



Staff Report

PLANNING DIVISION COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Ashley Scarff, Planner
801-535-7660 or ashley.scarff@slcgov.com

Date: April 5, 2018

Re: **Petition PLNHLC2017-00658 – New Construction**
Petition PLNHLC2018-00141 – Special Exception

NEW CONSTRUCTION & SPECIAL EXCEPTION

PROPERTY ADDRESS: 525, 527 & 537 South 500 East

PARCEL IDs: 16-06-476-049, 16-06-476-048 & 16-06-476-046

HISTORIC DISTRICT: Central City

ZONING DISTRICT: RMF-35 Moderate Density Multi-Family Residential District &
H Historic Preservation Overlay District

DESIGN GUIDELINES: Historic Apartment & Multi-Family Buildings (New Construction)

REQUEST: Jake Williams and Jon Galbraith with CW Urban, LLC, property owner and developer, are requesting approval of the design of a multi-family structure containing four dwelling units at 525, 527, & 537 South 500 East in the Central City Local Historic District. The project, as currently proposed, requires review and approval of the following petitions:

- PLNHLC2017-00658 – A Certificate of Appropriateness (COA) for New Construction is required to allow for the development of a new principal building within the Central City Local Historic District.
- PLNHLC2018-00141 – Special Exception approval is required to allow for the placement of refuse and recycling dumpsters within an interior side yard setback area.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the request for a COA for New Construction of a multi-family structure at approximately 525, 527 & 537 South 500 East, and associated request for a Special Exception for the proposed placement of refuse and recycling containers within an interior side yard, both meet the applicable standards of approval, and Staff recommends that the Historic Landmark Commission approves both requests with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.
2. Staff recommends modifications to the window design in regard to the solid to void ratio, proportion of openings, and profiles, which will be made based on specific direction from

the Commission, as requested. The Applicants shall submit plans with detail that is sufficient to facilitate final design approval from Staff.

3. 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. The Applicants shall submit a site plan with detail that is sufficient to facilitate final approval from Staff.

ATTACHMENTS:

- A. [Site & Context Maps](#)
- B. [Current Site Photographs](#)
- C. [Central City Historic Survey Information](#)
- D. [Application Materials \(Narrative, Plans, Perspective Drawings, Material Sheets\)](#)
- E. [Analysis of Standards for RMF-35 Zoning District](#)
- F. [Analysis of Standards for Special Exception Request](#)
- G. [Analysis of Standards & Design Guidelines for New Construction in a Historic District](#)
- H. [Department Comments](#)
- I. [Public Process and Comments](#)

THE SITE AND SURROUNDING CONTEXT

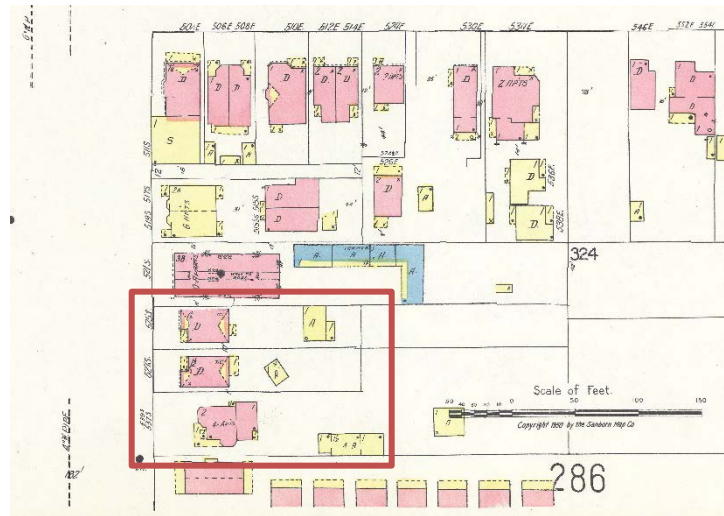
The subject property currently consists of three separate parcels located at 525, 527 & 537 South 500 East. There are two existing historically contributing single-family structures situated on the parcels addressed as 525 South and 527 South, which will be retained and rehabilitated as part of the larger project (minor alterations not included in the scope of this review). The parcel at 537 South is currently vacant, but Sanborn maps and historic tax photos show a two-story four-plex made of brick located on site through at least 1950.



Existing conditions of site – two single-family structures will be rehabilitated as part of larger proposal

While it's important to consider both sides of the block face along 500 East, the Central City Local Historic District only covers the east side of the street; thus, more focus has been placed on reviewing the project's overall compatibility with development to the east.

As can be seen in [Attachment B](#), the east side of the block face contains structures that range from multiple one-story bungalows, two 1.5 story single-family homes located on the subject property, a two-story multi-family structure, and two three-story double-loaded corridor apartment buildings. Building materials include brick, and wood in the form of shingle, board and batten, and ship-lap siding. The majority of roofs are pitched with gabled or hipped roof forms, with the exception of the two three-story apartment structures, which have flat roofs (one has an architectural feature that mimics a pitched roof, but the roof behind is actually flat). Surrounding architectural styles include Victorian eclectic, arts and crafts, Colonial revival and period revival.



1950 Sanborn map showing development site



Historic tax photo of 4-plex at 537 South, which has since been demolished

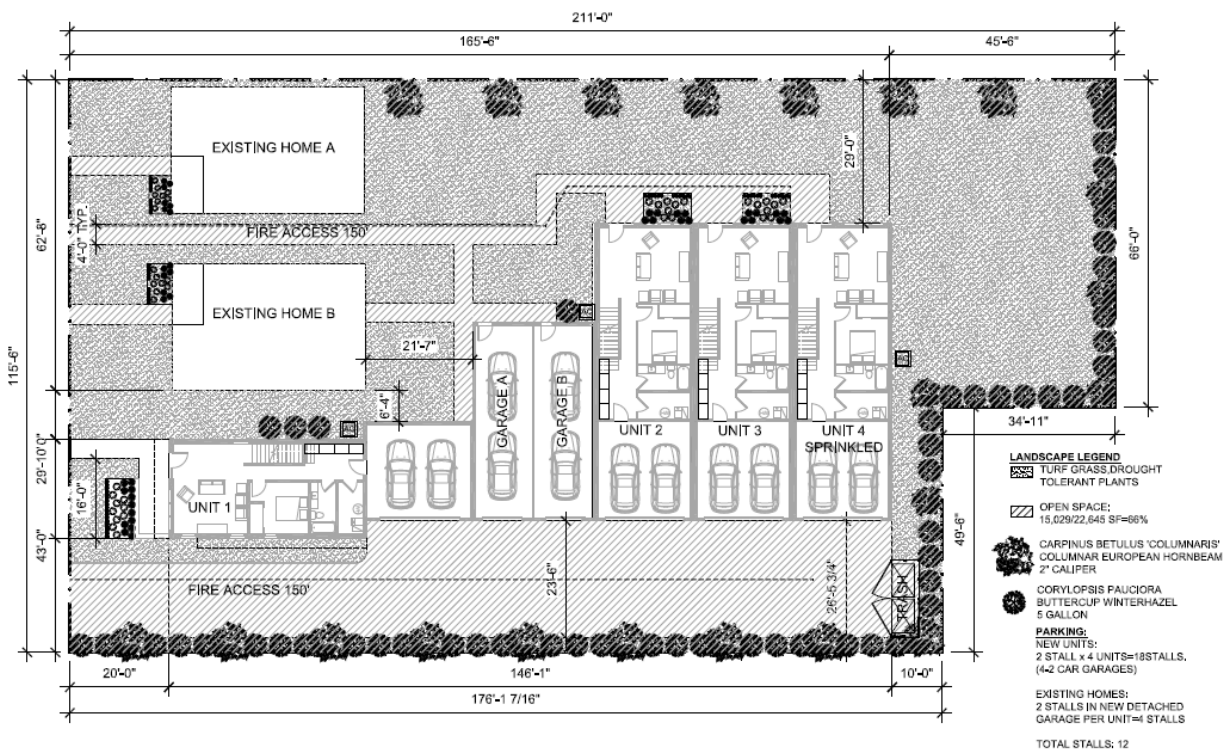


All structures that have frontage on the east side of 500 East are considered to be contributing to the Historic District, with the exception of the two-story Victorian eclectic duplex to the north of the development site, which appears to have had many alterations made to its original character.

■	ES - Eligible/Significant
▣	EC - Eligible/Contributing
⊠	NC - Ineligible/Non-Contributing
□	OP - Out-of-Period

PROJECT DESCRIPTION

While the overall development plan for the three subject properties includes the rehabilitation of the two historic homes located at 525 and 527 South, the scope of this review only covers the proposed new construction of a multi-family structure with frontage at 537 South, and associated site improvements. The applicants plan to combine the three parcels into one lot and condominiumize all structures on site, historic and new. As is typical with the condominium ownership style, all surrounding open space will be designated as common area. The applicants are waiting to receive final design approval from the HLC prior to submitting a preliminary condominium petition, which would be reviewed administratively by Staff prior to building permit issuance. Planned Development approval is not required for this project, as lots in the RMF-35 District may have more than one principal building located on the same lot, subject to all principal residential buildings having frontage on a public street (21A.36.010.B.1). The existing historic homes on site, as well as the proposed new multi-family structure, all have frontage on 500 East.



The site plan above shows the location of the existing historic homes and proposed configuration of the multi-family structure, which will contain four dwelling units—one with frontage on 500 East, and three located toward the rear of the lot in a row-house arrangement. Each of the new units will have their own attached two-car garage with 400 sf roof deck at the rear of the unit. The structure also includes two garages for the historic single-family homes, which are sandwiched between Unit 1 and Unit 2 with tandem parking spaces inside. All six garage entrances will be accessed from the proposed private driveway shown at the south end of the site. The layout includes a significant amount of open space located at the northeast corner of the project, which will be common area for use by the tenants of all six units.

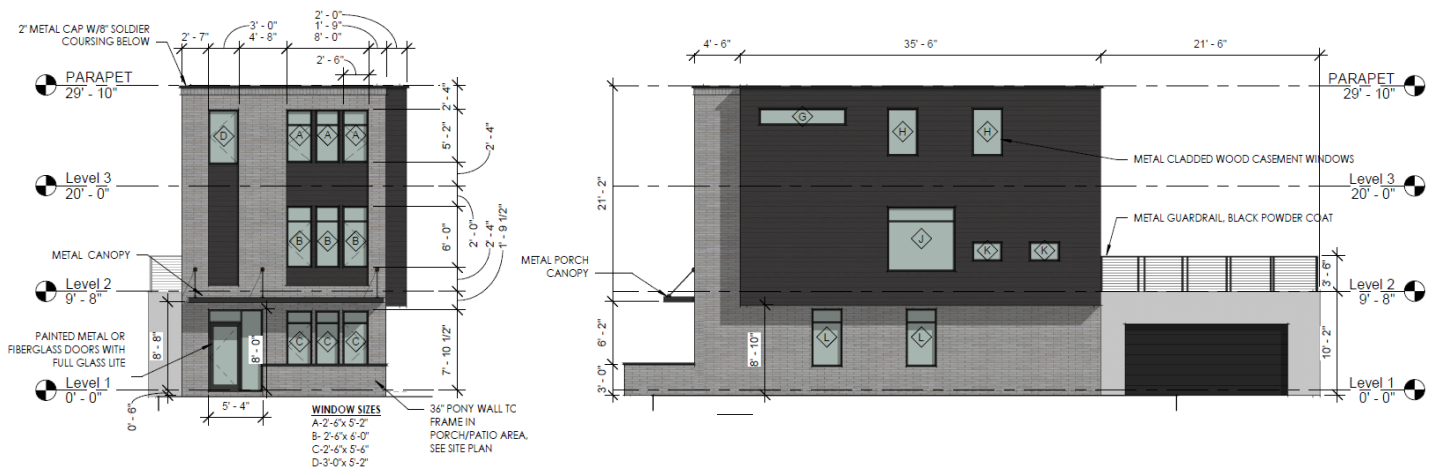


SW AERIAL



NE AERIAL

All parts of the new structure have flat roofs that vary in height: the portions that contain living area, including the mass the fronts 500 East, measure approximately 29 feet, 10 inches (29', 10"), the attached garages with roof decks measure approximately 9 feet, 8 inches (9', 8") to the garage roof/deck floor, and the tandem garages for the historic homes measure approximately 15 feet, 6 inches (15', 6") in height. This variation in height adds some visual interest, and the placement of the tandem garages for the single-family homes breaks up the row of 2-car garages with roof decks, and creates a barrier between the street and three of the roof decks located toward the rear of the lot.



Front and South Side elevations of Unit 1, which are the most visible from 500 East.

The proposed structure is contemporary in design, with façade materials that include a light gray brick, a darker gray hardie board, and light gray stucco. Each of the units have roughly the same layout, but the applicants have incorporated some design suggestions made by Staff for Unit 1, which has frontage on 500 East and is the most visible. These include the addition of a pony wall to create a semi-enclosed front porch, a metal porch canopy that extends the entire width of the front façade to delineate the first story and create a sense of human scale, a belt course along the top of the structure created by arranging the brick vertically rather than horizontally, with a 2 inch (2") metal parapet cap. The applicants are proposing to use fiberglass doors with full glass lites and black finish, and aluminum-clad wood casement windows with black finish. On the front façades of all units, the areas with hardie board on the second and third stories are recessed for added visual interest. Please refer to [Attachment D](#) for material specifications and profiles.

KEY CONSIDERATIONS:

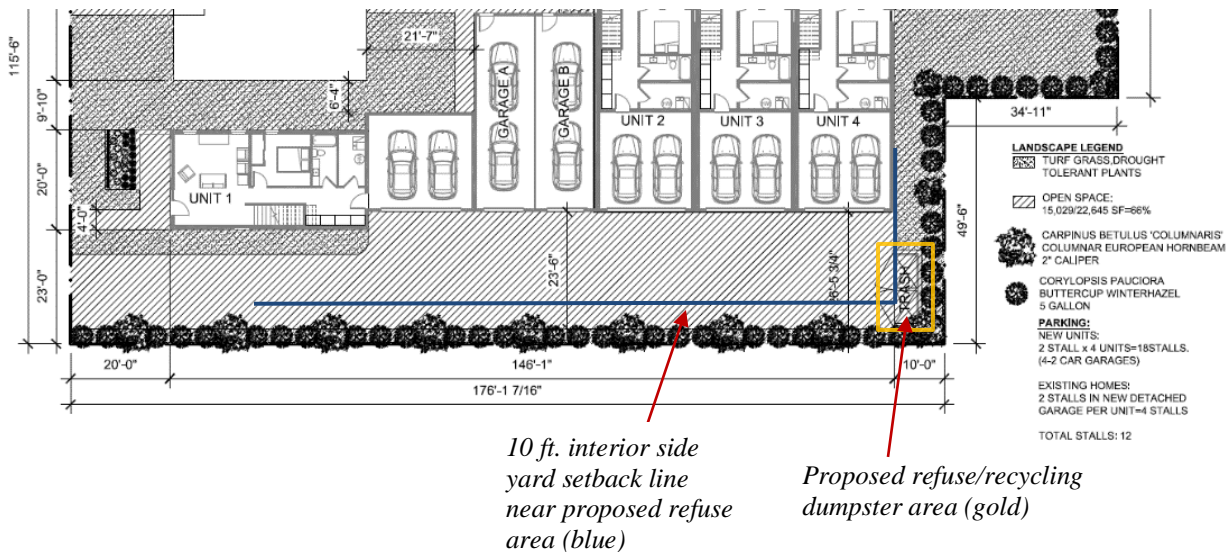
Item 1: Special Exception for Obstruction within Side Yard Setback

The applicants have requested a Special Exception to locate refuse/recycling dumpsters within an interior side yard setback area. Table 21A.36.020.B lists permitted obstructions in required yards, and indicates that refuse and recycling dumpsters are only permitted to be located within rear yards. While the proposed location is toward the rear of the lot, the zig-zagging nature of the eastern property line makes it so that specific area is actually considered a side yard setback area by definition:

YARD, REAR: A yard extending between the two (2) interior side lot lines from the rear lot line to the required rear yard setback line.

LOT LINE, REAR: "Rear lot line" means that boundary of a lot which is most distant from, and is, or is most nearly, parallel to, the front lot line.

Because the definition of "rear lot line" states that it is the boundary of a lot which is most distant from, and parallel to, the front lot line, only 66 feet (66') of the eastern property line is considered to be the rear lot line. Thus, the required rear yard extends from the easternmost property line (the 66' section) to the required rear yard setback line. The rest of the site's perimeter, besides the front yard setback area, is designated as interior side yard area. Interior side yards for multi-family structures within the RMF-35 Zoning District must be a minimum of 10 feet (10').



Despite the proposed location being deemed an interior side yard, Staff finds that the dumpsters would still be situated in a back corner of the lot, which is a major intent of only permitting them within rear yards. If the dumpsters were located within the designated rear yard of the site, they wouldn't be accessible by collection vehicles. In addition, the project requires landscape buffer improvements along the south property line to soften the effects of locating the new multi-family land use next to properties zoned SR-3 Special Development Pattern Residential Zoning District. The required landscape buffer improvements are shown on the site plan above and include:

- Shade trees planted at the rate of one tree for every thirty (30) linear feet of buffer;
- A continuous evergreen or deciduous shrub hedge planted along the entire length of the buffer—this shrub hedge shall have a mature height of not less than four feet (4');

- A fence not exceeding 6' in height may be combined with the shrub hedge, subject to the approval of the Zoning Administrator.

The applicants are proposing to include all of the items listed above, including a fence, along the entire southern property line. The refuse/recycling area must also be screened by a solid fence or wall measuring no less than 6' in height. In addition to the buffering effects that these improvements will provide, it should be noted that the site abuts the rear yards of the properties zoned SR-3, which results in more distance between the refuse area and nearby homes (refer to photo below and maps in [Attachment A](#)). Staff recommends approval of this Special Exception request.



Rear yards of adjacent properties to south zoned SR-3

Item 2: Window Proportions/Solid to Void Ratio/Fenestration

Staff is generally supportive of the proposed window configuration on the front façade of Unit 1, which faces 500 East; however, the fenestration may be improved by placing one more window within the hardie on the second level, above the front door, as it seems like a missing element as currently designed.

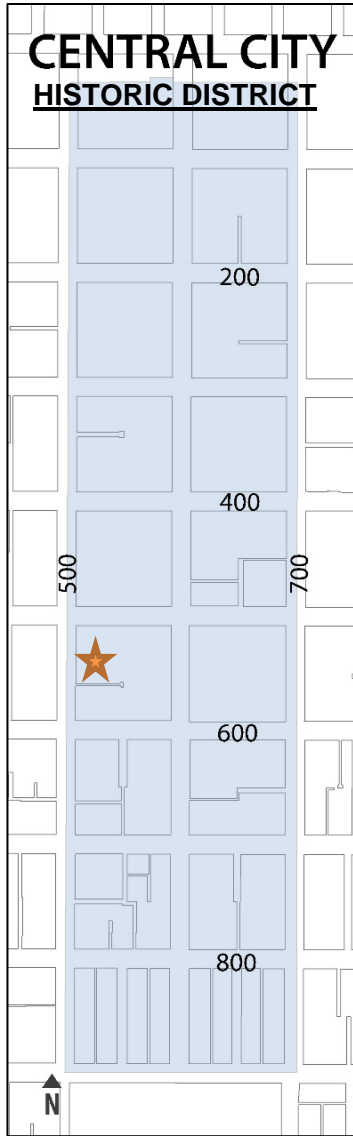
In addition, the design guidelines indicate that *the window pattern, the window proportion, and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.* In response to this objective, Staff is also requesting discussion and further refinement of the window proportions, solid to void ratio, and fenestration on the south side façade of the structure, another principal elevation with visibility from 500 East, which Staff finds can be improved.

NEXT STEPS:

If the requests for a COA for New Construction and Special Exception are granted by the HLC, the applicants may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed New Construction, including Preliminary and Final Condominium approvals.

