

ATTACHMENT B: APPLICATION MATERIALS

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Elks Block Redevelopment

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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

Part 3: South Temple Residential Building Elks Block Redevelopment

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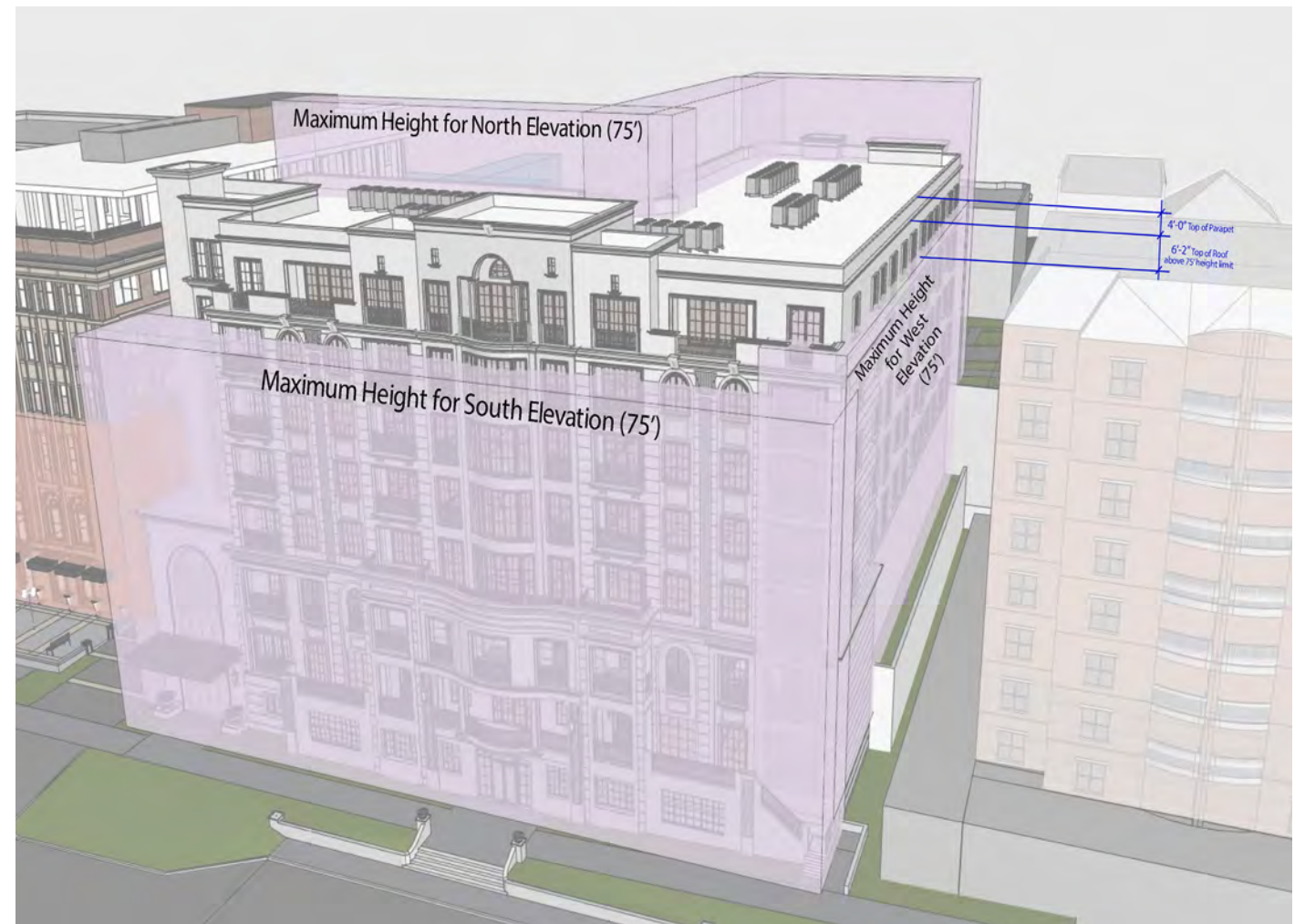
Specific Request #8: South Temple Residential Additional Height for a Residential Building in a R-MU Zone
(151 E. South Temple)

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



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 entire 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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Conforming to the Design Guidelines for New Construction on Historic Properties in Salt Lake City

In reference to the Design Guidelines published by the City for Historic Properties, the following summary highlights how the proposed design for the South Temple Residential Building conforms to the spirit of the City's expectations for New Construction within an Historic District.

The South Temple Residential Building property is set within The Avenues Historic District and proximate to the South Temple Historic District. The character of the proposed South Temple Residential Building is complementary of the existing buildings with the District and consistent in quality and scale of other buildings nearby in the Historic District.

