Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

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

Date: November 2, 2017

Re: PLNHLC2017-00777 Demolition
PLNHLC2017-00778 New Construction
PLNHLC2017-00788 Special Exceptions

PARKING STRUCTURE DEMOLITION, NEW CONSTRUCTION, SPECIAL EXCEPTION

PROPERTY ADDRESS: 508 E. SOUTH TEMPLE
PARCEL ID: 1606226001
HISTORIC DISTRICT: South Temple Local Historic District
ZONING DISTRICT: H Historic Preservation Overlay District. RO (Residential/Office District)
MASTER PLAN: Central Community Master Plan, Community Preservation Plan
DESIGN GUIDELINES: Historic Apartment and Multi-Family Design Guidelines

REQUEST: New Apartment Building at approximately 508 E. South Temple. Chris Huntsman, CRSA, on behalf of owner Residences at South Temple LLC, is requesting Certificate of Appropriateness approvals from the City to demolish an existing parking structure, construct a new parking garage and a new apartment building above, on this corner site in the South Temple Historic District. The development would retain the existing Medical Office building, a Contributing Structure in the South Temple Historic District, on the northern portion of the site. The development would require special exception approvals for rebuilding the current building footprint of the parking structure, constructing residential units within that footprint within the side and the rear yard setback areas. The proposed development would include a total of 112 apartment units in the current and the proposed buildings, with provision for parking 155 vehicles. The site falls within the H Historic Preservation Zoning Overlay for South Temple Historic District and is within the RO (Residential/Office) residential zone.

A. **Demolition of Parking Structure** – The development requires the demolition of the existing two story parking structure which is attached to the south side of the existing medical office building, a contributing structure in the South Temple Historic District. Case Number PLNHLC2017-00777
B. **New Construction** – In order to build the proposed apartment building a New Construction application for the construction of the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. Case Number PLNHLC2017-00778.
C. **Special Exception Approval** - In order to construct the development as proposed, the parking structure would be constructed on the footprint of the existing parking structure. Construction of the new parking structure would include new apartment units on three levels which would exceed the rear setback requirement for the rear yard by approximately 30 feet and the corner side yard setback requirement by approximately 13.5 feet. Special exception approval is sought for the above departures from the base zoning standards. Case Number PLNHLC2017-00788.

RECOMMENDATION: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I recommend that the Historic Landmark Commission approve PLNHLC2017-00777

Demolition of Rear Garage Structure at approximately 508 South Temple, approve PLNHLC2017-00778 New Construction and approve PLNHLC2017-00788 Special Exception, with the following conditions:

1. That design details are delegated to Staff for approval.
2. That alterations to the existing Medical Office building are the subject of review under a separate Certificate of Appropriateness for Minor Alterations.

PROJECT DESCRIPTION:
The above applications are for:

- Demolition of the existing parking structure,
- Construction of a new parking structure and associated residential units, and construction of a five story apartment building above the new parking structure, and
- Special exception approval required to construct the buildings as proposed.

In summary, the adaptive reuse of the existing building and proposed new buildings would create 112 apartment units, and accommodate parking space for 155 vehicles. The proposed apartment total would comprise 39 units in the existing building and 73 units within the apartment building and the street-facing section of the new parking structure, with a proposed mix of 12 studio, 68 1-bedroom, 24 two-bedroom, 7 three-bedroom units and 1 penthouse unit. The podium level of the development would provide tenant amenities, including fitness center, community room and outdoor pool/spa area.

The current Doxey Layton Medical Dental Building, an architecturally significant (Category A) contributing structure in the South Temple Historic District, will be retained and adapted to residential use, with internal and external alterations. The latter will be the subject of a subsequent Certificate of Appropriateness Application for Minor Alterations. The existing parking structure will be demolished, as would part of a subsequent addition to the building at the north-west corner of this structure. Although technically part of the contributing building, the parking structure is a later construction which has been the subject of subsequent structural reinforcement, and is currently in need of further remedial intervention. It is essentially an ancillary structure to the Medical Dental Building. See Attachment D for survey information on the existing building.

A new parking structure would be constructed facing 500 East. This would have one vehicular access door from 500 East, replacing the current open vehicle access and adjacent vehicular service access bay. Vehicle access via a ramped approach from South Temple would be retained and reconfigured as the new service access point and facility. The proposed 500 East façade would be fronted by new apartment units on three levels, thus creating a more interactive street frontage and vitality.

A new five story apartment building is proposed above the new parking structure. The footprint of the new parking structure including the associated residential units would reinstate the plan of the current parking structure, consequently reflecting the current established setbacks. The footprint of the parking structure encroaches into the corner side yard and rear yard setback requirements for the RO district.

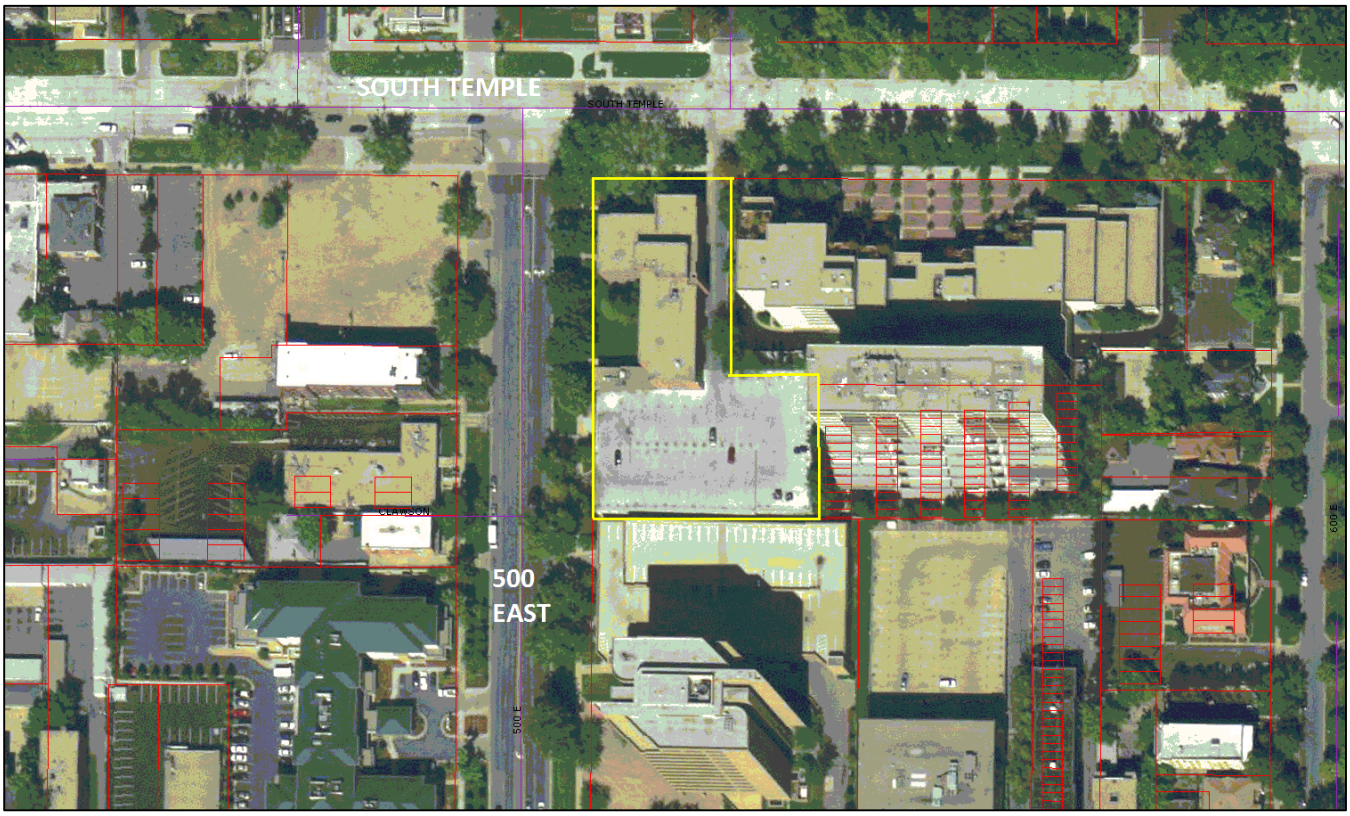
The grade of the site falls from north to south and from west to east, so the proposed building heights above grade vary with the point where height is measured. The proposed height of the apartment tower above established grade would average 60 feet in line with RO ordinance requirements.

The proposed primary materials include brick in two colors, stucco in three colors, and pre-cast concrete trim, with structural steel, metal guardrails, awnings, soffits and caps, aluminum storefront windows on the two story corner return from the existing building, aluminum-clad windows facing 500 East, and vinyl windows and doors for the new building elsewhere. Window replacement in the existing building is specified as a combination of aluminum storefront and aluminum-clad wood.

CONTEXT – SOUTH TEMPLE & CENTRAL CITY HISTORIC DISTRICTS
The site of this development is the south-east corner of the intersection of South Temple and 500 East within the South Temple Historic District. The site is currently occupied by the Medical Dental Building and attached two story parking structure. “The Medical Dental Building was constructed in 1949-50 in a mid-century Modern: Other commercial style of red brick with cast concrete banding.” The building is identified as a category ‘A’ Architecturally Significant building in the 2006 Reconnaissance Level Survey (RLS) of South Temple, and as ‘EC’

Eligible Contributing in the 2013 RLS of South Temple. An Intensive Level Survey (ILS) was completed for the building in 2006. The parking structure to the south was constructed in 1957 and the single and two story addition to the south of the original building was constructed in 1983. Both the Reconnaissance Level and Intensive Level Survey Reports and references are included in Attachment D to this report.

LOCATION PLAN



This is a corner site, with a primary street façade to both South Temple and to 500 East, and is thus of importance in the context of the character of the South Temple Historic District. The site is adjacent to the Central City Historic District to the south, and will consequently impact the immediate setting of this district.

The existing building and site are situated in a context comprising both office and residential buildings on South Temple and 500 East. Immediately adjacent to the east is 550 South Temple, a terraced six story office building with landscaped set back from the South Temple frontage. Placed behind this and to the immediate east of the application site is the Governors Plaza condominium building which rises to 13 stories. To the immediate south of the application site on the east side of 500 East is a 14 story office building and its contiguous two and three story parking structure. Facing the site to the west across 500 East is a currently vacant site, 480 South Temple, which has been the subject of recent proposals and approvals for a new apartment building. To the south on 500 East is the historic four story apartment building (Piccadilly Apartments, 24 South 500 East). Adjacent to the latter and also facing the application site is a single and three story medical dental office building.

Facing the application site on the north side of South Temple are two single story buildings and a two story building in restaurant, retail and office use (445, 481 & 505 South Temple). Further to the east is the two story landmark Keith-Brown House & Carriage House (529 South Temple) and then three further contributing two story residences (535, 551 & 555 South Temple).

The base zoning district for this site is Residential Office (RO). The RO zone district has a maximum height limit of 60 ft. The H Historic Preservation Overlay zone also applies to this site where new construction design standards do not specify a maximum height but concentrate on the objective of new development which is compatible with scale and character of the historic district. In this case, proposals for the site fall within the South Temple Historic District and are immediately adjacent to the Central City Historic District.

BACKGROUND
The Historic Landmark Commission will be aware that a previous apartment development application for this site was reviewed by the Commission on April 7, 2016. The proposal, for a nine story apartment building above a rebuilt parking garage with additional units, was tabled for further consideration of the proposed height. The previous application report and associated Minutes of the meeting can be reviewed at the following links.
http://www.slcdocs.com/Planning/HLC/2016/00952.pdf
http://www.slcdocs.com/Planning/HLC/2016/47min.pdf

CENTRAL CITY MASTER PLAN
The Central City Community Plan 2005 identifies the site as falling within the Residential/Office Mixed Use area (10-50 dwelling units per acre), and adjacent to an area of 50+ dwelling units per acre. The site of the current building is approximately 1.3 acres. With the current proposal for 112 residential units the density of this development would be approximately 86.1 units per acre. Master Plan policies and goals for the Central City neighborhood support an increase in residential density which is compatible with the historic character of the neighborhood. Policies and goals also seek to ensure that historic preservation is a priority in this neighborhood. These applications include the retention, adaptive reuse and rehabilitation of the existing contributing building, with an increase in residential density. A total of 39 residential units would be contained in the adaptation and reuse of the retained contributing building, with a total of 73 residential units in the proposed new building.

STANDARDS FOR DEMOLITION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT
The applications include the proposal to demolish the existing parking structure which is contiguous with the Medical Dental Building. While this can be considered to be part of the contributing structure as a whole it is also an accessory building. The standards for evaluation of the proposal to demolish the garage structure within the H Historic Preservation Overlay, regarded as a major alteration to the primary building, are defined by chapter 21A.34.020.G. The proposals are reviewed in relation to these standards in more detail in Attachment F to this report, with findings referenced under Key Issues below.

DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION
New Construction Design Standards are defined by chapter 21A.34.020.H of the Ordinance, addressing the three key aspects of contextual design – Scale & Form, Composition of Principal Facades & Relationship to the Street – as well as the Subdivision of Lots. The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 New Construction, provide the more detailed advice and guidance on design considerations to achieve accord with the design standards. The proposed development is evaluated in the context of the design guidelines and standards in Attachments G and H of this report, respectively.

SPECIAL EXCEPTION APPROVALS
To construct the proposed building the applicant is seeking Special Exception approvals. Ordinance Special Exception Standards are defined in chapter 21A.52.060. The Historic Landmark Commission has the authority to approve certain special exceptions within an H Historic Preservation Overlay District as defined in chapter 21A.06.050 if such approvals accord with the purposes of the district. The applications propose the construction of the new parking structure on the footprint of the existing building which is a legal non-conforming structure within the current RO base zone district. The Ordinance standards anticipate and provide for the reconstruction of a building in this circumstance in chapter 21A.52.030. As proposed, the development would include additional residential units within the corner side yard setback area and the rear yard setback area as defined in the RO district. As defined above, the encroachment into the rear yard would be approximately 30 feet and into the corner side yard approximately 13.5 feet, reflecting the existing footprint of the parking structure. Neither would extend the footprint of the proposed building beyond that of the existing building. The proposals are evaluated against the Special Exception provisions in Attachment E to this report and addressed under Key Issues below.

PUBLIC COMMENTARY
No public comment has been received regarding these applications. Any correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission in advance of the meeting.

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

Issue 1: CENTRAL CITY MASTER PLAN, ZONING & DENSITY

The Central City Master Plan identifies this location as 'Residential Office Mixed Use' with anticipated density of up to 50 units per acre. It is adjacent to sites with an anticipated density of over 50 units per acre. With these applications, and an apartment total of 112, the currently proposed density for this site, at 1.3 acres, is approximately 86 units per acre. Other master plan objectives for the Central City area include an emphasis on preservation and the retention of historic resources, and an increase in residential density. The current proposals retain the existing Doxey Layton Medical Dental Building, as a contributing building in the South Temple Historic District, with the intention that the building should house 39 of the apartment units. A positive of this proposed development is that, while the parking structure is reinstated on the same plan, the parking is reconfigured to provide residential units on three levels on the 500 East frontage, creating a residential façade and associated enhanced residential street presence and vitality. The proposal can also be identified as increasing residential density, in line with Plan objectives for the area. Resolved.

Issue 2: DEMOLITION OF THE PARKING STRUCTURE

The demolition of the parking structure would alter and remove a part of the contributing building, although the parking structure and addition are later than the original building. The parking structure has undergone previous repairs, and strengthening, and warrants further possibly similar intervention. It is effectively an ancillary structure to the main building. The demolition of the structure would not in Staff's conclusion adversely affect the architectural integrity of the primary contributing building. Rebuilding this section of the development provides a number of positive outcomes, and in particular the retention and adaptive reuse of the historic building. Resolved.

Issue 3: SPECIAL EXCEPTION APPROVALS

Special exceptions are required to build additional residential units within the required setbacks, within the footprint of the existing parking structure. Rebuilding within the existing footprint and enhancing the new structure with new residential units would seem logical and positive proposals, and would be supported in the review and analysis carried out for this report. Resolved.

Issue 4: REHABILITATION AND ALTERATION OF THE MEDICAL DENTAL BUILDING

Several proposals are being considered which would alter the existing contributing structure. These will be the subject of a subsequent detailed Certificate of Appropriateness application for Minor Alterations. This application will be forthcoming. To be resolved under separate review.

ATTACHMENTS:
A. Application Materials
B. Vicinity & Historic District Maps
C. Context & Site Photographs
D. Historic Survey Material
E. RO Zoning & Special Exception Ordinance Standards
F. Standards for Major Alteration of a Contributing Structure – Demolition of Garage Structure
G. Standards & Design Guidelines for New Construction in a Historic District
H. Standards, Design Guidelines & Evaluation of New Construction
I. Public Process and Department Review Comments

ATTACHMENT A: APPLICATION MATERIALS

New Construction
508 East South Temple

The Project: 508 E. South Temple is the renovation and repurposing of an existing 1951 medical building, the demolition and replacement of an existing parking structure and a new five-story apartment complex built on top of the new parking structure. The property is zoned RO. The construction will require four approvals. They are Demolition of Parking Garage, Special Exception, New Construction and Minor Alterations to the existing building.

Existing Building: The existing medical building as noted was built in 1951 and is a good example of the architecture style of that era. It is a four-story concrete and brick structure with punched window openings accented with horizontal banding of painted concrete. Behind the building, to the south, is a concrete and brick parking structure.

It is the intention of the owner to renovate and re-purpose the medical building. The building will be composed of studios, one-bedroom, two-bedroom, and three-bedroom apartments on four floors.

The existing windows are metal framed, these windows will be replaced with metal clad wood windows that will provide a higher quality thermal envelope. The replacement windows will match the existing windows in design and color. It is the intent to match as closely as possible the existing windows with a high-quality metal clad wood window. There are several large aluminum framed windows on the main level, these too will be replaced with a higher quality thermally-broken pre-finished aluminum window system.

The South Temple entrance will remain and will provide access to the required loading berth for the project. This vehicular access will not access the parking garage.

The interior mechanical and electrical systems will be replaced to accommodate the new function.

The Owner will pursue Federal Tax Credits for the renovation of the building.

Existing Parking Garage: The existing parking garage is 2 ½ stories in height. Access to the parking garage is from South Temple for the top deck and 500 East for the lower two decks. There are two entrances on 500 East. Both the building and the parking structure have suffered from age and neglect: the parking structure more so than the medical building. It is evident that the parking structure has been structurally upgraded on at least one occasion by the addition of structural steel elements. The lower levels of the parking structure are only used occasionally while the upper level or top deck is frequently used to access the medical building.

The existing parking structure will be demolished and replaced with a new structure. The new structure will sit on the footprint of the old structure. It will have the same massing above grade as the existing structure. The new parking structure will be concrete and brick. One of the two parking garage access points will be abandoned on 500 East Street. This helps create a more pedestrian friendly façade by the introduction of unit windows and doors. Residential units facing 500 East at the first two levels of parking reduce the presence of vehicle parking and creates a more walk-able community. All new windows facing 5th east will be thermally broken pre-finished aluminum windows. All replacement windows on the existing medical office building will be metal clad wood windows to match the color and design of the windows they are replacing.

5-Story Apartment Building: The new 5-story apartment building will sit on top of the new parking structure. It will consist of one-bedroom, two-bedroom, and three-bedroom apartments on five floors. The 1st floor will provide a connection between the existing building and the new building as well as tenant amenities, such as exercise area, pool, sunbathing, hot tub, fitness room,

The building will be constructed of concrete, brick, precast concrete trim, and glass. These materials are found throughout the surrounding area. The architecture of the buildings in the surrounding area varies dramatically. The architecture of the existing building on the site is consistent with the architecture of that era and as noted is a brick façade with punched window openings. Please see supporting architectural building elevations for a coded materials list.

The building is designed to be shorter than the adjacent buildings. It sits on the parking structure as noted, which is located between the concrete apartment building to the east, and the brick faced office building to the south. The new building observes all zoning setback requirements.

In short this building sits uniquely in an area that has buildings of similar height and similar function. It will make a nice addition to the landscape and will provide valuable housing without disrupting existing development patterns.

Building Height: As stated in zoning ordinance 21A.24.180.d, the maximum building height permitted in the RO zone is 60'-0". We have measured the average grade as illustrated in the Building Height over Average Grade document to be an elevation of 4375.5'. The top of parapet on the 5-story residential building is 4435.5', which means the building height does not exceed the allowed building height of 60'-0".

Height of this building will not exceed the height allowed under the RO zoning.

Demolition Application
508 East South Temple

This project will require the demolition of a parking garage that was built over a period of time and structurally upgraded at least once. The building was initially built as a concrete and brick structure. However, later significant amount of steel structure was added to the interior of the building to insure structural stability. That steel is readily visible to anyone entering the garage.

The garage is of no special significance. It is not unusual or "one of a kind". It has suffered from neglect and exposure to the elements.

The garage will be removed and rebuilt in its exact location. It will be a concrete and brick structure that appears nearly identical to the existing structure when viewed from the street. Windows along the north and west massing where the medical facilities exist will be identical to those of the original building. We will propose a change to that part of the parking structure where the massing of the medical facility ends. Otherwise the building will be identical to the current structure.

The new construction application indicates and illustrates that the north west corner of the parking structure exterior wall will be kept or at a minimum rebuilt and reconstructed to match the original exterior of that portion of the building.

All other elevations will be as currently constituted.

> The demolition of the parking structure should be granted in compliance with zoning ordinance 21A.52.030, which states
>
> *"Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:*
>
> *a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced".*
>
> This would allow the new building to extend to the property line as the existing building now does. Without this the garage cannot be replaced in its current configuration. Any proposed replacement building would suffer the setbacks now required by the RO zoning. The rear yard would be 30', the side yard 10' and the front yard would be 20' which would make reconstruction impossible.

Approving this will allow a contributory site (Medical Building) to be renovated and repurposed. It would allow additional housing to be developed in an area that is part of the South Temple Historic District but not directly on the street. The impact to the Street would be minimal but the infusion of people and activity would be beneficial. This particular intersection has struggled to be viable. There is simply not enough pedestrian traffic. This development and other developments in the planning process can make a significant and positive impact to South Temple.

Minor Alteration Application
508 East South Temple

Minor alterations and exterior renovation will be required to repurpose the existing Medical Office Building. The existing windows are not the original windows as can be seen from historical photographs supplied from the SLC archives. The existing windows did, however, try to match the original windows in that they were divided into three section. To repurpose this building the common windows will need to be replaced with metal clad wood windows that provide a better thermal envelope. The replacement windows will be powder-coated on the exterior metal to match the existing colors which are still complementary and harmonious with the rest of the exterior materials. There are several large aluminum framed windows on the lowest level in the Northeast corner, these windows will need to be replaced with new thermally broken pre-finished aluminum windows to. The replacement aluminum windows will appear identical to the current windows in shape, grids, and color.

The roof top pent house on the medical office building will be repurposed to a usable, livable residential unit. Existing louvers will be replaced with pre-finished aluminum storefront window systems. These replacement windows are not visible from street level.

Special Exception Application
508 East South Temple

Special Exception

An early addition to the original building sits on top of the parking garage. We are requesting an exception that would allow four residential units to sit on top of the new parking garage along 500 East. These units would extend to the property line on the south or to the edge of the garage. The placement of these units temper the height of the tower for the pedestrian by providing a 2-3 story façade between the pedestrian and the tower effectively hiding the tower for the pedestrian on the east side of 500 East and reducing the visual height of the tower for pedestrians on the west side of 500 East. The existing building provides the same effect for pedestrians on South Temple. Governors Square Office Plaza does much the same for the Governors Square Tower.

The placement of the apartment units along the west side of the building also shields the parking structure from the street. The overall effect is very positive.

