Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, Principal Planner
801-535-7281 or amy.thompson@slcgov.com

Date: December 7, 2017

Re: **New Construction -PLNHLC2017-00555**

NEW CONSTRUCTION – MIXED USE

PROPERTY ADDRESS: 563 & 567 East 600 South
PARCEL ID: 16-06-477-023, 16-06-477-026
HISTORIC DISTRICT: Central City
ZONING DISTRICT: H Historic Preservation Overlay District; R-MU-35 (Residential Mixed Use)
DESIGN GUIDELINES: Historic Apartment and Multi-Family Design Guidelines & Commercial Design Guidelines

REQUEST: This is a request from Kristen Clifford, the applicant representing the property owner (Ernesto Gutierrez), for a Certificate of Appropriateness for New Construction of a mixed use building with ground-floor commercial, one ground floor residential unit, and two upper stories containing 3 residential units at approximately 563 & 567 E 600 South. The proposal includes demolition of an existing commercial building on the subject property that is noncontributing to the Historic District. The subject properties are zoned R-MU-35 (Residential Mixed Use District) and within the H (Historic Preservation Overlay) in the Central City Local Historic District.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion the request for a Certificate of Appropriateness for New Construction at approximately 563 & 567 East 600 South and associated demolition of a noncontributing structure meets the applicable standards of approval and recommends the Historic Landmark Commission approve the request with the following condition:

1. Staff recommends modifications to the window design in regards to proportions, fenestration, and solid to void ratio. Window modifications and any other design details identified by the Commission shall be delegated to Planning Staff.

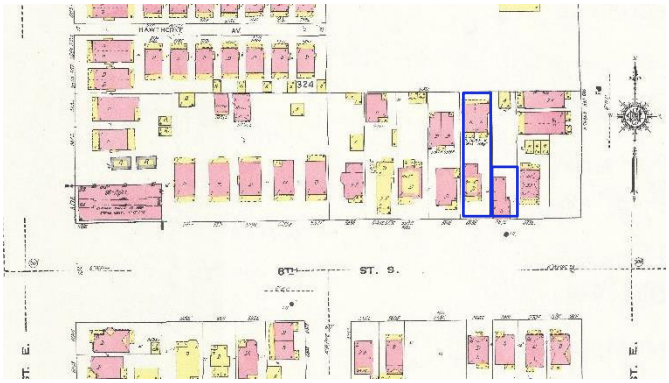
ATTACHMENTS:

THE SITE AND ADJACENT BUILDINGS

The site for the proposed development is currently two separate parcels located at approximately 563 E. 600 South and 567 E. 600 South. There is an existing historically contributing duplex located on the 563 E. 600 South property, and an existing noncontributing commercial structure located at 567 E. 600 South. To accommodate the proposed development, the noncontributing commercial structure will be demolished; the duplex will be retained as part of the overall development proposal and only minor alterations and repairs are anticipated.

Existing conditions of subject property – duplex will be retained with the proposal and noncontributing commercial structure is proposed to be demolished.

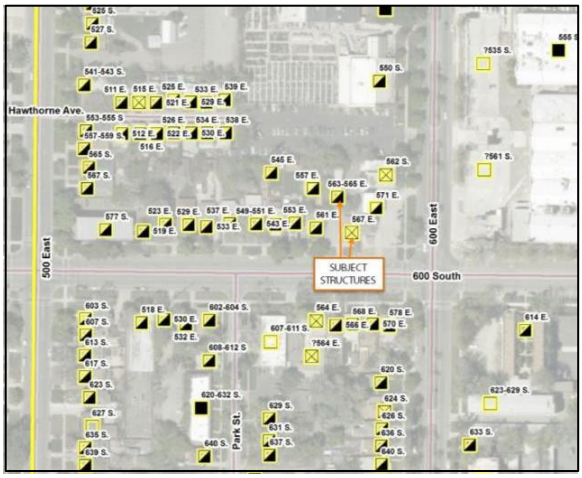
The existing duplex is setback approximately 98 feet and the area in front of the structure is currently being used as a parking lot. According to city and county records, the existing duplex was originally located behind a single family dwelling that was demolished in 1982.



Sanborn map showing development site – 1950

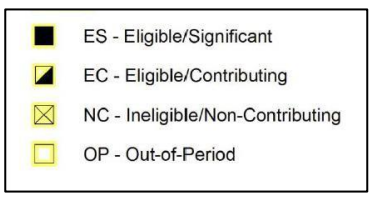
The general scale of the buildings in this context, on 600 South, ranges from one to two stories with the exception of two three-story multi-family buildings (one on the south side of 600 S. and one on the corner of 500 E. and 600 South). Construction materials include a spectrum encompassing masonry in the form of brick, and wood in the form of horizontal and shingle siding. Roof forms tend to be pitched with gables or hipped roof forms. The duplex on the subject property has a flat roof, and there is another duplex to the rear of the adjacent property to the west that is also a flat roofed structure. The style of surrounding structures include Victorian eclectic, arts and crafts, prairie school and Italianate.

Historic photo of duplex obtained from Salt Lake County Archives - 1930



Central City Reconnaissance Level Survey - 2013
Contributing status of surrounding development

The majority of the surrounding structures are all contributing to the historic district with the exception of the commercial structure on the subject property and some structures across the street on the south side of 600 South.



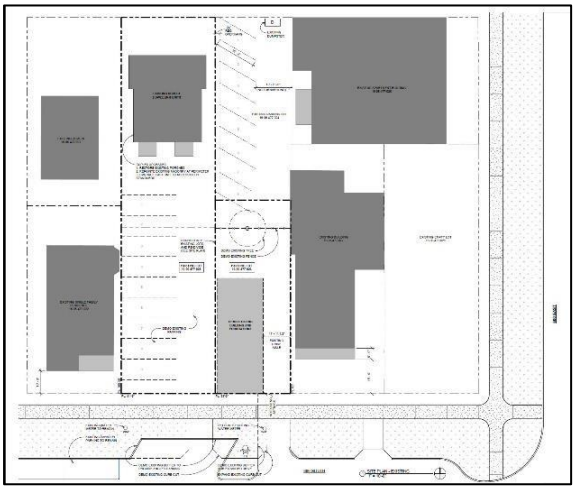
PROJECT BACKGROUND
The initial design submitted was reviewed by the Historic Landmark Commission during a work session on August 3, 2017. The following provides a summary of the issues raised at the work session and points of discussion. An excerpt from the Work Session draft minutes is included in Attachment C of this report. Revisions to the development proposals following the Work Session discussion are defined under Project Description Revisions below.

1. SCALE AND MASSING
   HLC comments: Concern was expressed on the massing of the proposal as it relates to surrounding structures and streetscape. Particular concern was discussed in regards to the second level of the building, and some Commissioners were of the opinion the massing of the structure is inverted as comparted to what is typical of the historic district. This is emphasized by the lightness of the first floor compared to the second floor, which is a heavy material on top of a very light base. The scale of the proposed building is large in comparison to the block face. It was suggested that there are likely physical and visual means of reducing scale to result in a more compatible project. Commissioners' commented that the proposal would benefit more façade articulation and increased modulation.
2. WINDOW SCALE AND PROPOTIONS
   HLC comments: Comments were made that the solid to void interpretations appear to be at odds with the historic context and rhythm of the streetscape. The rhythm, size, pattern and extent of the openings is contrary to the surrounding structures and streetscape and contributes to the massing issues.
3. HISTORIC CONTEXT
   HLC comments: The proposed combined lot would result in a lot width much wider than other lots on the block face and is not consistent with the development pattern. Concern was expressed regarding the proposed front yard setback in relation to the pattern of front yard setbacks on the block face.

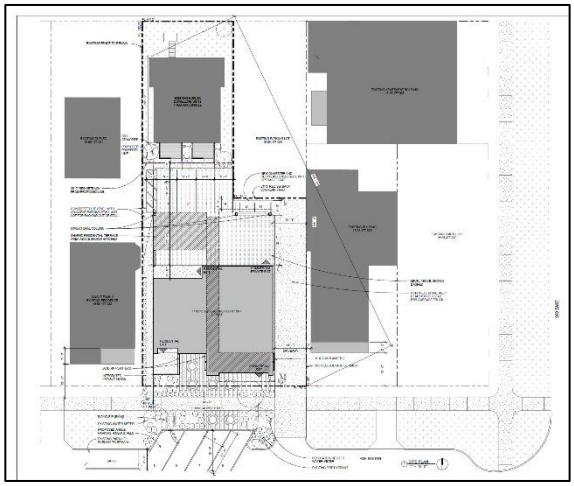
PROJECT DESCRIPTION – INCLUDING RECENT REVISIONS:
The proposal is for new construction of a three story mixed used building with associated surface parking located to the rear of the mixed use structure accessed from an existing driveway approach to the east. The proposed new building contains one ground-floor commercial space, one ground floor residential unit, and two upper stories containing three residential units. The proposed structure has a building footprint of approximately 2,270 square feet. The primary roof form of the structure is gabled, maximum height of the proposal is 35 feet. The following is taken from the project narrative submitted with the proposal:

> *"Our goal is to provide a quality pedestrian-oriented project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities. We intend to meet and respect the preservation standards of the Central City Historic District and have created a design for new construction that is compatible with, yet distinguishable from, the surrounding historic fabric of the 600 South corridor."*

The entire development site currently consists of two parcels; the existing parcel occupied by the duplex is approximately 6,823 square feet 41 feet 3 inches wide, and the existing parcel occupied by the commercial structure is approximately 2,805 square feet and 33 inches wide. The proposed configuration of the new parcels maintains the width of the parcel occupied by the duplex, however the parcel occupied by the proposed new construction is increasing in width from 33 inches to 74 feet 3 inches. A pedestrian walkway along the west side of the proposed structure connects the rear duplex to the public sidewalk.



Existing site plan



Proposed site plan

**See Attachment B for full size plans and renderings*

The proposed front yard setback of the new mixed use building is 5 feet. To design of the building is broken up into three building modules which helps break up the overall width and mass of the building, the front yard setback of the front wall plane at the furthest point, is setback approximately 15 feet. The rear yard setback/distance between the existing duplex and proposed new construction is approximately 22 ½ feet; the rear yard setback that is adjacent to the surface parking lot to the north is approximately 1 foot. The west interior side yard setback is approximately 5 feet, and the east interior side yard setback is 15 feet, which allows for driveway access to the surface parking area. The upper two floors of the structure cantilever over the ground floor at the rear elevation to provide vehicle access to the surface parking area in front of the duplex.

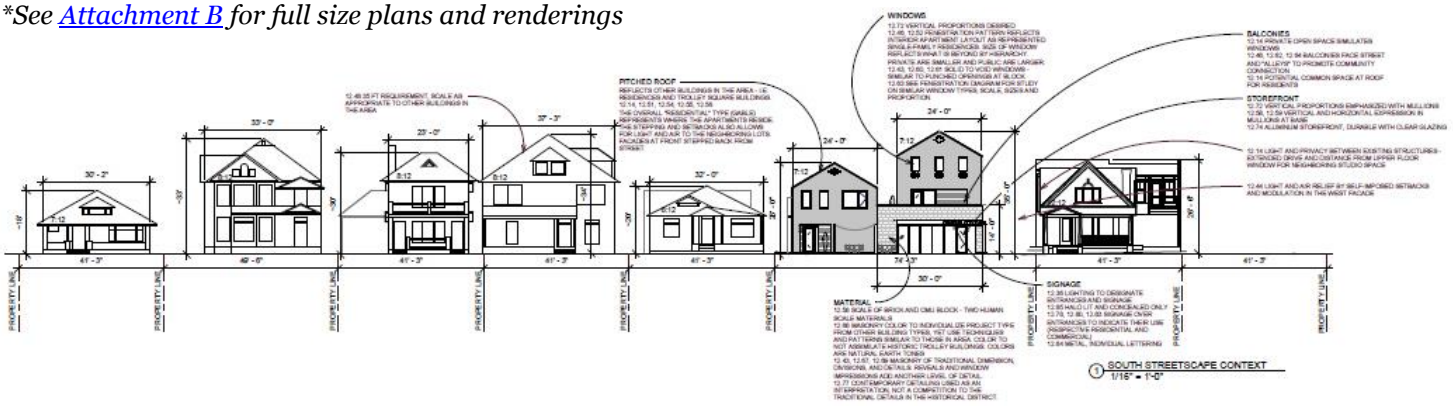
The entry to the ground floor commercial space is oriented toward 600 South and the residential units are accessed from a main entrance that also faces 600 South. The third floor of the street facing façade is stepped back from the ground floor commercial building to provide

approximately 10 feet of exterior balcony area. There is shared residential terrace space proposed between the two residential building modules that runs north/south the length of the building. There are some upper level residential balconies that project from building wall approximately 1 foot 5 inches at the base and have an overall depth of approximately 6 feet which helps create some articulation on the west and east elevations of the proposal.

The commercial space is designed to create distinction between commercial and residential uses. The front façade of the commercial portion has a large area of recessed subdivided storefront glazing that creates an open and transparent design. A canopy overhangs the entrance and helps create shadow lines on the façade. CMU masonry is the proposed exterior material for the commercial portion of the structure.

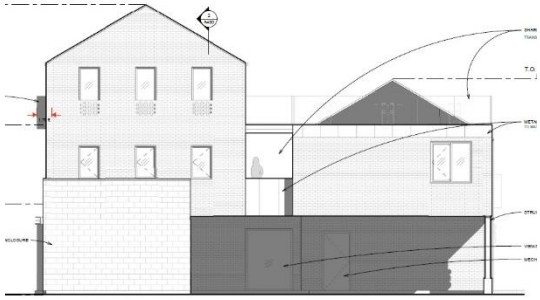
The proposed primary exterior material for the residential building modules is a masonry brick veneer. Windows are black aluminum and on the upper story residential portions of the building, there is brick detailing below the windows. Balconies and gables also reflect a patterned brick detail. The recessed residential entry and 3rd floor balcony are clad in horizontal wood siding. Standing seam metal is the proposed roofing material.

**See Attachment B for full size plans and renderings*

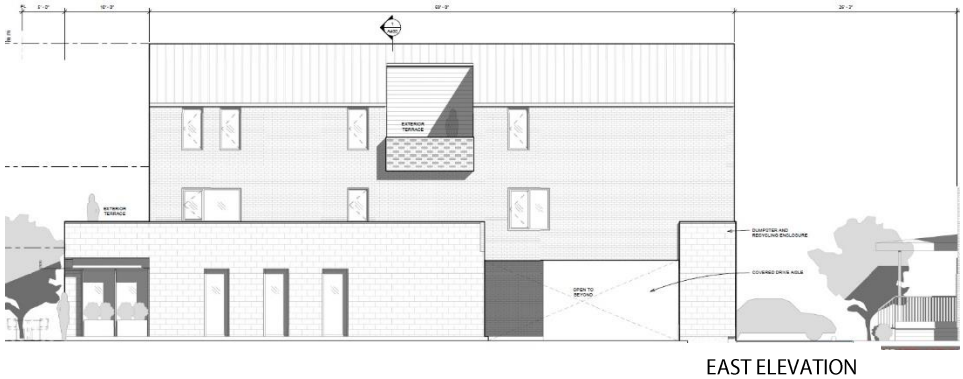


SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

REVISIONS TO THE PROPOSED DEVELOPMENT

The design proposal for the new construction has been revised in various respects from the initial application drawings following the previous informal review by Staff and the Commission at the work session, and subsequent discussions with Planning Staff and Management. The applicant has included a response in their narrative identifying how the revised proposal addresses issues brought up at the work session. Revisions to the proposal include:

MASSING/SCALE

- The proposal has been revised by breaking up the building into separate modules to appear more like two separate buildings. The west module is significantly lower to relate to the height and form of the adjacent structure to the west.
- The second and third stories of the building have been stepped back to address concerns that were expressed about the heaviness of the second story with the initial proposal. In the revised proposal, the heaviest portion of the building modules is the commercial component at the base of the building which uses a CMU block with 8 X 16 inch dimensions and is darker in color. In contrast, the white brick proposed for the residential building modules is at a smaller dimension than the CMU block and offers a much lighter feel due to its pattern and color.
- Shared residential terrace space has been provided between the two upper stories of the residential building modules which helps to break up the different building sections.