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

ATTACHMENT A: SITE & CONTEXT MAPS

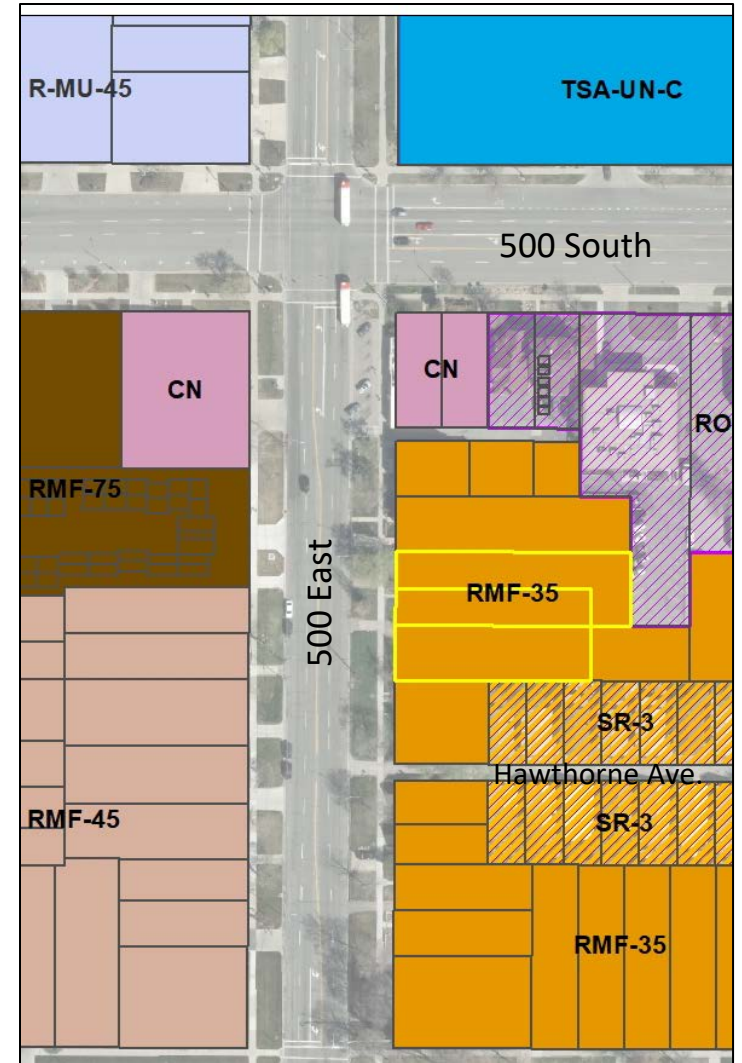


★ *Subject Properties*

Vicinity Map



Zoning Map



ATTACHMENT B: CURRENT SITE PHOTOGRAPHS



View of subject properties, camera facing east



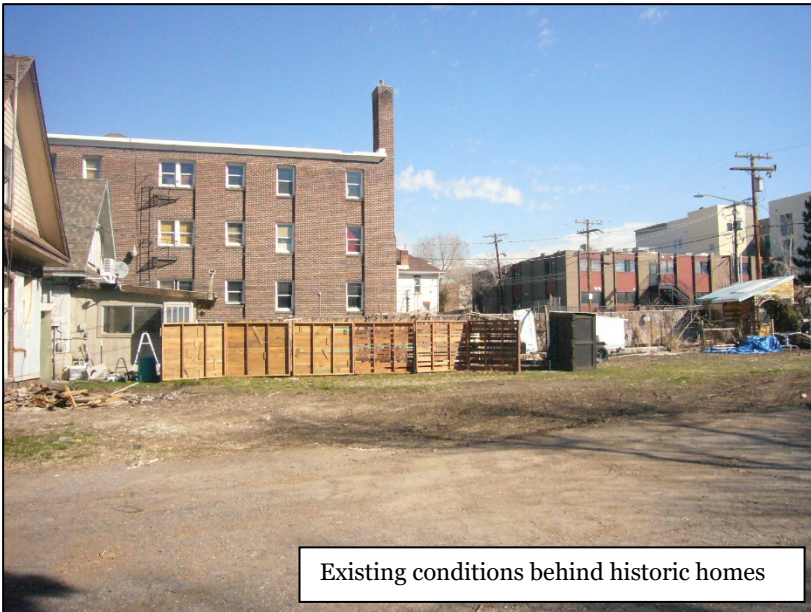
Contributing structure at 525 South



Contributing structure at 527 South



Proposed location of multi-family structure (currently 537 South)



Existing conditions behind historic homes



Northeast corner of site

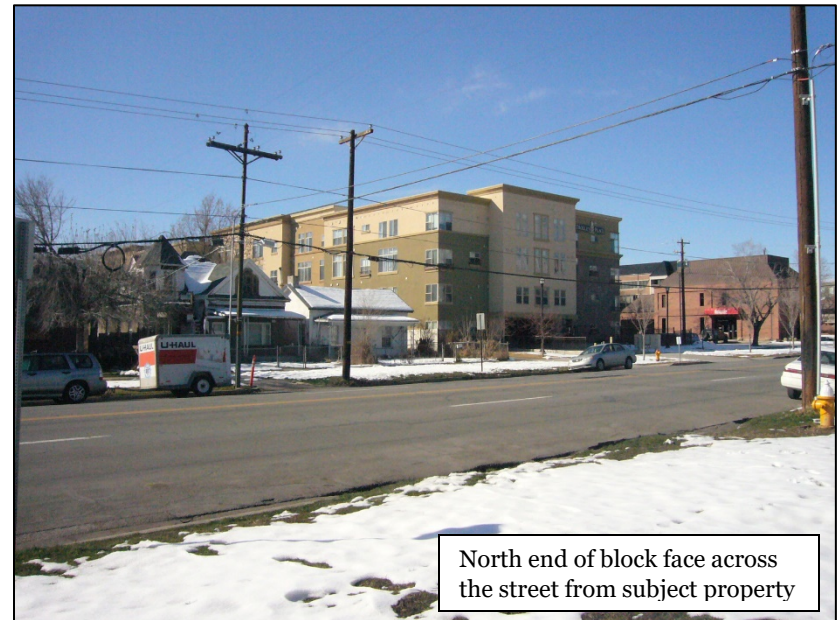


Looking directly east



Bungalow directly south of site (fronts 500 East)





ATTACHMENT C: CENTRAL CITY HISTORIC SURVEY INFORMATION



517-519 S. 500 E.

EC



521 S. 500 E.

EC



525 S. 500 E.

EC



527 S. 500 E.

EC



541-543 S. 500 E.

EC



553-555 S. 500 E.

EC



557-559 S. 500 E.

EC



565 S. 500 E.

EC



567 S. 500 E.

EC



577 S. 500 E.

EC



577 S. 500 E.

EC



603 S. 500 E.

EC

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
517-519 S 500 EAST	NC	1905	2	DOUBLE HOUSE / DUPLEX	VICTORIAN ECLECTIC	ASBESTOS SIDING	MULTIPLE DWELLING	0	
521 S 500 EAST	EC	1929	3	DBL-LOADED CORRIDOR APT.	COLONIAL REVIVAL	REGULAR BRICK	MULTIPLE DWELLING	0	
525 S 500 EAST	EC	1905	1.5	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 NON	
527 S 500 EAST	EC	1905	1.5	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING BOARD & BATTEN	SINGLE DWELLING	1 NON	
541-543 S 500 EAST	EC	1910	1	DOUBLE HOUSE / DUPLEX	ARTS & CRAFTS	REGULAR BRICK ASBESTOS SHINGLE	MULTIPLE DWELLING	0	
553-555 S 500 EAST	EC	1910	1	DOUBLE HOUSE / DUPLEX	ARTS & CRAFTS	REGULAR BRICK SHIP-LAP SIDING	MULTIPLE DWELLING	0	
557-559 S 500 EAST	EC	1910	1	DOUBLE HOUSE / DUPLEX	ARTS & CRAFTS	REGULAR BRICK SHIP-LAP SIDING	MULTIPLE DWELLING	0	
565 S 500 EAST	EC	1910	1	BUNGALOW	ARTS & CRAFTS	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 NON	
567 S 500 EAST	EC	1915	1	BUNGALOW	ARTS & CRAFTS	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 CON	
577 S 500 EAST	EC	1923	3	DBL-LOADED CORRIDOR APT.	PERIOD REVIVAL (GEN)	REGULAR BRICK	MULTIPLE DWELLING	0	
603 S 500 EAST	EC	1898	1.5	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	

ATTACHMENT D: APPLICATION MATERIALS

theROSE Project Description

The Rose includes the rehabilitation of two contributing historic homes and the construction of 4 new condos on one condo plat. Both restoration projects are on homes that have fallen into a blighted state. Our goal when designing this project was to empower and highlight the existing historic homes while at the same time creating a new product that thoughtfully contributed to the historic nature of this street.

We did this in three ways. One by drawing inspiration from the existing homes and buildings in the neighborhood, which drove the rhythm and symmetry of our fenestration pattern as well as the traditional materials we chose.

Next, we chose modern and clean lines to identify the buildings as new and show the growth of the street over time.

Lastly, we will be using a subdued color pallet for the new construction that empowers the historic homes to shine in bright white.

We meet the purposes of the Historic overlay as explained below:

Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the City and individual structures and sites having historic, architectural or cultural significance;

The Rose preserves two extremely blighted contributing homes through extensive rehabilitation.

2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;

The rose creatively adds new homeownership opportunities to a neglected section of the central city historic district. The new homes fit in the character of the existing street face and meet all of the existing zoning standards.

3. Abate the destruction and demolition of historic structures;

Both homes could have been deemed demo worthy with one not meeting the current life, health and safety requirements of today. They will both require full gut remodels that will bring these neglected homes back up to today's standards and ensure their existence and historic contribution long into the future.

4. Implement adopted plans of the City related to historic preservation;

We will meet all of the historic design guidelines as outlined below.

5. Foster civic pride in the history of Salt Lake City;

Any quality rehabilitation responds to this call of fostering civic pride and we will meet this standard.

6. Protect and enhance the attraction of the City's historic landmarks and districts for tourists and visitors;

This specific area of the central 9th historic district has been neglected in recent years with some vacant and boarded homes and buildings. Our project replaces one of those blighted structures and helps restore the attraction of this specific neighborhood and district.

7. Foster economic development consistent with historic preservation; and

The addition of more homes and more families will help to encourage the new and existing economic development opportunities found around the corner on 500 S.

8. Encourage social, economic and environmental sustainability.

By adding additional home opportunities through this creative infill project, we believe we are encouraging social, economic, and environmental sustainability.

We further address each of items required in the design guidelines below.

SITE DESIGN GUIDELINES

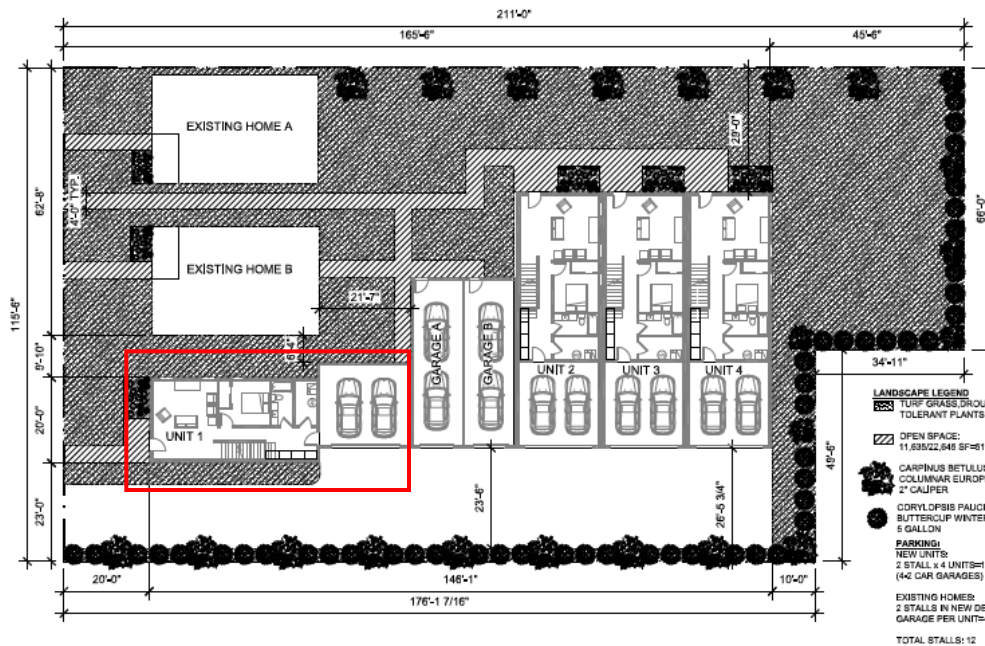
1. STREET & BLOCK PATTERNS – The existing street pattern is restored with the addition of our project. As seen on the map below our new construction will fill the void left by this vacant lot that was not traditionally a part of this historic street.



2. **BUILDING PLACEMENT & ORIENTATION** – The main entry for the new condo homes is oriented to the street and set at the required setback of 20' which matches the setback and flow of the existing historic street front.

BUILDING SCALE GUIDELINES

3. **MASS & SCALE** - With a mix single and multi-family buildings on this street front ranging from two to 4 stories our home is congruent with the existing mass and scale of the existing structures.
4. **HEIGHT** – At under 30' high our project under the allowed 35' height limit of the but matches character of this particular portion of the central city historic district as it contains both single family homes and four story multi-family historic structures as mentioned above.
5. **WIDTH** – Our design purposefully turns the front unit to face the street and it is 22' wide which is similar to the neighboring properties. The additional width and units are pushed further back on the lot to maintain the traditional street interaction and building width. The additional size effectively becomes background for the feel of the historic street front is maintained. This is shown on our site plan below.



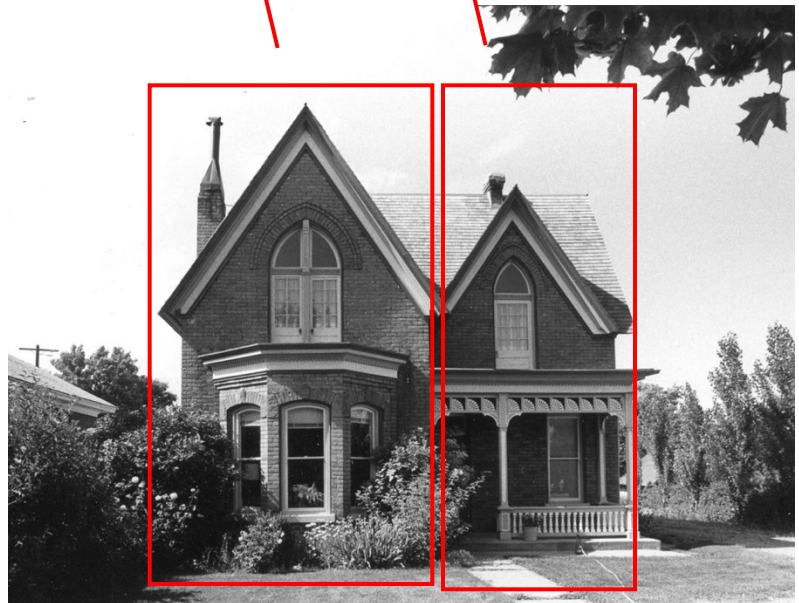
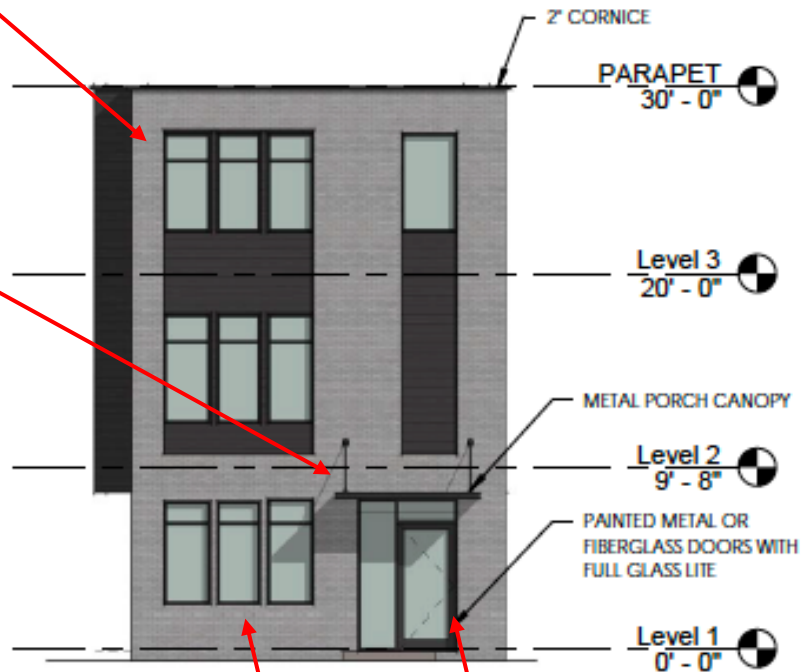
6. **SOLID TO VOID RATIO** – The new construction is replacing a vacant lot that currently interrupts the traditional solid to void rhythm found in this neighborhood. Our new building restores that rhythm. As demonstrated on the map for item #1 above.

BUILDING FORM GUIDELINES

7. FORM & VISUAL EMPHASIS – We chose a vertical form for visual emphasis similar to the Victorian single-family homes and the existing multi-family buildings.

8. PROPORTION & EMPHASIS OF FACADE ELEMENTS – We used a modern portico element to give emphasis to the entry of the building and to bring a comfortable human scale to the verticality expressed with our simple three-story structure.

9. RHYTHM & SPACING WINDOWS/DOORS – Though this is a modern clean lined home we used a bay window inspired spacing for our front fenestrations which continue to emphasize the verticality of the design and match the existing rhythm and spacing found in the neighborhood. We also created a vertical separation with the fenestration patter to create an emphasized entry column and a bay window column.



BUILDING MATERIALS & DETAILS

10. MATERIALS - We will be using brick and a painted horizontal siding. The color will be a more subdued tone that coordinates with the trim and windows of the historic homes. The goal of a similar color pallet was to pull all buildings together as a unified project while still highlighting the historic homes.

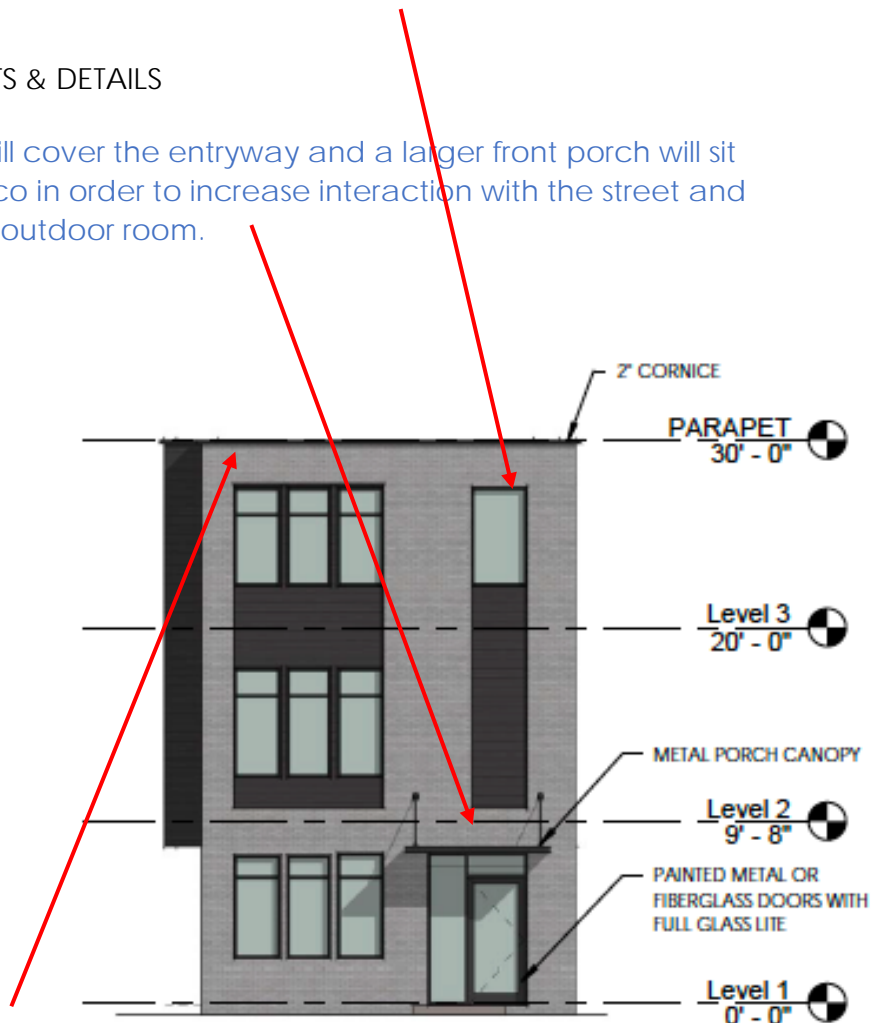
11. WINDOWS – Our windows are wood clad in metal that emphasize the vertical as seen historically.

12. ARCHITECTURAL ELEMENTS & DETAILS

Porches - A portico will cover the entryway and a larger front porch will sit adjacent to the portico in order to increase interaction with the street and effectively create an outdoor room.

Other Details - To show the age of the new construction it will be will contain minimal adornment and the clean lines of the overall design will speak to the newness of the project. A minimal cornice will be added as detailed below:

Roofs -We chose a flat roof for the new construction with a parapet and minimal cornice as seen on some of the existing multi-family buildings.