CRSA

508

EAST SOUTH TEMPLE

CRSA

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EAST SOUTH TEMPLE

SITE LOCATION

CRSA

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SITE INFORMATION

HISTORIC MAP

CRSA

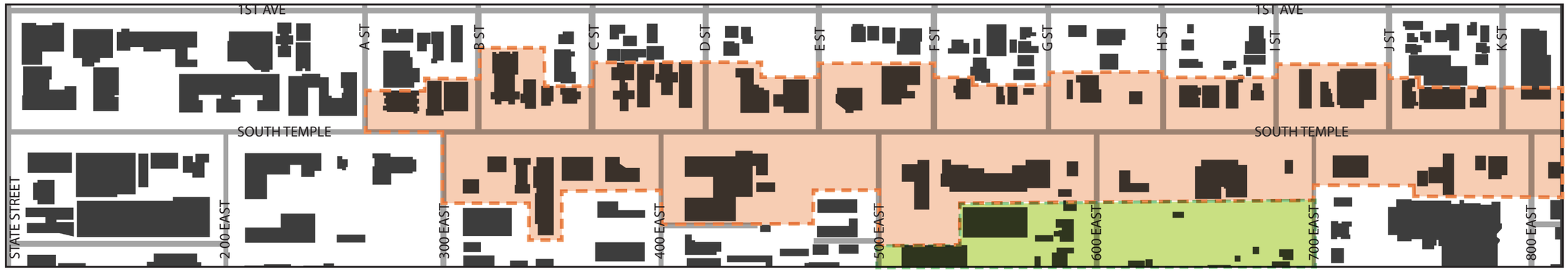
N

SITE INFORMATION



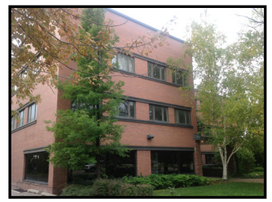













CONTENT

CRSA

N

SITE INFORMATION

ZONING MAP

CRSA

N

SITE INFORMATION

8 STORIES

8 STORIES

8 STORIES

3 1/2 STORIES

5 STORIES

HEIGHT MAP

83'-0" - 6 STORIES

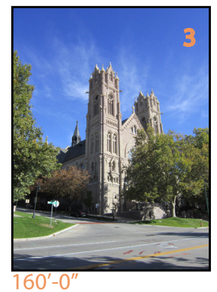
60'-0" - 5 STORIES

80'-0" - 5 STORIES

133'-0" - 13 STORIES

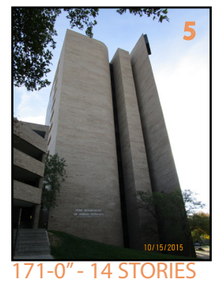
80'-0" - 5 STORIES

160'-0" - 13 STORIES



160'-0"

77'-0"



171'-0" - 14 STORIES

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SITE INFORMATION

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

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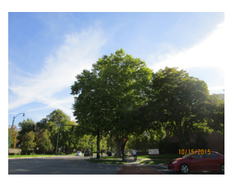







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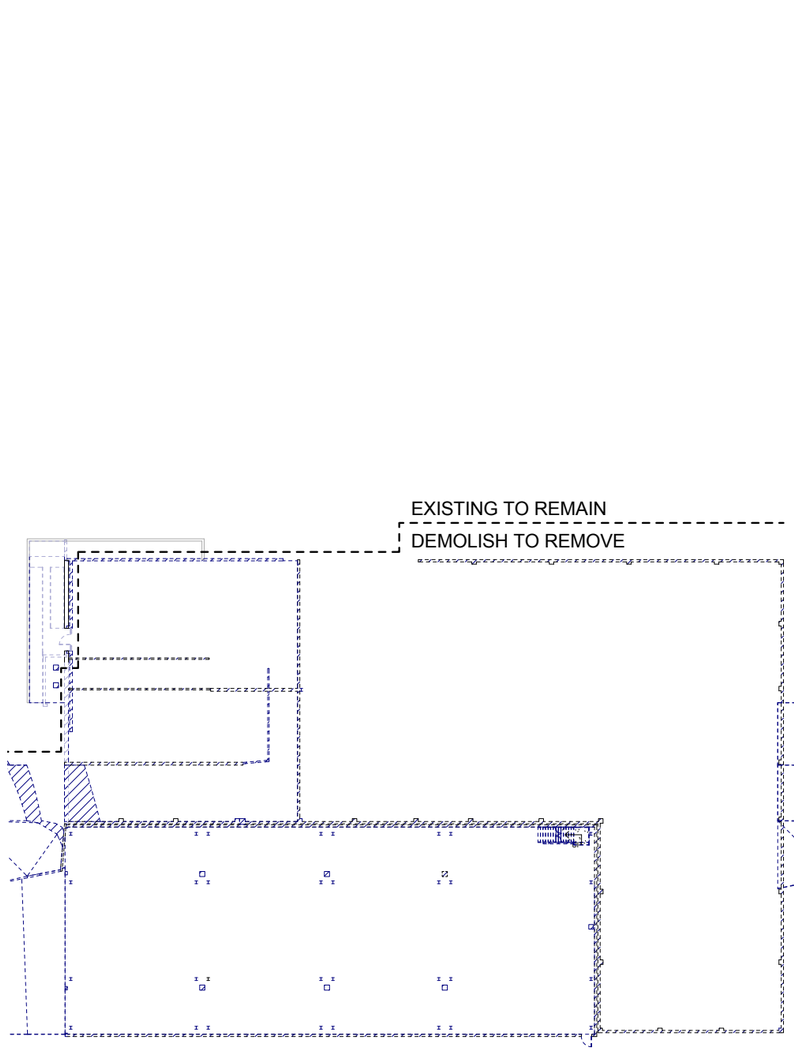
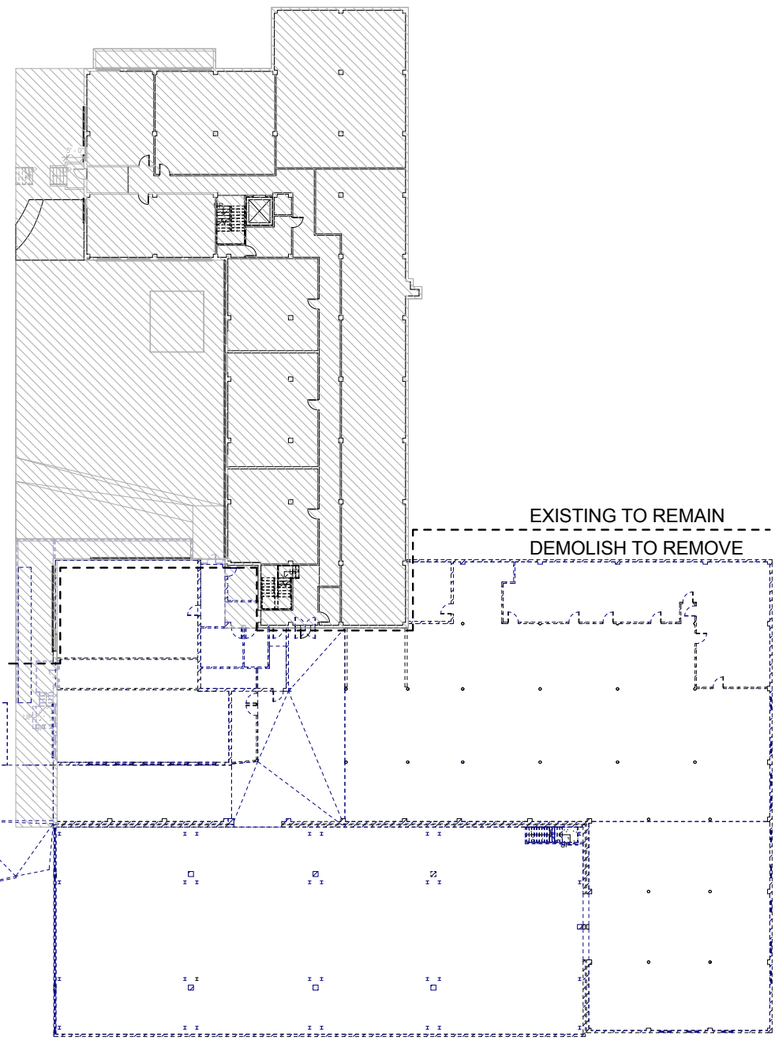
508 EAST SOUTH TEMPLE APARTMENTS



A1 AD100 1/16" = 1'-0"

DEMOLITION - PARKING LEVEL 00

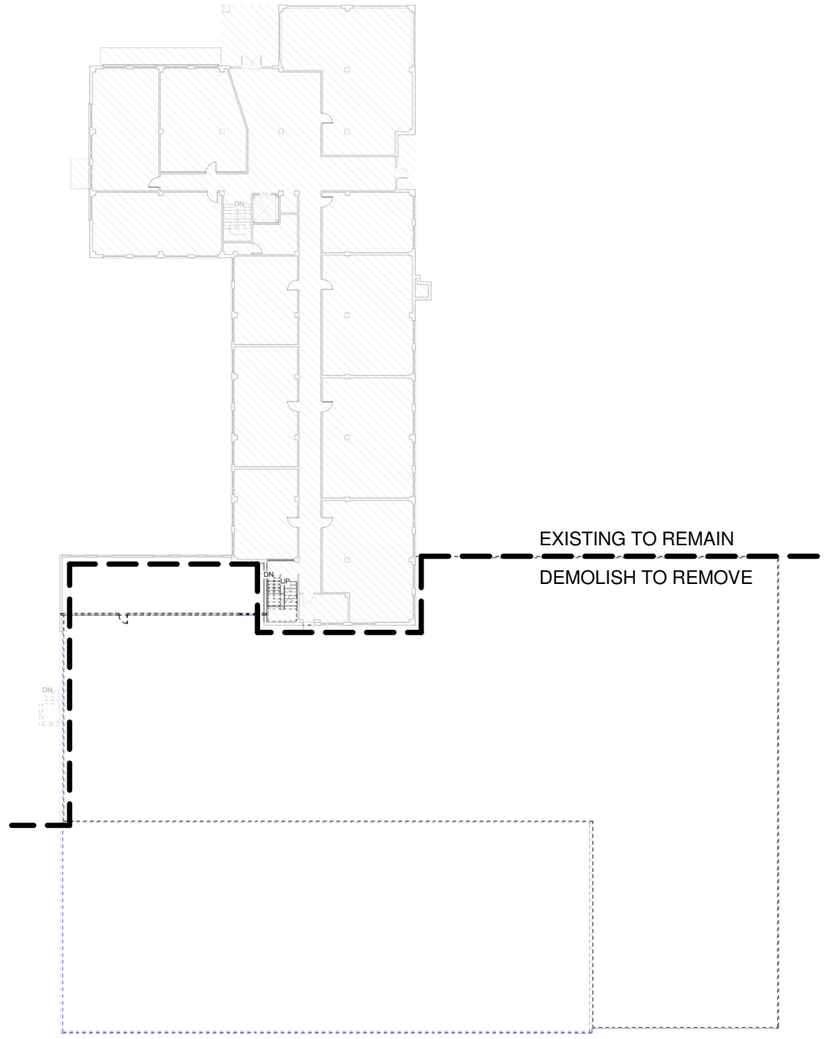


A3 AD100 1/16" = 1'-0"

DEMOLITION - PARKING LEVEL 01

CRSA

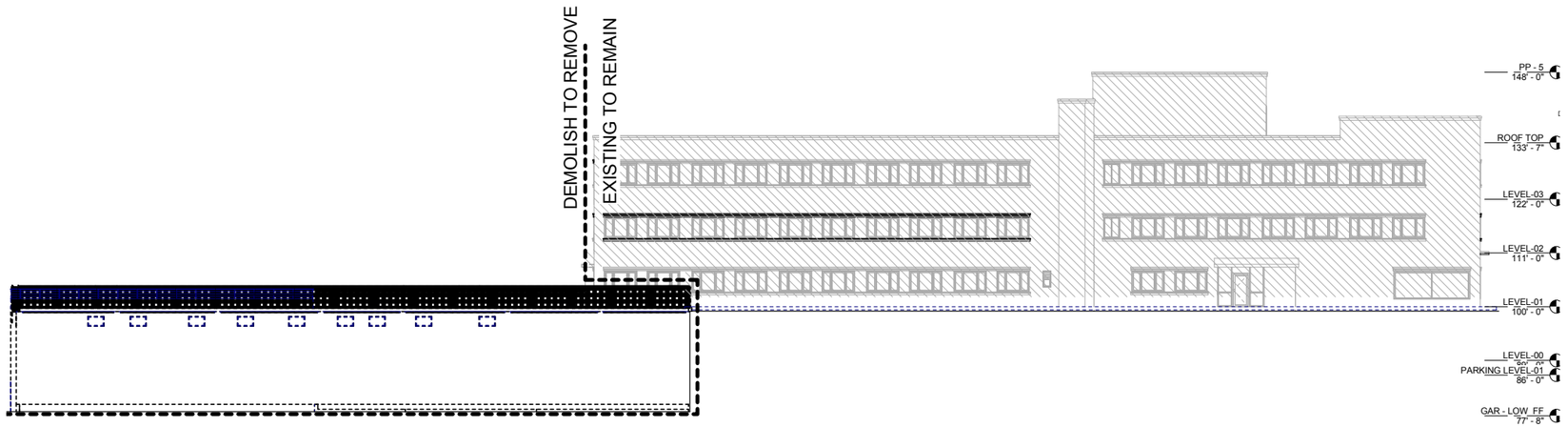
508 EAST SOUTH TEMPLE APARTMENTS



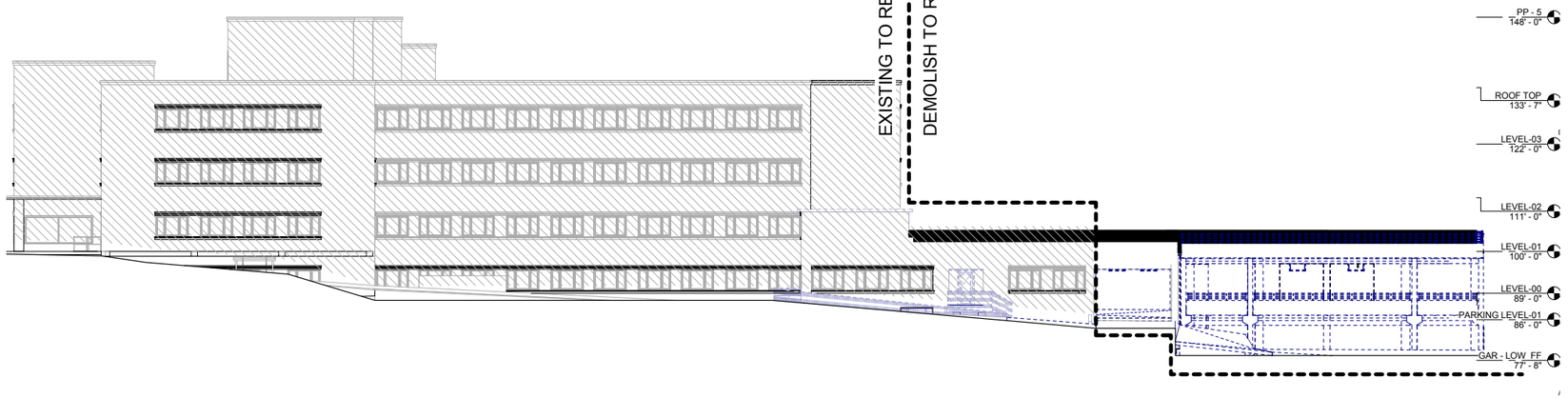
A1
AD101
DEMOLITION - PARKING LEVEL 02
1/16" = 1'-0"

CRSA

508 EAST SOUTH TEMPLE APARTMENTS



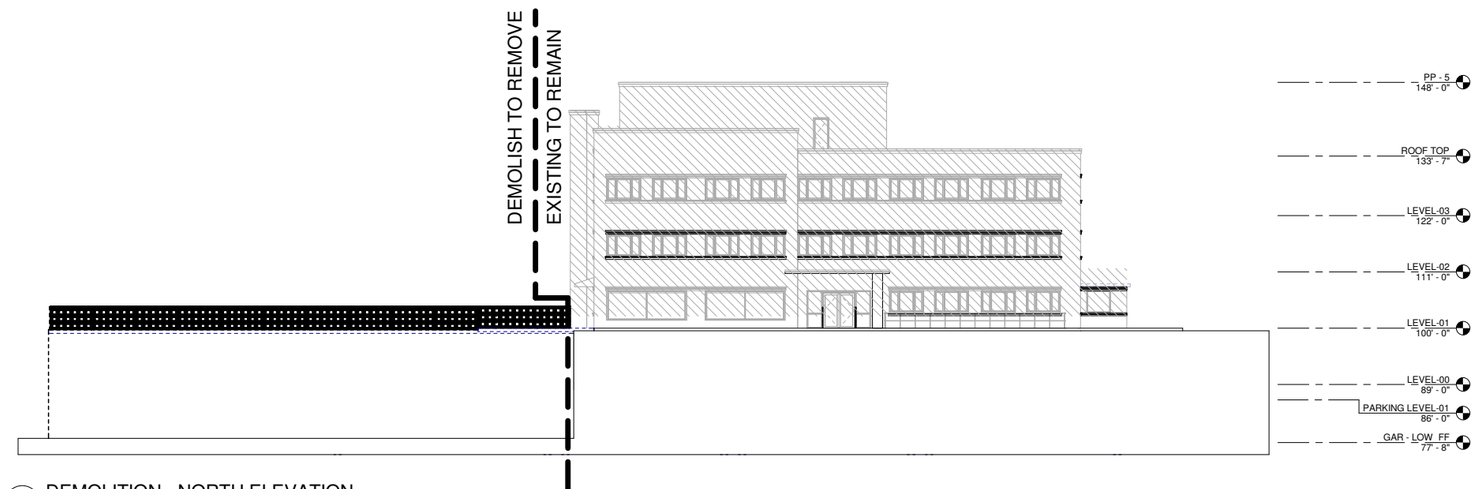
C1 / AD200 DEMOLITION - EAST ELEVATION
3/32" = 1'-0"



A1 / AD200 DEMOLITION - WEST ELEVATION
3/32" = 1'-0"

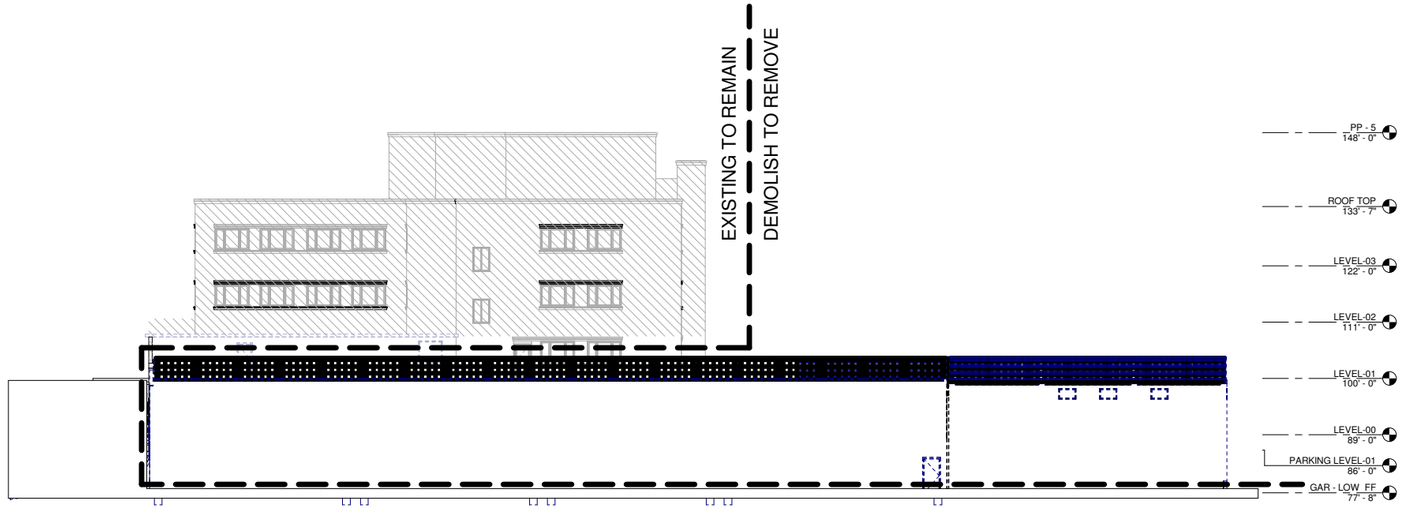
CRSA

508 EAST SOUTH TEMPLE APARTMENTS



C1 / A0201 3/32" = 1'-0"

DEMOLITION - NORTH ELEVATION

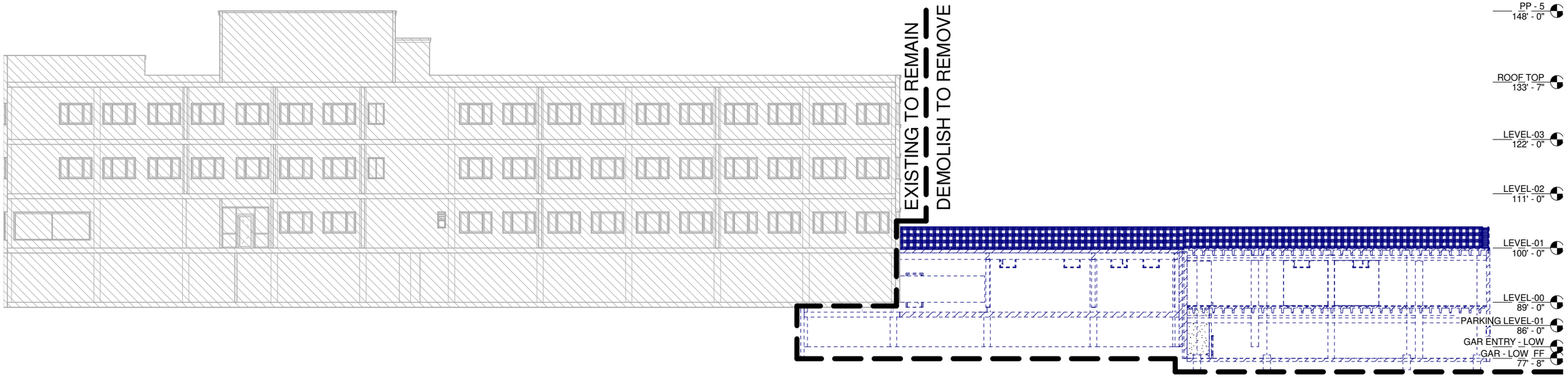


A1 / A0201 3/32" = 1'-0"

DEMOLITION - SOUTH ELEVATION

CRSA

508 EAST SOUTH TEMPLE APARTMENTS



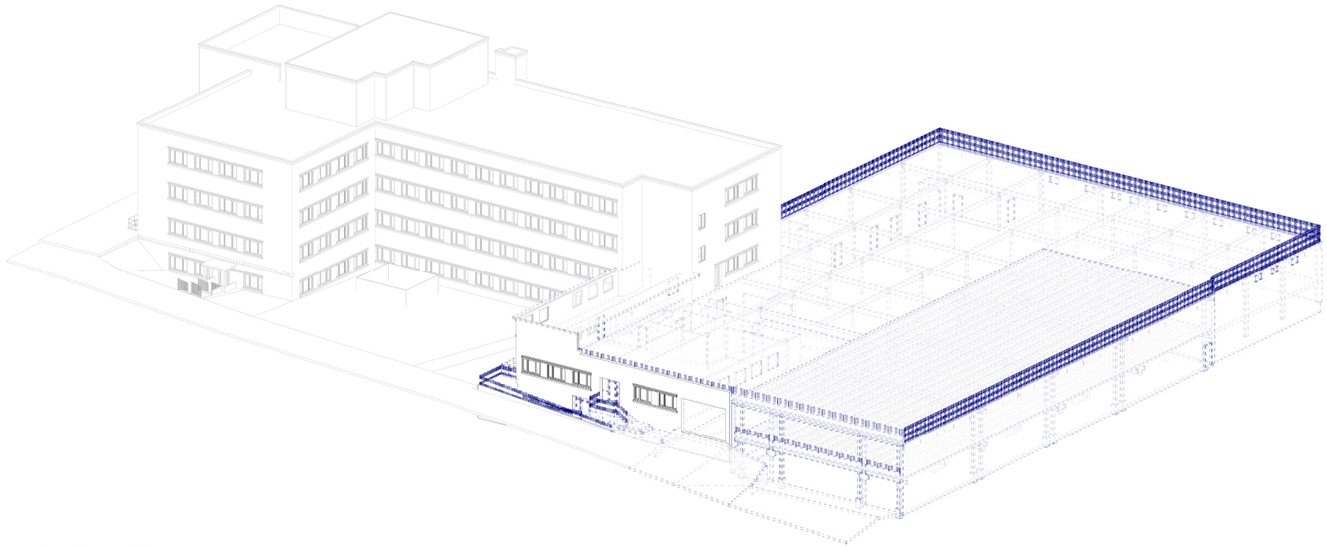
C1
AD301

DEMOLITION - BUILDING SECTION

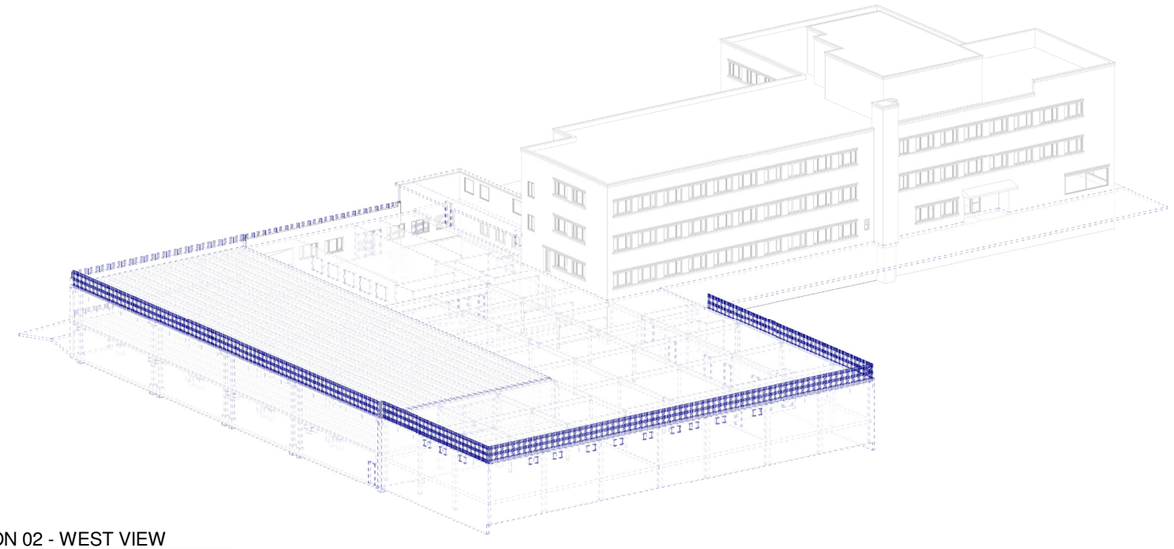
3/32" = 1'-0"

