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 Appendix A - Elks Building South Entry Window Details Materials Information

4. South Temple Residential Building

Part 3 - The Elks Building & Garage Narrative - Conformance with Design Guidelines Materials Information Renderings









Elks Block Redevelopment Historic Landmark Commission Submittal July 15, 2021

City Creek Reserve, Inc. 51 South Main Street, Suite 301 Salt Lake City, Utah 84111 Representative: Kory Jardine, Construction Manager 801.321.7596 (direct office)	Table of Contents		
801.391.6050 (mobile) jardinek@citycreekslc.com	Part 1: History and Site Framework		
	Part 2: The Elks Building and Garage		
This document was prepared by: Dale Gardon Design Creative Vision, Architectural Design, and Overall Design Lead	Part 3: South Temple Residential Building		
in association with: FFKR Architects Architects and Design Partner	Part 4: 1st Avenue Historical Residential		
Bowen Studios 3D Visualization Exhibits	Appendix A: Elks Building South Entry 		
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Elks Block Redevelopment







Part 1: History and Site Framework

Part 1: History and Site Framework
Elks Block Redevelopment





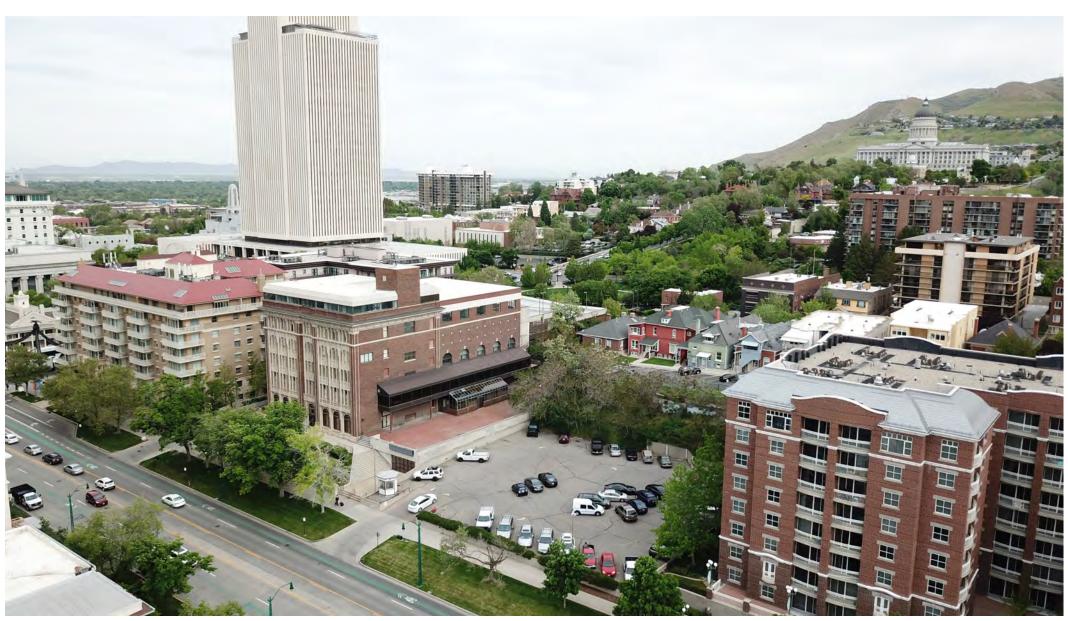


Development Opportunity and Property History

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

Part 1: History and Site Framework
Elks Block Redevelopment



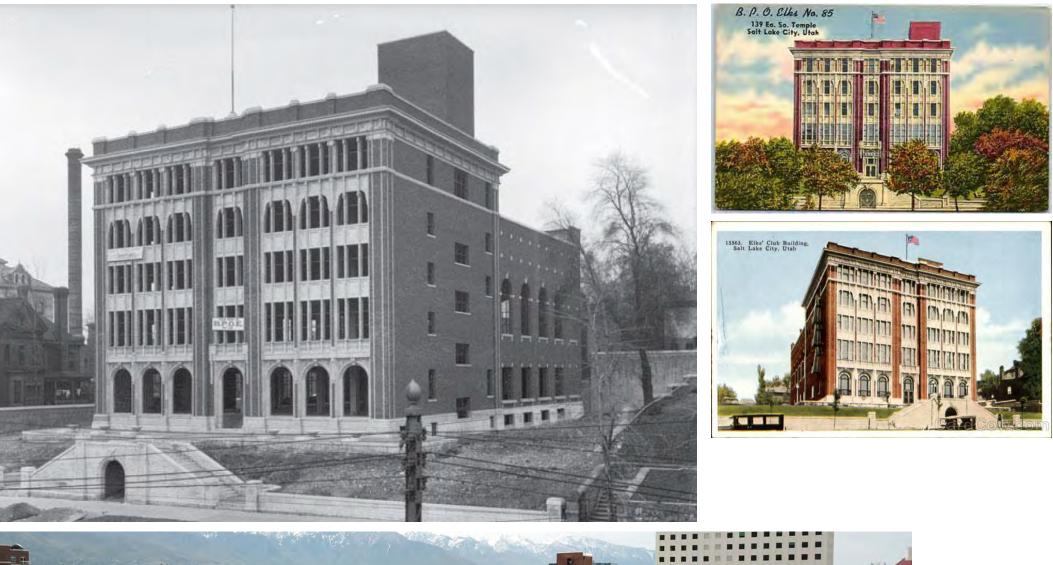




Guiding Design Principles

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 histoical 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





