

ATTACHMENT B: APPLICATION MATERIALS

1. Project Overview

Part 1 - History & Site Framework

Site Plans

Contextual Street Heights

2. 120 1st Avenue

Appendix B - 120 1st Avenue Demolition

3. Elks Building

Part 2 - The Elks Building & Garage

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Window Details

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Narrative - Conformance with Design Guidelines

Materials Information

Renderings



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Elks Block Redevelopment

Historic Landmark Commission Submittal
July 15, 2021

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3D Visualization Exhibits

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Part 1: History and Site Framework

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Development Opportunity and Property History

Within the formative years of original Salt Lake City settlement in the mid 19th century, the neighborhoods east of Downtown and south of the Capital District were developed for working class citizens. Influential commercial, governmental, and religious residents who worked and supported downtown businesses in complementary fashion to the agricultural activities in other parts of the City. The Subject Site is located on a long block just east of State Street and north of South Temple Street. Based on local historic preservation overaly limits, the site falls within The Avenues Historic District. In the earliest eras of City settlement, this part of Downtown was platted differently with more narrow streets and smaller blocks. The result is a more compact neighborhood living experience that largely remains intact today.

The Subject Site is made up of nine individual properties. Six of those properties are historical residential lots dating back to the early 1900s. One of the properties is a mid century residential use. The now-vacant Elks Lodge Building and adjoining above-grade parking garage are on a single parcel, and a surface parking lot is on a separate parcel along South Temple Street.

The redevelopment strategy is to take a more holistic view of the individual parcels that, on their own, have development limitations and create a opportunity to make an attractive place for living and working without negatively changing the scale and grain of the existing neighborhood.

Purpose of this Document

The purpose of this document is to provide the background and rationale for a request to make improvements to multiple under-performing parcels of land in the downtown area.

The goal of this document is to establish a base set of visionary ideas for the redevelopment of the Elks Building and adjacent properties that will ultimately contribute to the success of the neighborhood on day one and over time.



Existing Site Conditions in 2020

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Guiding Design Principles

The Subject Site is located in a recognizable part of Downtown Salt Lake City and along one the great residential boulevards in the City. The patterns of existing settlement and quality of architectural contributions all become the backdrop for introducing a traditional urban redevelopment strategy to comfortably fit into the context. The following "Guiding Principles" influence all design and planning intentions proposed:

- **Celebrate the Uniqueness of Place:** Through planning, architectural design, landscape design, and "placemaking", reinforce and capitalize on the unique qualities of the existing place
- **Preserve the Building's Historical Assets and Improve the Building's Arrival Experience:** Preserve and strategically enhance the building's exterior and interior in a way that respects the historical heritage of the original designers and creates a new opportunity for the building use to transition to a valuable neighborhood asset.
- **Add Long Term Value:** Incorporate elements and make decisions based on long term outlooks orientated towards increasing value for the entire community over time
- **Optimize Relationships to Public Spaces and Streets:** Integrate buildings and entries into the existing framework of the neighborhood such that future residents and tenants, along with the public, can appreciate the contribution of these new buildings
- **Encourage Diversity with Traditional Forms:** Promote traditional forms of urbanism and incorporate a diverse visual diversity of style and character
- **Authentic Architecture:** Within the Downtown context, provide supportive architectural styles that will reinforce the quality of the historic districts
- **Importance of Landscape:** The role of trees and plantings within an urban neighborhood cannot be understated. The opportunities to add strategic plantings will contribute to the comfort, visual relief, and attractiveness of the place
- **Modernize for the Future within the Context of Historical Relevance:** Update and upgrade to attract new residents and tenants without losing the primary features that make the historic neighborhood desirable



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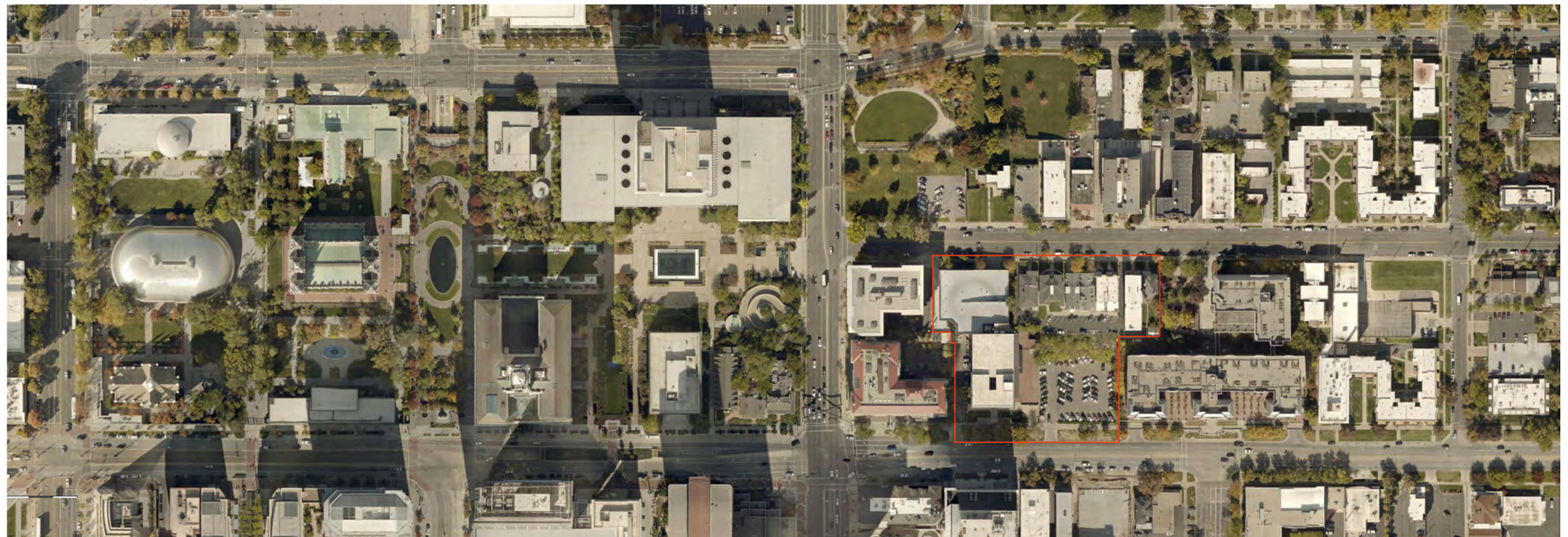
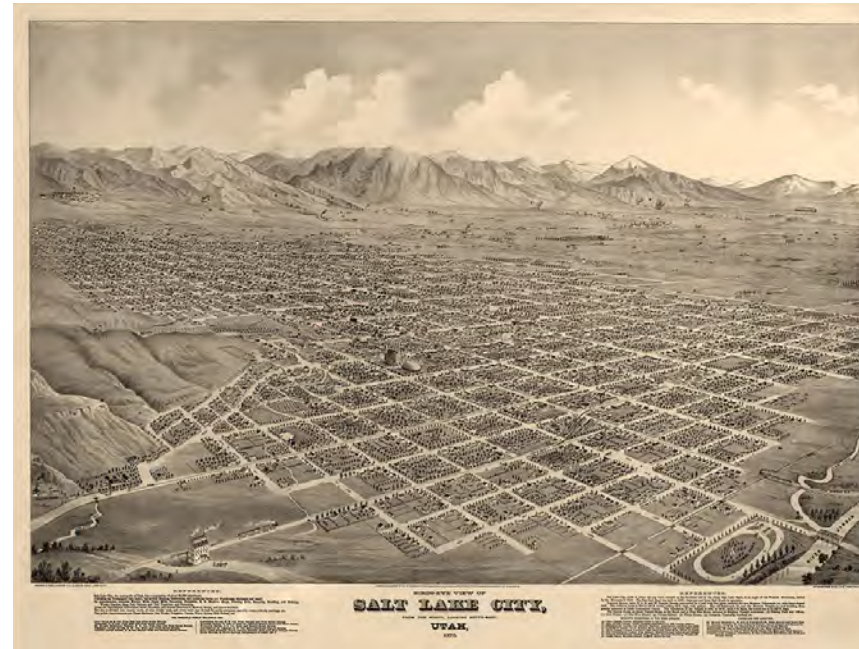
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Site Context