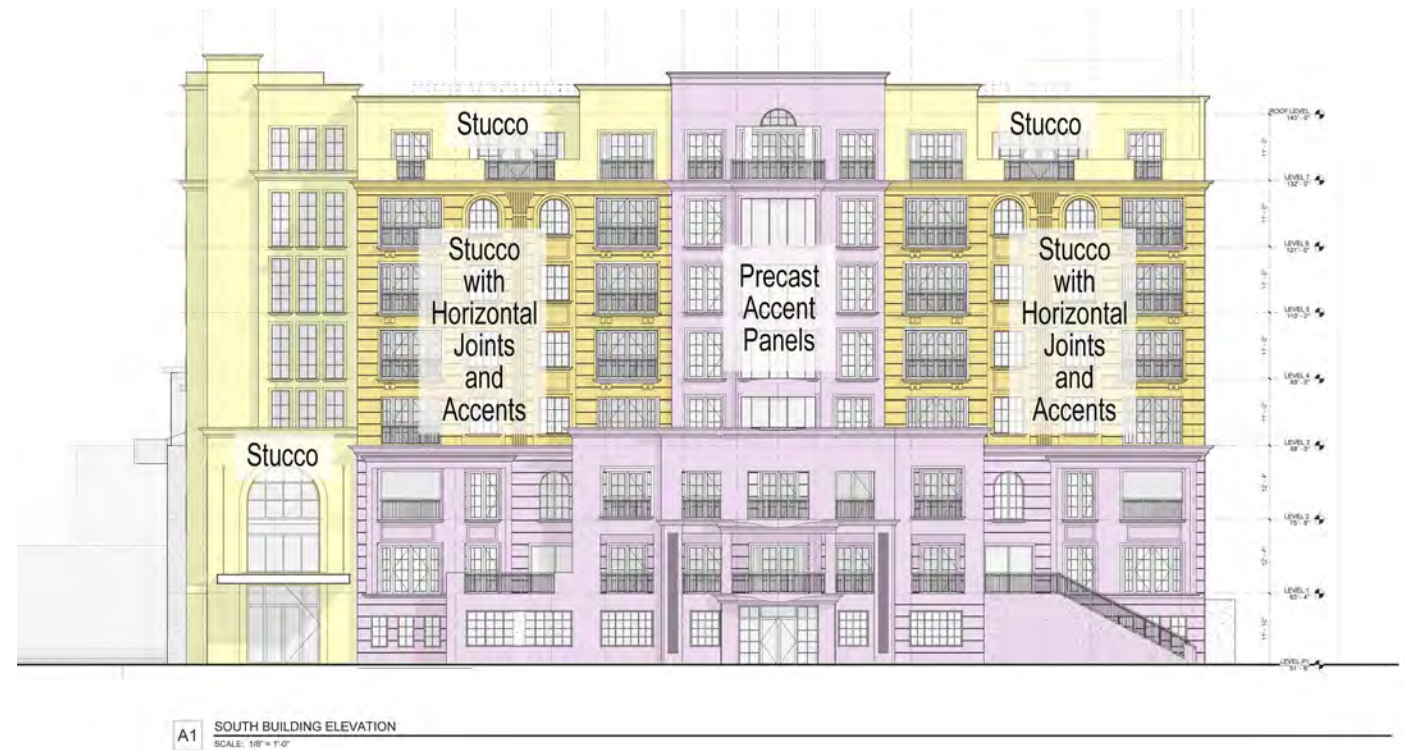
Site Design and Orientation

The proposed new construction does conform to the traditional historic development pattern of South Temple. The new building is placed forward on the street edge with a front of building elevation that creates a street presence similar to other historic buildings on the boulevard. The primary entrance does face the street, and new townhomes units have front entry doors that face the street. No change to the historic street pattern is proposed. The current site does not have secondary streets, nor does it have alleys. One driveway that leads to an internal parking structure is proposed.

Mass, Scale, and Form

The South Temple Residential Building is proposed at a height consistent with the height of the adjacent buildings in the immediate area. The Brigham Apartments and The Eagle Gate Apartments are of the same scale as the proposed new construction. There are upper step backs in the massing at the top of level of the proposed building. The parcel is relatively small in size, yet the proposed building has a massing break on the west side of the structure. The middle portion of the South Temple Residential Building is symmetrical while the west end has accent massing over the entrance lobby and at the stair and elevator core. The proposed building is 165' wide along the street face, which is not out of scale with other buildings on the north side of South Temple. The flat roofs with parapets is consistent

with other multi-family buildings in the Downtown area even though some of the neighboring buildings have partial sloped mansard roofs to screen equipment on their roofs. There are changes in exterior building materials and accent details on the front elevation to reinforce the sense of human scale. The base of the front elevation has a precast veneer that extends up the middle of the centered massing. Balconies, shaped bumpouts in massing, and fluted columns are additive details to create interest at a human scale.



Part 3: South Temple Residential Building Elks Block Redevelopment

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Architectural Character

The proposed architectural character for the South Temple Residential Building is Traditional Classic character with simple and elegant detailing to create a distinctive look for this South Temple address. Contemporary design is not proposed but the exterior elevations and massing are also not overly traditional either. There are no details, materials, or massing forms that are trying to imitate earlier architectural styles of the area. The building has a new character proposed for a fresh appearance on a street filled with historic buildings. The new construction will reflect the era of this new development and a modern building on a traditional street. Cornice profiles, trim lines, and flat fluted column details are all modernized variations of traditional details. The diversity of architectural character proposed for South Temple will create visual interest along the street, and create a visual diversity that is also representative throughout the Downtown.

Facade Elements

The facade does include three basic building parts; a base, a middle, and a top. The horizontal breaks are defined by cornice line and trims. The ground floor level is specifically design to be used for resident use and has two entry doors to encourage pedestrian flow in and out of the building. There is a generous amount of glass on the ground floor level to create a transparency along the street and sidewalk realm. The proposed building also has a stair that leads from the sidewalk up to a porch level to access the townhomes on level 2. A horizontal canopy with tie-backs is proposed of the main entry door. The projecting canopy will protect the entry from weather and creates a visual detail that accentuates the front facade.

Building Materials

The exterior material palette is proposed of high quality materials for durability and long life. All materials are proven materials used within the Salt Lake City environment.

Refer to the exterior palette of materials and colors for more detailed information.

Lighting

The lighting design is intended to be provide secure access to and from the building entries, and to provide accent illumination to architectural features on the exterior of the building. Overlighting wall planes, or overlighting that causes intrusions to neighboring building is not proposed. Fixtures will be in a style consistent with the architectural character based on the Traditional Classic style.

Parking

The proposed parking is structured and multi-level and located on the north side of the parcel with building wraps that screen parking from the street. The parking will not be visible from public streets or sidewalks. An amenity deck is proposed over the top of the parking deck and will be filled with landscape and pedestrian areas. Three elevators and two stair cores are proposed to serve the parking structure and provide comfortable and safe access for pedestrians.



Part 3: South Temple Residential Building
Elks Block Redevelopment

July 15, 2021

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Rendering of Proposed South Temple Residential Building

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Rendering of Proposed South Temple Residential Amenity Courtyard