Part 1: History and Site Framework
Elks Block Redevelopment



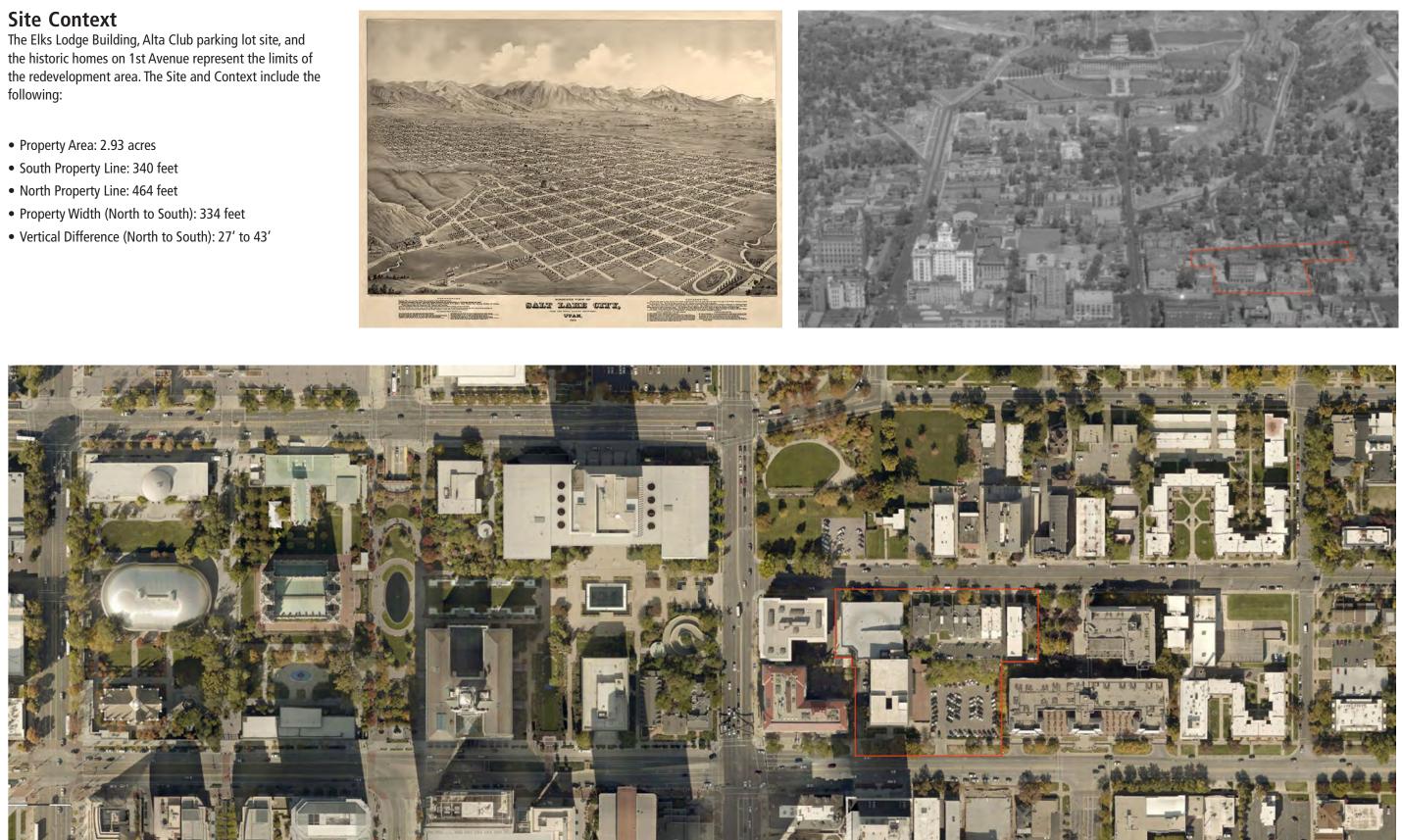




the historic homes on 1st Avenue represent the limits of following:







Part 1: History and Site Framework **Elks Block Redevelopment**









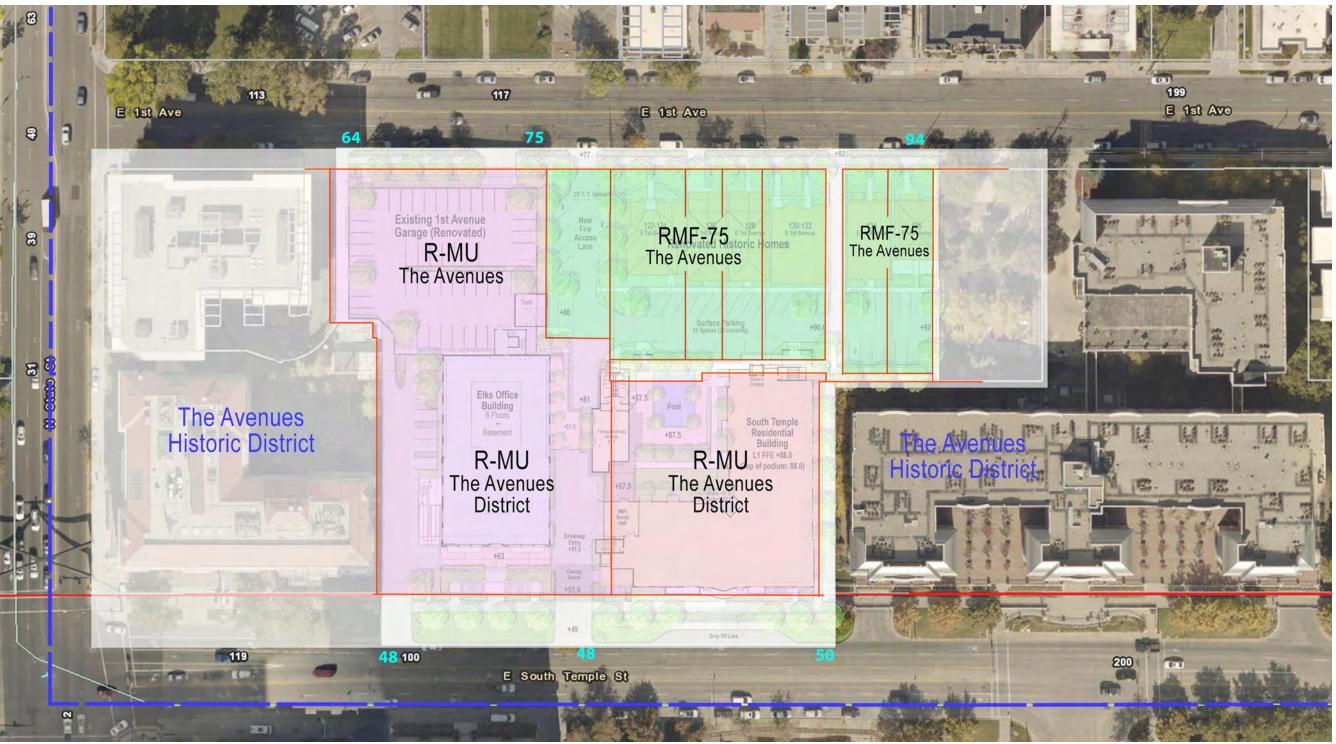
Existing Parcels and Addresses

Part 1: History and Site Framework
Elks Block Redevelopment









Existing Zoning and Historic Districts

Part 1: History and Site Framework
Elks Block Redevelopment







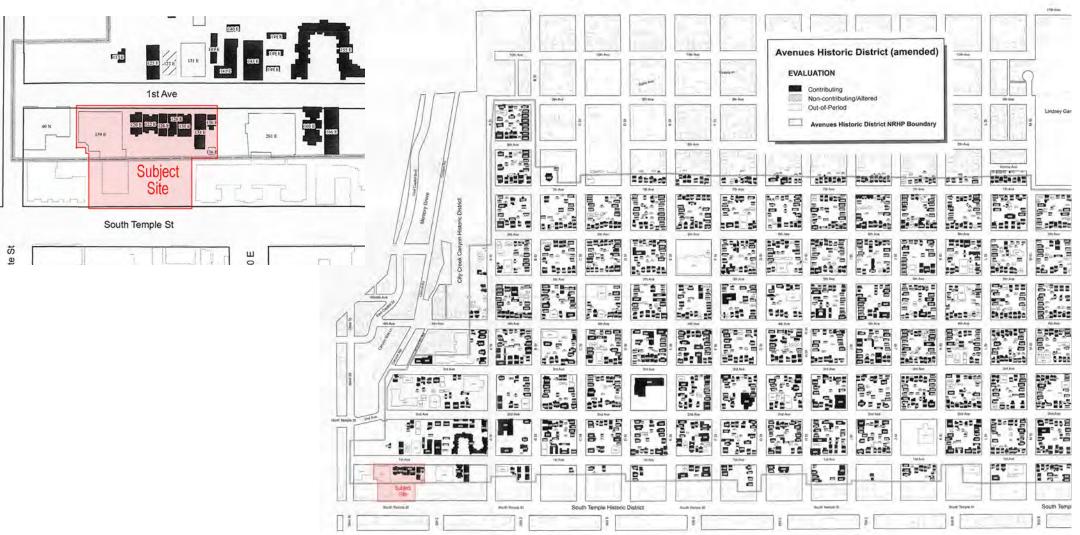
The Subject Site sits within one historic districts; The Avenues Historic Overlay District. There are 10 buildings within the redevelopment area. Of the 10 existing buildings, eight (8) are recognized as "Contributing Structures" on the 2013 National Register of Historic Places (NRHP) map or by the City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



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 March 19, 2013

Nationally Recognized Avenues Historic District

Part 1: History and Site Framework

Elks Block Redevelopment

July 15, 2021

Preservation Documentation Resource



N





9

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.