500 EAST LOOKING WEST



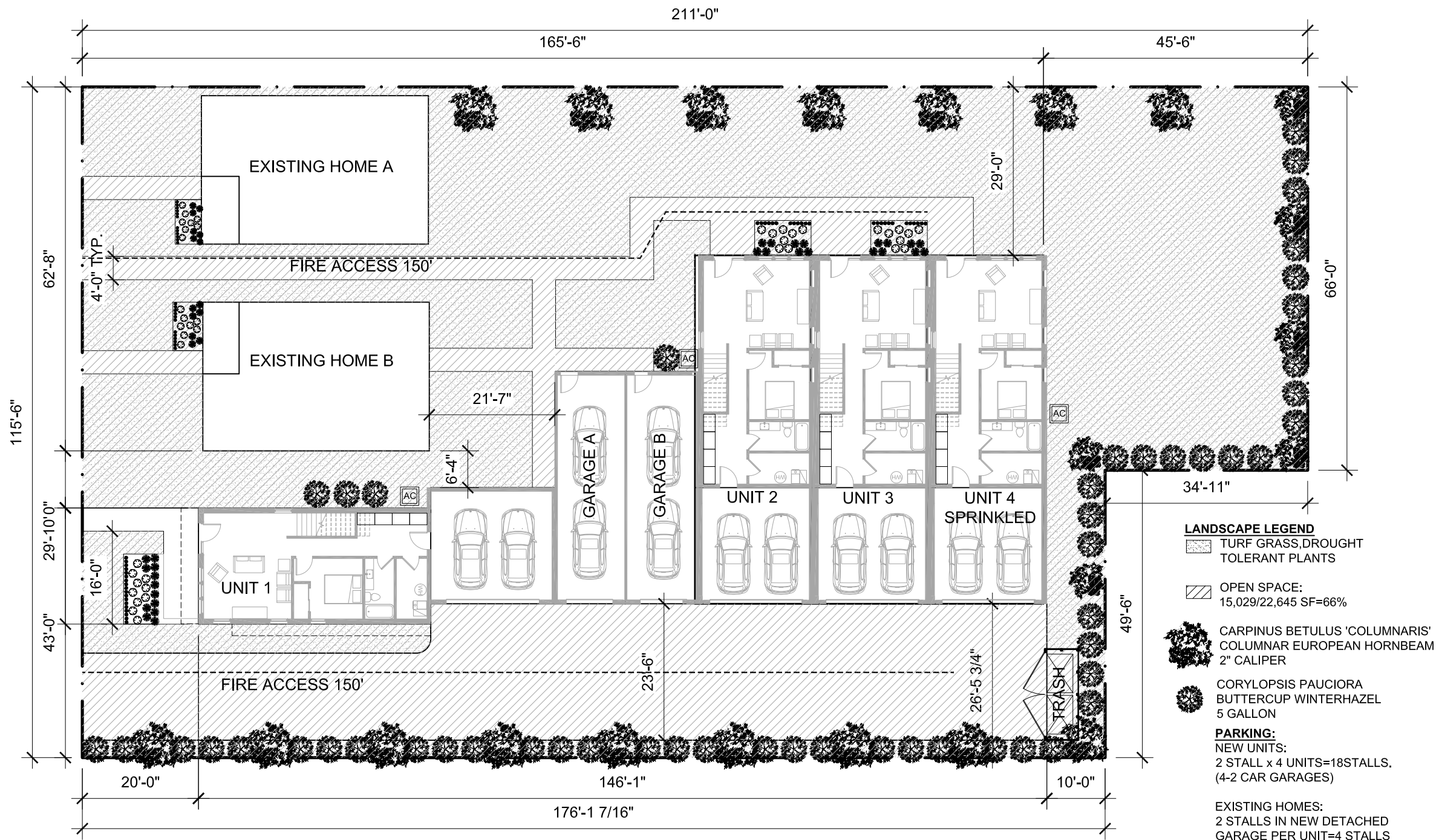
THE ROSE

500 EAST LOOKING EAST

Street Photos

THE ROSE
 527 SO. 500 EAST, SALT LAKE CITY, UT
 HLC REVEIW
 PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

C.W.
URBAN
 1222 West Legacy Crossing Blvd. Ste. #6
 Centerville, Utah 84014
 Phone: 801-425-6520 ²²



SITE PLAN
 1"=20'-0"

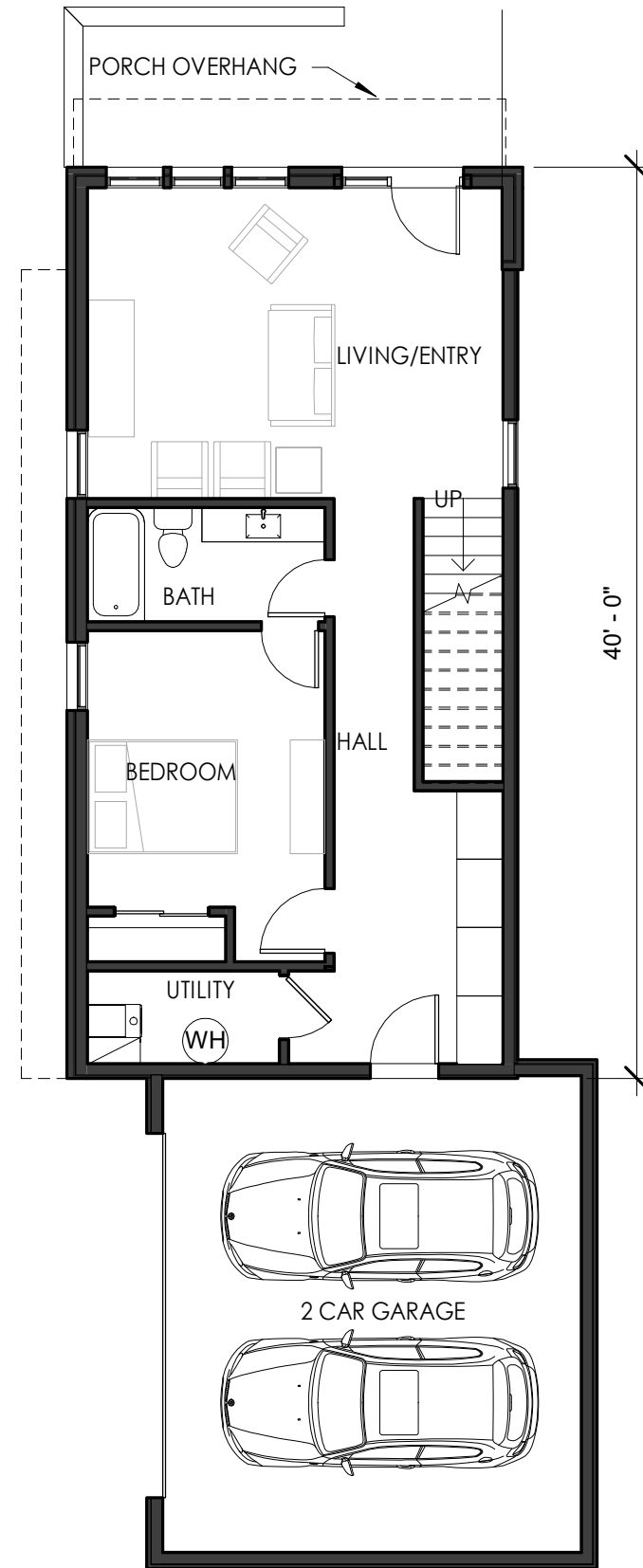
NORTH

C.W.
URBAN
 1222 West Legacy Crossing Blvd. Ste. #6
 Centerville, Utah 84014
 Phone: 801-425-6520

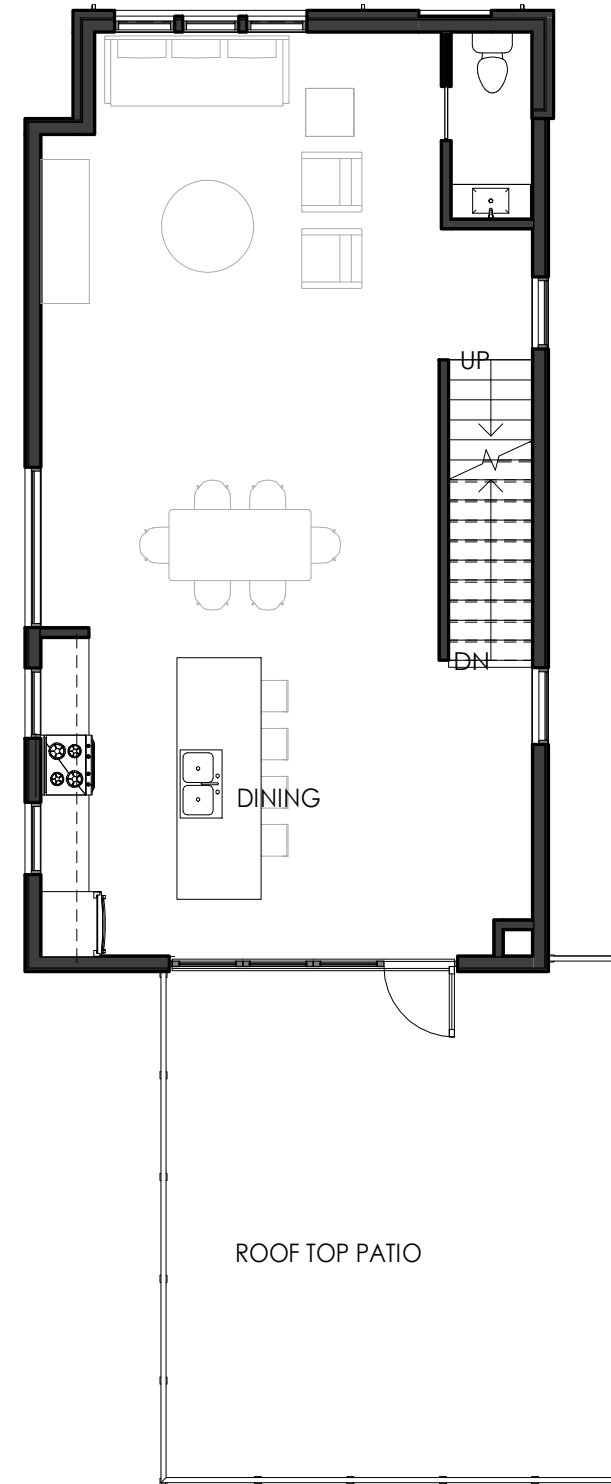
THE ROSE

527 SO. 500 E. SALT LAKE CITY, UT
 SALT LAKE CITY, UT

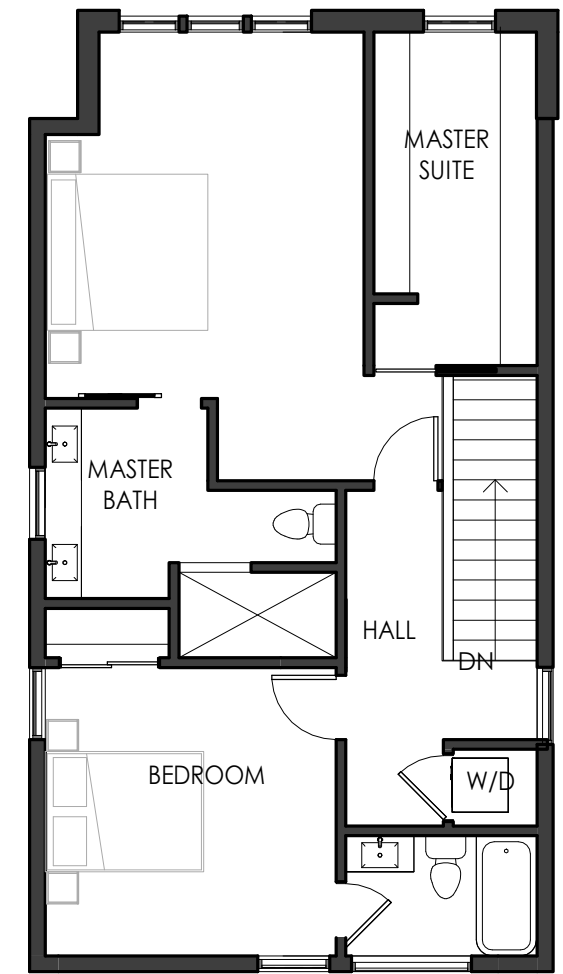
HLC REVIEW PLAN HLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception



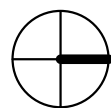
1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



3 Level 3
1/8" = 1'-0"



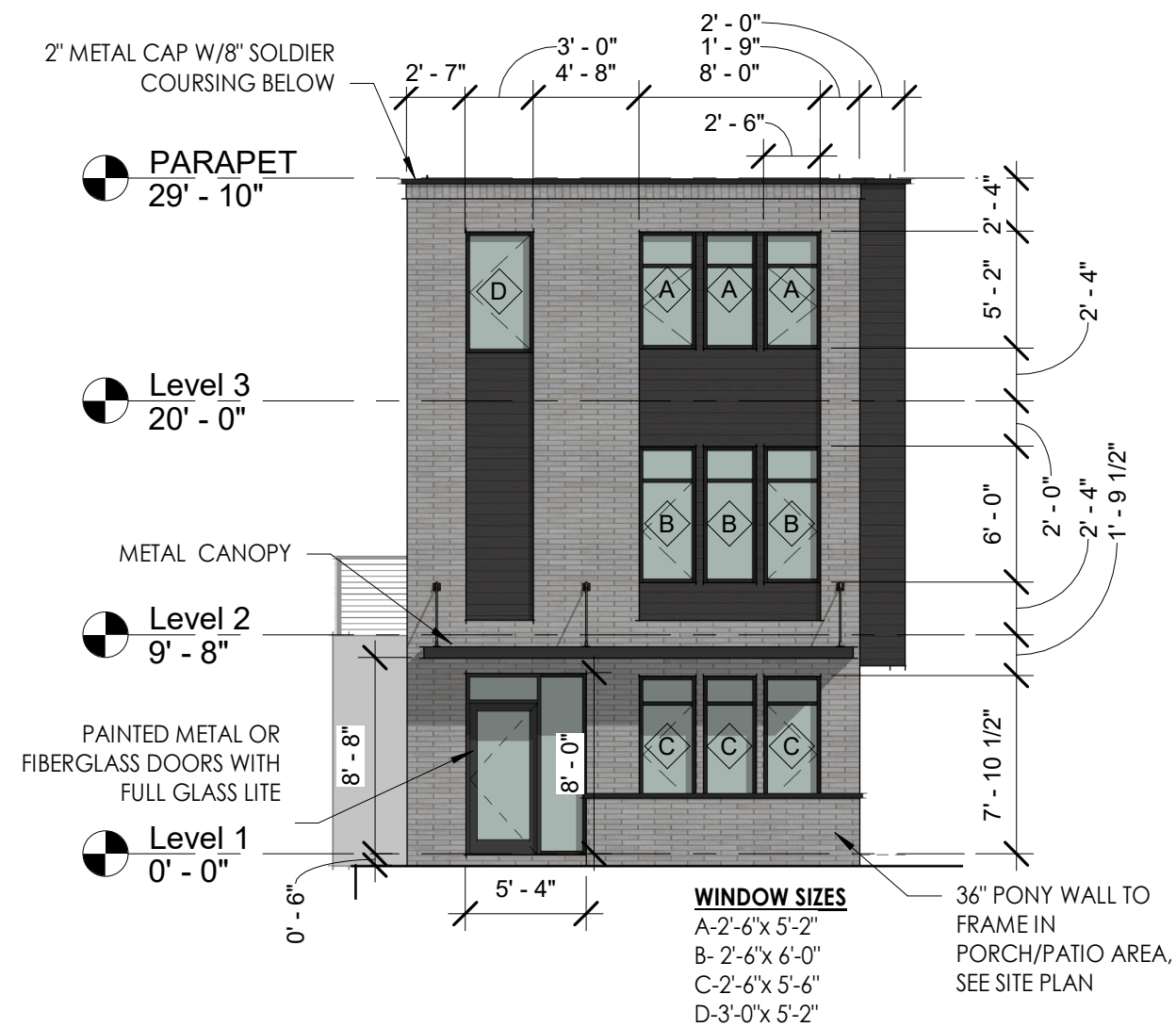
FLOOR PLANS-UNIT 1

THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

C.W.
URBAN

1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
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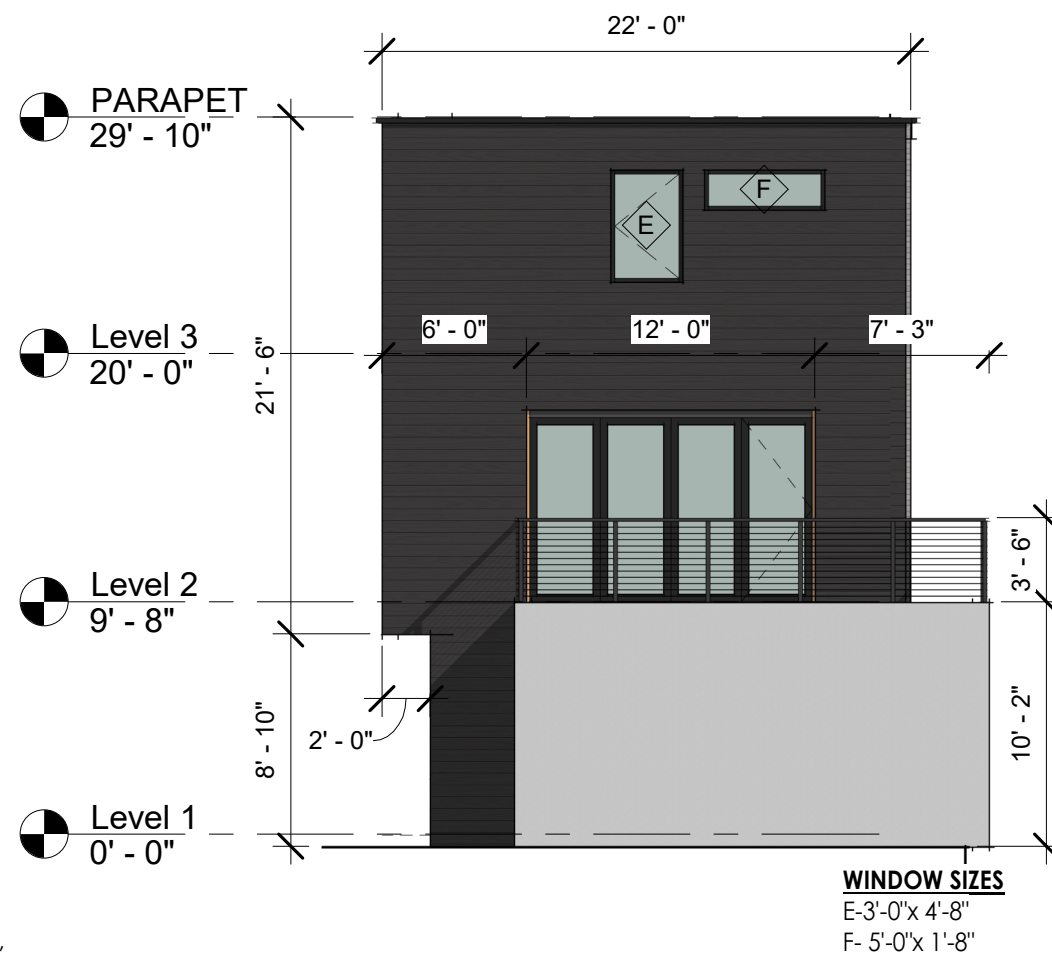
1 FRONT (WEST)

1/8" = 1'-0"

EXTERIOR ELEVATIONS- UNIT 1

THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

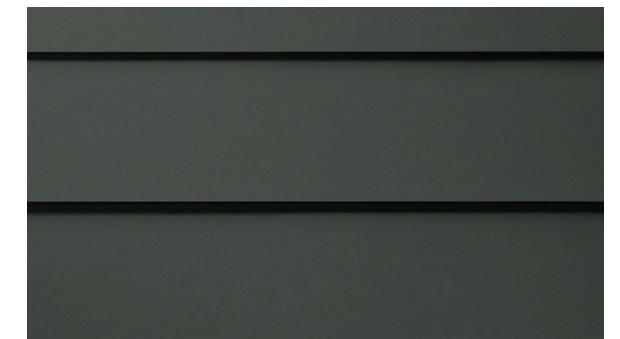


2 REAR (EAST)

1/8" = 1'-0"



LIGHT GREY STUCCO



IRON GREY HARDI PLANK, SMOOTH



LIGHT GREY EMPEROR BRICK (2 1/4"x 15 9/16")

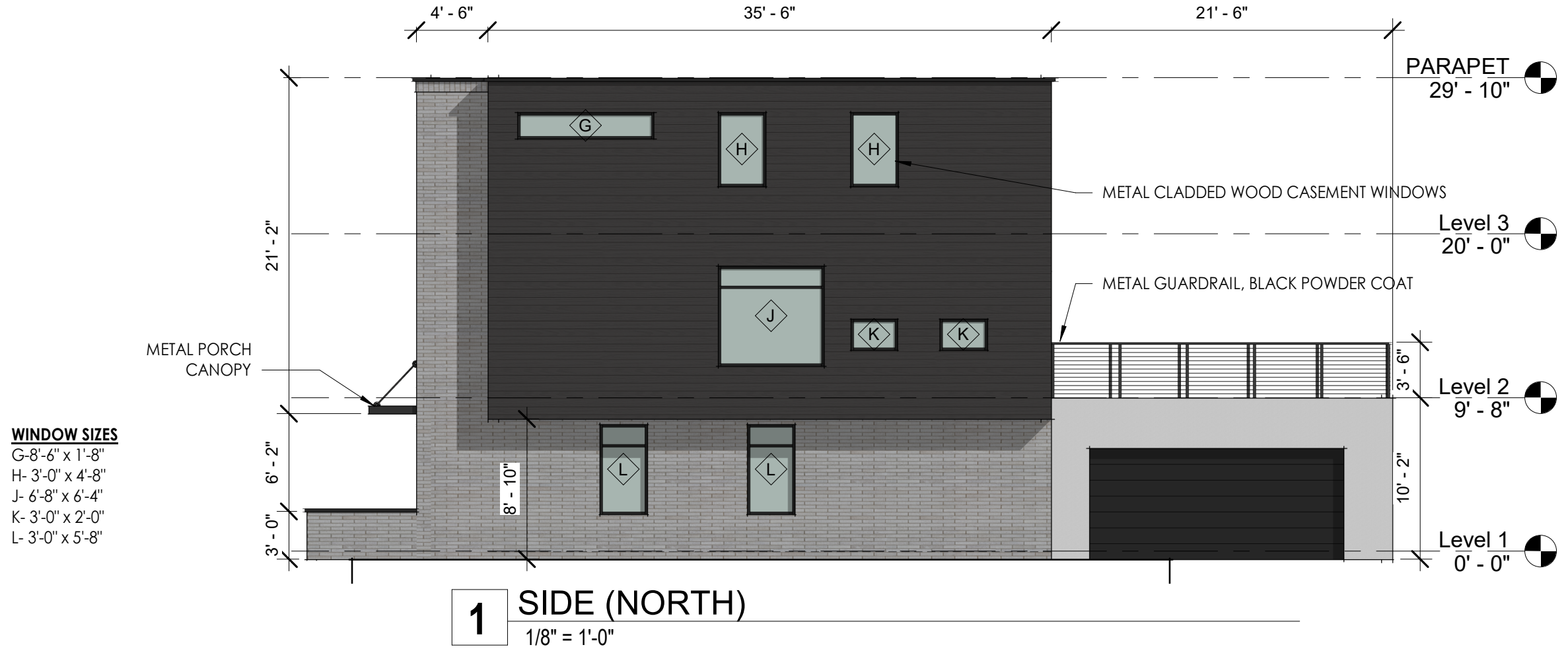
MATERIAL LEGEND

12" = 1'-0"

C.W.

