

Part 3: South Temple Residential Building

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Elks Block Redevelopment

March 4, 2021

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South Temple Residential Building Design Vision

This new residential building is designed in a "Classic" character that is refined in its level of detailing to raise the level of elegance that will create a distinctive street presence along South Temple boulevard. The exterior design has traditional sensibilities with regards to the rhythm and balance of windows openings, balconies, and the symmetry at the centerline of the building facade.

Along the existing streetscape, the current buildings along the boulevard are dominated by brick and precast materials. The palettes are good for the properties they occupy, and they provide us with a perfect opportunity to accent the existing characters with a classic look that does not stand as abrupt contrast, but as a complementary contribution to the street.

The middle of the building has a very subtle arc in the facade. This is an accent move seen at times in great buildings in Europe. The clean lines in horizontal and vertical formats is a slightly modern approach to building design that is intentional and helps create the distinction from other more traditional neighboring buildings.

A combination of smooth stucco for the main body, accent stone or precast in the middle of the building, and accent fluted precast at some column lines add a level of refinement that produces a visual interest along the facade.

The building height is consistent with neighboring buildings as well. The proposed building scale will not overwhelm or underwhelm the street environment.



Character Precedent Imagery

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Specific Request #7: South Temple Residential New Construction Permit for a Multi-family Building in an Historic District
(151 E. South Temple)

A desired goal for the Downtown area is to have more opportunities for amenitized livable environments that will attract professionals, civic leaders, and families closer to the central business district. The vacant lot on South Temple is currently .60 net acres in size with street frontage on one side only. On the north side of the lot, a 25'-30' sloped escarpment separates the lots along 1st Avenue from the lots along South Temple. To the east, an 8-story residential pair of buildings has been built within the last 25 years. The 97 year old, 6-story, Elks Building is directly to the west.

The proposed development is for the creation of an 87 unit residential building with structured parking on the site currently used for surface parking. The residential building will have a full amenity deck on the podium above the garage structure as well as amenities within the building. A fitness and wellness building is proposed on the pool amenity level and will be available for use to residents living in the 1st Avenue homes and to the tenants within the Elks office space.

Recognizing that South Temple is an important boulevard street within the City, the proposed design provides residential units and common area uses to front the street at the lowest levels of the building. The parking structure is purposely held back off the street to allow for civic benefit to occur. At the street level, a lobby and common area spaces are provided for residents. Above the common area, 2-story townhomes are provided as a "liner" building on the south side of the garage. Additionally, a conference room is located above the lobby and overlooks the street. Above the townhomes is the podium deck level. Above the podium is a 5-level "L" shaped residential building with a central corridor and units facing out towards the City.

The sidewalk along South Temple will be rebuilt in its same location. A drop off lane and associated bank of stairs will be provided for short term pick-up and drop off people and deliveries.

The building will be designated has an "high-rise" structure and will be built with concrete and steel above and below the podium. Fire assess is provided from the north and south streets and driveways. Trash valet and pickup will occur in a new compactor system in the 1st Avenue Garage structure.



Existing Site Condition

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**Specific Request #8: South Temple Residential
Additional Height for a Residential Building in a
R-MU Zone**
(151 E. South Temple)

Within the R-MU zone, a residential building can be 75' in height. The proposed development is requesting additional height on the south and east elevations along South Temple Street.

The proposed height is in scale with the surrounding buildings and size appropriate for the scale of the arterial street it fronts onto.



South Temple Residential - Proposed Height



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Standards for approval of a Certificate of Appropriateness

Within the City ordinance for New Construction within an Historic Preservation Overlay District, the following are direct response to the conformance of that ordinance:

H.1. *Settlement Patterns and Neighborhood Character.* Applicant response: The block and street patterns remain unchanged in this redevelopment proposal. No new streets or alleys are proposed. The pattern of property lines only have minor changes proposed to eliminate a strip of land that is an unclaimed remnant from historic transactions, and to facilitate the redevelopment of a vacant parcel. The project respects and promotes the creation of usable public realm spaces. The proposed building is set along South Temple in setbacks consistent with the historical pattern of the street, and with entires doors that face the street.

