Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist
801-535-7930 or Kelsey.lindquist@slcgov.com

Date: June 1, 2017

Re: PLNHLC2017-00266 – Liberty Square Apartments

NEW CONSTRUCTION AND DEMOLITION OF NONCONTRIBUTING BUILDINGS

PROPERTY ADDRESS: 461 S. 600 E., 637 E. 500 S., 459 S. 600 E. and 633 E. 500 S.
PARCEL ID: 16-06-434-008, 16-06-434-006, 16-06-433-008, 16-06-433-007, and 16-06-433-019
HISTORIC DISTRICT: Central City Local Historic District
ZONING DISTRICT: TSA-UN-C (Transit Station Area-Urban Neighborhood-Core) and H Historic Preservation Overlay District
MASTER PLAN: High Density Transit Oriented Development

REQUEST: Douglas Thimm, architect, representing Cowboy Partners, is requesting a Certificate of Appropriateness for the new construction for 8 three-story town home style apartment structures. The proposal is located at 461 S. 600 E., 459 S. 600 E., and 637 E. 500 S. The site is zoned TSA-UN-C (Transit Station Area-Urban Neighborhood-Core) and is located within the Central City Local Historic District. The subject properties are located within Council District 4, represented by Derek Kitchen.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the new construction of 8 three-story apartment structures with the conditions listed in the motion.

MOTION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the new construction of 8 three-story apartment buildings, the Liberty Square Apartments, with the following conditions:

1. A separate Certificate of Appropriateness for the signage would be required at a later time.
2. Air conditioning units will not be allowed on the balconies, windows, or the primary or secondary facades.
3. Final plan details be delegated to Staff.

PROJECT DESCRIPTION:
The Liberty Square project consists of eight three-story apartment structure development within the Central City Local Historic District. Historically, the corner of 500 South and 600 East included offices, a warehouse, a restaurant and retail businesses. Currently, this site is occupied by eight vacant buildings. Many of the buildings were part of Ensign Floral, a wholesale floral distributer that moved out of this location within the recent past.

Proposed Eight Three-Story Apartment Structures **"Liberty Square"**-Staff Recommends Approval with Conditions Listed in the Motion
Liberty Square, features eight three-story town home style apartment structures, situated at the lot lines to create a definitive edge between the private and public way. The eight buildings are constructed within a pocket to create private garden features for the residential units. The entire development, which consists of eight buildings, portrays a strong reference to the "modern/contemporary" era. This style is accentuated by the combination of traditional and contemporary materials. The materials proposed consist of two types of stack bond masonry, metal panels, cement board siding, wooden screen, metal panels and stiles for the balconies, an aluminum storefront located at the ground floor, concrete and vinyl windows and sliding doors. These materials are articulated throughout each façade with projecting eaves and balconies. In addition, there are several vertical elements that provide additional undulation across the primary façades. Each set of buildings are mirror images of one another. The buildings, as illustrated on the site plan below, are situated to the property line and have private entrances that face the public way for Building 1, Building 2 and Building 5.

For ease of organization, the buildings will be evaluated based on the visibility from the public way.

Elevations Visible from 500 South:
Building 1, which is the most prominent and street facing façade, is approximately 188'3" in length and approximately 32' in width and 36' in height at the south eastern corner and 43' in height at the south western

corner. This structure is approximately 6,090 square feet in footprint – which contains 11 townhome style apartments. This building is situated with an emphasized corner at 500 South and Green Street. The south façade is composed of an angled shed roof that extends as an overhanging architectural feature on the corner, which is directly above the leasing office entrance. The peak of the shed extension is approximately the same height as the two vertical columns, which provides visual balance for the remainder of the structure.

The ground floor consists of private entrances primarily surrounded by brick veneer. The second and third levels repeat the key features: a 4x10 balcony and sliding glass doors. As seen on other proposed buildings in this development, the façade is interrupted by accentuated brick columns after every third apartment unit. In addition to the brick columns, the applicant has introduced a fifth material to this façade which consists of a wood panel/screen. The wood panel/screen contributes additional interest and variation on the façade.

SOUTH ELEVATION
1/8" = 1'-0"

The east facing elevation for Building 1, which is still primarily visible from 500 South, is well articulated through a variety of material changes and undulation. The overhanging canopy that extends over the east elevation of Building 1 is approximately 6' feet in depth. This particular architectural feature aids in accentuating the corner and completing the façade. Additionally, the wood screen placed between the balconies is visible from this façade. The material change and several variations help to create additional shadow lines and interest on this elevation.

EAST ELEVATION
1/8" = 1'-0"

Elevations Visible from 600 East:

The primary buildings that are visible from 600 East include; the west elevation of Building 1, the west elevation of Building 2 and the west elevation of Building 5. The west elevation of Building 1 abuts an existing gas station

that is located on the corner of 500 south and 600 east (479 S. 600 E.). The elevation consists of two windows and material variations. Overall, due to the proximity to the abutting gas station, the elevation is primarily enclosed.

Building 2 consists of 7 townhome style units that follow the elevation of the parcel. The first unit, which is situated towards the south, is at the lowest point on the parcel. As the elevation of the site gradually increases towards the north, the elevation and vertical elements of the structure follow this elevation increase. Building 2 has variation that is created with the changing of materials on the second and seventh unit. Additionally, unit three and four have wooden screens between the units.

The variation of materials creates additional undulation and interest in the facades. In addition to the accents of materials, the two units at the northern end of Building 2 are extended to the west by twelve feet (12'). These units are closer in-line with Building 5. The placement of the northern section of Building 2 and the off-set placement of Building 5, creates added interest on the facades for both Building 2 and Building 5.

Building 5

The west elevation of Building 5, consists of a replication of the first five units on the west elevation of building 2. The elevation varies slightly with the placement of the wooden screen and an enlarged overhanging canopy that extends over the north-western edge of the structure. Building 5 is approximately 77'8" in length and 31'6" in width. Additionally, it is approximately 36' in height to the north.

BUILDING 5

Elevations Visible from Green Street:

The primary buildings that are visible from Green Street are the east elevation of Building 1, the east elevation of Building 4 and the east elevation of Building 8. Building 4 is set back approximately fifty feet (50") from the edge of Green Street and buffered with guest parking, landscaping and fencing. This particular elevation is the garage access for the five units located in Building 4. While the rear and garage access for the proposed buildings are rather blank, the majority of these particular facades are not readily visible from the public way.

The east elevation of Building 4 is the most visible rear elevation within this development. Due to the visibility, the applicant has provided additional undulation and articulation on this façade. The second and fourth unit on this elevation protrude approximately one foot (1') from the façade. This elevation consists of three material variations, which include: two types of stack bond masonry and cement board siding. In addition to being the primary vehicle access for Building 4, the building is set back from the eastern property line approximately fifty feet (50').


IBERTY SQUARE SITE PLAN
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 1
EXISTING STALLS
EXISTING DNSIGH BUILDING TO REMAIN
EGEND
ROPOSED NEW BUILDING
COMMONLY SHARED ACCESS EASEMENT
ONTRIBUTING BUILDING TO REMAIN
PUBLIC ALLEY
ENCE LINE
PROPERTY LINE
Building 4
LOBBY AND FITNESS
GREEN STREET ALLEY


projects 1'-0" from face of adjacent unit

BUILDING 4

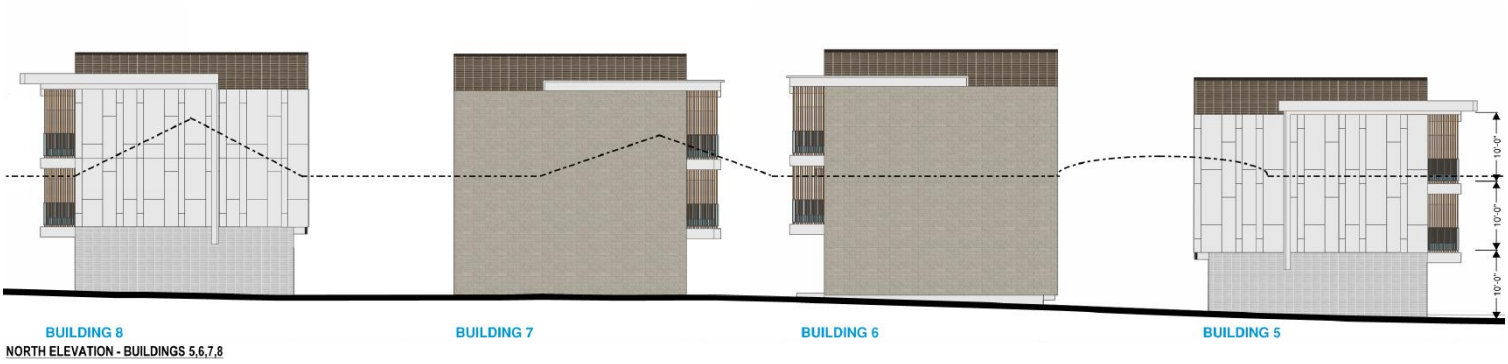
Building 8:
Additionally, the east elevation of Building 8 is readily visible from Green Street. Building 8 contains four residential units and is approximately 36' in height and 62'6" in length. The east elevation begins with a vertical extension on the southern edge. The continuation of the three additional units are distinguished by canopy extensions over the third and fourth unit. The detail and articulation are expressed through the material changes across the facade.

BUILDING 8

Elevations Visible from 400 South

The elevations that are primarily visible from the north (400 south) are the northern elevation of Building 8, Building 7, Building 6 and Building 5. Building 8 and Building 5 are mirror images of each other. These two elevations are clad in cementitious siding with accents of stack bond masonry on the ground level. Additionally, the vertical extension located on the southern edge is visible from this elevation. The balcony extensions on Building 8 face east and the balcony extensions on Building 5 face west.

Building 7 and 6 are clad with stack bond masonry. Additionally, the balcony extensions face inward toward the interior courtyard between the two structures. These four buildings abut the commercial shopping center to the north.



NORTH ELEVATION - BUILDINGS 5,6,7,8

Interior of the Site Elevations

The elevations within the interior of the site include: the west elevations of Building 4, 6, 7, 8 and 3. Additionally, the north elevations of Building 1, 2, 3 and 4 and the east elevations of Building 2, 3, 5, 6, and 7 are within the interior of the site.

Building 3 and Building 6 are bookends of one another, each are set apart with a vertical column clad in stack bond masonry. The two sets of buildings: Buildings 6 and 7 and Buildings 3 and 4 are mirror images of one another. Each building contains 5 units and a reflected placement of the wooden screen/paneling.

Building 4 and 7 have the same design, units and overall placement of materials. On Building 4 and 7, the vertical column is placed on the fourth unit. Each set of buildings (Building 3 and 4) and (Buildings 6 and 7) are situated

together to create an interior court yard with private walk-up entrances.

EAST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"

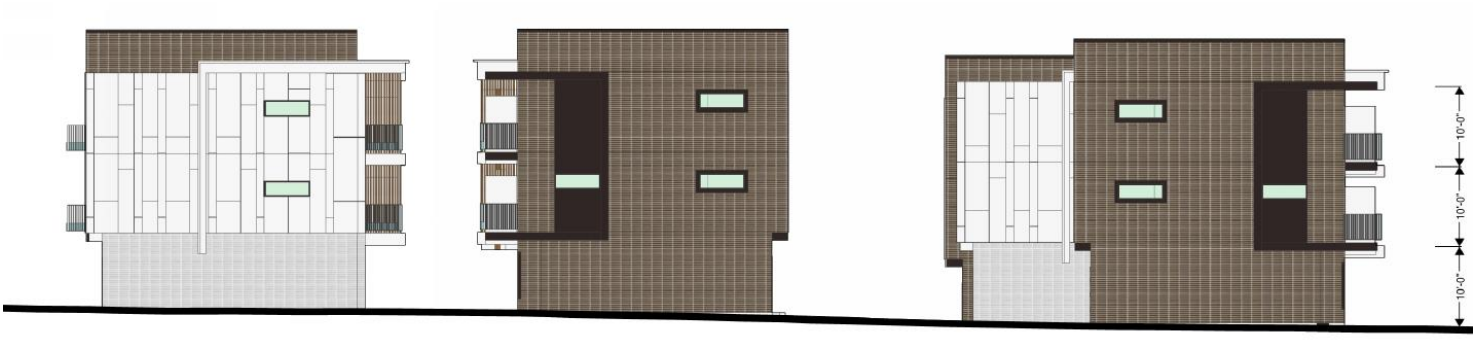
WEST ELEVATION - BUILDINGS 4 AND 7
1/8" = 1'-0"

BUILDING 6

The north elevation of Building 1 is the garage access for this building, which is clad with stack bond masonry at the ground floor and cementitious siding on the second and third floor. This elevation is not readily visible from the public way.

BUILDING 1

The north elevation of Building 2, Building 3 and Building 4 are clad with stack bond masonry at the ground floor and cementitious siding at the second and third floor. These elevations have a small fenestration pattern, which aids in breaking-up the materials across these facades.



BUILDING 4 BUILDING 3 BUILDING 2

The east elevations of Buildings 2, 5, and 7 are the garage access elevations. These elevations are clad with stack bond masonry at the ground floor and cementitious siding on the second and third floor. These garage access elevations are not readily visible from the public way, due to each building location within the site.

BUILDING 2

EAST ELEVATION - BUILDING 2 AND 5
1/8" = 1'-0"

BUILDING 5

BUILDING 7

BACKGROUND – PREVIOUS PROPOSALS & APPROVALS FOR THIS SITE

Liberty Square was originally submitted in May 2015 and went to the Historic Landmark Commission in October 2015. The Historic Landmark Commission tabled the application, due to issues surrounding the Ensign Floral Building and issues with the design of the new apartment structure. Subsequently, the applicants redesigned the proposal and submitted the updated plan in May of 2016. The applicants attended a Work Session on June 2, 2016 with a revised design and proposal. Eventually, the proposal attended a Historic Landmark Commission hearing on July 7, 2016. The Historic Landmark Commission approved the applications with conditions at the July 7, 2016 hearing. The approval consisted of a 4-story apartment structure with structured parking situated to the north of the parcel, as well as the rehabilitation of Ensign Floral.

Upon additional market analysis, the applicants have submitted newly redesigned structures which differ from the approved proposal. The new design consists of eight individual town home style apartment structures situated on the parcel to create interior court yards with private entrances. The eight town home style apartment structures resemble and contain the same homage to Mid-Century Modern commercial structures, as the previous design. The materials, articulation and placement is similar to the approved design, just on a smaller scale. The overall design and site plan deliberately places each section of units, so that they are oriented towards each other and spaced adequately away from the surrounding apartment structures. This orientation creates privacy and additional green space between the structures.

Items That Have Received Prior Approval

- Demolition- Received Approval 7/7/16
    - Seven buildings will be demolished to make way for the new construction. More than one building is located on each of the following addresses.
    - According to the Central City Standard Reconnaissance Level Survey prepared by Certus Environmental Solutions and dated March 2013, following are the buildings and their correlating status:
        1. 459 South 600 East – Out of Period
        2. 625 East 500 South – Out of Period
        3. 637 East 500 South – Noncontributing

Existing Buildings Approved for Demolition

- Renovation of the Ensign floral Building-Received Approval 7/7/16
    - The former Ensign Floral building at 461 South 600 East is considered a contributing structure according to the latest survey, the Central City Standard Reconnaissance Level Survey dated March 2013. It was built in 1959 with a modern architectural style. This building will be rehabilitated and converted into a 5 unit residential building.
    - The canopy will be reinstated and the built in planter box will restored and repaired.

Photo of Ensign Floral with Canopy

EXISTI

The c roposal is supported by the following statement from the applicant.

The Liberty Square project is to be a new townhome development located with the Central City Historic Overlay District at 633 East 500 South, Salt Lake City, Utah. Currently, this site is occupied by a number of buildings.

Proposed New Construction

The proposed new structures feature three story townhome residential units, with a total of 48 units, and includes a leasing office and amenities facility. The buildings are sited in such a way as to allow the building edge to define the adjacent streets/sidewalks along 500 South. The setback matches the 0'0" foot setback of the immediately adjacent parking structure and gas station. The building is organized around perimeter and central pedestrian circulation axis, with series of townhome units facing these pedestrian paths. This allows the dominant south and east elevations to present an appealing façade as a public face, and conceals the vehicular circulation from most directions. The North elevations cannot contain any opening as the buildings are located on the lot line.

The primary entrance of the building is at the corner of 500 South and Green Street, which announces itself with a mid-century inspired planar canopy, entry door and storefront. The vehicular entrance to the development will be in only one location along Green Street, which will be announced with a carefully designed gateway. The site design precludes any new curb cuts and maintains the existing curb cut location at 600 East for vehicular access to parking at the existing building. While laying out the site, pedestrian connections were considered heavily. This maintains the north-south pedestrian connection, and improves Green Street considerably as a pedestrian connection to the shopping area to the north with a generous sidewalk along the east side with a small landscape buffer. There is also an

east-west pedestrian connection through the site, and all sidewalks are lined with trees or other landscape, space permitting. Also, a brick and iron fence holds the edge of the site where the structures are not immediately adjacent to the sidewalk, providing intermittent frames views into the site.

The massing and scale of the architecture is consistent with surrounding structures: the multi-story structure to the east and other large and mid-scale structures to the west and south. The exterior appearance of the building is designed to complement its direct neighbor on the site (the former Ensign Floral) without diluting its individual character, allowing Ensign Floral to stand on its own. Taking a cue from the Ensign Floral buildings mid-century roots, the new buildings take on a very mid-century inspired look in their modern aesthetic. The new buildings are very rectilinear in their compositional order leading with dominant, vertical elements contrasted with a rhythm of long horizontal lines. This back-and-forth conversation between vertical and horizontal geometries plays throughout the buildings composition and details. This expression is also reflected in the lines of the stacked bond masonry. A warm touch of real wood will appear in the soffits and balcony partitions, using cedar tongue and groove soffit boards. To add to the midcentury modern inspired look, a vibrant accent of orange (with a compliment of light blue in the balconies) plays a strong role in the exterior of the building. Orange was chosen because the color plays well with the mid-century inspiration while having a nice contemporary appearance. The building's design is intended to express a modern language that, while fitting nicely in its contemporary world, also has a nostalgic reference to the mid-century period of its neighbor, the Ensign Building.

Besides the immediate Ensign Floral structure, the block to the west on the south side of 500 South has various structures from the 1950s to the 1970s. The planters and stoops are architecturally finished concrete which ties into the concrete Brutalist office building on the corner (see photos on the 'Local and Time Period Context sheet'). Further west on 500 South there are two historic office buildings using an interplay of brick and metal panels and stucco. We have incorporated elements of this material palette into our structure. A light brick creates a durable base at the ground level; a pleasant experience for passing pedestrians. Dark stack-bond brick base at the ground level; a pleasant experience for passing pedestrians. Dark stack-bond brick provides a nice vertical contrast to the lighter brick. The orange metal accent panel also is found on the ground floor, and winds through the rest of the building. This is a very typical mid-century detail, and works with the office building located at 560 E & 500 S. At the upper levels, cement board is used with an aluminum trim, complementing the metal panel and the light brick below. In conclusions, this project is a thoughtful reference to the mid-century modern style with a contemporary interpretation. The architecture aims to be complementary statement to the surrounding neighborhood fabric through its scale, materials and details.