The Elks Lodge Building, Alta Club parking lot site, and the historic homes on 1st Avenue represent the limits of the redevelopment area. The Site and Context include the following:

- Property Area: 2.93 acres
- South Property Line: 340 feet
- North Property Line: 464 feet
- Property Width (North to South): 334 feet
- Vertical Difference (North to South): 27' to 43'



Part 1: History and Site Framework

Elks Block Redevelopment

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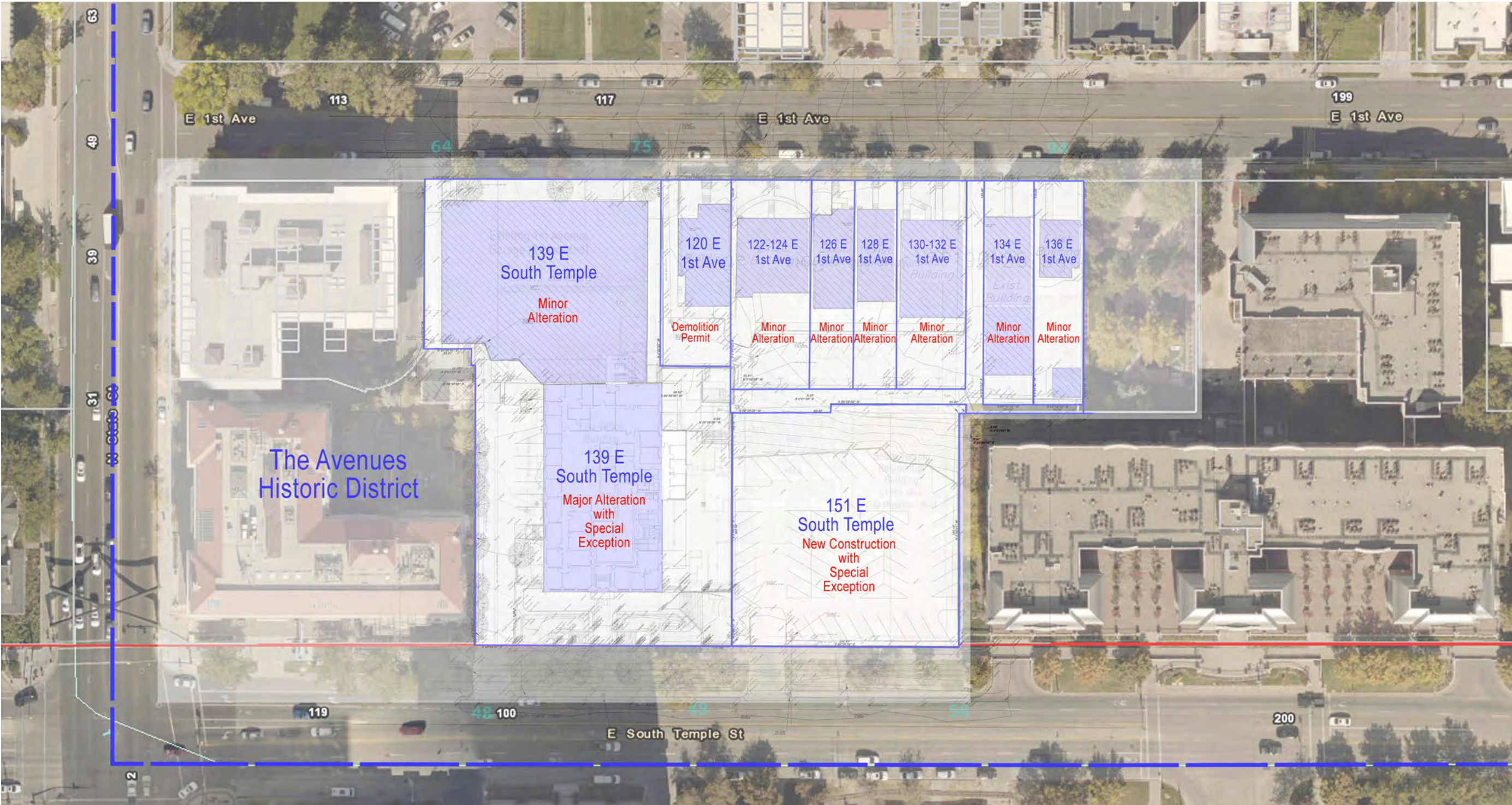
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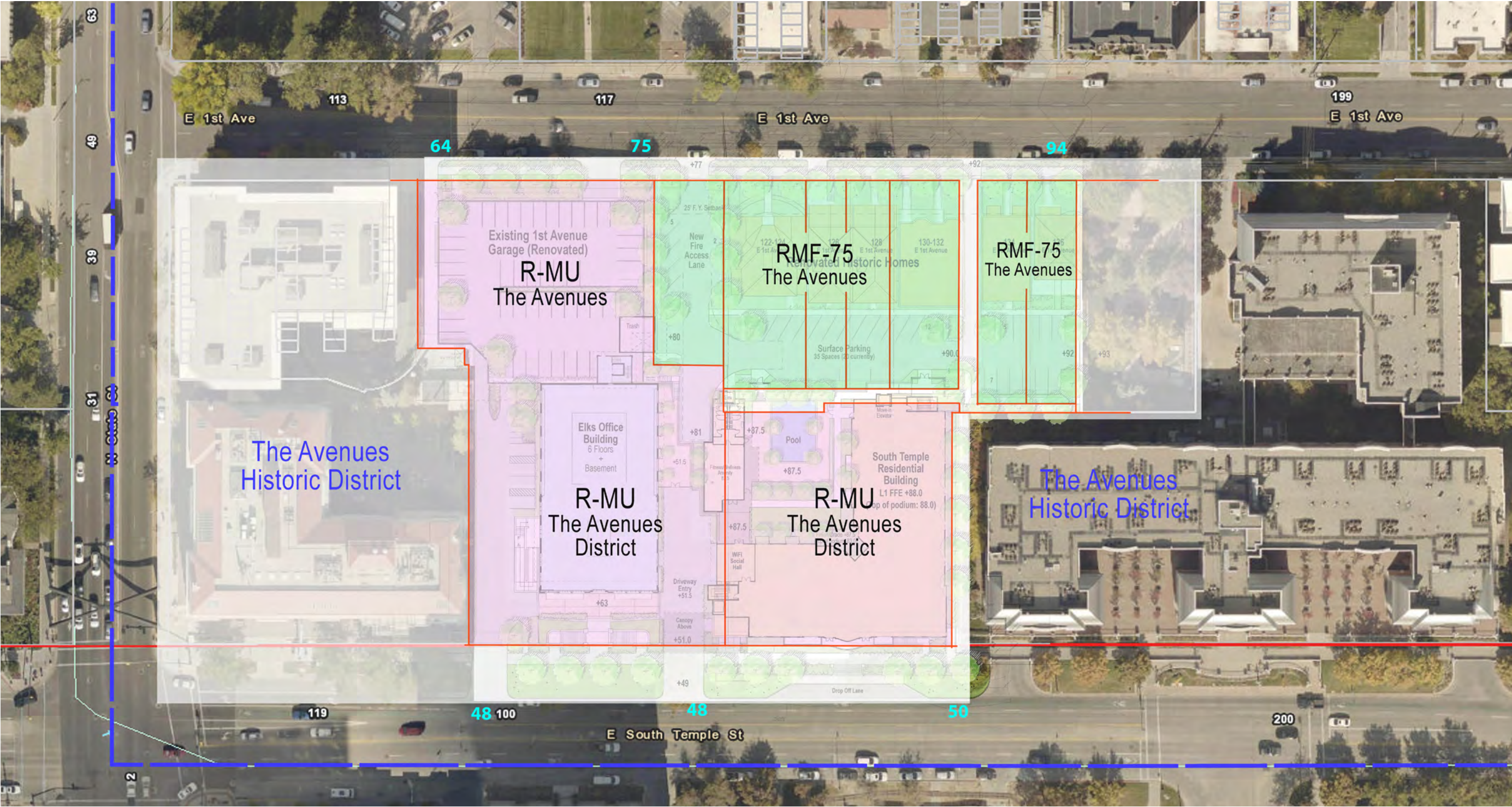
Existing Parcels and Addresses