CRSA

508 EAST SOUTH TEMPLE APARTMENTS



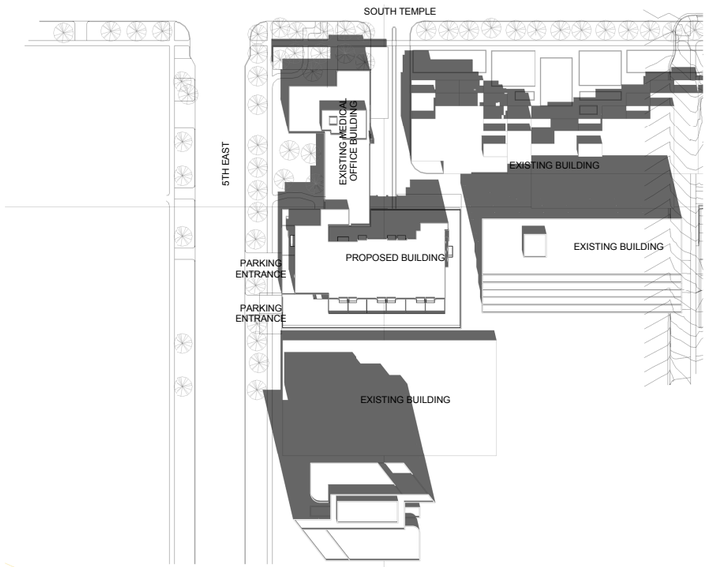
C1
AD202 AXON 01 - EAST VIEW



A1
AD202 AXON 02 - WEST VIEW

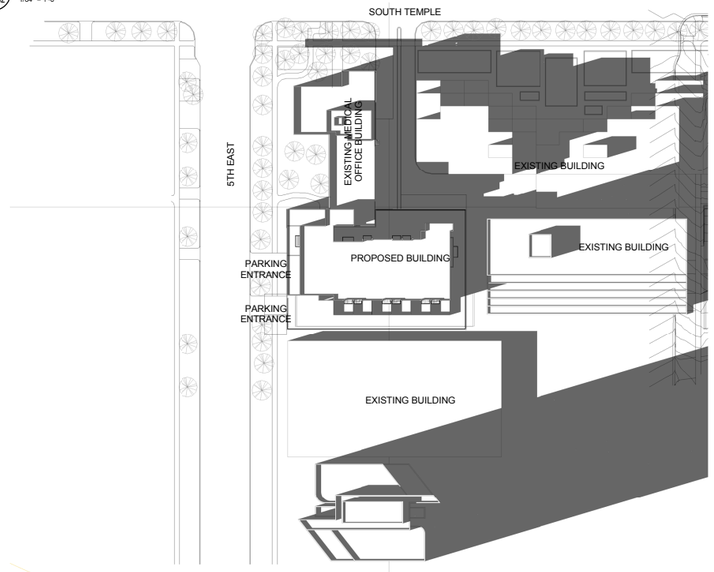
CRSA

508 EAST SOUTH TEMPLE APARTMENTS



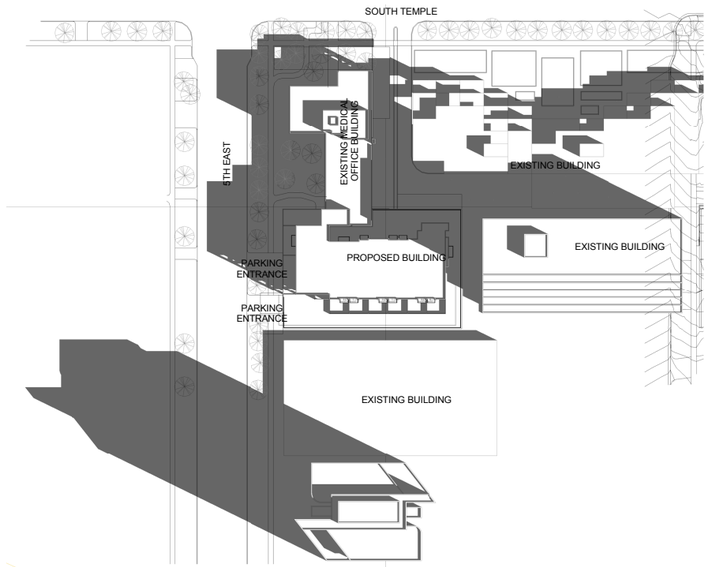
2 AS102 1/64" = 1'-0"

SHADOW STUDY 12PM



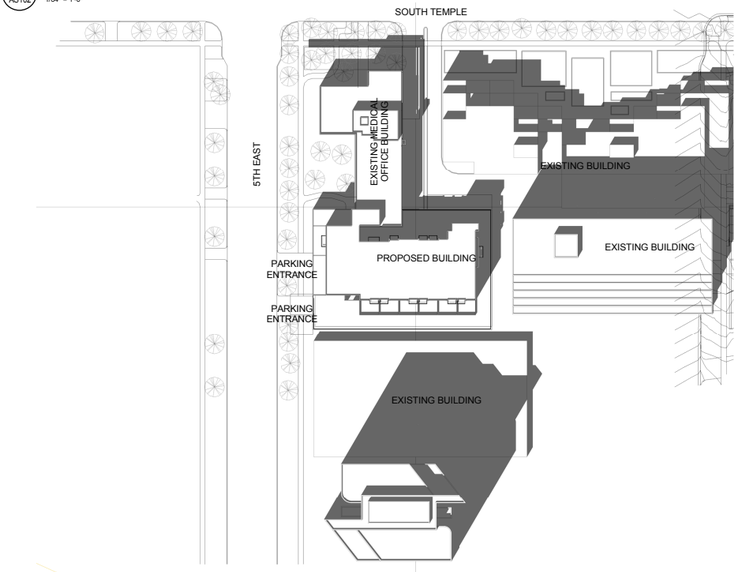
3 AS102 1/64" = 1'-0"

SHADOW STUDY 5PM



1 AS102 1/64" = 1'-0"

SHADOW STUDY 8AM



4 AS102 1/64" = 1'-0"

SHADOW STUDY 2PM

CRSA

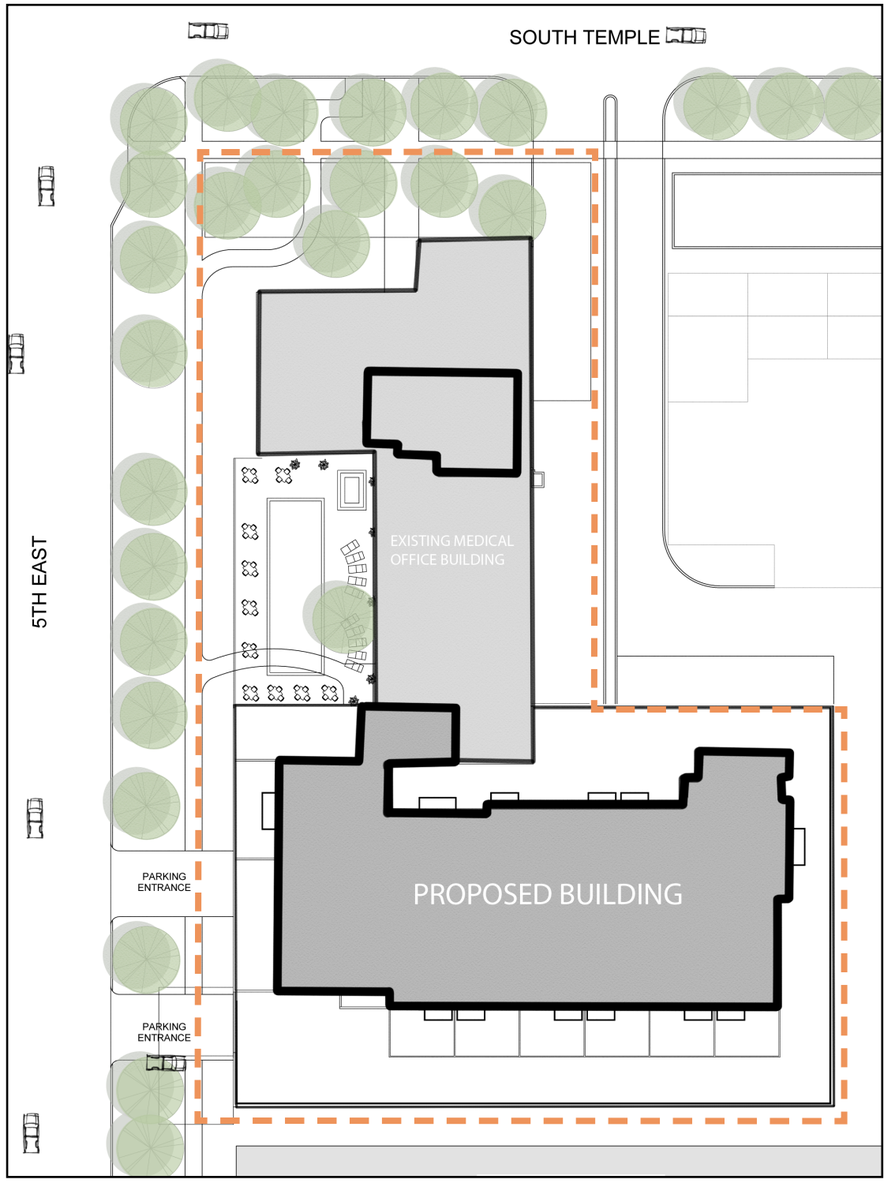
508 EAST SOUTH TEMPLE APARTMENTS

UNIT MIX TABULATION			
UNIT TYPE	AREA (SQ. FT.)	# OF UNITS	% OF UNIT MIX
STUDIO 'A'	500	4	10.7%
STUDIO 'B'	660	6	
STUDIO 'C'	757	2	
1 BED 'A'	664	51	57.1%
1 BED 'B'	723	10	
1 BED 'C'	900	1	
1 BED 'C'+	1000	2	
1 BED + DEN	1106	4	3.6%
2 BED / 2 BATH	1802	1	21.4%
2 BED / 2 BATH 'A'	950	15	
2 BED / 2 BATH 'B'	966	8	
3 BED / 2 BATH 'A'	1724	4	7.1%
3 BED / 2 BATH 'B'	1279	3	
PENTHOUSE	1500	1	
TOTAL		112	100.0%

PARKING	
TIER 1	25
TIER 2	39
TIER 3	37
TIER 4	54
TOTAL	155

CRSA

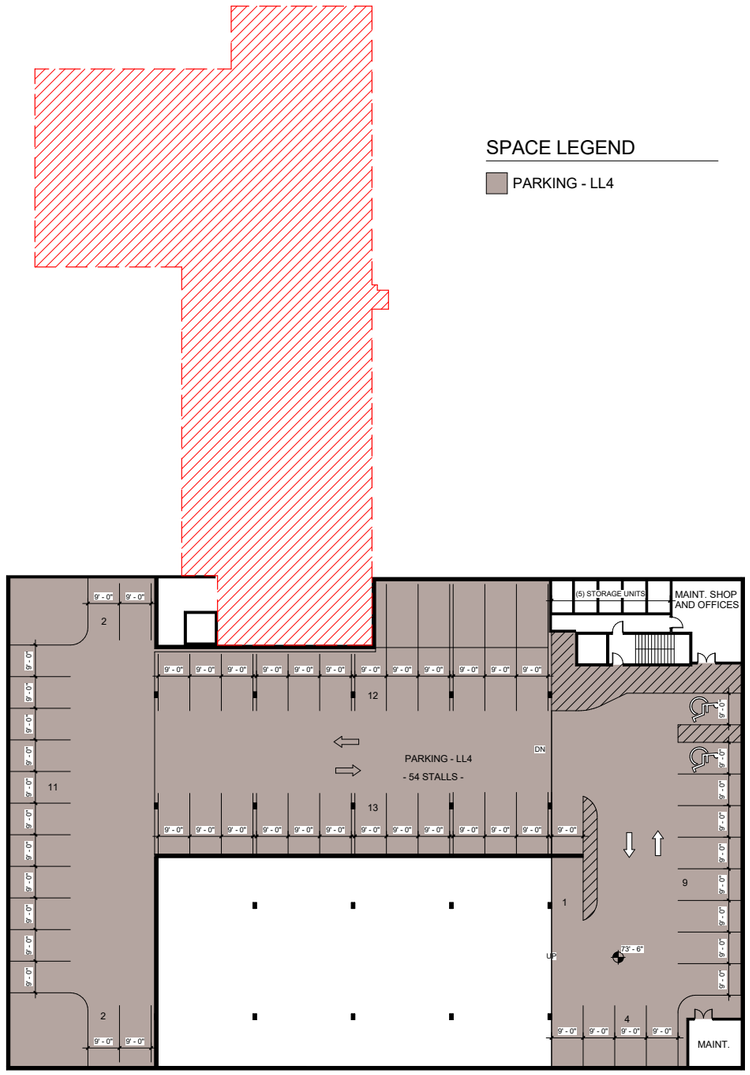
508 EAST SOUTH TEMPLE APARTMENTS

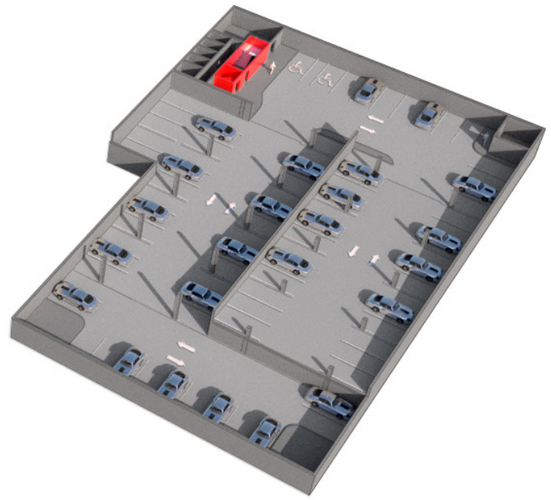


N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS





PARKING - TIER 4

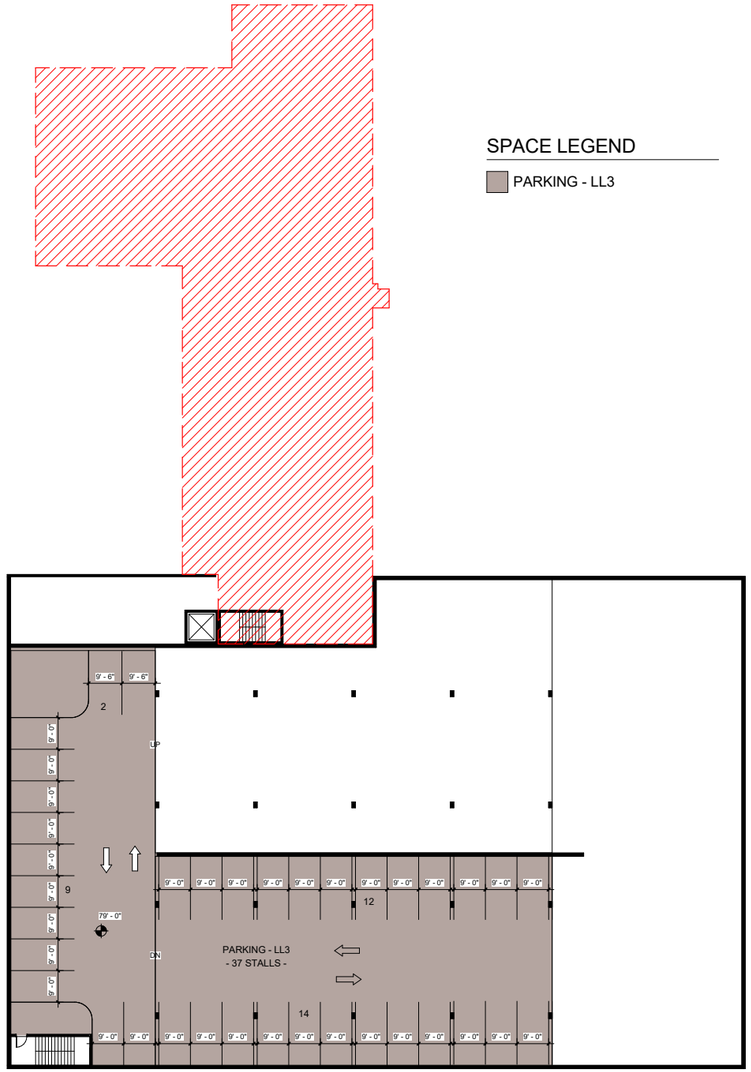
N

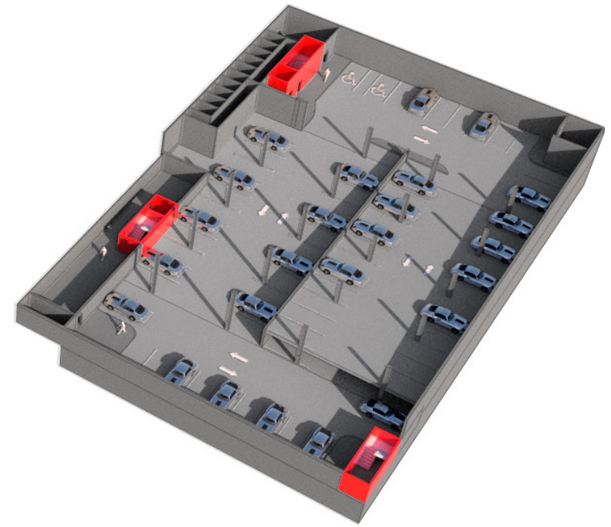
CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

PARKING - LL3



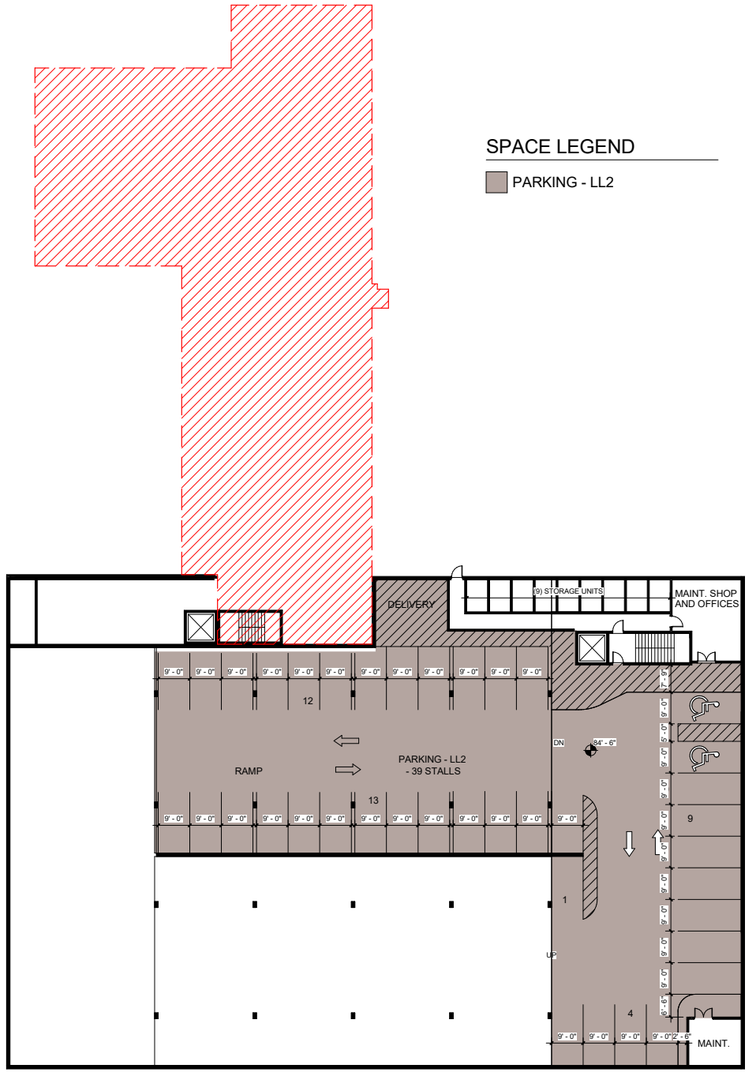


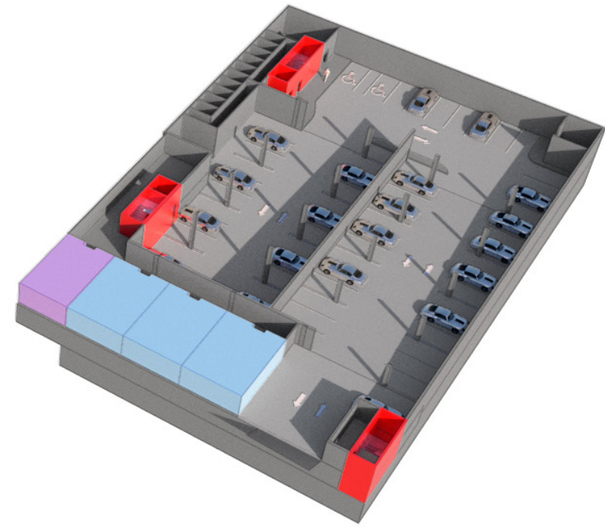
PARKING - TIER 3

N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS



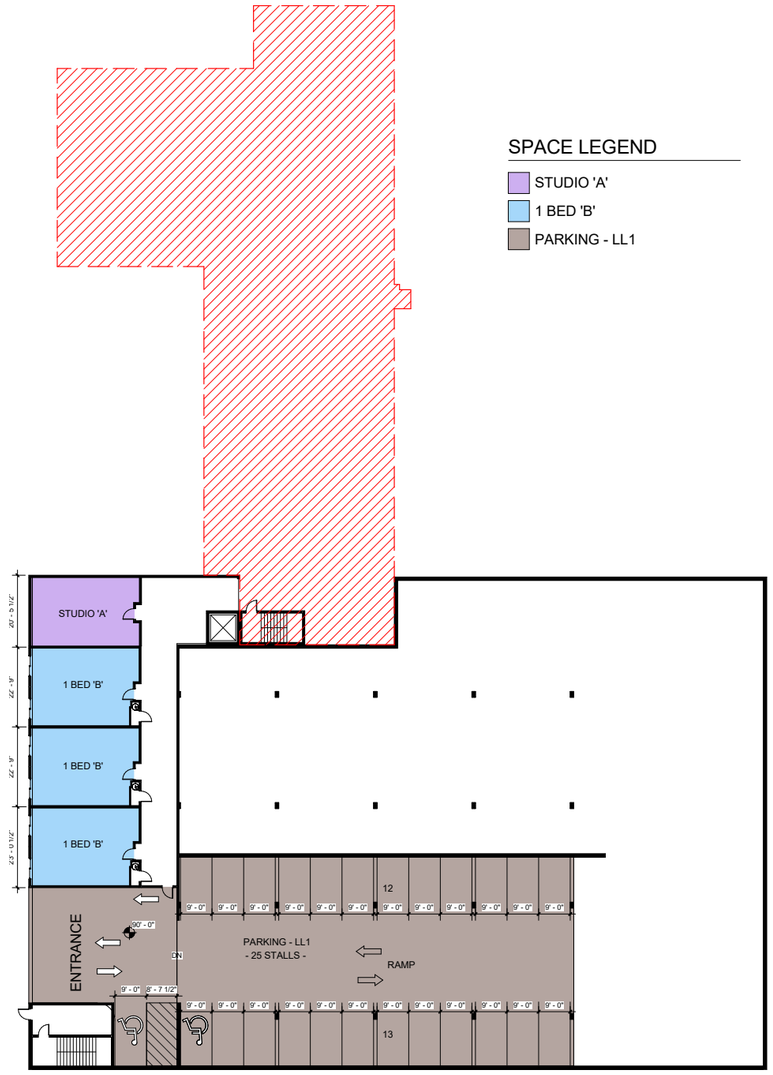


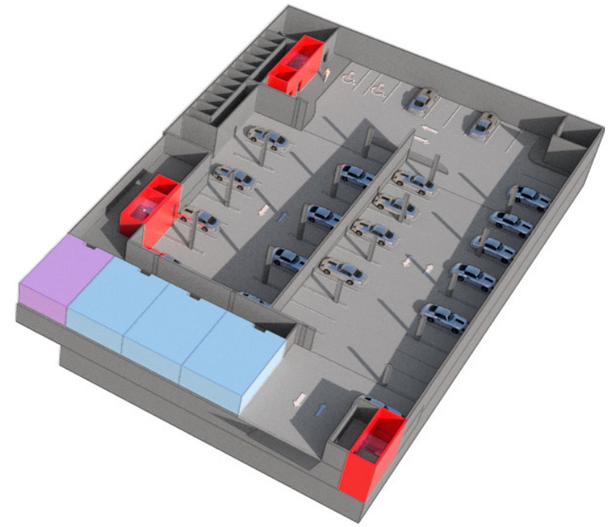
PARKING - TIER 2

N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS





PARKING - TIER 1

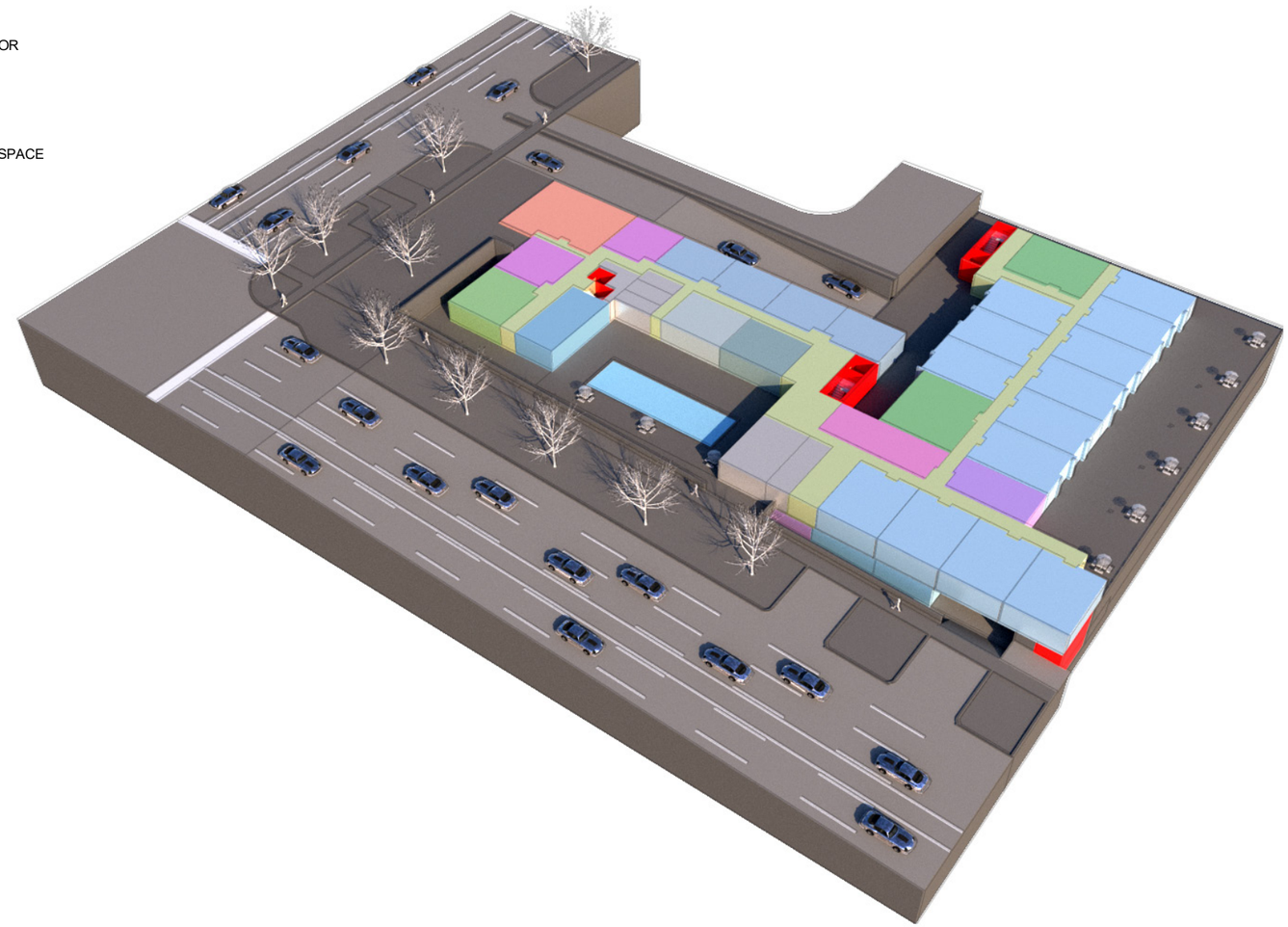
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