KEY ISSUES:

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

Issue 1: Character of Surrounding Development

The subject property and the surrounding properties, are zoned TSA. This particular zoning district promotes retail, high density housing and a variety of additional uses. The site is surrounded within a context of a variety of uses, ranging from large retail outlets, a gas station, a parking structure and an office structure. The current proposal consists of multi-family housing.

The periods of construction and styles also vary greatly, leaving little reference and context for this development. Even though a great portion of the historic fabric of the surrounding area has been lost, this site and the design of the proposed structures will help to become the context for future redevelopment and construction for the surrounding properties. The proposal to incorporate a reference to mid-century architecture with a contemporary flare and palette will help establish the age and the setting of the proposed structure.

Issue 2: Ground Level Transparency

The previous design posed issues with ground level transparency which were raised during the Work Session. The Historic Landmark Commission discussed a potential for opening the area for a courtyard. This reflects the guideline in Chapter 12 of the New Construction in Historic Districts Guidelines, where it encourages new multifamily buildings to include a provision for common exterior open spaces at the ground level. The current proposal, has lost some of the transparency from the minimized floor to ceiling windows, however this design has provided an additional amount of green space for the units and for pedestrian interest. This particular guideline references the New Construction Standard 3b. The previous design had a larger area for leasing space, with this area minimized it does not diminish the successful nature of the design of the interior courtyards, the open quality of Lang Place and the visual interest of materials and architectural features.

Issue 3: Site Design

The buildings are oriented on the site to create green spaces for the private entrances. While the buildings are oriented towards each other to create a visual interest and privacy, this orientation has caused the guest parking to be located on the edge of Green Street. This particular area of Green Street is not readily visible from 500 South. Additionally, the eastern portion of Green Street is adjacent to a parking structure.

DISCUSSION:

While this is a revised version of the approved proposal, it does address several of the concerns and issues raised.

Parking

The proposal for new construction is providing a total of 56 parking spaces. All 53 units on the site, which includes the units in the Ensign Floral Building, will be provided one parking space per unit. 47 of the units will have a garage and above grade parking. The 6 additional units without garage parking will have one space of surface parking. Additionally, the leasing area provides 5 additional spaces (calculated at 3 spaces per 1,000 square feet). 47 out of the 48 units within the new construction will have a one car garage that is slightly above grade. The additional leasing and office space provides the square footage for the non-residential parking provided. The proposal is meeting the provisions with Chapter 21A.44 of the Salt Lake City Zoning Ordinance.

Materials

The material palate for the eight 3-story apartment structure consists of stack bond masonry in two colors, metal panels, cement board siding, concrete, metal panels and vertical stiles for the balconies, an aluminum storefront for the lower level, wooden screens and vinyl windows for the upper floors. The proposed materials are dimensionally illustrated in the elevations and floor plans. The expression of the horizontality is broken by the vertical protrusions that provide both a change in direction and materials. Additionally, the placement of the stack bond masonry and the vertical elements help to weight the structures and add modulation. The proposed materials are in support of the applicable standards.

Mid-Block Access

Previously, there were several concerns raised regarding the mid-block access on Lang Place. The proposal does not include public mid-block access running east to west. However, there is an access provided to residents and a visual openness to the public. The Central Community Master Plan promotes mid-block access ways, stating: "New, smaller streets will be encouraged to provide greater access to the center of the 10-acre blocks north of 900 south. These new routes will provide greater pedestrian and vehicle access into the higher density populations within the block interiors." This proposal does support the Central Community Master Plan policy regarding *Future Access and Mobility Changes.*

NEXT STEPS:

If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. The applicant would be required to submit and record a lot consolidation. If denied the applicant would not be allowed to construct eight new three-story apartment building or the decision of the Historic Landmark Commission could be appealed.

ATTACHMENTS:

A. Vicinity Map
B. Historic District Map
C. Liberty Square Site Plan
D. Liberty Square Project Description
E. Liberty Square Setback Proposal
F. Liberty Square Rendering
G. Liberty Square Elevations
H. Liberty Square Street Elevations
I. Liberty Square Floor Plans
J. Local Context for Design
K. Details and Materials
L. Applicant Information
M. Existing Conditions
N. TSA Design Standards
O. Analysis of New Construction Standards
P. New Construction Design Guidelines
Q. TSA Development Score Review
R. Department Review Comments
S. Public Process and Comments
T. Motions

ATTACHMENT A: VICINITY MAP

ATTACHMENT B: HISTORIC DISTRICT MAP

★ ***Approximate project location***

ATTACHMENT C: LIBERTY SQUARE SITE PLAN

LIBERTY SQUARE SITE PLAN

LEGEND

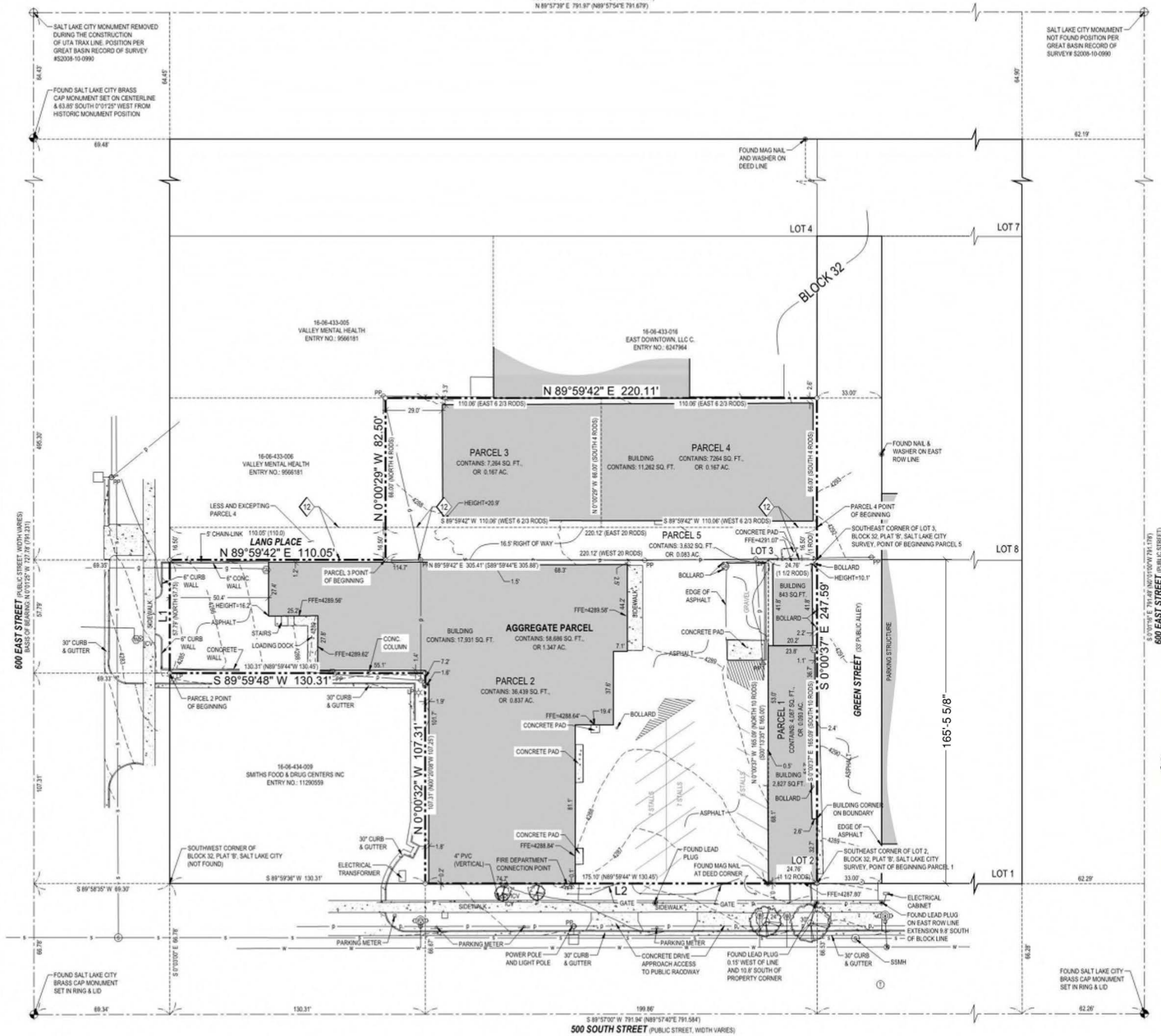
- PROPOSED NEW BUILDING
- CONTRIBUTING BUILDING TO REMAIN
- FENCE LINE
- COMMONLY SHARED ACCESS EASEMENT
- PUBLIC ALLEY
- PROPERTY LINE

PARKING CALCULATIONS	
ZONE: TSA-UN-C	
TSA CORE	
MINIMUM (ALL USES)	0
MAXIMUM - RESIDENTIAL (1 PER DWELLING)	53
MAXIMUM - NON RES (3 PER 1000 SF)	5
1500 SF LEASING/AMMENITY SPACE)	
TOTAL ALLOWABLE	58
PROVIDED - STRUCTURE	47
PROVIDED - SURFACE	9
TOTAL PROVIDED	56
EXISTING STALLS	4

SITE PLAN

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCH | NEXUS



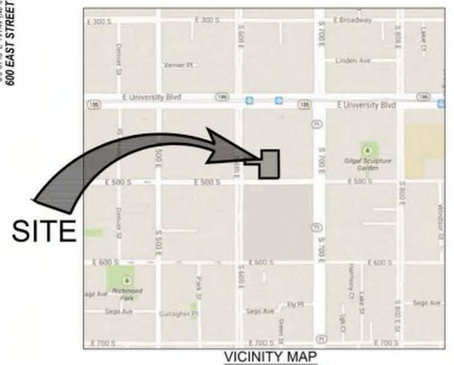
NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CLEAN OUT
- IRRIGATION CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN



VICINITY MAP

SCALE: N.T.S.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 11(b), 13, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1
BEGINNING AT THE SOUTHEAST COMER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST I 1/2 RODS; THENCE NORTH 10 RODS; THENCE EAST I 1/2 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-006)

PARCEL 2
ALSO, BEGINNING 107.25 FEET NORTH OF THE SOUTHWEST COMER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 57.75 FEET; THENCE SOUTH 89 DEG 59'44" EAST 305.68 FEET; THENCE SOUTH 00 DEG 13'30" EAST 165.00 FEET; THENCE NORTH 89 DEG 59'44" WEST 175.00 FEET; THENCE NORTH 00 DEG 20'06" WEST 107.25 FEET; THENCE NORTH 89 DEG 59'44" WEST 130.45 FEET TO THE POINT OF BEGINNING. (16-06-434-009)

PARCEL 3
ALSO, BEGINNING AT A POINT 6 2/3 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS; THENCE WEST 6 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-007)

PARCEL 4
ALSO, BEGINNING 1 ROD NORTH OF THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 4 RODS, THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST COMER OF LOT 3,BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-008)

PARCEL 5
ALSO, BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 110 FEET. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (TAX PARCEL NO. TO BE DETERMINED)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

THE BENCHMARK FOR THIS PROJECT IS 4279.35 FEET (NAVD88), ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 600 EAST STREETS PER THE SALT LAKE COUNTY SURVEYOR'S DATUM

LOT & BLOCK LINES WERE ESTABLISHED BASED UPON THE SALT LAKE CITY ATLAS PLAT 4 OF BLOCKS 25, 26, 17, 30, 31, 32, 39, 40, & 41 OFFICIAL SURVEY OF PLAT 'B' SALT LAKE CITY SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 17015-12 PREPARED BY AFFILIATED FIRST TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: MAY 12, 2014, AT 8:00 AM.

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT:

(12) AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792399, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL AS SHOWN HEREON.

GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "McNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

(1) AT THE TIME OF THIS SURVEY THE COUNTY HAS NOT YET ASSIGNED A TAX ID. NUMBER TO THE 16.5 FOOT STRIP NOTED AS PARCEL 5 OF THE COMMITMENT. PURSUANT TO FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792399, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. (EXCEPTION 12)

TABLE "A" ITEMS

1. PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 2
2. THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 621-623 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
3. THE SUBJECT PARCEL IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED, FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE 'X', WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (49035C0163G)
4. THE GROSS LAND AREA IS: 58,686 SQ. FT., OR 1.347 ACRES
5. CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD88 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL.
7(b). AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASE UPON THE ABOVE MEASUREMENT.
9. THERE ARE 22 REGULAR PARKING STALLS AND 0 HANDICAP PARKING STALLS, TOTALING 22 STALLS
11(b). UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
13. NAMES OF ADJOINING OWNERS SHOWN HEREON
16. BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
18. BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AT&T	GARY GOLDSTEIN	801-401-3041	WAITING
COMCAST	GARY GOLDSTEIN	801-401-3041	WAITING
INTEGRA	SHAUNA JONES	801-708-6157	WAITING
MCI	DEAN BOYERS	972-729-6322	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	WAITING
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	WAITING
QWEST WORLDWIDE	KIM JORDAN	303-992-1400	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacificorp.com	WAITING
SLC ENGINEERING	GARY ALBERT	801-535-7972	WAITING
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	WAITING
UDOT REGION II	STEVE MIDDLETON	801-887-3403	MAPS UNAVAILABLE
XO COMMUNICATIONS	STAKING CENTER	801-364-1063	WAITING

ALTA SURVEY

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCH | NEXUS

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M.

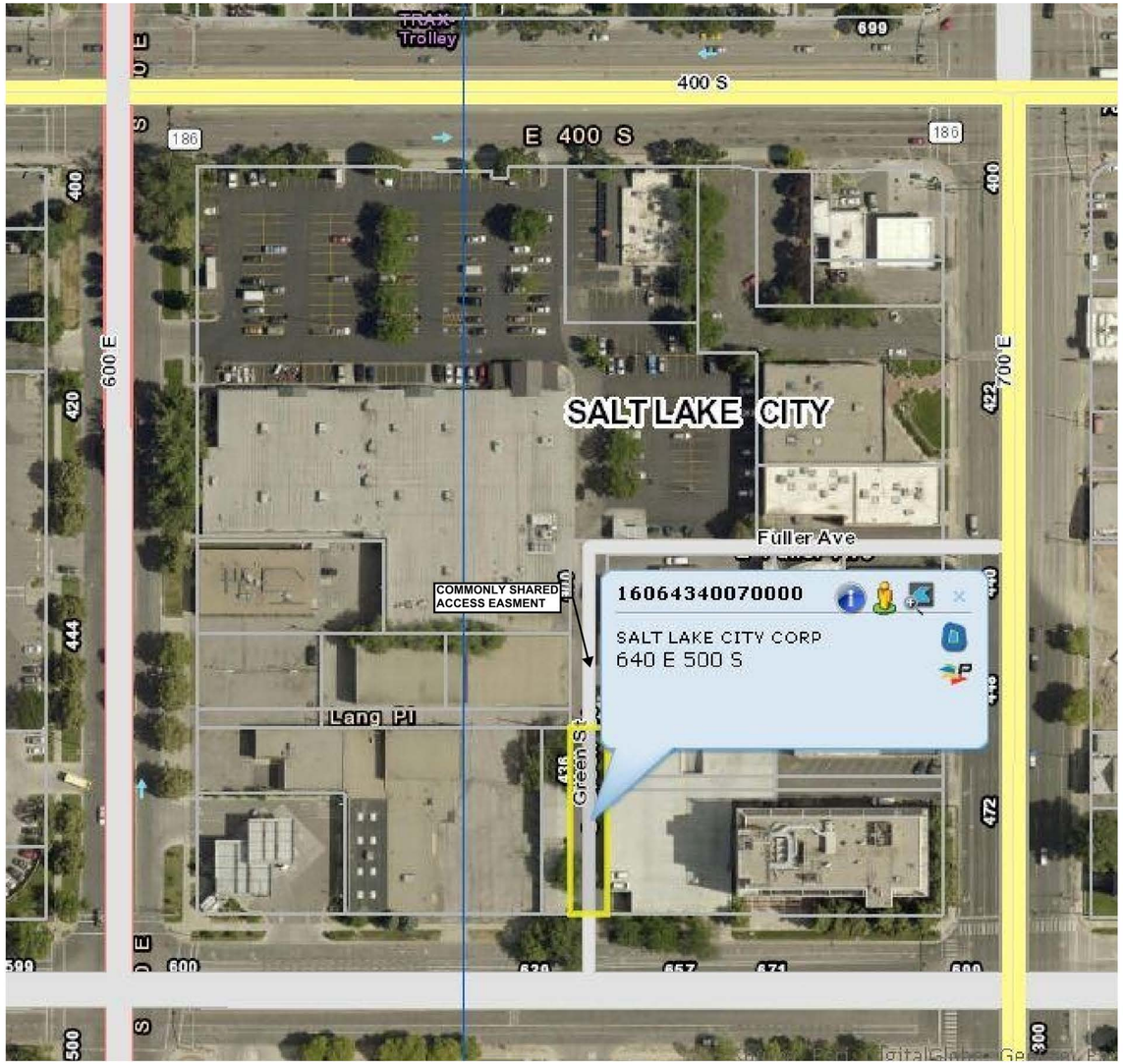
REVISIONS		
REV	DATE	DESCRIPTION
0	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO:	14314
CAD FILE:	14314 ALTA
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	JDS
CHECKED BY:	MDH
DATE:	6-18-14