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Existing Zoning and Historic Districts

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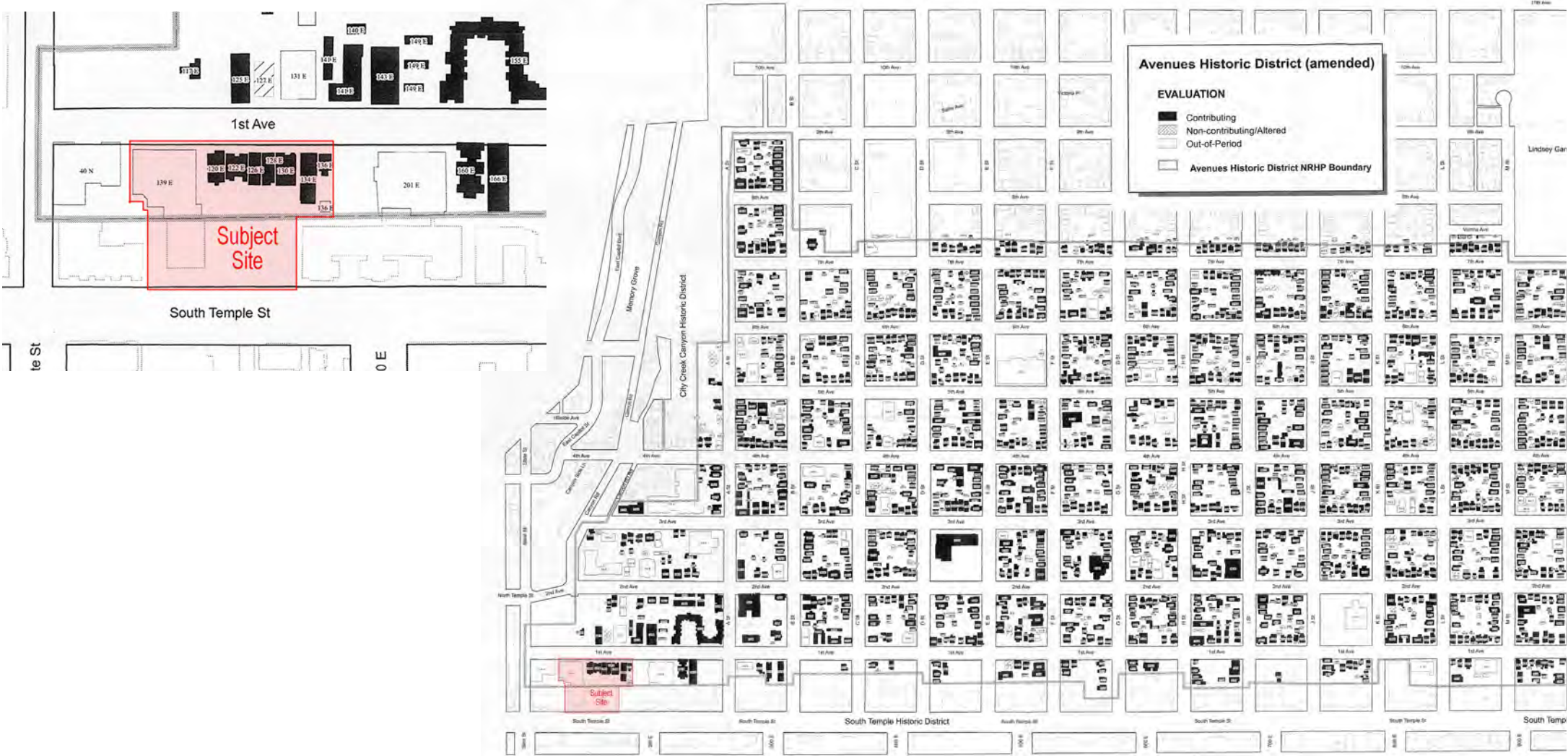
Historic Relevance: The Avenues and South Temple District

The Subject Site sits within one historic districts; The Avenues Historic Overlay District. There are 10 buildings within the redevelopment area. Of the 10 existing buildings, eight (8) are recognized as "Contributing Structures" on the 2013 National Register of Historic Places (NRHP) map or by the City Register:

- 139 E. South Temple (Elks Building)
- 120 E. 1st Avenue
- 122/124 E. 1st Avenue
- 126 E. 1st Avenue
- 128 E. 1st Avenue
- 130/132 E. 1st Avenue
- 134 E. 1st Avenue
- 136 E. 1st Avenue

The Elks Lodge Building is located within Avenues District and identified as "Eligible Contributing" based on the 2013 NRHP Nomination Form produced by the City and is likley considered Contributing by City declaration.

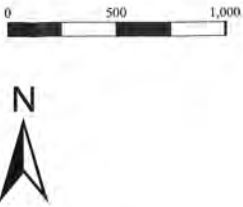
The 1st Avenue Parking Garage and a small stand alone private garage at 136 E. 1st Avenue are Non-Contributing Structures.



Avenues Historic District (amended)
National Register of Historic Places, 2013

GIS Data provided by
Salt Lake City Corporation
Utah State Historic Preservation Office
Utah State Automated Geographic Reference Center

Map prepared by
Preservation Documentation Resource
March 19, 2013



Nationally Recognized Avenues Historic District

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Changes over Time

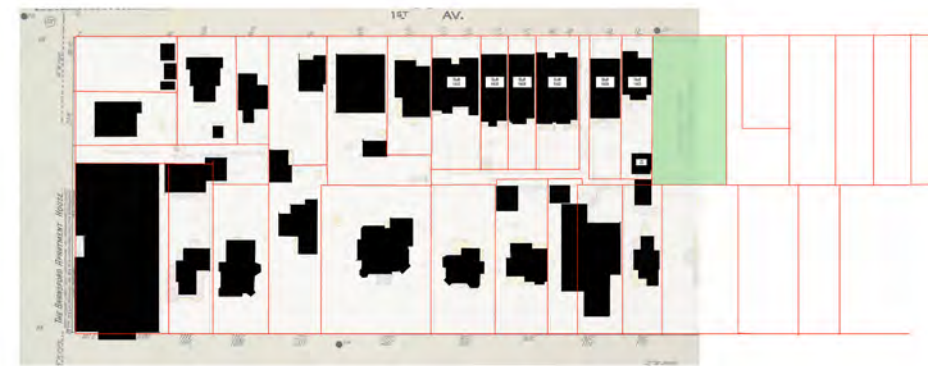
Over the course of the past 122 years, the evolution of the property and buildings is consistent with normal change and growth over time. Incremental change that did not significantly alter the scale and grain of architecture was evident until the 1970s. From the 1970s to current, parcels adjacent to the Subject Site have begun to expand in scale to accommodate larger buildings on the subject block.

Because of the proximity to a thriving downtown district, the frontage on a grand boulevard like South Temple, and the dimensions of the original block size, the scale of development and redevelopment on this block should expect to be larger in scale than the pattern of single family homes to the east and north.