H.2. *Site Access, Parking, and Services.* Applicant response: The proposed project access matches the current property access. The Alta Club parking lot currently has one driveway off South Temple and the proposed building has one driveway cut to access a new parking garage. Pedestrian access is provided on the front of the building, visible from the street. Vehicular access to a parking garage is located behind the building and screened from the street. Utilities and services are located off street, in parking structures out of public view, and on roofs.

H.3. *Landscape and Lighting.* Applicant response: The site is currently raised a few feet above the street and the north property line has a +/-30' grade escarpment that rises to the property to the north. The proposed landscape concept is to bench the new building into the existing site with minimal site grading required and provide level pedestrian areas for walkable access around the property. Landscape and area lighting will include path lights, area lights, tree uplights and downlights, and architectural lighting to accentuate the building facades and details.

H.4. *Building Form and Scale.* Applicant response: The height and massing of the South Temple Residential building is consistent with neighboring buildings. The building is a flat roof structure with a roof height that mostly conforms to zoning allowances. The front of the building on the south

elevation is raised slightly higher that zoning allows to accommodate a full floor of residential units. The roof form has a parapet wall at varying heights for visual interest, and is set high enough to screen rooftop planned equipment from public view.

H.5. *Building Character.* Applicant response: The proposed building has an offsetting symmetrical elevation facing South Temple. The west end of the building has an accept massing feature for lobby, public spaces, and circulation cores that go from grade to the top of building. The rhythm of windows and balconies along the street side facade is symmetrical and formal is character. The top of the building is accentuated with a cap character to top off the building. Overall, the building is design as a traditional massing and form consistent with the character of the historic neighborhood buildings.

H.6. *Building Materials, Elements and Details.* Applicant response: The exterior building materials are a combination of stucco/plaster exterior walls and accent stone/faux stone veneers. The finish on the exterior walls will be medium smooth. Metal and wood clad metal windows and doors will be provided with divided lite glass in darker black/bronze color. Architectural details will include shaped trim caps and moldings, and accent insets where appropriate.

H.7. *Signage Location.* Applicant response: Signage for the building will be a combination of on-building and on ground identification signs, wall mounted wayfinding signs, and site signage. Sign materials will be metal and simple in layout matching the refined elegance of the building character.

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- Parapet Wall Cap: Shaped profile in precast concrete, GFRC, or stucco over foam
- Main Building Body: Stucco/Plaster with medium sand finish
- Windows and Patio Doors: Aluminum clad metal system in black color
- Window Trim and Balcony: Shaped profile in precast concrete, GFRC, or stucco over foam
- Accent veneer: Stone or GFRC veneer in central massing feature and as a building base detail
- Metal Canopy: Metal frame structure anchored to building and floating over arrival driveway. Lighting and signage will be included on canopy
- Entry door facing South Temple: At the top of the stair and centered on the building's formal elevation, an entry door is added to enhance the street connectivity for pedestrians

Proposed Material Palette

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Rendering of Proposed South Temple Residential Building

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Rendering of Proposed South Temple Residential Amenity Courtyard