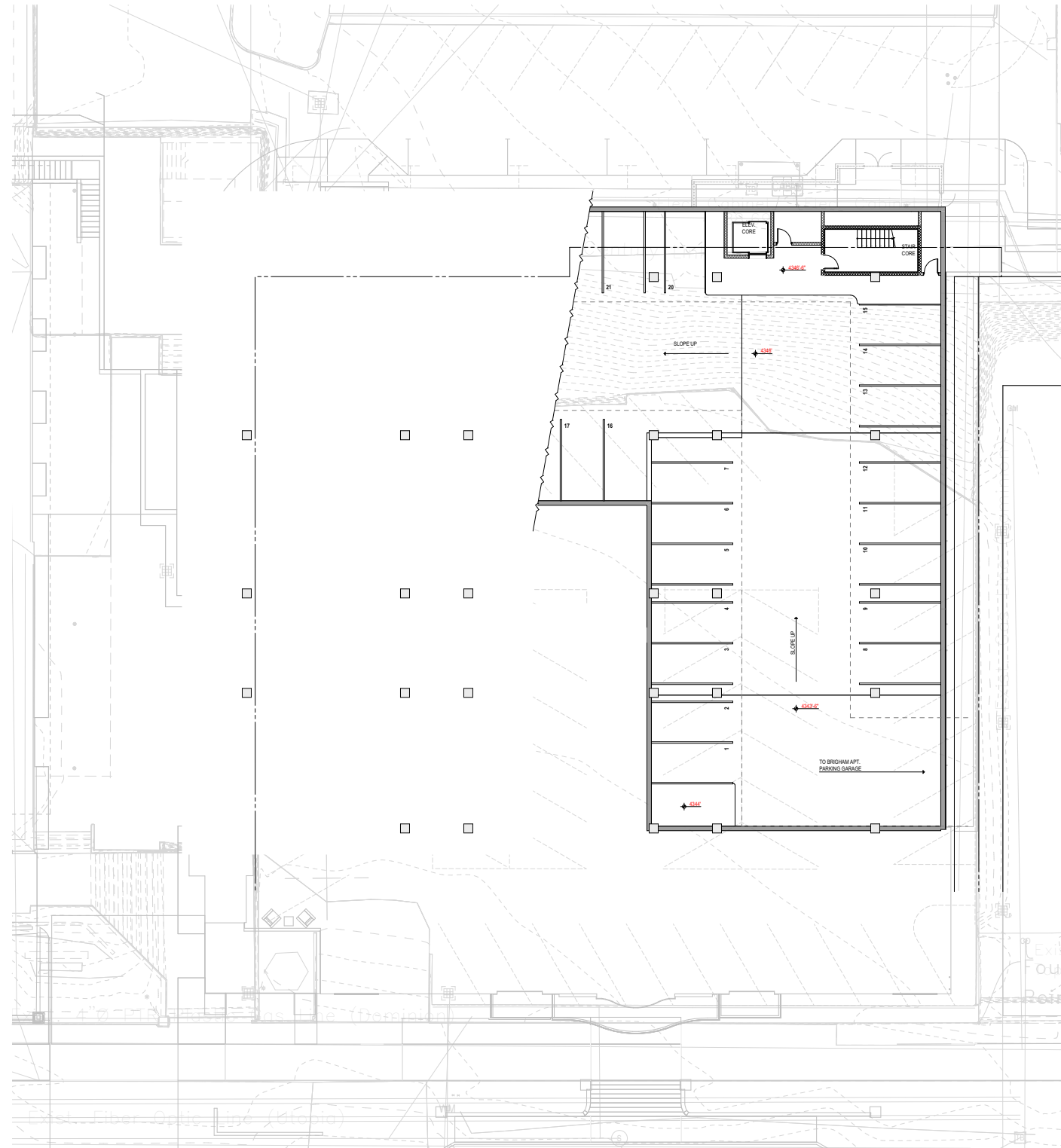
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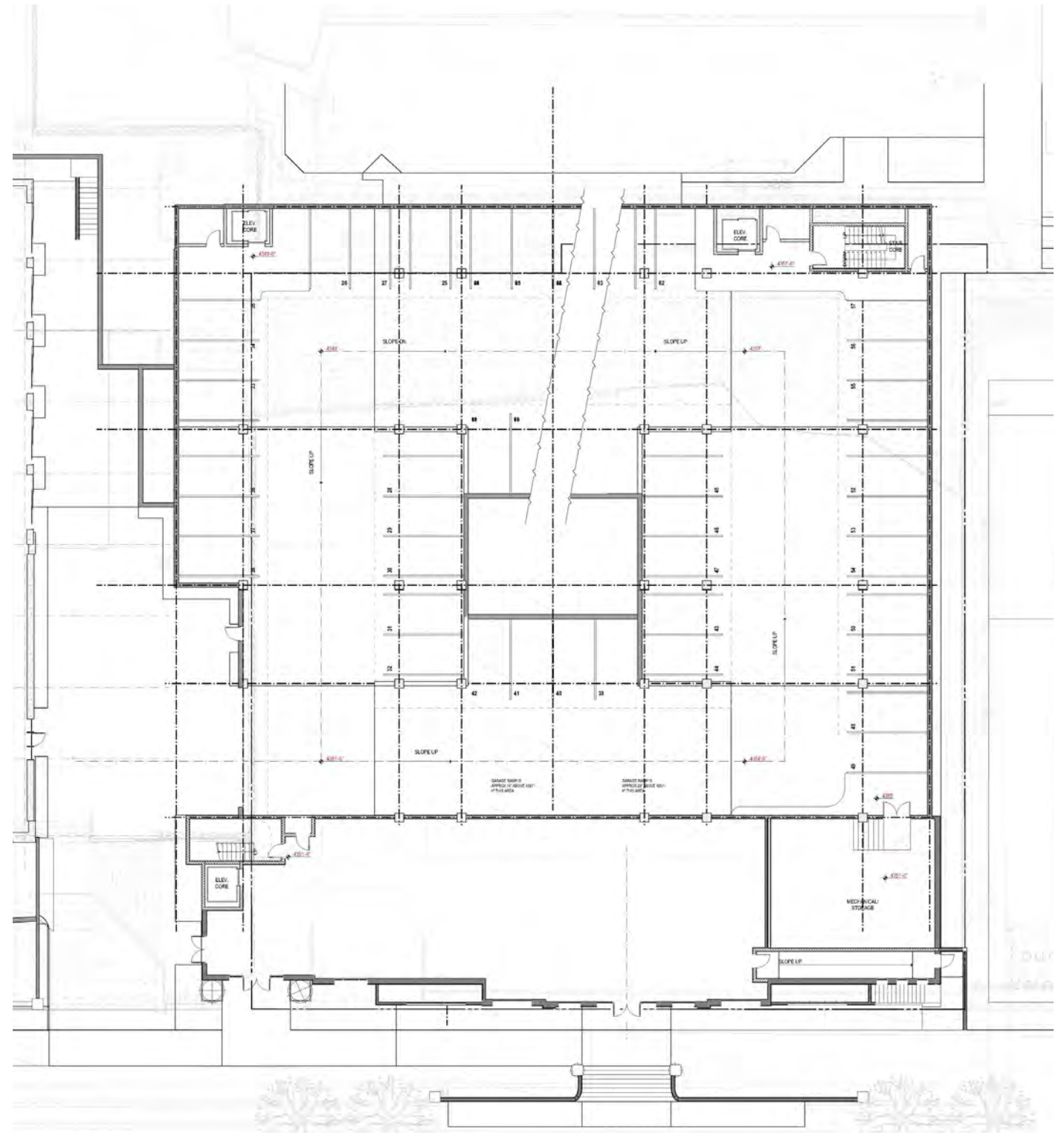