URBAN

1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520



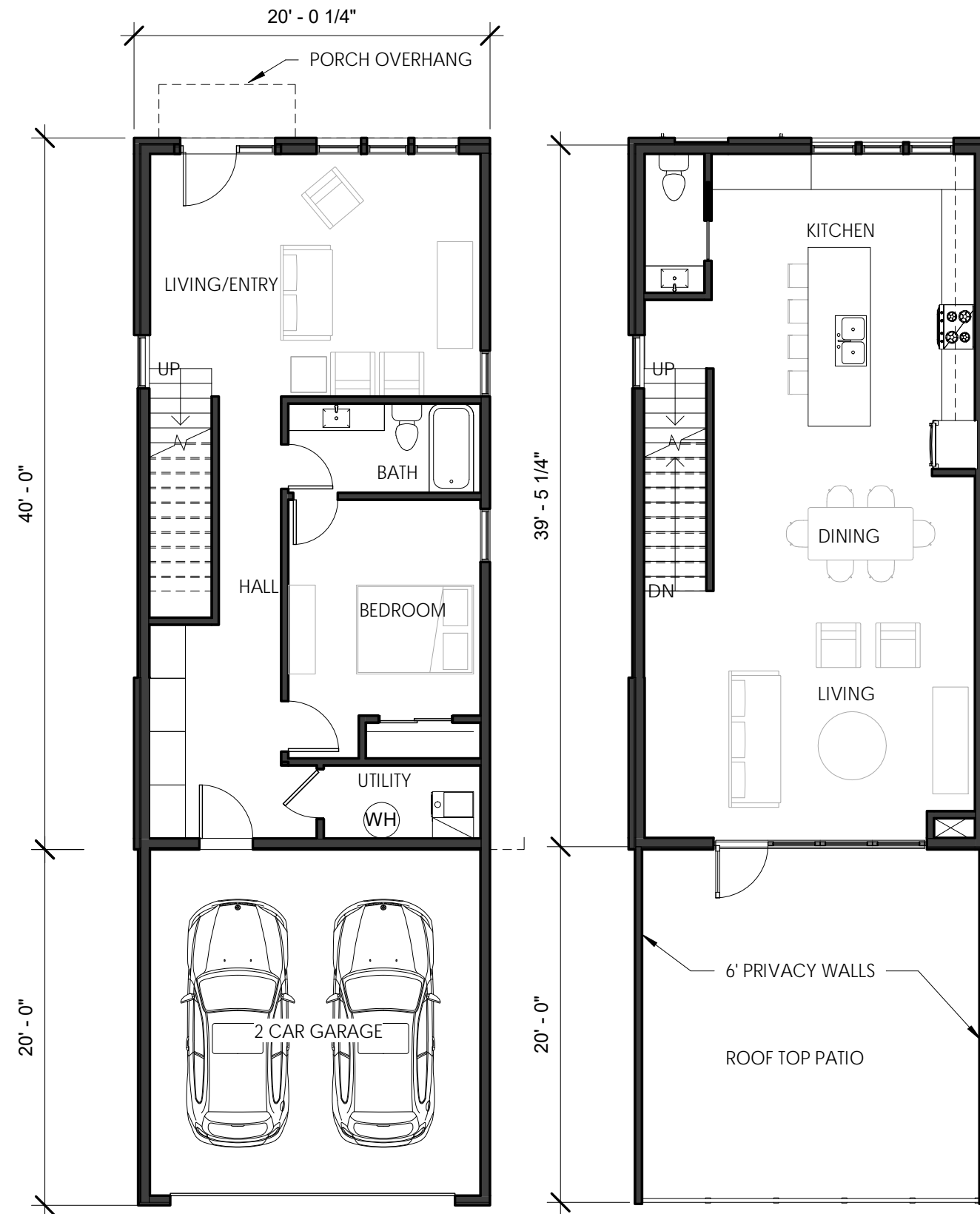
EXTERIOR ELEVATIONS-UNIT 1

THE ROSE
 527 SO. 500 E. SALT LAKE CITY, UT
 HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

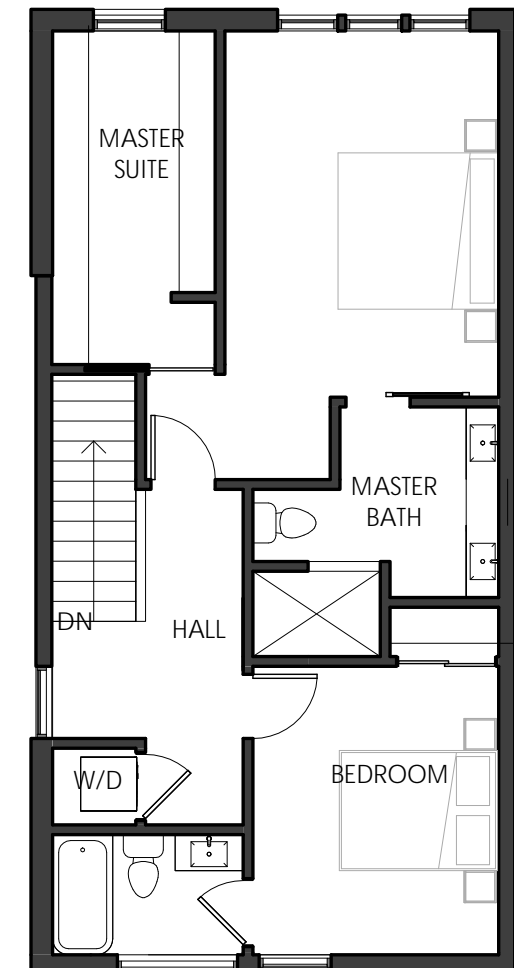
c.w. URBAN

1222 West Legacy Crossing Blvd. Ste. #6
 Centerville, Utah 84014
 Phone: 801-425-6520



1 Level 1
1/8" = 1'-0"

2 Level 2
1/8" = 1'-0"



3 Level 3
1/8" = 1'-0"



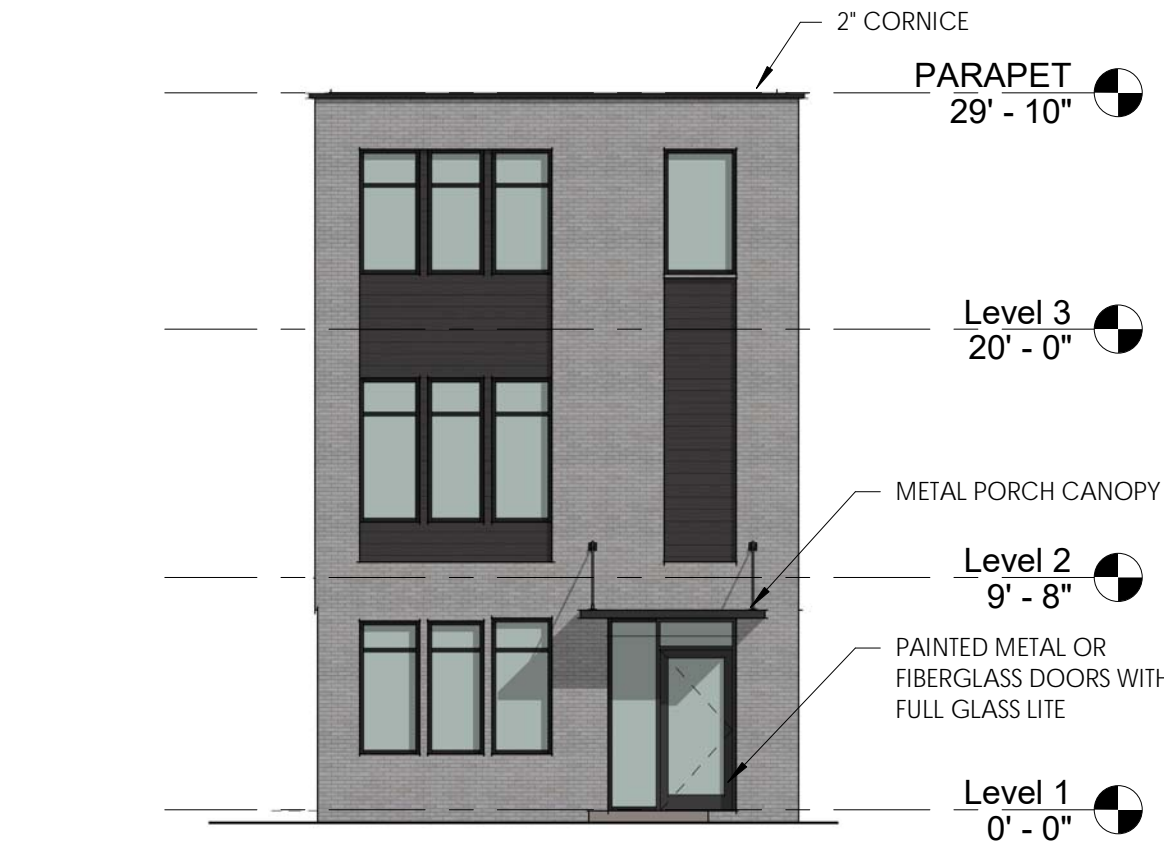
FLOOR PLANS-UNITS 2-3

THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

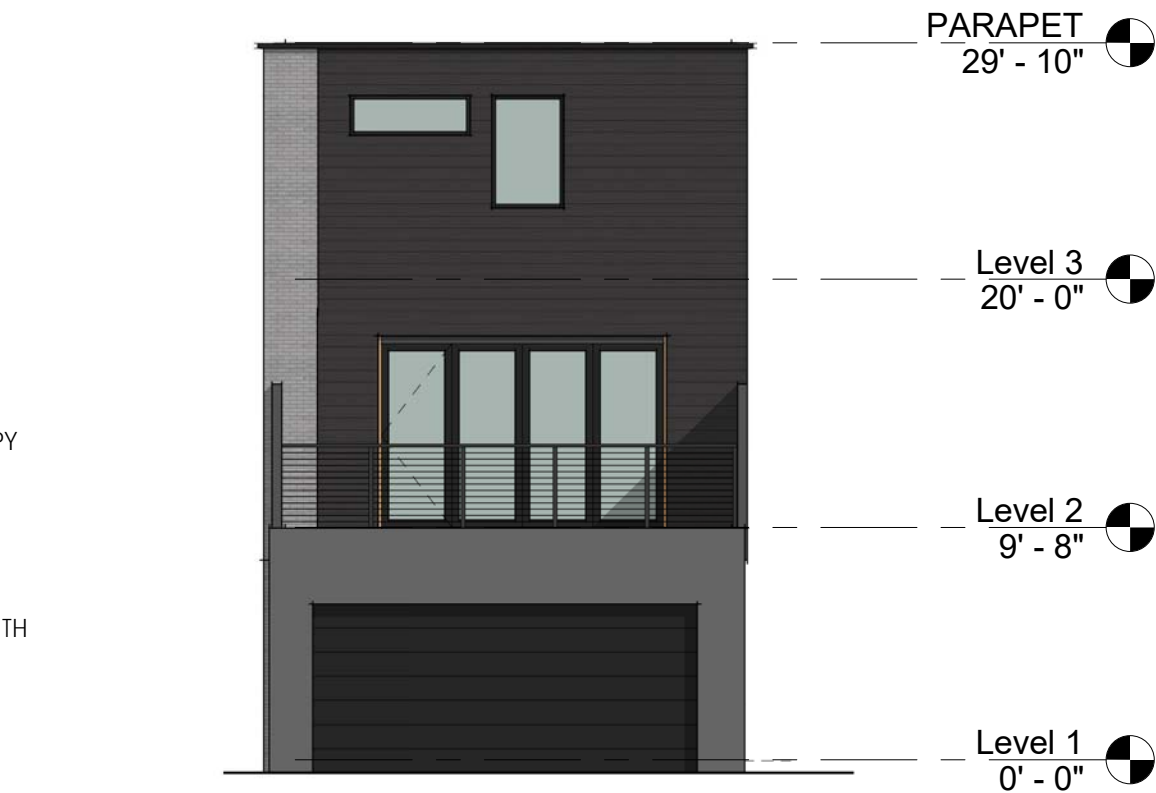
PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

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Centerville, Utah 84014
Phone: 801-425-6520



1 FRONT (NORTH)
1/8" = 1'-0"



2 REAR (SOUTH)
1/8" = 1'-0"



LIGHT GREY STUCCO



IRON GREY HARDI PLANK, SMOOTH



LIGHT GREY EMPEROR BRICK (2 1/4" x 15 9/16")

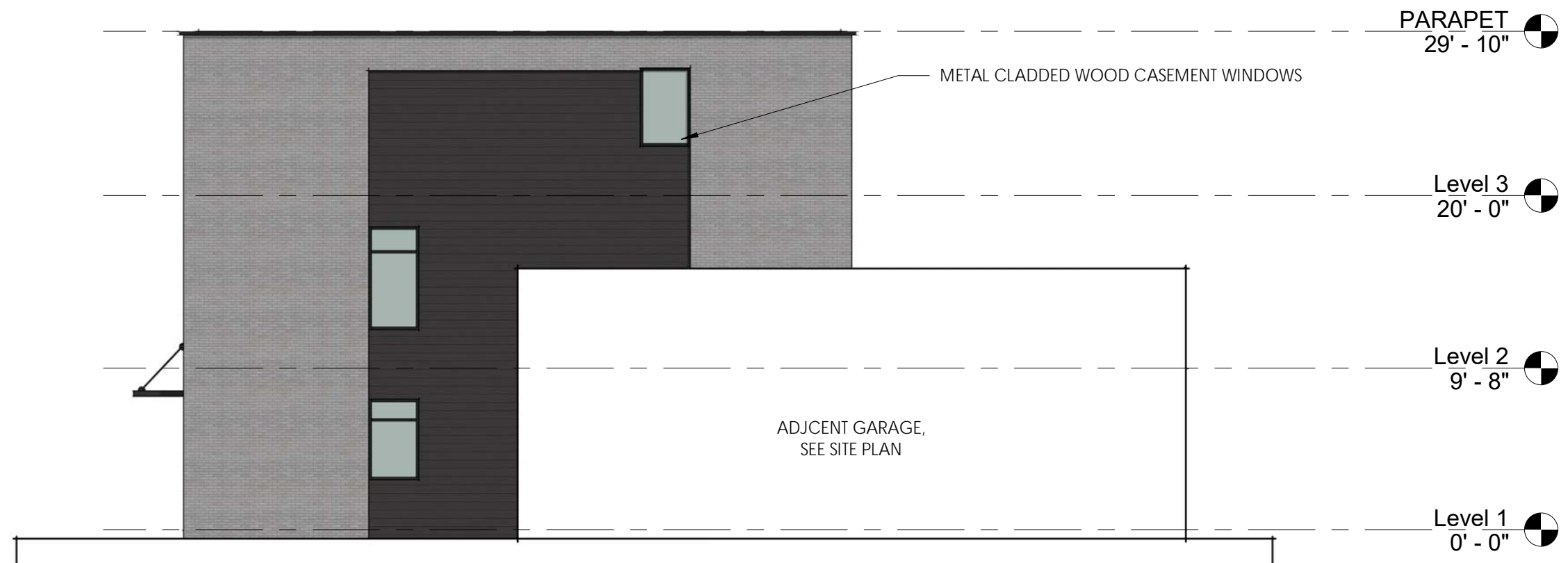
MATERIAL LEGEND
12" = 1'-0"

EXTERIOR ELEVATIONS- UNITS 2-3

THE ROSE
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HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

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URBAN**
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Centerville, Utah 84014
Phone: 801-425-6520 28



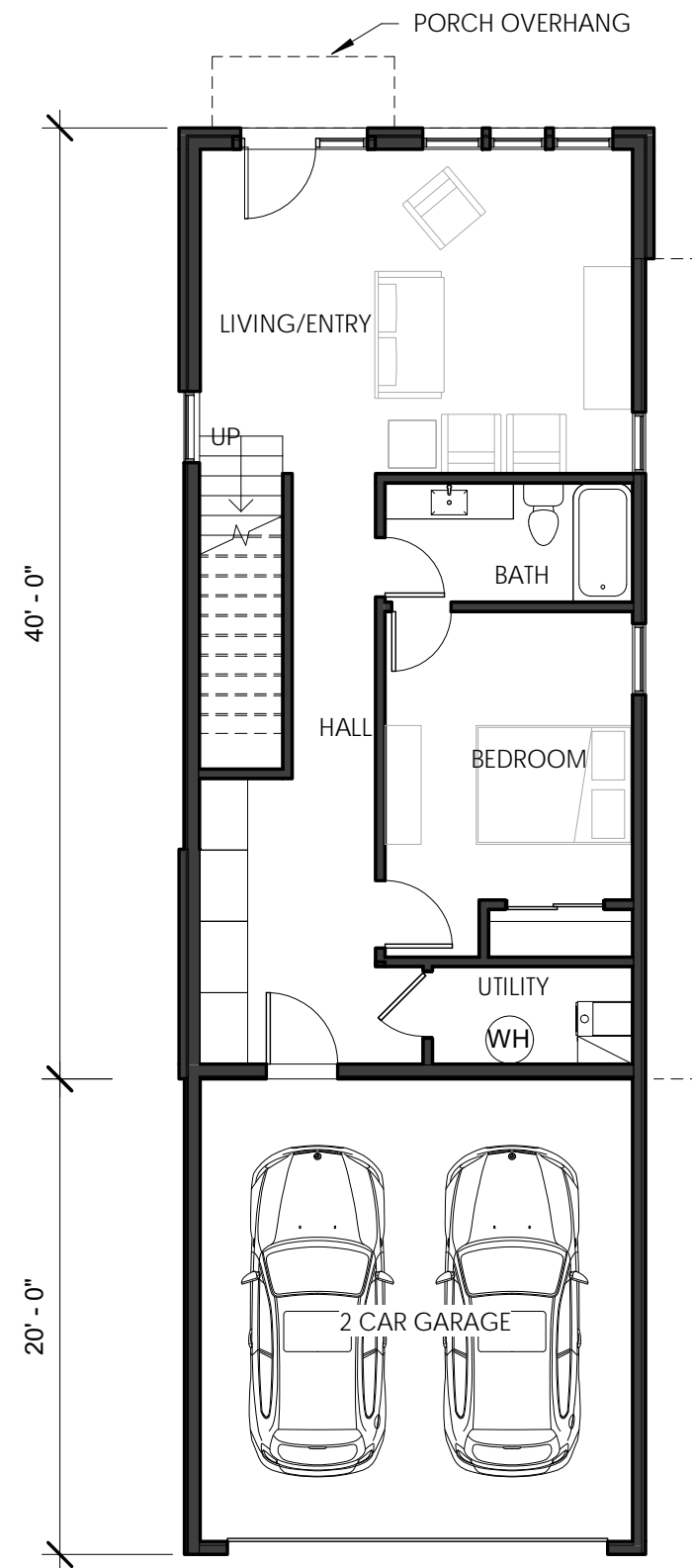
1 SIDE (WEST)
1/8" = 1'-0"