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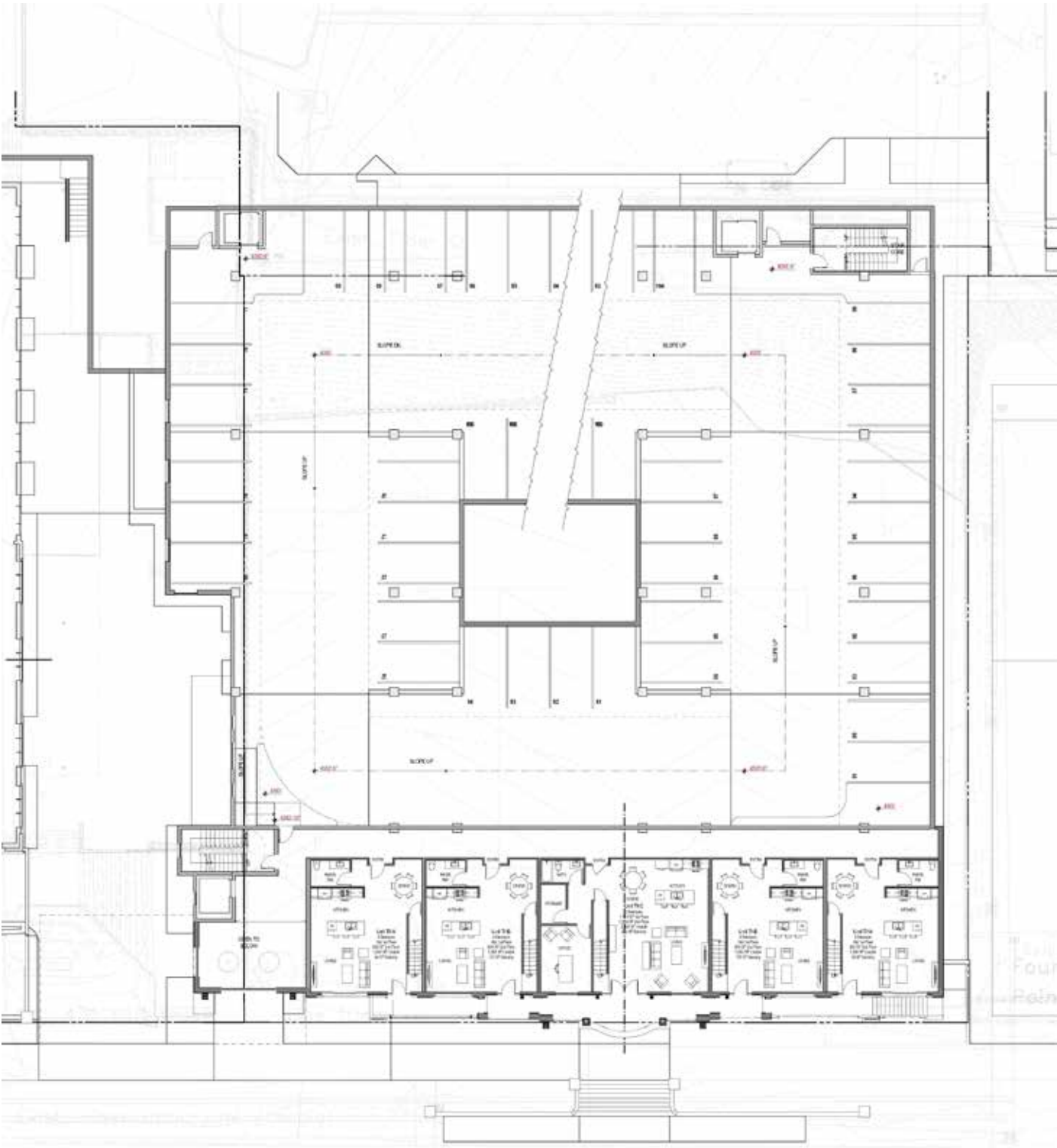