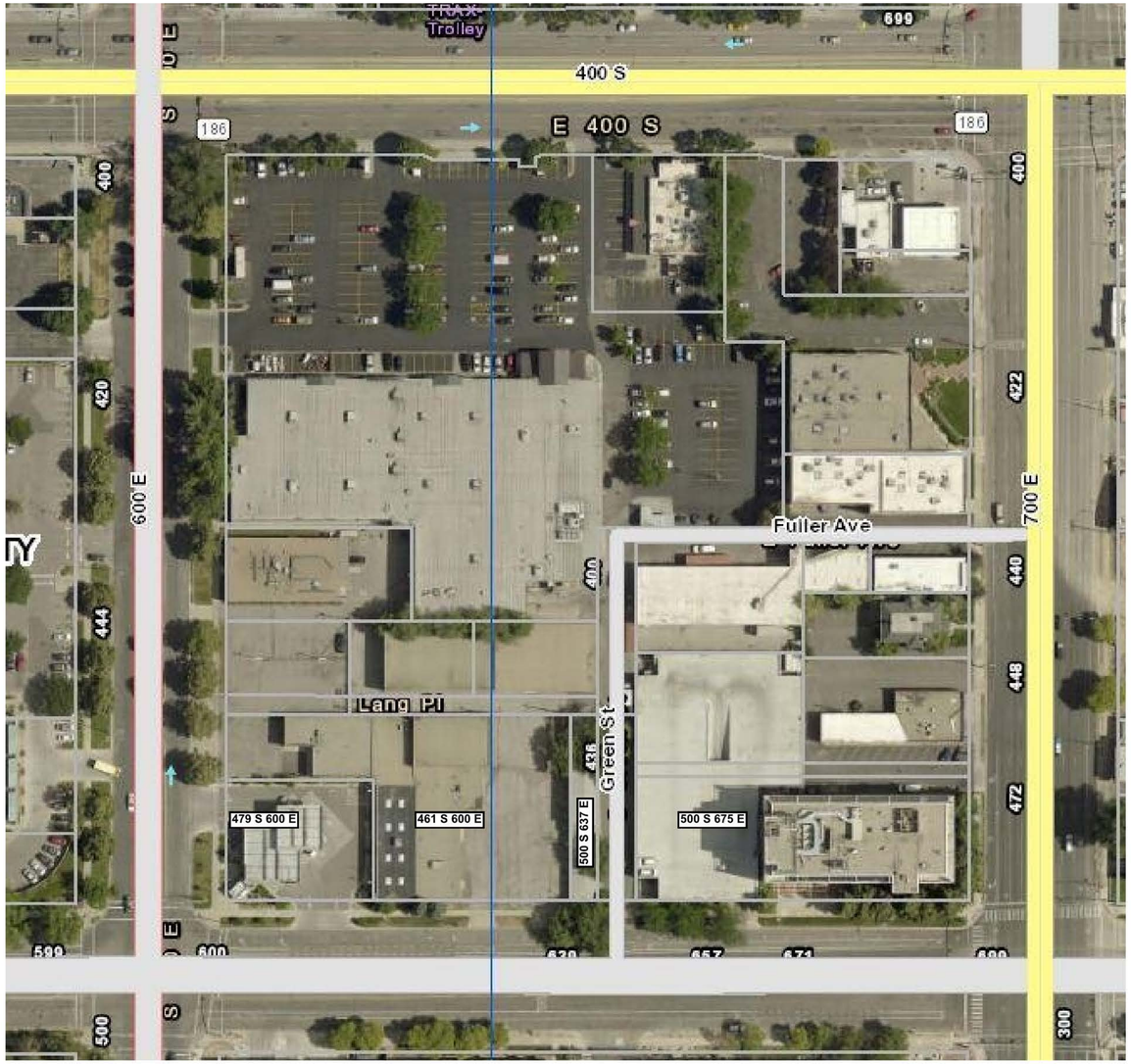
ALTA/ACSM LAND TITLE SURVEY

1 OF 1

S:\2014Files\14314\Survey\Prod Dwg\14314 ALTA.dwg last: Jun 18, 2014 - 9:56am



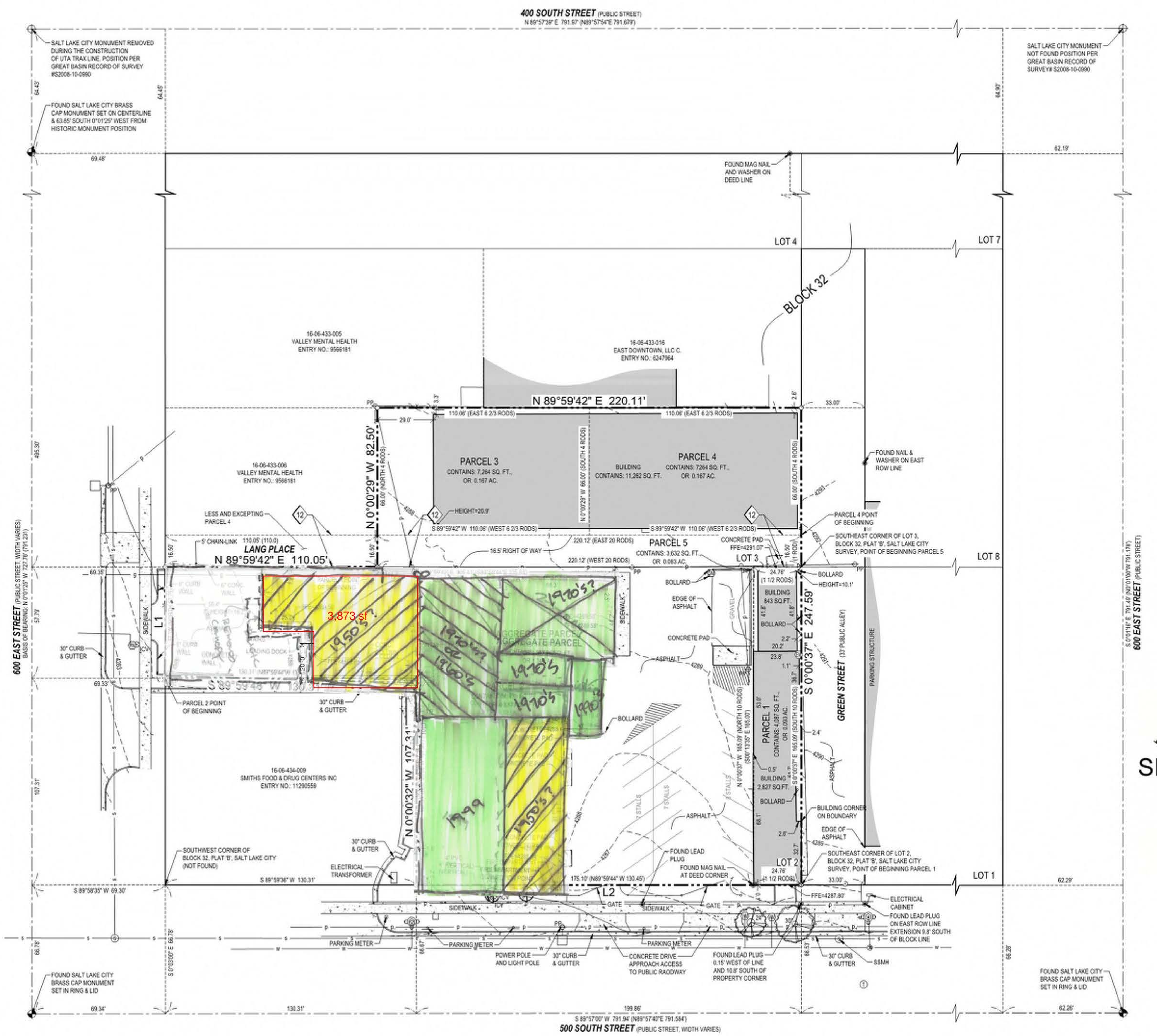
SALT LAKE CITY ASSESSOR PARCEL MAP

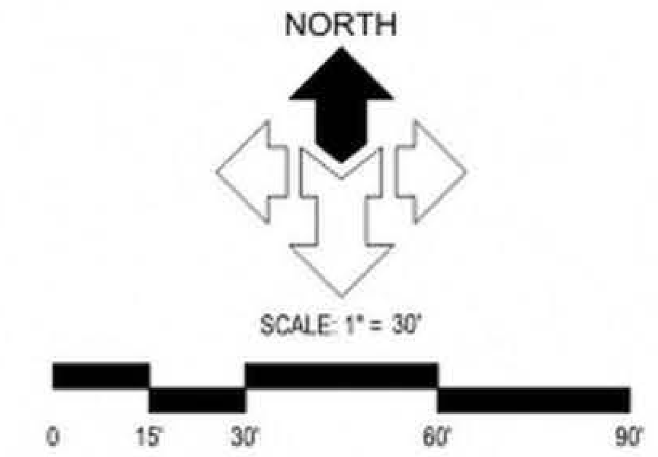


SALT LAKE CITY ASSESSOR PARCEL MAP

AVERAGE SETBACK CHART

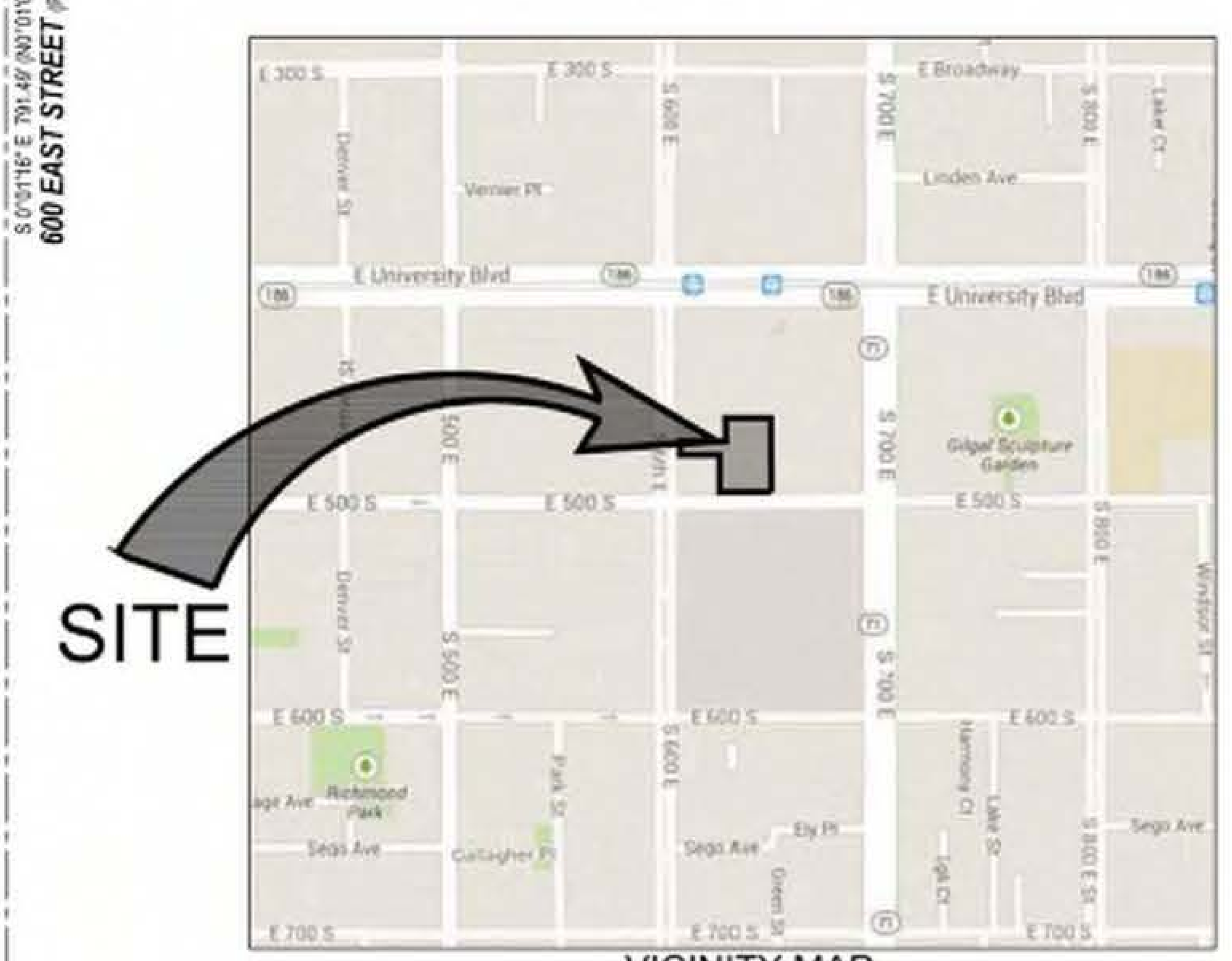
ADDRESS	SETBACK
479 S 600 E	0'
461 S 600 E	0'
500 S 675 E	0'
500 S 637 E	0'





LEGEND

ADJOINING PROPERTY LINE	FIRE HYDRANT
LOT LINE	WATER MANHOLE
PROPERTY LINE	WATER METER
MONUMENT LINE	WATER VALVE
EASEMENT LINE	ELECTRIC BOX
EXISTING FENCE	ELECTRIC MANHOLE
POWER LINE	ELECTRIC METER
TELEPHONE LINE	GUY WIRE
WATER LINE	LIGHT POLE
SANITARY SEWER LINE	POWER POLE
STORM DRAIN LINE	TRANSFORMER
GAS LINE	SANITARY SEWER CLEAN OUT
MAJOR CONTOUR	SANITARY SEWER MANHOLE
MINOR CONTOUR	GAS MANHOLE
CONCRETE	ROOF DRAIN
	STORM DRAIN CATCH BASIN
BUILDING	STORM DRAIN MANHOLE
	IRRIGATION CLEAN OUT
BUILDING OVERHANG	IRRIGATION CONTROL VALVE
	TELEPHONE MANHOLE
CONIFEROUS TREE	TELEPHONE RISER
	AIR CONDITIONING UNIT
DECIDUOUS TREE	BOLLARD
	MAILBOX
PROPERTY CORNER	SIGN



VICINITY MAP
SCALE: N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

CHRONOLOGIC BUILDING TIMELINE

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCH | NEXUS

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 9, 11(b), 13, 16, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1:
BEGINNING AT THE SOUTHEAST COMER OF LOT 2, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST I 1/2 RODS; THENCE NORTH 10 RODS; THENCE EAST I 1/2 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-006)

PARCEL 2:
ALSO, BEGINNING 137.25 FEET NORTH OF THE SOUTHWEST COMER OF LOT 2, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 57.75 FEET; THENCE SOUTH 89 DEG 59'44" EAST 305.88 FEET; THENCE SOUTH 00 DEG 13'35" EAST 165.00 FEET; THENCE NORTH 89 DEG 59'44" WEST 175.00 FEET; THENCE NORTH 00 DEG 20'08" WEST 107.25 FEET; THENCE NORTH 89 DEG 59'44" WEST 130.45 FEET TO THE POINT OF BEGINNING. (16-06-434-008)

PARCEL 3:
ALSO, BEGINNING AT A POINT 6 2/3 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST COMER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS; THENCE WEST 6 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-007)

PARCEL 4:
ALSO, BEGINNING 1 ROD NORTH OF THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-008)

PARCEL 5:
ALSO, BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE WEST 110 FEET. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (TAX PARCEL NO. TO BE DETERMINED)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

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SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT;

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GENERAL NOTES

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4. T HE GROSS LAND AREA IS: 58,686 SQ. FT., OR 1.347 ACRES
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7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL.
7(b). AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASE UPON THE ABOVE MEASUREMENT.
9. THERE ARE 22 REGULAR PARKING STALLS AND 0 HANDICAP PARKING STALLS, TOTALING 22 STALLS
11(b). UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
13. NAMES OF ADJOINING OWNERS SHOWN HEREON
16. BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
18. BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

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MCI	DEAN BOYERS	972-729-6322	WAITING
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QWEST WORLDWIDE	KIM JORDAN	303-992-1400	WAITING
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SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	WAITING
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XO COMMUNICATIONS	STAKING CENTER	801-364-1063	WAITING

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION
0	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO: 14314
CAD FILE: 14314 ALTA
DRAWN BY: DKW
CALC BY: DKW
FIELD CREW: JDS
CHECKED BY: MDH
DATE: 6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

S:\2014Files\14314\Survey\Prod Dwg\14314 ALTA.dwg kest Jun 18, 2014 - 9:36am

ATTACHMENT D: LIBERTY SQUARE PROJECT DESCRIPTION

ARCH | NEXUS

ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.5911

April 6, 2017

Liberty Square
Landmark Commission Submission Narrative

Project Description:

The Liberty Square project is to be a new Townhome development located within the Central City Historic Overlay District at 633 East 500 South, Salt Lake City, Utah. Currently, this site is occupied by a number of buildings.

Eligible/Contributing Structure

One of the buildings is classified as Eligible/Contributory by the Central City Standard Reconnaissance-Level Survey prepared by Certus Environmental Solutions report and dated April 25, 2013. It is located at 461 South 600 East. The intent of this development is to maintain this structure. The best information available places construction of this building in the late 1950's during what is described as the Erosion of Residential Character era of the district. During this time there was a trend away from owner-occupancy toward rental housing. In addition to new apartment buildings, the area located between 200 South and 500 South experienced development of commercial development due to zoning ordinance modifications. This commercial development included small offices, restaurants, retail businesses and the like. While various retail options were explored for the building, the only economically viable option is to adapt the building into five apartment units.

This building, although it has changed uses over the years, embraces the mid-century modern style, common to the era. The dominant face of this building, its west elevation, is composed of modular clay brick and storefront along with steel loading dock doors at the recessed portion of the elevation. Currently this face of the building serves as the "back door" for Ensign Wholesale Floral. Originally, the 600 East face of the building was the main storefront entrance as it projected towards the street. As indicated above, the recessed portion of this face of the building was historically utilized as a loading dock. A steel canopy protected the entrances of the building and established a scaling element. It is the intent of this proposed development to maintain this historically contributory structure and re-establish the steel canopy that was removed as a safety measure as its structure began to sag in recent years. The existing planter at the front of the building will be repaired and reused.

Non-Contributing/Out of Period Structures

Currently, the remainder of the site is occupied by a number of buildings, which are classified as either Non-Contributing or Out of Period. These buildings are located at 619 East 500 South, 637 East 500 South, 460 South Green Street. It is the intent of this development to remove the Non-Contributing and Out of Period structures and make way for a new four story residential apartment building and associate structured parking.

Proposed New Construction

The proposed new structures feature three story townhome residential units, with a total of 48 units, and includes a leasing office and amenities facility. The buildings are sited in such a way as to allow the building edge to define the adjacent streets/sidewalks along 500 South.

The setback matches the 0'-0" foot setback of the immediately adjacent parking structure and gas station. The building is organized around perimeter and central pedestrian circulation axis, with series of townhome units facing these pedestrian paths. This allows the dominant south and east elevations to present an appealing façade as a public face, and conceals the vehicular circulation from most directions. The North elevations cannot contain any opening as the buildings are located on the lot line.