- STUDIO 'A'
- STUDIO 'B'
- STUDIO 'C'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED + DEN
- 2 BED / 2 BATH
- 2 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'A'
- CORRIDOR
- STAIRS
- ELEV
- ENTRY
- PUBLIC SPACE



PODIUM LEVEL

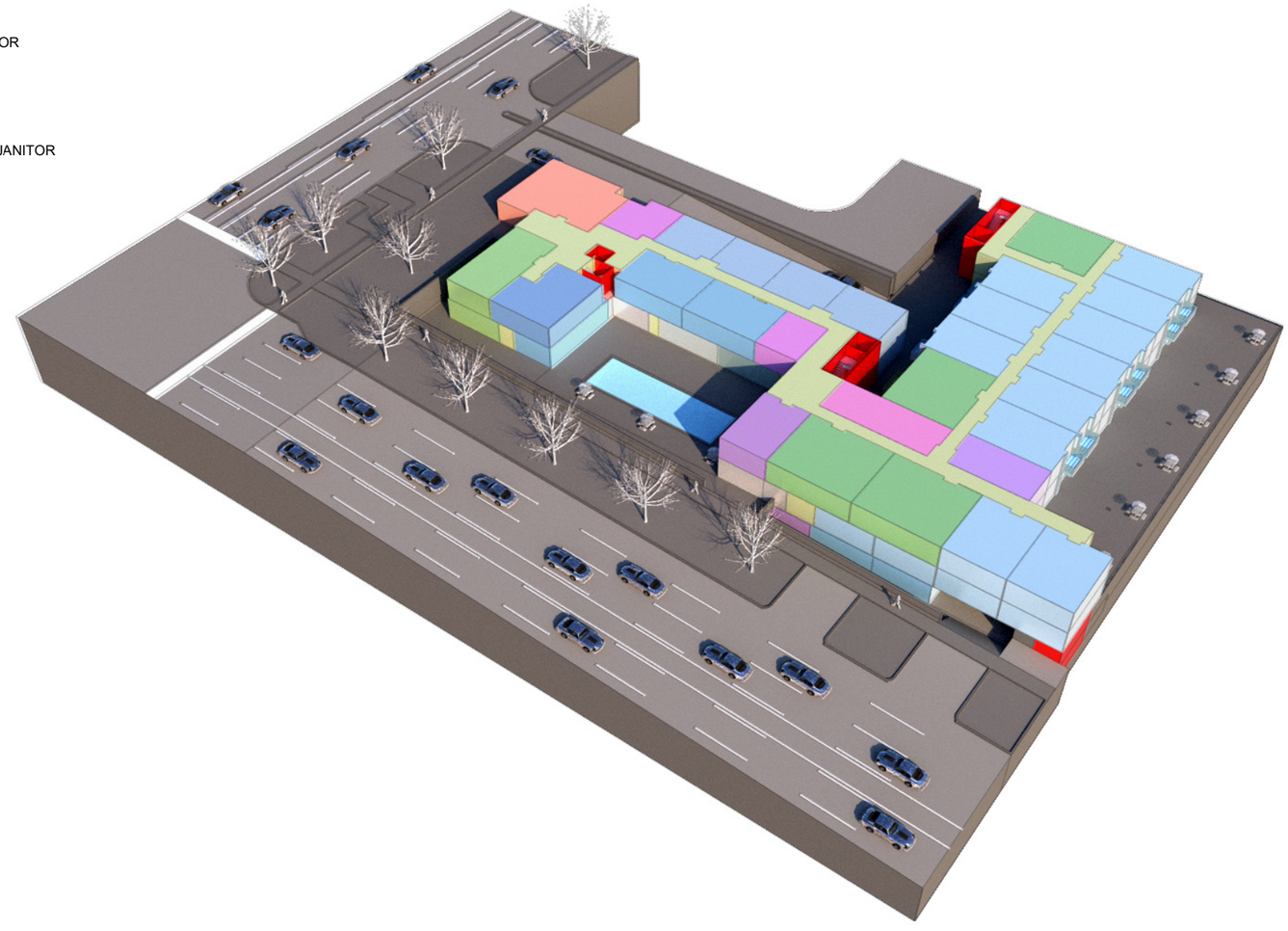
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

- STUDIO 'A'
- STUDIO 'B'
- STUDIO 'C'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED 'C'
- 1 BED + DEN
- 2 BED / 2 BATH
- 2 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'A'
- CORRIDOR
- STAIRS
- ELEV
- ENTRY
- MECH. /JANITOR



LEVEL 01

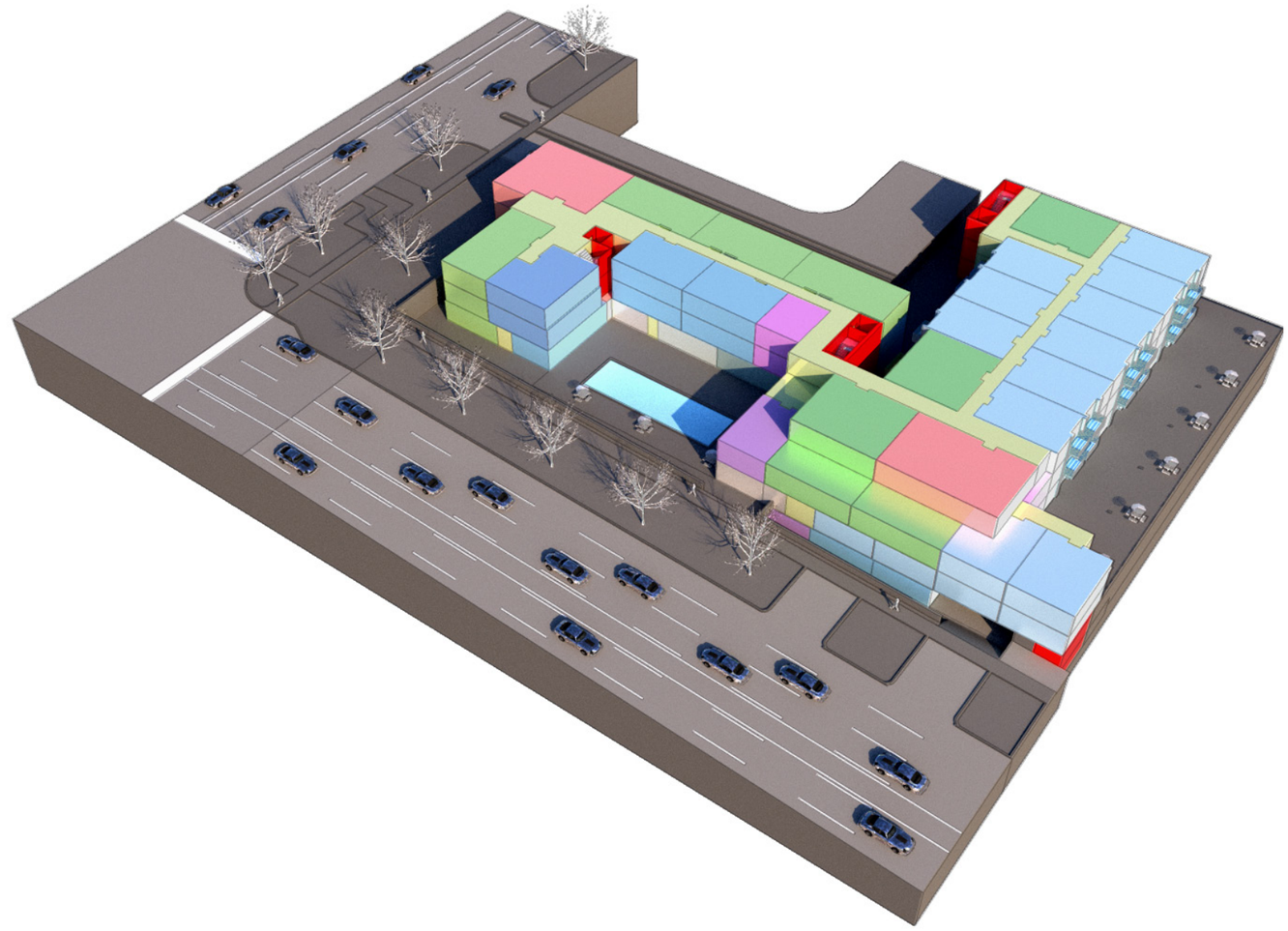
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

- STUDIO 'B'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED 'C'+
- 2 BED / 2 BATH 'A'
- 2 BED / 2 BATH 'B'
- 3 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'B'
- CORRIDOR
- STAIRS
- ELEV
- MECH. /JANITOR



LEVEL 02

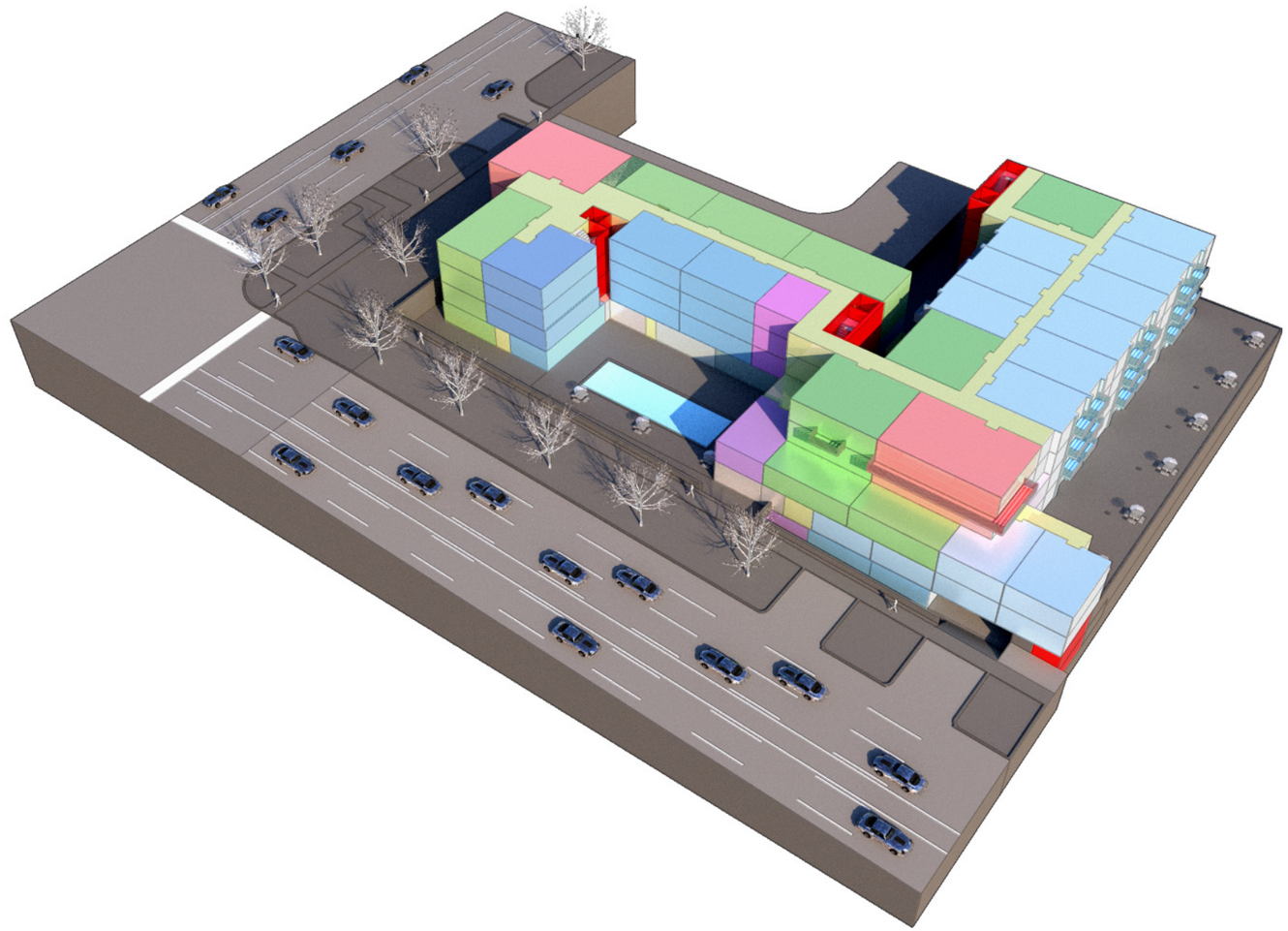
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

- STUDIO 'B'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED 'C'+
- 2 BED / 2 BATH 'A'
- 2 BED / 2 BATH 'B'
- 3 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'B'
- CORRIDOR
- STAIRS
- ELEV



LEVEL 03

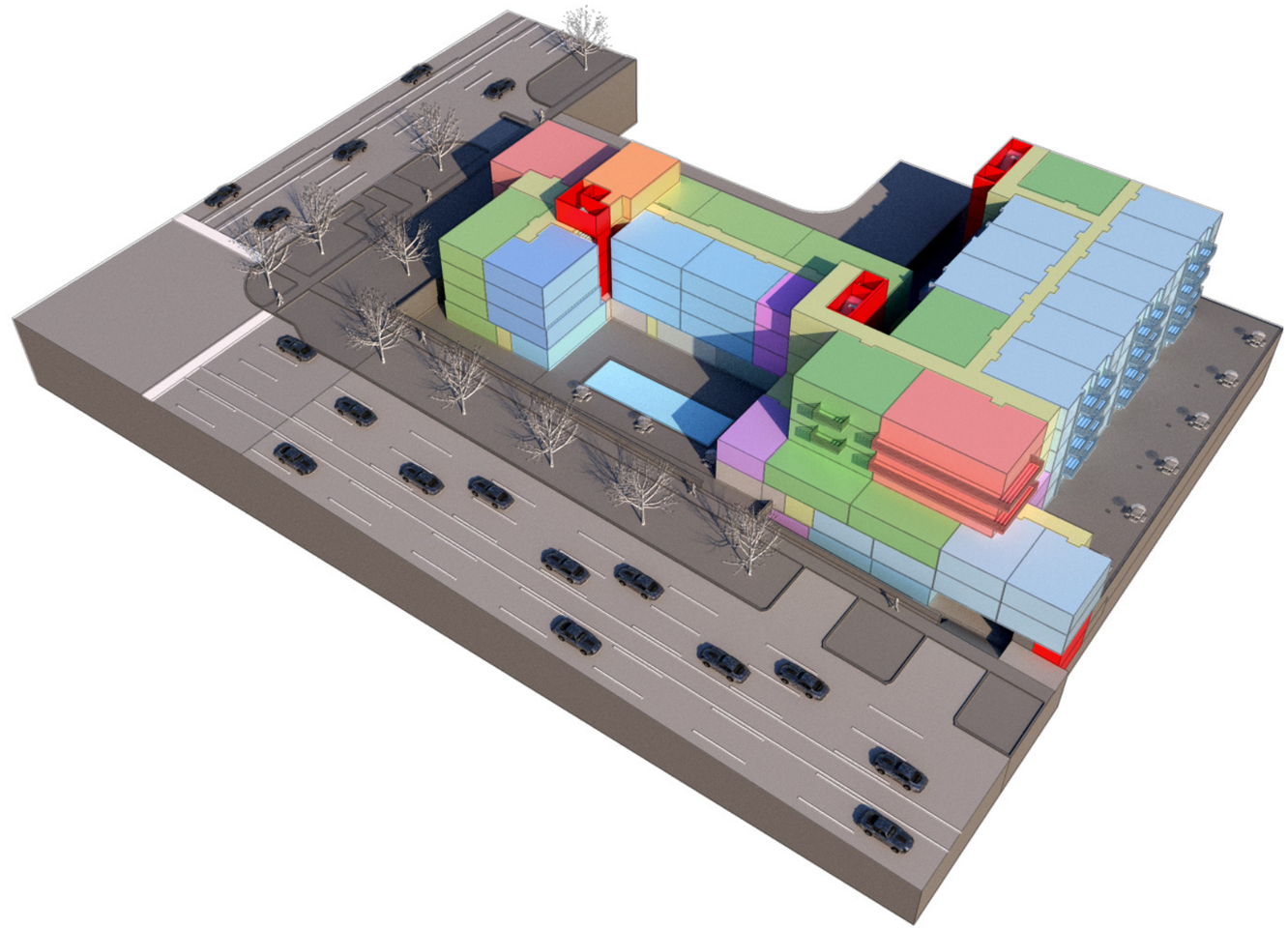
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

SPACE LEGEND

- 1 BED 'A'
- 2 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'B'
- PENTHOUSE
- CORRIDOR
- STAIRS
- ELEV

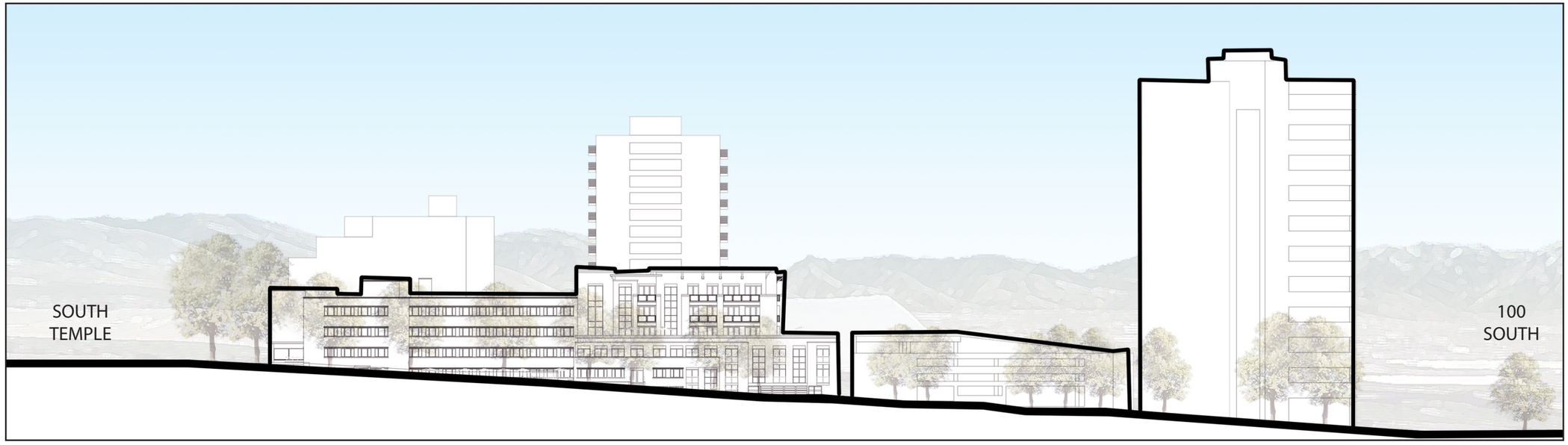


LEVEL 04

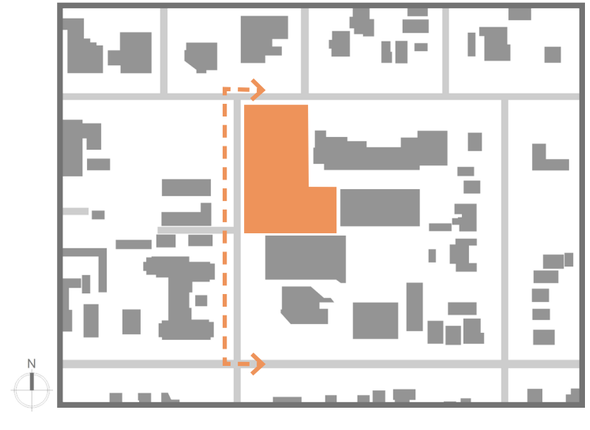
N

CRSA

508 EAST SOUTH TEMPLE APARTMENTS

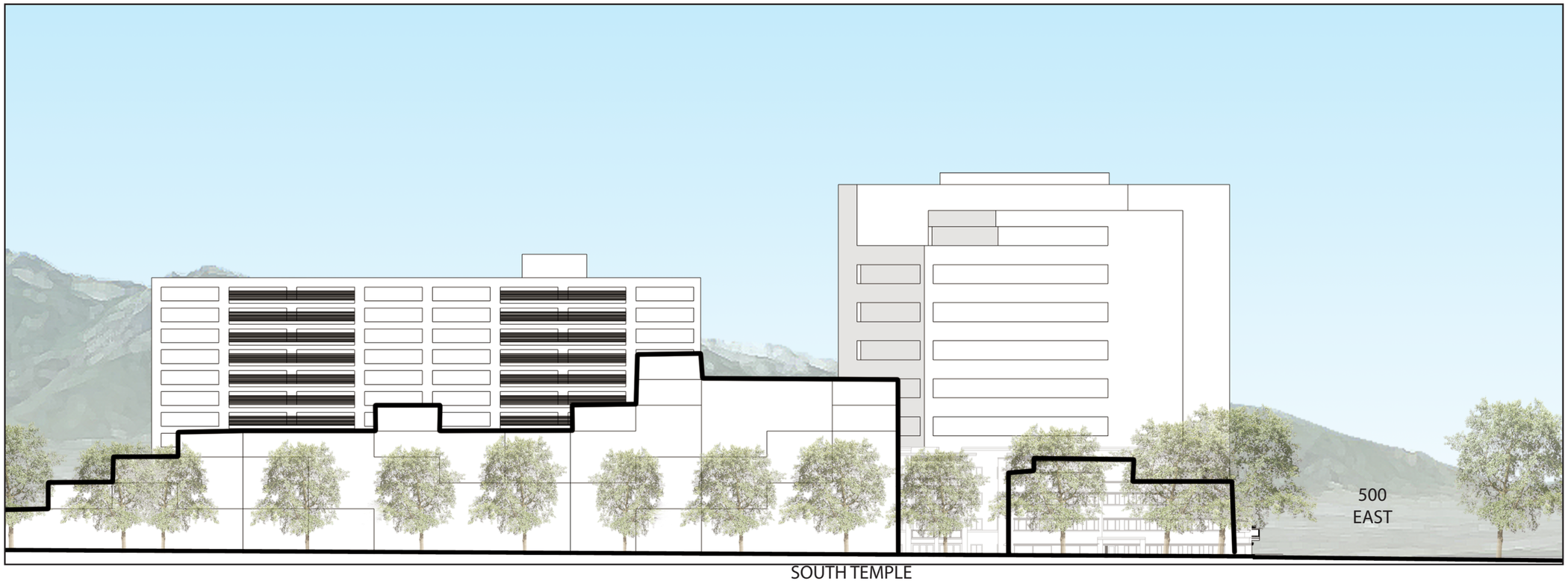


SITE SECTION



CRSA

508 EAST SOUTH TEMPLE APARTMENTS



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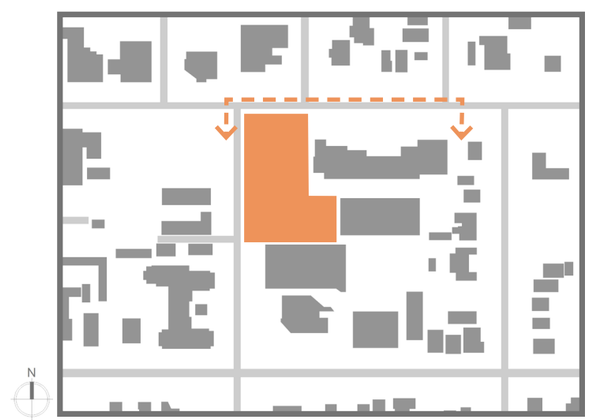
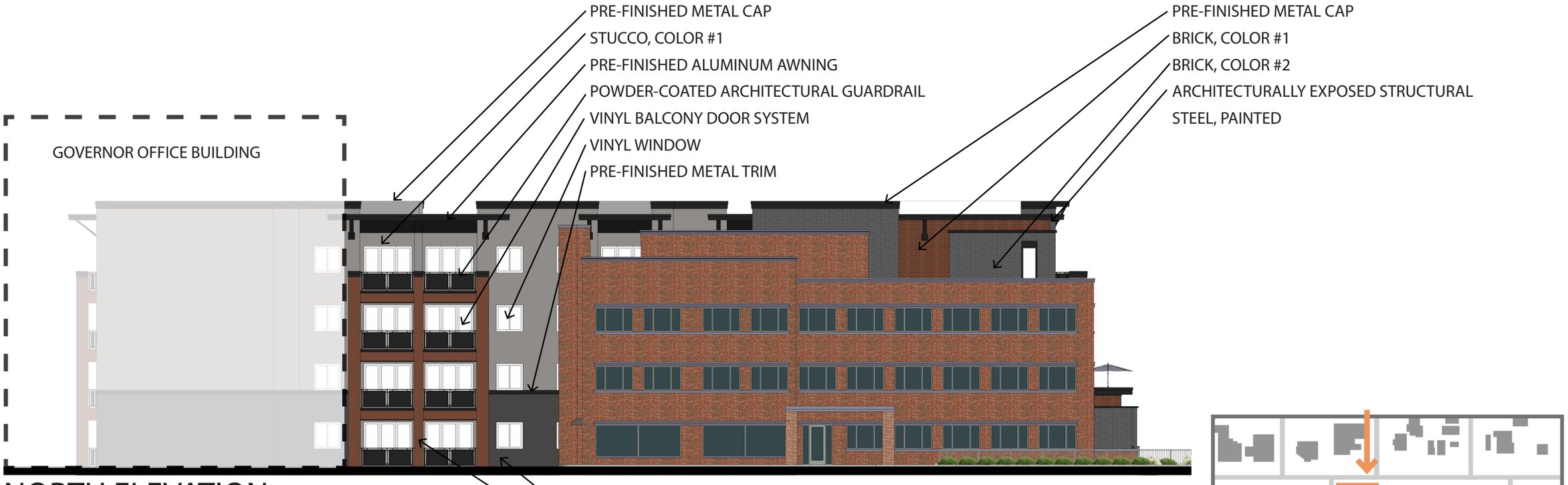
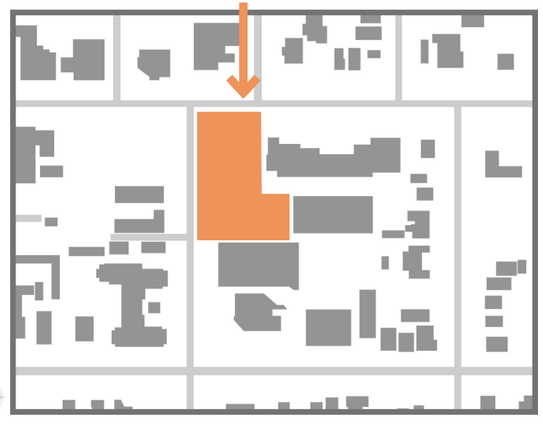