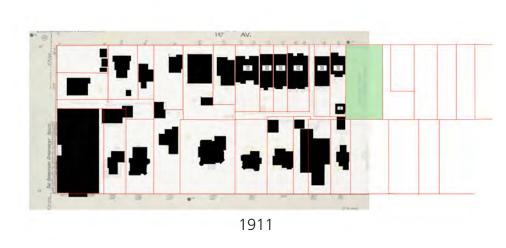
Because of the proximity to a thriving downtown district, the frontage on a grand boulevard like South Temple, and the dimensions of the original block size, the scale of development and redevelopment on this block should expect to be larger in scale than the pattern of single family homes to the east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

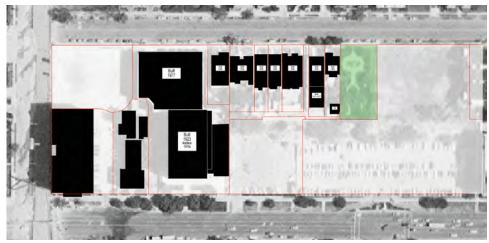
The redevelopment proposal does preserve the parcel and building sizes as they currently exist in The Avenues Historic District portion of the property. The parcel sizes are also preserved in the South Temple Historic District portion of the property, and the new residential building proposed is of a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

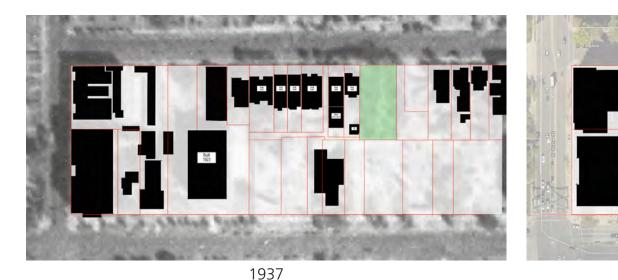
Phasing Plan

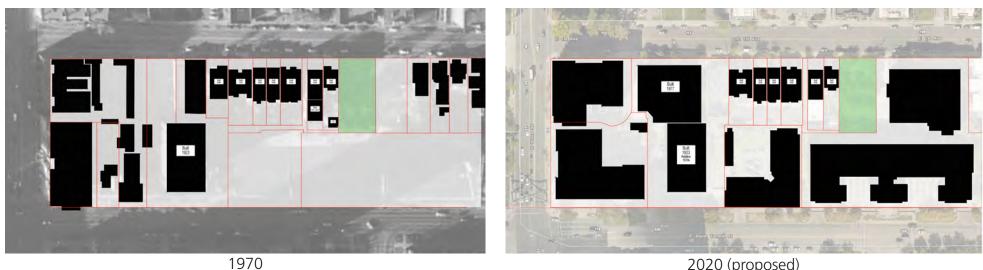
The redevelopment of the Subject Site will be completed in one phase of construction. Infrastructure improvements will be completed for the entire site, and the building construction will follow a rational sequence based on site conditions and space available.

Historic Landmark Commission Submittal







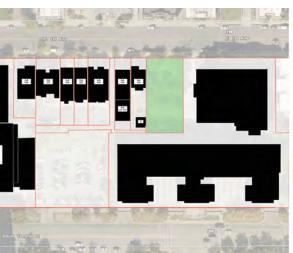


Morphological Change Analysis

Part 1: History and Site Framework **Elks Block Redevelopment**

July 15, 2021

1985



2018 (current)

2020 (proposed)