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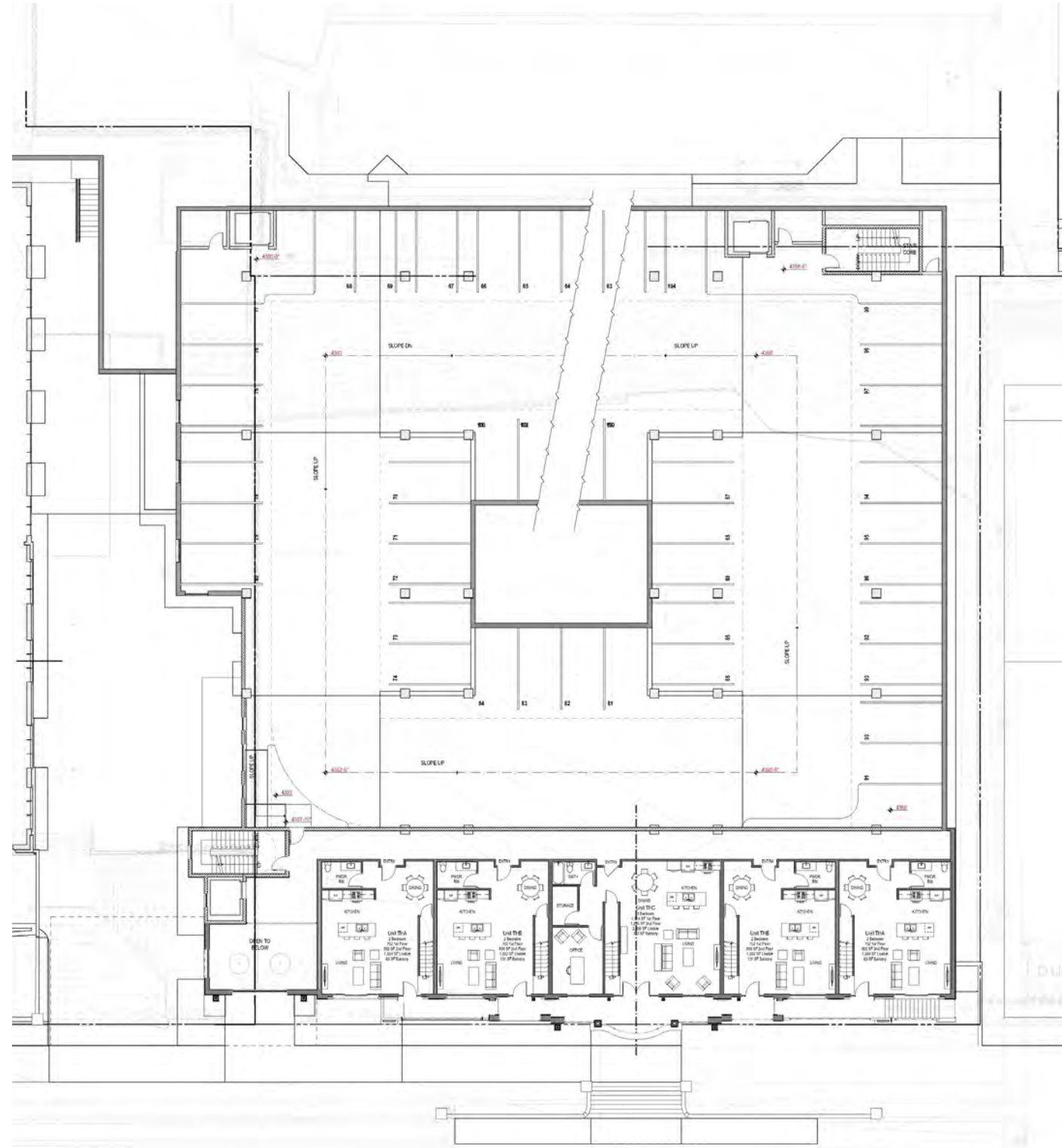
Level P4 - Parking Garage



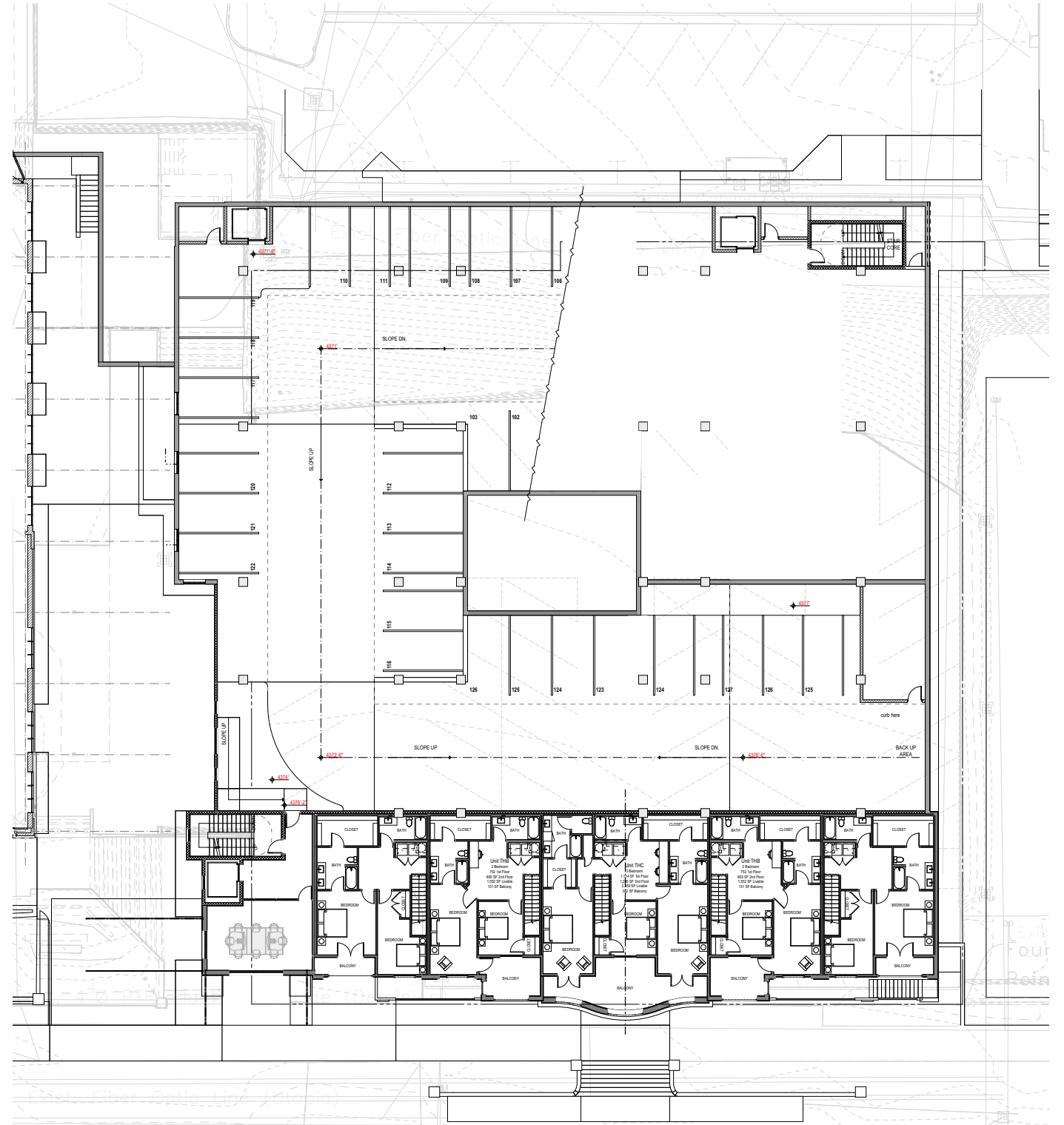
Level P3 - Parking Garage and 1st Level Common Area at Street Level