WINDOW SCALE AND PROPOTIONS

- The size of the windows have been revised to include slightly larger vertical window proportions that relate with the average size of upper-story windows on the streetscape. Brick detailing is also included below the upper story residential windows, on balconies as well as gables.

HISTORIC CONTEXT

- The proposed lot width is much wider than other lots on the block face. The revised design breaks up the building with and each building module relates similarly with adjacent structures as to width, height and roof form.
- Concern was expressed regarding the proposed front yard setback in the context of the average setback on the block face. The front yard setback of the commercial portion of the proposed structure is 5 feet and the residential portion is setback 15 feet. The setback of the existing commercial building on the site is 0 feet. The commercial component is proposed closer to the street to appeal to pedestrian traffic and provide better interaction with the street. The ground floor residential portion of the structure has been given a larger setback to offer a more traditional residential setback as seen on the block face.
- The roof form has been modified to a gabled 7:12 pitch to reflect the roof form of the surrounding structures on the streetscape.

Rendering of Previous New Construction Proposal

Rendering of Revised New Construction Proposal

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project.

Issue 1: Windows/Openings

The design guidelines indicate that the ratio of wall to window should reflect that found across the established character created by the historic structures in the district. The ground floor commercial area of the proposal is transparent and helps create an open human scale design. The narrative for the project describes the proposed windows as being vertical in nature with larger windows broke up with operable portions to emphasize an appropriate scale. The proposed building is primarily designed with horizontal proportions, and although the windows do help add vertical emphasis, the proposed design appears contrary to opening proportion of buildings in this historic context.

There is a large area of blank wall on the ground floor of the street facing residential building portion of the structure. The applicant did not provide floorplans but indicated this blank wall is shown as a backdrop and a delineation for the retail space that would be used as outdoor seating, but would not disturb the residential space beyond. The applicant has indicated there may be restrooms planned for behind that wall. Staff is of the opinion this large blank area is not consistent with the fenestration pattern of primary facades along the streetscape.

Multi-Family Design Guideline 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.*

The overall design could be improved in relation to the window pattern, the window proportions, and the proportion of the wall spaces in between on all building elevations. Establishing a hierarchy in the fenestration pattern could also help to achieve a more balanced overall design.

Issue 2: Front Yard Setback

This issue was initially identified from previous comments made during the work session. Concern from some commissioners was expressed regarding the proposed 5 foot front yard setback in the context of the average setback on the block face. Although the front yard is still proposed as 5 feet in the revised proposal, the massing of the building has been further broken up, and the residential portion is set back approximately 15 feet, which is more consistent with the front yard setbacks seen in the surrounding context. The existing noncontributing commercial structure proposed for demolition is located right at the property line. The commercial component of the proposal is proposed closer to the street to appeal to pedestrian traffic and provide better interaction with the street. Staff is of the opinion the revisions to the proposal address the concerns raised regarding the front yard setback.

Issue 3: Cohesiveness Between Residential and Commercial Elements

The building modules are designed to differentiate between the commercial and residential components. The commission may want to consider whether

incorporating some of the detailing from the residential portions (materials, brick detailing, proportions, etc.) could be incorporated into the commercial portion as a way to have more cohesiveness between the building masses, while still maintaining the distinction between spaces the proposal is benefiting from.

NEXT STEPS:
If the project is approved subject to any conditions recommended, the applicant may proceed with the project as identified and will be required to obtain all necessary permits and approval for the proposed new construction and demolition of the existing noncontributing commercial structure. Prior to approval of a certificate of appropriateness for demolition of a noncontributing structure, written notice is sent out to property owners and tenants within 85 feet of the property. The public hearing notice for this petition serves as the required notice for the requested demolition of the noncontributing structure.

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the request and any new proposal would require submittal of a new application.

In addition to New Construction approval from the Historic Landmark Commission, the proposal also requires Planned Development approval from the Planning Commission for modifications to the following zoning regulations:

- Creating a lot without street frontage (the back lot with the existing duplex)
- Off-street parking for the duplex will be located off-site but within the same development

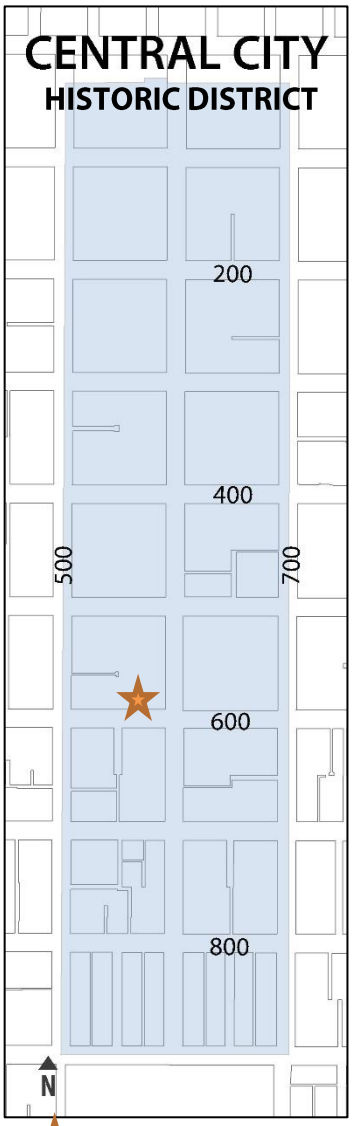
<u>Setbacks-</u>

- Requesting a zero front yard setback on the proposed rear parcel occupied by the existing duplex (required setback is 5 feet)
- Requesting a 1 foot, and 22 feet 3 inch rear yard setback on the front parcel (required setback is 25% of the lot depth-25 feet ¼ inches & 21 feet ¼ inches since the lot depth varies.

ATTACHMENT A: SITE AND CONTEXT MAPS

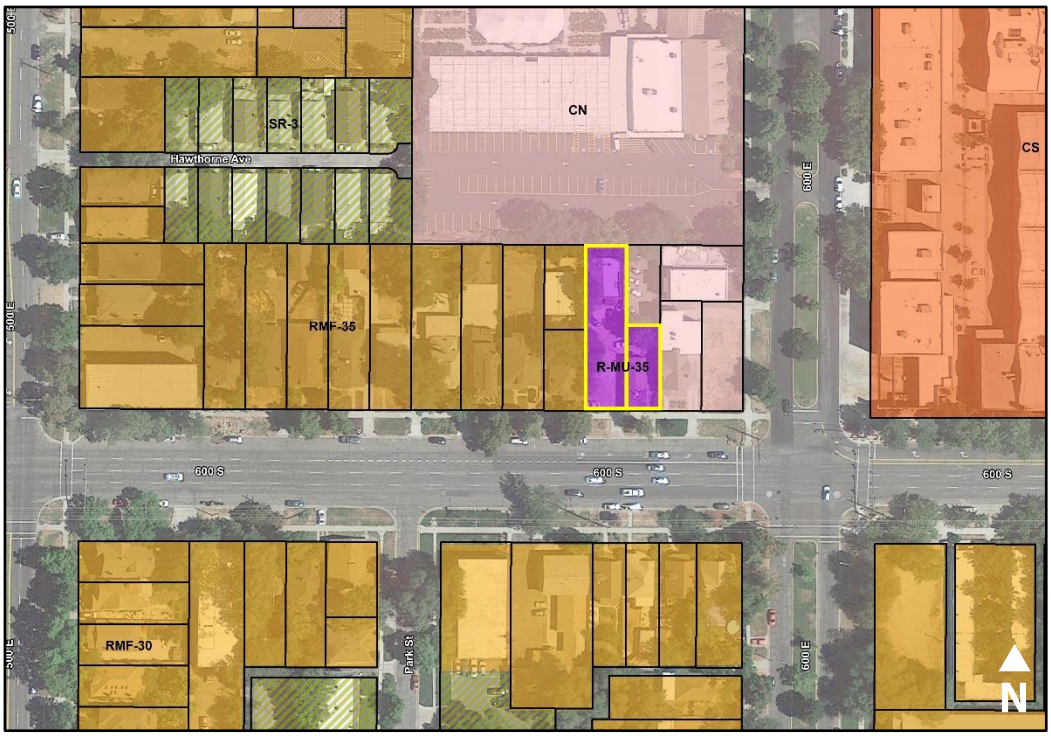
Vicinity Map

Subject Properties



Subject Properties

Zoning Map



Subject Properties

ATTACHMENT B: APPLICATION INFORMATION

October 30, 2017

6x6 Central City Mixed Use Project
Historic Landmark Commission (HLC) Proposal Narrative

Dear Members of the Salt Lake City Historic Landmark Commission:

We request your consideration of a Certificate of Appropriateness for the new construction of a mixed use building to be located at 567 East 600 South. The overall project consists of the demolition of the existing commercial building (located at 567 E) which is not contributing to the Central City Historic District, preserve the existing (contributing) historic duplex to the rear, and construct a new mixed-use building with associated on-site parking and circulation. The new building contains one ground-floor commercial space, one accessible ground-floor dwelling and two upper stories containing three dwellings. The maximum height of the building is 35 feet. Our goal is to provide a quality pedestrian-oriented project that will contribute to the surrounding neighborhood and offer new housing options in close proximity to transit and existing commercial amenities. We intend to meet and respect the preservation standards of the Central City Historic District and have created a design that is compatible with, yet distinguishable from, the surrounding historic fabric of the 600 South corridor.

PROJECT SUMMARY

Current Zoning/Future Land Use
R-MU-35 (Residential/Mixed-Use District) / Medium Res Mixed Use

Historic District
Central City Historic District

Current Lot Size
563 E: 0.16 ac
567 E: 0.06 ac
COMBINED LOT SIZE: 0.22 ac

Existing Conditions
563 E: Contains an existing duplex (contributing to the Historic District), built in 1898. The duplex is approximately 110' setback from the front property line. The lot contains a commercial parking lot in the front that is used (and required) for the convenience store to the east (567 E). Historic photos indicate that a single family home used to be located in front of the duplex (demolition date is uncertain; however, according to available sanborn maps, it occurred post 1950). The duplex is proposed to remain and be rehabilitated.

567 E: Contains an existing convenience store (non-contributing/ineligible to the Historic District), built in 1903. This building is proposed to be demolished.

Proposed Mixed Use Building

- 2,270 SF building footprint
- 1,329 SF ground-floor street-facing commercial space
- Pedestrian-oriented design with front patio space (commercial use)
- Density proposed: 22 u/ac
- High-quality residential units (one and two bedroom) with exterior terrace/balcony space
- Max height proposed: 3 stories at 35 feet (per recorded Development Agreement)

PROJECT BACKGROUND

Zone Change & Master Plan Amendment

A zone change and master plan amendment were approved for both properties by the City Council in November, 2015. As part of this approval, a development agreement was required (and has been recorded with the city) that limits the allowable height to 35 feet at the subject property. The proposed mixed use building and c-store demolition were discussed as part of the zone change review.

Neighborhood Outreach

The 6x6 team has been working on improving this site for over three years. Neighborhood outreach was our first step in this process because the Central City neighbors will be directly impacted by this project and are intended to be the direct beneficiaries as well. Our first official meeting was with Michael Iverson, the Central City Community Council leader followed by a presentation to the Community Council where we received positive support. We have regularly met with neighborhood advocates who have participated in our design process from the beginning. The neighborhood is encouraged by our proposal to restore history, while replacing the non-contributing aspects of the property with something new that will contribute positively to the surrounding area.

PROPOSED NEW CONSTRUCTION

The overall goal of this project is to replace existing blight and underutilized space with a clean and vibrant mixed use development. The scale of the new building is intended to buffer the lower density to the west from the more intense uses and higher density to the east. Parking and vehicular circulation will strongly improve as the number of curb cuts will be reduced from two to one, parking will be located to the rear of the new building, and vehicular turn-around (which does not exist currently) will be provided. The purpose of the R-MU-35 residential/mixed use district is "to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses." (21A.24.164) We believe our proposal sufficiently responds to the purpose of the R-MU-35 zone.

We embrace having a project located in a historic district and understand the important relationship a new building has with the existing historic environment. Strong consideration has been given to create a design that speaks to the existing historic fabric (specifically to mass, form, scale, rhythm, fenestration and roof form). We consider this property an opportunity to add to the vitality of the historic district and

neighborhood. We had the opportunity to propose our original design at a work session meeting with the HLC on August 3, 2017. In response to the feedback received from the HLC, we have changed our design quite significantly. Attached to this letter is an additional narrative that explains how we have responded to each comment received from the members of the HLC with this more recent design.

The following is how the proposed project responds to the required Standards for Approval of a Certificate of Appropriateness for New Construction:

SCALE & FORM

Height & Width: *The proposed height and width shall be visually compatible with surrounding structures and streetscape.*

The only available placement for a new building at this location is at the front of the two lots and, therefore, requires a wider form than adjacent buildings throughout the block. In response to this, we have examined all widths of the existing structures along the block face and subdivided the upper stories of the building into two separate modules, giving the illusion that the project is two separate buildings. This helps respond and contribute to the rhythm of buildings and building widths throughout the block.

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.*

The heights of adjacent buildings range from 20 to 34 feet. The maximum height of the proposed building is 35 feet which meets both the zoning and design/scale requirements of city ordinances. The west module is directly adjacent to the shortest building on the block (approximately 20 feet). In response to this, we have designed the west module to be 26 feet in height at the ridge, 19 feet at the side. The height of the east module is 35 feet at the ridge and 28 feet at the side, while the adjacent building to the east is measured at approximately 27 feet in height. The width of each module is 24 feet. The width of the convenient store is 30 feet and its height is 14 feet. The primary mass at the face of the street is the convenience store, which is appropriately scaled to the averages along the street. Due to this being the only commercial space, it is intended to read differently, as it is programmed. The other two modules reflect other proportions of a two-story, small single family home as described on the block.

Roof Shape: *The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape.*

Rather than designing the building with a flat roof like most multi-family and/or commercial building types, we have included a gable roof form (7:12 pitch) to be visually compatible with surrounding structures (6:12 to the west and 12:12 to the east (approximately)). The taller module (upper stories) to the east is stepped back 15 feet, providing a rooftop patio above the retail space. This offers human connection to the street and allows a gradual transition ("stepping" effect) in height from the sidewalk.

COMPOSITION OF PRINCIPAL FACADES

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.*

Vertical proportions of the windows are preferred as described in the Historic District guidelines. Most windows are vertical in nature. Where there are larger windows, they are broken up with an operable portion to emphasize an appropriate scale. This strategy has also been portrayed on the block. There has been close examination to the window proportions of the existing residential buildings along the block face and provided similar scale and dimension to the residential windows of the proposed building. See A003 Streetscape Drawings and Fenestration Diagram for references.

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.*

The precedent of mostly solid exterior facades with rectilinear punched openings along the block face has been followed on residential modules. The retail portion contains an appropriate sized storefront to allow the connection of the business inside with the pedestrians on the street. Refer to A003 Streetscape Drawings regarding spacing and rhythm of buildings on the block. These were studied to reflect the integrity of the streetscape.