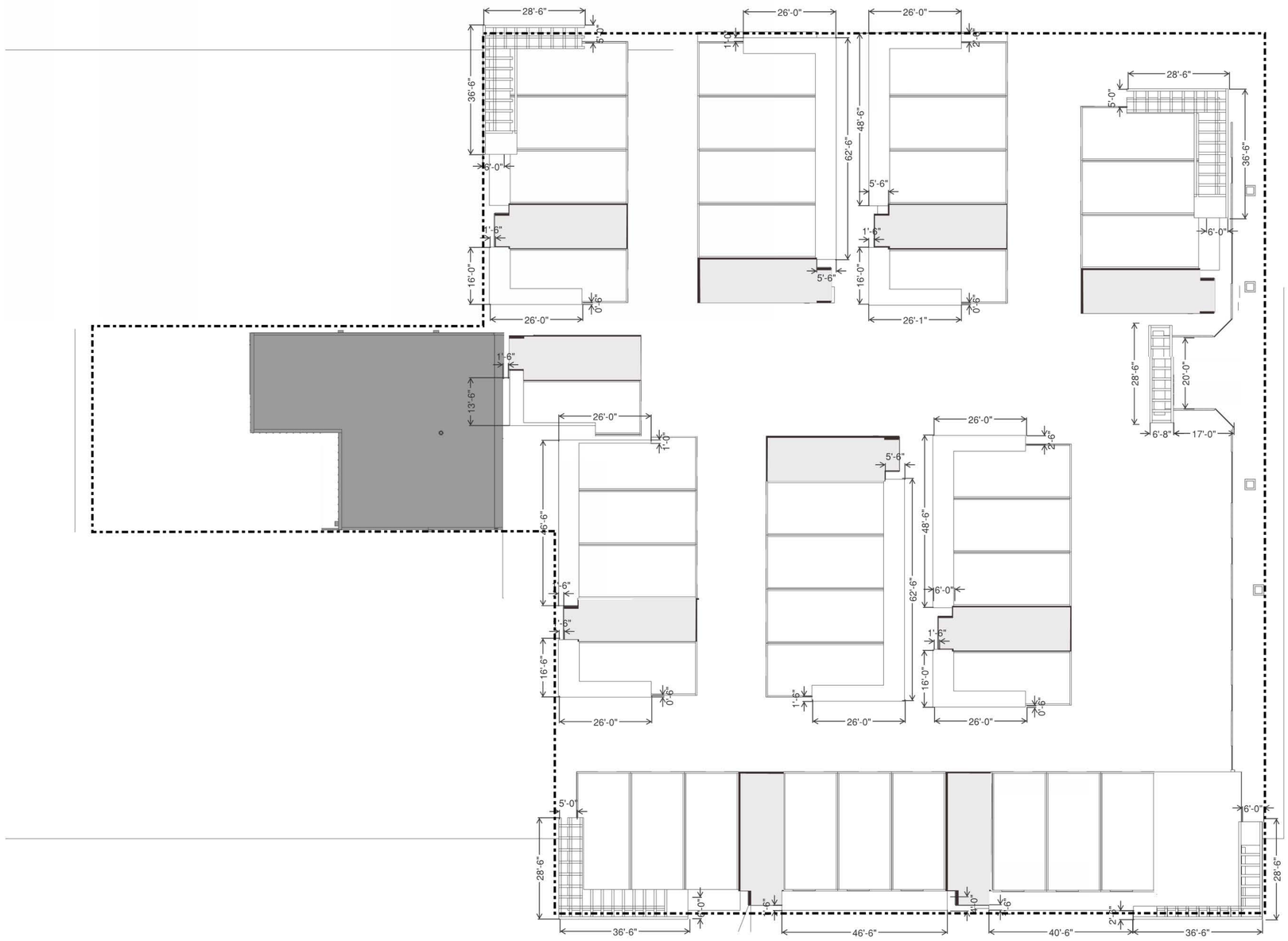
The primary entrance of the building is at the corner of 500 South and Green Street, which announces itself with a mid-century inspired planar canopy, entry door and storefront. The vehicular entrance to the development will be in only one location along Green Street, which will be announced with a carefully designed gateway.The site design precludes any new curb cuts and maintains the existing curb cut location at 600 East for vehicular access to parking at the existing building. While laying out the site, pedestrian connections were considered heavily. This maintains the north-south pedestrian connection, and improves Green Street considerably as a pedestrian connection to the shopping area to the north with a generous sidewalk along the east side with a small landscape buffer. There is also an east-west pedestrian connection through the site, and all sidewalks are lined with trees or other landscape, space permitting. Also, a brick and iron fence holds the edge of the site where the structures are not immediately adjacent to the sidewalk, providing intermittent framed views into the site.

The massing and scale of the architecture is consistent with surrounding structures: the multi-story structure to the east and other large and mid-scale structures to the west and south. The exterior appearance of the building is designed to complement its direct neighbor on the site (the former Ensign Floral) without diluting its individual character, allowing Ensign Floral to stand on its own. Taking a cue from the Ensign Floral building's mid-century roots, the new buildings take on a very mid-century inspired look in their modern aesthetic. The new buildings are very rectilinear in their compositional order leading with dominant, vertical elements contrasted with a rhythm of long horizontal lines. This back-and-forth conversation between vertical and horizontal geometries plays throughout the buildings' composition and details. This expression is also reflected in the lines of the stacked bond masonry. A warm touch of real wood will appear in the soffits and balcony partitions, using cedar tongue and groove soffit boards. To add to the mid-century modern inspired look, a vibrant accent of orange (with a compliment of light blue in the balconies) plays a strong role in the exterior of the building. Orange was chosen because the color plays well with the mid-century inspiration while having a nice contemporary appearance. The building's design is intended to express a modern language that, while fitting nicely in its contemporary world, also has a nostalgic reference to the mid-century period of its neighbor, the Ensign building.

Besides the immediate Ensign Floral structure, the block to the west on the south side of 500 South has various structures from the 1950s to the 1970s. The planters and stoops are architecturally finished concrete which ties into the concrete Brutalist office building on the corner (see photos on the 'Local and Time Period Context sheet). Further west on 500 South there are two historic office buildings using an interplay of brick and metal panels and stucco. We have incorporated elements of this material palette into our structure. A light brick creates a durable base at the ground level; a pleasant experience for passing pedestrians. Dark stack-bond brick provides a nice vertical contrast to the lighter brick. The orange metal accent panel also is found on the ground floor, and winds through the rest of the building. This is a very typical mid-century detail, and works with the office building located at 560 E & 500 S. At the upper levels, cement board is used with an aluminum trim, complementing the metal panel and the light brick below.

In conclusion, this project is a thoughtful reference to the mid-century modern style with a contemporary interpretation. The architecture aims to be a complementary statement to the surrounding neighborhood fabric through its scale, materials and details.

ATTACHMENT E: LIBERTY SQUARE SETBACK PROPOSAL



ROOF PLAN
1/16" = 1'-0"

ATTACHMENT F: LIBERTY SQUARE RENDERING

RENDERING FROM 500 SOUTH

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ATTACHMENT G: LIBERTY SQUARE ELEVATIONS

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR

BUILDING 1

SOUTH ELEVATION
1/8" = 1'-0"

BUILDING 1

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

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR

BUILDING 2

BUILDING 5

EAST ELEVATION - BUILDING 2 AND 5
1/8" = 1'-0"

BUILDING 5

BUILDING 2

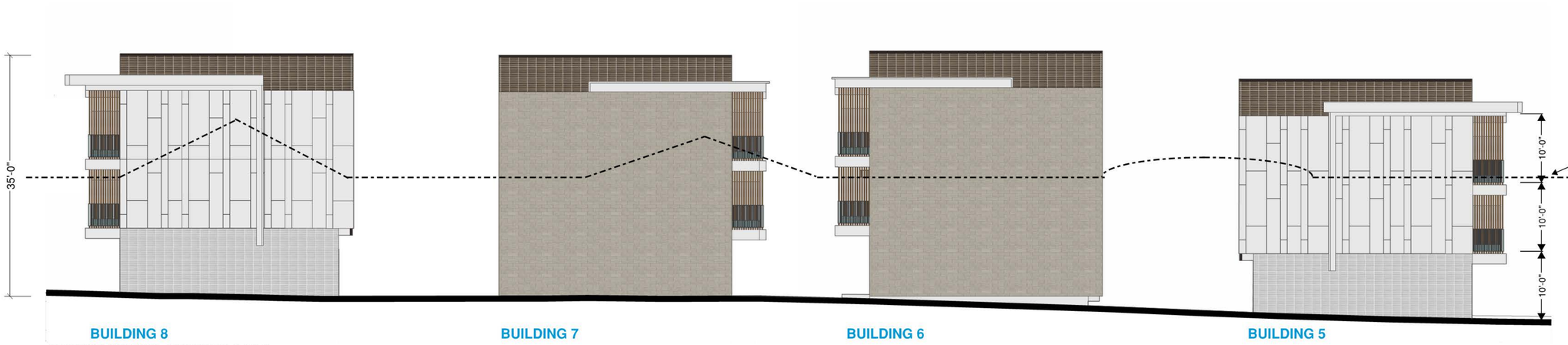
BUILDING 1

WEST ELEVATION - BUILDINGS 1,2,5
1/8" = 1'-0"

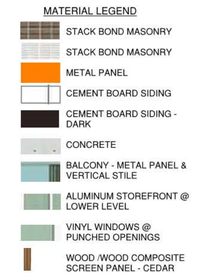
BUILDING 8

WEST ELEVATION - BUILDING 8
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"



SOUTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"

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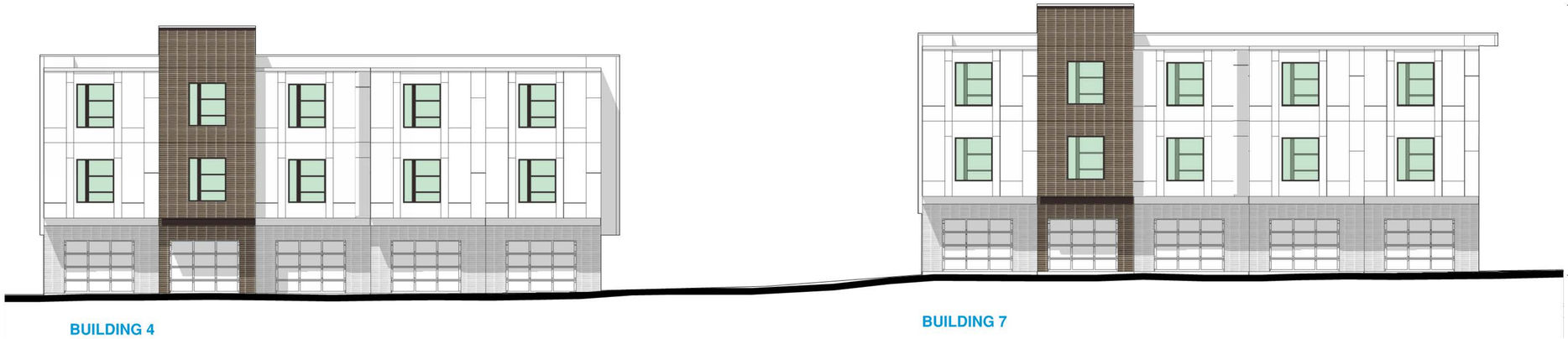


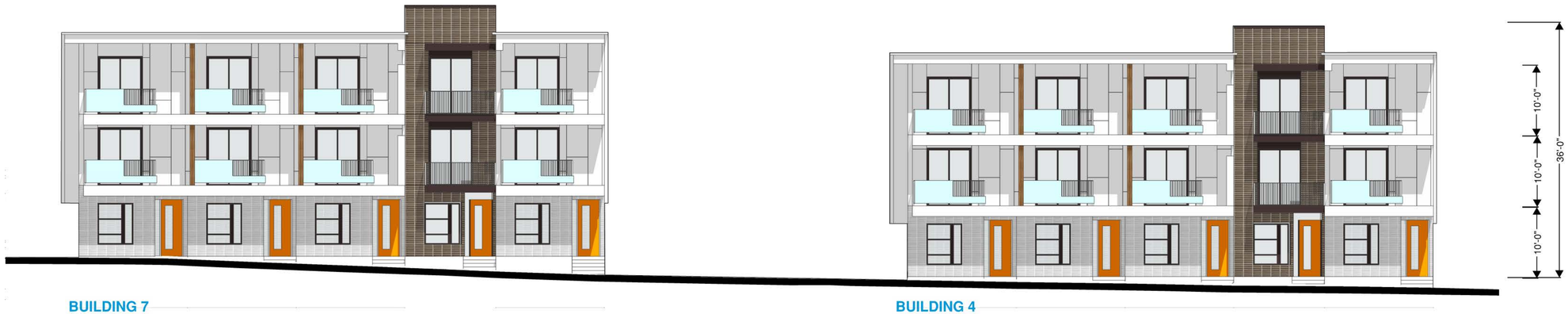
BUILDING 4

BUILDING 7

EAST ELEVATION - BUILDING 4 AND 7
1/8" = 1'-0"

MATERIAL LEGEND

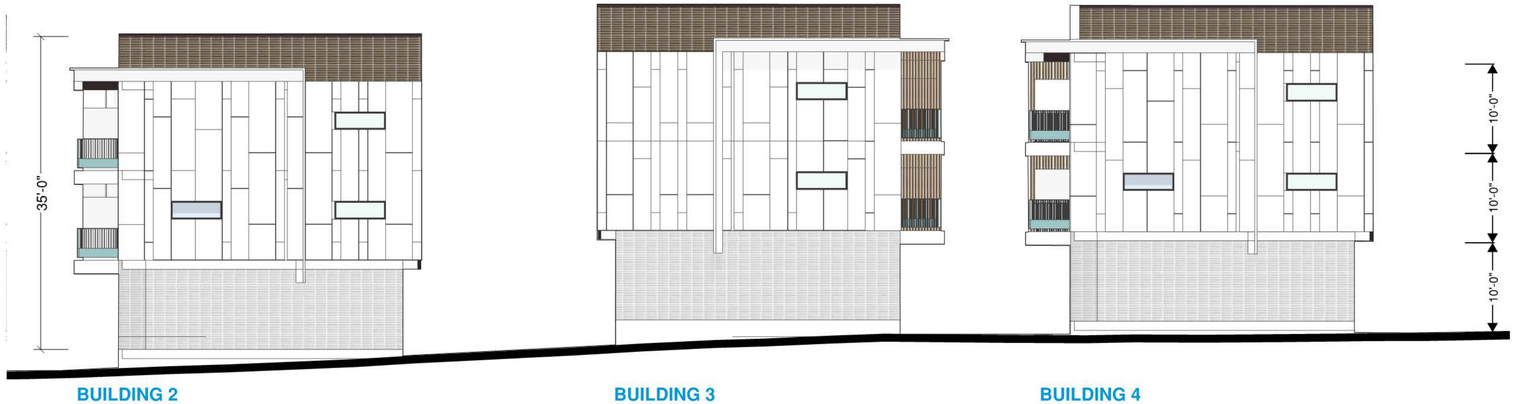
- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR



BUILDING 7

BUILDING 4

WEST ELEVATION - BUILDINGS 4 AND 7
1/8" = 1'-0"



BUILDING 2

BUILDING 3

BUILDING 4

SOUTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

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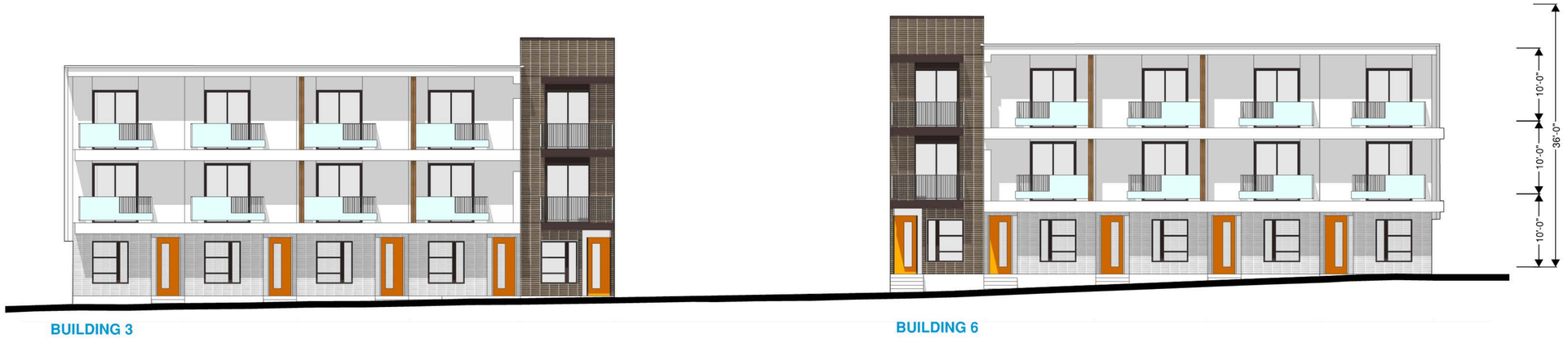
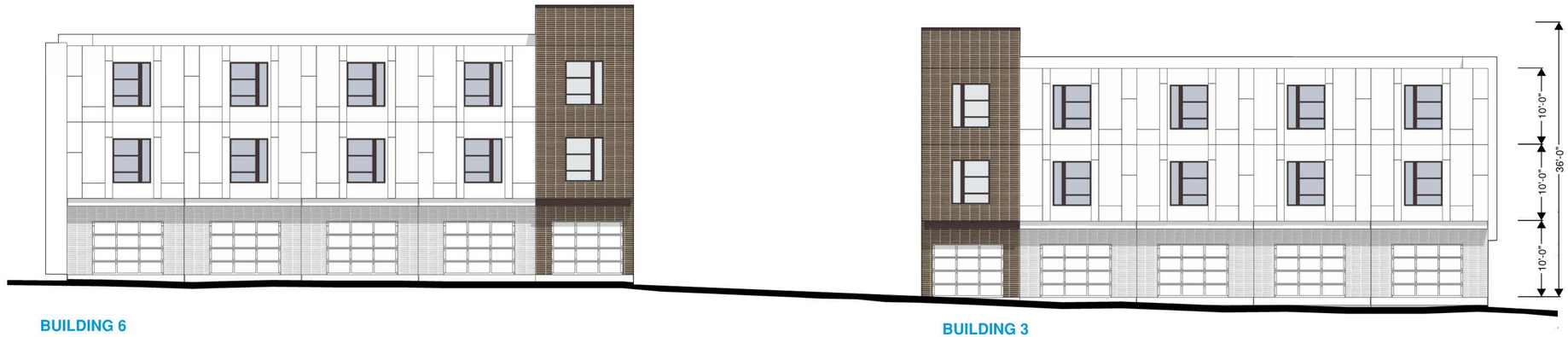
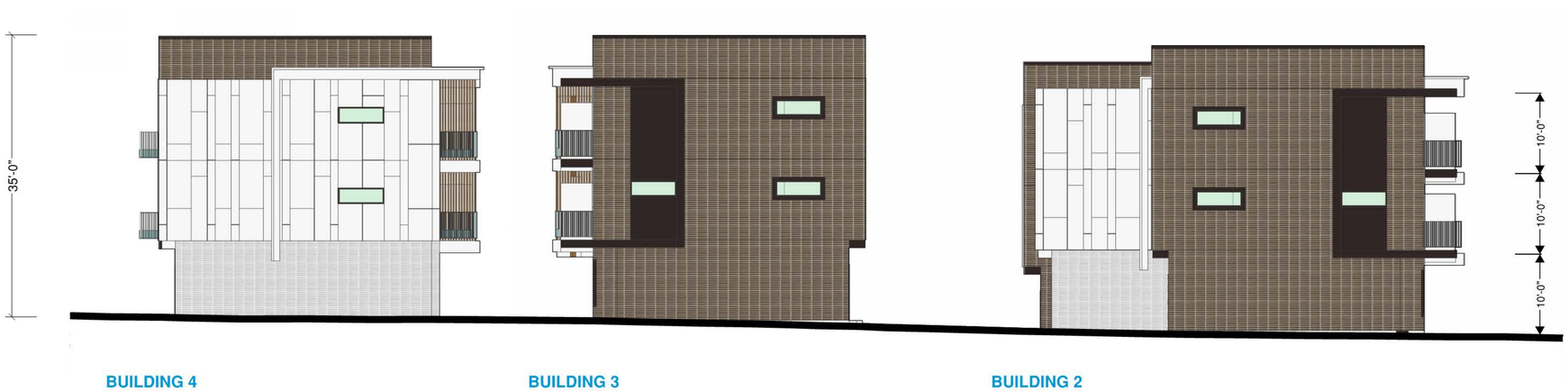