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Level P2 - Parking Garage and 1st Level Townhomes



Level P1 - Parking Garage and 2nd Level Townhomes

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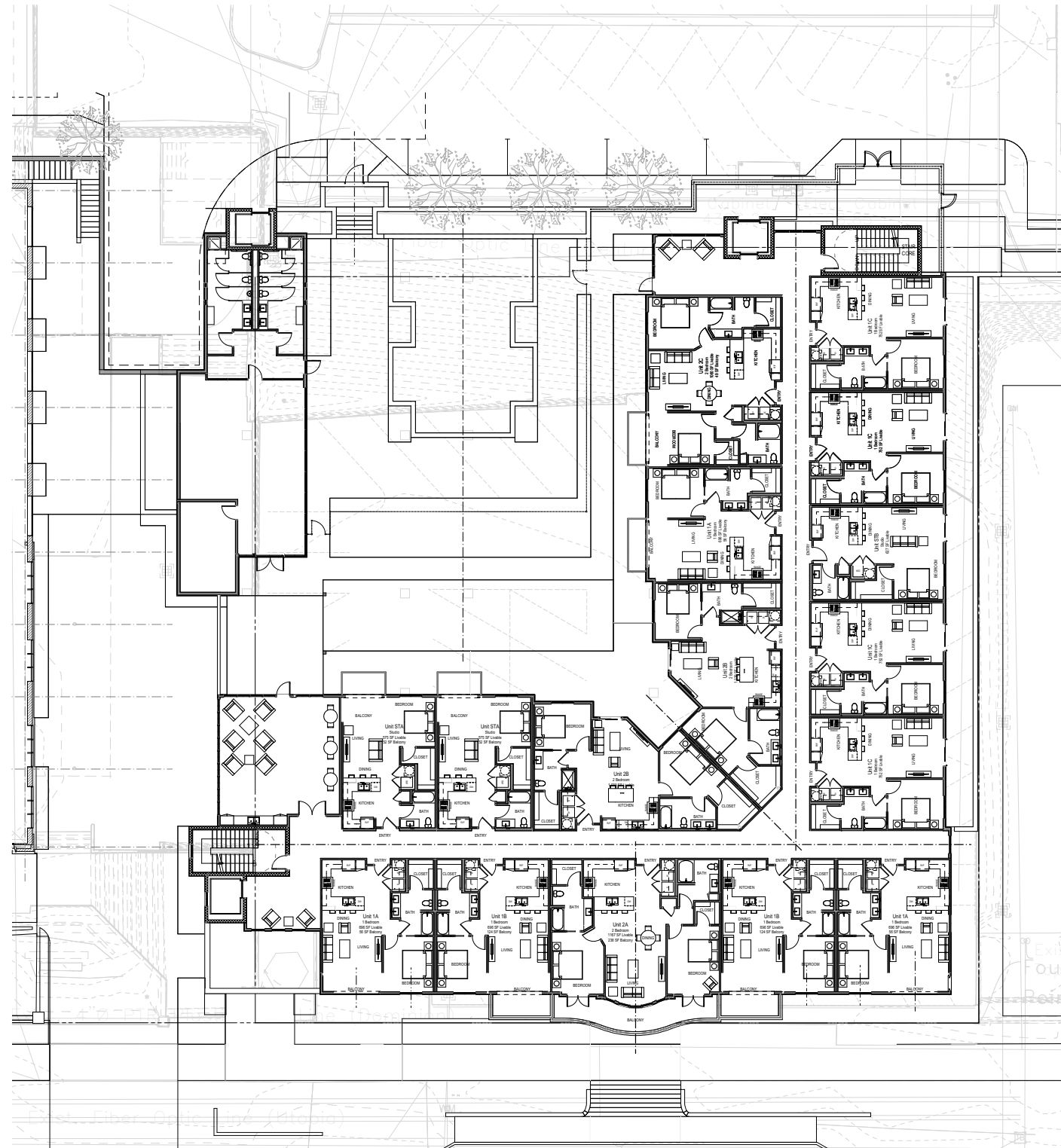
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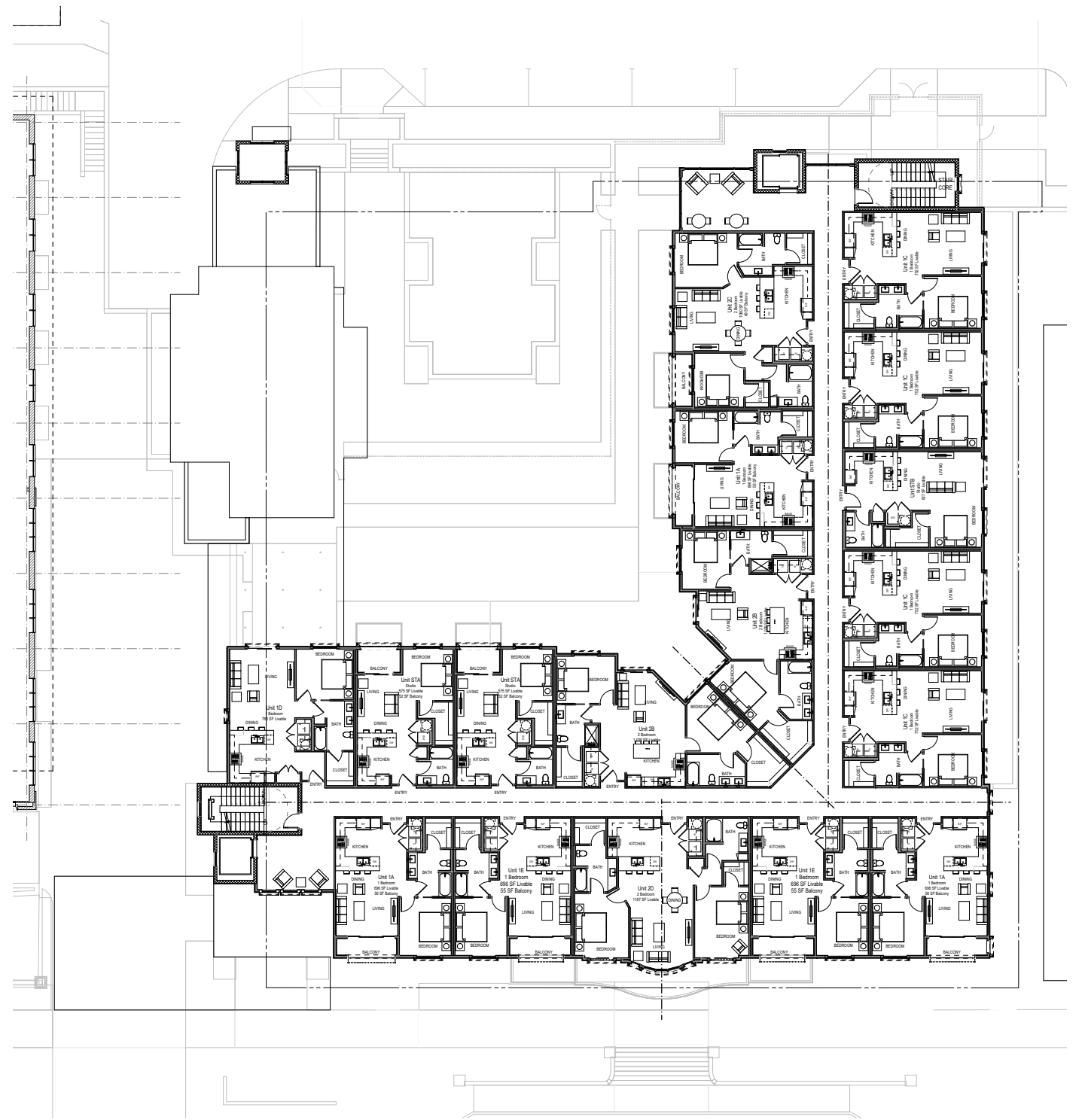