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.*

The proposed project mimics the character of the adjacent porch entries with an overhang at the commercial space and the recessed entries in the residential spaces. This provides overhead protection from elements and southern sunlight exposure. The residential space is to be landscaped with screens and plantings that create small outdoor spaces to serve as a "porch" for the residence and a seating area for the commercial space.

Relationship of Materials: *The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.*

The predominant materials used in surrounding structures throughout the block are masonry and wood. The proposed primary exterior material is a masonry veneer (brick). This choice was made in response to the long history of masonry used throughout the City and to give the building a substantial presence, conveying quality and permanence. The exterior material for the retail component is a light gray 8"x8" CMU block. Windows are black aluminum and include a varied brick pattern beneath the windows, adding interest and dimension to the façade as well as changing the quality of light at the interior. Balconies and gables also reflect a similar brick detail. Roof is proposed to be standing seam metal with gutter and downspout details.

RELATIONSHIP TO STREET

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.

Fences, screens and plantings create small and pedestrian-friendly exterior spaces for residents, commercial occupants and pedestrians. Landscaping and its elements make a subtle transition from public to private spaces. Landscaping along the side of the building to the rear residential entrance provides a processional wayfinding path. It also buffers the side yard to the west single-family residence. Plantings at the duplex will be restored to present a more welcoming entrance.

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.*

The existing commercial building contains a zero front setback. The proposed front setbacks are five feet on the east (retail) side and 15 feet on the west side. Although increased from the current zero front setback, the retail component is more deserving of a street/sidewalk presence and, therefore, contains a reduced front setback while the residential (west) side is set further back, offering more privacy for its tenants and compatibility with the residential structures to the west. These staggered setbacks offer a pleasant layout for outside dining and/or seating that will enhance the interaction between the private and public realm.

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.*

Currently, there is an "alley" type driveway that provides access to the apartment building to the north (on 600 E). Vehicular egress from this parking lot requires reverse-only exiting and does not provide proper turn-around in order to exit the property safely (forward-facing), as is the current standard. The existing gravel parking lot in front of the duplex is nonconforming, unsightly and does not positively contribute to the historic fabric of the block. These two access points are proposed to be reduced to one. Access is separated by function. Access for pedestrians and bicycle parking are located along the west side of the property. Vehicular access is located to the east side of the property which emphasizes a safer and organized separation. The commercial entrance is buffered by landscaping and the architectural column, as well as the deep inset of the storefront as shown on the site plan.

CONCLUSION

The current state of the subject property is in disrepair and the building and parking lot layout do not follow sound urban design principles. The use of the subject property is nonconforming to current zoning. The residential presence of the duplex is muted by the commercial parking lot in front.

This proposal offers a quality mixed use product that would fulfill numerous goals of the

Central Community Master Plan, the R-MU-35 zoning ordinance and the Central City historic preservation design standards. The proposed project will insert vibrancy and value to this section of the neighborhood. Furthermore, this would enable more financial means for greater preservation efforts and upkeep to the existing contributing duplex that has been neglected and abused for years. We hope these points are helpful to you as you consider this request. We certainly are dedicated to this project and are excited to contribute to this fine community. We believe this request is in the best interest of the community and it is our goal to see it through.
Your time and attention to this request is certainly appreciated. Please feel free to contact me with any questions.

Sincerely,

Kristen Clifford
Project Planner

6x6 Mixed Use Project
567 E 600 S, Salt Lake City
RESPONSE TO HLC WORK SESSION (Aug 3, 2017)

MASSING: Concern with relationship to surrounding structures, specifically the structure to the west (being the shortest building on the block)

RESPONSE: The west module is significantly lower and relates much better with the adjacent building to the west, specifically with height and building form. The proposed height (west module) is 26 feet at ridgeline and 18 feet at eaves (2-story building).

MASSING: Concern that the building seems "top-heavy" and "double-wide" due to consuming the width of two lots.

RESPONSE: We have broken the building up into two modules in an effort to have the building almost appear as two separate buildings. This not only helps respond to the massing issue, but also helps with the overall rhythm along the block face.

MASSING: Considered "inverted" from typical historic district. Lightness of the first floor compared to the heavy material on the upper floors.

RESPONSE: Although masonry is proposed as a dominant material, the "heaviest" portion of the building is the commercial component at the base of the building. This module uses primarily CMU block with 8x16" dimensions and is darker in color. The white brick is at a smaller dimension and offers a much lighter feel due to its pattern and color.

HISTORIC CONTEXT: The lot width is much wider than other lots on the block face and is not consistent with historic development pattern.

RESPONSE: Although one building, the design breaks this up appearing as "two". Each module relates similarly with adjacent structures as to width, height, roof pitch/shape, etc. The two modules are each 25 feet in width. The commercial space is 30 feet in width. The average width on the street is 31.1 feet with a range of 23-37 feet. Roof pitches range from 6:12 - 12:12. The proposed gable roof pitch is 7:12. The commercial space, because of its program, appropriately has a "flat roof" with a parapet that doubles as balcony space.

STEPBACK on upper level is positive.

RESPONSE: The higher module (east) is stepped back in order to offer relief at the street level, while providing prime outdoor balcony/community space.

FRONTYARD SETBACK: Concern expressed regarding front setback in relation to the average front yard setback on the block face.

RESPONSE: The existing setback of the convenience store is at a 0' setback. The required minimum setback of the RMU-35 zone is 5 feet. The front setback of the

adjacent building to the east is 15 feet with an approximate 5-foot porch. The front setback of the adjacent building to the west is 10 feet with an approximate 11-foot porch. The east (retail) portion of the building contains a 5-foot front setback. The west (residential) portion of the building contains a 15-foot front setback. The commercial component is at a smaller setback to appeal to pedestrian traffic and provide better interaction with the street. The nature of this portion of the building as neighborhood-serving retail appeals to a smaller setback as the zone allows for it for a reason. This is a "transitional" property—adjacent to residential to the west and commercial to the east. The retail component is adjacent to commercial uses to the east and contributes to the commercial character of that section of the block face and area. We have given a larger setback to the west (residential) module not only to help break up the massing of the building, but to offer a more traditional residential setback. This further respects the residential character immediately adjacent to the west and further down the block face.

FENESTRATION: Concerns with the middle section of the previous proposed building and the solid to void interpretations appear to be at odds with the historic context and rhythm of the streetscape.
RHYTHM, SIZE, PATTERN AND EXTENT of the openings is contrary to the surrounding structures.

RESPONSE: The standards specifically prefer vertical proportions for fenestration which we have offered in our window design. We have also included larger proportions that relate more similarly with the average size of upper-story windows throughout the block face. Refer to A003 - Streetscape Drawing and Fenestration Diagram for this study. Fenestrations are similar in size to multiple buildings on the street.

SYMBOLS LIST

- CENTERLINE
- NORTH ARROW
- BUILDING SECTION
- WALL SECTION
- DETAIL
- ENLARGED PLAN OR DETAIL
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- EXIT TO GRADE
- KEYED NOTE
- ELECTRICAL SERVICE PANEL
- TEMPERED GLASS
- GRID LINE
- XX SCALE — DRAWING TITLE

DRAWING INDEX

ARCHITECTURAL

6x6 CENTRAL CITY

NEW CONSTRUCTION

600S MIXED USE PROJECT

567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

SPECIAL REQUIREMENTS

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

Section 420 Groups I-1, R-1, R-2, R-3 and R-4.

420.1 General.

Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.6 and other applicable provisions of this code.

420.2 Separation Walls.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal Separation.

Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.4.1 Refuge Area.

Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following:

1. Not less than 15 net square feet (1.4 m2) for each care recipient.
2. Not less than 6 net square feet (0.56 m2) for other occupants.

Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low-hazard areas.

420.5 Automatic Sprinkler System.

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quickresponse or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.

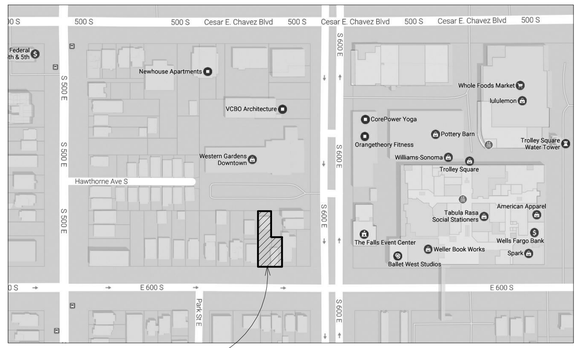
420.6 Fire Alarm Systems and Smoke Alarms.

Fire alarm systems and smoke alarms shall be provided in Group I-1, R- 1, R-2 and R-4 occupancies in accordance with Sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single-or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

PROJECT DESCRIPTION

AN APPROXIMATELY 7,598 SF 3-STORY NEW CONSTRUCTION MIXED-USE BUILDING LOCATED IN SALT LAKE CITY, UTAH WITH 1,286 SF EXTERIOR TERRACE SPACE.

VICINITY MAP



PROJECT SITE

NOT FOR CONSTRUCTION

parallel lines studio

ARCHITECT
Parallel Lines Studio, LLC
Jennifer Kate Dalley, RA LEED AP
UT license #: 8506812-0301
850 S 400 W #113
Salt Lake City, UT 84101
jen@parallellines.co
801.441.2203

CLIENT
Gustavo Gutierrez
1008B Tennessee Street
San Francisco, CA 94107
egutierrez@gmail.com
858.254.9272

PLANNING CONSULTANT
Kristen Clifford
Salt Lake City, UT 84101
kristenwclifford@gmail.com
801.414.4760

STRUCTURAL CONSULTANT
Ingenium Design
Paul McMullin, SE PhD
8495 Harvard Park Drive
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paulm@ingeniumdesign.us
801.634.4507

Date	Set Description
03/06/17	DRT MEETING
04/17/17	PLANNED DEVELOPMENT
10/30/17	LANDMARKS APPLICATION
11/16/17	PLANNING DEPT CORRECTION

6x6 CENTRAL CITY

600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

COVER SHEET

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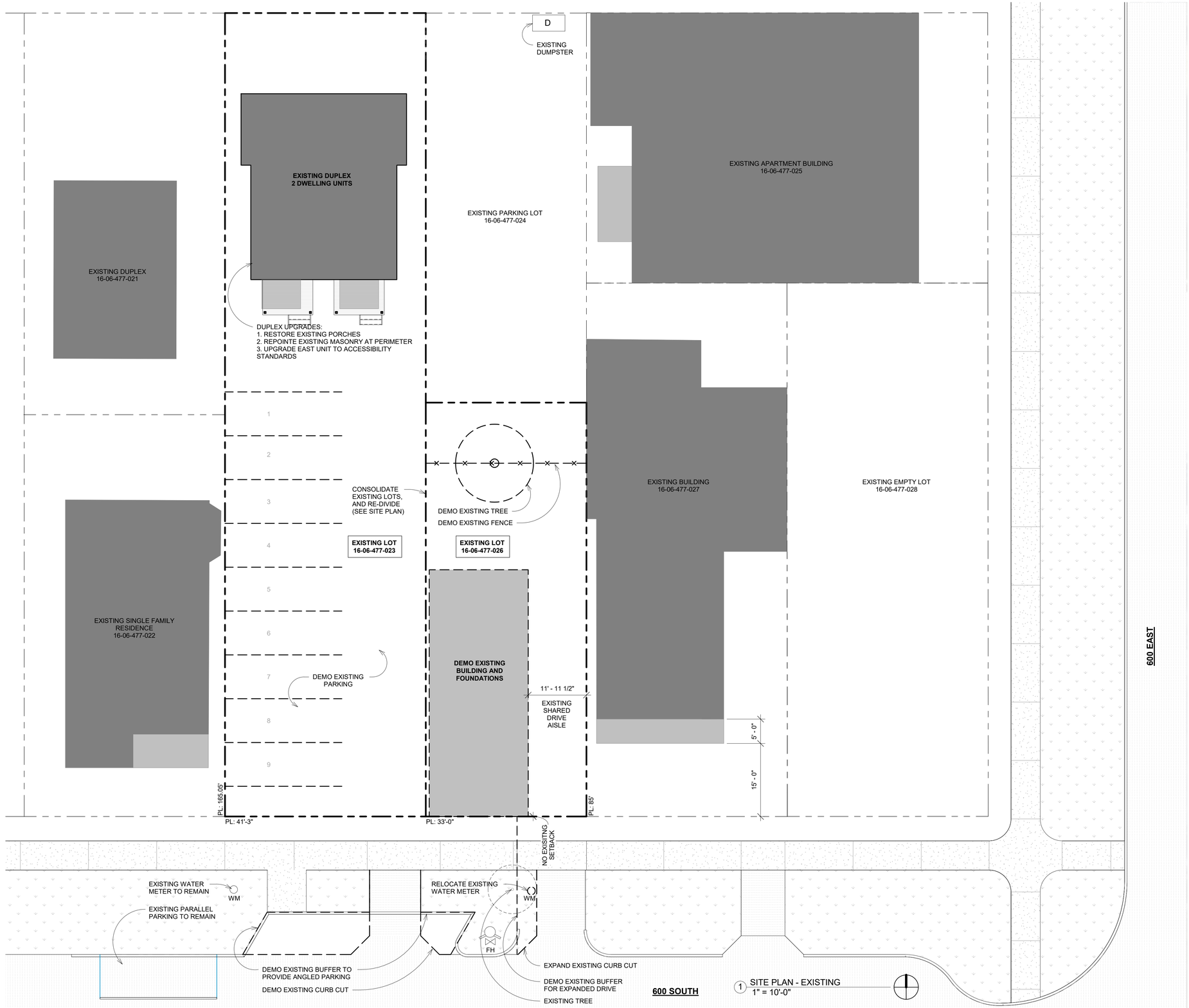

1 SITE PLAN - EXISTING
1" = 10'-0"

NOT FOR CONSTRUCTION

SITE PLAN NOTES

1. SEE SITE SURVEY FOR EXISTING GRADE INFORMATION

parallel lines studio

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6x6 CENTRAL CITY

600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

DEMOLITION SITE PLAN

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SITE PLAN NOTES

LANDSCAPE REQUIREMENTS

FRONT LOT:

TOTAL LOT AREA:	6,971 SF
MINIMUM OPEN SPACE (20% OF AREA):	1,394 SF
TOTAL OPEN SPACE PROVIDED:	2,230 SF
WALKWAYS (DOTTED, NOT UNDER BACK OVERHANGS)	718 SF
PLAZA AREA (PAVERS)	352 SF
LANDSCAPED AREA	160 SF
SHARED RESIDENTIAL TERRACES (DIAGONAL HATCH)	1,000 SF
PARKING LOT AREA:	3,402.0 SF

REAR LOT:

TOTAL LOT AREA:	2,640 SF
MINIMUM OPEN SPACE (20% OF AREA):	528 SF
OPEN SPACE (LANDSCAPE + WALKWAYS)	1,176 SF

BUILDING INFORMATION

AREA FOOTPRINT (GROSS):	2,275 SF
SECOND FLOOR AREA (NET):	3,765 SF
THIRD FLOOR PLAN (NET):	1,558 SF
TOTAL BUILDING AREA:	**7,598 SF**
TOTAL BUILDING PROJECTION AREA:	3,765 SF
LEASABLE SPACE AREA:	1,322 SF
FLOORS:	3 FLOORS
MAX. HEIGHT:	35'-0"
DWELLING UNITS:	5 UNITS

PARKING REQUIREMENTS

RESIDENTIAL
DUPLEX + NEW BUILDING
1 SPACE PER DWELLING UNIT
21A.44.030 G.2 TABLE)