EAST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"



WEST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"

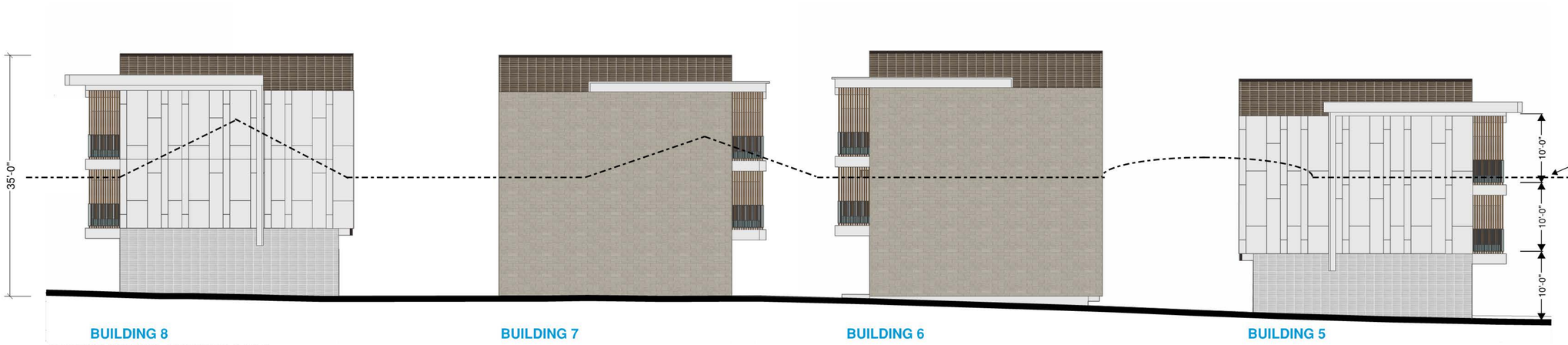


NORTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

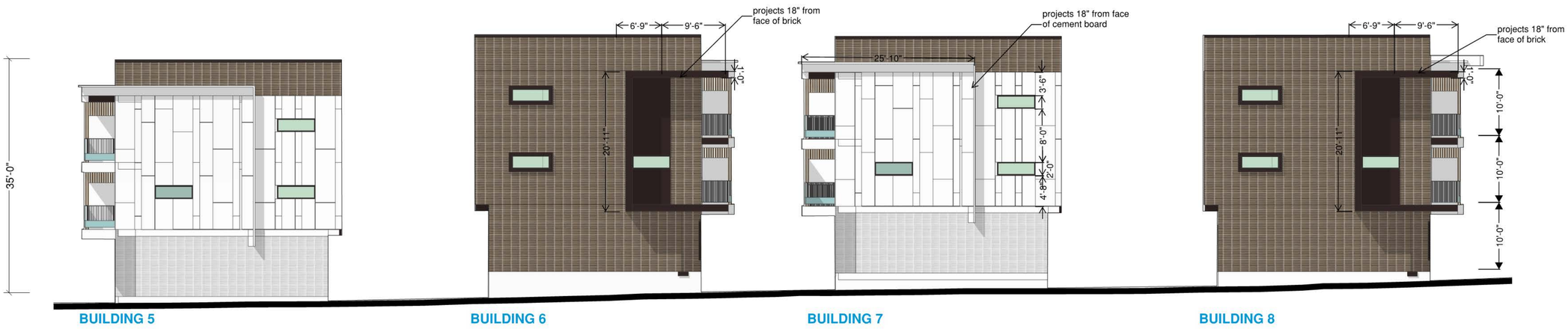
MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CEMENT BOARD SIDING - DARK
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD /WOOD COMPOSITE SCREEN PANEL - CEDAR

EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"



SOUTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"

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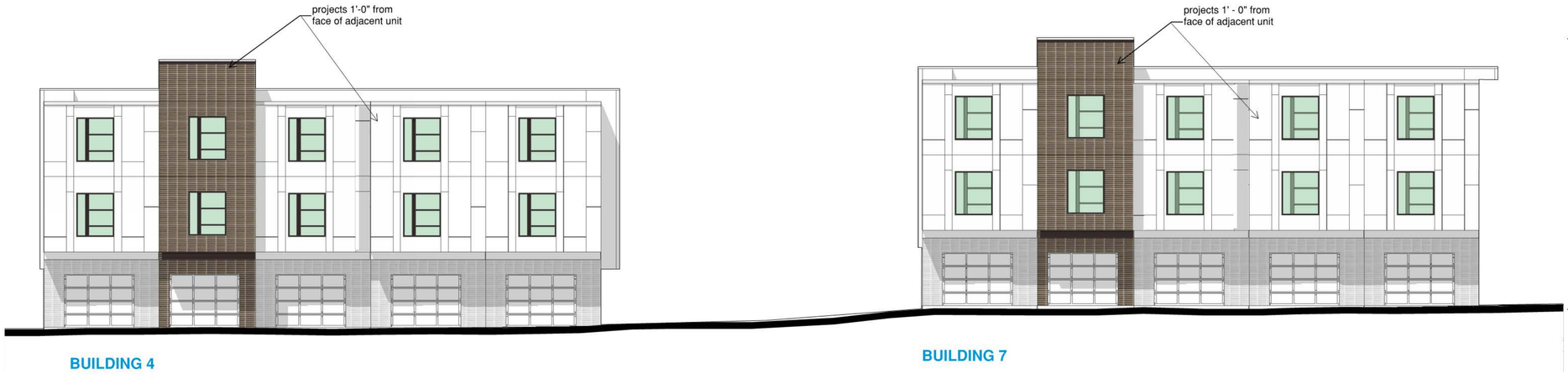


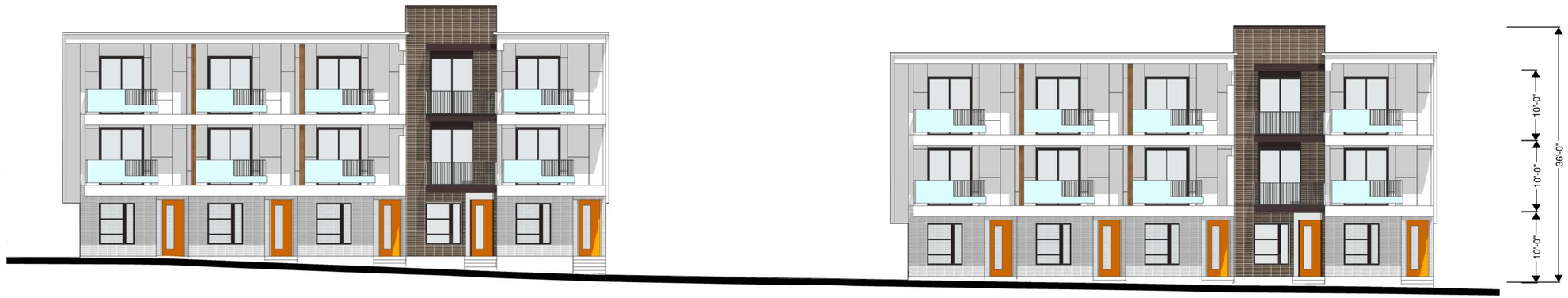
BUILDING 4

BUILDING 7

EAST ELEVATION - BUILDING 4 AND 7
1/8" = 1'-0"

MATERIAL LEGEND

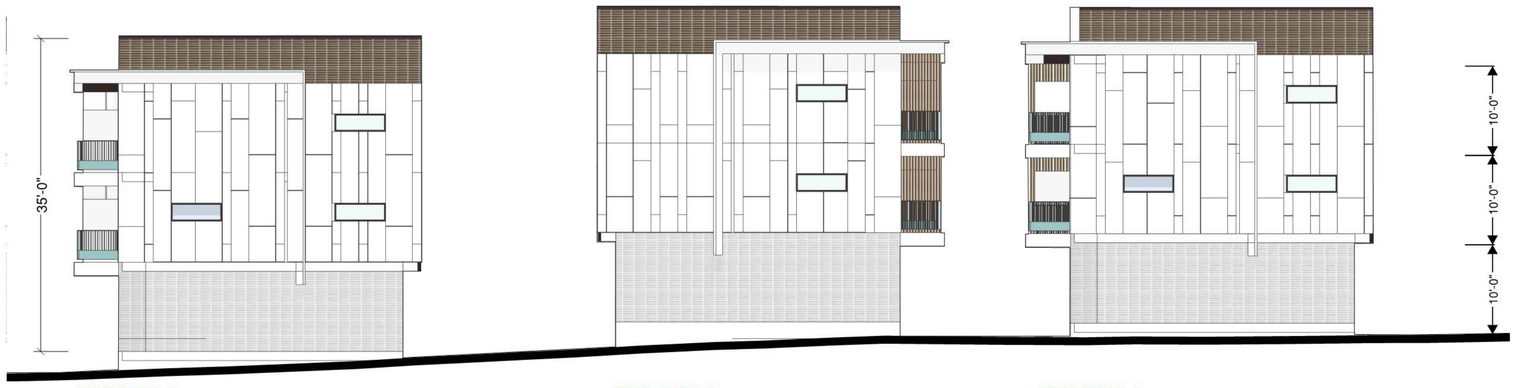
- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR



BUILDING 7

BUILDING 4

WEST ELEVATION - BUILDINGS 4 AND 7
1/8" = 1'-0"



BUILDING 2

BUILDING 3

BUILDING 4

SOUTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

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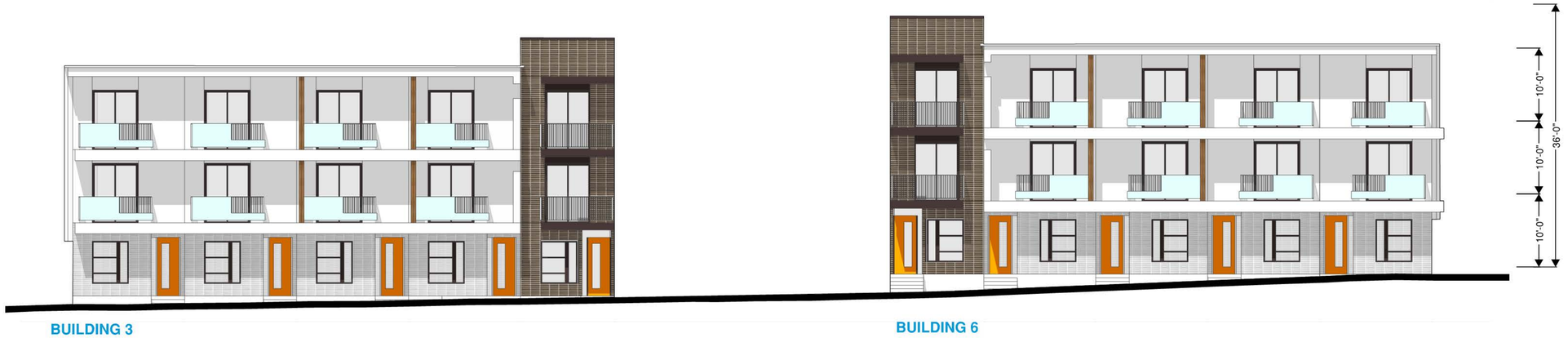
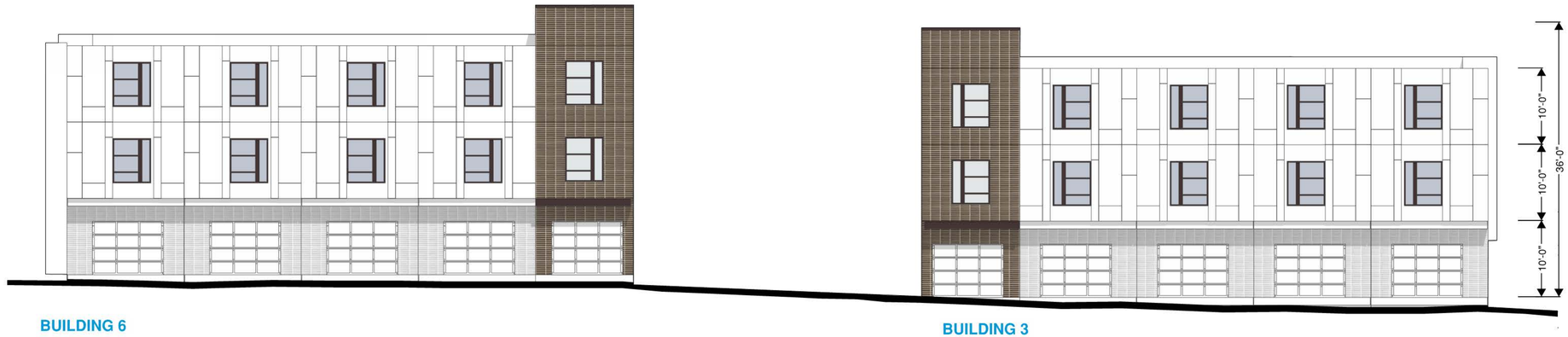
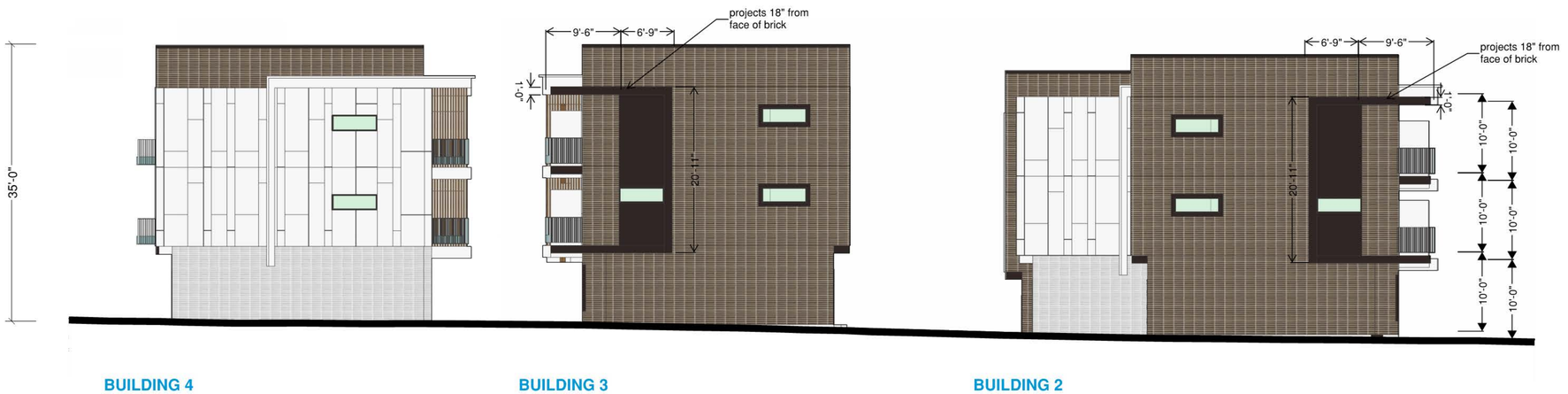


EAST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"



WEST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"



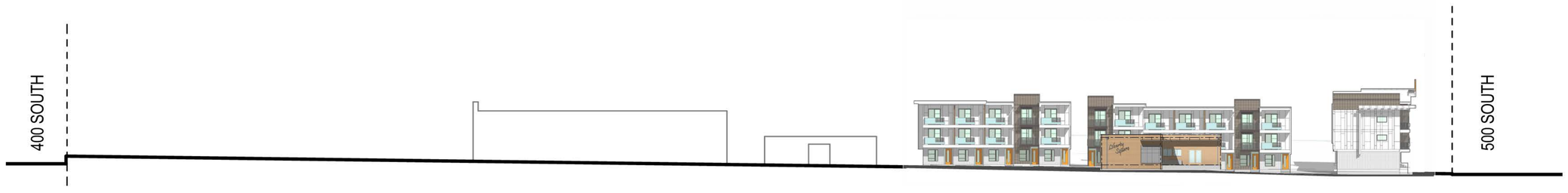
NORTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CEMENT BOARD SIDING - DARK
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD /WOOD COMPOSITE SCREEN PANEL - CEDAR

ATTACHMENT H: LIBERTY SQUARE STREET ELEVATIONS

STREET ELEVATION ALONG 500 SOUTH



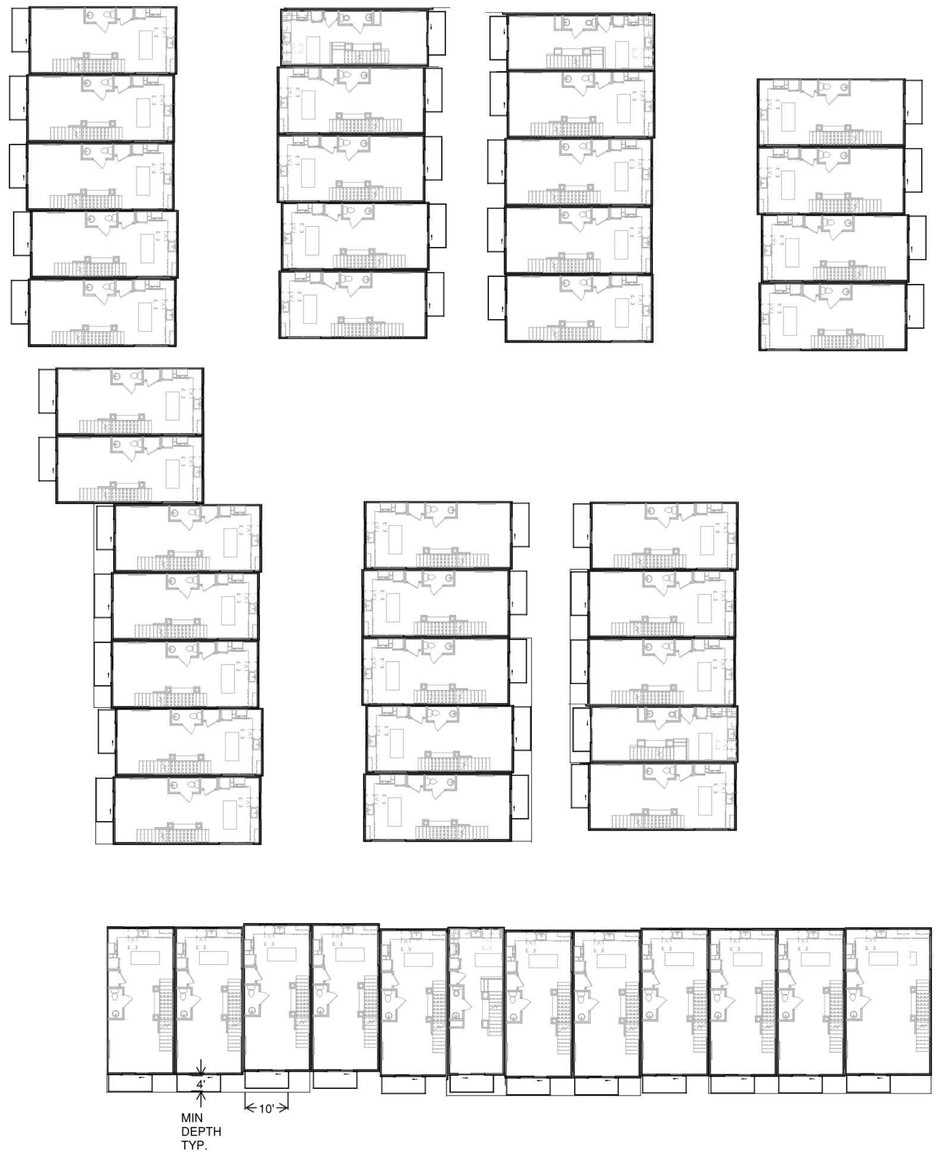
STREET ELEVATION ALONG 600 EAST

OVERALL CONTEXT PLAN

ATTACHMENT I: LIBERTY SQUARE FLOOR PLANS

LEVEL 01 - FLOOR PLAN
1/16" = 1'-0"