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Level L1 - Amenity on Podium and 1st Level of Stacked Flat Units



Level L2 - 2nd Level of Stacked Flat Units

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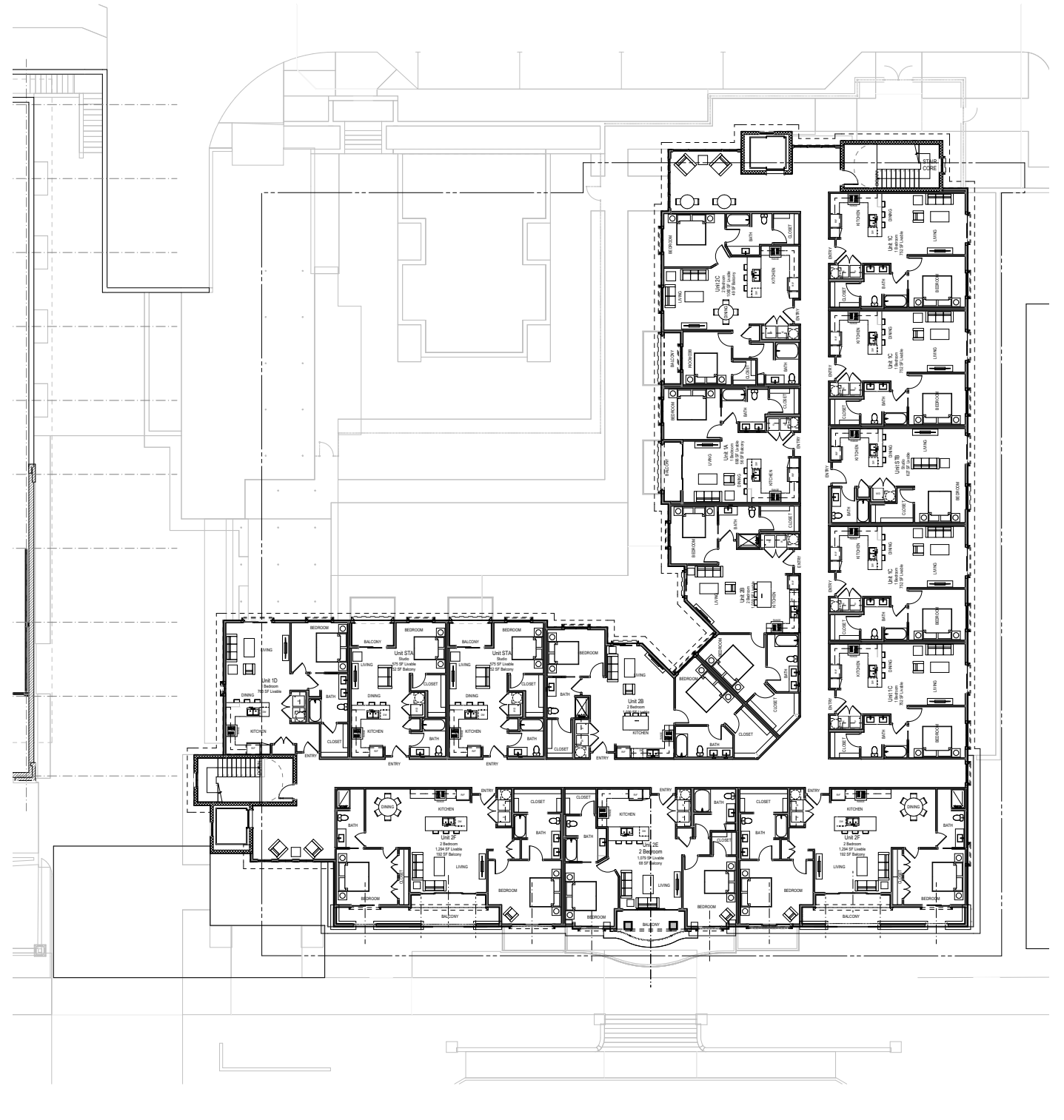


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Level L3 and L4 - 3rd and 4th Level of Stacked Flat Units