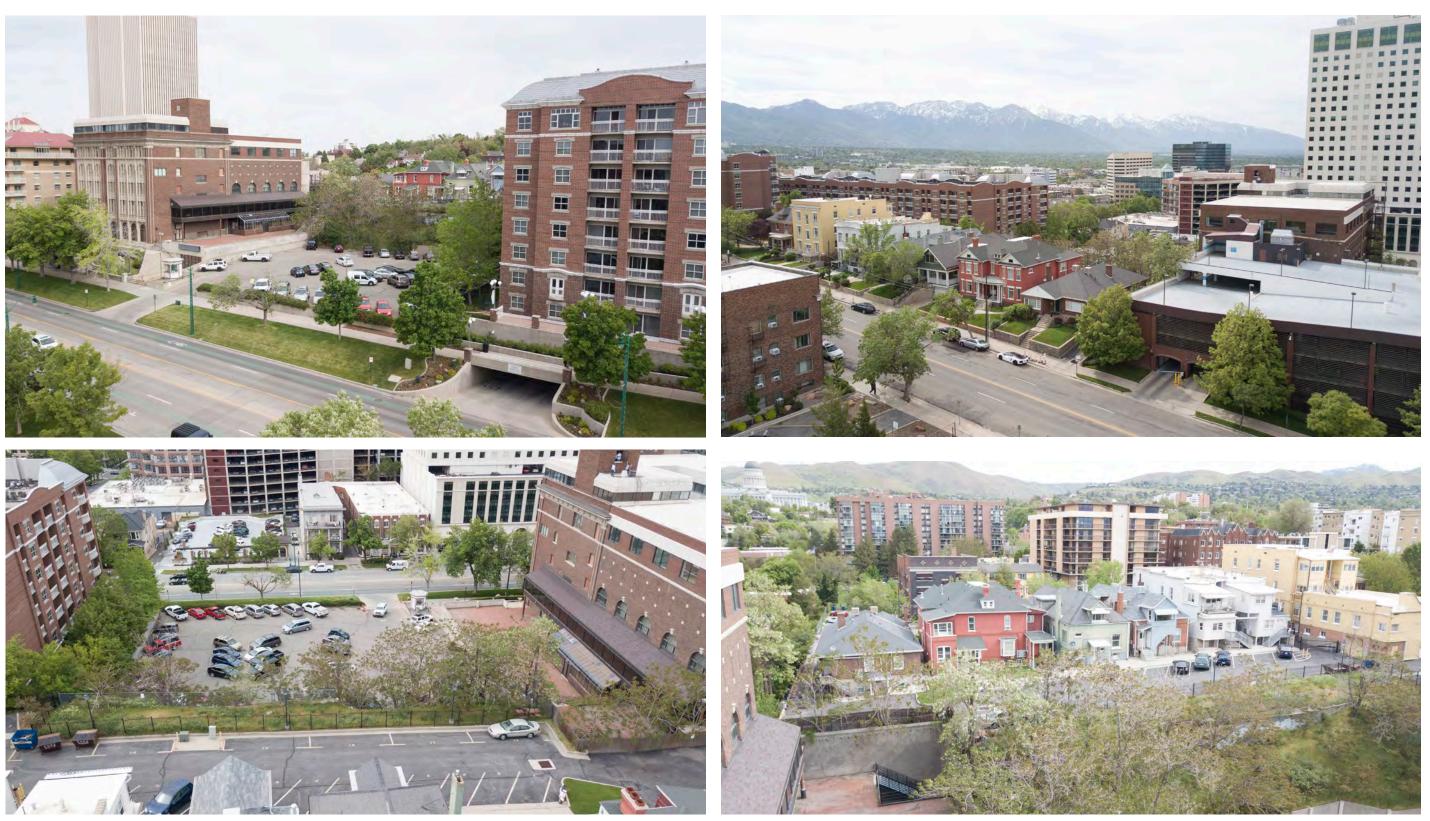
Existing Site Aerial Plan

Part 1: History and Site Framework
Elks Block Redevelopment









Existing Site Photos

Part 1: History and Site Framework
Elks Block Redevelopment







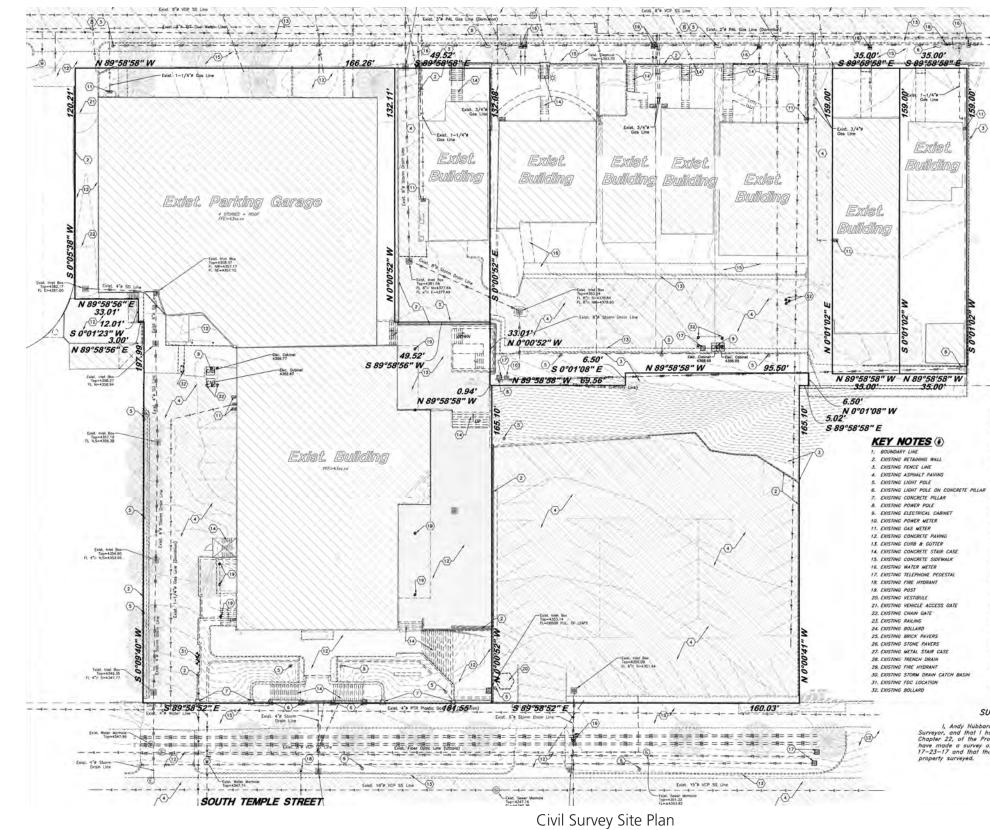


Part 1: History and Site Framework
Elks Block Redevelopment









Part 1: History and Site Framework
Elks Block Redevelopment

July 15, 2021

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	Exist. Fire Hydrant	U	
	Fire Hydrani		
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-	Exist Water Valve	-00-	
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	Sanilary Sewer Culinary Water Gas Line	-5-	
	Culinary Water		
	Gas Line Irrigation Line	-14	Scale: 1" = 20'
-	Storm Drain	-50-	
	Telephone Line	-1-	20 0 10 20 25 30 33 40
	Secondary Waterline	-51-	
	Power Line Fire Line	-p_	the second
	Land Drain	-6-	Commentation of the second sec
	Power pole	-10-	Graphic Scale
	Power pole w /our	Det	
	Power pole #/guy Light Pole	**	
		***	ALC: NO A POLICE
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	Overhead Power line	-OHP-	
	Corrugated Metal Pipe Concrete Pipe	CMP	This Survey was requested By Mr. Koory
	Reinforced Concrete Pipe	RCP	Jardine for the Purposes of Determining the
		DI	Boundaries of these Parcels in relation to the
	Polyvinyl Chloride Top of Asphalt Edge of Asphalt	PVC	Existing features and occupation.
	Top of Asphalt	TA EA	Existing reduces and occupation.
	Edge of Asphalt Centerline	EA CL	
	Flowflow	FL	Salt Lake City Monuments were found at the
	Finish Floor Top of Curb Top of Wall	FF	Intersections of 1st Avenue & State Street,
	Top of Curb	FF TC	South Temple and State Street, 200 East and
	Top of Wall	TW2	State Street, A Street and State Street, and A
	Top of Walk Top of Concrete Natural Ground	TW	Street and 1st Avenue.
	Natural Ground	NG	
	Finish Grode	FG	A line Bearing South 89*58'50" East between
	Match Existing	ME	the Monuments in First Avenue was Used as
	Fire Department Connection	r FDC	the Basis of Bearings.
	Finish Contour Exist. Contour	-90-	and been a start and
	Exist. Contour	95.33TA	Property corners were monumented as
	Exist. Grade	95.7214	depicted on this drawing.
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	New Asphalt		
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	New Concrete	100 C	
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		ASSEA	
	Tree To Remain In Place	X X 1	
	Tree To Remain in Place		
	Tree To Remain in Place		

RECORD BOUNDARY DESCRIPTIONS

Commencing at a point 12.74 feet East from the Northwest corner of Lot 12, Nack 1, Plat "1", Sall Lake City Survey; and running thence East 35.0 feet; thence Sault 159.0 feet; thence West 35.0 feet; thence North 159.0 feet to the place of reginning.

Together with a right of way over:

Commencing of the Worthwest corner of Lot 12, Block 1, Plot "", Soil Loke City Survey: and running thence South 17.1.0 leef thence Lost 82,74 feet; thence North 12.0 feet; thence West 70.0 feet; thence North 159.0 feet thence West 12.74 feet to the ploce of Deginning.

Parcel 2 Commencing at a point 47,74 feet East from th

Block I, Pid T", Sait Loke City Survey; and running Hence East 35 feet; thence South 159 feet; thence West 35 feet; thence North 159 feet to the place of beginning.

Commencing at the Northwest corner of Lot 12 Block 1 Plat "1", Sail Lake City Survey, and running thence South 165 feet thence East 82.74 feet, thence North 6 feet; thence West 12.74 feet to the place of beginning.

Beginning of the Northeast corner of Lot 10, Black 1, Plat I, Salt Lake City Survey, and running thence West 3 rods; thence South 8 rods; thence East 3 rods; thence North 8 rods to the point of beginning

Parcel 4

eignining of the Southest come of 10 f0, block 1, rint of the Suit Date . (b) Survey, so the southest come of 10 f0, block 1, rint of the Suit Date . (b) Survey, so the south COT104 West 165,06 feet and South 8955/54 West 324 feet from the Monument of the intersection of Suite and South 89755/54 West Suit Lake City, and running there Horth OT105 West 33,01 feet along the East line a soit Lat 10 theres South 857355 West 33,01 feet along the East line a soit Lat 10 theres South 857355 West 33,01 feet along the East line a soit Lat 10 theres South 857355 West 33,01 feet theree South OT107 West 12,05 feet; theree North 857355 East 33,01 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,01 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,01 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,01 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,01 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet; theree North 857355 East 3,00 feet; theree South OT072 West 12,05 feet along and East Menes South Bock 1, theree North 8573545 East 1,00 feet a point on the South Bock line of a soid Block 1; theree North 8573545 East 1,035 there along and South Block Heree South 957353 Keet along the Korth Keet A both OT070 West 165,00 feet along the East line of soid Lot 6, to the Northeast correr of Lot 6, therees South 957354 Keet along the North line af Lot 5 to the Point of Beglinning. Provel 5

Beginning 48 feel East of the Southwest Corner of Lot 4, Block 1, Plat "1", Sall Lake City Survey, and running thence North 165 feet; thence East 5 feet; thence North 6.5 feet; thence West 95.5 feet; thence South 6.5 feet; thence West 69.5 feet; thence South 165 feet; thence East 160 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

ubbard do hereby cerlify Ihal I am a Professional Land at I hold Cerlificate No. 6242920, in accordance with Title S8 he Professional Engineers and Surveyors Licensing Act, and I rwy of Iha bolve described property according to Section