	Footprint SF	Total SF
Building 1	6,090	18,270
Building 2	2,890	8,670
Building 3	2,450	7,350
Building 4	2,370	7,110
Building 5	2,450	7,350
Building 6	2,375	7,125
Building 7	2,375	7,125
Building 8	1,975	5,925

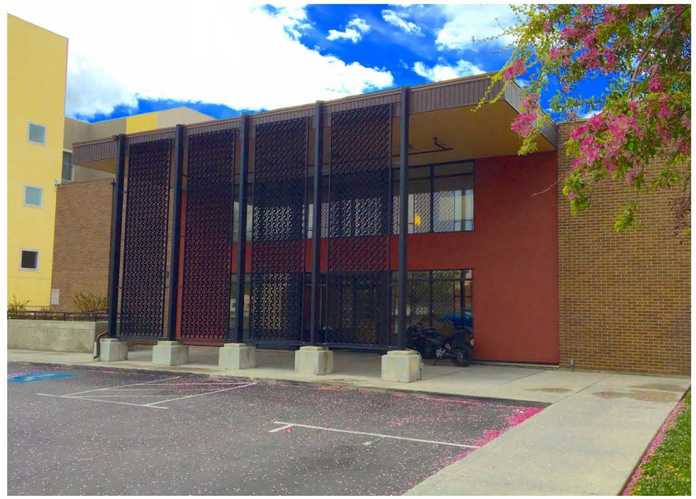


LEVEL 02 - FLOOR PLAN
1/16" = 1'-0"

ATTACHMENT J: LOCAL CONTEXT FOR DESIGN

OFFICE BUILDING: 510 S 600 W

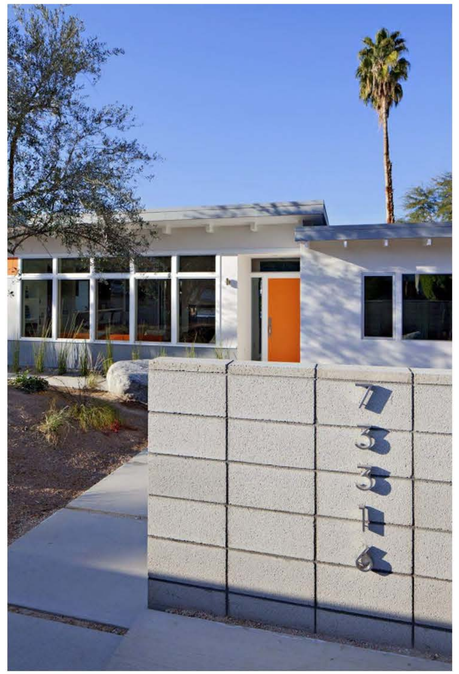
OFFICE BUILDING: 560 E 500 S



OFFICE BUILDING: 530 E 500 S

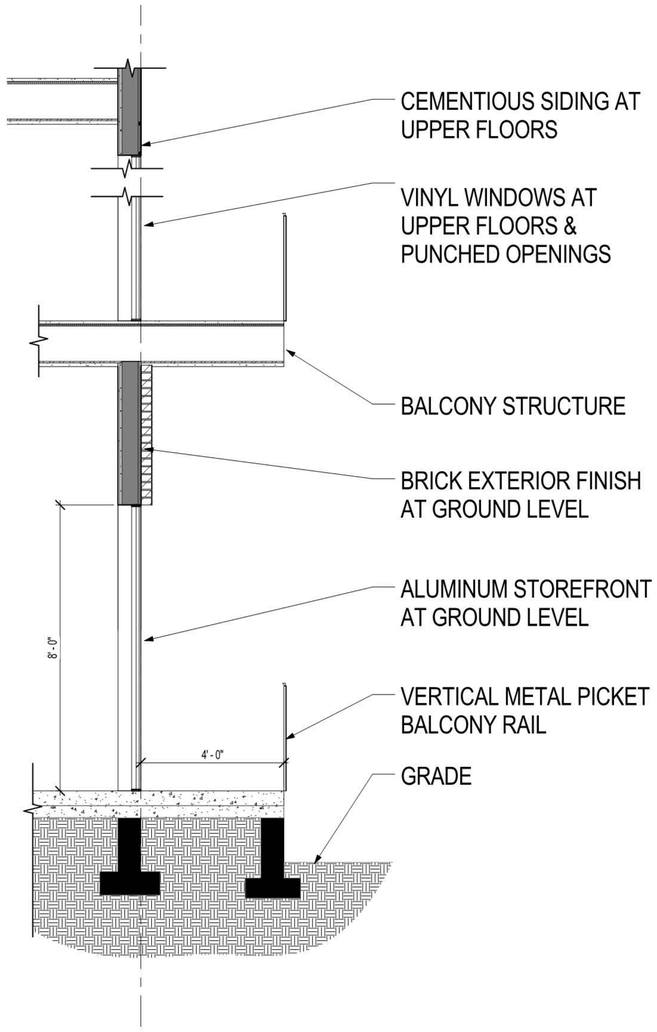
LOCAL CONTEXT
PRECEDENT IMAGES

1950s HOSPITALITY PRECEDENTS

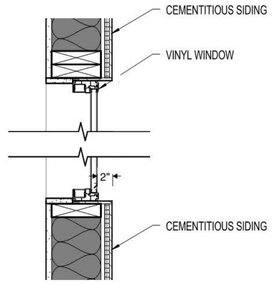


1950s HOUSING PRECEDENTS

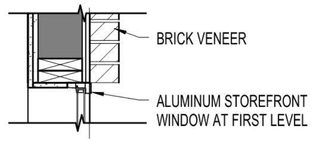
ATTACHMENT K: DETAILS AND MATERIALS



WALL DETAIL



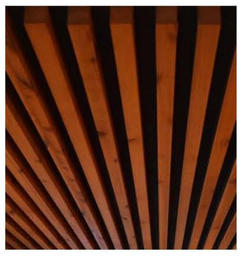
TYPICAL WINDOW SECTION



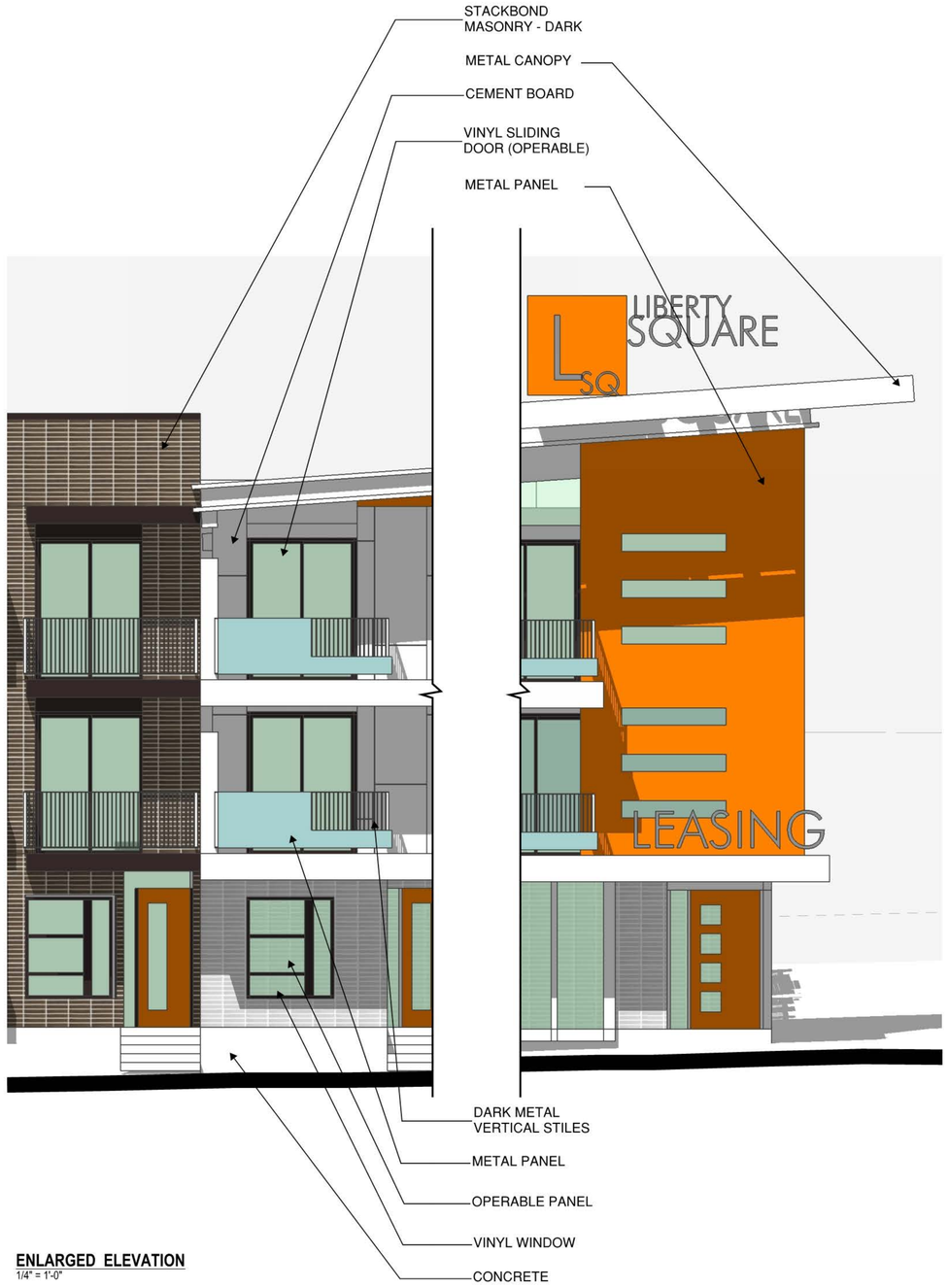
VINYL WINDOW

EXAMPLES OF CEMENT BOARD

EXAMPLES OF WOOD SCREEN BOARD



CURB WITH ORNAMENTAL FENCE 3'-0"



ENLARGED ELEVATION
1/4" = 1'-0"

DETAILS

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MODERN STEEL™
collection

Clopay®

America's Favorite Garage Doors®

Model 9209 Modern Grooved Panel shown in Mocha Brown with Plain Short Windows down left side (from inside garage looking out)

clopay.com

MODERN STEEL™ collection

Modern Steel™ Collection garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint and Ultra-Grain® finishes to create the perfect look for your home.

Photographer, Brian Gassel
Model 9202 Modern Flush Panel shown in Ultra-Grain® Cypress Walnut Finish

AVAILABLE WITH

intellicore®
insulation technology

WARMER
Energy efficiency provides year-round comfort

QUIETER
Dense insulation reduces noise by up to 16 decibels

STRONGER
Enhanced strength resists everyday wear and tear

STANDARD COLORS

Standard White | Glacier White* | Almond

Desert Tan | Sandtone | Bronze

Chocolate | Mocha Brown | Black

Hunter Green | Gray

- Exterior steel on standard color flush doors will have either a stucco or woodgrain texture depending upon model chosen (see chart on page 3 for details). Grooved doors have a stucco texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*
Due to the printing process, colors may vary. See your Clopay Dealer for color samples.
Black is available at an additional charge.
Not all colors available on all models. See previous page for complete color availability.

ULTRA-GRAIN® PAINT OPTION

Cypress Medium Finish | Cypress Cherry Finish | Cypress Walnut Finish

- Painted steel surface simulates a stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal for an authentic, natural look.
- Available in Cypress Medium, Cherry or Walnut finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on all Modern Steel™ Collection Ultra-Grain® painted door have a woodgrain texture to create a more natural appearance.
- Window frames, grilles and inserts are a solid color to coordinate with the Ultra-Grain® patterns.

Due to the printing process, colors may vary.
Not all colors available on all models. See previous page for complete color availability.

CUSTOM PAINT OPTION

COLOR BLAST®

Color Blast® offers more than 1,500 Sherwin-Williams® color options to complement your home. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ADDITIONAL FEATURES

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable bottom vinyl weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth, quiet and long-lasting.
- Galvanized steel hinges attached to backup plates are durable, reliable and secure.
- See your Clopay Dealer for WindCode® door availability.

For additional information about how to care for and maintain your door, visit: clopaydoor.com/residential/support

STEP PLATE/LIFT HANDLE

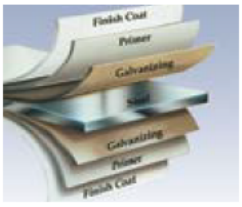
Color-matched exterior step plate/lift handles are durable, attractive and allow for safe opening and closing of your door.

WARRANTIES

PAINT SYSTEM LIMITED LIFE WARRANTY	PAINT SYSTEM LIMITED 25 YR WARRANTY	WINDOWS LIMITED 10 YR WARRANTY	HARDWARE LIMITED 3 YR WARRANTY
Models 9202, 9201, 9208, 9205, 9209, 9132, 9131, 9138, 9139, 4302, 4301, 4308, 4305, 4309, 4132, 4051, 4138, T42F, T41F, T40F	Model T51F	All Models	All Models

Model 9138 Modern Flush Panel shown in Black with Plain Long Windows in all panel locations

RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

GREATER ENERGY EFFICIENCY

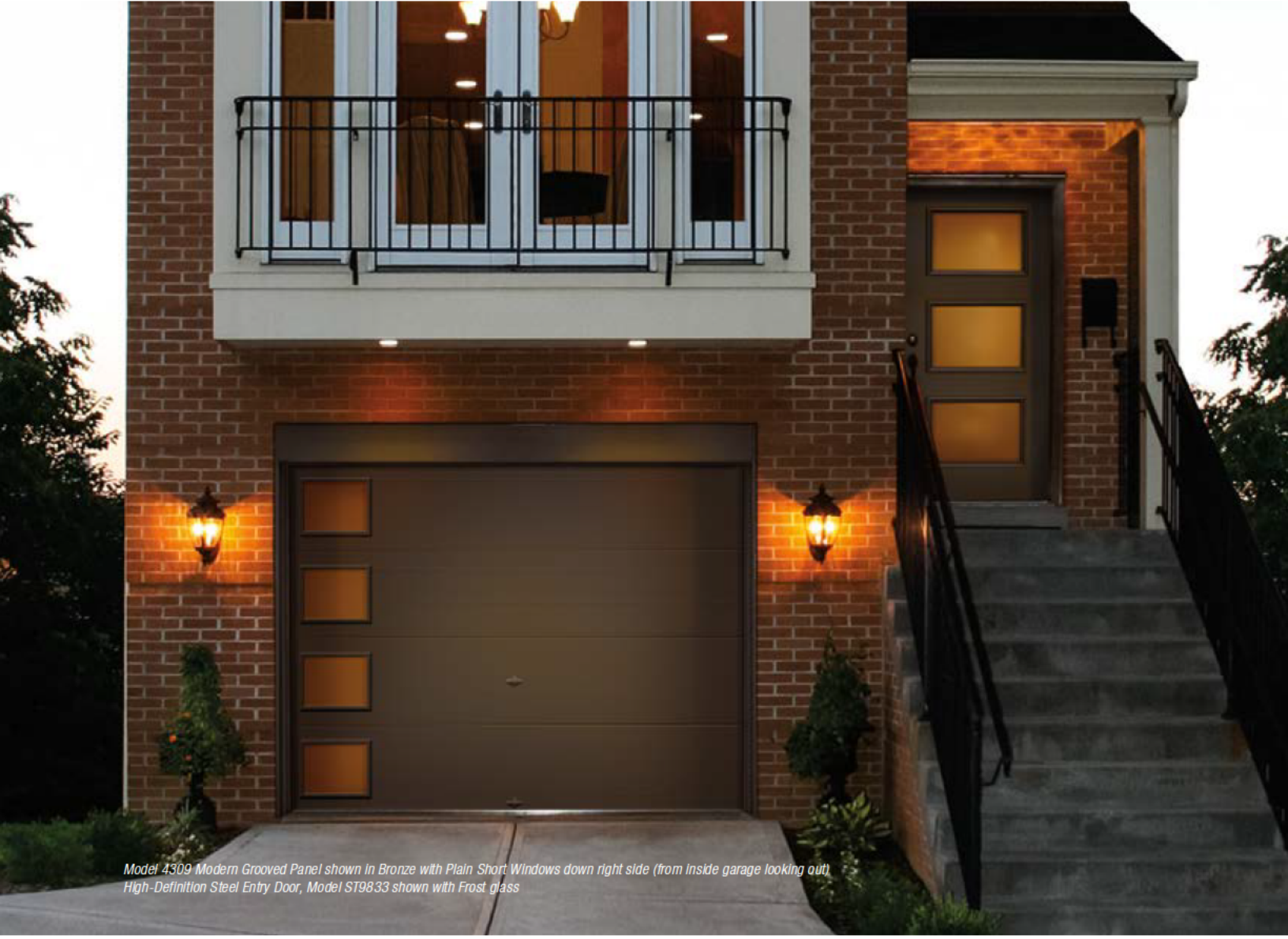
Thermal break* separates the interior from the exterior skin to improve energy efficiency and comfort.