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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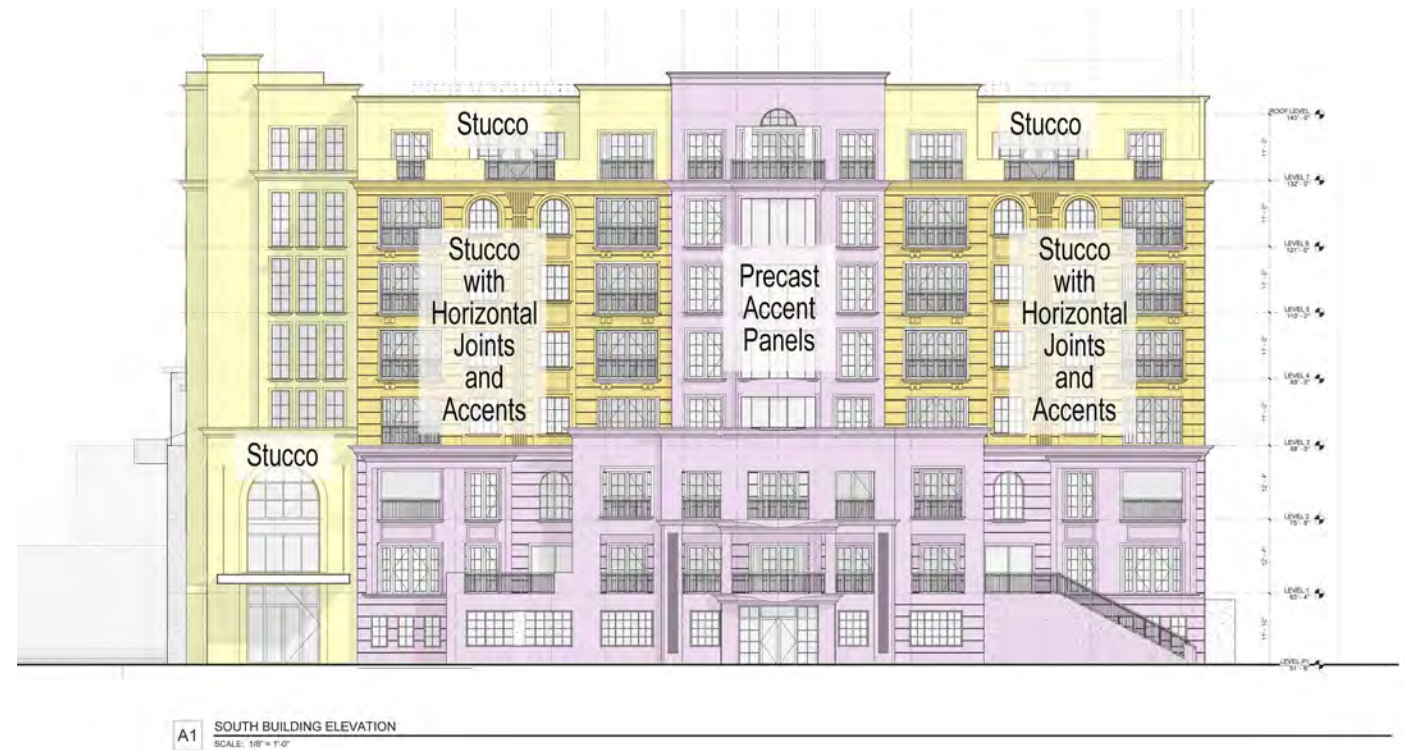
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- 1 EXTERIOR WALL - PRECAST ACCENT PANELS**
Flat and shaped profile cut stone/precast concrete panels over a rainscreen system. Integral color and finish
- 2 EXTERIOR WALL - STUCCO WITH JOINTS**
Three-coat stucco system over a rigid polyiso backing, integral color top coat. Horizontal deep square joints to form horizontal banding effect.
- 3 EXTERIOR WALL - PRECAST ACCENTS**
Shaped profile precast panels made from Fiberglass Reinforced Polymer, Fiber Cement or Lightweight Precast Concrete in fluted and decorative patterns. Integral color and finish
- 4 EXTERIOR WALL - STUCCO SMOOTH**
Three-coat stucco system over a rigid polyiso backing, integral color top coat with medium sand finish
- 5 CORNICE - PRECAST**
Shaped profile precast panels made from Fiberglass Reinforced Polymer or Fiber Cement with integral color or painted finish.
- 6 TRIM BAND - PRECAST**
Shaped profile precast panels made from Fiberglass Reinforced Polymer or Fiber Cement with integral color or painted finish.
- 7 PARAPET WALL CAP - PRECAST**
Shaped profile precast panels made from Fiberglass Reinforced Polymer or Fiber Cement with integral color or painted finish.
- 8 BALCONY SILL AND CORBEL - PRECAST**
Shaped profile precast panels made from Fiberglass Reinforced Polymer or Fiber Cement with integral color or painted finish.
- 9 BALCONY RAILING - METAL**
Flat bar and metal tube guardrail mounted to top of patio slab and anchored to side walls. Painted finish
- 10 WINDOW SILLS - PRECAST**
Shaped profile precast panels made from Fiberglass Reinforced Polymer or Fiber Cement with integral color or painted finish.
- 11 LOBBY GLASSFRONT SYSTEM**
Metal frame storefront system. Energy efficient dual pane glazing to match glazing in residential windows in the building.
- 12 CANOPY AT ENTRY**
Aluminum horizontal canopy over lobby glassfront system
- 13 WINDOWS - WOOD/ALUM FRAME**
New windows will be wood frame with dual glazing for higher energy efficiency. Wood frames will be clad with integral color, aluminum on exterior.
- 14 PATIO DOORS - WOOD/ALUM FRAME**
Patio doors will be wood frame with dual glazing for higher energy efficiency. Wood frames will be clad with integral color, aluminum on exterior.
- 15 ENTRY DOOR - METAL**
Metal frame storefront system door with sidelites and transom. Energy efficient dual pane glazing to match glazing in rest of building.
- 16 SITE WALLS**
Masonry block walls with stucco coating and painted finish. Wall caps to be precast concrete
- 17 BUILDING LIGHTS - SCNCE**
Decorative wall mounted metal and glass sconce lights for accent lighting effects

South Temple Residential Building - Color and Material Descriptions

Elks Block Redevelopment

July 15, 2021

Note: Images approximate actual color. Refer to actual samples for exact color and/or texture.