> For Review Not for Recording

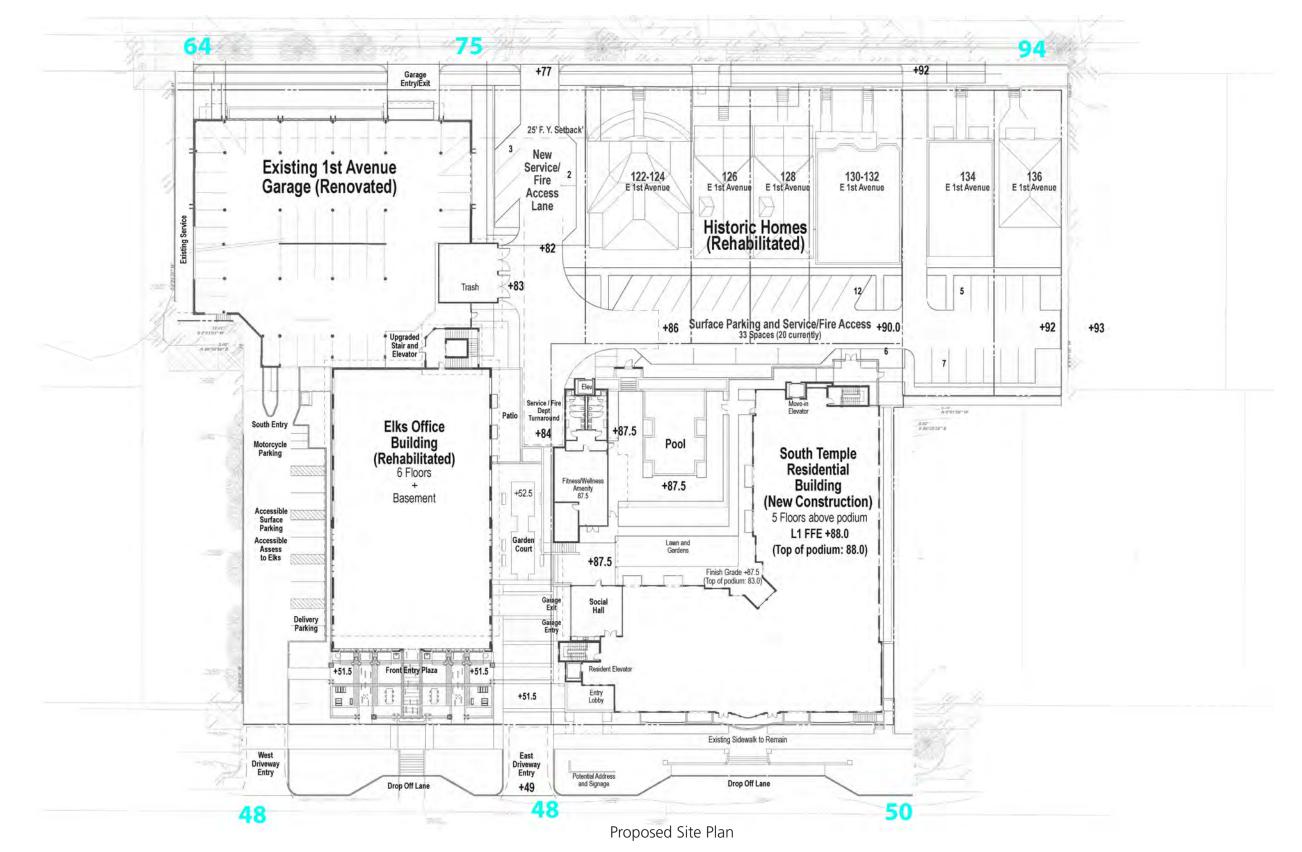
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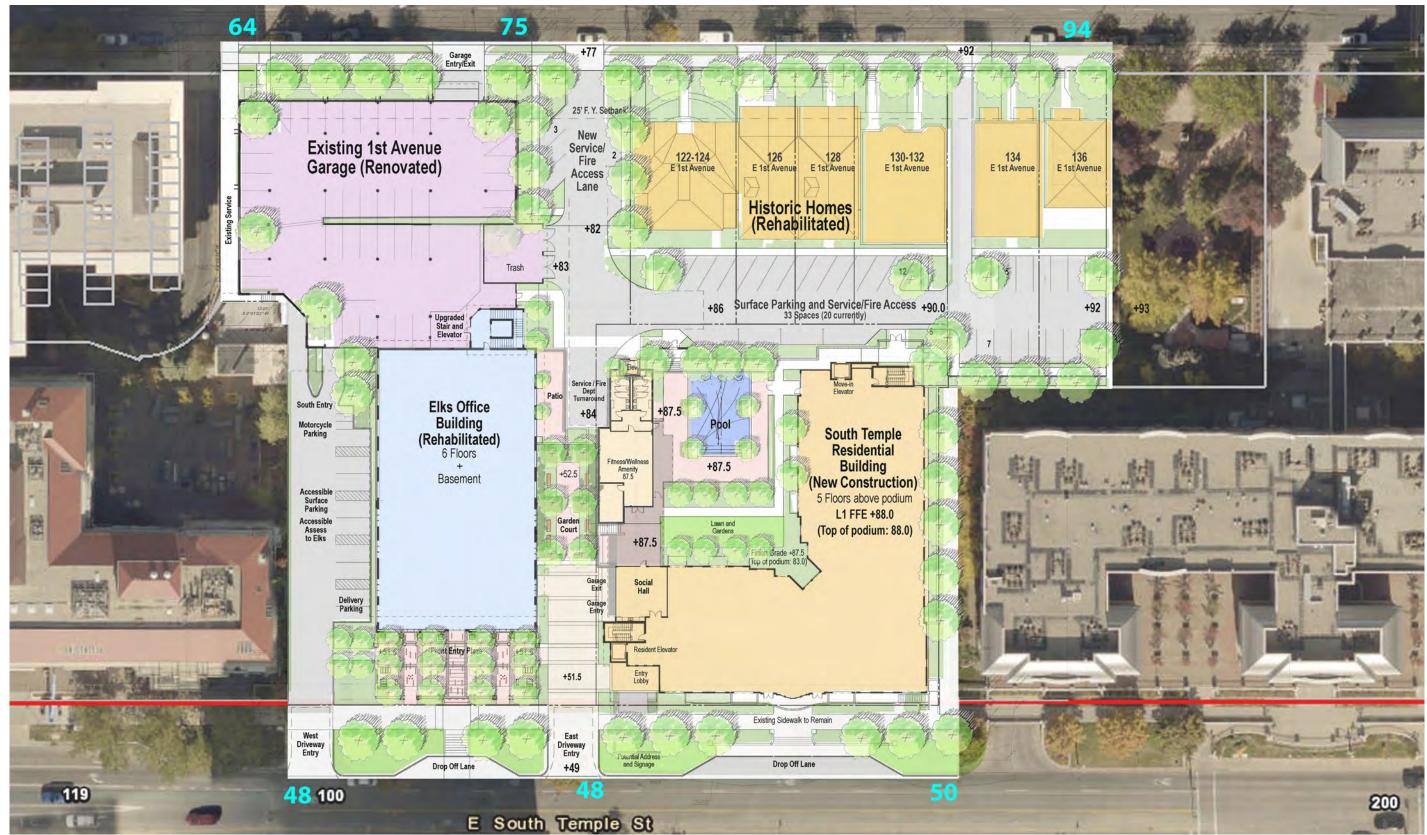
Part 1: History and Site Framework
Elks Block Redevelopment