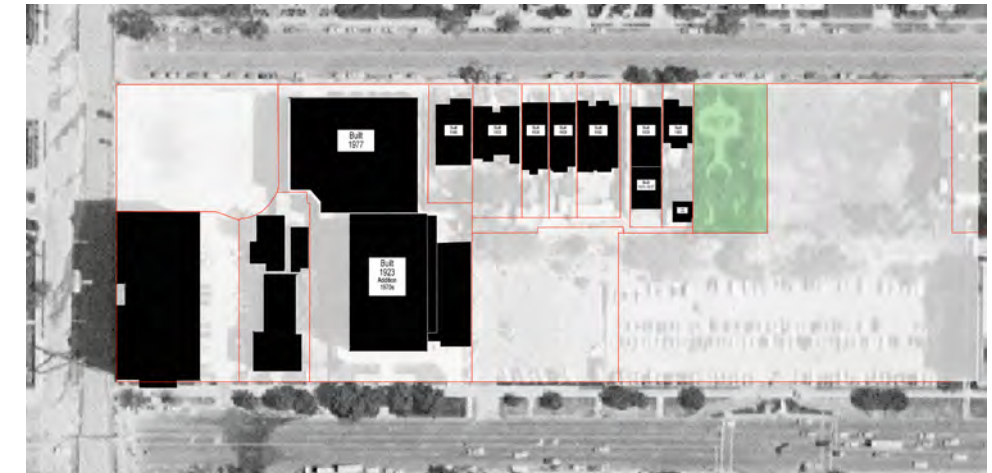
The redevelopment proposal does preserve the parcel and building sizes as they currently exist in The Avenues Historic District portion of the property. The parcel sizes are also preserved in the South Temple Historic District portion of the property, and the new residential building proposed is of a scale consistent with adjacent structures.

Phasing Plan

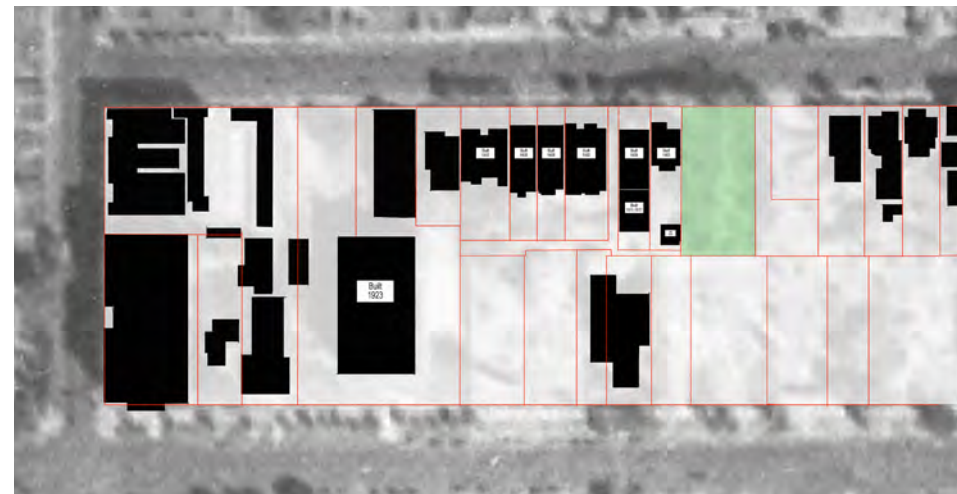
The redevelopment of the Subject Site will be completed in one phase of construction. Infrastructure improvements will be completed for the entire site, and the building construction will follow a rational sequence based on site conditions and space available.



1911



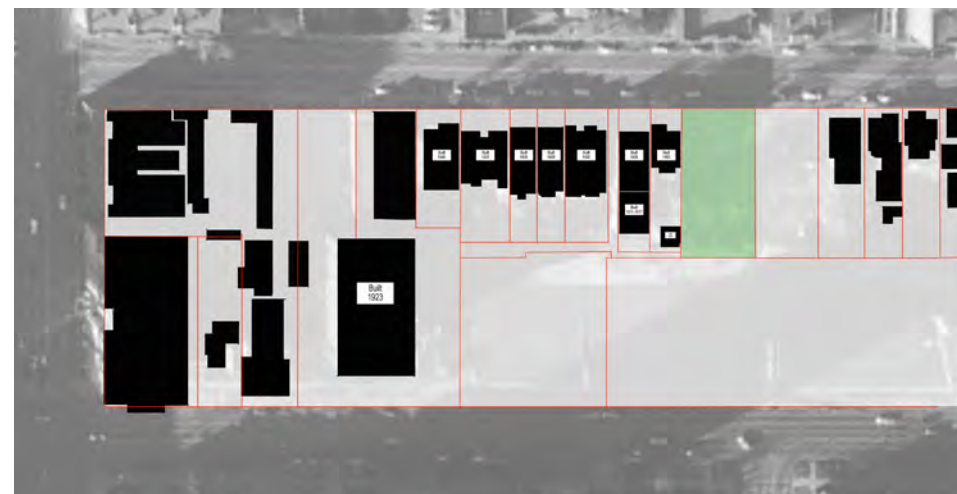
1985



1937



2018 (current)



1970



2020 (proposed)

Morphological Change Analysis

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Existing Site Aerial Plan

Part 1: History and Site Framework

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Existing Site Photos

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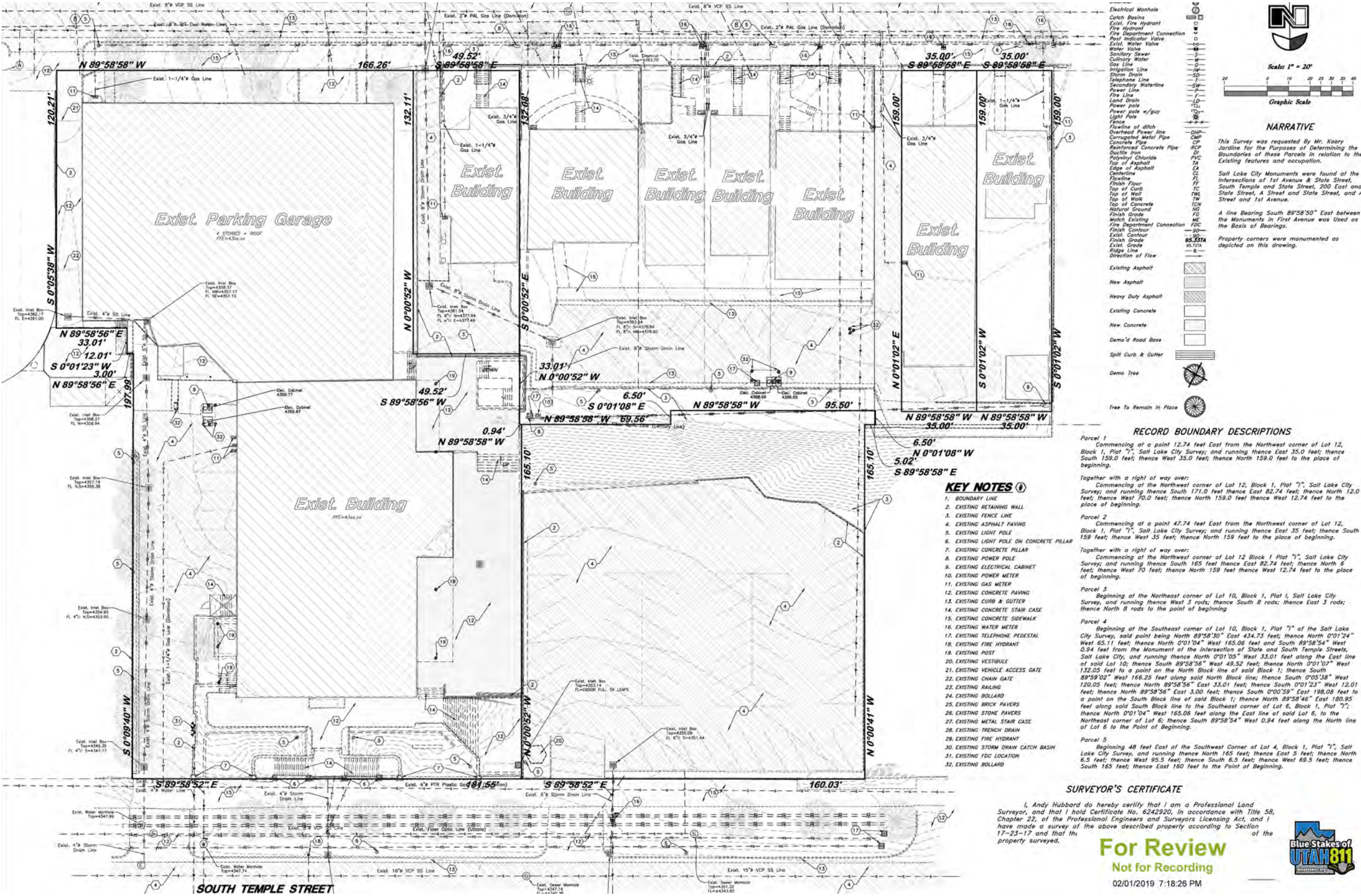