EXCEPTION: 21A.44.040.B.7:
For Proximity to Mass Transit: For any new multi-family residential, commercial within 1/4 mile of a fixed transit station, the minimum number of parking spaces required according to section 21a.44.030 of this chapter can be reduced by 50%. — 4 SPACES

REQUIRED RESIDENTIAL PARKING (0.5 x 7): — 1 SPACE

ACCESSIBLE SPACES REQUIRED:
(1 PER 25 SPACES - 21A.44.020 D)

COMMERCIAL
21A.44.040.B.7.b EXCEPTION:
For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities which are located within one hundred feet of the entrance to the business, either on public or private property, the first 2,500 square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such amenities must be permanently affixed and maintained... — 0 SPACES

4 SPACES

REQUIRED COMMERCIAL PARKING: — 4 SPACES

TOTAL PARKING SPACES ON SITE:

PROPOSED ANGLED STREET PARKING: — 2 SPACES

BICYCLE SPACES REQUIRED:
21A.44.050.B.3.c(1)
5% OF TOTAL PARKING SPACES: 2 MIN. — 4 SPACES

BICYCLE SPACES PROVIDED

SITE PLAN LEGEND

- LANDSCAPE 2,050 SF
- CONCRETE WALK 2,600 SF
- PAVERS 6,48SF
- ASPHALT 1,994 SF
- SHARED RESIDENTIAL TERRACE 1,000 SF

SITE PLAN NOTES

1. ALL DIMENSIONS AND NOTES PERTAINING TO OTHER PROPERTIES ARE APPROXIMATE AND FOR REFERENCE ONLY

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parallel lines studio

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850 S 400 W #113
Salt Lake City, UT 84101
jen@parallellines.co
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6x6 CENTRAL CITY

600S MIXED USE PROJECT
567 EAST 600 SOUTH
SALT LAKE CITY, UT 84102

SITE PLAN

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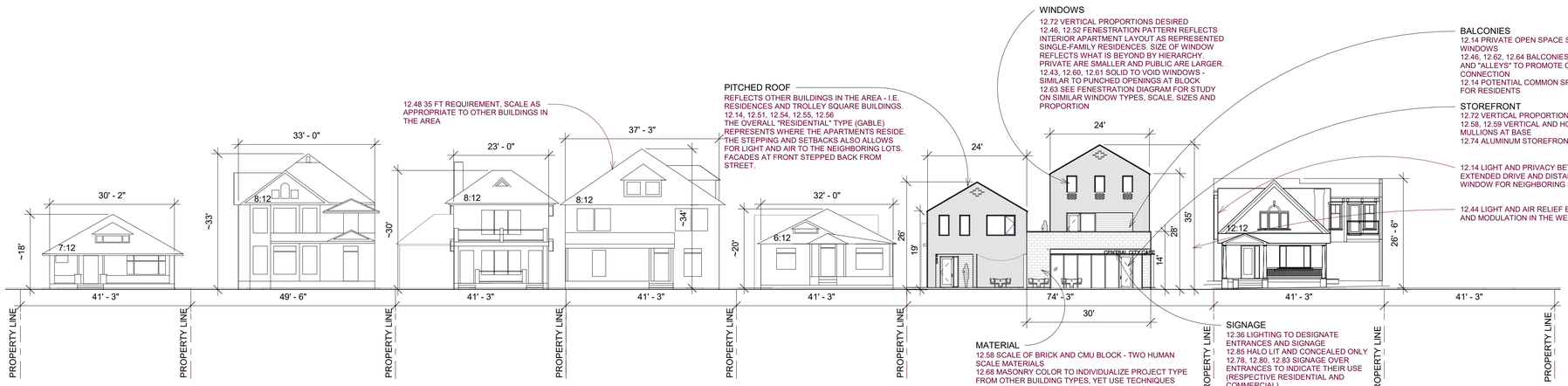
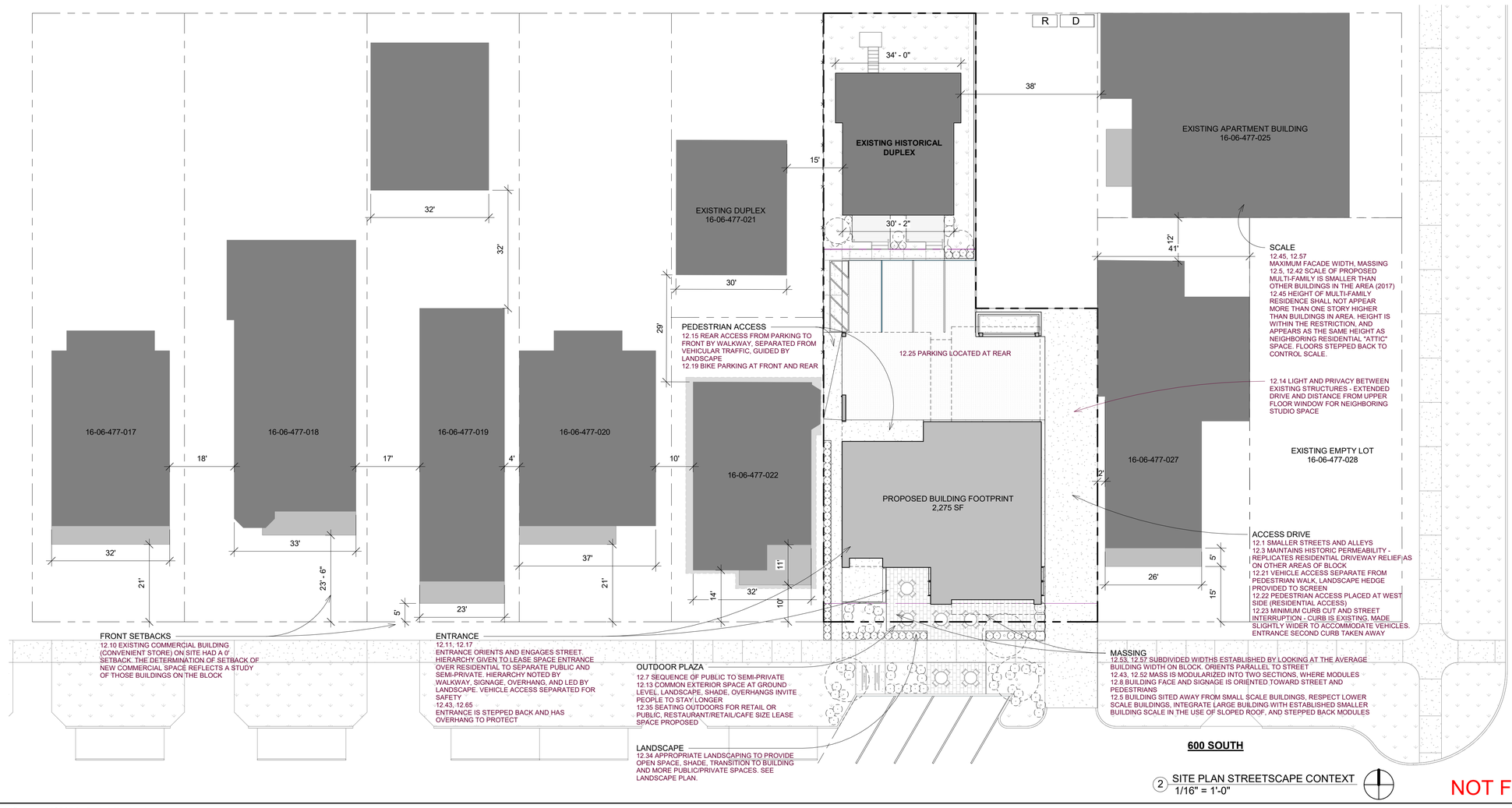


1 SOUTH STREETSCAPE CONTEXT
1/16" = 1'-0"



2 SITE PLAN STREETSCAPE CONTEXT
1/16" = 1'-0"

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STREETSCAPE DRAWING NOTES

HEIGHTS AND WIDTHS OF NEIGHBORING BUILDINGS ARE SHOWN FOR REFERENCE ONLY AND ARE ALL APPROXIMATIONS

HISTORIC PRESERVATION - HISTORIC APARTMENT AND MULTIFAMILY GUIDELINES

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STREETSCAPE DRAWINGS

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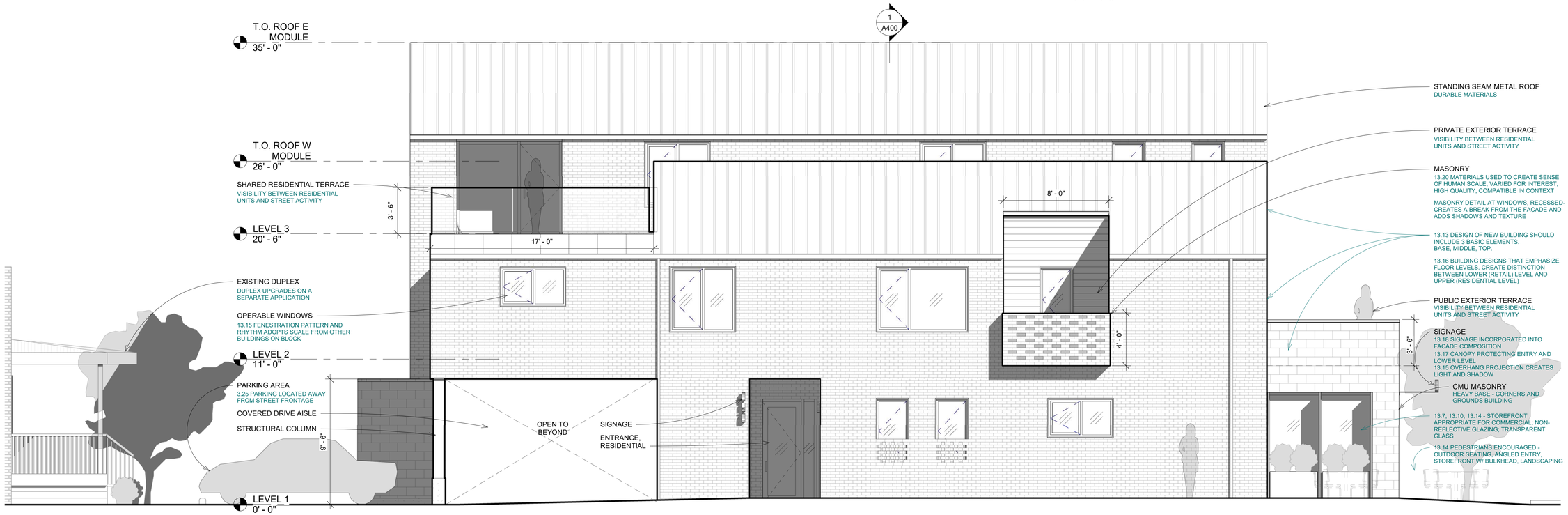
1 SOUTH ELEVATION
1/4" = 1'-0"

NEW CONSTRUCTION IN HISTORIC DISTRICTS CHAPTER 13:

13.11 THE EXACT IMITATION OF EARLIER ARCHITECTURAL DESIGN IS DISCOURAGED. CREATE A DISTINCTION BETWEEN OLD AND NEW - NEW BUILDING AT 600 SOUTH VS. RESTORED DUPLEX BUILDING AT REAR OF PROPERTY.

13.12 CREATIVE INTERPRETATIONS OF HISTORICAL ARCHITECTURAL DETAILS ENCOURAGED IN STRUCTURAL, MATERIALS, FINISHES, DETAILING.

13.9 SCREEN MECHANICAL FROM SIGHT - ALL MECHANICAL IS CONCEALED IN BUILDING ENVELOPE



2 WEST ELEVATION
1/4" = 1'-0"

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parallel lines studio

ARCHITECT
Parallel Lines Studio, LLC
Jennifer Kate Dalley, RA LEED AP
UT license #: 8506812-0301
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Salt Lake City, UT 84101
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6x6 CENTRAL CITY

600S MIXED USE PROJECT
567 EAST 600 SOUTH
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EXTERIOR ELEVATIONS

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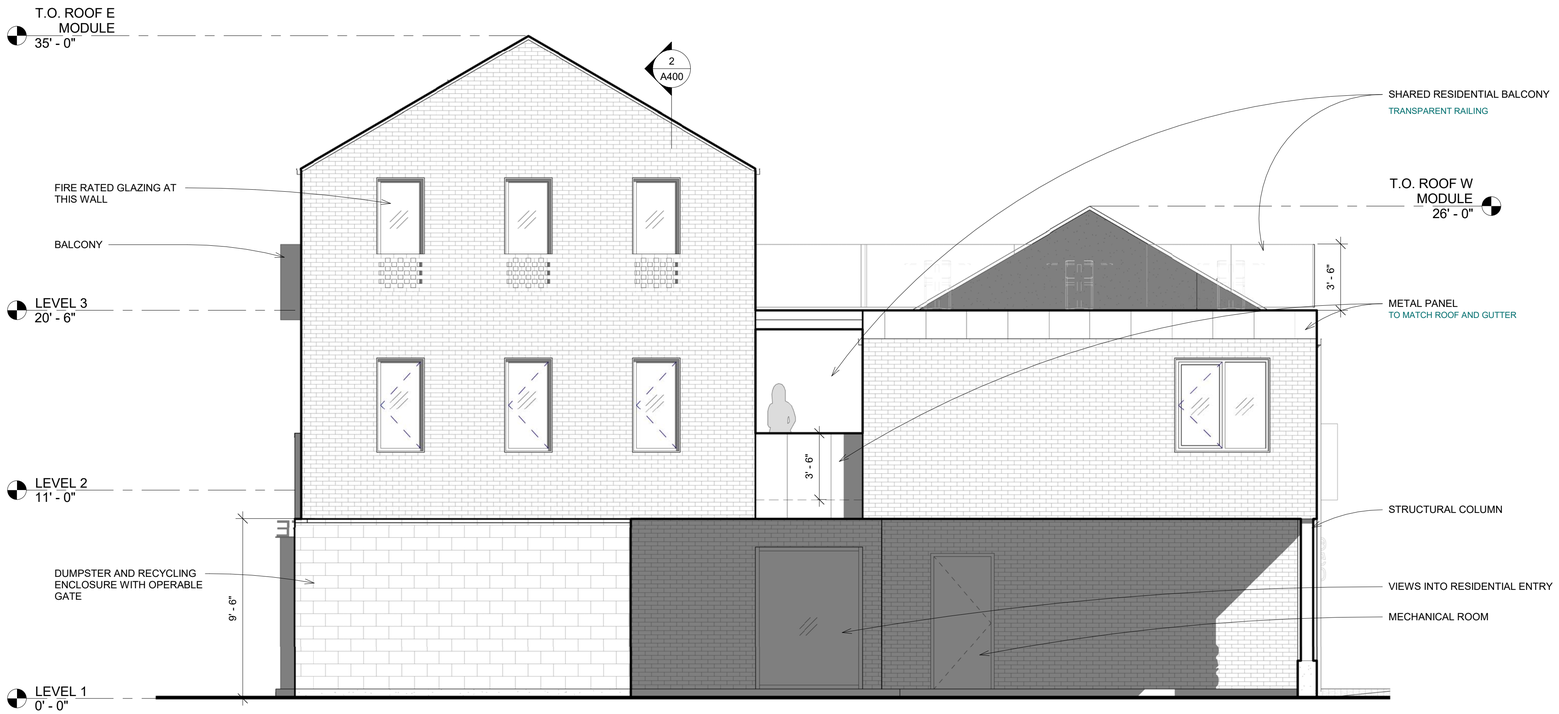
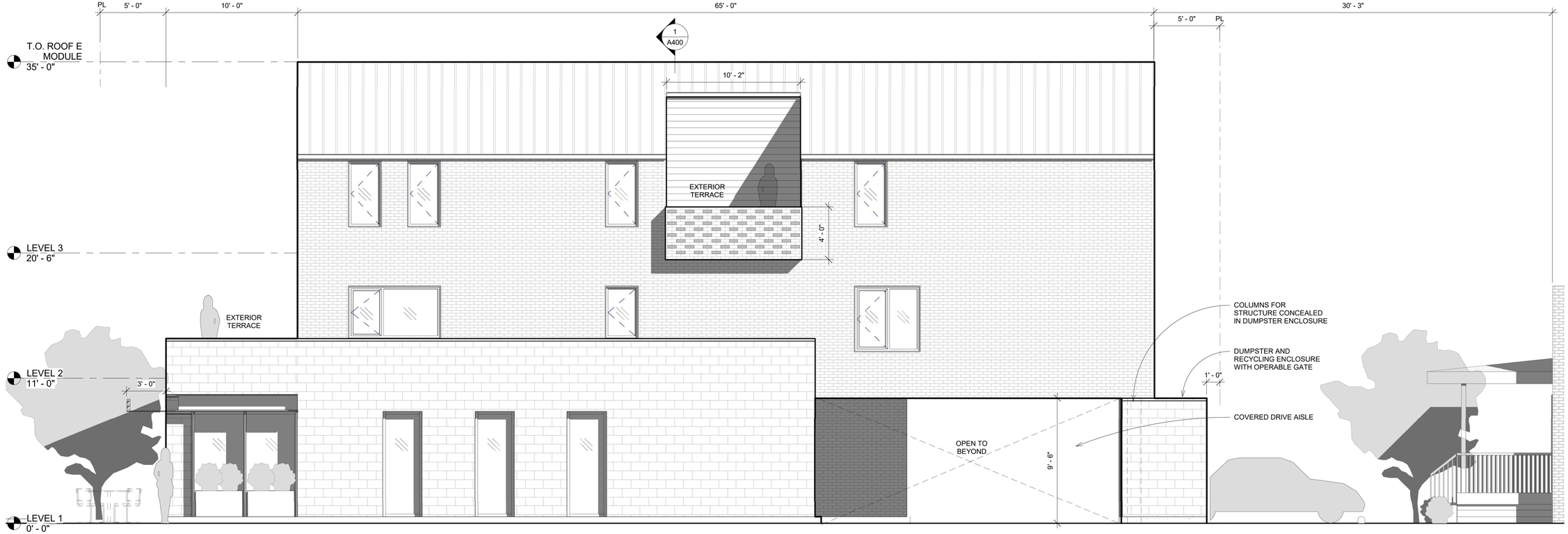