Historic Landmark Commission Submittal



Illustrative Site Plan in Context of Neighborhood

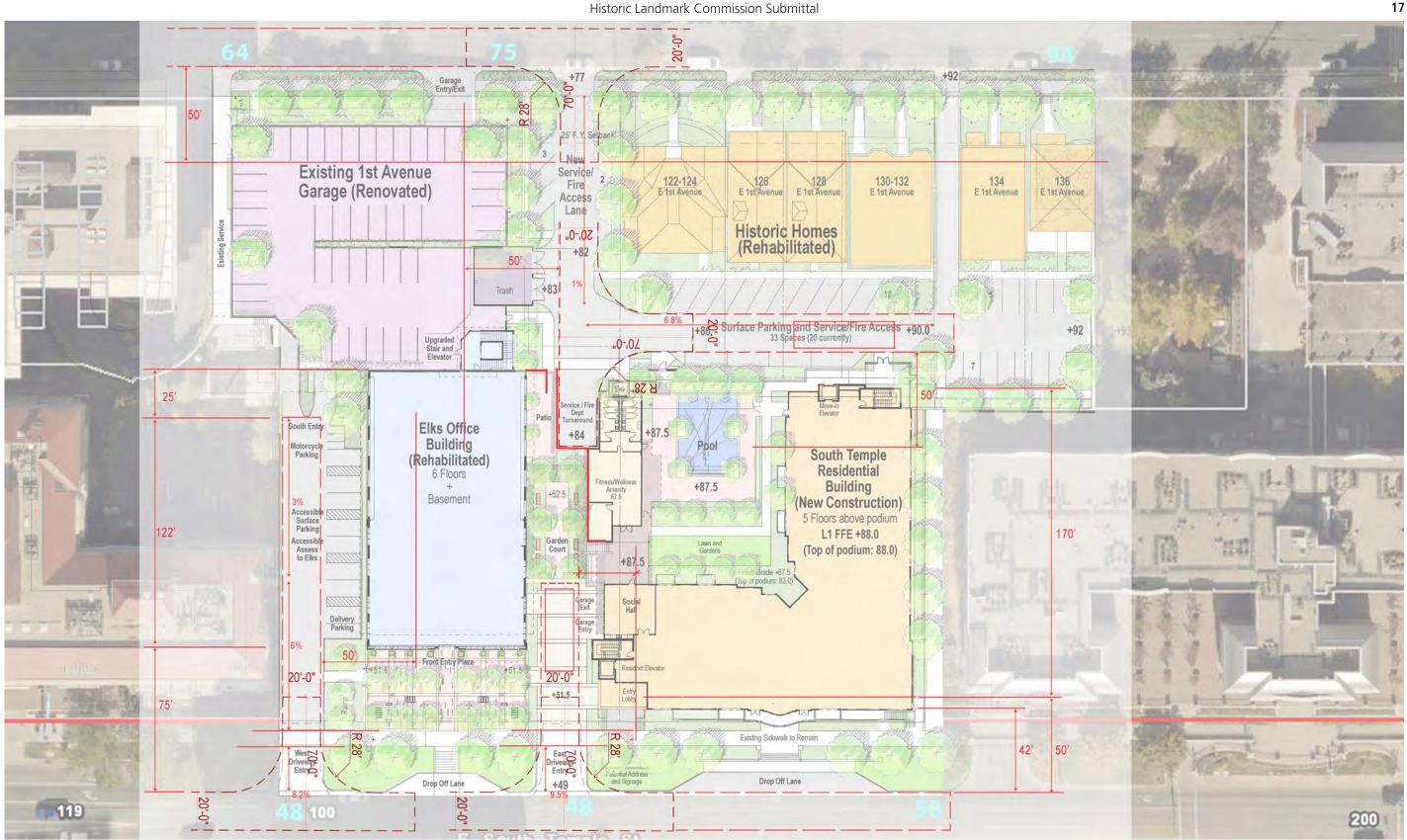
Part 1: History and Site Framework

Elks Block Redevelopment









Fire Access Plan

Part 1: History and Site Framework **Elks Block Redevelopment**









Streetscene of South Elevation along South Temple

Part 1: History and Site Framework
Elks Block Redevelopment















Streetscene of Existing Block along South Temple

Part 1: History and Site Framework
Elks Block Redevelopment









Existing Streetscene of North Elevation along 1st Avenue



Streetscene of North Elevation along 1st Avenue

Part 1: History and Site Framework Elks Block Redevelopment









Perspective Views of Proposed Development and Design

Part 1: History and Site Framework
Elks Block Redevelopment









Perspective Views of Proposed Development and Design

Part 1: History and Site Framework
Elks Block Redevelopment









Perspective Views of Proposed Development and Design in Context with Downtown

Part 1: History and Site Framework
Elks Block Redevelopment
July 15, 2021









Perspective Views of Proposed Development and Design in Context with Downtown

Part 1: History and Site Framework
Elks Block Redevelopment









View of Existing Site along South Temple

Part 1: History and Site Framework Elks Block Redevelopment









Rendering of Proposed Development and Design along South Temple

Part 1: History and Site Framework
Elks Block Redevelopment
July 15, 2021









View of Existing Site on 1st Avenue

Part 1: History and Site Framework
Elks Block Redevelopment









Rendering of Proposed Development and Design on 1st Avenue

Part 1: History and Site Framework
Elks Block Redevelopment







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

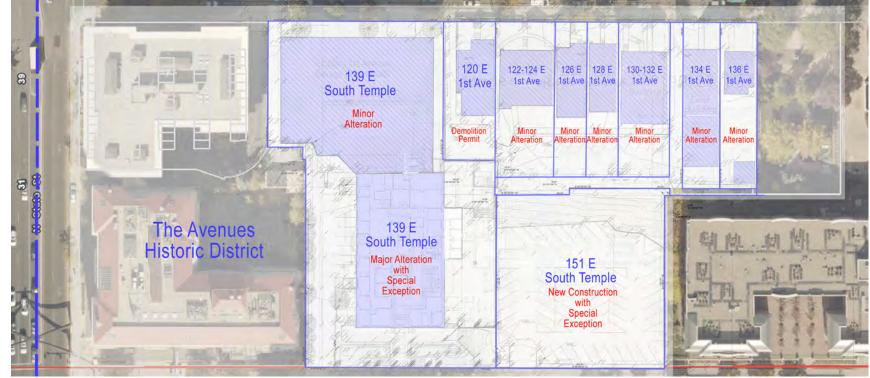
The landowner owns all of the parcels within this request for lot line changes. In order to facilitate the building size needed for the South Temple residential building, the lot lines are requested to be modified to clean up the property divisions and keep each building on a separate tax parcel. There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

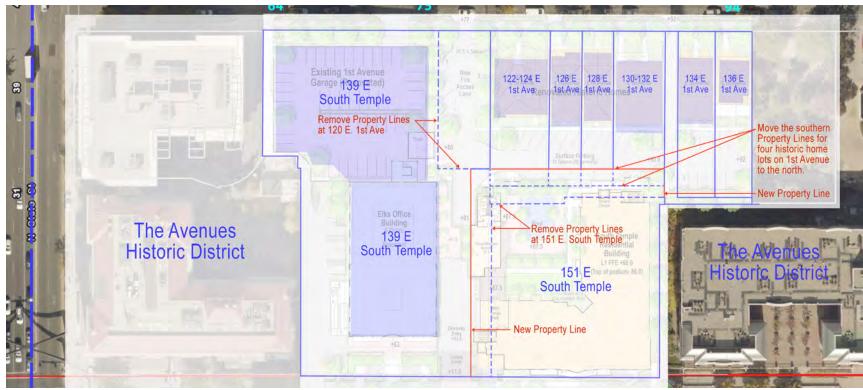
2. Move the lot line on the west side of 151 E 1st Avenue to the west by 18'-0"