EXTERIOR ELEVATIONS-UNIT 2-3

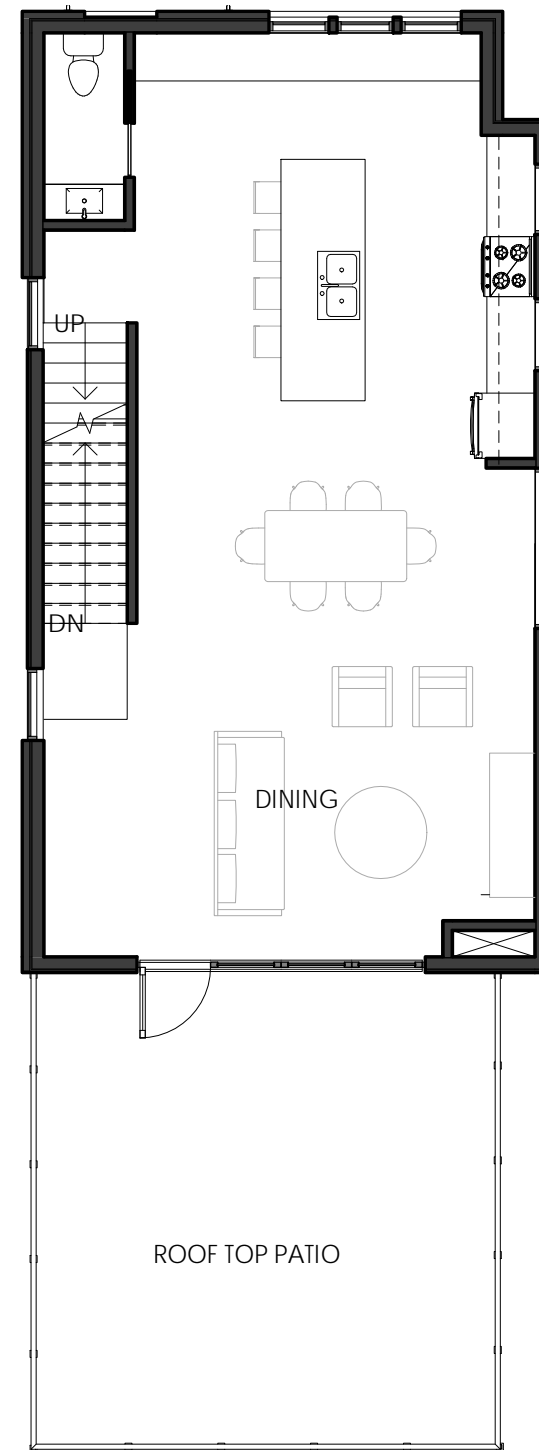
THE ROSE
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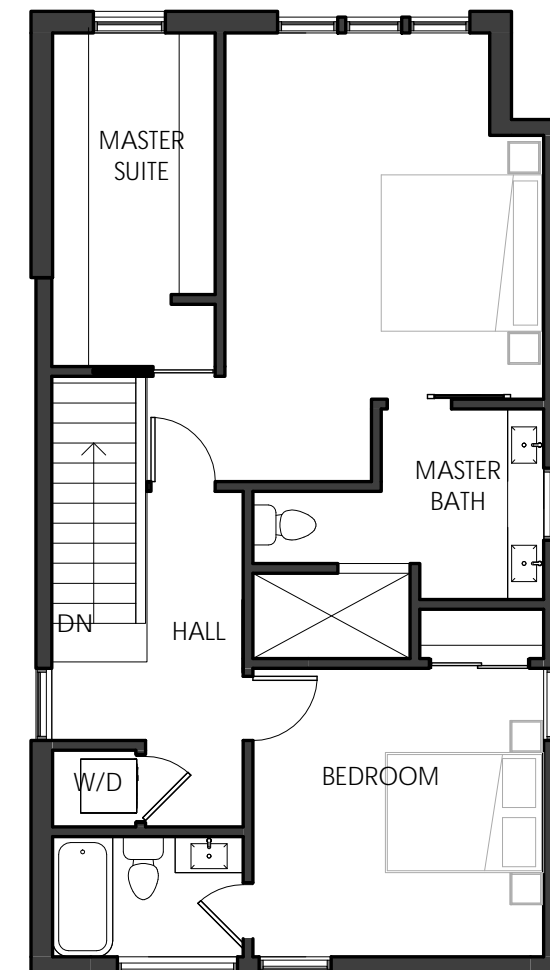
C.W.
URBAN
1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520 29



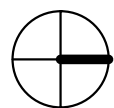
1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



3 Level 3
1/8" = 1'-0"



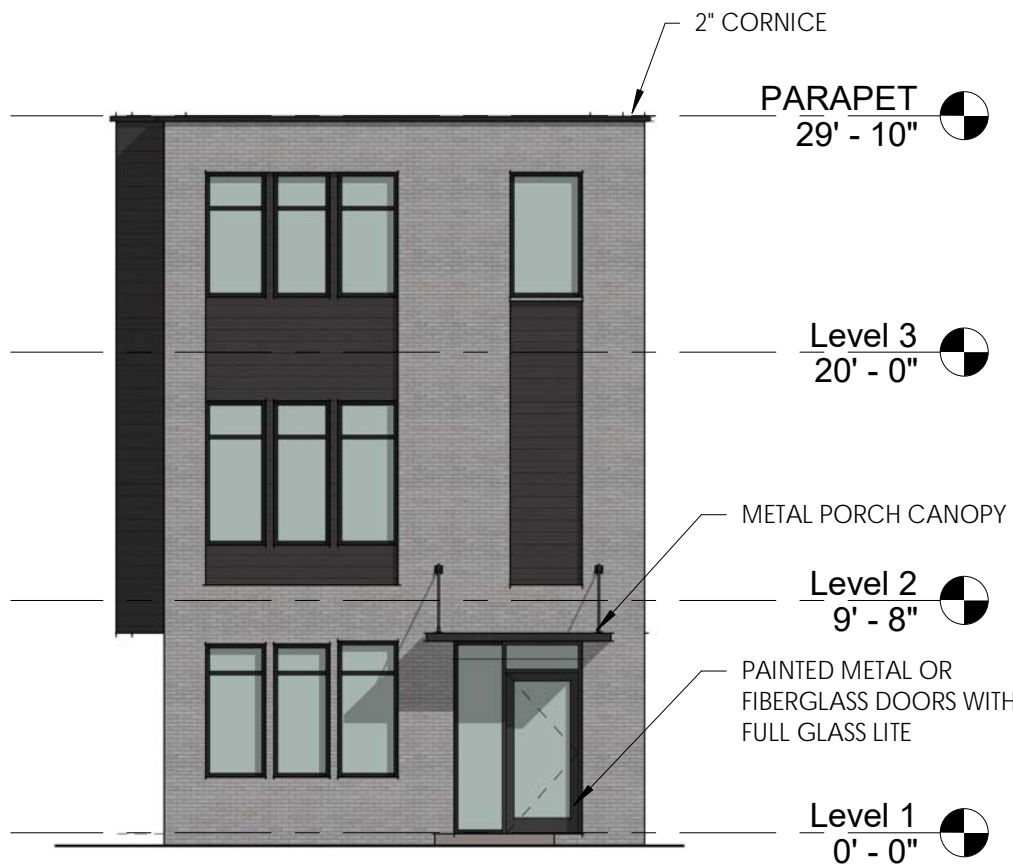
FLOOR PLANS-UNIT 4

THE ROSE
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HLC REVIEW

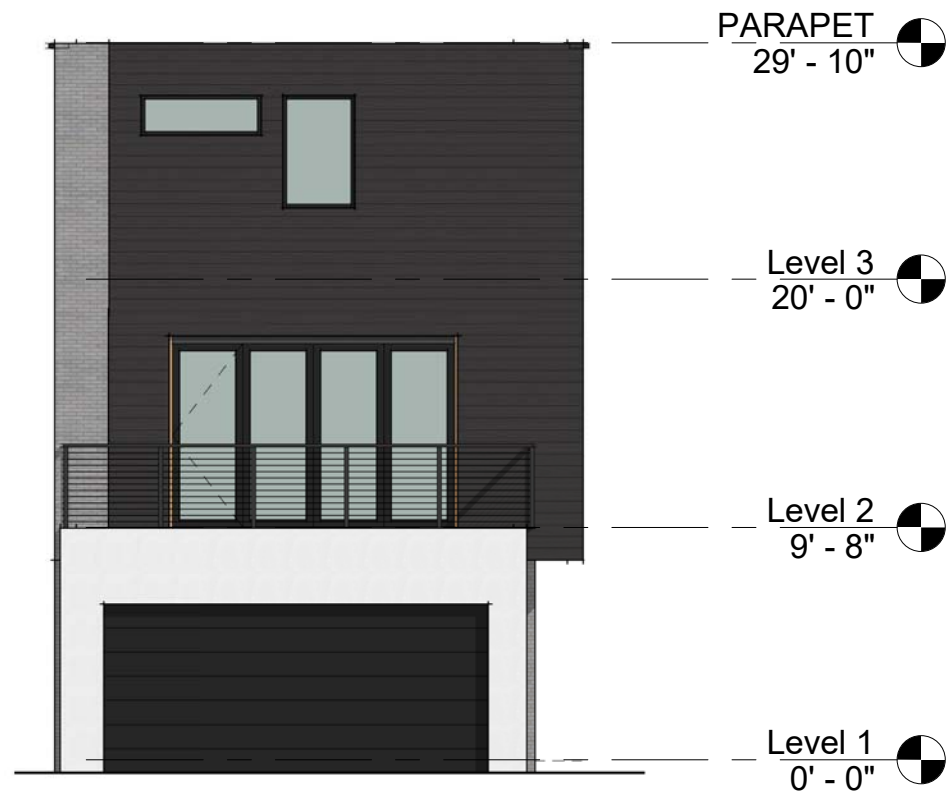
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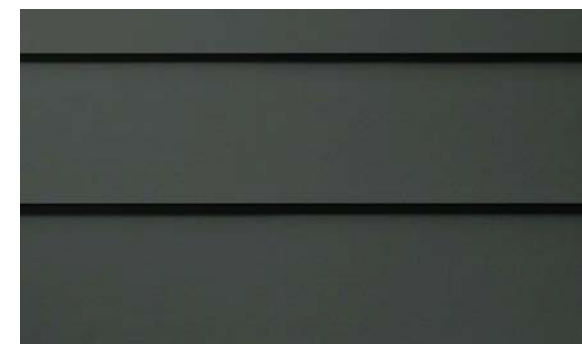
1 FRONT (NORTH)
1/8" = 1'-0"



2 REAR (SOUTH)
1/8" = 1'-0"



LIGHT GREY STUCCO



IRON GREY HARDI PLANK, SMOOTH



LIGHT GREY EMPEROR BRICK (2 1/4 "x 15 9/16")

MATERIAL LEGEND
12" = 1'-0"

EXTERIOR ELEVATIONS- UNIT 4

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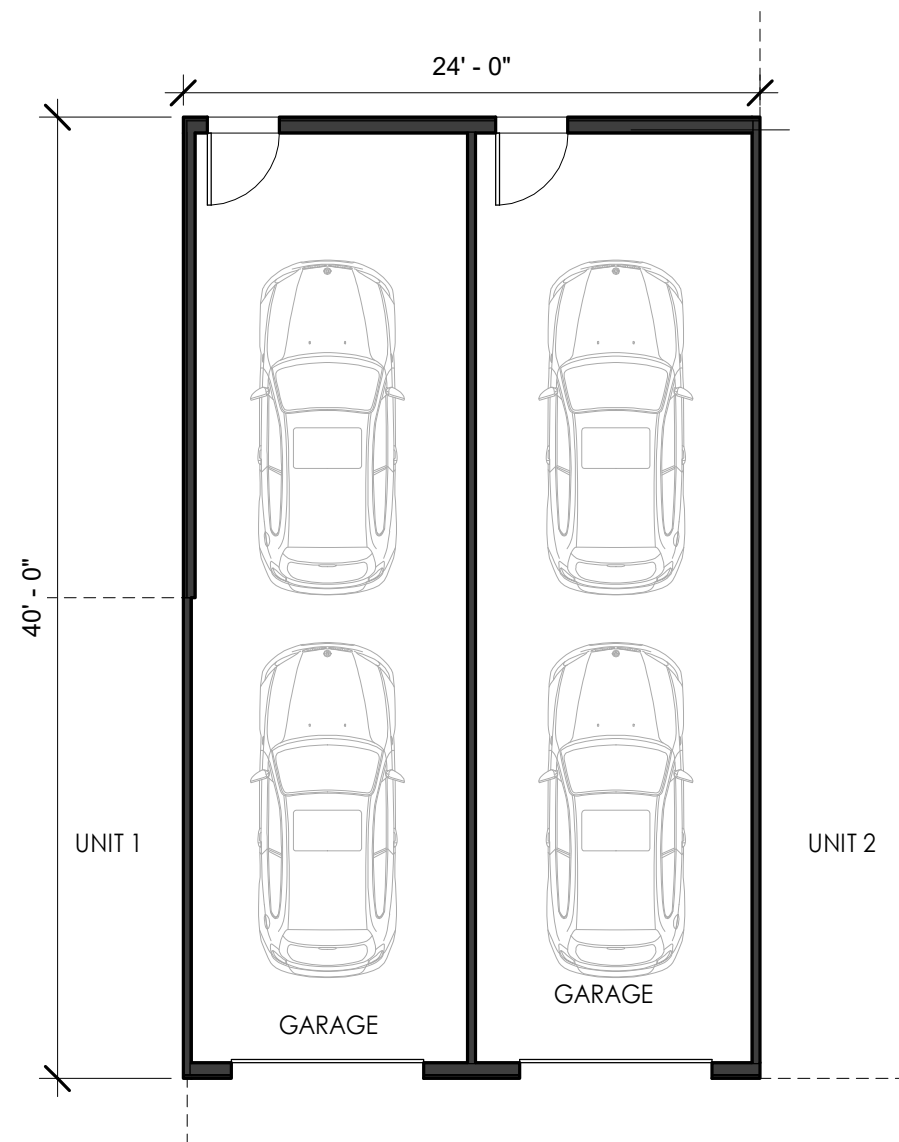


EXTERIOR ELEVATIONS-UNIT 4

THE ROSE
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HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

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Phone: 801-425-6520 32

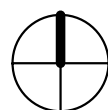


1 Level 1
1/8" = 1'-0"



LIGHT GREY STUCCO

MATERIAL LEGEND
12" = 1'-0"

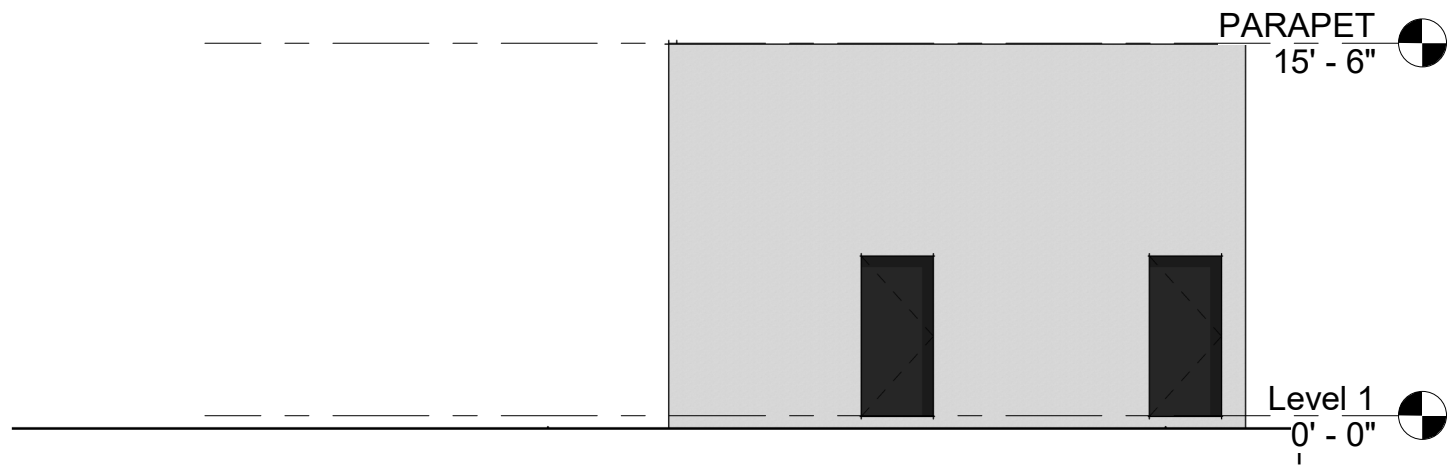


FLOOR PLANS- -GARAGES FOR EXISTING HOMES

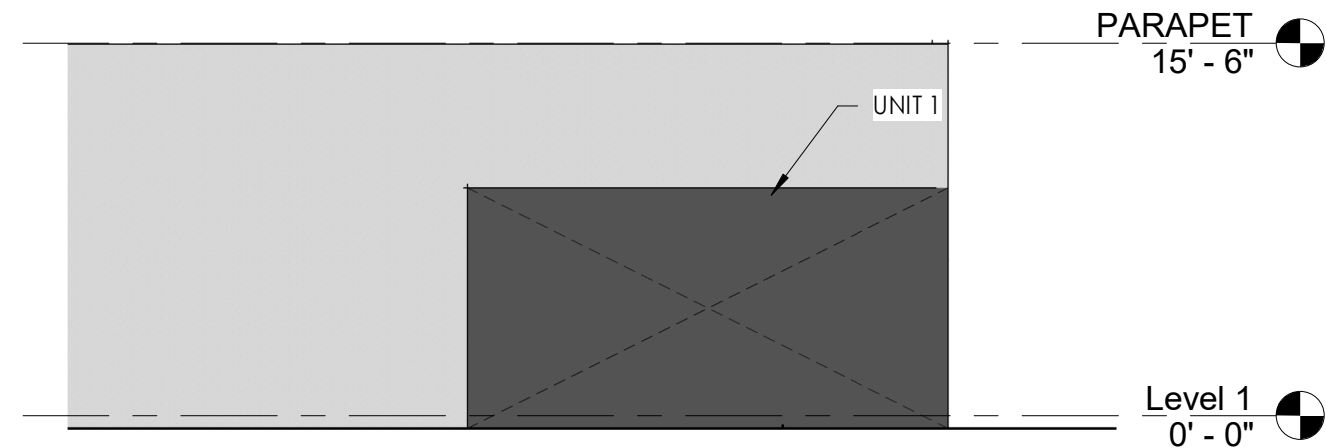
THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

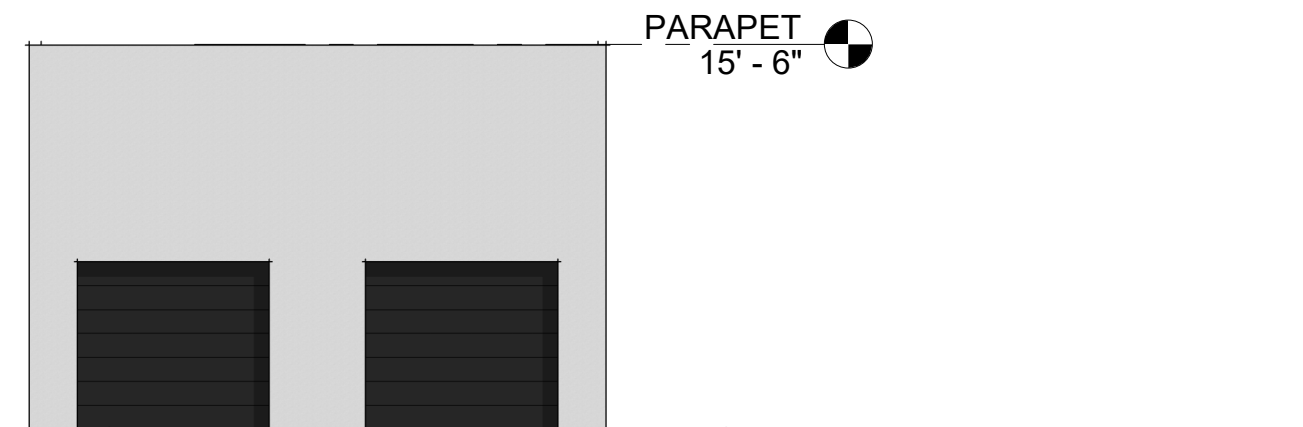
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Centerville, Utah 84014
Phone: 801-425-6520 33