CRSA

508 EAST SOUTH TEMPLE APARTMENTS

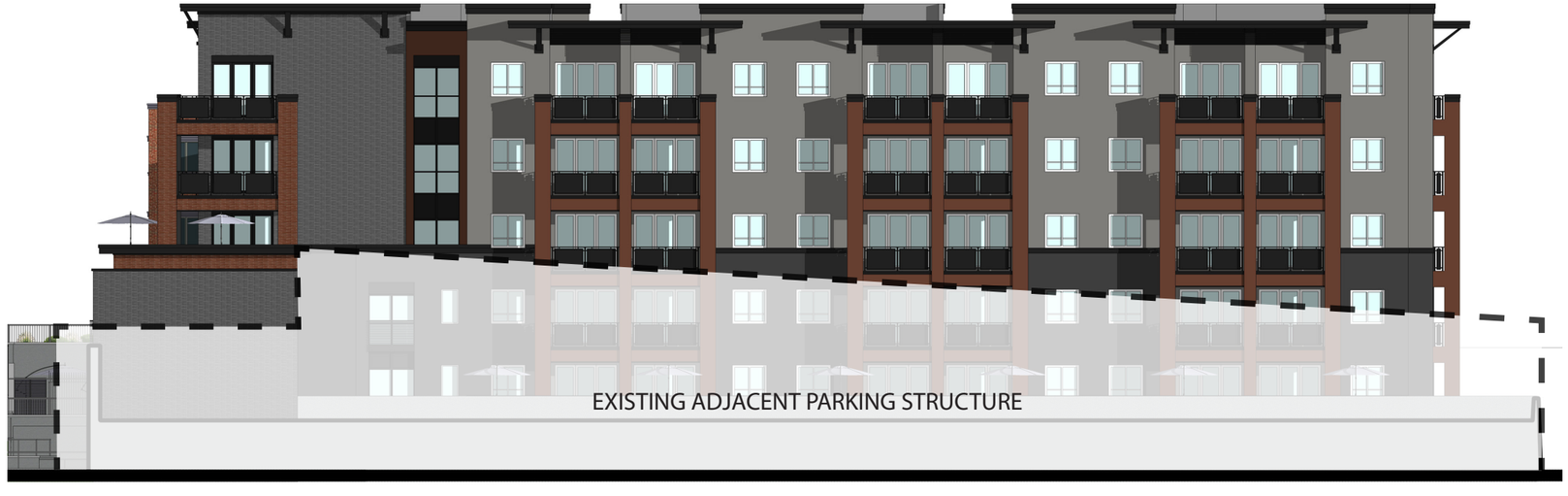


NORTH ELEVATION

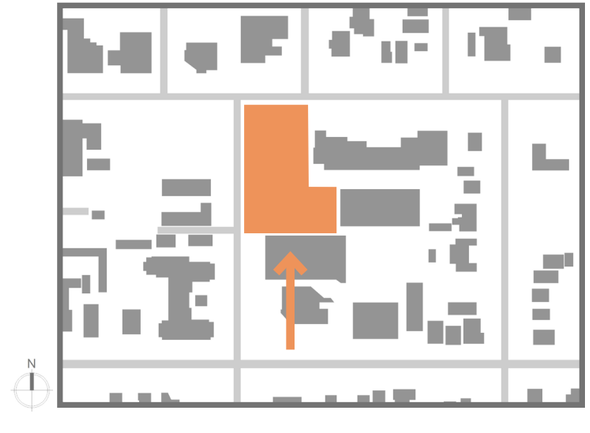


CRSA

508 EAST SOUTH TEMPLE APARTMENTS



SOUTH ELEVATION



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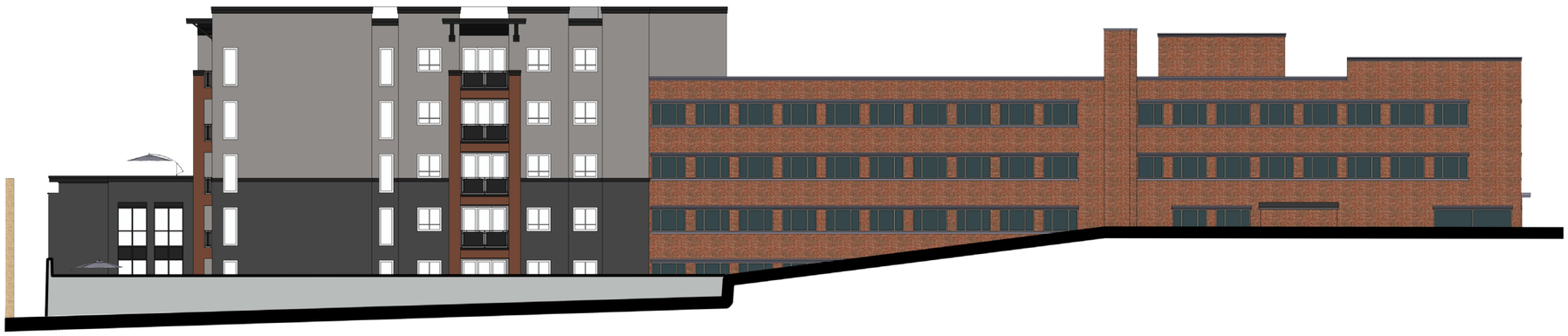
508 EAST SOUTH TEMPLE APARTMENTS



EAST ELEVATION

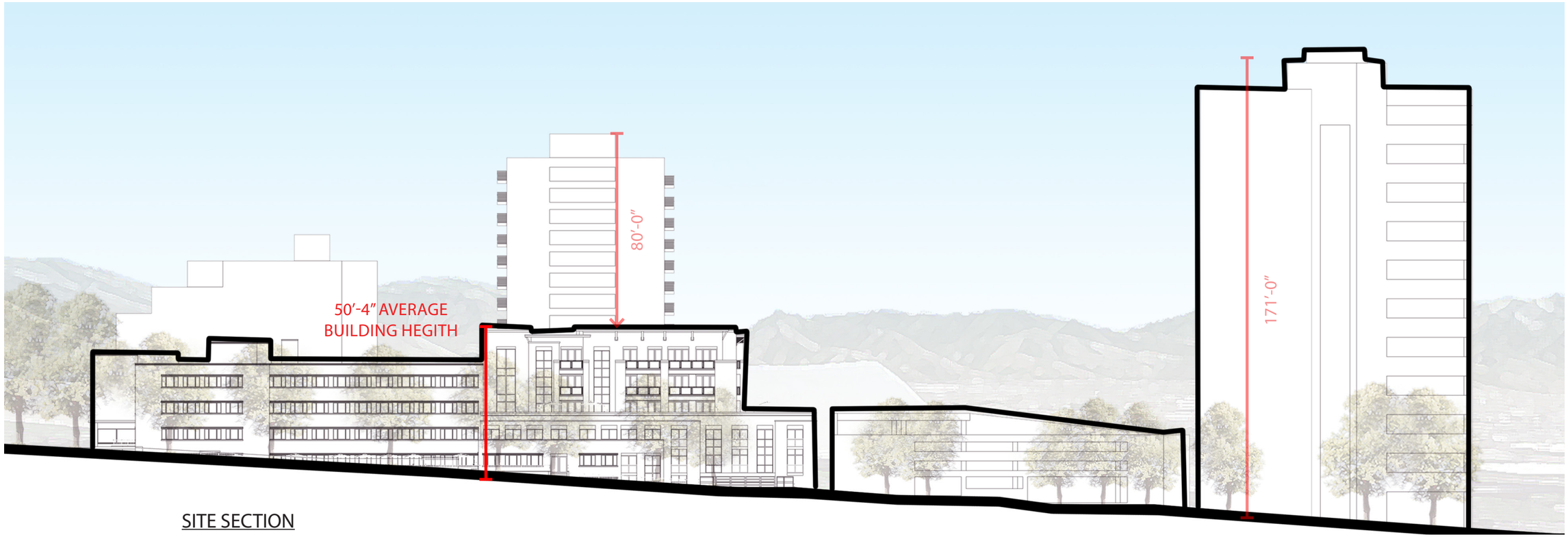
CRSA

508 EAST SOUTH TEMPLE APARTMENTS

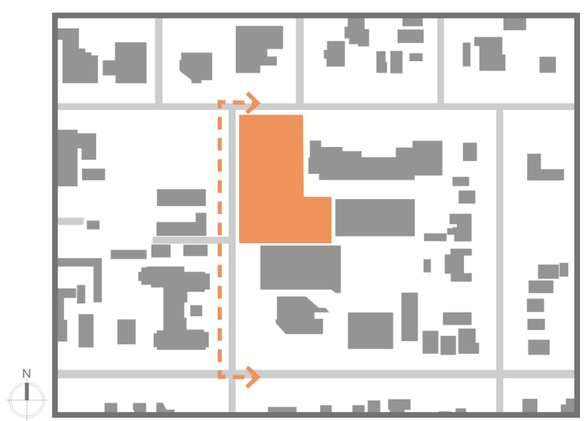
WEST ELEVATION

CRSA

508 EAST SOUTH TEMPLE APARTMENTS



SITE SECTION



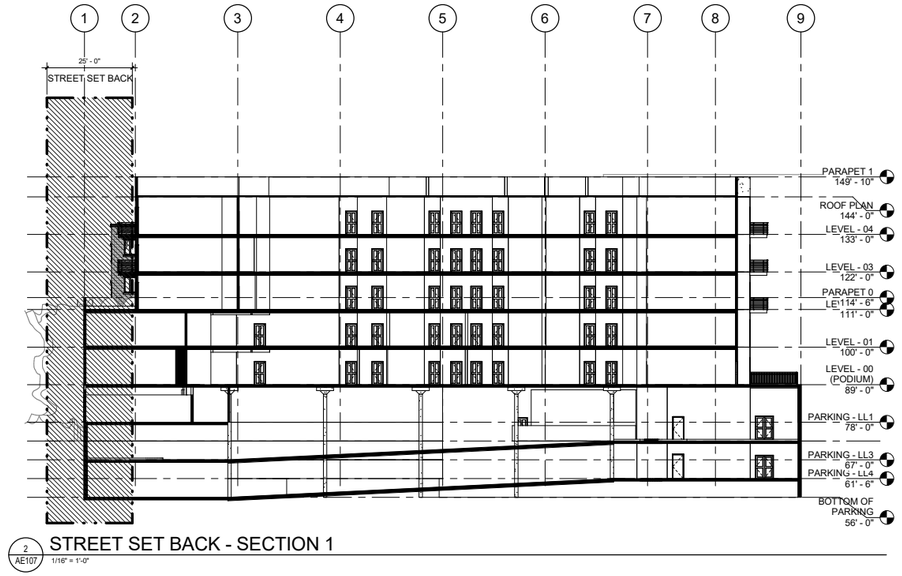
CRSA

508 EAST SOUTH TEMPLE APARTMENTS

1 AE107 LEVEL 01 - SOUTH TEMPLE ENTRY 1/16" = 1'-0"

SPACE LEGEND

- STUDIO 'A'
- STUDIO 'B'
- STUDIO 'C'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED 'C'
- 1 BED + DEN
- 2 BED / 2 BATH
- 2 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'A'
- CORRIDOR
- STAIRS
- ELEV
- ENTRY
- MECH. /JANITOR



2 AE107 STREET SET BACK - SECTION 1 1/16" = 1'-0"

CRSA

508

EAST SOUTH TEMPLE

SPACE LEGEND

- STUDIO 'A'
- STUDIO 'B'
- STUDIO 'C'
- 1 BED 'A'
- 1 BED 'B'
- 1 BED + DEN
- 2 BED / 2 BATH
- 2 BED / 2 BATH 'A'
- 3 BED / 2 BATH 'A'
- CORRIDOR
- STAIRS
- ELEV
- ENTRY
- PUBLIC SPACE

1 / AE100 LEVEL 00 - PODIUM

1/16" = 1'-0"

CRSA
ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE • SLC, UT 84102
801.355.5915 • www.crsa-us.com

Issue Date
Project Status
NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

508 EAST SOUTH TEMPLE

508 EAST AND SOUTH TEMPLE
SALT LAKE CITY, UTAH

CLIENT ADDRESS

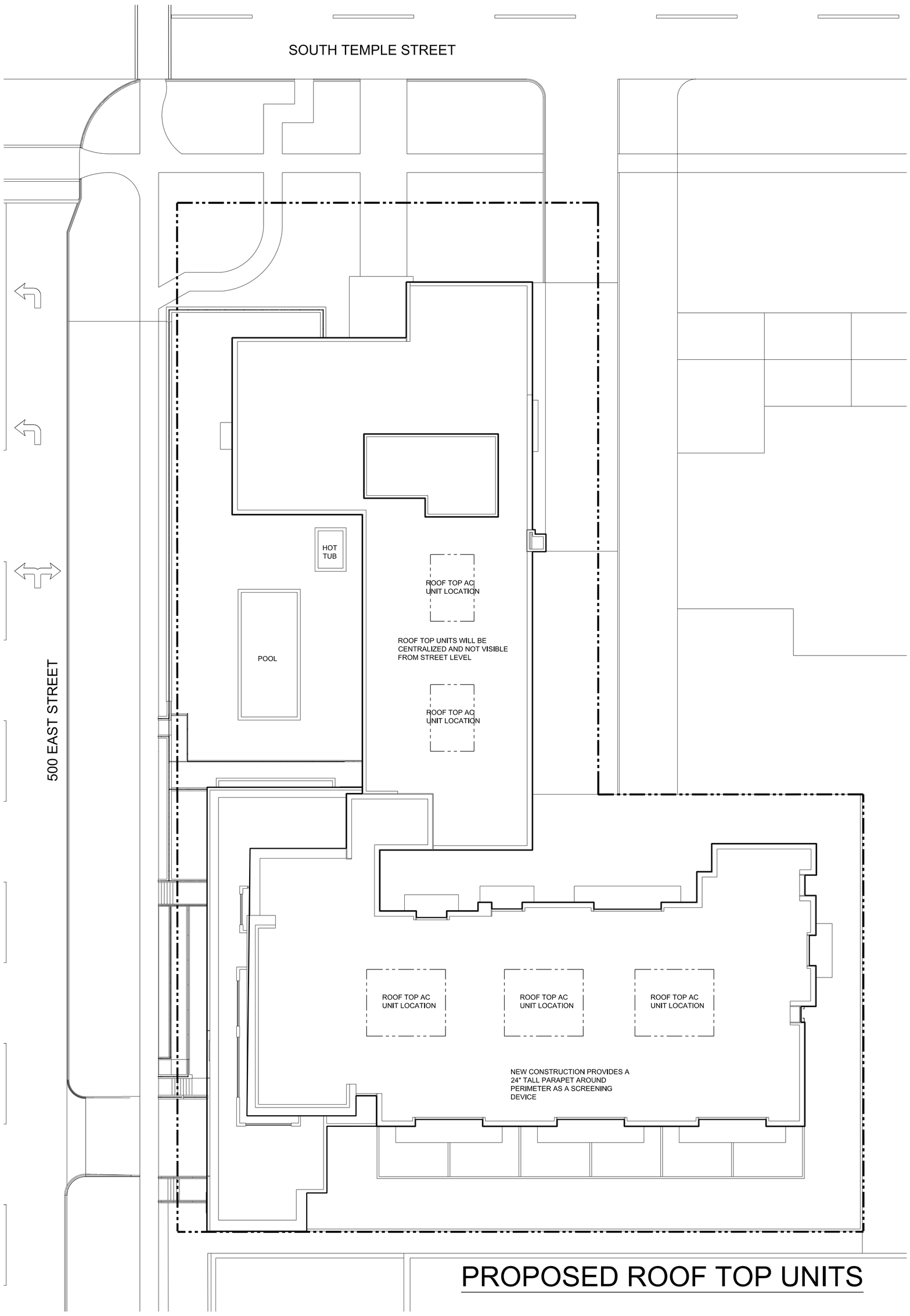
1	
2	
3	
4	
5	
6	
CD	
DD	

Issue Date | Project Status

PROJECT NUMBER: 15-072	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

LEVEL 00 - FLOOR PLAN

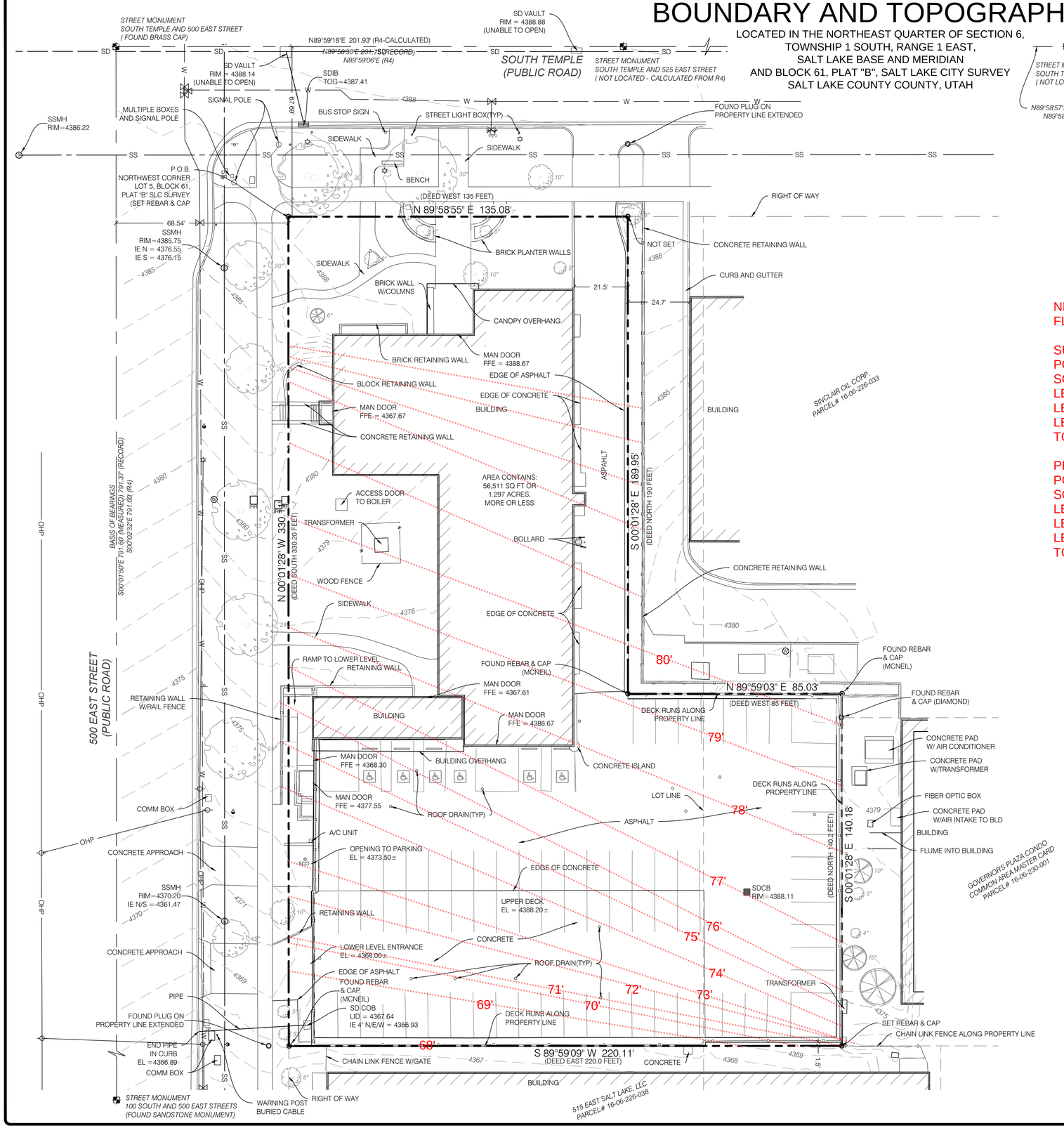
AE100



PROPOSED ROOF TOP UNITS

BOUNDARY AND TOPOGRAPHY SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AND BLOCK 61, PLAT "B", SALT LAKE CITY SURVEY
SALT LAKE COUNTY COUNTY, UTAH



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

NEW BUILDING PROPOSED FINISHED FLOOR ELEVATIONS

SURVEY POINTS
PODIUM = 4377'
SOUTH TEMPLE ENTRANCE = 4388'
LEVEL 3 = 4399'
LEVEL 4 = 4410'
LEVEL 5 = 4421'
TOP OF PARAPET = 4435.5'

PROJECT ELEVATION
PODIUM = 89'-0"
SOUTH TEMPLE ENTRANCE - 100'-0"
LEVEL 3 = 111'-0"
LEVEL 4 = 122'-0"
LEVEL 5 = 133'-0"
TOP OF PARAPET = 147'-6"

SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;

PROFESSIONAL LAND SURVEYOR
7240531
BRIAN A.
LINAM
STATE OF UTAH

RECORD DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 61, PLAT "B"; SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 330.20 FEET TO THE NORTH LINE OF THE PARCEL CONVEYED TO EATON PROPERTIES CORPORATION AND EATON UTAH CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 6, 1982 AS ENTRY NO. 3699978 IN BOOK 5401 AT PAGE 1547 OF OFFICIAL RECORDS; THENCE ALONG SAID LINE EAST 220.00 FEET; THENCE NORTH 140.20 FEET TO A BOUNDARY LINE OF THE PARCEL CONVEYED TO SINCLAIR OIL CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED JULY 2, 1982 AS ENTRY NO. 3689912 IN BOOK 5390 AT PAGE 909 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE WEST 85 FEET TO THE SOUTHWEST CORNER OF THE SAID SINCLAIR OIL CORPORATION PARCEL; THENCE NORTH 190 FEET ALONG THE WEST LINE OF THE SAID SINCLAIR OIL CORPORATION PARCEL; THENCE WEST 135 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY KEITH BENNETT OF KCB ARCHITECTURE TO PERFORM A BOUNDARY AND TOPOGRAPHY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°01'50" EAST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED FEBRUARY 2, 2015 AS ENTRY NO. 11985981 IN BOOK 10293 AT PAGE 62, AT THE SALT LAKE COUNTY RECORDER'S OFFICE.
R2) MCNEIL ENGINEERING AND LAND SURVEYING, L.C., ALTA/ACSM SURVEY, ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. S98-09-0598.
R3) GOVERNOR'S PLAZA CONDOMINIUMS SURVEY, RECORDED FEBRUARY 17, 1983 AS ENTRY NO. 3760719 IN BOOK 83-2 AT PAGE 25, AT THE SALT LAKE COUNTY RECORDER'S OFFICE.
R4) SOUTH TEMPLE STREET RE-MONUMENTATION SURVEY, PREPARED BY THE SALT LAKE CITY SURVEYORS OFFICE, ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. S2004-11-0828.
R5) ATLAS PLAT OF PLAT 6 OF BLOCKS 47, 48, 49, 50, 51, 52, 61, 62, 63 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT B, SALT LAKE CITY SURVEY. ON FILE AT THE SALT LAKE CITY ENGINEERING OFFICE.