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



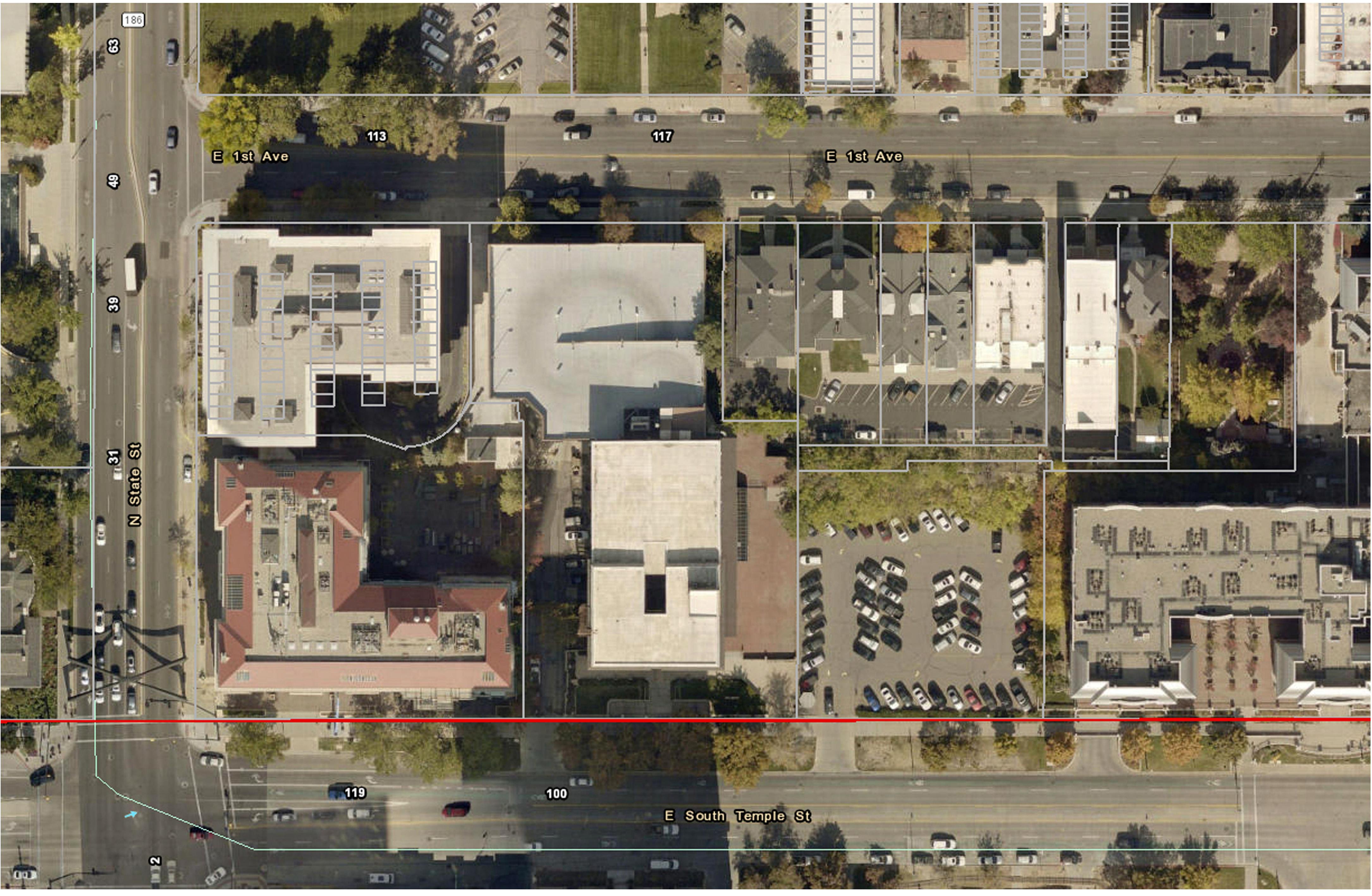
Proposed Property Lines and Parcels

Part 1: History and Site Framework
Elks Block Redevelopment











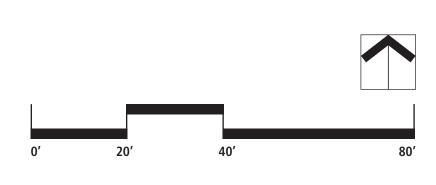




Existing Aerial

Elks Block Redevelopment





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4. South Temple Residential Building

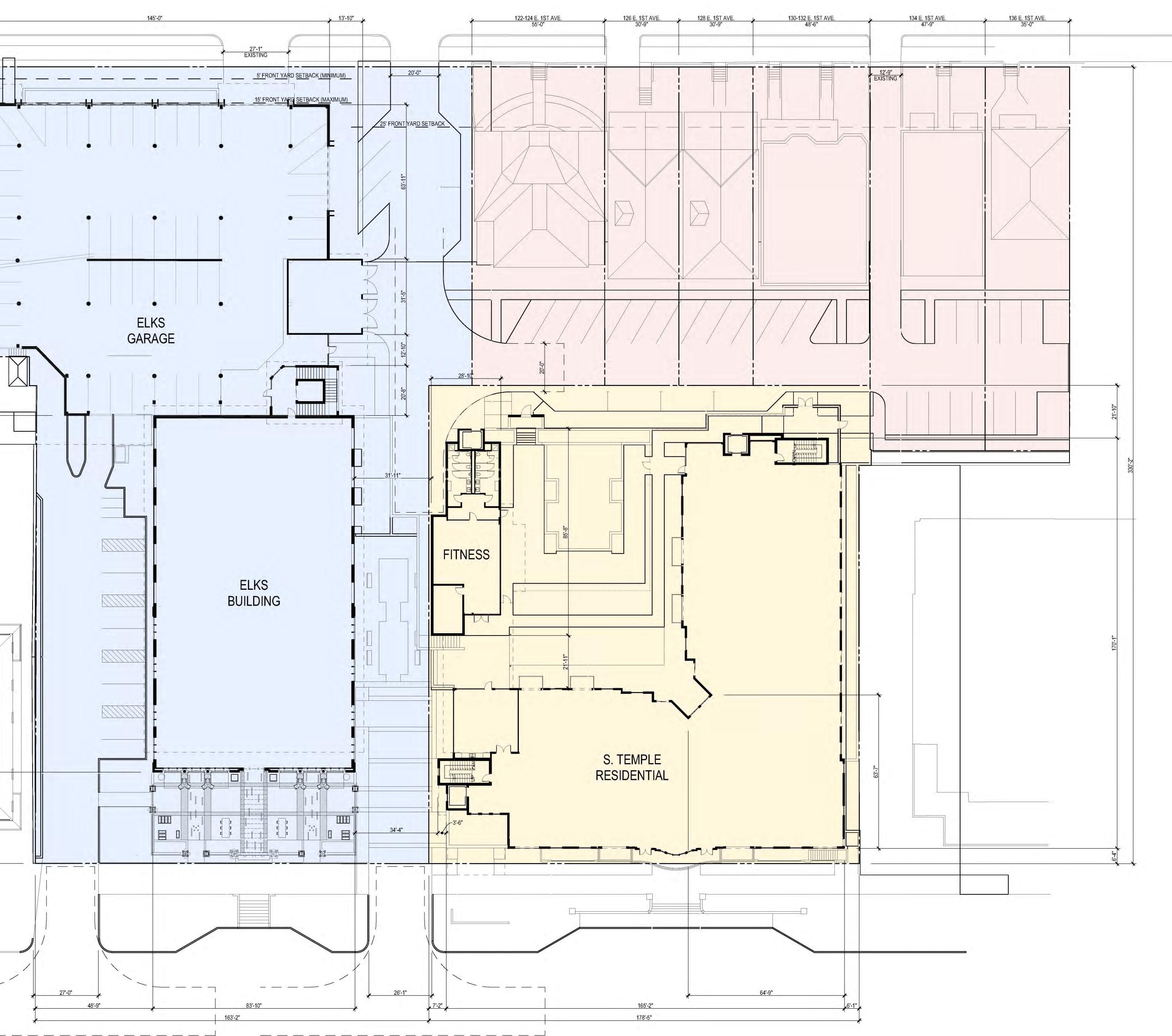
Part 3 - The Elks Building & Garage Narrative - Conformance with Design Guidelines Materials Information Renderings

					12'-6
-				* *	EXISTIN
Site Data				15'-3"	
				\	
Elks Building (139 E. South Temple)					ł
	Existing	Proposed	-		
Lot Size Area	1.32 ac	1.47 ac			
Lot Coverage (%)	42.7 %	38.5 %			
Building Setbacks Front Side Rear	None None 25% Lot Depth, <30'	None None 25% Lot Depth, <30'			
Max. Building Height	45'	45'		129-3"	
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 Temnle Residen	tial Building				
South Temple Residen (151 E. South Temple)		Dropocod	-		
Lot Size Area	<u>Existing</u> 0.61 ac	<u>Proposed</u> 0.82 ac			
Lot Coverage (%)	0 %	76 %		L	-
Building Setbacks	0 70	70 70		330'-2"	
Front Side Rear	None None 25% Lot Depth, <30'	None None 25% Lot Depth, <30'			
Max. Building Height	45′	45'			
Minimum Open Space		12,873 sf (36.5%)			
Zoning Designation	R-MU	R-MU		147'-10"	
Historic District	The Avenues	The Avenues		7	
Land Use	Vacant	Residential			
Historic Homes	,				-
<u>(122 - 136 E. 1st Aven</u>	<u>ue)</u> Existing	Proposed	-		
Lot Size Area	1.10 ac	0.95 ac			
Lot Coverage (%)	29.6 %	30.5 %			
Maximum Bldg Cover Allowed	age 60%	60%			
Building Setbacks Front Side Rear	25' F.Y. None 25% Lot Depth, <30'	25' F.Y. None 25% Lot Depth, <30'		37'-10"	
Max. Building Height	75′	75′			
Zoning Designation	RMF-75	RMF-75			
Historic District	The Avenues	The Avenues			
Land Use	Residential	Residential			