1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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NEW CONSTRUCTION IN HISTORIC DISTRICTS CHAPTER 13:

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parallel lines studio

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850 S 400 W #113
Salt Lake City, UT 84101
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6x6 CENTRAL CITY

600S MIXED USE PROJECT

567 EAST 600 SOUTH
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EXTERIOR ELEVATIONS

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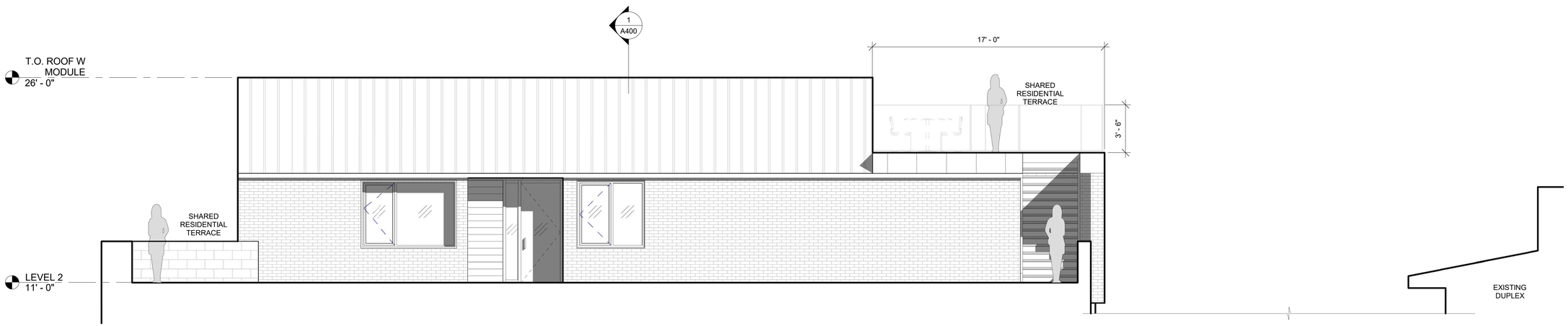
2 INTERIOR WEST ELEVATION
1/4" = 1'-0"



1 INTERIOR WEST EAST ELEVATION
1/4" = 1'-0"

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parallel lines studio

ARCHITECT
Parallel Lines Studio, LLC
Jennifer Kate Dalley, RA LEED AP
UT license #: 8506812-0301
850 S 400 W #113
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egutierrez@gmail.com
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6x6 CENTRAL CITY

600S MIXED USE PROJECT
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EXTERIOR ELEVATIONS

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parallel lines studio

ARCHITECT
Parallel Lines Studio, LLC
Jennifer Kate Dalley, RA LEED AP
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850 S 400 W #113
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600S MIXED USE PROJECT
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BUILDING SECTIONS

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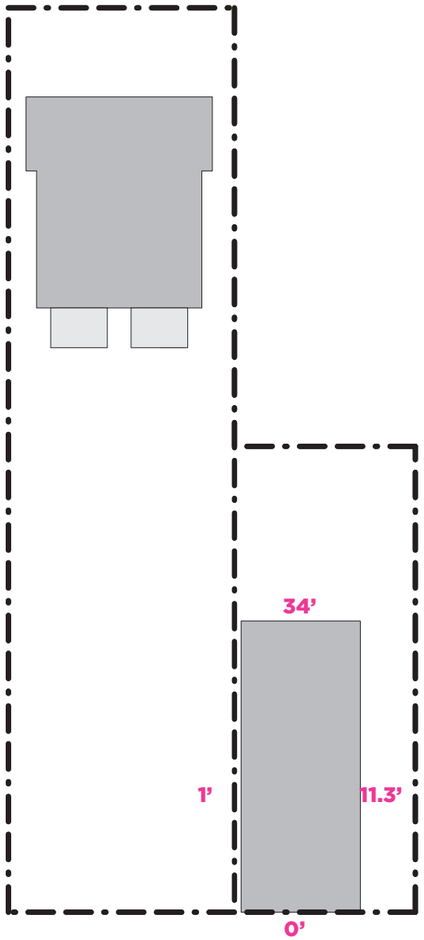
// 600 SOUTH STREETSCAPE

Photographs of existing buildings at 600 south, project side (north).
Existing front setbacks from property line and building widths are also indicated.

AVERAGE SETBACK ON STREET:
15.8' (Single Family Residential Setback; not inlcuding two 0' lot lines)

AVERAGE WIDTH ON STREET:
31.1' (not inlcuding large apartment building)

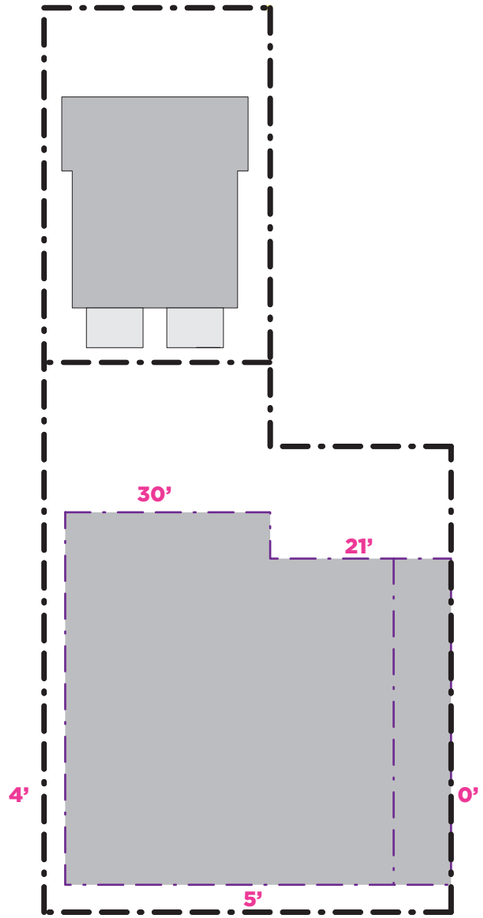


EXISTING CONDITION:

+ No Front Setback

+ Large Parking Lot Facing Street

+ Narrow Drive



RMU-35 SUGGESTED SETBACKS:

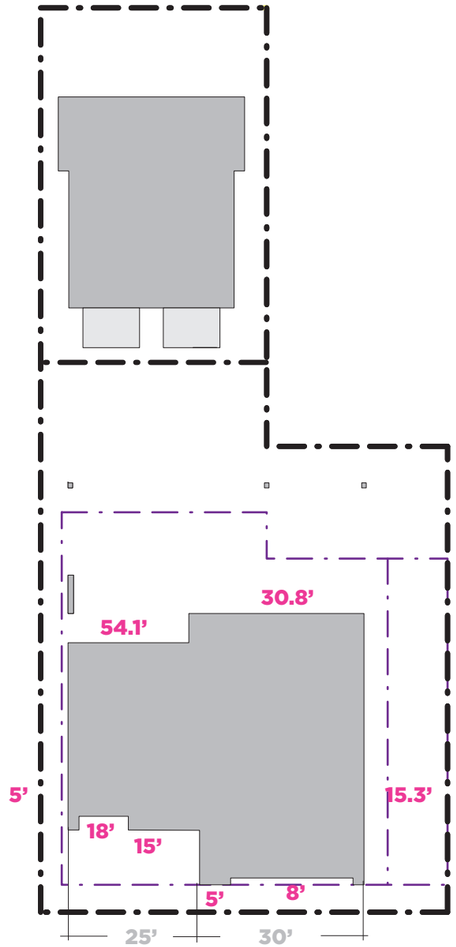
+ Doesn't Accommodate Parking

+ 0' Sideyard against historic building

PROPOSED LOT LINE:

+ Consolidate Lots at Front

+ Divide Lots to Care for Duplex at Rear (typical in neighborhood)

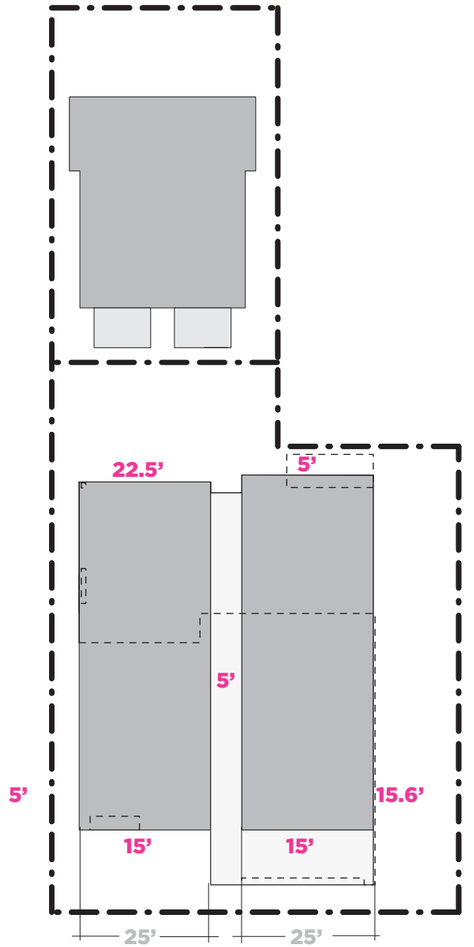


PROPOSED BUILDING FOOTPRINT:

+ Parking at Rear

+ Widened Access Drive

+ Front Facade Divided and Stepped



PROPOSED MODULES ABOVE:

+ Floors 2 and 3 separated into two modules at widths comparable to those in neighborhood.

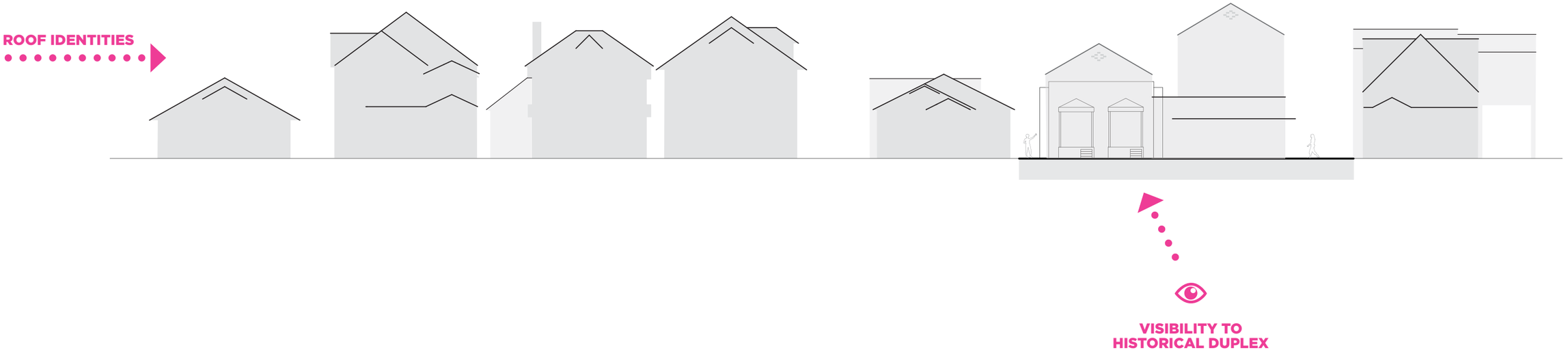
+ West module stepped back, lower height toward residential

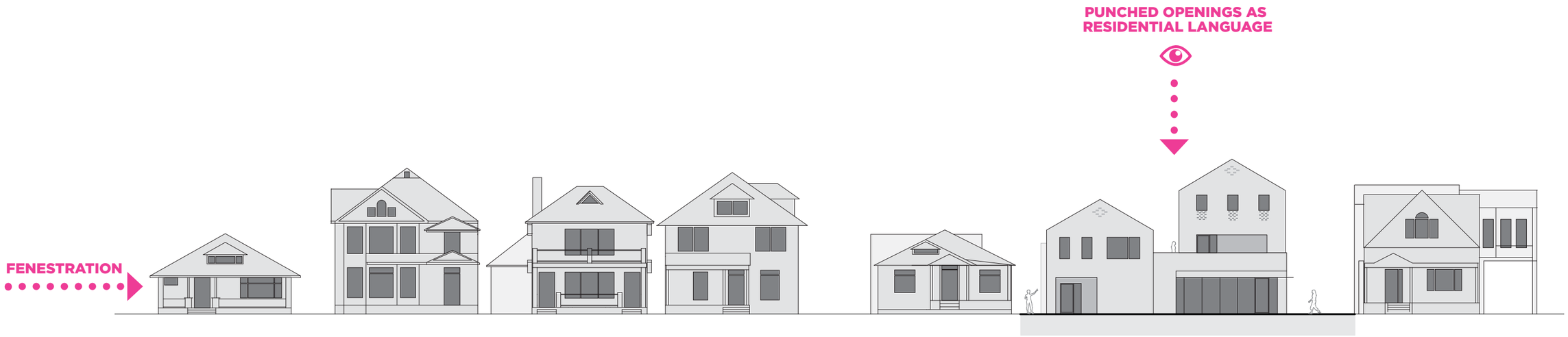
+ East module, stepped back, relief from east building. Building spans over drive aisle.