2 REAR (NORTH)
1/8" = 1'-0"



3 SIDE (WEST)
1/8" = 1'-0"



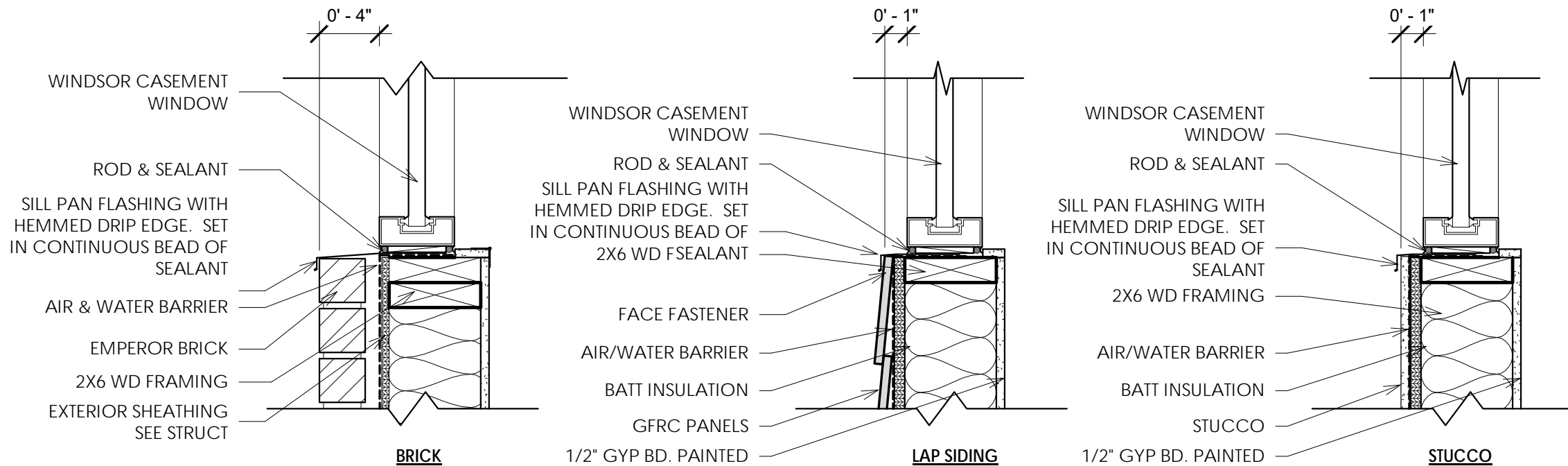
1 FRONT (SOUTH)
1/8" = 1'-0"

EXTERIOR ELEVATIONS-GARAGES FOR EXISTING HOMES

THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

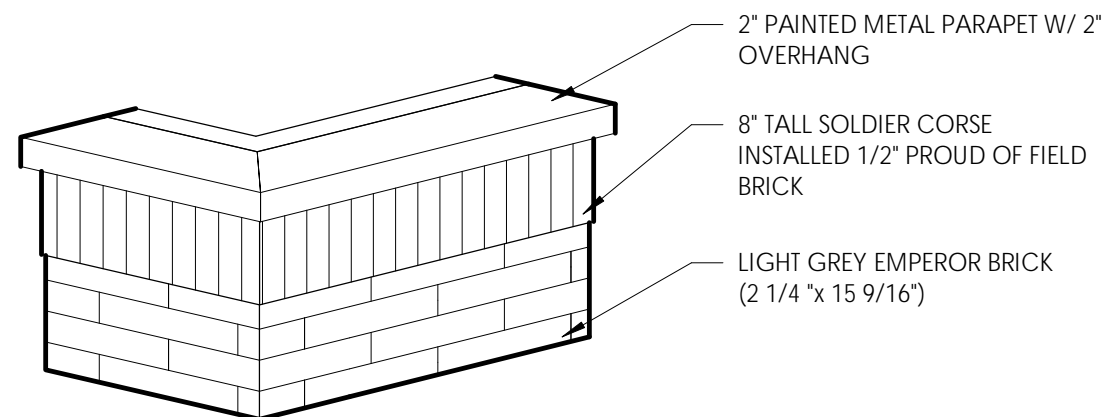
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2

WINDOW SILL @ BRICK

1 1/2" = 1'-0"



1

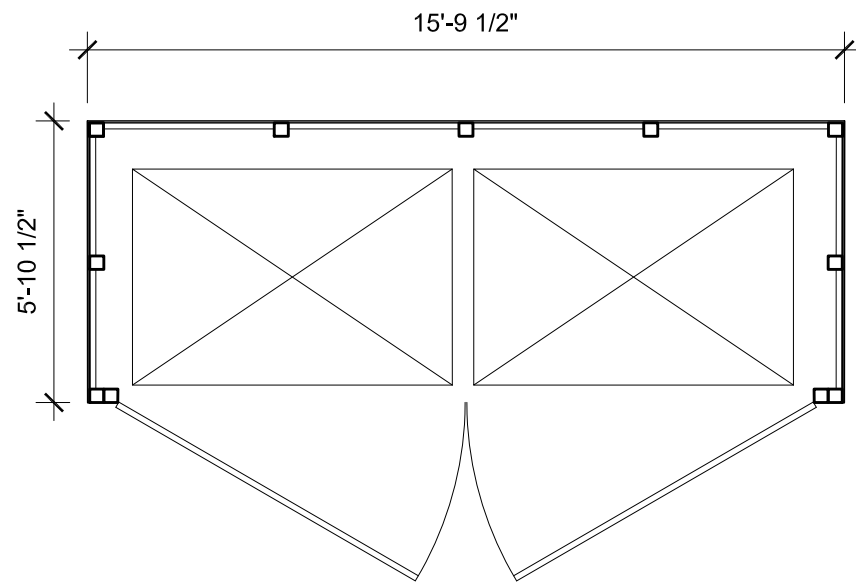
CORNICE DETAIL

CORNICE + WINDOW DETAILS

THE ROSE
527 SO. 500 E. SALT LAKE CITY, UT
HLC REVIEW

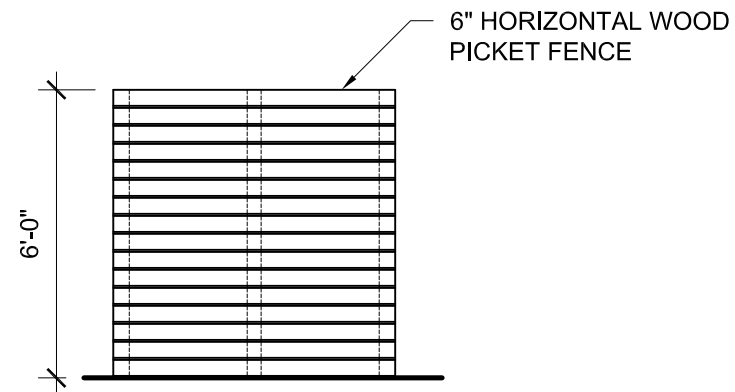
PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

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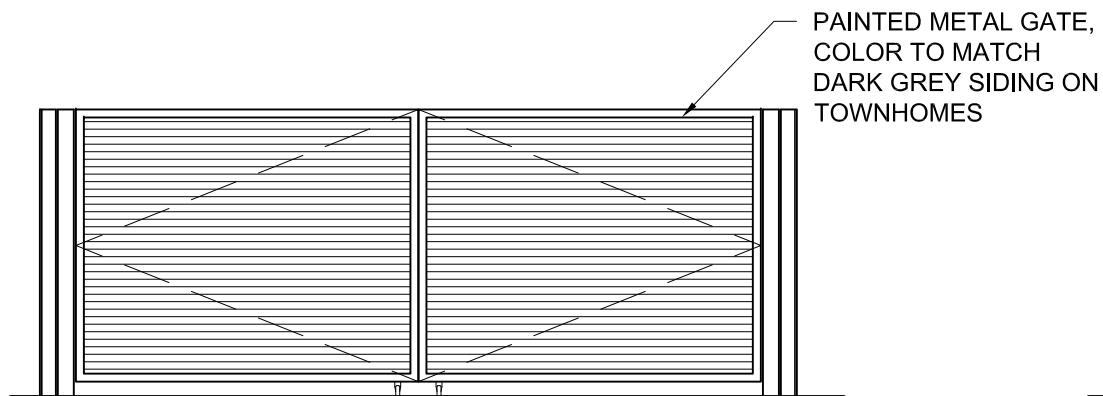
DUMPSTER ENCLOSURE PLAN

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



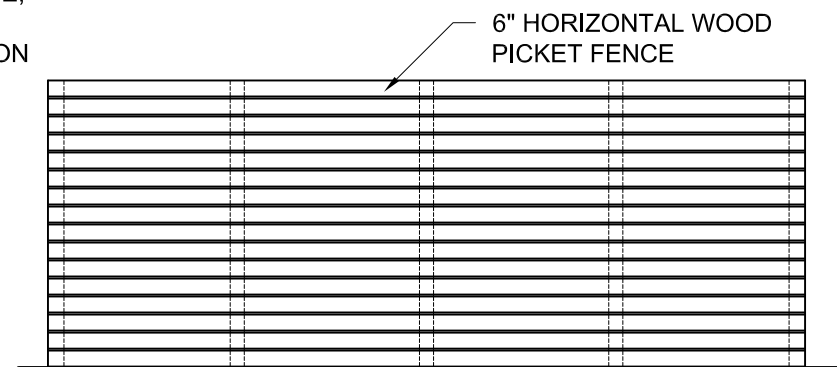
SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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

DUMPSTER ENCLOSURE

C.W.

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THE ROSE

527 SO. 500 E. SALT LAKE CITY, UT
SALT LAKE CITY, UT

HLC REVIEW PLAN HLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception



500 EAST STREET VIEW

STREET PERSPECTIVES

543 S. 800 E. SALT LAKE CITY, UT
PD APPLICATION

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VIEW FROM 500 EAST



VIEW FROM EAST GREEN SPACE

EXTERIOR PERSPECTIVES

543 S. 800 E. SALT LAKE CITY, UT
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 PD APPLICATION

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 801.425.4522



SW AERIAL



NE AERIAL

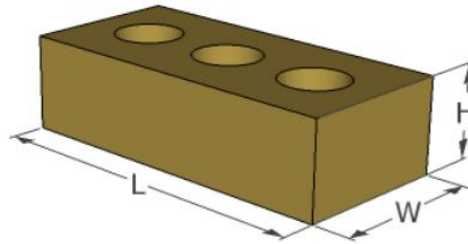
EXTERIOR PERSPECTIVES

543 S. 800 E. SALT LAKE CITY, UT
PD APPLICATION

PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

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Phone: 801-425-6520

Face Brick Specifications



Commercial / Residential Brick - Dimensions, Weights and Coverage

Description	Width (W)		Height (H)		Length (L)		Weights		Unts/ft ²		Packaging	
	in	mm	in	mm	in	mm	lbs	kg	Unts/ft ²	Units/M ²	Type	Qty
King	3	76	2 5/8	67	9 5/8	244	4.7	2.1	4.80	51.7	Cube	424
2 1/4" Modular	3 5/8	92	2 1/4	57	7 5/8	194	3.8	1.7	6.86	73.8	Cube	500
2 3/4" Modular	3 5/8	92	2 3/4	70	7 5/8	194	5.1	2.3	5.60	60.3	Cube	380
4" Modular	3 9/16	90	3 9/16	90	7 9/16	192	6.1	2.8	4.50	48.4	Cube	305
8" Modular	3 9/16	90	7 9/16	192	7 9/16	192	12.5	5.7	2.25	24.2	Pallet	128
2 1/4" Norman	3 9/16	90	2 1/4	57	11 9/16	294	5.5	2.5	4.47	48.1	Cube	300
4" Norman	3 9/16	90	3 9/16	90	11 9/16	294	8.7	4.0	3.00	32.3	Cube	183
2 1/4" Emperor	3 9/16	90	2 1/4	57	15 9/16	395	8.9	4.0	2.76	29.7	Pallet	240
4" Emperor	3 9/16	90	3 9/16	90	15 9/16	395	11.5	5.2	2.25	24.2	Pallet	160
8" Emperor	3 9/16	90	7 9/16	192	15 9/16	395	23.0	10.5	1.13	12.1	Pallet	64

The Above Brick Manufactured by Interstate Brick comply with the following Specifications:

ASTM C216: Grade SW; Type FBA, FBS or FBX as specified in Purchase Order

CSA A82: Grade EG; Type FBA, FBS or FBX as specified in Purchase Order



PEWTER

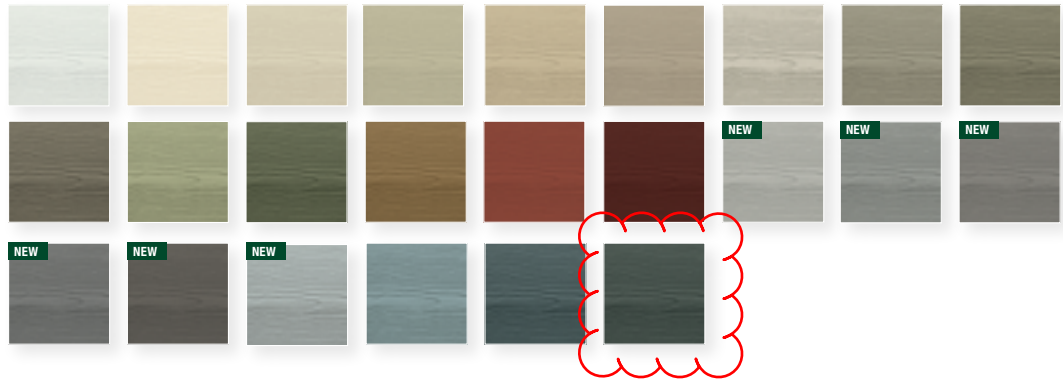


SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.*
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet		280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors








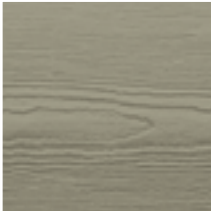
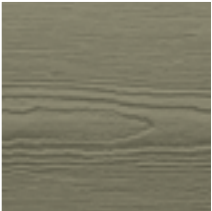
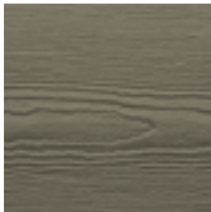
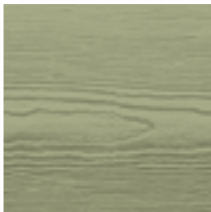
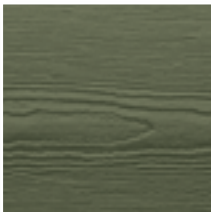














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*These 9.25 in. and 12 in. are only available primed.


Color Selection



 ARCTIC WHITE	 SAIL CLOTH	 NAVAJO BEIGE	 SANDSTONE BEIGE	 AUTUMN TAN	 KHAKI BROWN	 COBBLE STONE	 MONTEREY TAUPE	 WOODSTOCK BROWN
 TIMBER BARK	 HEATHERED MOSS	 MOUNTAIN SAGE	 CHESTNUT BROWN	 TRADITIONAL RED	 COUNTRYLANE RED	 PEARL GRAY	 GRAY SLATE	 AGED PEWTER
 NIGHT GRAY	 RICH ESPRESSO	 LIGHT MIST	 BOOTHBAY BLUE	 EVENING BLUE	 IRON GRAY			



Classic-Craft® Canvas Collection® \$\$

Full Lite W/ Stile Lines | Style No. CCV10020 

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1 Available Size
3'0" x 6'8"


FINISH OPTIONS



Onyx


▼

GLASS OPTIONS



Clear

▼



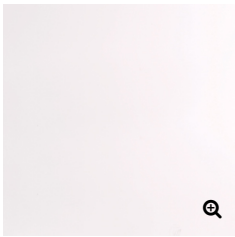
Clear 1 Lite No Grid

▼

Don't see the glass design you want?

In addition to thousands of standard glass choices, we offer additional glass options through our Special Quote Program to help you find the right look for virtually any home. [Learn More >](#)

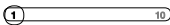
Glass Details



Clear

Clear Glass is fully transparent, delivering an unobstructed view.

Glass Privacy Rating







Features and Literature

Features

- Architecturally correct design – up to 25% wider panels
- Solid hardwood square edges
- Realistic wood grain
- Deeper panel embossments – handcrafted details
- More than 10% wider glass, in a wide range of styles
- Enhanced weather resistance
- Excellent security and durability
- High energy-efficiency R-values
- Edge-to-edge moisture protection

Literature

- [Brochure](#) 
- [Full-Line Catalog](#) 
- [Warranty](#) 
- [Owner's Manual](#) 



A *Consumers Digest* Best Buy repeat winner. "... the least expensive fiberglass entry door that we found to combine a high-quality replication of the look of real wood with a lifetime warranty." – *Consumers Digest*

Design Your Entryway

Your entrance is so much more than a door. Use our Design Your Door tool to select accessories and other options, visualize this door on your home, and share your selection with a retailer to get a quote. Choose your configuration to get started.



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Pinnacle Select

Casement & Awning

Welcome to the peak of perfection in windows.

Pinnacle Select is an elite line of casement and awning windows constructed from enhanced components for unsurpassed performance.

Standard features include 2-5/16" wide stiles and

rails for structural stability and architectural appeal, plus a robust

2-3/16" thick sash for dimension and strength. A triple-glazed IG option is available,

which features a 2-7/16" thick sash and 1-1/4" OA insulated glass. BetterVue screen material provides improved visibility, airflow and insect resistance. In addition, standard windows include full-width extension jambs and strong DP ratings for structural performance.

Additional options include push-out functionality with stylish hardware, innovative retractable screens and larger frame sizes to accommodate a wider variety of homes. With warranties up to 30 years on Select clad products, homeowners get the ultimate in window performance, stability, style and efficiency.

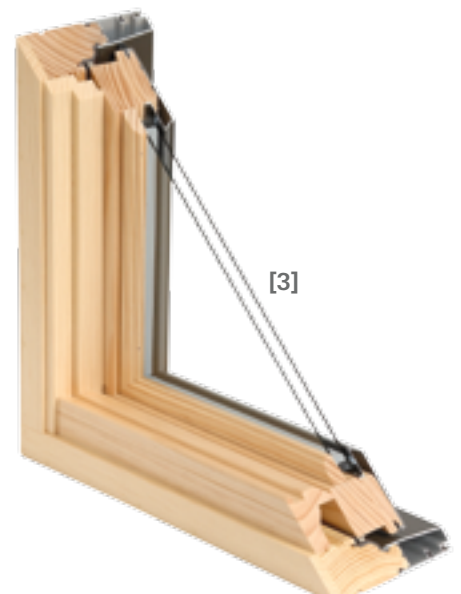


[1] Retractable screens have a solid wood pull at the bottom for easy operation. Spring-loaded units pull down from the top and lock into place at the sill.

[2] Push-out hardware consists of an easy-to-operate lever with cam rollers and keepers, providing a multi-point locking system that is standard. Push-outs are also equipped with adjustable friction hinges and lock rollers.

[3] Select windows are constructed with 2-5/16" wide stiles and rails that add structural stability and provide a more massive architectural appearance. A robust 2-3/16" thick sash adds dimension and strength and full-width extension jambs are standard on Select units.

[4] For Select units with 1-1/4" OA triple IG, the sash thickness increases to 2-7/16".

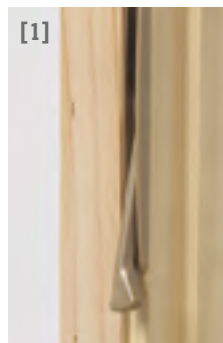




Casement & Awning

Simplicity is a thing of beauty. Casements and awnings provide convenience and energy conservation in one easy-to-use, even easier-to-look-at unit. The Pinnacle casements and awnings offer maximum light, excellent ventilation and simple cleaning. With an endless number of sizes and options, we can make a casement or awning for any room in your home. We use a thick, two-inch sash and our special tape and silicone glazing method to increase insulation and, more importantly, reduce your energy bills. Our sleek, single-lever, multi-point hardware makes for effortless operation and a tight, leakproof fit.

Enjoy an easy-to-operate window available at an incredible value. Pinnacle casements and awnings can help you achieve the cost savings and energy efficiency you need, with the natural wood beauty you want.



- [1] The single-lever lock pulls the sash in at multiple points for a tight seal.
- [2] The adjustable hinge system ensures proper alignment after installation and smooth operation for years to come.

Custom Creations

Finishing touches to perfect your vision. Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

See the difference paint can make. Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 40 shades in our standard and feature color palettes, or make it truly unique with custom color matching. All paints are protected with the highly durable 2604 finish, or you can upgrade to 2605 for even stronger defense against the elements.¹

Standard Clad Colors



Feature Clad Colors

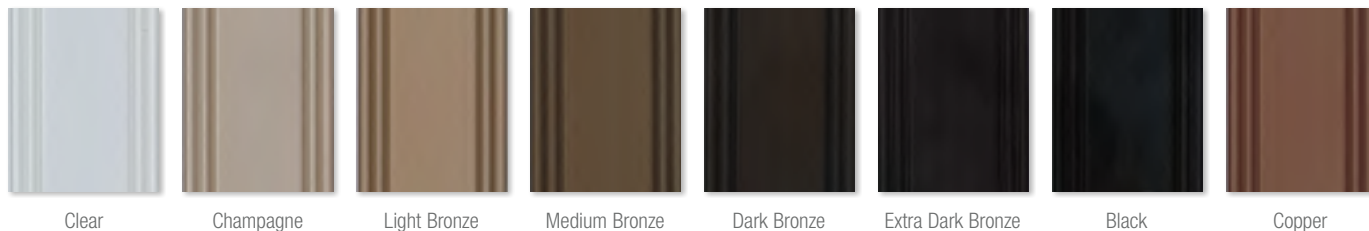
Custom color matching is also available.