Existing Site Photos

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Civil Survey Site Plan

Part 1: History and Site Framework

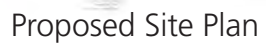
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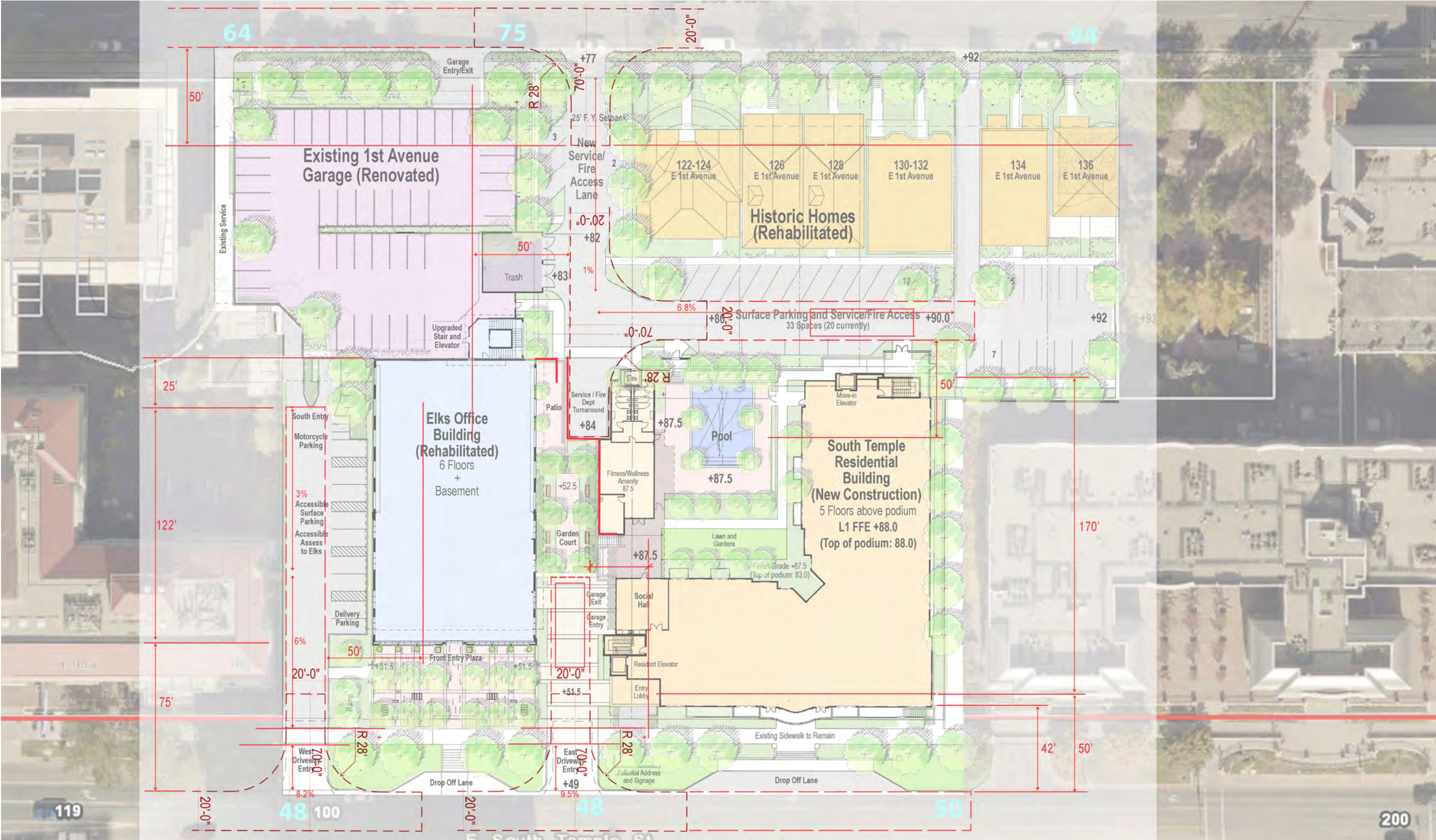


Illustrative Site Plan in Context of Neighborhood

Part 1: History and Site Framework

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Fire Access Plan

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Streetscene of South Elevation along South Temple

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Streetscene of Existing Block along South Temple

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Existing Streetscene of North Elevation along 1st Avenue



Streetscene of North Elevation along 1st Avenue

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Perspective Views of Proposed Development and Design

Part 1: History and Site Framework

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Perspective Views of Proposed Development and Design

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Perspective Views of Proposed Development and Design in Context with Downtown

Part 1: History and Site Framework

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Perspective Views of Proposed Development and Design in Context with Downtown

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View of Existing Site along South Temple

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Rendering of Proposed Development and Design along South Temple

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View of Existing Site on 1st Avenue

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Rendering of Proposed Development and Design on 1st Avenue