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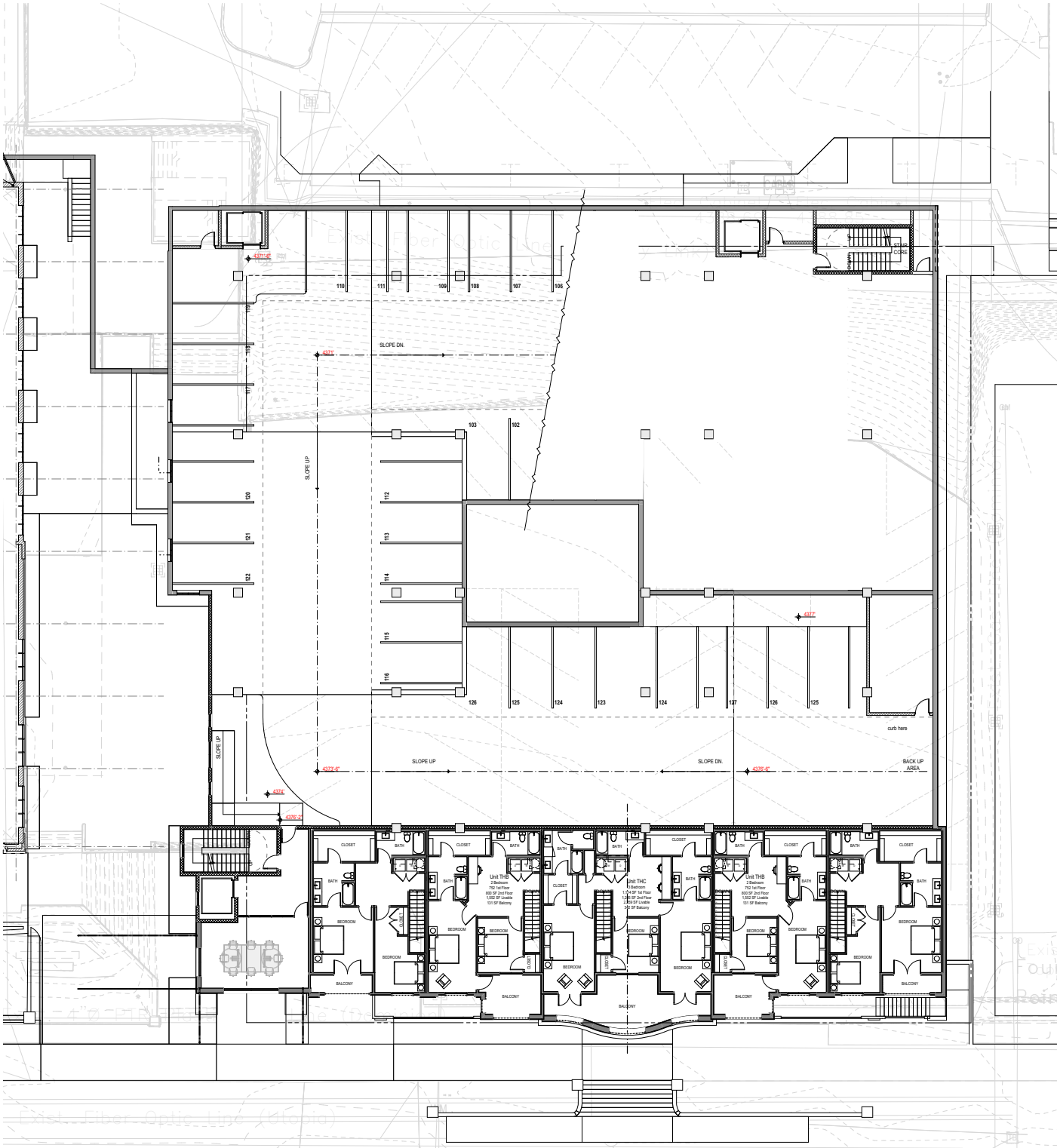