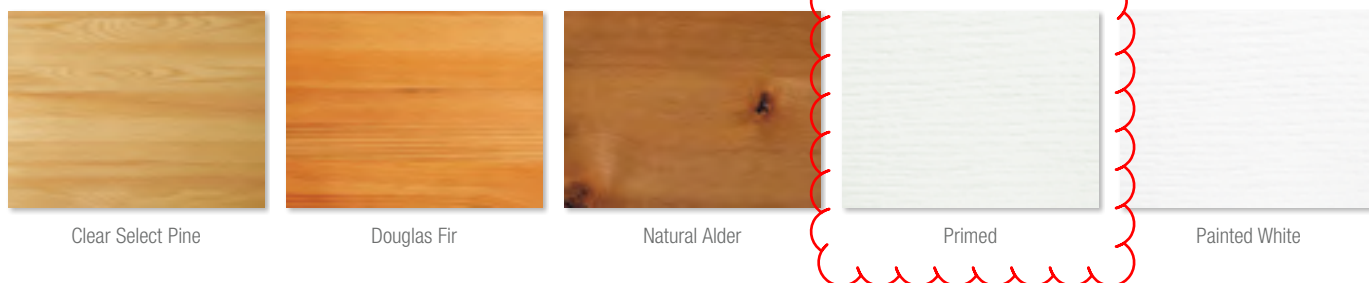
¹2604 finish backed by a 20-year* warranty; 2605 finish backed by a 30-year* warranty; applications within one mile of the coast carry a 10-year warranty. For specific warranty details, please refer to the complete warranty document posted on our website, www.windsorwindows.com.
PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

NOTE: Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

Anodized Finishes



Interior Finishes



Radius Interior Trim

Custom-fitted wood trim for radius-shaped windows and radius-top doors is available in five moulding styles. All styles are available in Clear Select Pine, Oak, Douglas Fir and Natural Alder.



Casement Crank and Finishes



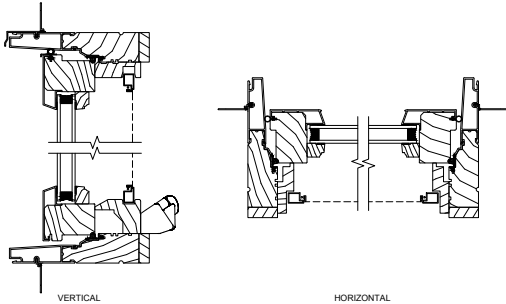
Double Hung Lock and Finishes



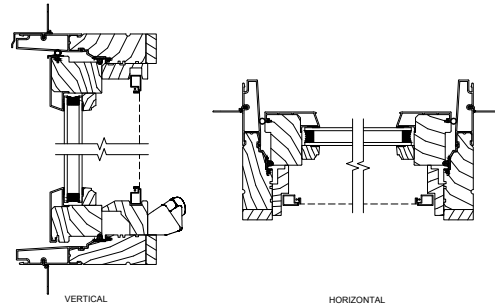
Pinnacle Select

Technical Drawings

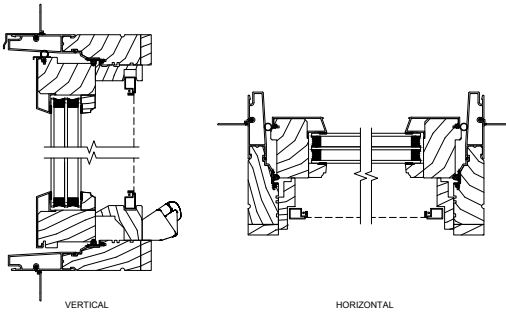
Casement Operating with Standard Screen



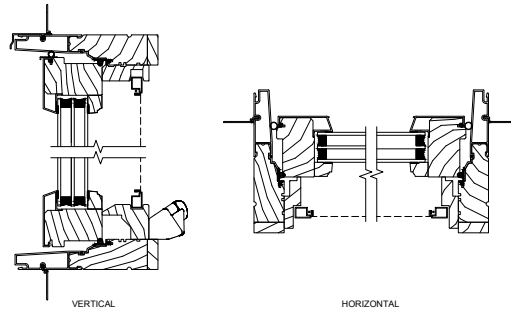
Awning Operating with Standard Screen



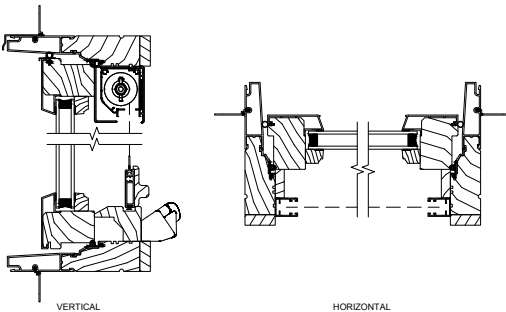
Triple IG Casement Operating with Standard Screen



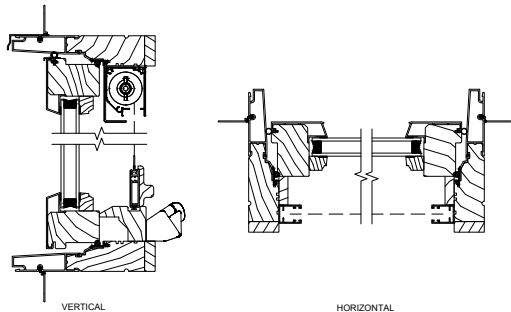
Triple IG Awning Operating with Standard Screen



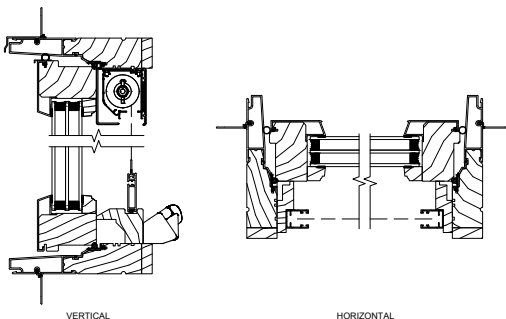
Casement Operating with Retractable Screen



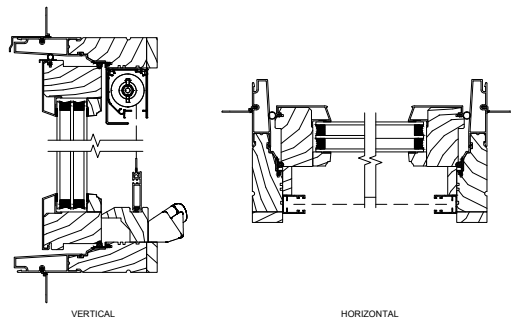
Awning Operating with Retractable Screen



Triple IG Casement Operating with Retractable Screen























































































































































Triple IG Awning Operating with Retractable Screen



Pinnacle

Casement, Awning & Picture

ROUGH	1-6 3/4	1-8 3/4	2-0 3/4	2-4 3/4	2-6 3/4	2-8 3/4	3-0 3/4	3-6 3/4	4-0 3/4	4-6 3/4	5-0 3/4	6-0 3/4
FRAME	1-6	1-8	2-0	2-4	2-6	2-8	3-0	3-6	4-0	4-6	5-0	6-0
GLASS	14	16	20	24	26	28	32	38	44	50	56	68
















































1-6 1/2	1-6	1-6												
1-8 1/2	1-8	1-8												
2-0 1/2	2-0	2-0												
2-4 1/2	2-6	2-6												
3-0 1/2	3-0	3-0												
3-6 1/2	3-6	3-6												
4-0 1/2	4-0	4-0												
4-6 1/2	4-6	4-6												
5-0 1/2	5-0	5-0												
5-6 1/2	5-6	5-6												
6-0 1/2	6-0	6-0												
6-6 1/2	6-6	6-6												
7-0 1/2	7-0	7-0												

— Operating Casement Sizes - - - - - Operating Awning Sizes *Requires egress hardware to meet egress requirements









































Shaded units meet most egress requirements of 5.70 sq. ft. (Casement only). Verify state and local requirements with your local building inspector.
 PLNHLC2017-00658 New Construction & PLNHLC2018-00141 Special Exception

For clad brickmould applications, add 3/8" to rough opening width and height. **All sizes and specifications subject to change without notice.**

Casement Transom

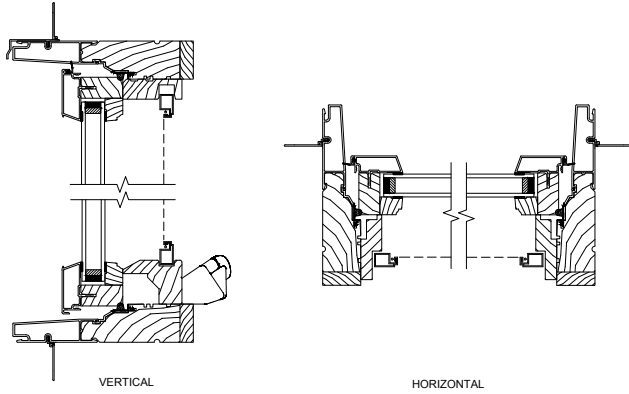
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MAS. OPG. CLAD						1-6 3/4	1-8 3/4	2-0 3/4	2-4 3/4	2-6 3/4	2-8 3/4	3-0 3/4
ROUGH PRIMED						1-6 3/4	1-8 3/4	2-0 3/4	2-4 3/4	2-6 3/4	2-8 3/4	3-0 3/4
ROUGH CLAD						1-6 3/4	1-8 3/4	2-0 3/4	2-4 3/4	2-6 3/4	2-8 3/4	3-0 3/4
FRAME						1-6	1-8	2-0	2-4	2-6	2-8	3-0
GLASS						14	16	20	24	26	28	32
1-2 15/16	1-0 1/2	1-1 1/4	1-0 1/2	1-0	8	 1408	 1608	 2008	 2408	 2608	 2808	 3208
1-4 15/16	1-2 1/2	1-3 1/4	1-2 1/2	1-2	10	 1410	 1610	 2010	 2410	 2610	 2810	 3210
1-6 15/16	1-4 1/2	1-5 1/4	1-4 1/2	1-4	12	 1412	 1612	 2012	 2412	 2612	 2812	 3212
1-8 15/16	1-6 1/2	1-7 1/4	1-6 1/2	1-6	14	 1414	 1614	 2014	 2414	 2614	 2814	 3214
1-10 15/16	1-8 1/2	1-9 1/4	1-8 1/2	1-8	16	 1416	 1616	 2016	 2416	 2616	 2816	 3216
2-2 15/16	2-0 1/2	2-1 1/4	2-0 1/2	2-0	20			 2020	 2420	 2620	 2820	 3220
2-6 15/16	2-4 1/2	2-5 1/4	2-4 1/2	2-4	24				 2424	 2624	 2824	 3224
2-8 15/16	2-6 1/2	2-7 1/4	2-6 1/2	2-6	26					 2626	 2826	 3226

Casement Transom

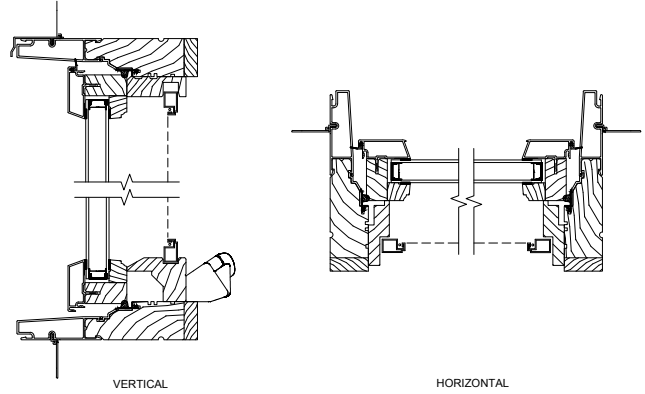
		MAS. OPG. PRIMED		3-9 9/16	4-3 9/16	4-9 9/16	5-3 9/16	6-3 9/16		
		MAS. OPG. CLAD		3-6 3/4	4-0 3/4	4-6 3/4	5-0 3/4	6-0 3/4		
		ROUGH PRIMED		3-6 3/4	4-0 3/4	4-6 3/4	5-0 3/4	6-0 3/4		
		ROUGH CLAD		3-6 3/4	4-0 3/4	4-6 3/4	5-0 3/4	6-0 3/4		
		FRAME		3-6	4-0	4-6	5-0	6-0		
		GLASS		38	44	50	56	68		
1-2 15/16	1-0 1/2	1-1 1/4	1-0 1/2	1-0	8					
1-4 15/16	1-2 1/2	1-3 1/4	1-2 1/2	1-2	10					
1-6 15/16	1-4 1/2	1-5 1/4	1-4 1/2	1-4	12					
1-8 15/16	1-6 1/2	1-7 1/4	1-6 1/2	1-6	14					
1-10 15/16	1-8 1/2	1-9 1/4	1-8 1/2	1-8	16					
2-2 15/16	2-0 1/2	2-1 1/4	2-0 1/2	2-0	20					
2-6 15/16	2-4 1/2	2-5 1/4	2-4 1/2	2-4	24					
2-8 15/16	2-6 1/2	2-7 1/4	2-6 1/2	2-6	26					

Pinnacle Clad Casement & Awning Technical Drawings

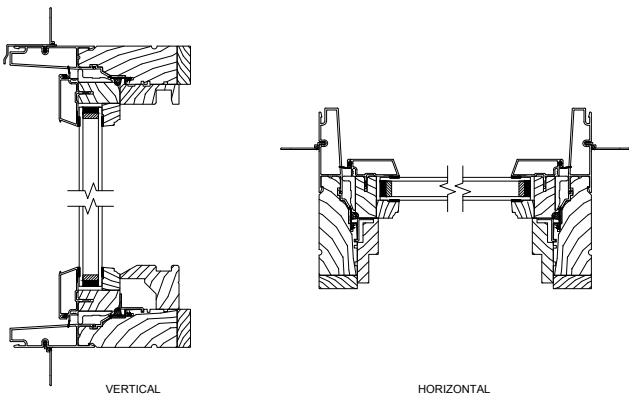
Pinnacle Clad Casement – Operating



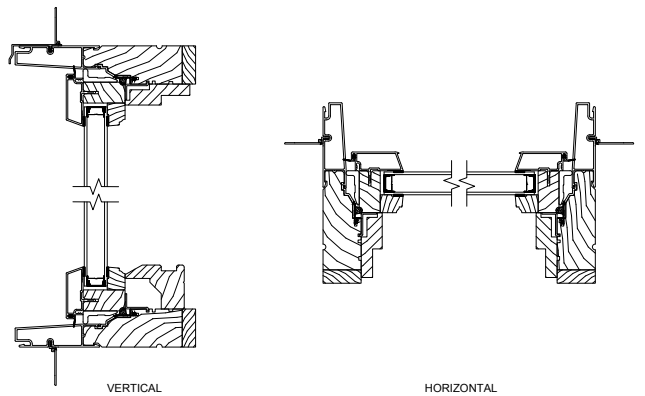
Pinnacle Clad Awning – Operating



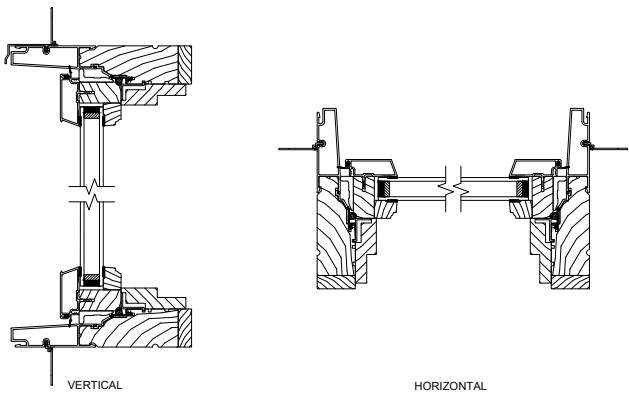
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary



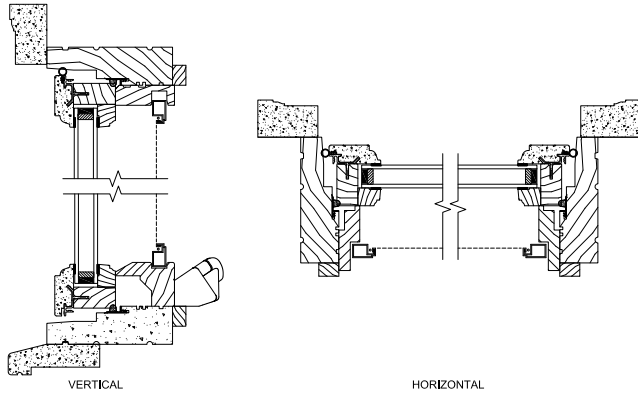
Pinnacle Clad Casement – Transom and Picture



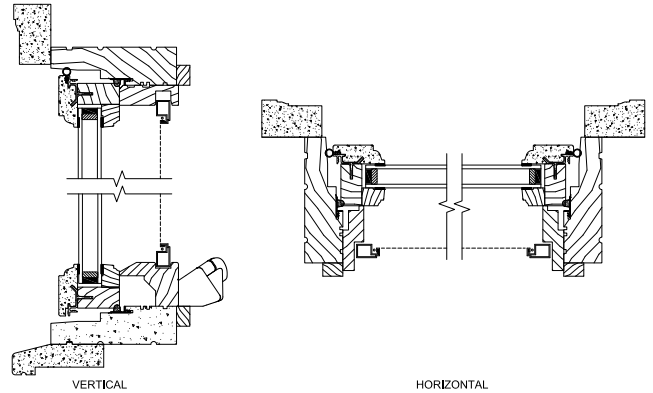
Pinnacle Primed Casement & Awning

Technical Drawings

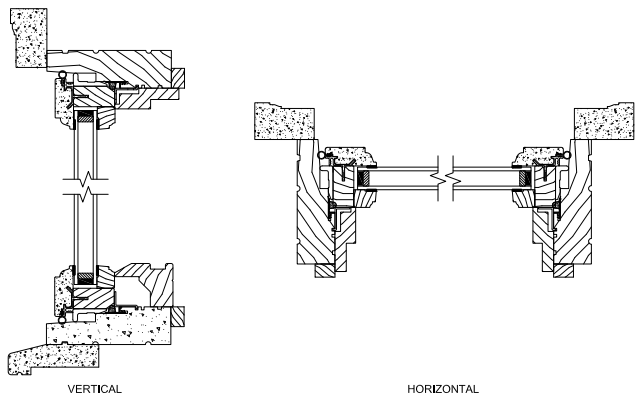
Pinnacle Primed Casement – Operating



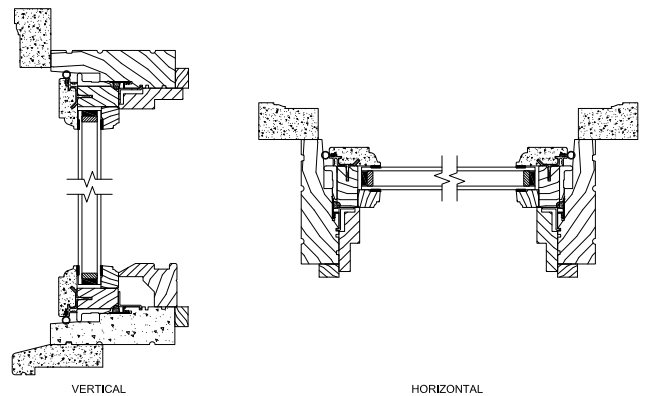
Pinnacle Primed Awning – Operating



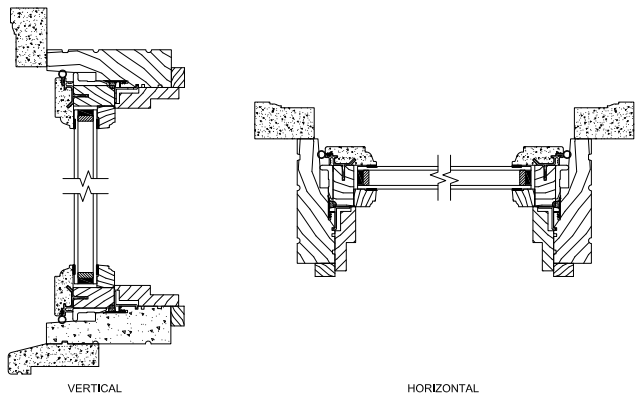
Pinnacle Primed Casement – Stationary



Pinnacle Primed Awning – Stationary



Pinnacle Primed Casement – Transom and Picture



ATTACHMENT E: ANALYSIS OF STANDARDS FOR RMF-35 ZONING DISTRICT

21A.24.130: RMF-35 (Moderate Density Multi-Family Residential District)