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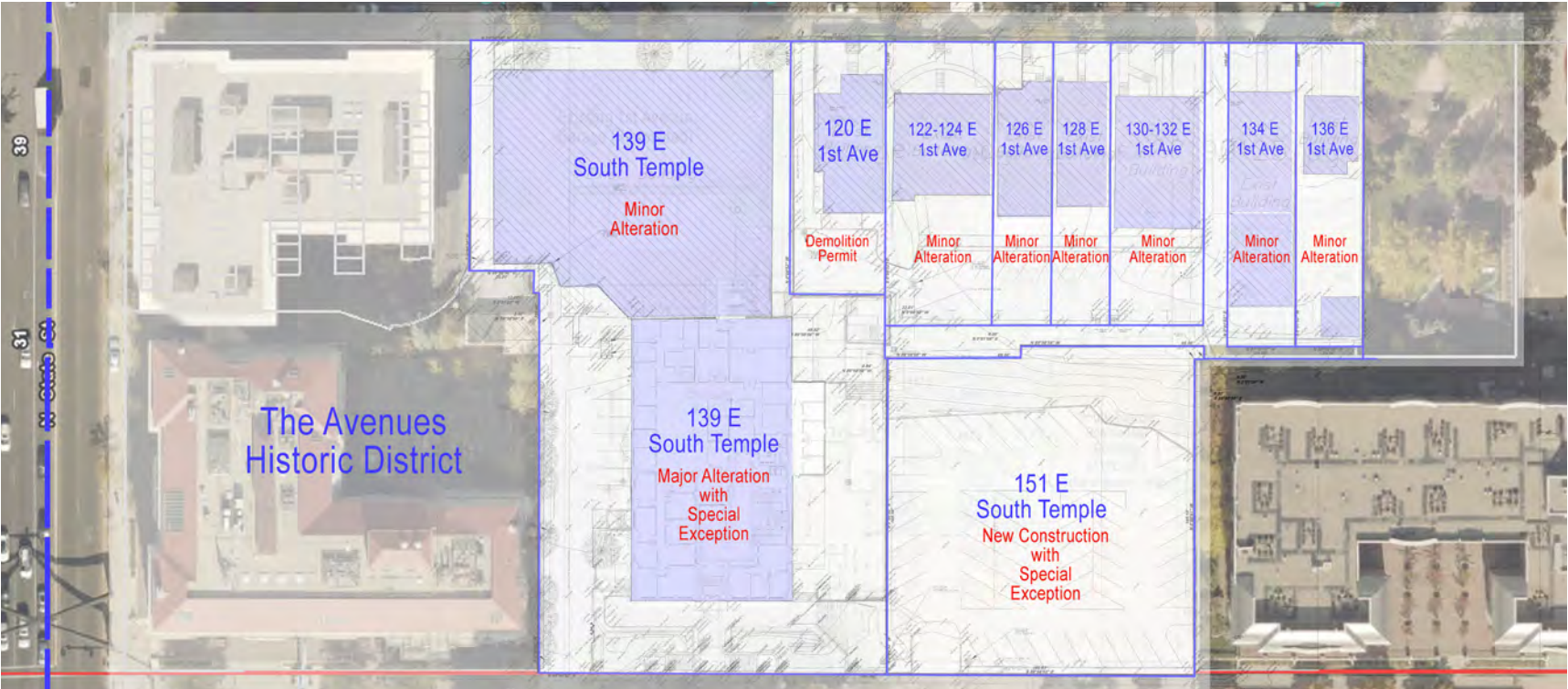
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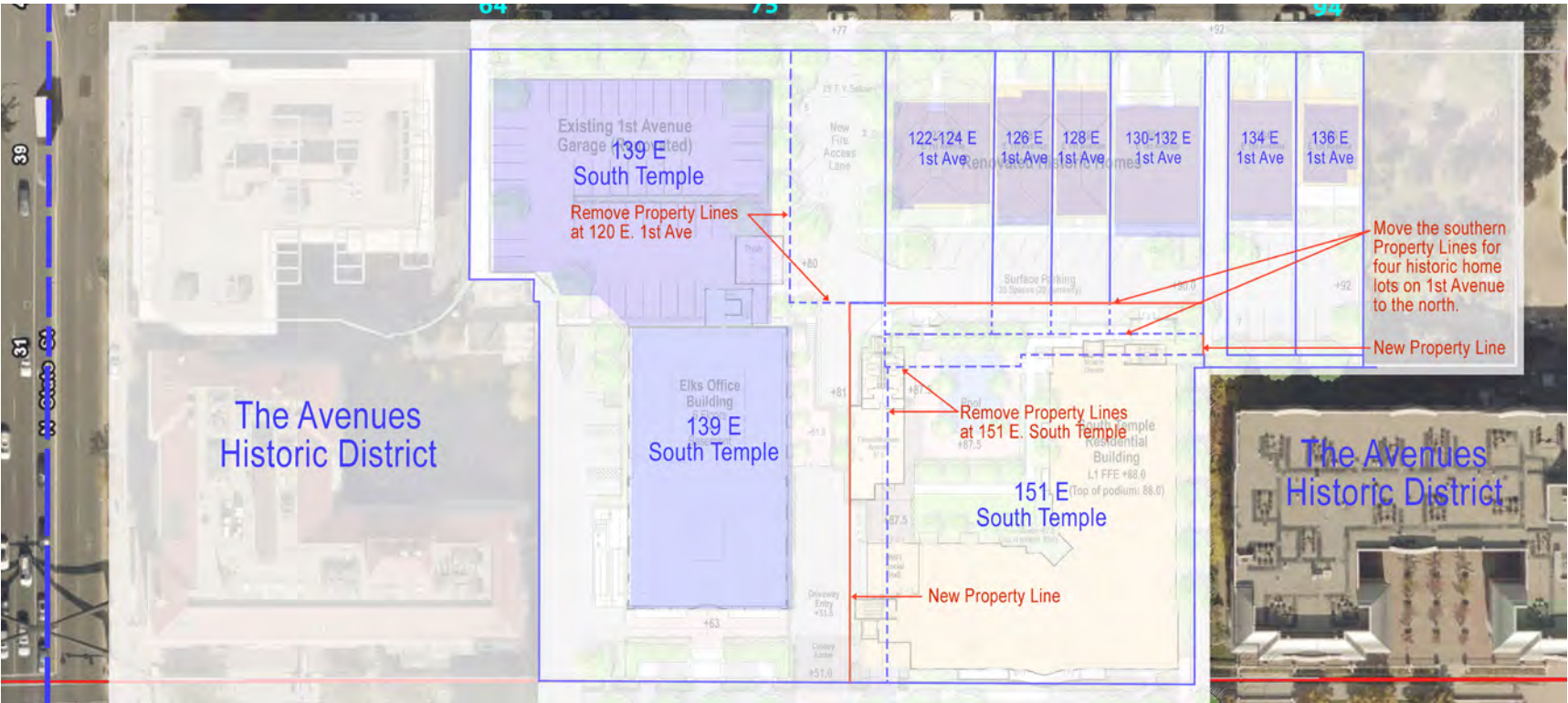
Specific Request #1: Property Line Adjustments
(151 E. South Temple and 120 E. 1st Avenue):

The landowner owns all of the parcels within this request for lot line changes. In order to facilitate the building size needed for the South Temple residential building, the lot lines are requested to be modified to clean up the property divisions and keep each building on a separate tax parcel. There are four (4) areas of change requested;

1. Abandon the west and south lot line at 120 E 1st Avenue as part of the request to demolish the structure and connect the land to the Elks property for access
2. Move the lot line on the west side of 151 E 1st Avenue to the west by 18'-0"
3. Move the southern property lines on lots for 122-124 E 1st Avenue, 126 E 1st Avenue, 128 E 1st Avenue, and 130-132 E 1st Avenue to the north by 16'-0"
4. Add a short length of property line on the northeast side of 151 E 1st Avenue to close the parcel