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Level P2 - Parking Garage and 1st Level Townhomes

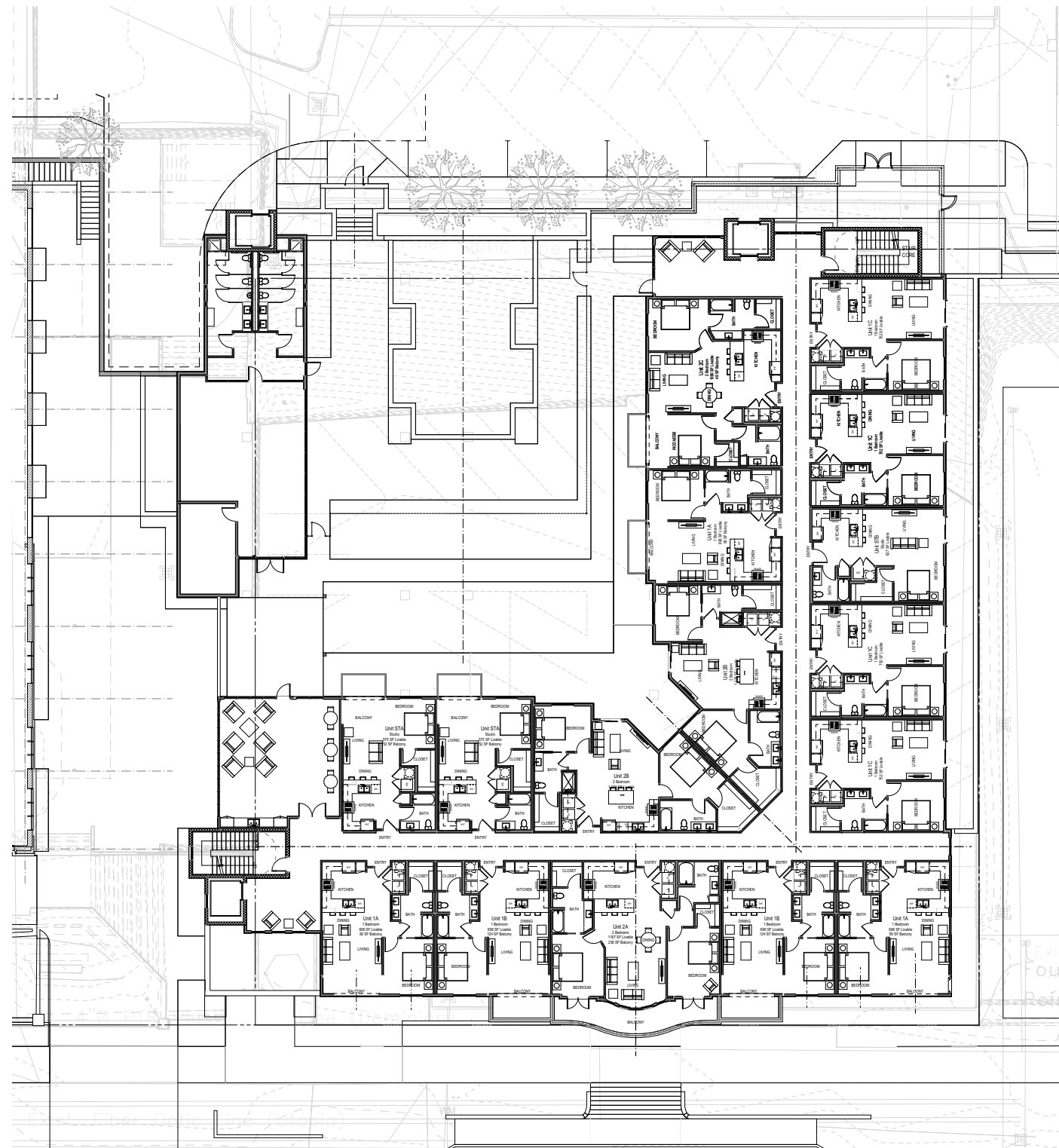


Level P1 - Parking Garage and 2nd Level Townhomes

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Level L1 - Amenity on Podium and 1st Level of Stacked Flat Units



