corner of 500 East and 100 South.

The result would be significant increases in traffic congestion at the already busy intersections of E Street and 500 East at South Temple, as well as air and noise pollution, affecting the safety and health of residents and employees.

Your consideration of this matter is greatly appreciated.
Sincerely,

Elder Benjamin B. Chung,
Christine S. Chung
560 E. South Temple, # 401
Salt Lake City, UT 84102
Tel.: 801-447-5500

ATTACHMENT I: MOTIONS

Consistent with Staff Recommendation (Approval with conditions):
Based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Commission approve this application for a Certificate of Appropriateness for New Construction, subject to the following conditions:

1. That staff will work with the applicant to ensure that materials for the building are consistent with the design guidelines.
2. That no mechanical systems/air conditioning units be located on the balconies.
3. That the approval of all final design details, including parking and landscaping, are delegated to staff for approval.
4. That the proposed signage is the subject of separate application and approval.

Not Consistent with Staff Recommendation (Denial):
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a Certificate of Appropriateness for New Construction - Case Number PLNHLC2016-00166.

Specifically, the Commission finds that the proposed project does not comply with the review standards based on the following findings (Commissioner then states findings based on the following Standards to support the motion):

1. Standard 1: Scale and Form:
   a) Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
   b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape; and,
   c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
   d) Scale of a Structure: The size and mass of the structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

2. Standard 2: Composition of Principal Facades:
   a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
   b) Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
   c) Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
   d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Standard 3: Relationship to Street:
   a) Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
   b) Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
   c) Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
   d) Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. Standard 4: Subdivision of Lots:

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