LEGEND AND ABBREVIATIONS:

- STREET MONUMENT AND LINE
- PROPERTY CORNER AND LINE
- SEWER MANHOLE AND LINE
- TELECOMM LINE (MARKED BY BLUESTAKES)
- GAS LINE (MARKED BY BLUESTAKES)
- STORM DRAIN MANHOLE AND LINE
- ADJOINING DEED LINE
- WATER LINE AND VALVE
- FIBER OPTIC LINE
- OVERHEAD POWER LINE
- CHAINLINK FENCE
- CONTOUR (MAJOR)
- CONTOUR (MINOR)

- SSMH = SANITARY SEWER MANHOLE
- POB = POINT OF BEGINNING
- SDIB = STORM DRAIN INLET BOX
- SDCB = STORM DRAIN CATCH BASIN
- SDMH = STORM DRAIN MAN HOLE
- UTILITY POLE
- WATER METER
- TELECOMM PEDESTAL
- FIRE HYDRANT
- DECIDUOUS TREE
- CONIFEROUS TREE
- GUY WIRE
- GAS METER

No.	DESCRIPTION	DATE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY: BAL
CHECKED BY: KD
FIELD CREW: KD/CL
DATE: 10/22/2016
DWG FILE: 1610197cd

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

KCB ARCHITECTURE

508 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH

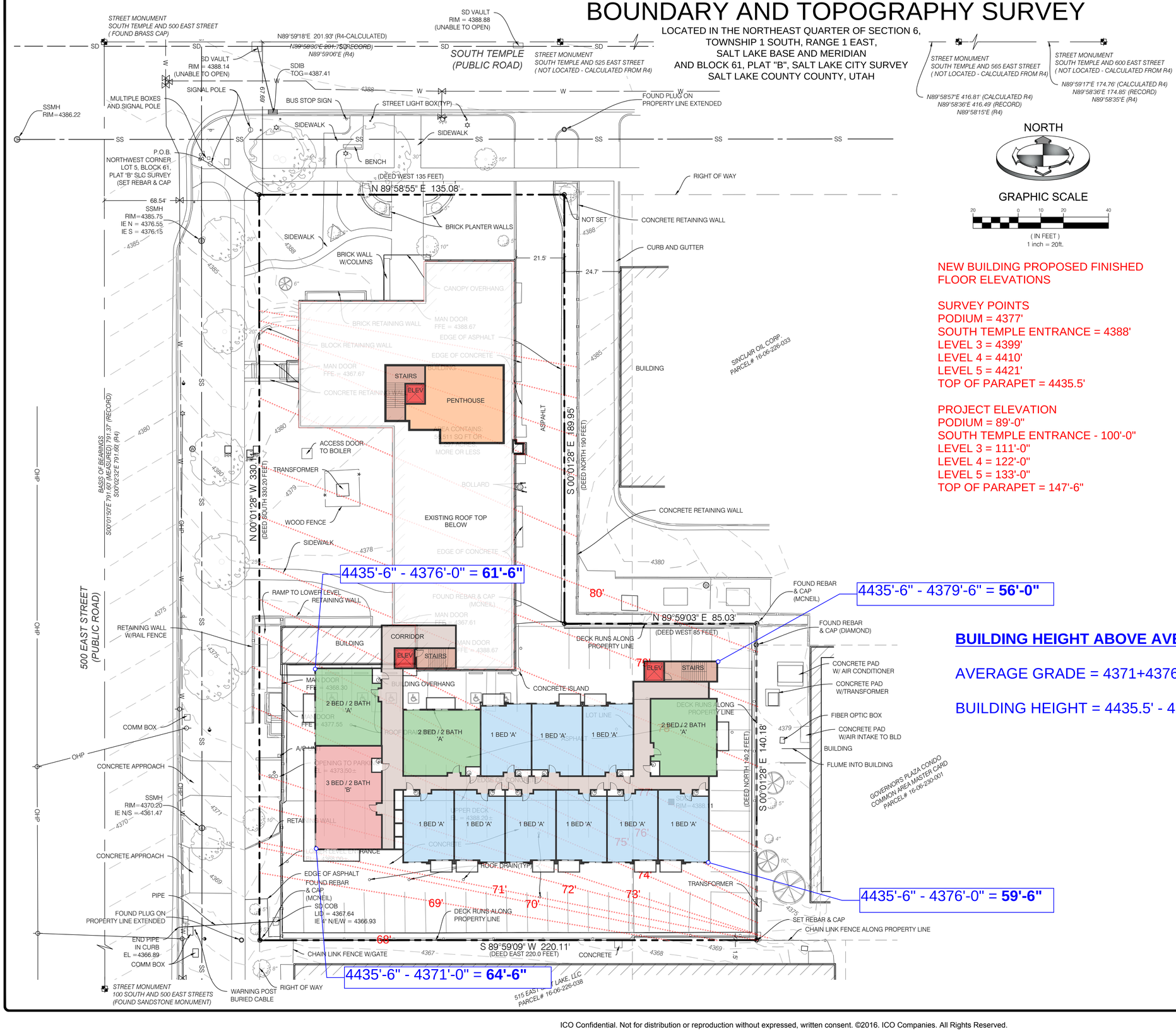
PROJECT NO. 1610197

BOUNDARY AND TOPOGRAPHY SURVEY

SVB.01
1 OF 1

BOUNDARY AND TOPOGRAPHY SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AND BLOCK 61, PLAT "B", SALT LAKE CITY SURVEY
SALT LAKE COUNTY COUNTY, UTAH



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

NEW BUILDING PROPOSED FINISHED FLOOR ELEVATIONS

SURVEY POINTS
PODIUM = 4377'
SOUTH TEMPLE ENTRANCE = 4388'
LEVEL 3 = 4399'
LEVEL 4 = 4410'
LEVEL 5 = 4421'
TOP OF PARAPET = 4435.5'

PROJECT ELEVATION
PODIUM = 89'-0"
SOUTH TEMPLE ENTRANCE - 100'-0"
LEVEL 3 = 111'-0"
LEVEL 4 = 122'-0"
LEVEL 5 = 133'-0"
TOP OF PARAPET = 147'-6"

BUILDING HEIGHT ABOVE AVERAGE GRADE

AVERAGE GRADE = 4371+4376+4376+4379 = 17,502/4= **4375.5'**

BUILDING HEIGHT = 4435.5' - 4375.5' = **60'-0"**

SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;

PROFESSIONAL LAND SURVEYOR
7240531
BRIAN A. LINAM
STATE OF UTAH

RECORD DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 61, PLAT "B"; SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 330.20 FEET TO THE NORTH LINE OF THE PARCEL CONVEYED TO EATON PROPERTIES CORPORATION AND EATON UTAH CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 6, 1982 AS ENTRY NO. 3699978 IN BOOK 5401 AT PAGE 1547 OF OFFICIAL RECORDS; THENCE ALONG SAID LINE EAST 220.00 FEET; THENCE NORTH 140.20 FEET TO A BOUNDARY LINE OF THE PARCEL CONVEYED TO SINCLAIR OIL CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED JULY 2, 1982 AS ENTRY NO. 3689912 IN BOOK 5390 AT PAGE 909 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY LINE WEST 85 FEET TO THE SOUTHWEST CORNER OF THE SAID SINCLAIR OIL CORPORATION PARCEL; THENCE NORTH 190 FEET ALONG THE WEST LINE OF THE SAID SINCLAIR OIL CORPORATION PARCEL; THENCE WEST 135 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY KEITH BENNETT OF KCB ARCHITECTURE TO PERFORM A BOUNDARY AND TOPOGRAPHY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°01'50" EAST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED FEBRUARY 2, 2015 AS ENTRY NO. 11985981 IN BOOK 10293 AT PAGE 62, AT THE SALT LAKE COUNTY RECORDERS OFFICE.
R2) MCNEIL ENGINEERING AND LAND SURVEYING, L.C., ALTA/ACSM SURVEY, ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. S98-09-0598.
R3) GOVERNOR'S PLAZA CONDOMINIUMS SURVEY, RECORDED FEBRUARY 17, 1983 AS ENTRY NO. 3760719 IN BOOK 83-2 AT PAGE 25, AT THE SALT LAKE COUNTY RECORDER'S OFFICE
R4) SOUTH TEMPLE STREET RE-MONUMENTATION SURVEY, PREPARED BY THE SALT LAKE CITY SURVEYORS OFFICE, ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. S2004-11-0828.
R5) ATLAS PLAT OF PLAT 6 OF BLOCKS 47, 48, 49, 50, 51, 52, 61, 62, 63 AS SHOWN IN THE OFFICIAL SURVEY OF PLAT B, SALT LAKE CITY SURVEY. ON FILE AT THE SALT LAKE CITY ENGINEERING OFFICE.

LEGEND AND ABBREVIATIONS:

- STREET MONUMENT AND LINE
- PROPERTY CORNER AND LINE
- SEWER MANHOLE AND LINE
- TELECOMM LINE (MARKED BY BLUESTAKES)
- GAS LINE (MARKED BY BLUESTAKES)
- STORM DRAIN MANHOLE AND LINE
- ADJOINING DEED LINE
- WATER LINE AND VALVE
- FIBER OPTIC LINE
- OVERHEAD POWER LINE
- CHAINLINK FENCE
- CONTOUR (MAJOR)
- CONTOUR (MINOR)

SSMH = SANITARY SEWER MANHOLE
POB = POINT OF BEGINNING
SDIB = STORM DRAIN INLET BOX
SDCB = STORM DRAIN CATCH BASIN
SDMH = STORM DRAIN MAN HOLE
-O- UTILITY POLE
WM WATER METER
TELECOMM PEDESTAL
FIRE HYDRANT
DECIDUOUS TREE
CONIFEROUS TREE
GUY WIRE
GAS METER

No.	DESCRIPTION	DATE

DRAWN BY: BAL
CHECKED BY: KD
FIELD CREW: KD/CL
DATE: 10/22/2016
DWG FILE: 1610197s1

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

KCB ARCHITECTURE

508 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH

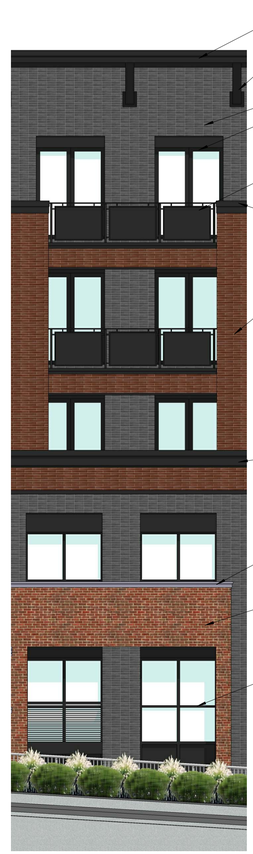
PROJECT NO. 1610197

BOUNDARY AND TOPOGRAPHY SURVEY

SVB.01
1 OF 1

2 AE202 EXTERIOR ELEVATION DETAILS SOUTH FACING FACADE

12" = 1'-0"



1 AE202 EXTERIOR ELEVATION DETAILS - 5TH EAST

12" = 1'-0"

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CONSULTANT AREA

DFCM AREA

Issue Date
Project Status
NOT FOR CONSTRUCTION

ARCHITECT-ENGINEER STAMP

508 EAST SOUTH TEMPLE

508 EAST AND SOUTH TEMPLE
SALT LAKE CITY, UTAH

CLIENT ADDRESS

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PROJECT NUMBER: 15-072	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

Issue Date | Project Status

BUILDING ELEVATION DETAILS

AE202

P:\B15-072 508 E South Temple\07- DRAWINGS\05- Revit\00-Local Revit Files\Chris\15-072_CO 508_Chris.rvt
10/25/2017 1:31:26 PM

METAL COLOR 1
MC1

METAL COLOR 2
MC2

STUCCO 1
S1

STUCCO 2
S2

STUCCO 3
S3

BRICK 2
B2

BRICK 1
B1

VINYL COLOR 1
VC1

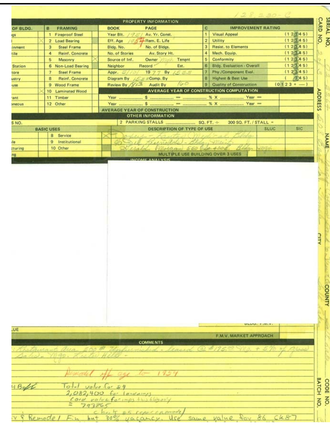
SOUTH PERSPECTIVE

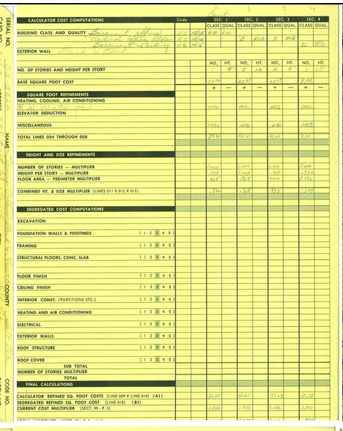
WEST PERSPECTIVE

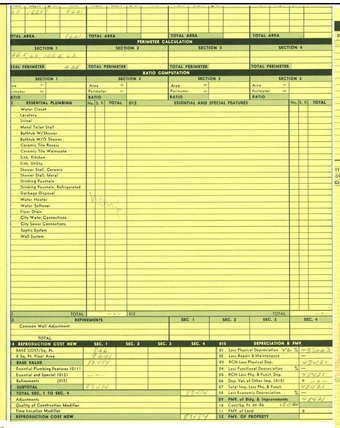
508 E. SOUTH TEMPLE

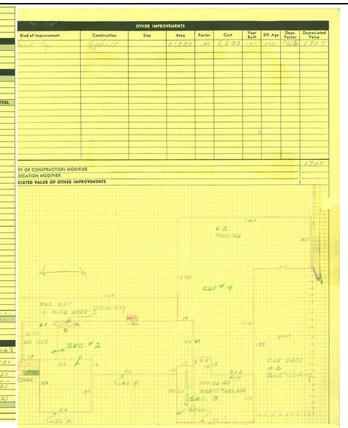
508 E SOUTH TEMPLE

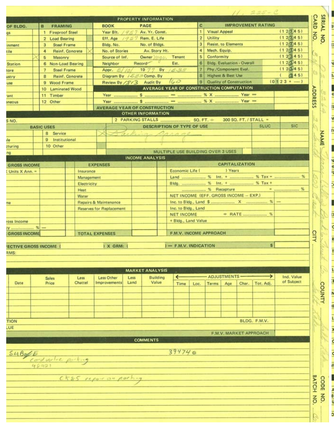
	Material	Manufacturer	Supplier	Color
1	Brick #1	Beehive Brick	Beehive Brick	Brownish Red
2	Brick #2	**Beehive Brick**	**Beehive Brick**	Dark Gray
3	Stucco #1	BASF CORP	BASF CORP	Brownish Red
4	Stucco #2	BASF CORP	BASF CORP	Dark Gray
5	Stucco #3	BASF CORP	BASF CORP	Light Gray
6	Metal Guardrails	Custom made through contractor	Powder Coat	Powder Coated (Owner to provide color)
7	Architectural Metal	Custom made through contractor	Powder Coat	Match Metal Guardrails (Awnings, Caps, Roof Supports)
8	Store Front Aluminum	EFCO or US Aluminum	Powder Coat	Match Metal Guardrails
9	Vinyl	Amsco Windows	USI All Purpose	White (Windows, Sliding Doors)
10	Aluminum Soffit		LKL	Pre-Finished Metal Soffit
11	Windows @ Medical Office	Marvin Windows r Andersen Windows	USI All Purpose	Metal Clad Wood Window - color and style to match existing

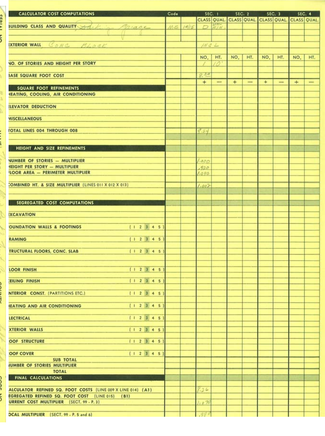


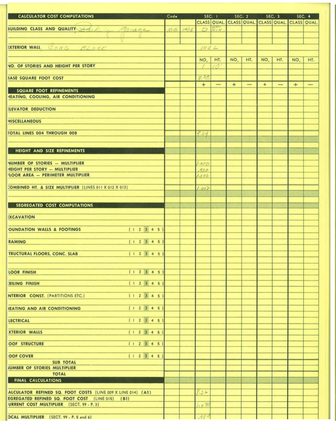


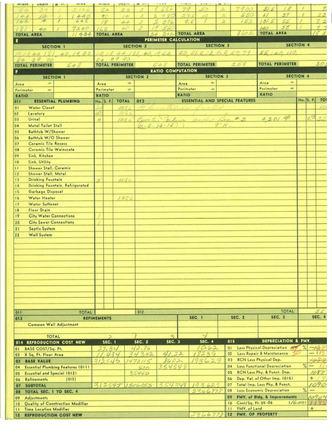


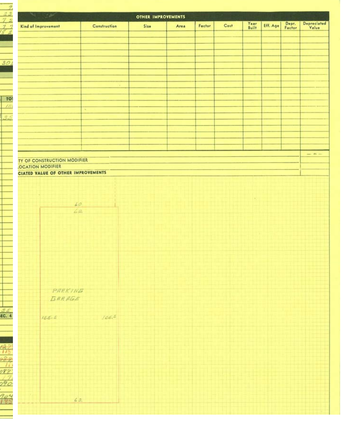


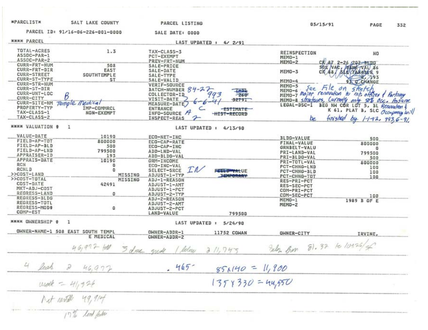


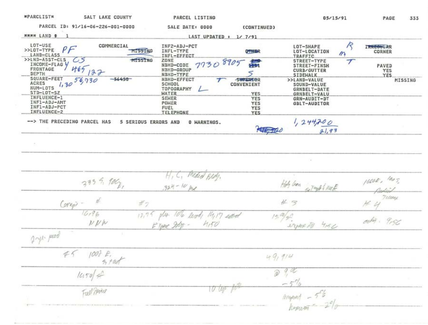












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CONSULTANT AREA

DFCM AREA

Issue Date
Project Status
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ARCHITECT-ENGINEER STAMP

508 EAST SOUTH TEMPLE

508 EAST AND SOUTH TEMPLE
SALT LAKE CITY, UTAH

CLIENT ADDRESS

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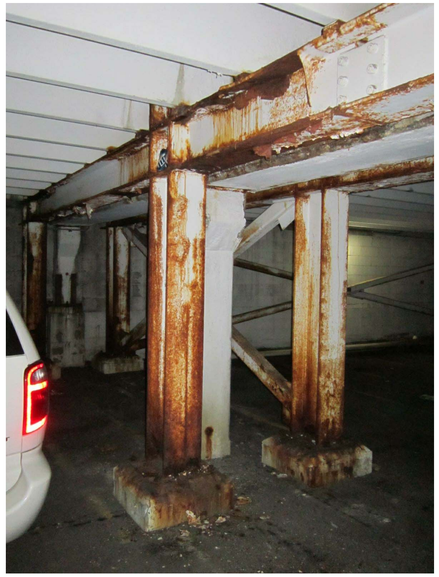
Issue Date Project Status

PROJECT NUMBER: 15-072	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

HISTORIC PHOTOGRAPHS

AE250



1 AE113 EXISITING PARKING

1 1/2" = 1'-0"

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508 EAST SOUTH TEMPLE

508 EAST AND SOUTH TEMPLE
SALT LAKE CITY, UTAH

CLIENT ADDRESS

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Issue Date | Project Status

PROJECT NUMBER: 15-072	FILE NAME: filename.rvt
DRAWN BY: Author	CHECKED BY: Checker

EXISITING PARKING LOT

AE113

P:\B15-072 508 E South Temple\07- DRAWINGS\05- Revit\00-Local Revit Files\Harold\15-072 508 Apartments_Harold.rvt
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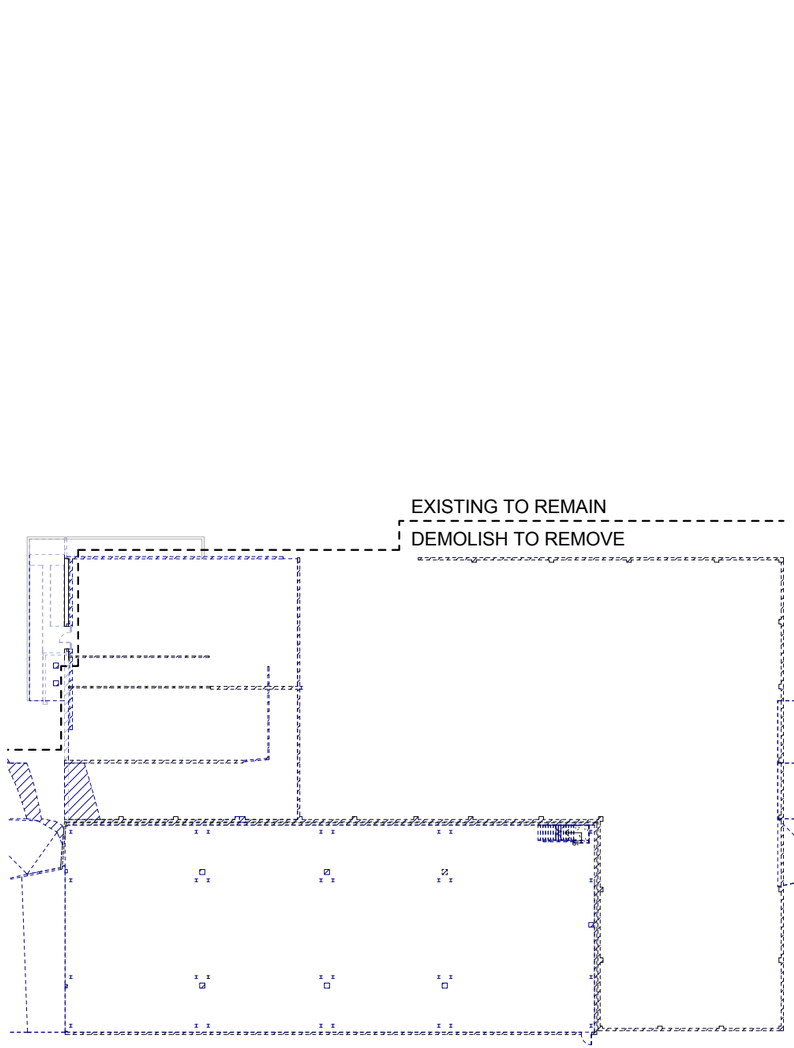
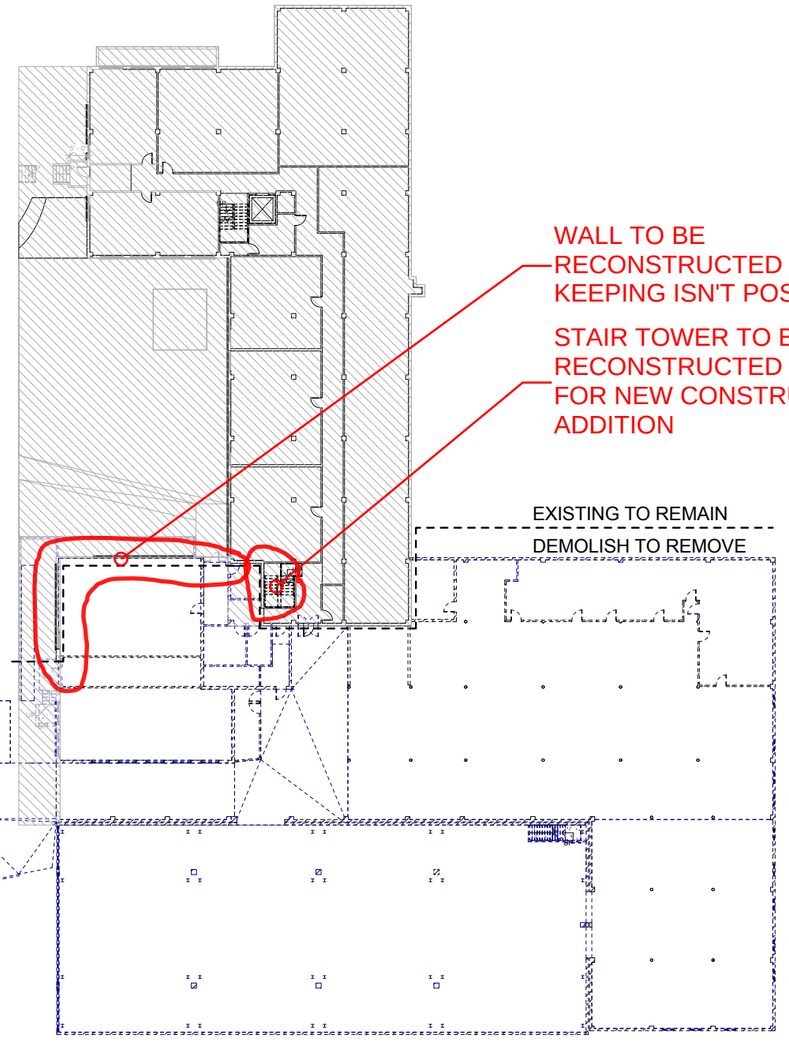
CRSA

508 EAST SOUTH TEMPLE APARTMENTS



A1 AD100 1/16" = 1'-0"

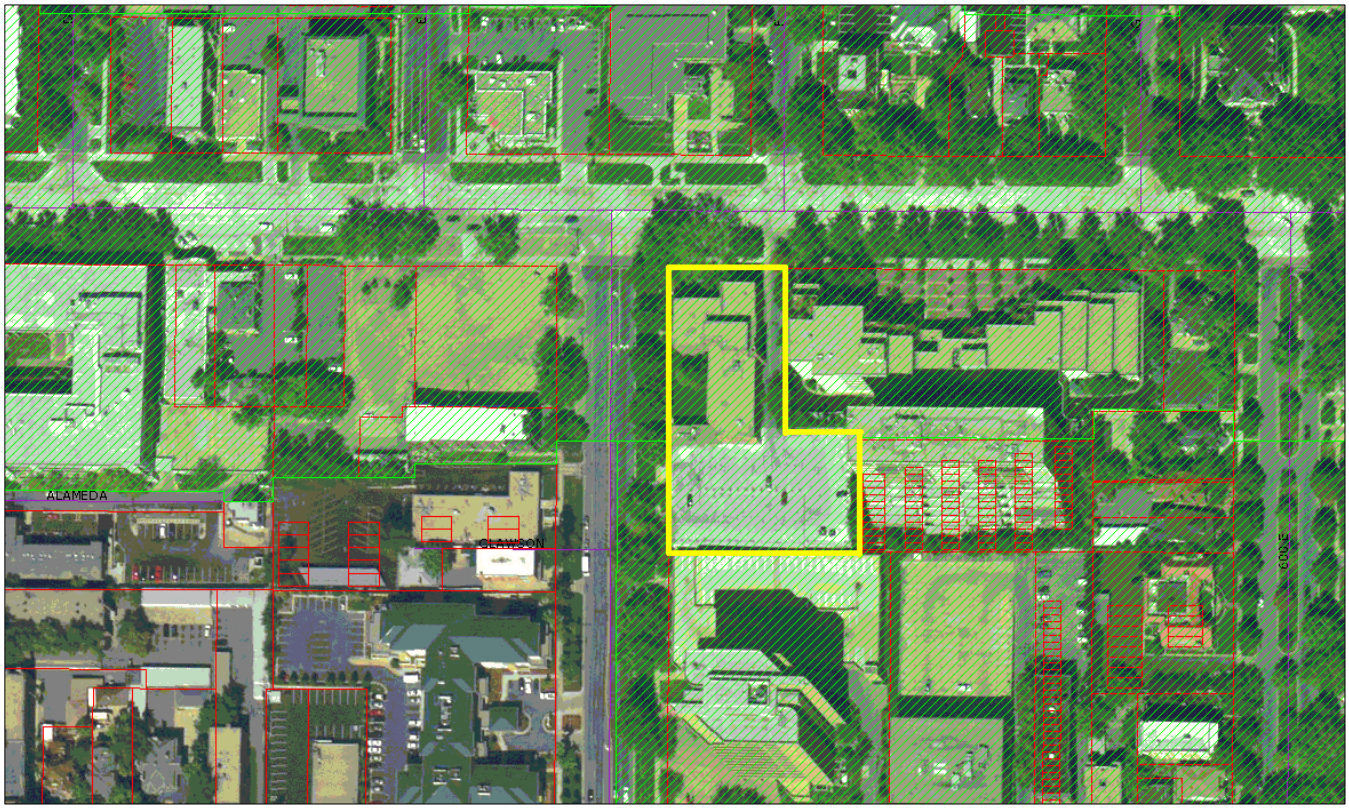
DEMOLITION - PARKING LEVEL 00

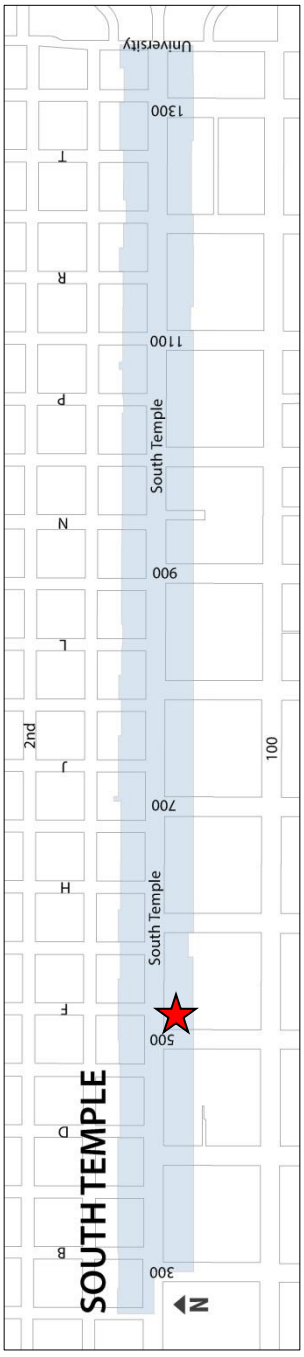


A3 AD100 1/16" = 1'-0"