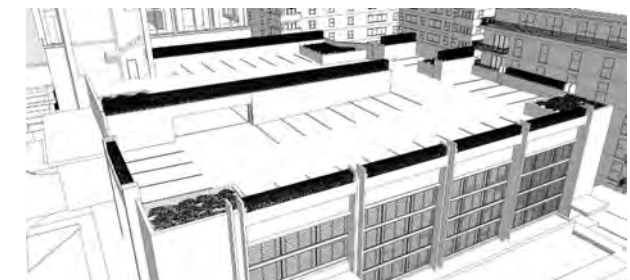
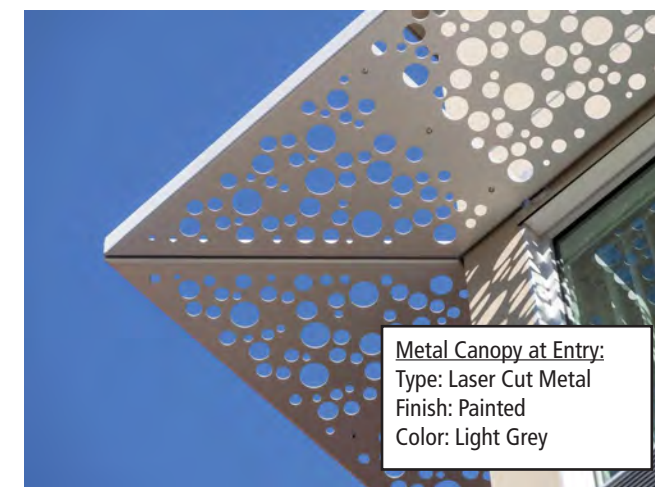
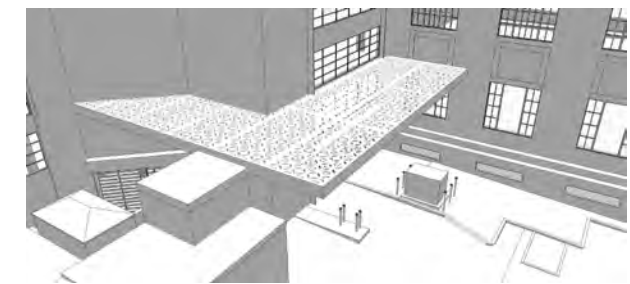
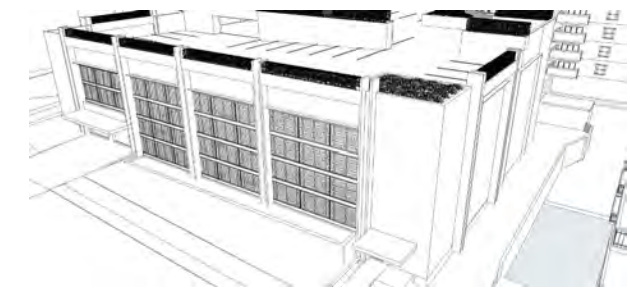
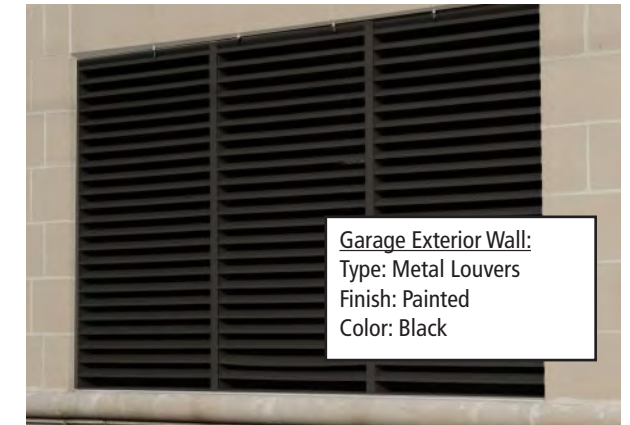
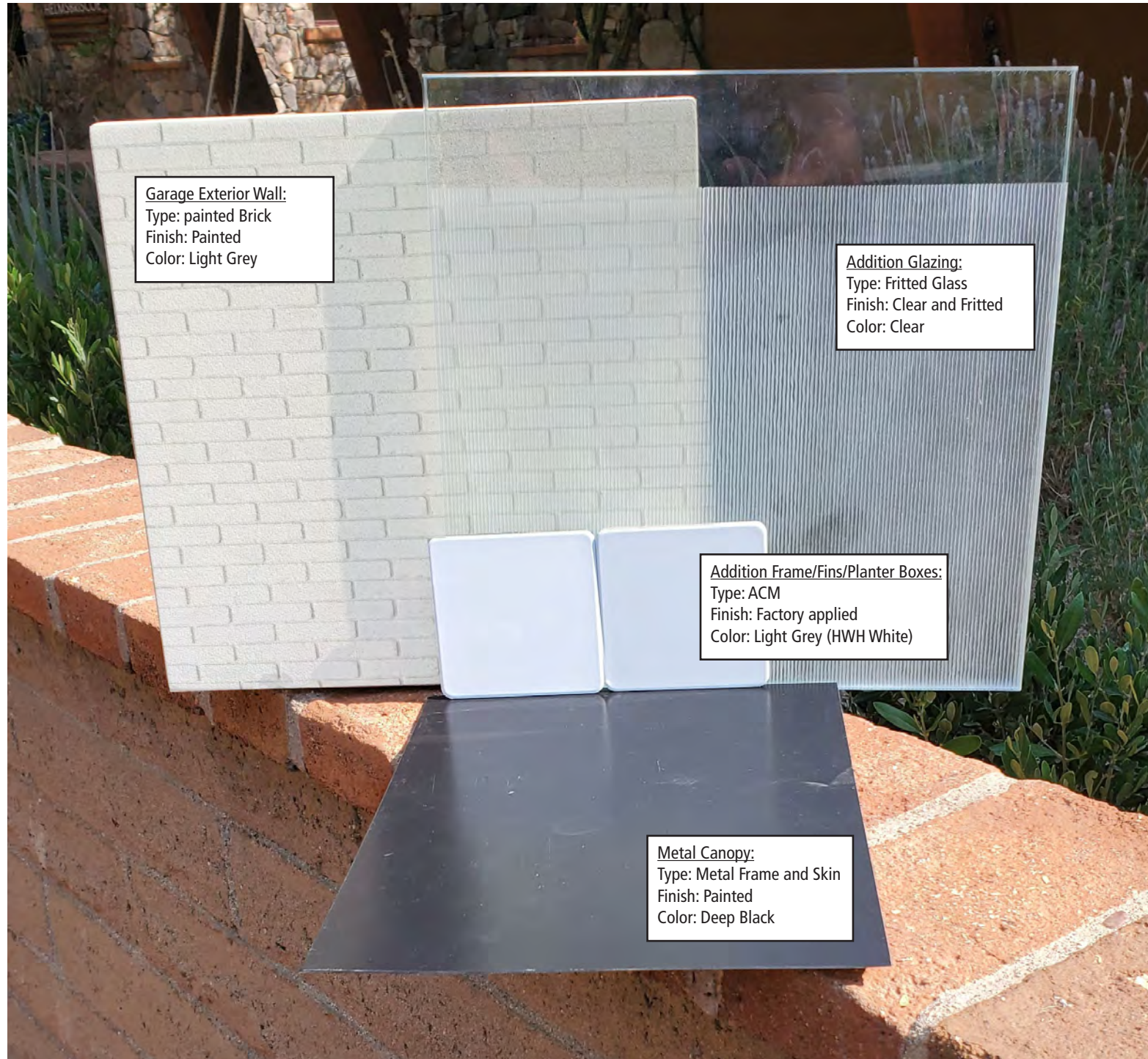


South Temple Residential Building - Color and Material Descriptions

Elks Block Redevelopment

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Elks Garage - Exterior Color and Material Palette

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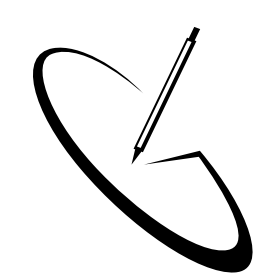
South Temple Building - 3D Model Views

Elks Block Redevelopment

May 13, 2021



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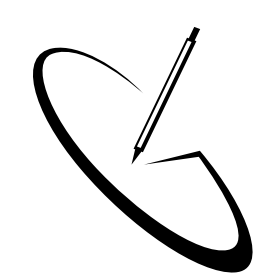
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South Temple Building - 3D Model Views

Elks Block Redevelopment

May 13, 2021



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