**Thermal break is not present on 4051, 2-Layer and 1-Layer Models.*

A FOCUS ON *green*

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Modern Steel™ Collection helps conserve natural resources by providing a durable, reliable, low-maintenance door. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices, visit our website at *clopaydoor.com/green*

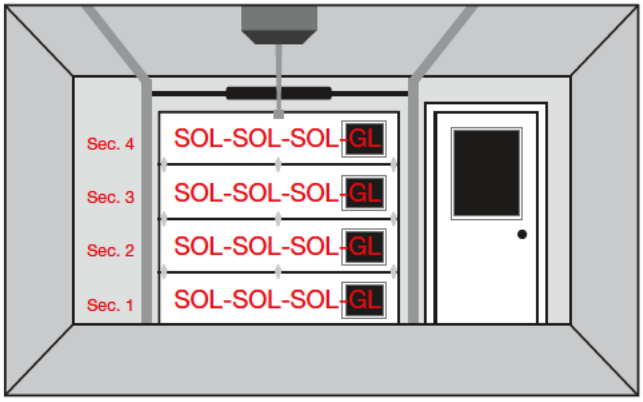


Model 4309 Modern Grooved Panel shown in Bronze with Plain Short Windows down right side (from inside garage looking out) High-Definition Steel Entry Door, Model ST9833 shown with Frost glass

CONTEMPORARY WINDOW ORIENTATION

When ordering contemporary window configurations please reference the examples provided to describe your desired window positions. **Note: Window configurations are described from inside the garage looking out.**

Example: Windows down right side **(from inside garage looking out)**



View from Inside Garage

View from Outside Garage

WINDOW OPTIONS

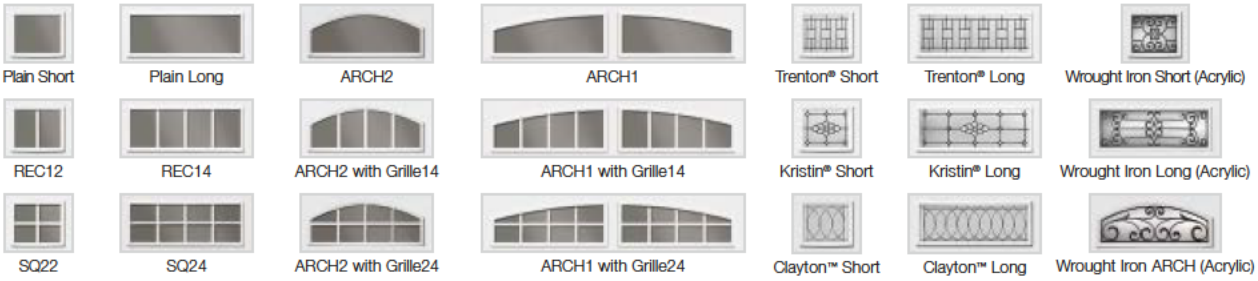
Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Contemporary/Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" × 16" and long windows are 42" × 16".

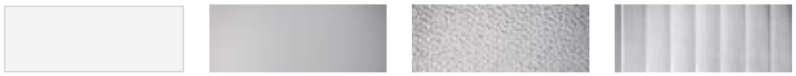
Available on These Models

9202 9139*
9201 4302
9208* 4301
9205 4308*
9209* 4305
9132 4309*
9131 4132
9138* 4138*



Windows are available single pane or insulated in clear, frosted, obscure and narrow reed designs.

**Models available only with Plain, Rectangular Grille and Square Grille Windows.*



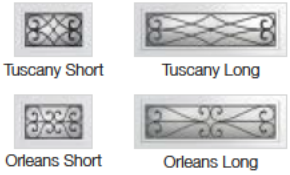
DECORATIVE WINDOWS

Clopay's decorative windows are created to complement many home styles. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".

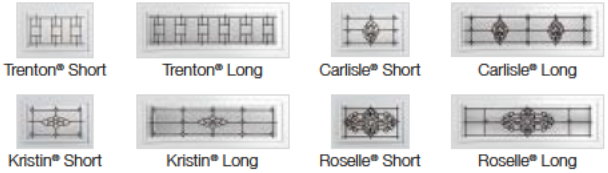
Available on These Models

9201 T42F
9131 T41F
4301 T51F
4051 T40F

Wrought Iron Series (Acrylic)



Leaded Series (Glass)

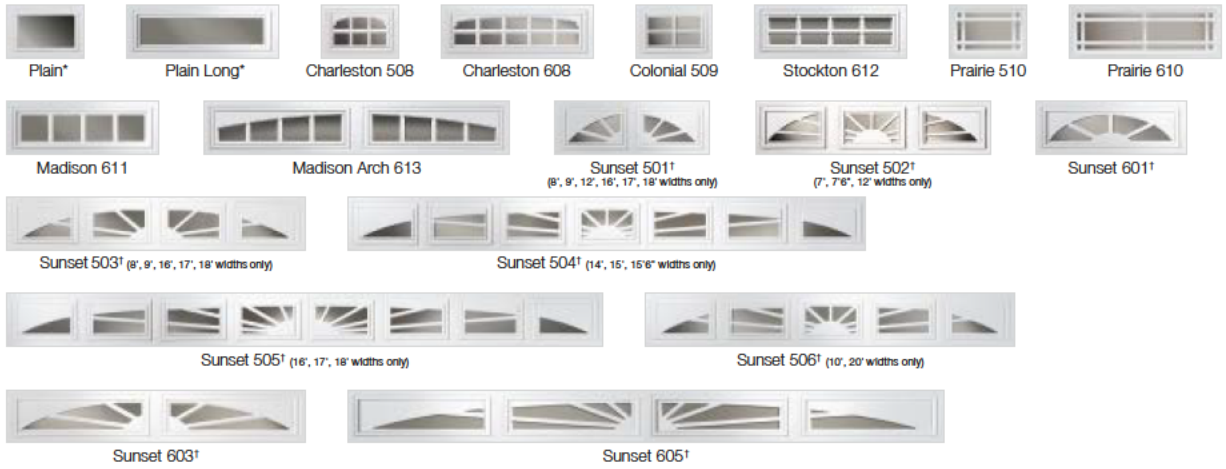


DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".

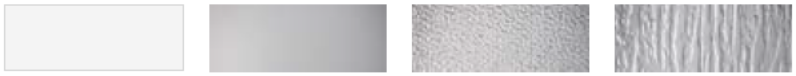
Available on These Models

9201 T42F
9131 T41F
4301 T51F
4051 T40F



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.

**Shown with clear glass.*
†Sunset windows not available on Ultra-Grain® doors.
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.



Clopay®

Visit **clopay.com** or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay, America's Favorite Garage Doors. Follow us on

DOUBLE HUNG

For a timeless look, choose the Double Hung, which is popular in Victorian, Craftsman and Colonial architecture. Both sash on Double Hung windows slide up and down vertically.

- The exclusive Simonton Sill® is triple-stepped and sloped to move water quickly away from your home and to help prevent air infiltration
- Tilt-in/lift-out sash makes cleaning easy from the inside
- The easy-glide sash and balance system allow the sash to raise and lower with ease
- Simonton's innovative Lap-Lok® meeting rail helps provide a tight seal for protection against the elements and increased energy efficiency
- Unique Denny Clip™ pivot system keeps sash in perfect alignment for easy operation

SLIDER

Slider windows glide horizontally from side to side. Available in a 2- or 3-lite configuration, 3-lite Sliders have operable end vents. They are perfect for replacing large Picture windows to gain ventilation.

- Corrosion-resistant* rollers and roller track provide a lifetime of easy operation
- Interlocking meeting stiles create a tight seal against the elements
- Lift-out sash can be removed for easy cleaning and maintenance

CASEMENT

The Casement features a hinged sash that opens outward. If you are looking for optimum ventilation and a wide-open view, the Casement is the perfect choice. Casements are the second most energy-efficient style available for your home.

- Casements crank outward for maximum ventilation and easy cleaning
- Optional folding crank handle allows for easy and convenient operation
- Advanced locking system secures sash at multiple points with one, easy-to-use handle

GEOMETRIC

Customize the look of your home with a stunning Geometric window. The dramatic options provide a contemporary look that will enhance any home.

- Select from a variety of optional grid patterns to create a unique look
- Available styles in Half-round, Quarter-round, Eyebrow, Circle, Octagon, Trapezoid, Pentagon and Hexagon

GARDEN

A Garden Window can bring a little bit of the outdoors in year-round.

- Two side windows can be opened or closed with the simple turn of a crank
- Seat boards are available in white pine laminate or wood veneer in either oak or birch and can be painted or stained
- Top-sloping insulating glass unit tempered for breakage resistance
- Sill cover resists water penetration
- Multi-point, single-lever locking system for added security
- Corrosion-resistant* hardware provides a lifetime of smooth operation.

BOW

A Bow window features windows mulled at 10-degree angles, which creates a rounded, more circular appearance than a bay.

- Bow windows feature 3-, 4- or 5-unit designs
- Equal-sized Double Hung or Casement windows can be used to create a Bow window with excellent ventilation
- Ideal for large window openings
- Head and seat boards in oak or birch veneer can be painted or stained to match the interior of your home
- Insulated seat boards provide increased thermal efficiency

BAY

Open up your home and bring the outside in with the addition of a Bay window. The dramatic look of a Bay creates a special nook and adds dimension to any room.

- Bay windows feature either Double Hung or Casement windows on each side of a center Picture window
- Available in either 30- or 45-degree angles
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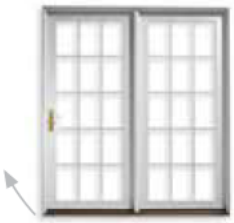
PATIO DOOR

Redefine your living space with a Reflections 5500 Patio Door. Large glass areas open up a room while allowing easy access to the outside.

- Fusion-welded panel provides strength and thermal efficiency
- Double-strength tempered glass for increased safety
- Corrosion-resistant* rollers allow door to open and close smoothly
- Color-coordinated handle options to match your style
- Exterior keyed lock for maximum security
- Foot bolt for partial ventilation
- Sidelites and transoms available for added light and character



GARDEN DOOR

With a Garden Door you can create an elegant entryway for your home and achieve a greater sense of security.

- Continuous, fixed-geared hinge eliminates panel sag and increases weatherability
- Thick, high-performance weatherstripping
- 7/8-inch tempered insulating glass unit for greater thermal efficiency
- Available in center-hinge and French-hinge styles that swing in or out
- Solid brass handle with center bolt and keyed lock for increased safety
- Available with a white or tan interior and exterior

Decorum® BY SIMONTON

Whether you want to match your home's current style or change it entirely, the right style selections can go a long way. Choose from the options below to design your ideal window or door.

Exterior and Interior Colors – *Standard*

White

Tan

Driftwood*

Exterior Colors – *Custom*

Brick

Bronze

Chocolate

Cream

Driftwood

Pine

Tan

Interior Woodgrains – *Custom*

Contemporary Oak

Maple

Antique Cherry

Hardware Finishes – *Standard*

White

Tan

Driftwood

Dark Bronze

Hardware Finishes – *Premium*

Brushed Nickel

Oil-rubbed Bronze

Polished Brass

*Exterior colors are not available with a Driftwood interior
Decorum options are not available on Garden Door or Garden Window

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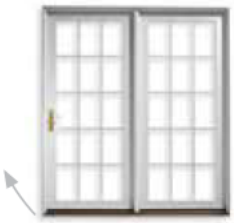

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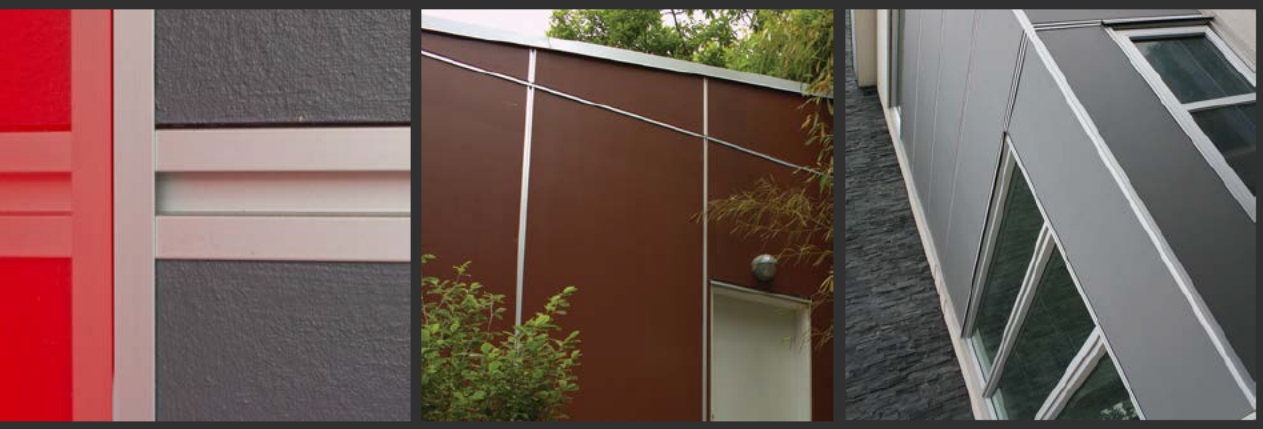
Please visit
EasytrimReveals Channel
on YouTube

easytrim™
reveals



.easytrim reveals – combo booklet

Features & Benefits Product Guide

Installation Best Practices Guide

www.easytrimreveals.com
1.877.973.8746

welcome

Easytrim Reveals is a new aluminum reveal wall system designed to work with 5/16" fiber cement. The Easytrim Reveals system has been engineered to be a fast, beautiful, an inexpensive way to clad the exterior of your building.

Easytrim Reveals is the first aluminum reveal wall system with 5/16" panel and 3/4" plank siding profiles for fiber cement products. This guide will outline the key features and benefits of using the Easytrim Reveals system.

To learn more about Easytrim Reveals, please find us at:

www.easytrimreveals.com

1 . 877 . 973 . 8746

or scan this QR code on your smartphone

android
BlackBerry
iPhone

easytrim™ reveals

profiles

Panel

.corners

The Square Outside Corner (EZ.1)

The Rounded Outside Corner (EZ.2)

The Inside Corner (EZ.3)

.horizontals

The z-Trim (EZ.4) (Horizontal Trim)

The h-Trim (EZ.5) (Horizontal Trim)

The Soffit J-Trim (EZ.9)

The b-Trim (EZ.10)

.verticals

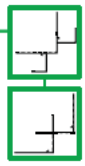
The General J-Trim (EZ.8)

Vertical Back Plate Assembly (EZ.6) / The Panel to Panel Top Cap (EZ.7)

Vertical Back Plate Assembly (EZ.6) / The Panel to Plank Top Cap (EZ.11)

LAP

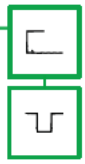
.corners



The LAP Square Outside Corner (EZ.1 LAP)

The LAP Inside Corner (EZ.3 LAP)

.verticals

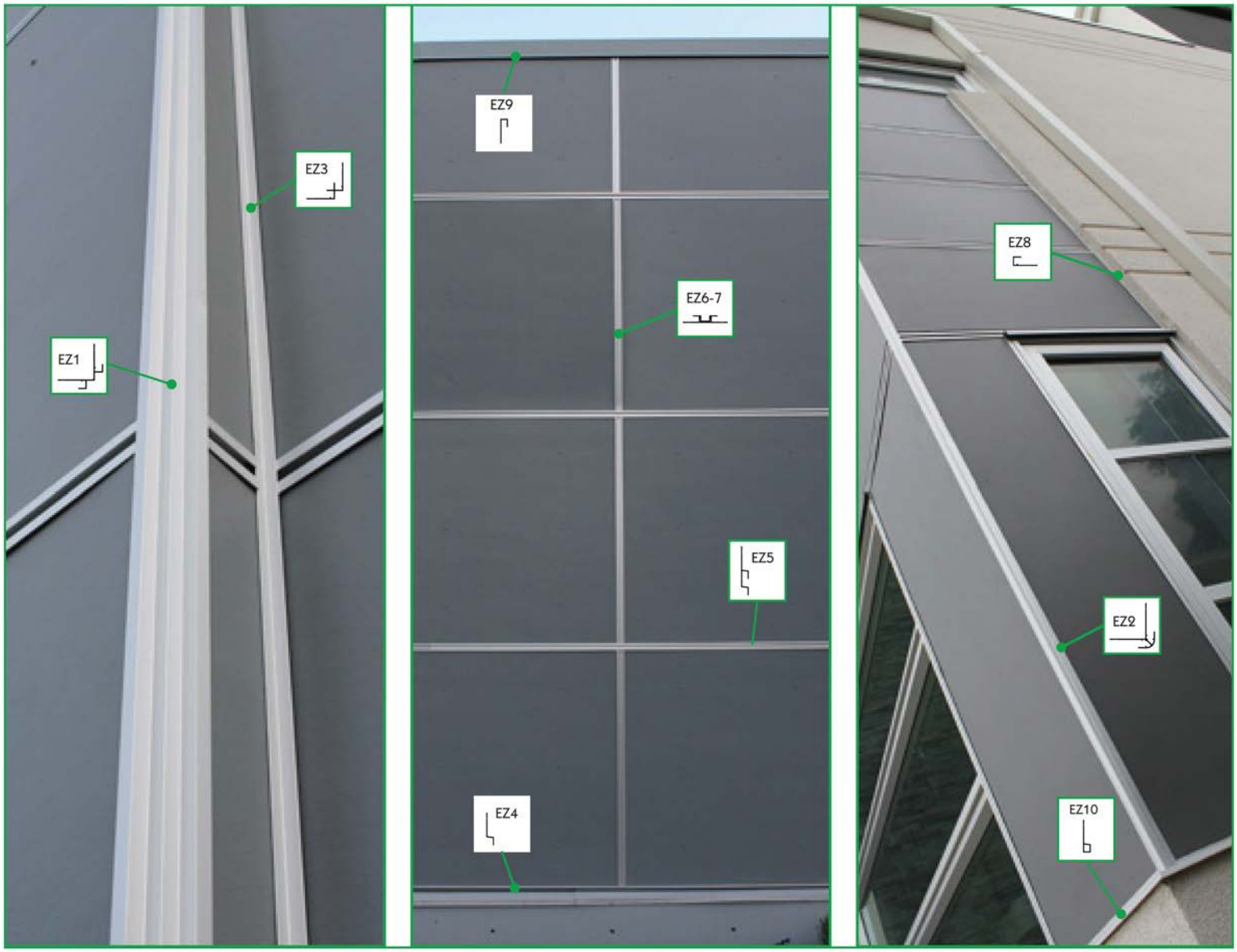


The LAP General J-Trim (EZ.8 LAP)

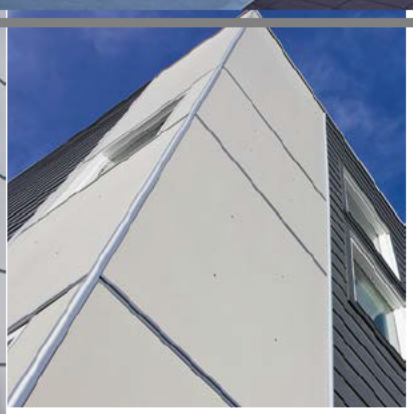
The LAP Plank to Plank Top Cap (EZ.7 LAP)

easytrim™ reveals

what goes where–panel



easytrim™
reveals



what goes where–lap

easytrim™
reveals

ATTACHMENT L: APPLICANT INFORMATION

HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY			
Project #: PLNHLC2017-00266	Received By: L. Parisi	Date Received: 4/10/2017	Zoning: TSA-UN-C

Project Name: LIBERTY SQUARE

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONSTRUCTION

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	801.924.5045

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
dthimm@archnexus.com	801.699.7507

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
safford@cowboy.us	

- **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

- Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	*In Person:*
Planning Counter PO Box 145471 Salt Lake City, UT 84114	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

REQUIRED FEE

- **Major Alteration:** Filing fee of **$31**, plus additional cost of postage for mailing notice.
- **New Construction:** Filing fee of **$248**, plus additional cost of postage for mailing notice.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
Doug Tchmm Arch / Nexus Agent for Owner	04.10.2017

SUBMITTAL REQUIREMENTS

Staff Review

1. **Project Description** (please attach additional sheet)

[ ] [X] Written description of your proposal and any Special Exception requested

Please see accompanying narrative.