DEMOLITION - PARKING LEVEL 01

ATTACHMENT B: VICINITY & HISTORIC DISTRICT MAPS





★ ***Approximate project location***

ATTACHMENT C: CONTEXT & SITE PHOTOGRAPHS

42 SOUTH 500 EAST

34 SOUTH 500 EAST

PICCADILLY APARTMENTS, 24 SOUTH 500 EAST

466 SOUTH TEMPLE

455 & 481 SOUTH TEMPLE

505 SOUTH TEMPLE

505 & 529 SOUTH TEMPLE

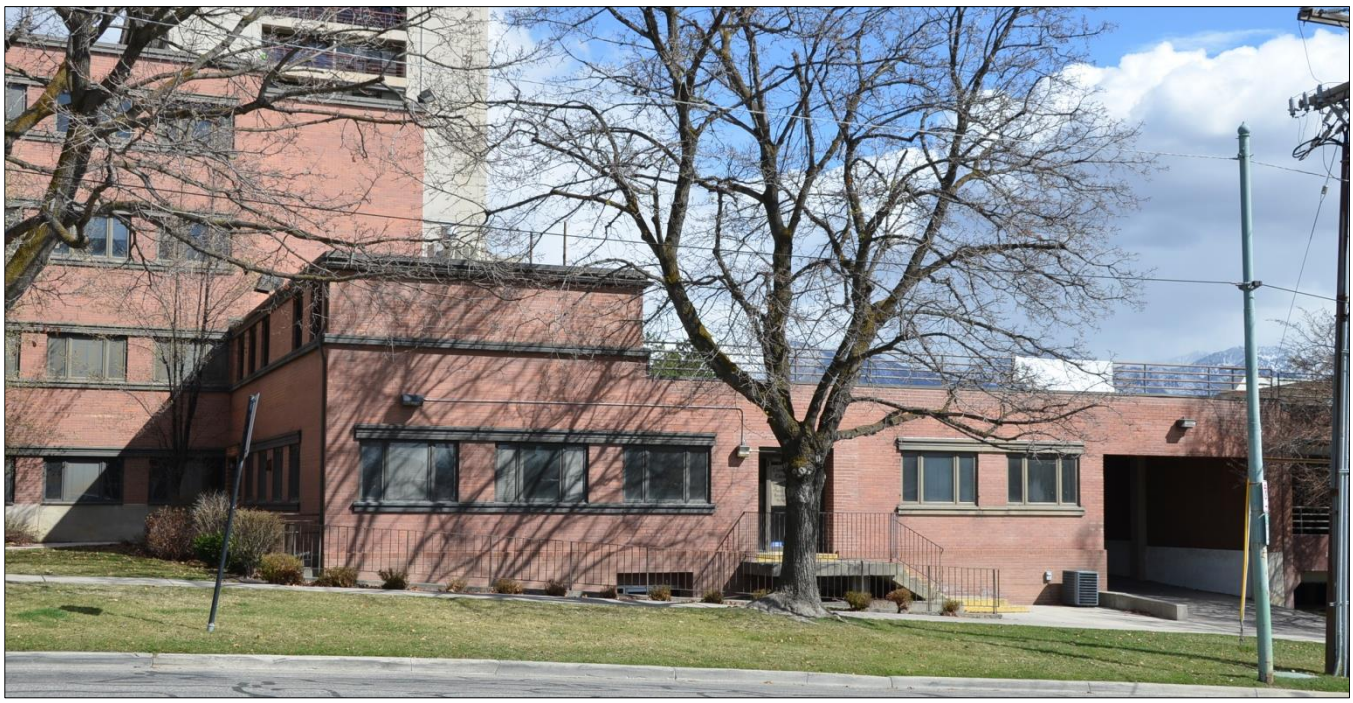
550 SOUTH TEMPLE & GOVERNORS PLAZA

550 & 508 SOUTH TEMPLE

508 SOUTH TEMPLE

508 SOUTH TEMPLE

508 SOUTH TEMPLE



ATTACHMENT D: HISTORIC SURVEY MATERIAL

1. 2007 & 2013 RECONNAISSANCE LEVEL SURVEY
2. 2007 INTENSIVE LEVEL SURVEY & PHOTOGRAPHS

411 E SO. TEMPLE
B

411 E SO. TEMPLE
EAST WING

420 E SO. TEMPLE
D

430 E SO. TEMPLE
A

434 E SO. TEMPLE
B

434 E SO. TEMPLE
REAR

435 E SO. TEMPLE
B

445 E SO. TEMPLE
A

455 E SO. TEMPLE
D

481 E SO. TEMPLE
D

505 E SO. TEMPLE
D

508 E SO. TEMPLE
A

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
420 E SOUTH TEMPLE	D	0/0	c. 1979	FORMED CONCRETE GLAZED CURTAIN WALL	CONTEMPORARY	OTHER	06	
IBM		7				BUSINESS/OFFICE		
430 E SOUTH TEMPLE	A	0/0	c. 1910	REGULAR BRICK	NEOCLASSICAL	2-PART BLOCK	06	ELECTRIC CAR MANUF. & SALES; 1966 FIRE
WHITMORE, ALFRED A.		2	1927			MIXED COMM./RESID.		
434 E SOUTH TEMPLE	B	0/1	c. 1907	STUCCO/PLASTER	VCTORIAN ECLECTIC	OTHER RESIDENTIAL	06	+432
MRS. BACKER'S PASTRY SHOP		2	1942	REGULAR BRICK	VERNACULAR	SINGLE DWELLING		
435 E SOUTH TEMPLE	B	0/0	1923	REGULAR BRICK	NEOCLASSICAL	DBL-LOADED CORRIDOR	06 88	VINYL WINDOWS
RITZ APARTMENTS		3				MULTIPLE DWELLING		
445 E SOUTH TEMPLE	A	0/0	c. 1959	PRESSED METAL GLAZED CURTAIN WALL	MODERN: OTHER	ENFRAMED WINDOW	06	VACANT
FELT-BUCHORN		1				SPECIALTY STORE		
455 E SOUTH TEMPLE	D	0/0	c. 1979	BRICK:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER	06	
ZIONS BANK		3				FINANCIAL INST.		
481 E SOUTH TEMPLE	D	0/0	1996	ROCK-FACED CONC. BLK BRICK:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER	06	
EINSTEIN BROS. BAGELS & AVES.	B	1				RESTAURANT		
505 E SOUTH TEMPLE	D	0/0	1966	FORMED CONCRETE REGULAR BRICK	LATE 20TH C.: OTHER CONTEMPORARY	OTHER	06	
STEINER CORPORATION		2				BUSINESS/OFFICE		
508 E SOUTH TEMPLE	A	0/0	1950 1957	REGULAR BRICK IMITATION STONE PRESSED METAL	LATE 20TH C.: OTHER	OTHER	06	1957 PARKING TERRACE 1983 ADDITION
MEDICAL DENTAL BUILDING		3				CLINIC	98	

?=approximate addressEvaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altered D=ineligible/out of period U=undetermined/lack of info X=demolished

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
455 E South Temple ZIONS BANK	D	1/0 3	c. 1979	BRICK:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER FINANCIAL INST.	12	
481 E South Temple EINSTEIN BROS. BAGELS	D	0/0 1	1996	ROCK-FACED CONC. BLK BRICK:OTHER/UNDEF.	LATE 20TH C.: OTHER	OTHER RESTAURANT	12	ALSO WILD GRAPE, WAS AVENUES BAKERY
505 E South Temple STEINER-AMERICAN BUILDING	D	0/0 2	1966	REGULAR BRICK FORMED CONCRETE	LATE 20TH C.: OTHER CONTEMPORARY	OTHER BUSINESS/OFFICE	12	
508 E South Temple MEDICAL DENTAL BUILDING	B	0/ 3	1947 1957 1983	REGULAR BRICK PRESSED METAL IMITATION STONE	LATE 20TH C.: OTHER	OTHER CLINIC	12 98	SLT 9-28-47 p.20-A; 1957 PARKING TERRACE; 1983 ADDITION
529 E South Temple KEITH, DAVID, MANSION AND	A	0/1	1898	LIMESTONE	NEOCLASSICAL ITALIAN RENAISSANCE BEAUX ARTS	CENTRAL PASSAGE SINGLE DWELLING	12	IMACS IN H.D. FILE FOR 529 E. SOUTH TEMPLE; CARRIAGE STEP
550 E South Temple GOVERNORS PLAZA	D	0/0 6	c. 1981	FORMED CONCRETE	LATE 20TH C.: OTHER	OTHER BUSINESS/OFFICE	12	EDWARDS & DANIELS, ARCHS; 14 STORY CONDO TOWER IN REAR (560)
551 E South Temple /FERGUSON/HALL	A	0/1 2	c. 1896	REGULAR BRICK SHINGLE SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	12	STUCCOED
555 E South Temple /FERGUSON, JANETTE S.	B	0/0 2	c. 1898	SANDSTONE STUCCO/PLASTER	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	12	STUCCOED
559 E South Temple B.D. MILLET HOUSE	C	0/0 2	c. 1897 c. 1975	REGULAR BRICK	LATE 20TH C.: OTHER	OTHER SINGLE DWELLING	12	NATURE CONSERVANCY 2006
576 E South Temple GENTSCH-THOMPSON HOUSE	A	1/0 2.5	1896	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	12 78	RENOVATED IN 06
603 E South Temple KEARNS, THOMAS, MANSION &	A	0/1 3	1900 1902	SANDSTONE GRANITE	CHATEAUESQUE	CENTRAL PASSAGE SINGLE DWELLING	12	RESTORED 1996 AFTER FIRE, UTAH HERITAGE TREES ON SITE (LONDON PLANE GROVE)

455 E SOUTH TEMPLE
OP

481 E SOUTH TEMPLE
OP

505 E SOUTH TEMPLE
OP

508 E SOUTH TEMPLE
EC

529 E SOUTH TEMPLE
SC

535 E SOUTH TEMPLE
SC

550/60 E SOUTH TEMPLE
OP

551 E SOUTH TEMPLE
SC

555 E SOUTH TEMPLE
EC

559 E SOUTH TEMPLE
NC

576 E SOUTH TEMPLE
SC

603 E SOUTH TEMPLE
SC

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Medical Dental Building**

Address: 508 East South Temple

Twnshp: *Range:* *Section:*

City, County: Salt Lake City, Salt Lake County

UTM:

Current Owner Name: South Temple Medical Plaza, LLC

USGS Map Name & Date: Salt Lake City North, UT, 1963, rev. 1969, 1975

Current Owner Address: P.O. Box 2080, Park City, UT 84060

Tax Number: 16 06 226 001

Legal Description (include acreage): Beg NW corner Lot 5, Block 61, Plat B, SLC Survey; S 330.20 ft.; E 220 ft.; N 140.20 ft.; W 85 ft.; N 190 ft.; W 135 ft. to beg. (Cont. 1.30 acres)

2 STATUS/USE

Property Category
x *building(s)*
_ *structure*
_ *site*
_ *object*

Evaluation
x *eligible/contributing*
_ *ineligible/non-contributing*
_ *out-of-period*

Use
Original Use: Clinic

Current Use: Clinic

3 DOCUMENTATION

Photos: Dates
x *slides:* 2006
x *prints:* 2006
x *historic:* various, 1955, 1957

Drawings and Plans
_ *measured floor plans*
_ *site sketch map*
_ *Historic American Bldg. Survey*
_ *original plans available at:*
x *other:* footprint – tax assessor

Research Sources (check all sources consulted, whether useful or not)
x *abstract of title*
x *tax card & photo*
x *building permit*
_ *sewer permit*
x *Sanborn Maps*
_ *obituary index*
x *city directories/gazetteers*
_ *census records*
_ *biographical encyclopedias*
x *newspapers*
x *city/county histories*
_ *personal interviews*
x *USHS Library*
x *USHS Preservation Files*
x *USHS Architects File*
_ *LDS Family History Library*
x *local library:* Salt Lake City Public Library
x *university library(ies):* Marriott Library, University of Utah

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Emerson, Peter DuPont. "The South Temple Historic District." M. Arch. Thesis, Graduate School of Architecture, University of Utah, 1979.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Salt Lake Tribune: 9/28/47, 20-A; 6/19/51, B14-1.

Whiffen, Marcus. *American Architecture Since 1780; A Guide to the Styles*. Revised edition. Cambridge, MA; MIT Press, 1992.

Researcher/Organization: Beatrice Lufkin *Date:* 2006

Building Style/Type: Modern: Other / Other Commercial/Public *No. Stories:* 3

Foundation Material: concrete *Wall Material(s):* regular brick

Additions: _ *none* x *minor* _ *major (describe below)* *Alterations:* _ *none* _ *minor* _ *major (describe below)*

Number of associated outbuildings 0 *and/or structures* 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Medical Dental Building was constructed in 1949-50 in a mid-century Modern:Other commercial style of red brick with cast concrete banding. Mid-century Modern is a subgroup of the earlier International Style that eschewed historic references and ornamentation. Its buildings were flat-roofed cubes with smooth wall surfaces and little exterior detailing. The stress is on volume, not surface ornamentation. Modern buildings have windows with narrow reveals and horizontality is frequently emphasized.

Medical Dental Building has a flat roof and the main section is a rectangular shape, roughly 54 feet wide by 150 feet deep, with an arm extending 39 feet to the west. The sections vary in height although both have three stories. The eastern section is about ten feet higher at 45 feet 9 inches than the western section at 36 feet.[1] The overall effect is of several rectangular blocks placed at right angles to each other.

The main entrance is on the north side of the building in the center of the façade. It is sheltered by a flat roof supported by ashlar masonry laid in a broken range work pattern. The same ashlar surrounds the north-facing door in the western addition. All of the entrance doors are full glass in dark metal frames with sidelights.

The structure is constructed of steel and concrete and clad with fire brick, tile, marble and native stone. The building is earthquake and fireproof using

> a pattern of steel girders in a cube grid of 18 ft. squares tied together with reinforced steel and concrete. This type of structure was found standing intact in centers of the atomic bomb blast areas in Japan.[2]

The major design element of the building is horizontal bands formed by the repetitive fenestration of dark aluminum-sash picture windows with side lights and brick spandrels between dark cast stone bands above and below the windows. This pattern is repeated on all elevations including the additions. The smooth wall surfaces are brick set in a stretcher bond with concave mortar. A single row of headers appears between each of the floors.

A two-story parking terrace was constructed to the rear of the building with an entrance from 500 East in 1957. In 1983 a single story addition roughly 50' by 80' was constructed to the south of the original building with a parking ramp.[3] The northern 18' of the new section has a second story. Detailing on the first floor of this section matches the original part with dark bands above and below the band of windows which are found in either side of the entrance door on the west elevation. The second floor has single fixed pane windows, irregularly spaced. An entrance to additional parking in the two-story parking structure is via an opening to the south.

The building lot is level on the South Temple side and slopes downward to the south. The grounds are landscaped with shrubs and lawn and mature trees on the north and west sides. There is a driveway on the east side of the building leading back to a parking area to the rear (south) of the building on top of the two story parking structure.

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[1] Elevation figures are from the tax assessor cards available at the Salt Lake County archives.
[2] *Salt Lake Tribune,* 6/19/51, B14-1
[3] Board of Adjustment files at the Salt Lake City Planning Department. Case No. 9154.

Architect/Builder: Doxey and Layton, builder
Arthur Farr, architect[5]

Date of Construction: 1949-50[4]

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

_ *Agriculture*	_ *Economics*	_ *Industry*	_ *Politics/ Government*
(*Architecture*	_ *Education*	_ *Invention*	_ *Religion*
_ *Archeology*	_ *Engineering*	_ *Landscape Architecture*	_ *Science*
_ *Art*	_ *Entertainment/ Recreation*	_ *Law*	_ *Social History*
C *Commerce*	_ *Ethnic Heritage*	_ *Literature*	_ *Transportation*
_ *Communications*	_ *Exploration/ Settlement*	_ *Maritime History*	_ *Other*
_ *Community Planning & Development*	C *Health/Medicine*	_ *Military*	
_ *Conservation*		_ *Performing Arts*	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Medical Dental Building was an early postwar commercial construction project on East South Temple Street. The National Investment Company purchased properties from individual owners along a section of East South Temple Street and consolidated them for sale to the Medical-Dental Building Corporation in 1949.

Medical Dental Building, Inc., an arm of Doxey and Layton, was the owner of record at the time of construction of the building. Doxey and Layton were well-known realtors and builders in mid-century Salt Lake City. They used a survey of 2000 professional men in the late 1940s to determine some aspects of the building design. The leading desired elements in a professional building expressed by survey participants were adequate parking spaces, air conditioning, self-leveling elevators and rooms that were illuminated by daylight. The building was constructed to include all of these requested features. It was predicted to cost $800,000 with space for 100 offices of 18' by 18' or 18' by 28' and parking for 200 cars. [6]

A newspaper article at the time of the formal opening of the Medical Dental Building in 1951 gave the building's cost as $1,000,000 and noted that it housed 70 physicians, surgeons and dentists in 65 suites.[7] The 50,000 square foot building had four stories[8] and parking space in the rear for 65 customers as well as garage space for 65 tenants. At the time of the official opening it was called the Doxey-Layton Medical Center. Water was supplied at the rate of 300 gal/minute via a 400 foot deep well.

The parking garage to the south (at 25 S. 500 East) was built in 1957. The previous house on the site to the south of the existing building at 35 S. 500 East was removed by Doxey Layton in 1956.

The building has been known as the Medical Center since 1960. There was a coffee shop in the basement and the Heinz Apothecary as well as medical and dental offices in 1960 and 1970.[9] By 1983 the coffee shop was gone but the medical and dental offices and the drug store were still there. Utah State Retirement Systems occupied the building in the 1980s and undertook the 1983 expansion to the south.

The building remains in its original usage as an office building primarily used for medical, dental, and allied services professional offices.

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[4] Construction date is from Salt Lake County Tax Assessor Archives and Salt Lake City Board of Adjustment files.
[5] Noted in *Salt Lake Tribune,* 6/19/51, B14-1. Young and Ehlers, architects, were mentioned in a 1947 article but the building pictured was not constructed.
[6] Ibid., 5/28/47.
[7] Ibid., 6/19/51.
[8] Including the raised basement that is above grade on the south section.
[9] Salt Lake City Polk Directories.

3

1

4

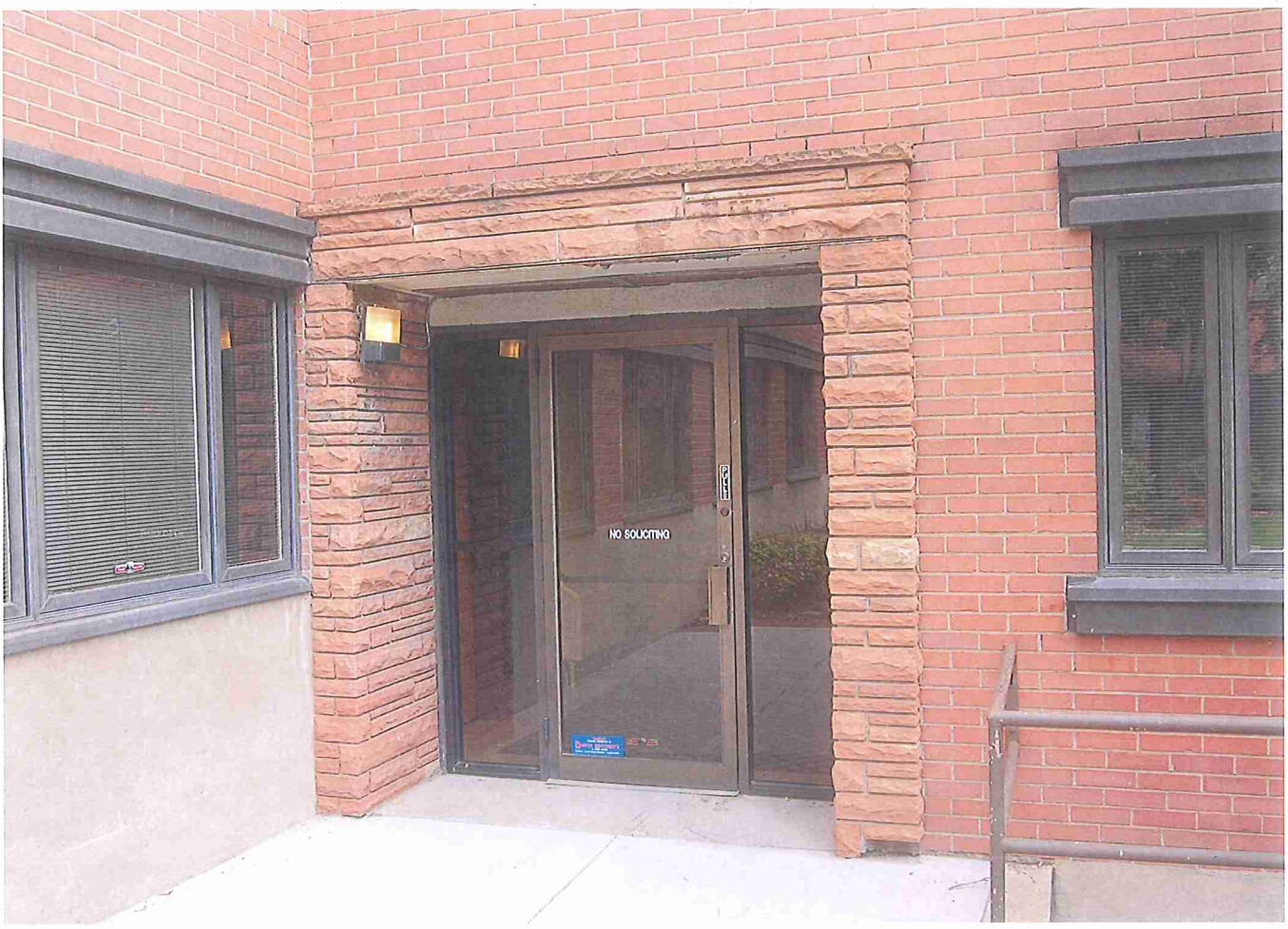
2

4

5

8

6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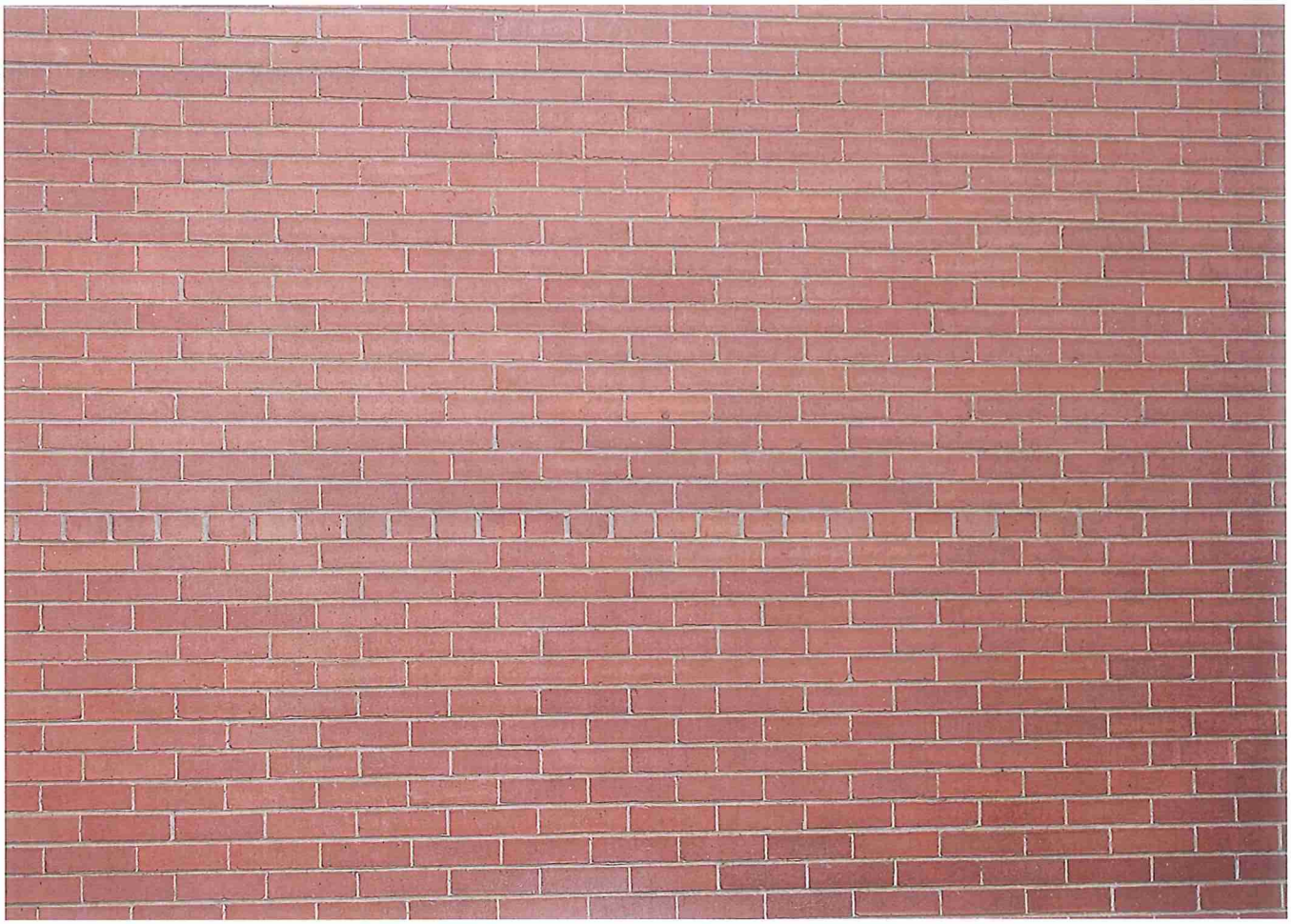