+ Trash and Recycling Enclosed

// RESPONSE TO CONTEXT

Visibilty to Historical Duplex + Relationship to Neighboring Buildings




PUNCHED OPENINGS AS
RESIDENTIAL LANGUAGE
FENESTRATION

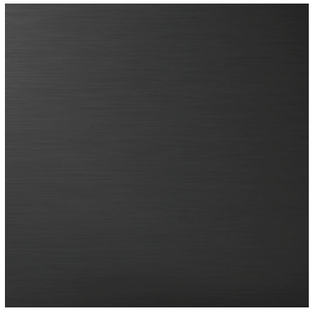
WHITE SPECKELED BRICK W/ LIGHT GRAY MORTAR

GROUND FACE CMU

WOOD CLADDING

CONCRETE WALKWAYS

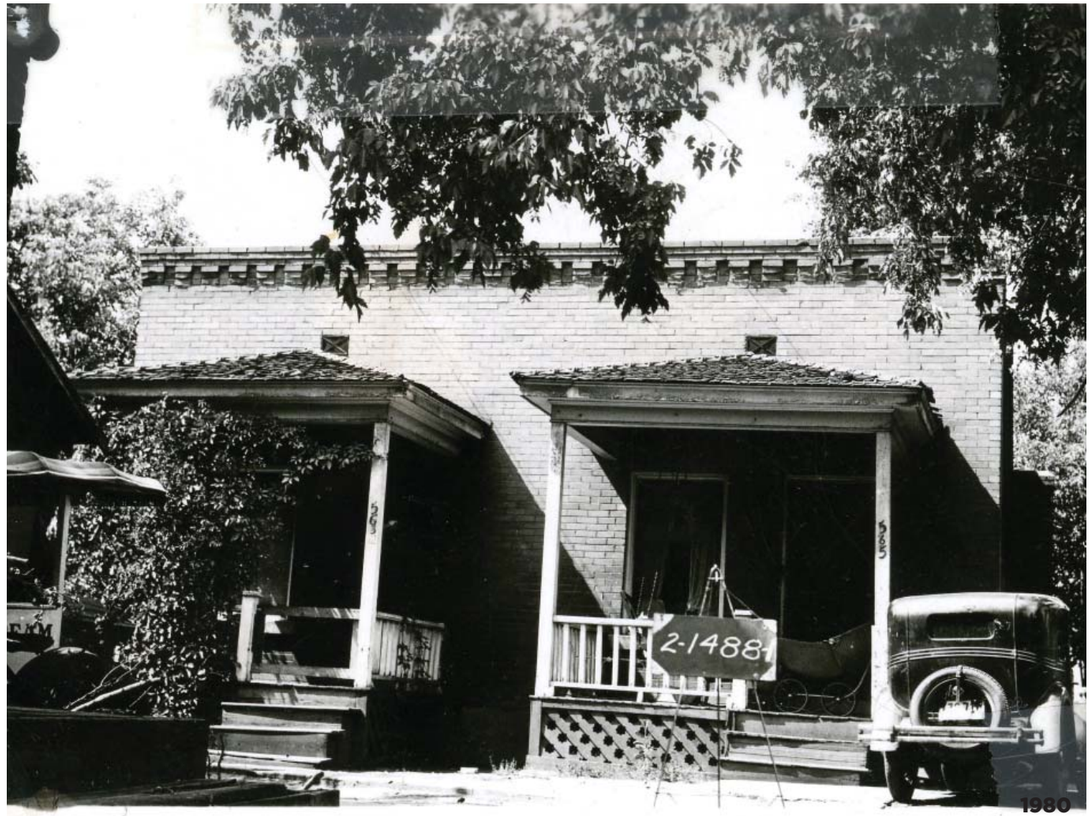
STANDING SEAM METAL ROOF

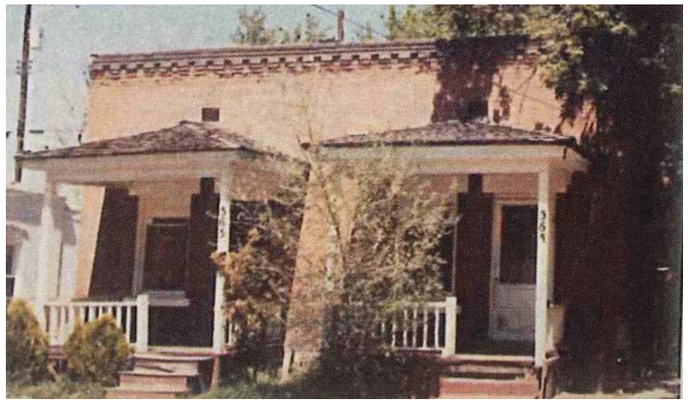


DARK BRONZE MULLIONS

COMMERCIAL GLAZING

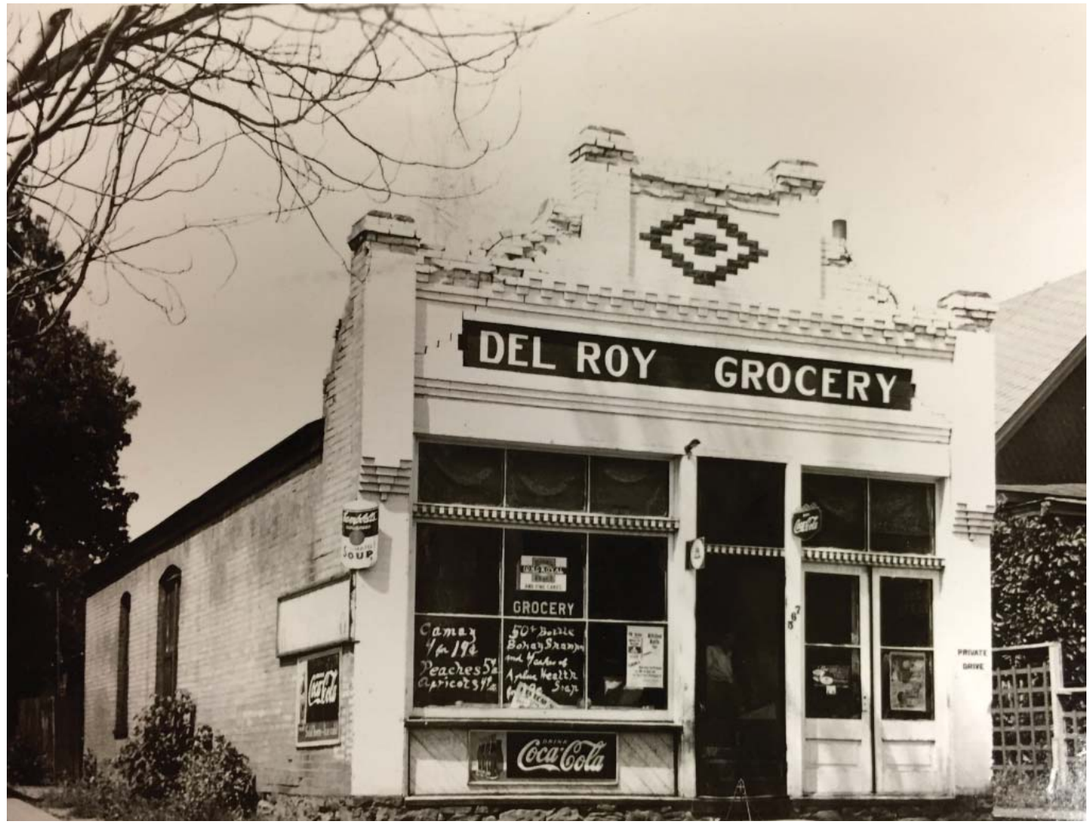
RESIDENTIAL GLAZING





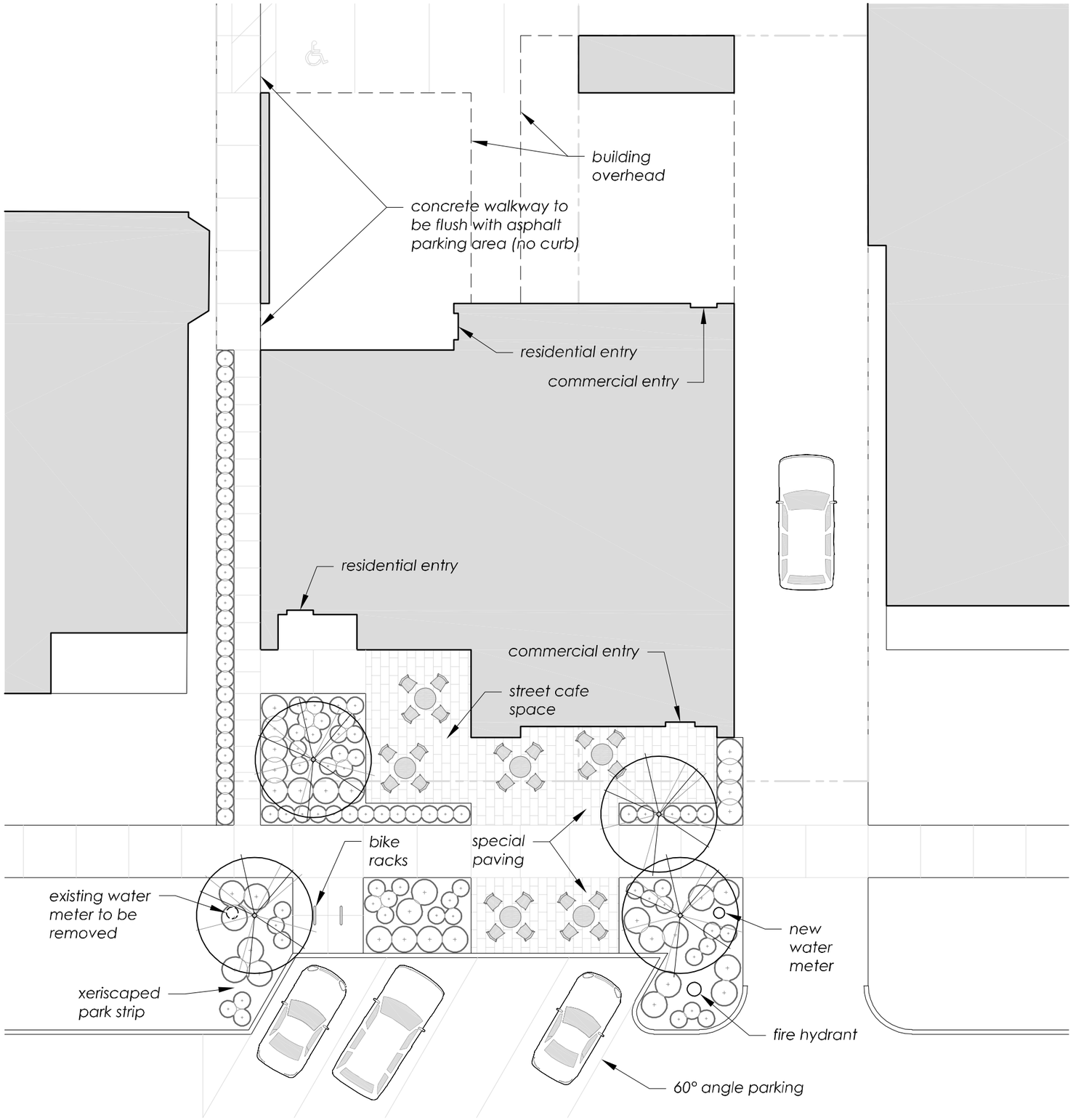
// EXISTING PHOTOS

Existing historical duplex to remain, historic photos and photos of existing conditions.



// EXISTING PHOTOS

Existing Non-contributing Convenience Store to be Demolished. Historic “Del Roy Grocery” and Current “Corner Market.”
(Photo of Residential home was historically in front of duplex, now a parking lot).



600 S Mixed Use Project

567 E 600 S
Salt Lake City, Utah

No.	Revision/Issue	Date

VODA landscape + planning
VODA Landscape + Planning
307 West 200 South Suite #5002
Salt Lake City, Utah 84101
801-484-2164 www.vodaplan.com

Sheet Title
Concept Plan

Sheet
101.0

Project P17-38
Date 23 Oct. 2017
Scale 1" = 20'
North

Artemesia schmidtiana 'Silvermound'

SILVERMOUND ARTEMESIA

(Z2) Full sun to part shade, deer and rabbit resistant.

Perennial. Lacy dome of spreading silver-white feathery foliage.

H 10-12"

Ligustrum vulgare 'Lowdense'

LOWDENSE PRIVET

(Z4) Full sun to full shade

Dwarf, compact, deciduous shrub. It responds well to shearing making it very useful as a low, formal hedge.

H 4-5' W 4-5'

Pennisetum alopecuroides

HAMELN FOUNTAIN GRASS

(Z4)

Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'

Photinia fraseri

FRASER'S PHOTINIA

(Z6) Full sun to full shade

Evergreen shrub with lush glossy green foliage. Bright bronze-red new growth needs sun to keep best color.

H 8-10' W 6-8'

Gaura lindheimeri 'Whirling Butterflies'

BEEBLOSSOM

(Z5) Full sun, water-wise, attracts pollinators

Description

H 2' W 1-2'

Rhus aromatica 'Gro-Low'

GROW LOW SUMAC

(Z4) Full sun, water-wise, deer and rabbit resistant.

Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.

H 5-6' W 6-8'

Zelkova serrata 'Green Vase'

ZELKOVA

(Z5) Deciduous Shade Tree, Waterwise, fall color

A deciduous, upright, fast-growing tree with a vase-shaped structure. The dark green, fine textured foliage turns orange to bronze-red in the fall.

H 50' W 35'

Lavandula Angustifolia 'Hidcote Blue'

HIDCOTE BLUE ENGLISH LAVENDER

(Z5) Drought tolerant, full sun to partial shade, deer resistant blooms, good for cutting or large pasture plantings. Attracts butterflies.

Thin low growing grass-like leaves with spiked flower stems. Compact deep-purple variety.

H 12"

ATTACHMENT C: WORK SESSION MINUTES & STAFF SUMMARY

textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.

b) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.

Commissioner Hyde seconded the motion. Commissioners Adams, Hyde, Harding and Richardson voted "aye". Commissioner Stowell abstained from voting. The motion passed unanimously.

Work Session 7:03:46 PM

New Mixed Use Construction at approximately 563 E 600 South - A Work Session with the Historic Landmark Commission and Kristen Clifford, the applicant representing the property owner (Ernesto Gutierrez), to discuss a proposal for New Construction of a mixed use building with ground-floor commercial and two upper stories containing 5 dwelling units. There is a historically contributing duplex on the subject property that will be retained as part of the overall proposed development. Because this is only a work session, a decision will not be made on the request at this meeting. The subject property is located in the R-MU-35 (Residential Mixed Use District) and the H (Historic Preservation Overlay) zoning district within Council district 4, represented by Derek Kitchen. (Staff contact: Amy Thompson (801)535-7281 or amy.thompson@slcgov.com.) Case number: PLNHLC2017-00555

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated the purpose of the work session is to listen to the presentation, comment, identify issues, raise questions and provide direction to the applicant, so they can proceed with revisions and a formal review and decision by the Historic Landmark Commission at a future date.

Ms. Kristen Clifford, applicant, reviewed the background and history of the proposal. She reviewed the access to the property, the emphasis they wanted to give to the historic duplex and how they had tried to relate to the other buildings in the area.

Ms. Christ Dimic and Mr. Thomas Bath, architects reviewed the history of the development, the elements of design in the building and how the proposal took in the context and character of the neighborhood. They discussed the durability of the proposed materials and how the development responded to the comments from Staff.