2. **Drawings to Scale**

[ ] [X] One paper copy (24" x 36")

[ ] [X] A digital (PDF) copy

[ ] [X] One 11 x 17 inch reduced copy of each of the following

a. **Site Plan**

[ ] [X] Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. **Elevation Drawing**

[ ] [X] Detailed elevation, sections and profile drawings with dimensions drawn to scale

[ ] [X] Show type of construction, materials

[ ] [X] Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

[ ] [X] Show section drawings of windows and doors if new windows and doors are proposed

c. **Streetscape Drawings** (for new construction)

[ ] [X] Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

☐ N/A If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

3. Photographs

☐ X Historic photographs of existing building(s) if available
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

☐ X Current photographs of each side of the building

☐ X Close up images of details that are proposed to be altered

Staff Review

4. Materials

☐	☒	List of proposed building materials
☐	☐	Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

X I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ATTACHMENT M: EXISTING CONDITIONS

Existing Conditions:

The site consists of eight buildings, seven of which are being proposed to be demolished. One of the buildings is an existing building that would be renovated. Additionally, 8 three-story apartment structures will be constructed.

TSA-UN-C (Transit Station Area-Urban Neighborhood-Core)

The purpose of the core area is to provide areas for comparatively intense and development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area is generally within a (1/4) mile walk of a transit station platform. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm. Buildings in this area should have minimal setbacks to encourage active outdoor use adjacent to the sidewalk, such as outdoor dining and patios that reflect the desired character of the area. Building facades should be varied and articulated, include storefronts adjacent to the street, windows on the street level and have clearly defined entrances to provide visual interest to pedestrians. Building should be a minimum of two (2) or three (3) stories in height, depending on location in order to define the street edge. Arcades, bays and balconies are encouraged. The configuration of buildings must balance the needs of all modes of circulation with the safety and comfort of pedestrians and bicyclists. A vertical mix of uses, with office and residential above ground floor commercial uses is encouraged. A minimum of (30) dwelling units per acre is encouraged within the core.

Zoning Ordinance Standards for APPLICABLE ZONING ORDINANCE STANDARDS (21A.26.078)

Standard	Finding	Rationale
Minimum Lot Area and Lot Width: 2,500 square feet and forty feet (40') of street frontage.	**Complies**	The subject parcel is approximately 358,686 square feet. The lot width at 500 South would be 199.75 feet.
Minimum Front Yard Requirements: a setback is provided, at least fifty percent (50%) of the street-facing building façade shall be located within five (5') of the front property line. For properties that front on 500 South, the front yard setback shall be equal to the average front yard setback for properties located along the same block face.	**Complies**	On 500 South, the front yard setback would be the same as the other buildings on the block face.
Interior Side Yard: No yard is required.	**Complies**	The three façade elevations that abut Green Street are set back 3', 50' and 11'8". This section of Green Street is a publicly owned parcel, which functions as an alley access.
Rear Yard: No rear yard is required.	**Complies**	
Maximum Building Height: 75 feet.	**Complies**	The highest elevation on the building would be approximately 43'.
Minimum Open Space: 10% of the lot area shall be maintained as open space. This open space may take the form of landscape yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.	**Complies**	The proposed project contains several interior yard spaces. The proposed open space for this development is 14.7%.

ATTACHMENT N: TSA-UN-C DESIGN STANDARDS

Zoning Standard	Finding	Rationale
Walls Adjacent to a Street: Street-facing building facades shall provide architectural variety and scale.	**Complies**	The primary façade compositions consist of several materials, including stack bond masonry, metal panels, cement board siding and accents of wooden panels. The materials change to create large vertical columns which consist of stack bond masonry. The change of materials and the fenestration pattern help to achieve the architectural variety and scale.
Ground Floor Building Materials: Other than ground windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials.	**Complies**	The base of each building is composed of primarily stack bond masonry.
Ground Floor Glass and Transparency: Forty percent (40%).	**Complies**	South Elevation – 43% East Elevation – 40% West Elevation – 46%
Ground Floor Residential Uses: Dwelling units located on the ground floor and facing a public or private street shall have a minimum of one primary entrance facing the street in the core area. The entrance facing the street in the core and transition areas with ground floor residential uses shall feature elements that signal habitation such as windows, entrances, stairs, porches, bay windows, and balconies that are visible from the public street.	**Complies**	The ground level will be activated through individual primary entrances on the ground floor apartments facing 500 south. Additionally, each building is providing private pedestrian entrances and vehicular entrances. The entrances are demarcated by landscaping, a landing and steps.
Park Structures: (1) The ground floor of parking structures adjacent to a public street shall include an active use other than parking such as office, retail, residential leasing office, restaurant, etc. Parking is permitted behind the ground floor uses. If the ground floor does not include active use, then the structure must be set back behind a building or be a minimum of sixty feet (60%) from a property line adjacent to a public street or sidewalk. (2) The levels of parking above the first level facing the front or corner side lot line shall have horizontal floors and/or facades and not sloped. (3) The levels of parking above the second level shall be designed to effectively screen the vehicles so they are not readily visible from an adjacent street.	**Complies**	The applicant is providing above grade garages for each unit. The vehicular entrances to the garages are located behind each building, on a secondary elevation. The entrance into the site and the individual garages are located off of Green Street.
Mechanical Equipment: Mechanical equipment may be located on the ground provided it is behind the building, screened and not located in a required rear yard or side yard setback.	**Complies**	Mechanical equipment is located within the garages of each unit.
Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view.	**Complies**	The refuse containers are located in the rear yard, abutting Green Street. The containers will be fully screened from public view.

ATTACHMENT O: 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 immediate context for the proposed apartment development consists of buildings that range from a one story gas station to the west, two story office structure to the south west, two story retail to the south, two story parking structure to the east and one story retail to the north. The block face for this proposal does not contain any contributing structures. In regards to height, the base zoning maximum permits a height of 75 feet. The proposed height ranges from 36'- 43'. The proposal is in scale with the development pattern and is appropriate for the site. 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 width of each proposed structure is appropriate for the site. Each building is not as wide as Trolley Square or as tall as the office structure on the corner of 700 East. The development pattern of the greater surrounding area does contain buildings that have similar widths and heights. The proposal, in its current form, would be considered to be in scale with the subject streetscape.	Height Complies Width Complies

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 proposal contains 8 three-story structures with the primary facades facing 500 South and 600 East. The primary facades that face 500 South and 600 East are situated towards the public realm, with minimal setbacks. The facades that face Green Street vary from a 3' setback to 11'8" setback. The proportions of the surrounding building facades consist of a horizontal focus, which is reflected in each proposed structure within this development. The proportions of the principal façades are articulated with a change in materials and direction. The material and vertical shifts help to weight the structure at its corner. Additionally, these accents further articulate the perceived scale of the building and its relationship with the surrounding structures and streetscape.	Façade Proportion Complies
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 Roof shape in this context does not vary; the majority of the surrounding structures have flat roofs. The proposal meets the underlying zoning.	Roof Shape Complies
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* The context that surrounds the location of the proposed 8 three-story apartment structure development is similar in both height and width. The proposed structures are not as wide as Trolley Square to the south and not as tall as the office building to the east. The building that abuts the property to the north is smaller in height but wider than the proposal.	Scale of a Structure Complies

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 façade 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 coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* The solid to void ratio proposed on the apartment development doesn't relate to the surrounding context. The surrounding context that abuts the subject property is not historic, with the exception of the Ensign Floral Building. The fenestration pattern proposed appropriately emphasizes the windows and entries on the ground floor. These openings are composed of vinyl, these openings are mimicked on each primary façade. The fenestration adjusts to sliding glass doors up the façade. Additionally, the windows are proposed to be inset approximately 2 inches from the façade. The separation of the structures allows the site to avoid an over weighted design. Due to the current design, the only ground floor transparency addition is to the south eastern corner of Building 1. However, the overall composition of the site provides additional green space and pedestrian interest.	Proportion of Openings Complies Rhythm of Solids to Voids Complies

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* *Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]* The proposed development is situated on 500 South and 600 East. Each unit contains individual private entrances. The main leasing area entrance is located at the corner of 500 South and Green Street. The building is articulated with projecting balconies and overhangs. The balconies project approximately 4 feet and 10 feet in width. The rhythm of the projecting balconies on the street helps to create dimension along the façade.	Rhythm of Porch & Projections Complies

2.d RELATIONSHIP OF MATERIALS: The relationship of the color and texture of materials (other than paint color) of the façade shall be 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* ***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 proportion and character of the building and its contribution to the historic context.* *MF NC DG 1271, 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* Materials & Detailing The setting of this site in this part of Central City is not defined by any particular material or style that surrounds the proposed structures. The proposal consists of a reference to mid-century modern, but with a contemporary material palate. The combination of the stack bond masonry, metal paneling, wooden screen, cement board and vertical stiles are contemporarily articulated across each primary façade. Windows The ground floor windows recess 2 inches from the front façade. While the windows are only slightly recessed, the façade does contain several elements that contribute to its dimensional quality, such as the wooden screens, the projected balconies, the vertical columns and the overhanging canopies. Elements & Details The balconies carry across each façade, each balcony is distinguished with a wooden screen that demarcates a separation of space. In addition to the length of the balconies, the combination of materials and detailing on the railing, help to contribute additional visual interest in the material details.	Relationship of Materials Complies Windows Complies with the applied condition 2. Elements & Details Complies with the applied condition 2.

3.RELATIONSHIP TO 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;	<u>Settlement Patterns & Neighborhood Character</u> *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 buildings, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* The streetscape context drawings for this proposal identify the structures that abut the site. While the structures do reach the height of 43 feet, the scale remains appropriate for the setting. Additionally, the scale of the façade is appropriately set on 500 South and 600 East where it appears to be compatible in terms of placement, setbacks and massing. Directly west of the proposed new construction is Ensign Floral, this one story commercial structure, which will be converted into residential units, is smaller in height than the proposed structures. However, the relationship between the two is still compatible with the remaining space and proposed landscaping. A fence is proposed along the west, north and east property lines. The fence is proposed to be a combination of brick and iron.	<u>Relationship to the Street – Walls of Continuity</u> Complies

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 DG 12..10, 12.11, 12.12, 12.13* The proposed building is surrounded by structures with zero setbacks. The structures located at 479 S. 600 E., 461 S. 600 E., 675 E. 500 S., and 637 E. 500 S., all contain zero front yard setbacks. The placement of the proposed structures will be compatible with the existing development.	Rhythm of Spacing & Structures on Streets Complies
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; and	***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* The proposal is located on a prominent site. Each structure contains individual entrances. The main leasing area entrance is located on the corner of 500 South and Green Street. This entrance is strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South.	Directional Expression Complies
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 proposal is located on a prominent site. Each structure contains individual entrances and the leasing area entrance is located on the corner of 500 South and Green Street. This entrance is strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South. The proposal will provide a 5' sidewalk, 3' landscaping strip and a fence along Green Street. In regards to Lang Place as a mid-block access, there will be access from the east to west as a pedestrian connection for the residents.	Streetscape & Pedestrian Improvement Complies

3. 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 any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s)	<u>Settlement Patterns & Neighborhood Character</u> *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 proposal includes 4 parcels and would involve the consolidation of the parcels. The size of parcel is consistent with the surrounding development.	<u>Subdivision of Lots</u> Complies

ATTACHMENT P: 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 complement 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 Q: TRANSIT STATION AREA DEVELOPMENT SCORE REVIEW

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 1

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4/25/2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist

Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline

Category	Guideline	Description	Value	Applicant Review	Staff Review
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 1: 11 units on 0.315 acres: 34.9 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	2,826 sf of street facing (south and east) elev. are clad in brick, concrete or metal panel out of 5,653 non-glazing/trim materials. (50%)	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	All units include a balcony, porch and operable doors/windows.	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2	Sign in canopy over the leasing office/main street entry.	
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	11 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		164	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 2

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 2: 7 units on 0.156 acres: 44.87 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	No street facing facades	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	No street facing facades	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	7 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		147	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 3

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 3: 5 units on 0.138 acres: 36.23 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	No street facing facades	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	No street facing facades	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	7 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		147	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 4

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 4: 5 units on 0.132 acres: 37.88 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	955 sf of street facing (east and north) elev. are clad in brick, concrete or metal panel out of 2,950 non-glazing /trim materials. (32%)	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	All units include a balcony, porch and operable doors/windows.	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	5 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		152	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 5

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 5: 5 units on 0.108 acres: 46.30 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	No street facing facades	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	No street facing facades	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	5 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		147	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 6

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 6: 5 units on 0.118 acres: 42.37 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	No street facing facades	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	No street facing facades	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	5 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		147	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 7

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 6: 5 units on 0.122 acres: 40.98 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	No street facing facades	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	No street facing facades	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	5 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		147	

Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
HP: NEW CONTRUCTION - Building 8

Address of Subject Property:
633 East 500 South, Salt Lake City UT

Name of Applicant:	Phone:
Doug Thimm, Architectural Nexus	[redacted]

Address of Applicant:
2505 E Parley's Way, Salt Lake City UT 84109

E-mail of Applicant:	Cell/Fax:
[redacted]	[redacted]

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):
Cowboy Partners

E-mail of Property Owner:	Phone:
[redacted]	

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
[redacted]	4.25.2017

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	x	Written description of your proposal
☐	x	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	x	Completed TSA Development Guideline Checklist (attached)
☐	☐	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	x	One paper copy (24" x 36") of each plan and elevation drawing
☐	x	A digital (PDF) copy of the each plan and elevation drawing
☐	x	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	x	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	x	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	x	Type of construction and list the primary exterior construction materials
☐	x	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

x_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**	Entire site: 53 units on 1.347 acres: 39.4 units/acre Building 8: 4 units on 0.117 acres: 34.19 units/acre	
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	**20**		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	**5**		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	**50**		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	**15**		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	**10**	1,851 sf of street facing (south and east) elev. are clad in brick, concrete or metal panel out of 2,551 sf non-glazing/ trim materials. (73%)	
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	**10**		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	**10**		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Overhang significant enough to create shadow lines and large variation in parapet heights.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	All units include a balcony, porch and operable doors/windows.	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2		
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3		
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	47 of 60 stalls in above grade structure. (78%)	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles. 9	**3 points per stall, max. of 9 points**	7 units with power provided in each garage.	
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		162	

ATTACHMENT R: DEPARTMENT REVIEW COMMENTS

Zoning Review – Anika Stonik
PLNHLC2017-00266, new multifamily residential buildings in TSA-UN-C zoning district, within local historic district; application address 461 So. 600 East; units appear to be side by side in structures that would be apartments as it does not appear that a planned development/ condominium situation is proposed; number of dwelling units given as 48 in project narrative and as 53 in parking calculations on site plan- to be clarified and parking for property to comply with allowances for maximum number of stalls on site (per 21A.44.030.H.2), to propose one major and one minor transportation demand strategy should more than the maximum number of stalls be proposed (per 21A.44.050.C), also to provide minimum bicycle parking and electric vehicle charging stations on site (per 21A.44.050.B) and to satisfy other parking, loading, etc. requirements of 21A.44; project to satisfy development and design standards of 21A.26.078.G and 21A.26.078.J; project requires that application for combining the lots be made with the Planning Division; project requires TSA score review; separate demolition permits will be required for the removal of existing buildings and site improvements, which process includes demolition waste management review; certified addresses must be obtained for proposed buildings on single lot; construction waste management review required for proposed construction; landscaping to comply with requirements of 21A.48 including addressing water meters, water efficient landscaping, hydro zones, park strip landscaping, landscape yards, screening of refuse disposal dumpsters, etc.; recycling collection station to be provided per 21A.36.250.

Engineering Department-Scott Weiler
Engineering has no objections to the proposed construction in this historic district.

Fire Review-Kenney Christenson
Design Criteria:
• Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in IBC Section 302. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with IBC Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.
• Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.
For any occupancy the following is needed:
• Provide record of certified address assigned by the city engineer office; all drawing sheets shall contain the certified address in the title block including the unit or suite number if applicable. The application for permit shall have the same certified address, unit or suite number.
• Fire hydrants shall be within 400 feet (600 feet; parking lots & residential) of the structure or

facility.
• If required; FDC shall be installed on the certified address side of the structure and within 100 feet of a fire hydrant located near an approved fire department access road.
• FDC and fire hydrants shall be unobstructed and have a minimum 3 feet clearance. Immediate access to fire department connections and hydrants shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire official.
• Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2015 IFC and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. If the structure is built on property line then an Alternate Means & Method may be applied for.
• The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus (Fire apparatus access roads shall not exceed 10 percent in grade). Traffic calming devices shall be prohibited unless approved by the Fire Prevention Bureau (AM&M Agreement).
• Fire department access roads shall be a minimum of *26 ft. clear width (exclusive of shoulders) and a clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall not have a dead end greater than 150 ft. Fire access roads shall be capable of supporting vehicle loading (88,000 LBS) under all weather conditions. *{If the structure is less than 30 feet tall the access road can be reduced to a minimum 20 ft. clear width (exclusive of shoulders) when approved by the Fire Prevention Bureau, NO fire truck aerial access would be allowed, AM&M agreement would be required with alternative design.}
• The aerial access road shall have no utility lines over the road or between the structure and the access road; where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided (the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater).
• When two access roads are required then one of the roads shall not be closer than 15 ft. to the structure and greater than 30 ft. from the structure.
• Gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall be approved by the fire official.

Transportation-Michael Barry- Transportation Demand Management (TDM) strategies may be utilized to increase the maximum parking allowance per 21A.44.050.C.3.b. Generally, the parking provided as shown on the plan is acceptable to Transportation; TDM strategies should be documented for the increase of the maximum parking allowance.

Parking spaces must meet dimensional requirements per 21A.44.020.

The construction of the building must allow for sight distance requirements at driveways and street intersections.

ATTACHMENT S: PUBLIC PROCESS AND COMMENTS

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

Notice of the public hearing for the proposal include:
- Notice mailed on May 18, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on May 18, 2017.

No public comments have been received regarding this proposal.

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

ATTACHMENT T: MOTIONS

Staff Recommendation:
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the new construction of 8 three-story apartment buildings, the Liberty Square Apartments. Specifically, the Commission finds that the proposed project complies with the review standards.

Not Consistent with Staff Recommendation:
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for a Certificate of Appropriateness for the new construction of 8 three-story apartment buildings, the Liberty Square Apartments. Specifically, the Commission finds that the proposed project does not comply with the review standards on the following findings (Commissioner then states findings based on the Standards to support the motion):

Standards for Liberty Square

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;**
    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 structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**
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. **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. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

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