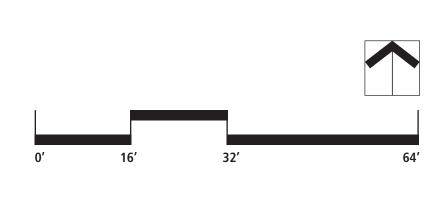


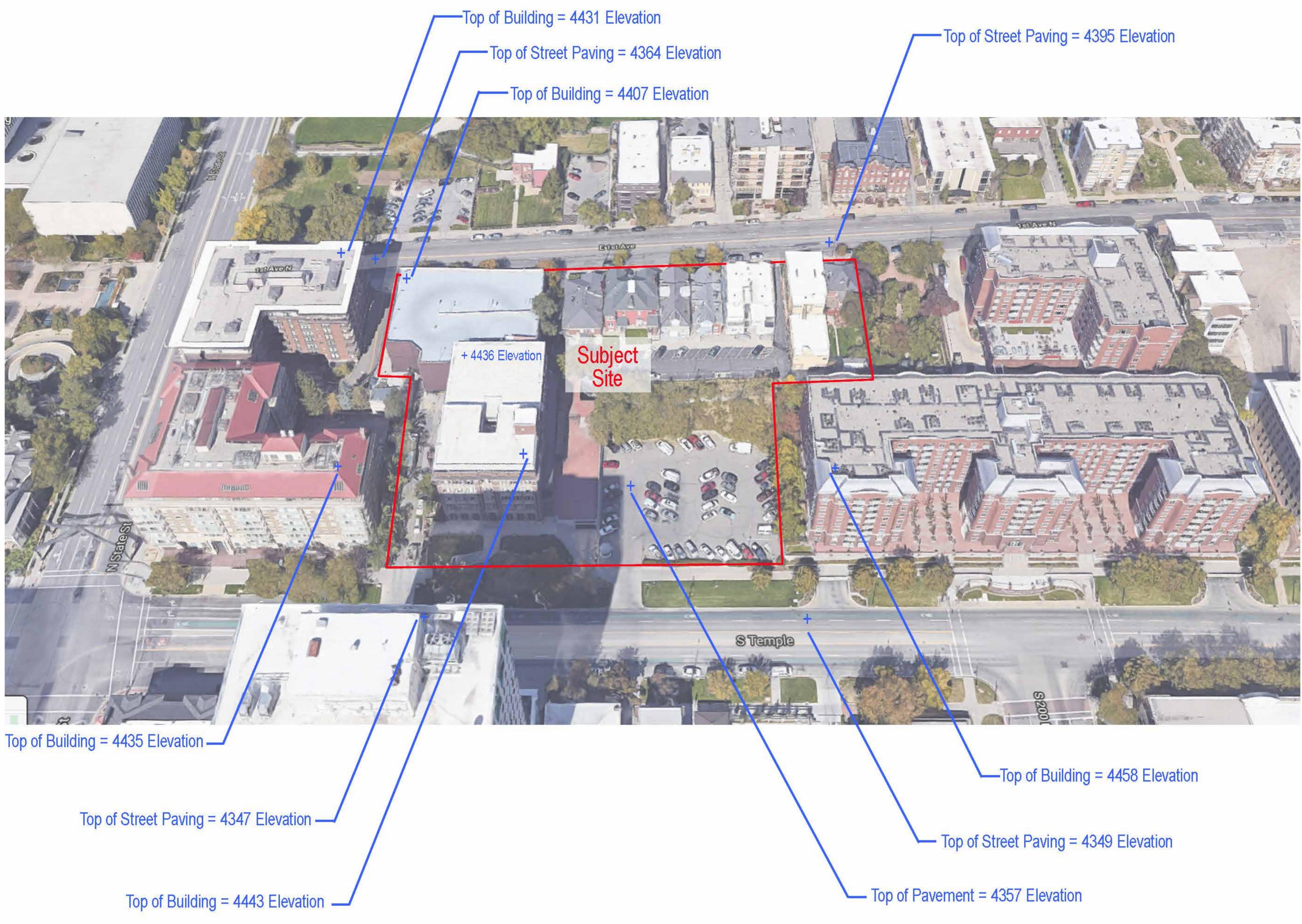




Proposed Development Site Plan

Elks Block Redevelopment









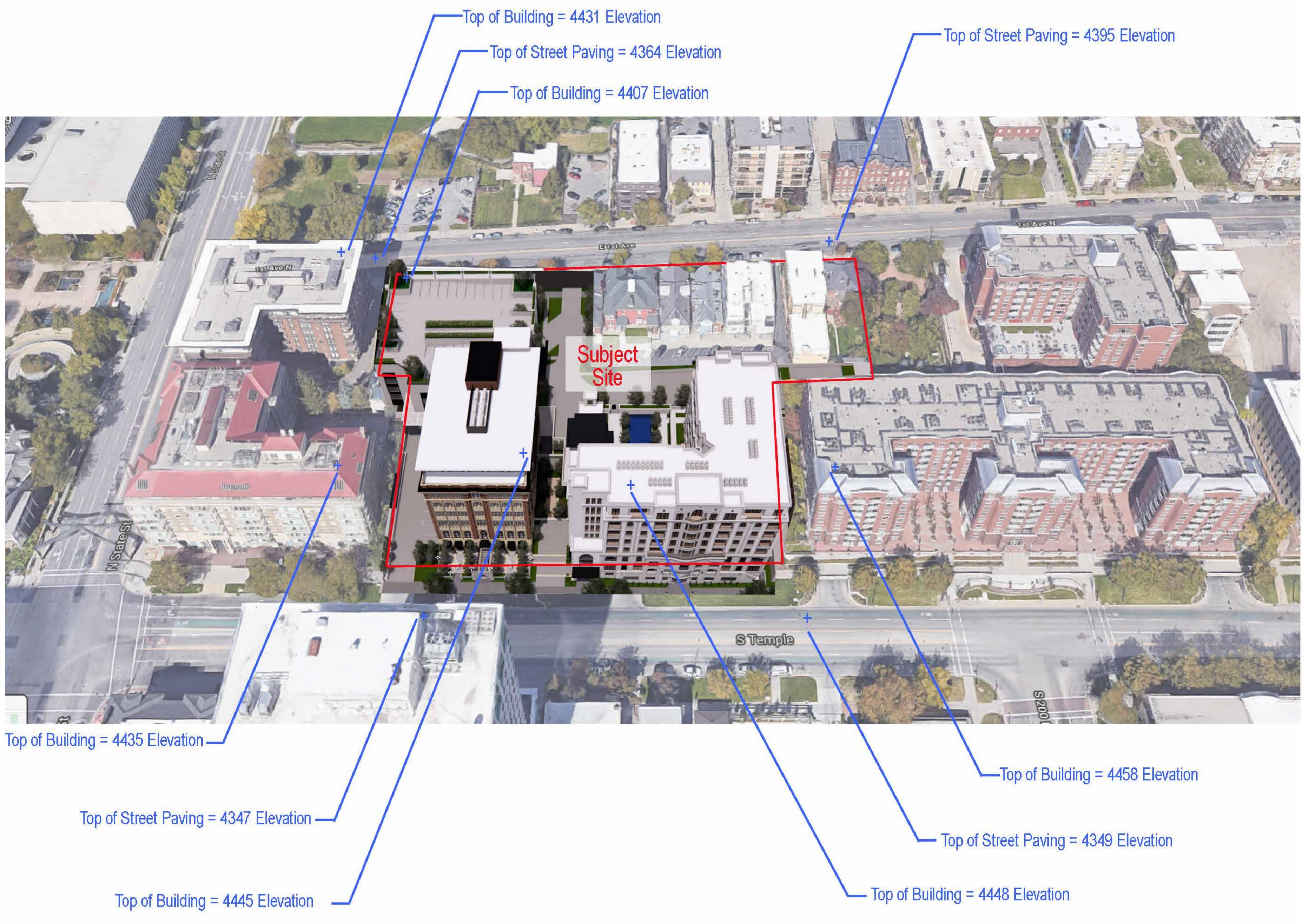


FFKR ARCHITECTS

Streetscape Height Exhibit - Existing Condition

Elks Block Redevelopment

May 13, 2021









Streetscape Height Exhibit - Proposed Condition

Elks Block Redevelopment

May 13, 2021