Level L2 - 2nd Level of Stacked Flat Units

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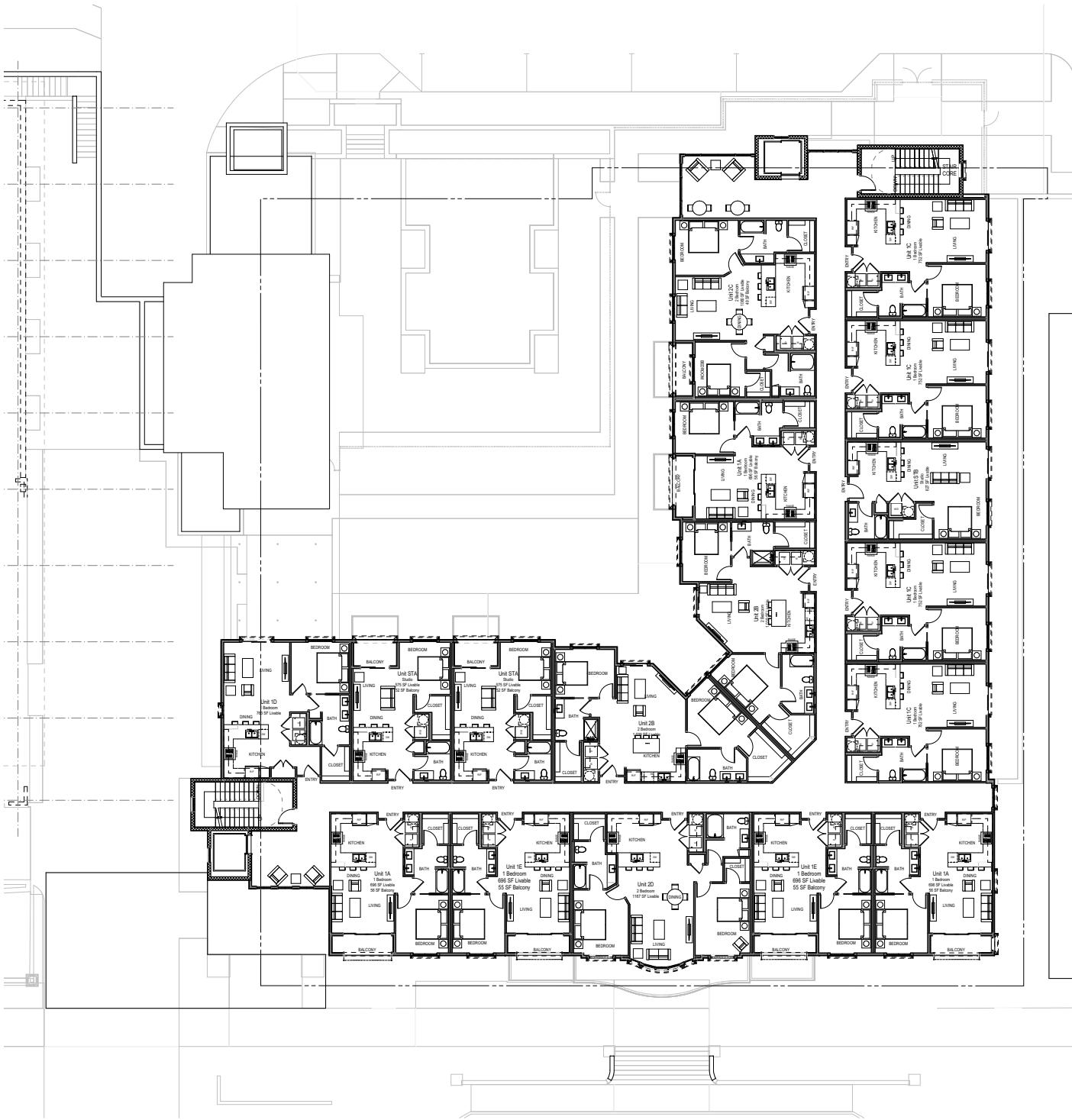
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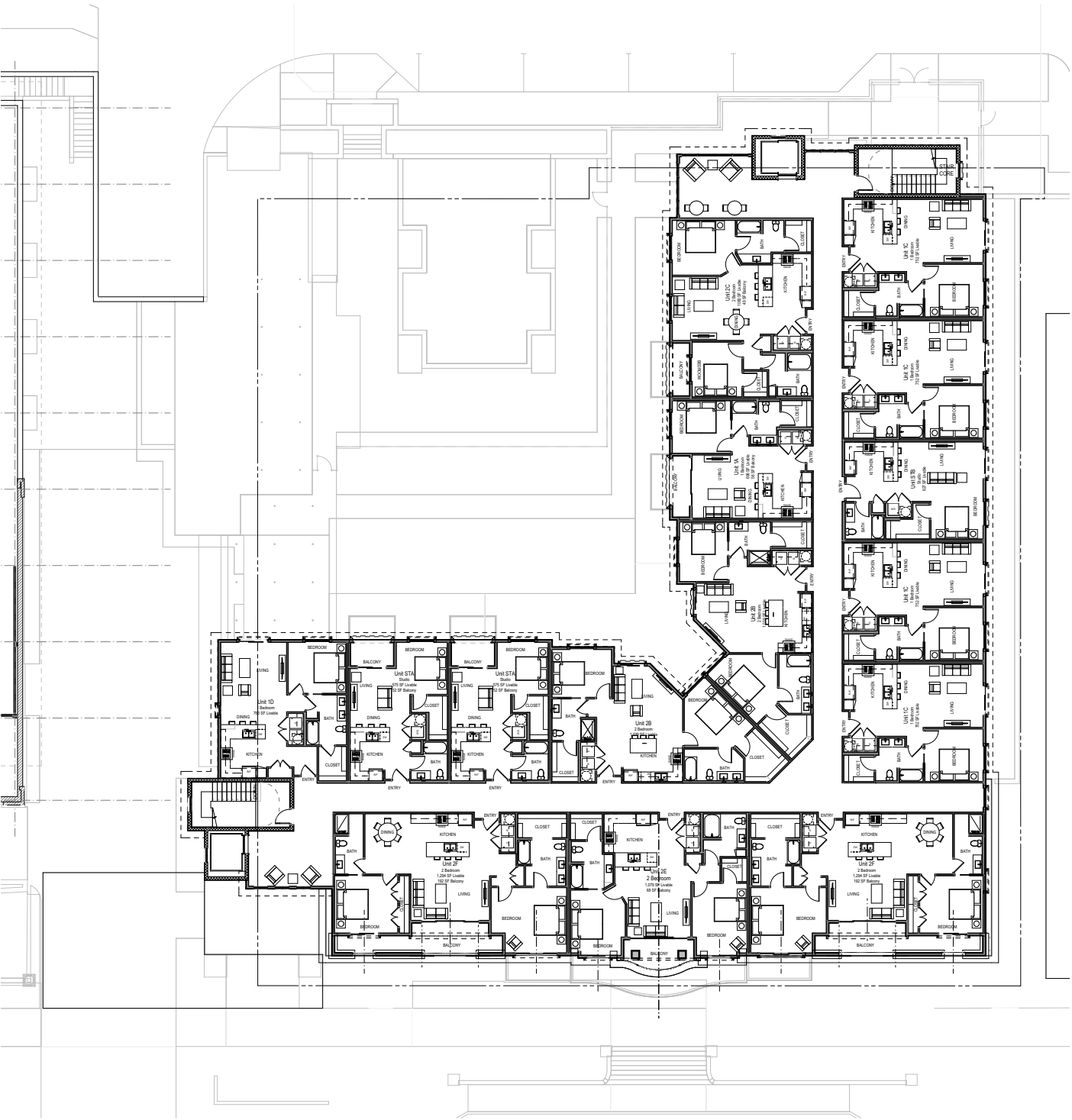
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Level L3 and L4 - 3rd and 4th Level of Stacked Flat Units



Level L5 - 5th Level of Stacked Flat Units with Penthouse Units

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Dimensioned Elevation - South Elevation



Color Elevation - South Elevation

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Dimensioned Elevation - East Elevation



Color Elevation - East Elevation

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Dimensioned Elevation - West Elevation



Color Elevation - West Elevation

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Dimensioned Elevation - North Elevation



Color Elevation - North Elevation

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Perspective Views of Proposed South Temple Residential

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