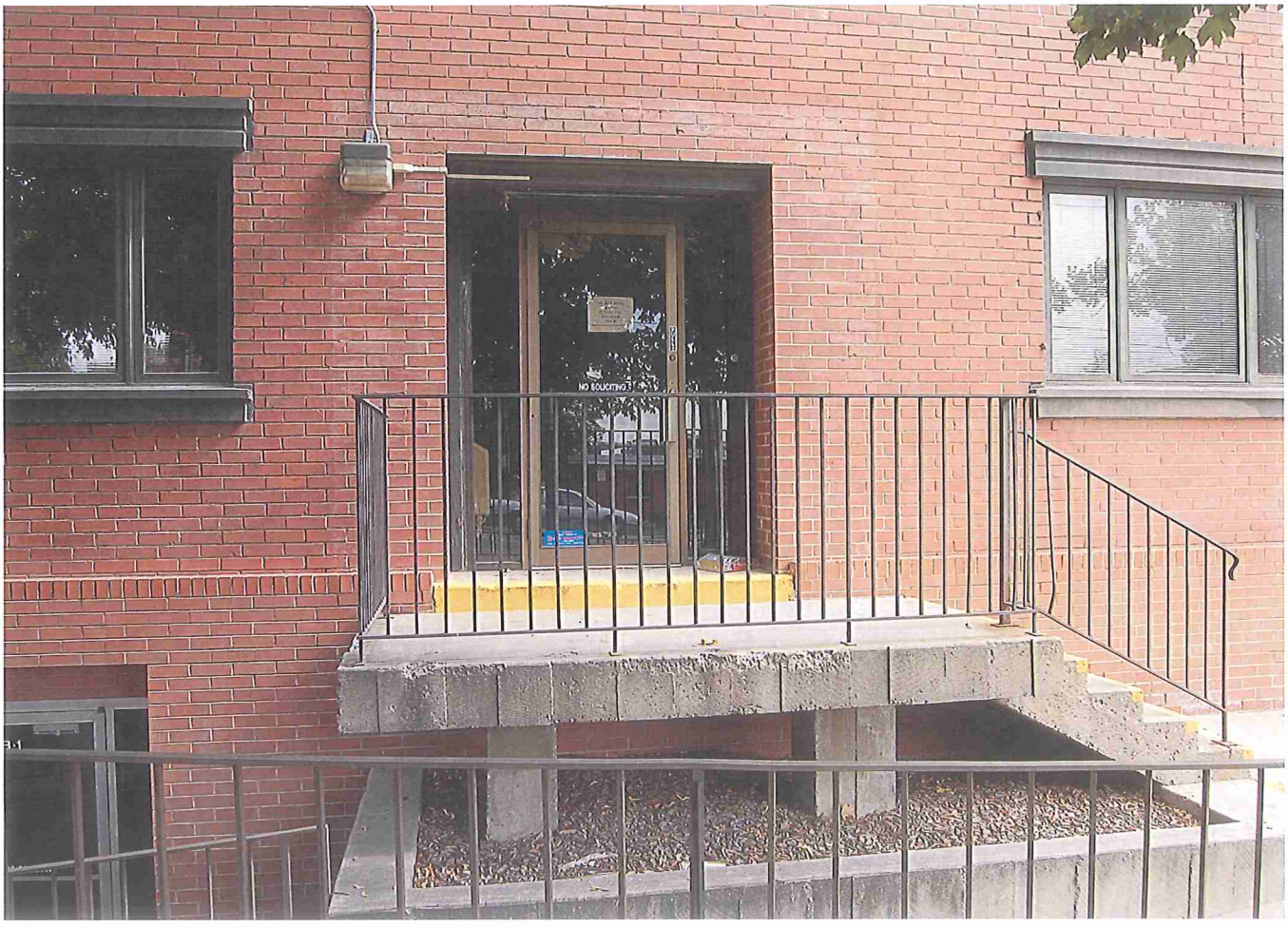


500 E


500 E


NO PARKING


MEDICAL CENTER
508

ATTACHMENT E: R/O ZONING & SPECIAL EXCEPTION ORDINANCE STANDARDS

Existing Condition

Zoning Standards for RO (Residential-Office) (21A.24.180)
Purpose Statement: The RO residential/office district is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the city where the applicable master plans support high density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

Standard	Finding	Rationale
Minimum Lot Area:	Complies	No minimum required
Minimum Lot Width: 100 ft	Complies	
Setbacks: Front Yard - 25 ft Corner & Interior Side Yards - 25 ft & 15 ft Rear Yard - 25% Lot Depth (need not exceed 30 ft)	 Complies Special Exception Required Special Exception Required	 No Change No Change – Footprint Reinstated No Change – Footprint Reinstated
Maximum Building Height: 60 feet	Proposed: 60 ft. Complies	
Required Landscape Yards – Front & Corner Side Yard	Complies	No Change - Landscape Yards Retained & Adapted
Maximum Building Coverage - 60%	Complies	No Change – Footprint Reinstated

Zoning Standards for Special Exceptions - 21A.52

Discussion: In order to construct the development as proposed, the footprint of the current parking structure would be reinstated in the proposed parking structure. This parking structure plan currently does not conform to setback requirements for the corner side yard and the rear yard, with a 13.5 ft encroachment into the corner side yard setback requirement of 25 ft, and no setback in the rear yard where the RO requirement is a maximum of 30 ft. This special exception is authorized by 21A.52.030.19, which states:

19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.

Special exception approval is therefore sought for the construction of new residential units at and above parking deck level within the reinstated plan footprint of the parking structure, encroaching into the corner side yard setback and the rear setback, but extending no further than the existing building.

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

A. *Compliance With Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.*
Finding: The proposed use and development will be in harmony with the general and specific purposes of the zoning ordinance and RO zone district.

B. *No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.*
Finding: Staff is unaware of any information indicating that the proposed use and development would have a substantial diminution or impairment of the value of property within the neighborhood.

C. *No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
Finding: The effect upon public health, safety and general welfare, and the effect upon the character of the area are likely to be positive and not adverse.

D. *Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.*
Finding: The special exception being sought in conjunction with this proposed development is specifically arranged and designed to enhance the compatibility of this site with the use and development of neighboring property and the character of two designated historic districts.

E. *No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.*
Finding: There are no apparent natural, scenic or historic features which would be destroyed or damaged by these proposals. The garage structure is not considered to be an integral part of the historic primary structure.

F. *No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.*
Finding: The proposals are not thought to be a likely material cause of air, water, soil, noise or other pollution.

G. *Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.*
Finding: Staff is unaware of any additional standards with which this proposed use and development would not comply.

Overall Finding: The Historic Landmark Commission has the authority to grant special exception requests. Staff would conclude that special exceptions for the proposed footprint of the parking structure and the proposed residential units within this structure accord with the above standards in all respects.

ATTACHMENT F: STANDARDS FOR MAJOR ALTERATION OF A CONTRIBUTING STRUCTURE – DEMOLITION OF GARAGE STRUCTURE

Standards for Certificate Of Appropriateness For Alteration Of A Contributing Structure In An H Historic Preservation Overlay District:
In considering an application for a Certificate of Appropriateness for alteration of a contributing structure 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**.**

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
Finding:
The proposed demolition would remove the parking structure and alter the Medical Dental Building. Although physically linked to the primary building, the parking structure effectively functions and reads as an ancillary structure. This section of the building is later, and has been modified and structurally reinforced in the past, with further apparent remedial intervention required. The parking structure would be rebuilt to be fronted by new apartment units and to provide a base level for a new apartment building above. Parking is retained as a primary purpose with new residential development in the existing building to the north, fronting the parking structure and rising five stories above it. There would be minimal change to the defining characteristics of the primary building, with change to the site and the environment being positive in relation to the historic district character. The historic purpose of the primary building would change from office to residential, with additional residential development. Change to the primary building would effectively be minimal and generally compatible.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
Finding:
Currently, the parking structure presents a partly open and partly enclosed parking facility and service bay, with two separate vehicular access drives to and from 500 East. The compromised physical condition of the structure is also evident from the street. In several respects the existing parking structure has a negative impact upon the streetscape, creating a utilitarian, deteriorated and unattractive street frontage. The proposals would not remove either feature or spaces which characterize this property in any positive sense, while the historic character of the property would be retained and preserved.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
Finding:
The alteration currently proposed for this property demonstrates contemporary design and does so in a manner which coordinates with the retained and repurposed office building. No false sense of history or architecture are proposed.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
Finding:
The parking structure is a later addition to the retained office building, but not one to have acquired any historic significance in its own right. Consequently, its retention and preservation would not adversely affect the character and interest of the primary building.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
Finding:
No distinctive features, finishes or construction techniques, or examples of craftsmanship characterizing this property would be lost.

6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
Finding:
This standard does not directly apply in this instance.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
Finding:
This standard does not apply in this instance.

8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
Finding:
The design is compatible with the existing office building to be retained, is distinctive and contemporary while being compatible in several respects with the adjacent building, its context and the historic character of its setting. No cultural, historical, architectural or archaeological material would be destroyed in the process.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
Finding:
The essential form and integrity of the primary building would be unimpaired in the unlikely event that the proposed building might be removed. The proposal is both distinctive and compatible.

10. Certain building materials are prohibited including the following: Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
Finding:
This standard does not apply in this instance.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.
Finding:
This standard does not apply in this instance.

ATTACHMENT G: STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

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

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

2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	**Building Materials, Windows, Elements & Detailing** **Materials – Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. **12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. **Windows – Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.** • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72 Windows with vertical proportion and emphasis are encouraged.** • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).

	12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). **Architectural Elements & Details – Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.** • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. **12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. **12.77 Creative interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

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

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **12.44** A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

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

	Vehicular – Cars & Motorcycles **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT H: STANDARDS, DESIGN GUIDELINES & EVALUATION OF NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

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

Standard	Analysis	Finding
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Height ***MF NC DG Design Objective – Height****: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* *MF NC DG 12.48, 12.50, 12.51, 12.52* The site lies within the South Temple Historic District which identifies the historic and architectural importance and character of the South Temple boulevard along most of its length. Within the context of this part of the district the building height and scale ranges from one and two stories through to six stories in stepped back terraced form on the immediately adjacent site to the east. Directly opposite the site on 500 East is the Piccadilly Apartment building at four stories. Adjacent to this site to the east, within the Central City Historic District, is the Governor's Plaza residential building (560 South Temple) at 11 stories (c. 133 ft.) and to the south the parking structure and office tower of the Dan Jones building (515 East 100 South) at 12 stories and c. 171 ft. The general height and scale within the South Temple HD is lower. The general height and scale in the Central City HD is high in the immediate central and south part of this street block, with the height and scale reducing to a more characteristic two to five stories to the east, and proceeding further south. The proposed apartment tower is five stories in height above a two story parking structure, at a maximum average height of 60 feet on this sloping site. The higher section of the building is set back behind three stories of residential frontage facing 500 East, hence reducing the height of the building as perceived from the street. The historic context in this case includes buildings within the South Temple and Central City Historic Districts. The general height established by existing buildings in this historic context varies considerably, while within this immediate setting the proposed development would not exceed the general height and scale. The development of residential street façade on 500 East would also serve to reduce the apparent height of the building as seen from the street. The proposal can be regarded as visually compatible in this context.	*Height* The proposed development would meet this standard in terms of the proposed height of the apartment building within this historic district setting.

1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Width ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.53* Proposals retain the existing contributing building, thus retaining the width and scale of this part of the South Temple frontage. The existing two story parking structure and its corner addition would be reconstructed with the parking placed substantially behind a new residential street frontage, and recessed parking access. The axis of the proposed apartment tower is perpendicular to the street, helping to reduce the width and scale of the taller section of the building in this location. The width of the building generally equates with the scale in this context, while the design articulates the lower and the higher 500 East façades with both horizontal and vertical planes and bays creating both horizontal and vertical emphasis, helping to reduce the perceived scale. The width and the apparent width of the proposed development at both levels would help to maintain a sense of human and historic scale. The proposed development would accord with this standard in terms of width, perceived width and scale.	*Width* The proposals would accord with the Scale & Form standard in terms of the actual and perceived width of the building.
1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	Façade Proportion ***MF NC DG Design Objective – Character of the Street Block****: The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.* *MF NC DG 12.42, 12.43, 12.45* The contributing structure to South Temple remains largely intact. The new parking structure with its residential frontage facing 500 East would create a two and three story residential facade, with the levels defined in plane and in different brickwork. The fenestration arrangement then introduces a distinct horizontal rhythm and vertical proportion. The apartment tower behind and above is designed with a fenestration pattern of distinct vertical emphasis. This is fronted by a projecting gallery of balcony space, defined in plane and in a contrasting red brick, and adding a distinctive horizontal emphasis. The building is then capped with a strong projecting cornice line. In form, scale and design the proposed building at lower and upper levels would be in scale with the surrounding structures and streetscape, and would be compatible with the existing retained building, contributing a strong balanced emphasis and proportion to the current horizontality of the building. There is both an affinity and a contrast in the choice of materials. The proposals would be in scale with surrounding structures and streetscape.	Façade Proportion Staff would conclude that the proposals would accord with 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* The predominant roof shape in this immediate setting tends to be flat, with a series of rectilinear building forms and massing. The proposals do not depart from this characteristic form and roof shape.	Roof Shape Staff would conclude that the proposals accord with this standard.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	Building Façade Composition, Proportion & Scale ***MF NC DG Design Objective - Height*** *The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* The scale is considered to be visually compatible with the South Temple Historic District and the setting of the Central City Historic District. Proposals do not exceed the overall height or the width of buildings within this context and are modulated and articulated to further equate with existing human scale and character. The proposed size and mass of the new development would be visually compatible with surrounding structures and streetscape in terms of building width and building height.	Scale of a Structure Staff would conclude that the proposals would accord with the objectives of this standard on building scale.
2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape; **2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Solid to Void Ratio, Window Scale & Proportion*** *The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.* ***MF NC DG Design Objective - Rhythm & Spacing of Windows & Doors - Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* The design of the proposed development recognizes the horizontal emphasis of the existing and retained contributing building, and introduces a series of pronounced and subtle vertically proportioned elements and accents. This interplay and balance creates a fenestration pattern which would equate and be visually compatible with the surrounding structures and streetscapes. The rhythm of solids to voids similarly echoes the relationships in this context and the scale established by the fenestration pattern. The proposed design would accord with the objectives of these standards.	Proportion of Openings Rhythm of Solids to Voids Staff would conclude that the proposals would accord with the objectives of these standards.

2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective - Façade Articulation, Proportion & Visual Emphasis*** *The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.* ***MF NC DG Design Objective - Balconies, Porches & External Escape Stairs*** *The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.* *MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65* The proposed residential units on 500 East would introduce a human scale and vitality currently lacking on this part of the street. Parking and service access is reduced to one vehicular entrance which would also be recessed. Residential balconies on all upper levels would help to support this sense of human scale. This pattern and rhythm of projecting balconies would enhance visual compatibility and help to integrate the proposed building within this context. The proposals would accord with the objectives of this standard.	Rhythm of Porch & Projections Staff would conclude that the proposals would accord 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 NC DG Design Objective - Materials*** *The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.* *MF NC DG 12.67, 12.68, 12.69, 12.70* ***MF NC DG Design Objective - Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.* *MF NC DG 12.71, 12.72, 12.73, 12.74* ***MF NC DG Design Objective – Architectural Elements & Details*** *The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.* *MF NC DG 12.75, 12.76, 12.77* Materials & Detailing The proposed design adopts a palette of materials which include two varieties of brick, complemented by two tones of stucco, and metal trim. Windows Aluminum and aluminum clad window frame systems are proposed throughout the development, which should help to ensure a level of window profile and detailing, as well as durability. ????? NOT ANY MORE! Elements & Details As designed, the facades of the proposed development include several architectural details which would help to enhance the composition and visual interest of the facades including metal capping and cornice profiles, exposed structural steel, sill details, as well as balcony decks and railings. ????????????? The proposed designs would accord with the objectives of this standard.	Relationship of Materials Materials & Detailing Staff would conclude that the proposed designs would accord with the objectives of this design standard.

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Site Design Guidelines** Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF NC DG Design Objective - Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* The existing contributing building is retained, together with its pattern of setbacks and areas of landscaping. The current location and footprint of the parking structure would be reinstated, thus retaining the setback, but enhancing the appearance and visual vitality of this frontage with the proposed residential units fronting 500 East. This part of the building would more effectively engage with the street, creating an enhanced level of interactivity. Apartment units are directly accessed from 500 East, and a pool and spa facility would occupy the recessed area between the existing and the new buildings. The new parking structure has one recessed parking access on this frontage, with the removal of the service access bay. The South Temple parking access to the east side of the buildings is retained. The proposed development would accord with the objectives of this standard.	Relationship to the Street – Walls of Continuity Staff would conclude that the proposed development would accord with 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 NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DGs 12.10, 12.11, 12.12, 12.13* No substantive change is proposed to the majority of the existing building. The new parking structure to the south would occupy the footprint of the existing. The new apartment building above and behind orients perpendicular to the street, thus reducing the apparent scale of that building. No conflict with existing relationships of buildings and spaces is identified, and the proposals appear to accord with the objectives of this standard.	Rhythm of Spacing & Structures on Streets Staff would conclude that the proposals accord 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 NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44* The replacement parking structure would introduce a residential frontage on three levels to 500 East, where the existing structure has a limited office presence and loading dock on two levels. This would enhance the engagement with the street. The apartment frontage above is perpendicular to the street, and reduced in scale in being set back and as screened by the top level of residential units fronting the parking structure. The proposals would accord with and in some respects further the objectives of this standard.	Directional Expression Staff would conclude that the proposed development would accord with 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 NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.10, 12.11, 12.12* ***MF NC DG Design Objective - The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective - Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* As identified above, the proposals retain much of the existing relationship with the public realm, and propose little that will change that, except for direct interactive use on 500 east. Elsewhere, the development would provide common recreational and leisure amenities within the building. Proposals accord with the objectives of this standard.	Streetscape & Pedestrian Improvements Staff would conclude that the proposals accord with the objectives of this standard.
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.4, 12.5* The proposed development lies within a single lot. No subdivision of lots is proposed.	Subdivision of Lots Not applicable to the development as proposed.

ATTACHMENT I: PUBLIC PROCESS AND DEPARTMENT REVIEW COMMENTS

Notice of the public hearing for the proposal include:
- Notice mailed on October 19, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on October 19, 2017
- Site notice posted on October 23, 2017

Public Inquiries
At the time of the publication of this report no inquiries or comments have been received from the public relating to these application.

TRANSPORTATION DIVISION COMMENTS 10/9/17

The quantity of parking spaces and parking layout appear to be sufficient. The things that need to be verified include the following: electric vehicle parking, bicycle parking, and sight distance triangle at driveways.

Please let me know if you have any questions.

MICHAEL BARRY, P.E.
Transportation Engineer

TRANSPORTATION DIVISION
COMMUNITY *and* NEIGHBORHOOD DEVELOPMENT
SALT LAKE CITY CORPORATION

ZONING REVIEW COMMENTS 10/18/17

As you are aware; we would review building height for this proposal as "The vertical distance, measured from the average elevation of the finished grade at each face of the building, to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof" (21A.62 Definitions – Height, Building). The only place where Building Face is defined within the zoning ordinance is within 21A.46 as it relates to signage, however; one of the definitions of 'face' in Webster's Collegiate Dictionary is "any of the plane surfaces that bound a geometric solid". Pursuant to a recent IRT discussion about how building height is measured outside of the FR, FP, R-1, R-2 and SR districts (October 5, 2017 – 1589 E Yalecrest), it has been determined that each side of a building (front, side or rear) that has more than one exterior wall plane will be viewed as having multiple faces on that side (one for each exterior wall plane), and each face on that side shall meet the height requirements. As I look over this submittal, it is not clear that this proposal is within the sixty foot (60') height allowance for the RO zoning district.

To document compliance to the height requirement for this proposal, we could ask for the following on a Grading Plan;

1. The property lines of the site and , using dashed lines, the current outline of the existing medical building, the original parking garage and the more recent parking garage expansion as they relate to the property lines.
2. Existing grade contour lines for the entire site, shown at a minimum of two foot (2') intervals through the property as well as the lower level entry area on the west side of the medical office, the garage entrances and along each property line.
3. Extension of the contour lines through the existing building and connecting with any appropriate line on the other side.
4. Spot elevations for existing grades at each inside and outside corner of the existing building as well as the lower level entry area on the west side of the medical office, relative to the contour line datum, to give a clear picture as to the current conditions of the site.

5. On this same Grading Plan;
    a. The outline of the proposed building addition as it relates to the property lines and existing building, using solid lines,
    b. The outline of each new flat roof, stairway or elevator enclosure,
    c. Spot elevations for existing grades at each outside corner of each new flat roof, stairway or elevator enclosure relative to the existing contour line datum,
    d. The proposed elevation datum for the coping of each new flat roof, stairway or elevator enclosure, etc. relative to contour line elevation datum.

Using this information, the average elevation of the finished grade (existing grade) at each face can be determined so that compliance, or noncompliance to the building height requirement can be determined.

KEN BROWN
Senior Development Review Planner

BUILDING SERVICES DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

DEVELOPMENT REVIEW TEAM COMMENTS 10/17/17 - ATTACHED

Work Flow History Report
508 E SOUTH TEMPLE St
DRT2017-00250

Project: (n/a)

Project Description: 3:30PM, New five-story apartment complex proposal.

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Date		Task/Inspection	Status/Result	Action By	Comments
10/17/2017	0	Application Acceptance	Accepted	Robinson, DeeDee	
10/17/2017	0	Engineering Review	Comments	Thompson, Josh	Certified address required prior to building permit issuance. See Alice Montoya at 801-535-7248. Public Way Permit is required for work done in the public right-of-way. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Improvements shall be per APWA plans and specifications. Approved site plan required. Submit approved site plan to Engineering Permits Office @ 349 South 200 East. Contact Josh Thompson @ 801-535-6396 for Permit information.
10/17/2017	0	Fire Review	Will Not Attend	Brown, Ken	
10/17/2017	0	Public Utilities Review	Comments	Stewart, Brad	Water, may need to replace 6 inch water main with 12 inch if new hydrant or fire connection is needed on that block face. Sanitary sewer, will need to know the new sewer demands of the project to check downstream capacity. Storm drainage, will need to detain storm water. There isn't a convenient discharge point. May need to extend storm drain. Will need geotech to determine if foundation drains are needed. If so, a storm drain extension is likely. Will need to be assured that no contaminants are in groundwater (particularly in light of the DEQ involvement on a neighboring property.

10/17/2017	**0**	**Transportation Review**	**Comments**	**Barry, Michael**	**Proposal for multifamily. References to General parking regulations are provided below ********** ********** ******** Provide a site plan, drawn to scale and fully dimensioned, showing any off street parking or loading facilities to be provided; see also: • Change in Use (21A.44.010.C) • General Off Street Parking Regulations (21A.44.020) • Driveway Standards (21A.44.020.F.7) • Driveway construction per 2012 APWA Standards; specify driveway type (example: Plan 225) • Parking Restrictions in Required Yards (21A.44.060) • Outdoor Dining (21A.40.065) • Regulation of Fences, Walls, and Hedges: Height Restrictions and Gates (21A.40.120.E) Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces allowed (21A.44.030.H) • Minimum number of electric vehicle parking spaces required (21A.44.050.B.2) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Minimum number of loading berths required (21A.44.080) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2). • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov.com**

10/17/2017	**0**	**Zoning Review**	**Comments**	**Brown, Ken**	**RO Zone / Groundwater Source Protection Overlay / South Temple Historic District - Re-purpose the existing medical building with studios, one-bedroom and two-bedroom apartments on four floors, demolish and replace an existing parking structure and a new five-story apartment complex built on top of the new parking structure. The Demolition and Major Alteration and New Construction applications for the South Temple Historic District are currently underway. • This proposal will need to be discussed with the building and fire code personnel in Room #215. • See 21A.24 for general and specific regulations of the RO zoning district. • See 21A.34 for overlay district regulations. • See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station. • See 21A.36.250 for construction waste management plan requirements. To download the construction waste management plan handout, see http://www.slcgov.com/slcgreen/constructiondemo. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. • See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement. • Any park strip tree removal/protection/planting will need to be evaluated by Urban Forestry. • See 21A.48 for landscaping and including removal/protection of private property trees. Ken Brown Senior Development Review Planner 801-535-6179 email: ken.brown@slcgov.com**
10/23/2017	**6**	**Closure**	**Emailed Notes to Applicant**	**Robinson, DeeDee**	