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Proposed	Finding
Minimum Lot Area: <u>Single-family detached dwellings:</u> 5,000 sf (x2) = 10,000 sf <u>Multi-family dwellings:</u> 9,000 sf for 3 units, plus 2,000 sf for each additional dwelling unit up to and including 11 units = 11,000 sf for 4 units	Lot Area: 22,645 sf total (one condo lot)	Complies
Minimum Lot Width: <u>Multi-family dwellings:</u> 80 ft.	Lot Width: 115 ft., 6 in.	Complies
Front Yard Setback: 20 ft.	Front Yard Setback: 20 ft. measured to the front façade of unit 1	Complies
Rear Yard Setback: 25% of the lot depth, but not less than 20 ft. and need not exceed 25 ft.	Rear Yard Setback: 45 ft., 6 in.	Complies
Interior Side Yard Setback: Side yards shall be at least 10 ft.	Interior Side Yard Setback: North: 29 ft. East: 10 ft. South: 23 ft. at narrowest point	Complies
Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed 60% of the lot area.	Building Coverage: 7,616 sf / 22,645 sf = 34% coverage	Complies
Required Landscape Yards: The front yard and one interior side yard shall be maintained as landscape yards.	Landscape Yards: Front yard and north side yard are both landscaped (1/3 of yard areas shown to have vegetation)	Complies
Maximum Building Height: 35 ft.	Building Height: 29 ft., 10 in.	Complies

ATTACHMENT F: ANALYSIS OF STANDARDS FOR SPECIAL EXCEPTION REQUEST

21A.06.050(C) of the Zoning Ordinance authorizes the Historic Landmark Commission to review and approve or deny certain Special Exceptions for properties located within an H Historic Preservation Overlay District, including modifications to bulk and lot regulations of the underlying zoning district, where it is found that the underlying zoning would not be compatible with the historic district and/or landmark site. **For this proposal, Special Exception approval is being sought to modify permitted obstructions within required yards to allow for the placement of a refuse and recycling dumpster within an interior side yard, as shown on the submitted site plan.**

21A.52.020(A): Definition: A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

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

Standard	Analysis	Finding
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.	The major intent of the Zoning Ordinance, when it comes to only permitting refuse/recycling dumpsters to be located within rear yards, is to ensure that the use is located toward the back of the site in an area that is not readily visible. As described in this report, the unique configuration of the eastern property line of the subject site makes it so an area that may function more like a rear yard is technically considered to be an interior side yard. Despite this designation, Staff finds that the proposed location for the dumpsters is the most logical under the site's current configuration, as it is easily accessible via the proposed private driveway, and is tucked away in a back corner of the lot, in accordance with District purposes.	Complies
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.	There is no evidence indicating that the proposed location for the refuse/recycling area will diminish or impair the value of the property within the neighborhood.	Complies
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.	Per Ordinance, the refuse/recycling area shall be screened on all sides by a solid wood fence, masonry wall, or equivalent opaque material that is between 6 – 8 ft. in height. In addition, the proposed location abuts a required landscape buffer, which includes additional improvements meant to soften impacts of adjacent land uses. Staff finds that the use will have no adverse effects on character, public health, safety, or general welfare.	Complies

<p>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.</p>	<p>The refuse/recycling area will be constructed as required by Ordinance, with horizontal wood screening on all sides that measures 6' in height. It is also important to consider the unique situation described elsewhere in this report that led to the proposed location being considered an interior side yard. If the 537 South property were being developed individually, the proposed location would be considered a rear yard, and the use could be located in the same spot without a Special Exception.</p>	<p>Complies</p>
<p>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.</p>	<p>Staff finds that the proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance, as its proposed location is currently a vacant dirt lot.</p>	<p>Complies</p>
<p>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.</p>	<p>Refuse/recycling dumpster areas are commonly included in multi-family projects that are too large of developments to be eligible for City waste collection services. As mentioned above, the Ordinance requires the screening of these areas, which is meant to mitigate visual impacts of the dumpsters, and could also prevent pollution by containing trash/recycling that may escape the dumpsters. Staff finds that there will not be any material pollution caused by the designated refuse area, which is required to be included in this type of project.</p>	<p>Complies</p>
<p>G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>There are no additional standards for this type of Special Exception request.</p>	<p>N/A</p>

ATTACHMENT G: ANALYSIS OF STANDARDS & DESIGN GUIDELINES FOR 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.

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12: New Construction](#)

Standard	Analysis	Finding
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<p>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;</p>	<p><u>Facade Proportion</u> MF DG Design Objective – Character of the Street Block: <i>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.</i> MF DG 12.42, 12.43, 12.45</p> <p>Staff finds that the proposed proportion of the principal façade of Unit 1 is in scale with surrounding structures, and the streetscape along this segment of 500 East. As described in the height and width analysis above, the block face is a bit of a mixed bag when it comes to the design and scale of structures, with horizontally-oriented bungalows, and vertically-oriented single-family homes and apartment buildings.</p> <p>The portion of the proposed structure with street frontage has a width:height ratio that falls between the two historic homes on site, and the two 3-story apartment structures. While the new structure is taller than the two single-family homes, it maintains approximately the same width, and its design features and fenestration patterns complement those on the homes, which reigns in the perceived scale. The new structure appears to be slightly lower in height than the 3-story apartment buildings on the block, but is also narrower. Given the variety of façade proportions in existence, Staff finds that the proposal will only add further variety while still maintaining compatibility within the context.</p>	<p>Complies</p>
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><u>Roof Shape</u> MF DG 12.54, 12.55</p> <p>The majority of the structures on this block face are single- and two-family homes with pitched roofs; however, there are two 3-story apartment buildings which both have flat roof forms. One of these apartment buildings have an architectural feature that may make the roof appear to be pitched from the street, but it is actually a flat roof. Flat roofs are commonly found on multi-family structures in the Central City Local Historic District. Staff finds that the proposed flat roof form is appropriate within the context.</p>	<p>Complies</p>

<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape;</p>	<p><u>Building Façade Composition, Proportion & Scale</u> MF DG Design Objective - Height <i>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.</i> MF DG 12.48, 12.50, 12.51</p> <p>MF DG Design Objective – Width: <i>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.</i> MF DG 12.53</p> <p>Massing MF DG 12.54, 12.55</p> <p>If looking at an aerial image, the footprint of the proposed structure as a whole would appear larger than most structures on the same block face. If the whole block were considered, it would seem more appropriate, as there are multiple larger structures nearby, including apartment complexes and commercial buildings.</p> <p>Despite the larger footprint, Staff finds that the impacts of the building’s mass on the streetscape have been mitigated through the layout of the site. For example, from 500 East it is apparent that there are additional units located toward the rear of the site, but the perceived mass is essentially that of Unit 1, which has been designed to be compatible with the rest of the block face. Beyond Unit 1, the building’s mass shifts slightly toward the north, minimizing the visibility of the row of garages with roof decks on the south side of the structure. This offsetting also centers the remaining three dwelling units on the site, placing their mass behind the units with street frontage. While the height of the three rear units will be visible from the street, they are set back far enough to be subordinate to the other structures, two of which will be rehabilitated contributing structures.</p>	<p>Complies</p>
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<p>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;</p>	<p><u>Building Character & Scale</u> MF DG Design Objective - Façade Articulation, Proportion & Visual Emphasis <i>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.</i> MF DG 12.57, 12.58, 12.59</p> <p>MF DG Design Objective - Balconies, Porches & External Escape Stairs <i>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.</i> MF DG 12.65</p> <p>The three larger multi-family structures on the block all have entry doors that are flush or close to flush with the front façade of the building, but are defined with surrounding articulation of the building materials, or through use of architectural features like small roof covers or stairways. The remaining structures are one- or two-family homes, and all contain more traditional front porches, including the two historic homes on site. In an effort to complement those existing porches, the applicants did incorporate Staff suggestions to create more of a front porch where the structure fronts the right-of-way—they did this by adding a pony wall to enclose the concrete slab that runs the width of Unit 1. Plans also show a metal canopy that runs the width of the building, emphasizing the first level of the building and helping to define the porch.</p>	<p>Complies</p>
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<p>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.</p>	<p><u>Building Materials, Windows, Elements & Detailing</u> MF DG Design Objective - Materials <i>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.</i> MF DG 12.67, 12.68, 12.69, 12.70</p> <p>MF DG Design Objective - Windows <i>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.</i> MF DG 12.71, 12.72, 12.73, 12.74</p> <p>MF DG Design Objective – Architectural Elements & Details <i>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</i> MF DG 12.75, 12.76, 12.77</p> <p>The majority of the structures on the block are primarily made of brick, but also utilize accent materials that include wood in the form of board and batten, ship-lap, and shingle siding. The applicants have proposed to use brick as the primary material of the structure, with hardie board and stucco used in smaller quantities. The street elevation of Unit 1 is mostly a gray brick, with recessed hardie board surrounding the window openings on the second and third levels. The south elevation of Unit 1 will also have higher visibility from the street, which contains brick and hardie. The applicants are also proposing to use black powder-coated metal architectural features like porch canopies, garage roof deck railings, and a 2 inch (2”) parapet cap. Window and front door details are included in the attached application materials, but the applicants have proposed aluminum-clad wood windows and fiberglass front doors. Staff finds that all proposed materials are appropriate for use in the District, and are compatible with existing nearby structures.</p>	<p>Complies</p>
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<p>3. RELATIONSHIP TO STREET 3.a Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;</p>	<p><u>Settlement Patterns & Neighborhood Character</u> MF DG Design Objective - The Public Realm <i>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.</i> MF DG 12.6, 12.7, 12.8, 12.9</p> <p>MF DG Design Objective - Building Placement, Orientation & Use <i>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.</i> MF DG 12.10, 12.12, 12.13, 12.14, 12.15</p> <p>MF DG Design Objective - Site Access, Parking & Services <i>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.</i> MF DG 12.17, 12.24, 12.25</p> <p>The front façade of Unit 1 is in line with the existing development on the block face, and meets the minimum front yard setback requirement. The pony wall that has been added to create a front porch will slightly encroach into the front yard, but not enough to seem out of character. The building directly engages and interacts with the street, and the front entry has a pathway that connects with the public sidewalk. The three units located at the rear of the lot also have pedestrian pathways meant to provide direct connection to the sidewalks that line 500 East. Vehicular access has been confined to the south edge of the property, away from the main pedestrian pathways and open spaces, and the garage entrances have been visually minimized by being slightly recessed to the north, tucked behind the mass of Unit 1. Staff finds that the proposal meets this standard, and the design guidelines that support it.</p>	<p>Complies</p>
<p>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;</p>	<p>MF DG Design Objective - Building Placement, Orientation & Use <i>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.</i> MF DG 12.10, 12.11, 12.12, 12.13</p> <p>Given the limited street frontage of the development site as a whole, the new structure has been situated in a way that creates balance among the three structures that front 500 East while providing enough room for a private driveway access to the south. As most structures along the block face are historically contributing, there is minimal space between each one, and the existing development pattern is tight. The proposal maintains this pattern along the street while meeting modern zoning, building, and fire ordinances.</p>	<p>Complies</p>

<p>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;</p>	<p><i>MF DG Design Objective - Building Placement, Orientation & Use</i> <i>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.</i> <i>MF DG 12.10, 12.11, 12.12</i></p> <p><i>Vehicular – Cars & Motorcycles</i> <i>MF DG 12.22, 12.23, 12.24, 12.25, 12.12.43, 12.44</i></p> <p>As outlined in analyses above, Staff finds that the proposed multifamily structure is compatible with existing conditions and development patterns along the street, and engages 500 East in the same fashion as the existing contributing structures. The structure has been situated in a way that creates balance for the development as a whole, as well as the streetscape, which currently has a large gap in the development pattern due to 537 South being a vacant lot.</p>	<p>Complies</p>
<p>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.</p>	<p><u>Settlement Patterns & Neighborhood Character</u> <i>MF DG Design Objective - Block & Street Patterns</i> <i>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.</i> <i>MF DG 12.5</i></p> <p><i>MF DG Design Objective - The Public Realm</i> <i>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.</i> <i>MF DG 12.6, 12.7, 12.9</i></p> <p><i>MF DG Design Objective - Building Placement, Orientation & Use</i> <i>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.</i> <i>MF DG 12.11, 12.12</i></p> <p><i>Vehicular – Cars & Motorcycles</i> <i>MF DG 12.22, 12.23, 12.24, 12.25</i></p> <p>The applicants have not provided any plans that include the park strip, but will make improvements as required by Ordinance during the building permit application phase. These improvements will also be reviewed by Planning Staff due to their location within the Historic District. Submitted plans do show pedestrian pathways that lead from the historic homes and new dwelling units to the public walkway along 500 East. Staff finds that the applicants will comply with this standard when procuring necessary building permits.</p>	<p><u>Complies, with conditions</u></p>

<p>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).</p>	<p><u>Settlement Patterns & Neighborhood Character</u> <i>MF DG Design Objective - Block & Street Patterns</i> <i>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.</i> <i>MF DG 12.4, 12.5</i></p> <p>To make for the most efficient layout of the subject property, the applicants are proposing to condominiumize the site—this means that all structures, existing and new, will be under private ownership, but all surrounding land and amenities will be designated as common area. The applicants are waiting for approval from the HLC before submitting a preliminary condominium petition, which will be reviewed by Staff prior to the issuance of any building permits. A final condominium petition will ultimately be required as well.</p>	<p>Complies</p>
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ATTACHMENT G: DESIGN GUIDELINES & STANDARDS FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12: New Construction are the relevant historic 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, Chapter 12: New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p>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.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>12.51 The upper floor/s should step back where a taller building will approach established neighborhood, streets or adjacent buildings of typically lower height.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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.

<p>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;</p>	<p>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.</p> <p>12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> • 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. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • 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. • 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. <p>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.</p> <ul style="list-style-type: none"> • 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.
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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.

<p>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.</p>	<p>Building Façade Composition Proportion & Scale</p> <p>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.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>Massing</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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.
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<p>2. COMPOSITION OF PRINCIPAL FACADES</p> <p>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;</p>	<p>Building Character & Scale</p> <p>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.</p> <p>12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p>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.</p> <p>12.62 Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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.
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<p>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;</p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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.
<p>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;</p>	<p>Building Character & Scale Facade 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.</p> <p>12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> • 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. <p>12.58 To reduce the perceived width and scale of a larger primary or secondary facade, a vertical proportion and emphasis should be employed. Consider the following:</p> <ul style="list-style-type: none"> • Vary the planes of the facade for all or part of the height of the building.

	<ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> • 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.
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<p>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.</p>	<p>Building Materials, Windows, Elements & Detailing</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • Use external materials of the quality, durability and character found within the historic district. <p>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:</p> <ul style="list-style-type: none"> • 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. <p>12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. <p>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.</p> <p>12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.</p> <ul style="list-style-type: none"> • 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. <p>12.72 Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> • 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.
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<p>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.</p>	<p>12.73 Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.</p> <ul style="list-style-type: none"> • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. <p>12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. <p>12.77 Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> • 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.
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<p>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;</p>	<p>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.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design.
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	<p>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.</p> <ul style="list-style-type: none"> • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>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.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties.
<p>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;</p>	<p>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.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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.

<p>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;</p>	<p>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.</p> <p>12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Vehicular – Cars & Motorcycles</p> <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> • 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. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> • Avoid curb cuts and driveways close to street corners. <p>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.</p> <ul style="list-style-type: none"> • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. <p>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.</p> <ul style="list-style-type: none"> • Surface parking areas should be screened from views from the street and adjacent residential properties. <p>12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> • 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. <p>12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p>
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<p>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.</p>	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>12.11 The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Vehicular – Cars & Motorcycles 12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p>
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<p>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).</p>	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. <p>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.</p> <ul style="list-style-type: none"> • 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: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance with the comments listed below before a building permit will be issued.

Engineering (Scott Weiler):

- Engineering has no objections to this. (2/26/2018)
- Still no objections. (3/2/2018)

Fire (Kenney Christensen):

The proposal to combine/condominimize what are currently three (3) separate lots (525, 527, and 537 South, 500 East); and preserve Two (2) existing single-family structures on site; and adding four (4) single-family attached units; with new garages for the existing single-family homes, creating one single lot with all the structures (existing and new) with frontage on 500 East will require additional information; and/or design changes; and/or AM&M prior to any plan approval by fire.

The proposal entails attached three story, 30 feet in height or greater structures (units 1, 2, 3, & 4) and adjoining garages; with roof top patio above the garage areas; and a private drive from 500 East greater than 150 feet in overall length. Drawings submitted do not clearly identify, the public roadway, or all dimensions of the private driveway, or the shared and private area(s) of the proposed condo minimized area. Structures three stories in height or 3 feet in height, require two means of aerial fire department access. One of the required access roads shall be parallel to one entire side of the structure; and shall be no closer than 15 feet and no further than 30 feet from the structure; with no overhead power lines between the fire access roads and the structure(s). Aerial fire apparatus access roads shall be a minimum of 26 feet wide driving surface excluding, parking areas, sidewalks, shoulders, curbs and waterway. Any fire department access road 150 feet in length or greater (measured from lip of public roadway to the termination point) shall be provided with an approved turn around for the fire apparatus or shall be provided with a physical barrier within 150 feet or less. All structures existing and new shall be provided with an approved hand line hose access measured from where the fire apparatus would park on the approved access road to all exterior walls of the structures within 150 lineal feet or less taking into consideration any and all physical obstructions within the path (the 150 feet hand line hose access can be extended by providing fire sprinklers with an approved AM&M agreement). The increase in overall fire area on the lot will most likely require additional fire flow (fire hydrants) within 600 lineal feet of all exterior walls of the structures measured along an approved route with no physical barriers or obstructions in the path. Any proposed design alternatives related to construction type, fire access, and/or fire flow shall be approved by the Fire Prevention Bureau (FPB) prior to any permit issuance. Compliance with the information noted in this review does not guarantee compliance with the State of Utah adopted International Fire and Building codes, nor does it guarantee issuance of a permit. (2/27/2018)

Public Utilities (Jason Draper):

- The two existing homes currently each have a water meter and they share a 1908 sewer service. Each building will need its own sewer lateral.
- Only one culinary service is allowed for each property. Once the properties are consolidated, only one meter is allowed.

- One of the meters may be used for landscape irrigation. The other may be too small for 6 units.
- The existing water main is a 4" line installed in 1908. The fire flow is very limited. There is one existing hydrant but its flow is also limited. The water main may need to be replaced. (2/27/2018)

Sustainability (Vicki Bennett):

Please ensure that the developer is aware that the City will not provide refuse service to this development, and that they will need to allow room for refuse and recycling containers. With this many units, they will likely go over the threshold to require both services. (2/7/2018)

Transportation (Michael Barry):

- The parking is sufficient although it is not depicted correctly on the site plans; the other sheets show the vehicles parked correctly in the garages. (2/8/2018)
- Looks good. (2/27/2018)

Zoning (Alan Michelsen):

- An address certificate will be required prior to logging in plans for a building permit. The address(es) on the plans shall match the new certified address(es). For information on obtaining an address certificate contact SLC Engineering, 349 South 200 East, Suite 100 (801-535-7248).
- Dwelling 'A' is noncomplying with regards to the required 4 feet interior side yard setback.
- The site plan shows 51% open space. However, section 21A.24.130.G requires compliance with a maximum building coverage, not exceed 60% of the total lot area.
- The proposed tandem parking is not permitted by current ordinance. Administrative approval for the tandem parking should be noted in the planning approval documents.
- Required bicycle parking calculations need to be included in the parking analysis. Show the location of bicycle racks as per 21A.44.050.B.4 and provide a rack detail that meets the bicycle rack design standards per 21A.44.050.B.5.
- Public way improvements such as sidewalks, lights, trees, drive approach alterations, fire hydrants, etc., (existing and proposed) shall be shown on the site plan.
- Front yard and parking strip landscaping shall comply with the minimum 33% living vegetation requirements outlined in chapter 21A.48.090 and 21A.48.060, along with parking strip trees provided at one tree per 30 feet of street frontage.
- A tree protection and removal plan as determined by the Urban Forester shall be submitted and approved by the Urban Forestry Division pursuant to the provisions of section 21A.48.135 and 2.26.300. Contact *SLC Urban Forestry at 972-7818*.
- The SLC Sanitation Division will not collect trash from cans placed at that curb from multi-unit residential developments. How will trash be removed? If a dumpster is proposed

show the dumpster location on the site plan and provide a detail for a 6 feet high solid fence and solid gate enclosure.

- On the site plan show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.
- As a condition of a building permit, pursuant to 21A.36.250.G, a construction waste management plan will be required. For information contact Mitch Davis at constructionrecycling@slcgov.com

This concludes our preliminary zoning review. Comments are intended for use with Historic Landmark's Commission approval process and for meeting the basic submittal requirements for a building permit application. (2/27/2018)

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice of the public hearing for the proposal include:

- Notices mailed Thursday, March 22nd, 2018;
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on Thursday, March 22nd, 2018;
- Public hearing notice posted at subject property March 26th, 2018

Public comments:

At the time of completion of this report, no public comment had been received. Any comment received after date of publication will be forwarded to the Commission for their consideration.