The Commission, staff and applicant discussed the following:

- The concerns from Staff as outlined in the Staff Report and how the proposal addressed those concerns.
- How the mass of the proposal compared to surrounding structures.
- The changes to the landscaping that would help soften the look of the structure.

- The zoning of the parcel.
- The front yard setback requirements in the RMU and RMF-35 zones.
- The proposed setbacks for the proposal.
- The issues with the massing of the building and how to make the building fit with the neighborhood.
- If the roof form was appropriate.
- The need to clarify the fenestrations in the center of the building.
- The issues with the glass base and the hard brick upper floor.
- The rhythm of the openings and the massing of the building did not fit together.
- How to solve the massing issues, the materials and height for the building.

7:50:49 PM

Salisbury Mansion at approximately 574 East 100 South - The Historic Landmark Commission held work session to provide preliminary feedback on a proposed project for an addition to the Salisbury Mansion which is a Salt Lake City Landmark Site and is located within the Central City Historic District. Because this is only a work session, a decision will not be made on the request at this meeting. The subject property is located in the RMF-45 (Moderate/High Density Multi-Family Residential District) and the H (Historic Preservation Overlay) zoning district within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.) Case number: PLNHLC2017-00556

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated the purpose of the work session is to listen to the presentation, comment, identify issues, raise questions and provide direction to the applicant, so they can proceed with revisions and a formal review and decision by the Historic Landmark Commission at a future date.

The Commission and Staff discussed the following:
- The required rear yard setback and what was proposed.
- The surrounding structures and uses.
- The proposed materials.
- The age of the columns and where they would be reused in the addition.

Dr. Mark Cacciamani, applicant, reviewed the difficulties with the historic building, the history of the site, the business that would be moving into the structure and why it was important to have the assisted living facility in the area. He reviewed the services that would be available in the facility and how it would fit with the area.

Mr. James Christensen, architect, reviewed the setbacks and layout of the proposal. He discussed the addition to the building and how it complimented the historic structure.

Mr. Rodrigo Schmiel reviewed the history of the property, the importance of the building, how they would be keeping the historical value and preserving the importance of the

The following is a brief informal summary of the comments from the Work Session for the project located at 563 E 600 South with the Historic Landmark Commission on 8/3/2017. Once the meeting minutes are finalized, they can be accessed here:
http://www.slcgov.com/planning/planning-2017-historic-landmark-commission
A recording of the meeting will also be posted shortly and can be accessed here:
http://www.slcgov.com/slctv/slctv-videos-demand

- Generally, Commissioners were in agreement that there are concerns in regards to massing of the proposal as it relates to surrounding structures and streetscape.
- Particular concern was expressed by Commissioners in regards to the massing of the second level of the proposed building.
- Massing as it relates to lower scale residential needs to be addressed. (highest point of building is closest to lowest scale development)
- The massing of the proposal is inverted from typical of the historic district. This is emphasized by the lightness of the first floor compared to the second floor, which is a heavy material on top of a very light base.
- Historic Context – Lot width is much wider than other lots on the block face and is not consistent with the historic development pattern.
- The proposal is benefiting from the step back of the mass on the upper level
- Question as to whether the chamfering back the south façade mitigates the perceived width of the proposal. Perhaps that element could be more deliberate to help reduce massing.
- The proposal would benefit from more pushing and pulling of the facades and increased modulation.
- The mass of the upper levels could be reduced by perforation of the deck guardrail/parapet. Long slot opening may be successful rather than a more typical open balustrade.
- Because of the upper roof step back, the horizontal parapet/guardrail will likely be the predominant roof form.
- The scale of the proposed building is large in comparison to the block face. There are likely physical and visual means of reducing scale to result in a more compatible project.
- Concern was expressed regarding the proposed front yard setback in relation to the average front yard setback on the block face.
- The proposal may benefit from more emphasis or design of entry
- Recommend creation of contained spaces through use of interpreted columns, etc. This may help with the inverted massing of the proposal. The existing cantilever design may be contributing to some of the massing concerns.
- Concerns with fenestration – particularly in the middle section of the proposed building
- The solid to void interpretations appear to be at odds with the historic context and rhythm of the streetscape
- The rhythm, size, pattern and extent of the openings is contrary to the surrounding structures and streetscape/contributes to the massing issues.

<u>Additional Information that may be helpful to include along with any revisions to the proposal:</u>

- Birds-eye' renderings are helpful to understand the project but views from a more normal 5 ft. above sidewalks or roadway are also needed.

It should be noted that participating in a work session does not guarantee an approval when the project comes before a public hearing for a decision. The issues raised will need to be sufficiently addressed to meet the standards and guidelines for approval. The Standards of Approval for New Construction in the Historic Preservation Overlay zoning district are provided below for reference.

21A.34.020.H
Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape and is in the best interest of the city:

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

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

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

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. **Standard 4: Subdivision of Lots**:
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

ATTACHMENT D: SITE/CONTEXT PHOTOS

View of subject properties facing north

View of existing duplex on the subject property facing north. Duplex would be located behind proposed new construction

View of existing duplex on the subject property and adjacent duplex to the rear of property to the west.

View of adjacent single family dwelling to the west of the proposal from the subject property.

View of adjacent property to the east of the proposal from the subject property.

View of adjacent properties to the north and east of the proposal.

View of adjacent property to the rear (north) of the subject properties. The abutting vacant parcel is currently being used for parking. The proposed rear yard setback adjacent to this parcel is 1 foot.

Existing driveway will be utilized to access rear surface parking area for the proposed development. Adjacent vacant parcel to the rear (north) also uses this driveway for access.

Surrounding streetscape– 600 south looking north

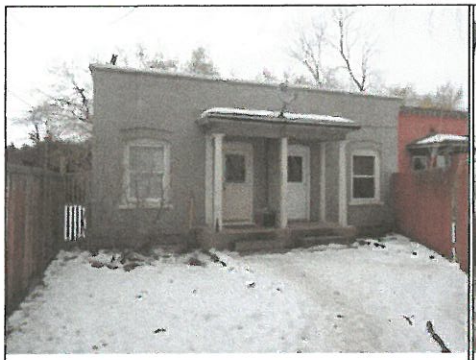
Surrounding streetscape – 600 south looking northwest

Surrounding streetscape– 600 south looking northwest

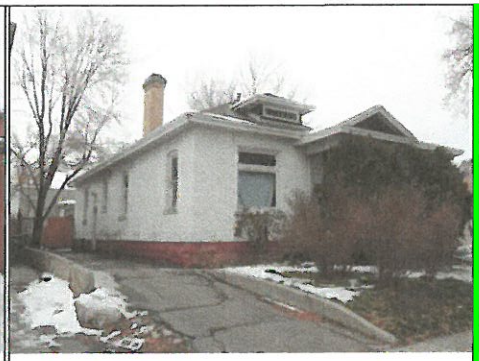
Surrounding development across the street – 600 south looking southwest

Surrounding development across the street – 600 south looking southwest

ATTACHMENT E: HISTORIC SURVEY INFORMATION

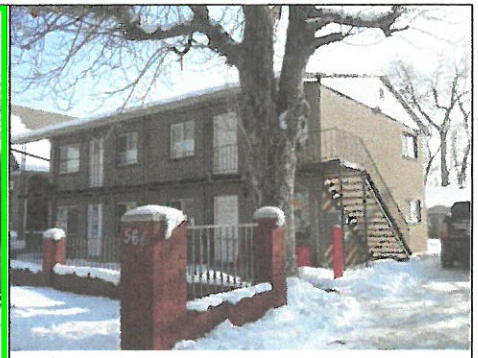


557 E. 600 S.	EC



561 E. 600 S.	EC

563-565 E. 600 S.	EC



564 E. 600 S.	NC

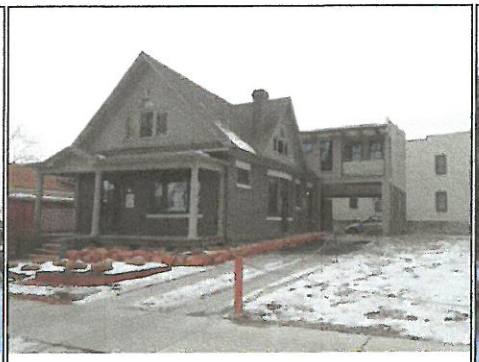
?564 E. 600 S.	EC

566 E. 600 S.	EC

567 E. 600 S.	NC

568 E. 600 S.	EC

570 E. 600 S.	EC



571 E. 600 S.	EC

578 E. 600 S.	EC

614 E. 600 S.	EC

updated Sheet 11/2013 as per Shari Ellis

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
557 E 600 SOUTH	EC	1910	1	DOUBLE HOUSE / DUPLEX	VICTORIAN: OTHER	REGULAR BRICK	SINGLE DWELLING	0	BEHIND 561 E. 600 S.
561 E 600 SOUTH	EC	1910	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK	SINGLE DWELLING	0	
?564 E 600 SOUTH	NC	1950	1	RANCH/RAMBLER	RANCH/RAMBLER	REGULAR BRICK	SINGLE DWELLING	0	
564 E 600 SOUTH	NC	1950	2	OTHER APT./HOTEL PLAN	RANCH/RAMBLER	SYNTHETIC STUCCO	MULTIPLE DWELLING	0	APTS
563-565 E 600 SOUTH	EC	1898	1	DOUBLE HOUSE / DUPLEX	VICTORIAN ECLECTIC	REGULAR BRICK	MULTIPLE DWELLING	0	
566 E 600 SOUTH	EC	1904	1.5	RECTANGULAR BLOCK	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
567 E 600 SOUTH	NC	1908	1	1-PART BLOCK	LATE 20TH C.: OTHER	REGULAR BRICK	COM GEN	0	1970S FAÇADE
568 E 600 SOUTH	EC	1907	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
570 E 600 SOUTH	EC	1909	1.5	RECTANGULAR BLOCK	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 NON	
571 E 600 SOUTH	EC	1907	1.5	RECTANGULAR BLOCK	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
578 E 600 SOUTH	EC	1905	1.5	RECTANGULAR BLOCK	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
614 E 600 SOUTH	EC	1910	1	HOTEL COURT	SPANISH COLONIAL REVIVAL	STUCCO/PLASTER	MULTIPLE DWELLING	0	

ATTACHMENT F: ANALYSIS OF 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.

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-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-DG 12.48, 12.50, 12.51, 12.52* *C- DG 13.8* The immediate surrounding structures to this proposed development comprises buildings ranging from 1 story to 2 ½ stories. The RMU-35 base zone has a maximum height of 35 ft. and the proposal is compatible with the height and character of the streetscape as well as the larger historic context providing a smoother transition between existing adjacent lower scale development and two and a half-story structures. The proposal steps down in height where it's adjacent to one story development along the streetscape, and the upper two stories of the proposal also step back which helps reduce the overall perceived height as viewed from street level. Width ***MF-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-DG 12.53* Existing buildings in this setting generally occupy smaller sites and thus are narrower than the proposed development. Previous design review at the work session concurred on the need to revise the massing of the proposed building to reduce the perceived width of the street façade on 600 South. The revised proposal breaks up the width of the structure with separate building modules and each module is similar in width as structures in the surrounding context. The rooftop terrace area that run between the two upper building modules helps to visually break up the massing. The distinction made between the residential and commercial components also adds a human scale. Staff is of the opinion the revised building design helps break up the overall lateral mass in relation to the surrounding structures and streetscape.	Height-**Complies** The height of proposed development meets the objectives of this standard. Width-**Complies** The proposed width meets the objectives of this standard.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	Façade Proportion ***MF-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-DG 12.42, 12.43, 12.45* *C- DG 13.7* The proposal is for a building on an interior lot with one primary façade facing 600 South. Façade proportion is a factor of the relationship of width to height, which in the context of the recent revisions to these proposals has been reconfigured to create a modulation to 600 South which has more affinity with traditional single family residential building forms, creating a more appropriately proportioned street facades. The perceived scale of the proposed building would consequently be tempered by the reconfigured massing and the surrounding façade proportions. The building could more readily be considered to be "in scale with the surrounding structures and streetscape".	Façade Proportion- **Complies** The façade proportions and perceived scale with this revised massing can be regarded as meeting the objectives of this standard.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	*MF NC DG 12.54, 12.55* *C- DG 13.9* Roof Shape Roof shapes in this context are primarily gabled roof forms. The proposed roof form is a gabled roof with a 7:12 pitch. Adjacent structures have a 6:12 pitch and a 12:12 pitch. The range of heights established by buildings in this immediate context range from approximately 18 FT to 34 FT in height. At the proposed 35 FT the proposal would be the tallest on the streetscape, however the step back of the upper floors help reduce the perceived height of the proposal. The proposal is visually compatible with the immediate setting.	Roof Shape- **Complies** The design is visually compatible with the surrounding structures and streetscape.
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-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-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-DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* *C- DG 13.8* Generally, this context is composed of smaller scale single family structures on narrower lots. The building are significantly modulated and detailed from the street view thus reducing the actual and the apparent scale. Massing of particular volumes helps to reduce the scale and apparent bulk further. As revised, the proposed development begins to reflect more readily the building volumes and massing associated with the scale of the Central City district and surrounding streetscape. The street facing façade establishes a more compatible relationship and tends to reduce the perception of the overall scale of the building. The revision to the proposed massing of the development helps to break the previously unrelieved volume and scale along 600 South.	Scale of a Structure- **Complies** The size and mass of the proposed building is visually compatible with the immediate context.

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 ***MF-DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.* *MF-DG 12.60, 12.61, 12.62, 12.63* *C- DG 13.13, 13.14, 13.15* The fenestration pattern and openness of the ground floor of the commercial area of the structure helps to establish a general sense of human scale. Above first floor level the recessed area is varied between vertical and horizontal proportion, but with no discernible hierarchy in window height or sizes rising through the height of the façade or the main entry, which may help improve visual compatibility with structures on the streetscape.	Proportion of Openings-**With Conditions Imposed the Project Complies** With conditions imposed, the window proportions would generally compatible with surrounding structures and streetscape.
2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	***MF-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-DG 12.60, 12.61, 12.62, 12.63* *C- DG 13.13, 13.14, 13.15* The solid to void ratio proposed for the ground floor front façade of the residential building module has a large blank wall area and is not consistent with the character and rhythm of openings of historic buildings in this setting. The revised proposal changed some of the windows openings to have more of a vertical emphasis, however the size of the opening and the proportions seem at odds with the historic context. The windows on the secondary façades have more of a horizontal emphasis separated by vertical punched openings in the form of residential balconies, and because of the proposed front yard setback, the secondary facades may be more visible than other secondary facades on the streetscape. The solid to void ratio on the secondary facades could be modified to achieve a better balance of solid to void that reflects that found across the established character created by the historic structures in the district and surrounding context. To help improve the solid to void rhythm and proportion of openings, the proposal may benefit from modifying the spacing and pattern in relation to the south, west and east façades.	Rhythm of Solids to Voids-**With Conditions Imposed the Project Complies** With conditions imposed, the rhythm of solids to voids would meet the objectives of this standard.