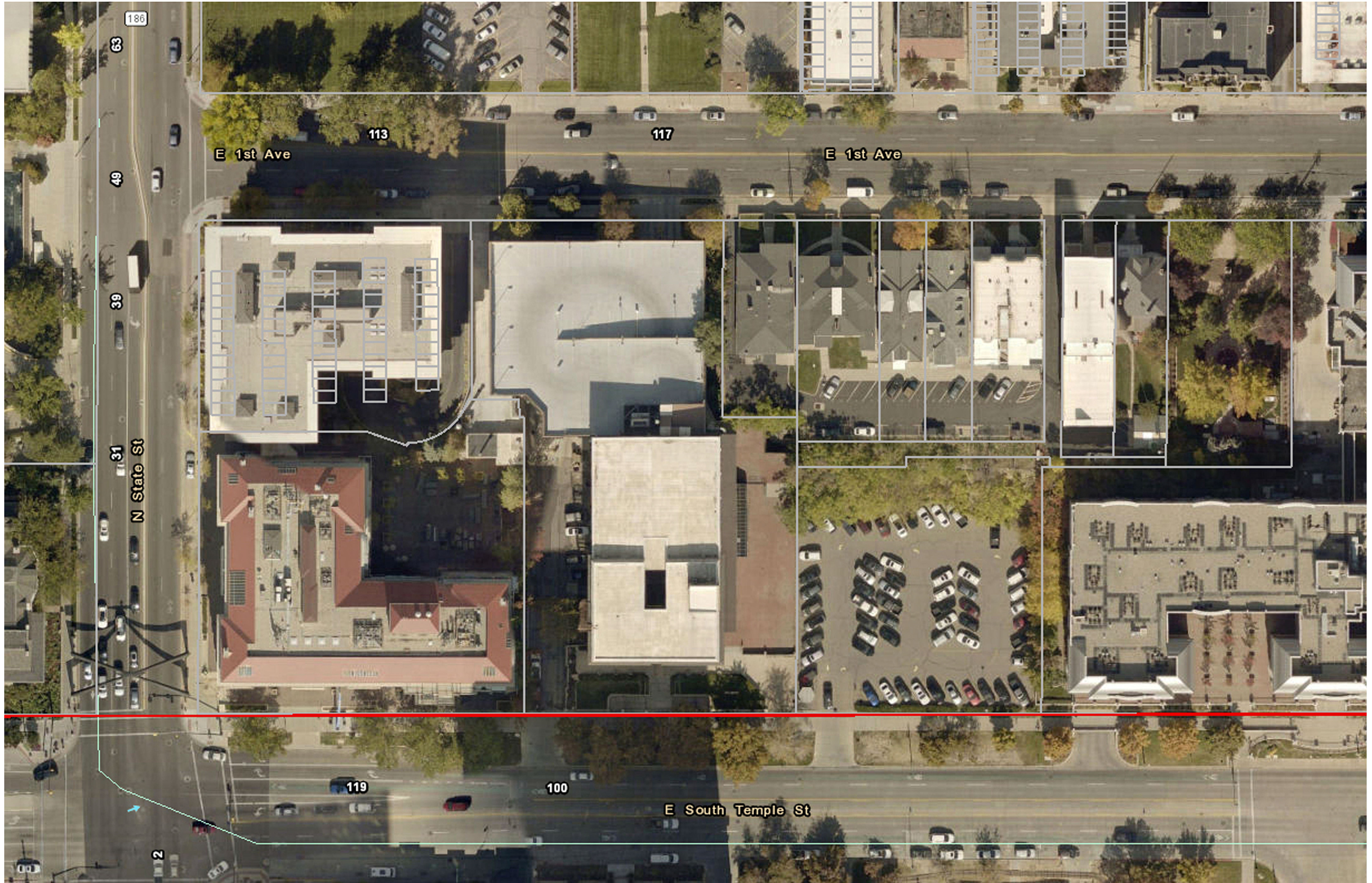
Existing Property Lines and Parcels



Proposed Property Lines and Parcels

Part 1: History and Site Framework
Elks Block Redevelopment

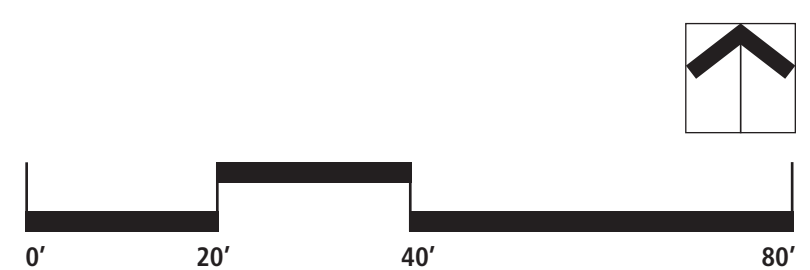
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Existing Aerial

Elks Block Redevelopment

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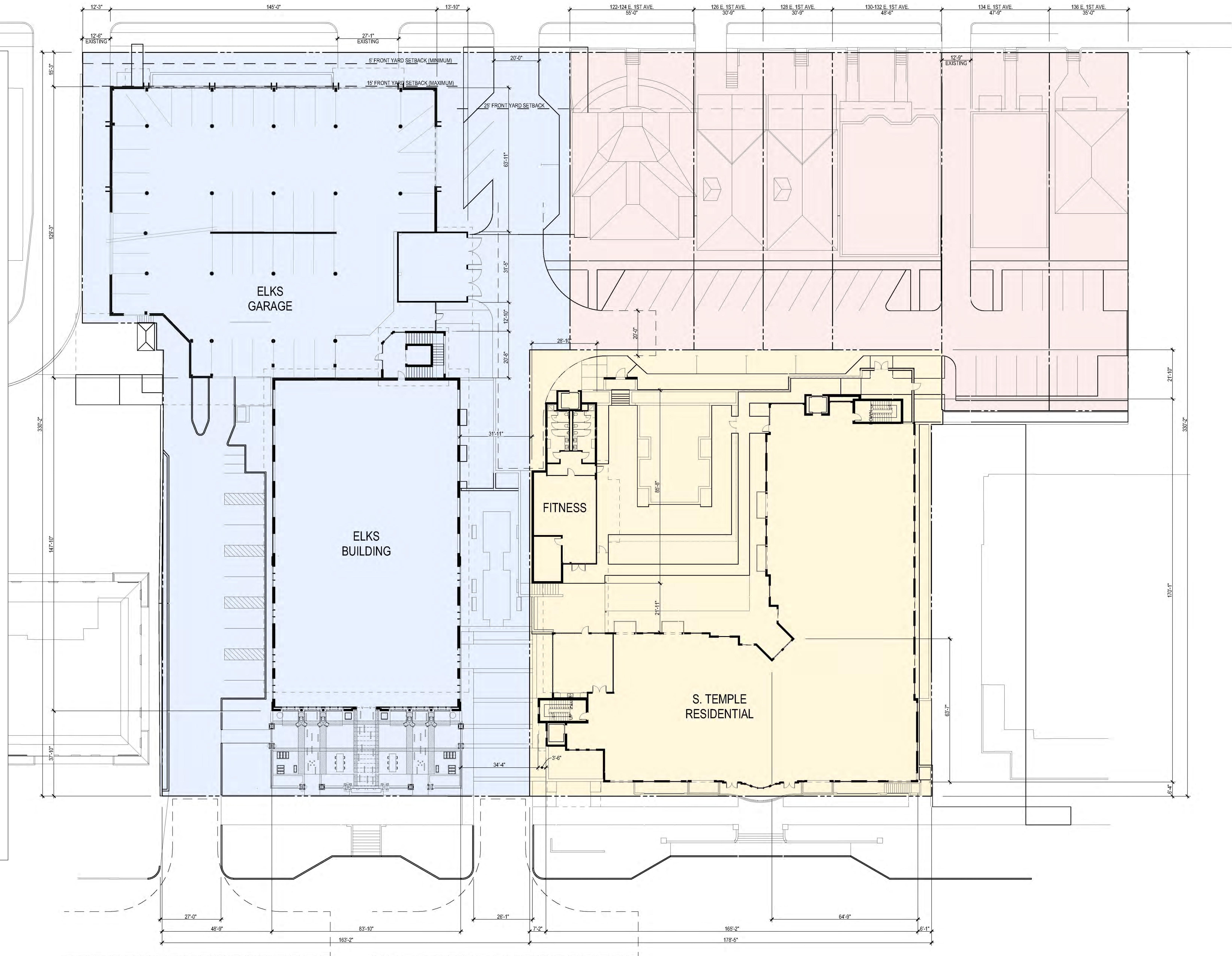
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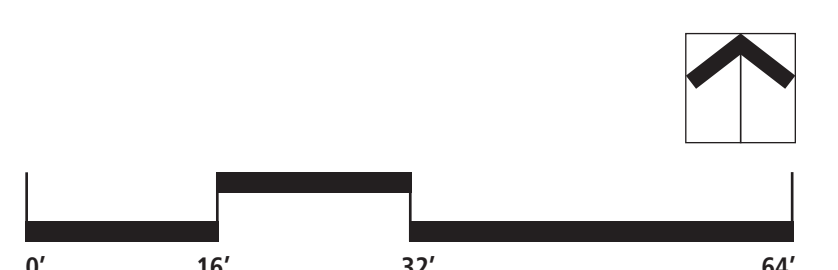
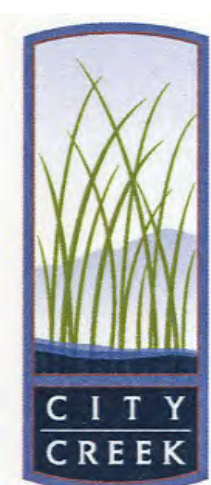
Elks Building (139 E. South Temple)		
	Existing	Proposed
Lot Size Area	1.32 ac	1.47 ac
Lot Coverage (%)	42.7 %	38.5 %
Building Setbacks		
Front	None	None
Side	None	None
Rear	25% Lot Depth, <30'	25% Lot Depth, <30'
Max. Building Height	45'	45'
Minimum Open Space		13,067 sf (20.4%)
Zoning Designation	R-MU	R-MU
Historic District	The Avenues	The Avenues
Land Use	Vacant/Parking	Office/Parking
South Temple Residential Building (151 E. South Temple)		
	Existing	Proposed
Lot Size Area	0.61 ac	0.82 ac
Lot Coverage (%)	0 %	76 %
Building Setbacks		
Front	None	None
Side	None	None
Rear	25% Lot Depth, <30'	25% Lot Depth, <30'
Max. Building Height	45'	45'
Minimum Open Space		12,873 sf (36.5%)
Zoning Designation	R-MU	R-MU
Historic District	The Avenues	The Avenues
Land Use	Vacant	Residential
Historic Homes (122 - 136 E. 1st Avenue)		
	Existing	Proposed
Lot Size Area	1.10 ac	0.95 ac
Lot Coverage (%)	29.6 %	30.5 %
Maximum Bldg Coverage Allowed	60%	60%
Building Setbacks		
Front	25' F.Y.	25' F.Y.
Side	None	None
Rear	25% Lot Depth, <30'	25% Lot Depth, <30'
Max. Building Height	75'	75'
Zoning Designation	RMF-75	RMF-75
Historic District	The Avenues	The Avenues
Land Use	Residential	Residential