2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF-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-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-DG 12.57, 12.58, 12.59, 12.64, 12.65* *C- DG 13.17, 13.20* The proposed development is an interior site with the main entrances for commercial and residential areas off 600 South. The commercial building area is set close to the sidewalk to allow more pedestrian interaction. The residential area of the building has a proposed setback more consistent with residential structures on the streetscape. The upper residential levels of the proposal are stepped back from the commercial module to create a balcony/open space area. As revised, the proposal is designed with a variation in forms and dimensions, which helps to articulate and detail the building façade.	Rhythm of Porch & Projections- **Complies** The proposed rhythm of apartment entrance porch, articulated bays and projecting balconies would comply with the objectives of this standard.
2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	Building Materials, Windows, Elements & Detailing ***MF-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-DG 12.67, 12.68, 12.69, 12.70* ***MF-DG Design Objective - Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.* *MF NC DG 12.71, 12.72, 12.73, 12.74* ***MF-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-DG 12.75, 12.76, 12.77* *C- DG 13.16, 13.18, 13.19, 13:20, 13.22* Materials & Detailing The setting of this site and the context of the historic district is defined in part by the quality and character of traditional brick masonry as well as wood shingles. The proposed development adopts a palette of the materials that includes brick veneer, 8X8" CMU block, and wood. Windows are proposed in black aluminum and roof is proposed as standing seam metal. The surrounding structures are not materialistically diverse and are predominately brick with detailed and varied design. The size of the cut stone proposed for the commercial component is much larger and may appear heavier than the traditional brick and other masonry used in the surrounding context. The proposed material for the commercial building section could compliment this context if properly planned and detailed. Such detailing will be important in establishing cohesiveness between the residential and commercial building components of the proposal as well as compatibility with the setting.	Relationship of Materials- **Complies** The relationship of the materials are visually compatible with the surrounding structures and streetscape.

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Site Design Guidelines** **Settlement Patterns & Neighborhood Character** ***MF-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-DG 12.6, 12.7, 12.8, 12.9* ***MF-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-DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF-DG Design Objective - Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.* *MF-DG 12.17, 12.24, 12.25* *C- DG 13.25, 13.26* The street frontage setting for this project is along 600 South. The scale of the façade as revised for the 600 South frontage appears to establish a visual compatibility in terms of placement and setbacks, and the revisions related to increased articulation of the front façade begin to help break down the overall massing. Utilization of the existing driveway entrances to the parking area is compatible with the streetscape and its associated public realm.	Relationship to the Street – Walls of Continuity- **Complies** The development meets the objectives of this standard.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	***MF 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-DG 12.10, 12.11, 12.12, 12.13* The commercial portion of the proposed development has a setback that is closer to the sidewalk than nearby historic buildings (5 FT), however the residential portion of the building steps back to a setback that is more consistent with the other residential structures on the streetscape. Because of the step back of the upper floors as well as the terraced area between the upper building modules, the proposed 35 foot height would appear relatively the same height as many of the two and a half story single family residences on the streetscape. Keeping the existing parking access entrance helps to maintain the established rhythm and spacing of structures and open space on the streetscape.	Rhythm of Spacing & Structures on Streets- **Complies** The relationship of the proposed structure to the open space in between complies with the objectives of this standard.
3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	***MF-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-DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44* *C- DG 13.30* This is an interior site that is currently two separate lots that will be reconfigured with a lot line adjustment. The proposed structure is oriented toward 600 South and the revisions to the massing help break down the overall width of the proposal. The use of contrasting materials also helps the proposal in terms of visual compatibility of the principal elevation with structures along the street.	Directional Expression- **Complies** The proposed development would meet the objectives of this standard.

3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.	**Settlement Patterns & Neighborhood Character** ***MF-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-DG 12.10, 12.11, 12.12* ***MF-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-DG 12.6, 12.7, 12.8, 12.9* ***MF-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-DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* *C- DG 13.25, 13.30* The site of the proposed development includes two existing lots. Pedestrian improvements are proposed in terms of pathways connecting the surface parking area to the rear of the structure with the building entrances as well as outdoor dining in front of the commercial structure.	Streetscape & Pedestrian Improvements- **Complies** The streetscape and pedestrian improvements meet this standards.
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).	**Settlement Patterns & Neighborhood Character** ***MF-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-DG 12.4, 12.5* The site of the proposed development comprises two existing lots, reflecting the scale of previous buildings and uses, and to an extent the current character and scale of this part of the historic district. There are two existing buildings on each of the subject lots. The proposal would involve a lot line adjustment of the subject properties to create the site and configuration as proposed. The lot consolidation would increase the scale (width) of the front lot, relative to the current scale of the majority of lots and buildings in the historic district, and decrease the scale of the rear lot with the existing duplex. The increase in lot width by reconfiguring these lots is not consistent with sites along this streetscape. A lot line adjustment is an administrative process and is not considered a subdivision. If the applicant were to apply for a lot line adjustment today, they would meet the criteria for approval, and a Certificate of Appropriateness is not required for a lot line adjustment.	Subdivision of Lots- **Not Applicable** A lot consolidation is an administrative process and no subdivision is required. This standard does not apply.

ATTACHMENT G: DESIGN GUIDELINES & STANDARDS FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, and Design Guidelines for Historic Commercial Properties 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). Design Guidelines taken from the multi-family guidelines are identified with 'MF', and guidelines taken from the commercial guidelines are identified with a 'C'.
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction
Historic Commercial Properties and Districts in Salt Lake City

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. **MF 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. **MF 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. • Restrict maximum building height to particular sections of the depth and length of the building. **MF 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. **MF 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 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. **MF 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. **C 13.8** • A new building may convey a sense of human scale by employing techniques such as these: • Using quality building materials that help express human scale in their design, detail and proportions. • Using changes in building materials, color and texture. • Using vertical and horizontal divisions and emphasis. • Using architectural features to create visual interest.

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. **MF 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. **MF 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** **MF 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. **C 13.7** The street façade should appear similar in scale to the established scale of the current street block. • The front façade should include a one story storefront element influenced by traditional design proportions.

1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **MF 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. **MF 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. **C 13.9** Roof forms should be an integral part of the building design and overall form of the building. • Where roof lines are visible, they should relate to the general design of other commercial roofs in the district. • Flat roof forms are characteristic and appropriate for primary roof forms in most commercial areas.

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. **MF 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. **MF 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. **MF 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. **C 13.6** The massing characteristics of the area should form the basis for the scale of new development. • Simple rectangular solids on smaller lots are typically appropriate. • Consider more complex massing on large sites. • If a new building would be wider than the buildings along the block, consider dividing the building into parts that are similar in scale to buildings seen historically. **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. **MF 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** **MF 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. **MF 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. **C 13.8** • A new building may convey a sense of human scale by employing techniques such as these: • Using quality building materials that help express human scale in their design, detail and proportions. • Using changes in building materials, color and texture. • Using vertical and horizontal divisions and emphasis. • Using architectural features to create visual interest.

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. **MF 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. **MF 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. **MF 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. **C 13.13 The design of a new building should include the three basic building elements: a base, a middle and a top.** • On low rise buildings, the different parts might be expressed through detailing at the building base and eave or cornice line. • On taller buildings, the distinction between upper and lower floors can be expressed through detailing, material, fenestration and color. • Departures may be considered if the project better meets the intent of the design guidelines. **C 13.14 The ground floor level of a building should be designed to encourage pedestrian activity and provide visual interest.** • Historically, the first floor usually received greater design attention and embellishment. • Primary building entrances should be clearly identifiable and help define a human scale. • The ground level of the primary facade is generally predominantly transparent glass. • Facades that are visible from the public way should be visually interesting. • Extensive blank walls detract from the experience and appearance of an active street scene. • The use of shaded or reflective glass should be avoided. **C 13.15 Design elements and details should be employed to integrate a new building with its setting.** • Scale, proportion and composition should be influenced by the design traditions found in the immediate and wider setting. • Similarity in fenestration patterns (arrangement of openings) among buildings in a block is an important characteristic to continue. • Overhangs, projections, moldings and reveals create light and shadow patterns and are encouraged. • Other elements might include signs, lighting, cornices, parapets, awnings and other decorative features. • The absence of ornamentation may be appropriate for contemporary interpretations of modern architecture.

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. **MF 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. **C 13.16 Consider building designs that emphasize floor levels.** • Express the distinction between the street level and upper floors through rhythm and patterns of windows, building materials and other architectural features. • Adequate visual access and potential physical access to ground floor spaces should be provided. **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. **MF 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. **MF 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. **MF 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.

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;	• 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. **MF 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. **MF 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. **MF 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. **C 13.17 Canopies and awnings should be considered to emphasize the first floor and entrance.** • Install awnings that fit the dimensions of the opening to emphasize the rhythm and proportions. • Cloth, canvas, or metal awnings or canopies are appropriate. • Vinyl and other synthetic materials are discouraged. • Illumination that shines through an awning is inappropriate and should be avoided.

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. **MF 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. **MF 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. **MF 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. **MF 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. **C 13.20 Exterior building materials should be of a high quality and compatible with adjacent buildings.** • Materials should be varied to provide architectural interest. • Combine building materials in patterns to articulate the design and create a sense of human scale through the scale of the components. • The character and properties of materials should inform the facade design. **C 13.22 Large areas of wall plane should have an appropriate finish.** • Consider articulation and modeling of the materials. • Mirrored glass should be avoided as a primary material. **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. **MF 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. **MF 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.

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.	**MF 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. **MF 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. **C 13.16 Consider building designs that emphasize floor levels.** • Express the distinction between the street level and upper floors through rhythm and patterns of windows, building materials and other architectural features. • Adequate visual access and potential physical access to ground floor spaces should be provided. **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. **MF 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. **MF 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. **MF 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. **C 13.18 Consider signs as an integral design feature of the overall facade composition.** **C 13.19 The use of datestones or cornerstones displaying the building's date of construction is encouraged.**

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. **MF 12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.** **MF 12.7 A building should engage with the street through a sequence of public to semi-private spaces.** **MF 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. **MF 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. **MF 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.** **MF 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. **MF 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.** **MF 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. **MF 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. **C 13.25 Parking areas should be located away from the street frontage and where they are least visually obtrusive.** • Off -street parking should be located inside or behind a building, where its visual impact will be minimized.

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;	**MF 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. **MF 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. **MF 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. **MF 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. **C 13.26 Landscaping should be integrated with surface parking to screen the view of parked vehicles from the street.** • New parking areas should be screened through the use of planted areas, fences, hedges and decorative walls. • Landscape materials should have a similar setback and location as the streetscape elements of adjacent properties. • Large parking areas should be divided with plantings. • Mature trees should not be removed to construct new lots or expand parking areas.
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. **MF 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.** **MF 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. **MF 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.** **MF 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. • 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. **MF 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.** **MF 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. **MF 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** **MF 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. **MF 12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **MF 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. **MF 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. **MF 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. **MF 12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. **C 13.30 Walkways should safely lead pedestrians from parking areas to building entrances.**

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. **MF 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. **MF 12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.** **MF 12.7 A building should engage with the street through a sequence of public to semi-private spaces.** **MF 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. **MF 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. **MF 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. **MF 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** **MF 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. **MF 12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **MF 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. **MF 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. **C 13.25 Parking areas should be located away from the street frontage and where they are least visually obtrusive.** • Off -street parking should be located inside or behind a building, where its visual impact will be minimized. **C 13.30 Walkways should safely lead pedestrians from parking areas to building entrances.**
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. **MF 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. **MF 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 H: R-MU-35 ZONING STANDARDS

R-MU-35 (Residential Mixed Use District)
The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

Zoning Ordinance Standards for R-MU-35-(21A.24.164)

Standard	Proposed	Complies
Lot Area: Mixed Use Development: 5,000 SF Two Family Dwelling: 2,500 SF	**Lot Area:** Mixed Use Development: 7,054 SF Two Family Dwelling: 2,558 SF	**Complies**
Minimum Lot Width: Mixed Use Development: 50 FT Two Family Dwelling: 25 FT	**Minimum Lot Width:** Mixed Use Development: 74 FT 3 IN Two Family Dwelling: 41 FT 3 IN	**Complies**
Front Yard Setback: Mixed Use Development: Min 5 FT; Max 15 FT Two Family Dwelling: Min 5 FT; Max 10 FT	**Front Yard Setback**: Mixed Use Development: 5 FT Two Family Dwelling: 0 FT	**New Construction Complies.** **Duplex does not Comply.** (Planned Development approval required for zero front yard setback on rear property occupied by duplex.)
Rear Yard Setback: Mixed Use Development: 25% of the lot depth, but need not exceed 30 FT Two Family Dwelling: Existing-established setback line for rear yard	**Rear Yard Setback:** Mixed Use Development: 1 FT & 22 FT ¼ IN Two Family Dwelling: no change to existing	**New Construction Does Not Comply.** (Planned Development approval required for setback modification) **Existing Duplex Complies.**
Interior Side Yard Setback: Mixed Use Development: No setback required unless interior side yard abuts a single or two family residential district Two Family Dwelling: Existing established setback line for side yard	**Interior Side Yard Setback:** Mixed Use Development: 5 FT on one side 14 FT 3 IN on the other Two Family Dwelling: no change to existing	**Complies**
Maximum Building Height: 35 FT	**Maximum Building Height:** Mixed Use Development: 35 FT Two Family Dwelling: 18 FT	**Complies**
Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than 20% lot area shall be open space	**Minimum Open Space:** 2,230 SF provided (1,394 SF required)	**Complies**

ATTACHMENT I: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance to the Building Services department before a building permit will be issued. Following some of these department review comments, revisions were made to the plans. In those instances, Planning Staff has provided a response to the department comment.

Zoning: (Greg Mikolash at Gregory.Mikolash@slcgov.com or 801-535-6181)
563/565 E. 600 S. R-MU-35 Zone / Central City Historic District.
567 E. 600 S. R-MU-35 Zone / Central City Historic District.
564 S. 600 E. CN Zone / Central City Historic District

- Demolish existing convenience store at 567 E 600 S to construct a new mixed use building (one ground floor commercial space and three or four dwelling units above).The existing 563 E & 565 E two-family dwelling will remain (very little work being planned on this site).

- A demolition permit will be required for the removal of the existing building at 567 E 600 S (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.

- A separate building permit and Certificate of Appropriateness will need to be obtained for any work being done on the 564 S 600 E property (proposed trash dumpster enclosure, etc.).

- Any park strip tree removal/protection, and any private property tree removal/protection will need to be evaluated by Urban Forestry personnel. They will need to be contacted at 801- 972-7818 or Urban.Forestry@slcgov.com for information required on plans.

- Any public way encroachments will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St. 801-535-7133.

- A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process for the new building.

- This proposal will need to comply with the appropriate provisions of 21A.24.010 and 21A.24.164 - the provisions of 21A.33 for permitted and conditional uses.

- This proposal will need to comply with the appropriate general provisions of 21A.36 and including a permanent recycling collection station (may be shared in the mixed use zoning districts) and a waste management plan.

- This proposal will need to comply with any appropriate provisions of 21A.40 (accessory structures) and including ground mounted utility boxes – the provisions of 21A.44 for parking and maneuvering - the provisions of 21A.48 for landscaping.

- This proposal will need to comply with the provisions of 21A.55 for planned developments and 21A.58 for site plan review.

- Future review and comments will be applied during the projects building permit review where all height, setback, bulk and area criteria will need to be met.

Transportation (Scott Vaterlaus at scott.vaterlaus@slcgov.com or 801-535-7129)
The latest revisions appear to be acceptable.

Engineering: Scott Weiler (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

- Cut-back parking requires 6" min. concrete over 6" min. base course.
- Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering.

Fire
No comments provided on latest revisions.

Public Utilities
No comments provided on proposal.

ATTACHMENT J: PUBLIC PROCESS AND COMMENTS

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

Notice of the public hearing for the proposal include:
- Notice mailed on November 22, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 22, 2017
- Public hearing notice posted on property November 28, 2017

Public comments:
Staff received one phone call in support of the proposal from a resident named Jack Davis. Any comments received after the publication of the Staff Report will be forwarded to the Commission.