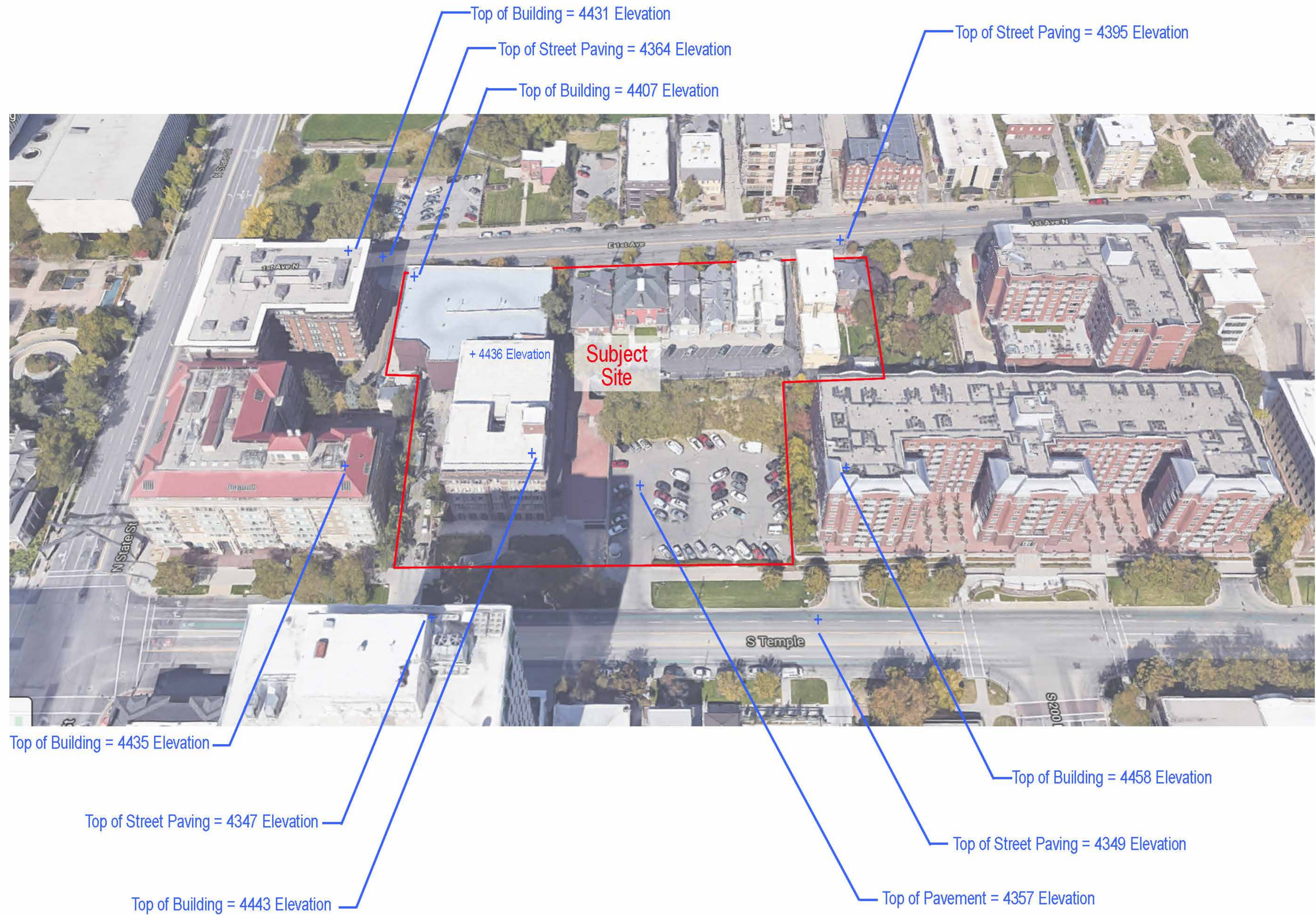


Proposed Development Site Plan

Elks Block Redevelopment

July 15, 2021



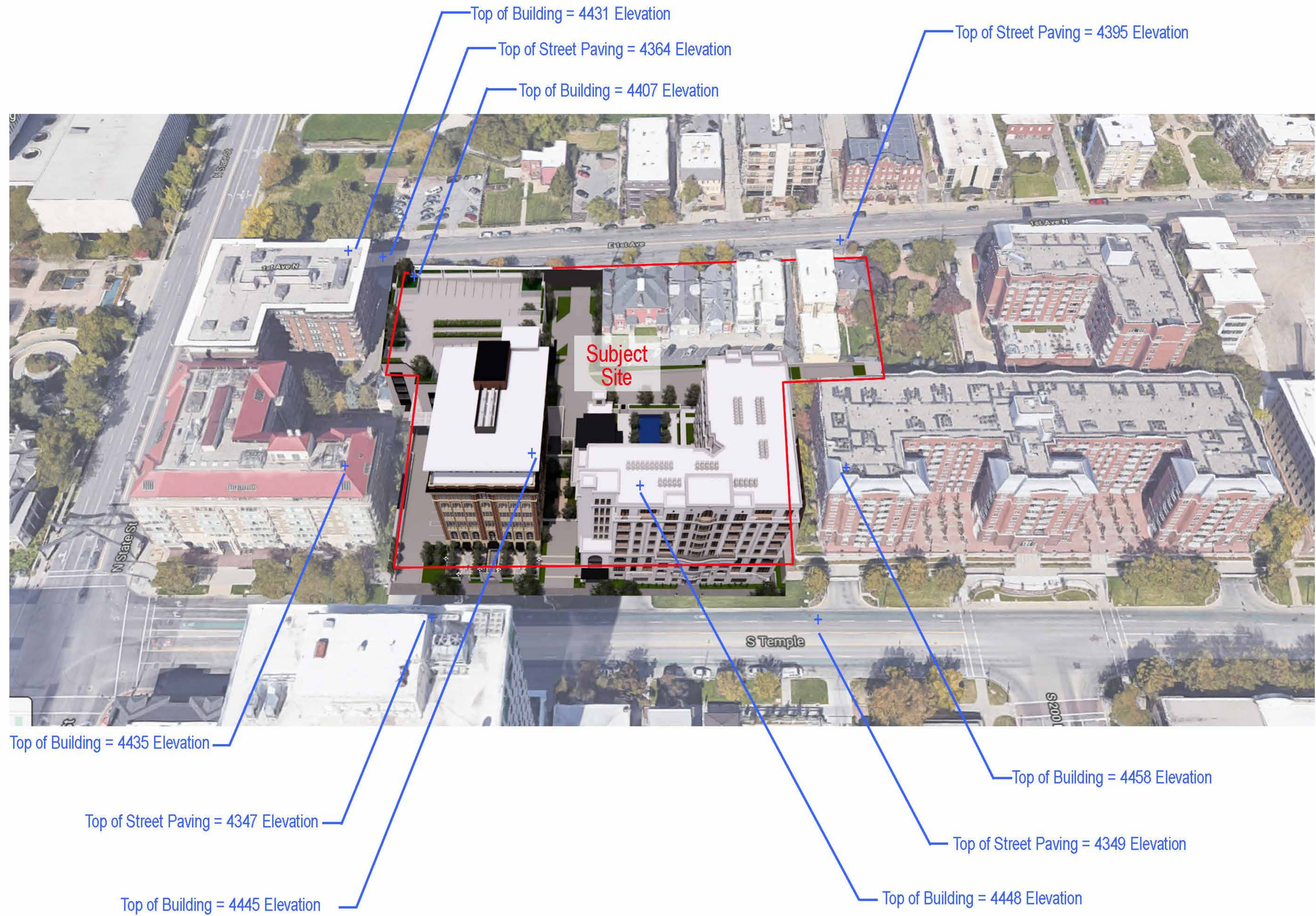


Streetscape Height Exhibit - Existing Condition

Elks Block Redevelopment

May 13, 2021





Streetscape Height Exhibit - Proposed Condition

Elks Block Redevelopment

May 13, 2021

