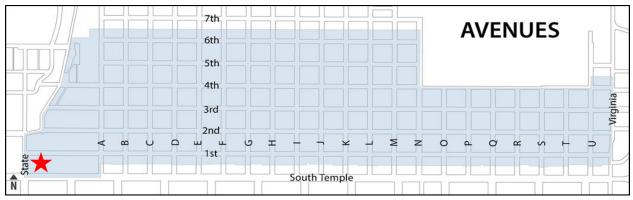
ATTACHMENT A: SITE CONTEXT MAPS & DESCRIPTION



Avenues Historic District - Approximate Location of Subject Properties Starred

EXISTING SITE CONDITIONS:



The subject site comprises nine individual properties along South Temple Street and 1st Avenue, totaling 2.93 acres in area, all of which lie within the Avenues Local Historic District. The lot is roughly T-shaped, with 340 feet of street frontage on South Temple and 464 feet on 1st Avenue. It is 334 feet deep from its south property line at South Temple to 1st Avenue. The grade change from 1st Avenue to South Temple ranges from 27 to 43 vertical feet. The site is owned by Property Reserve, Inc (PRI) which also owns several adjoining properties such as the Eagle Gate

and Gateway Apartments on State Street, which are the adjacent properties to the south, and the Brigham Street Apartments immediately east of the site on South Temple.



Figure 13 - Existing Zoning of Project Site

The Elks Club and parking garage property and vacant lot on South Temple are zoned R-MU, Residential Mixed-Use, while the properties on 1st Avenue are zoned RMF-75, High Density Multi Family Residential. These designations reflect decades of envisioning high-density residential buildings in the southwest corner of the Avenues neighborhood. In many cases this has led to demolition of multiple historic buildings as developers have seen the potential for high density development. The scale of that sort of development is one of many reasons the Avenues neighborhood organized to create a local historic district. A strong benefit of this proposal is that six small scale, historically contributing homes on 1st Avenue would be preserved in a zoning district that could potentially allow much larger buildings on a consolidated lot. Though some of these buildings were intended to house a single family, most were intended for multiple families, and previous examination of historic records show that they quickly became a version of the "missing middle" housing type that the city is now trying to reestablish.

Conversely, a dense housing pattern on these blocks have a strong historic precedent with the Covey, Kensington and similar apartments that are now over 100 years old and are in high demand. A recent study by the Planning Division's team of apprentices found that the blocks surrounding the project site stand out significantly as one of the city's densest neighborhoods of housing units.

The project site was one of the earliest developed portions of the city when members of the Church of Jesus Christ of Latter-day Saints (LDS, or Mormon Church) arrived in 1847. The site was a portion of LDS Church President Brigham Young's large holdings, and later became home to several of the many large homes built by non-Mormon families whose wealth came from mining, ranching, or commercial ventures. The site continued to evolve in the years before and after construction of the Elks Club building in 1923. The block rapidly commercialized, with former mansions either demolished or converted into offices (and later demolished). Two homes

were demolished in order to construct the Elks Club building in 1923. Members of the Alta Club later bought another former mansion site for parking.

Two large scale projects adjacent to the subject properties were completed during the 1980s and 1990s. The first project was the Eagle Gate and Gateway Apartment complex immediately adjacent to the west of the subject properties, completed in 1986. These buildings replaced highly significant historic apartment complexes after a contentious debate over their demolition. In contrast, the 1998 Brigham Apartments located just east of the project site were reviewed and approved by the city's Historic Landmarks Committee. They replaced a large surface parking lot that had been vacant since the 1960s.

The sale of the former Alta Club parking lot property to PRI provides an important opportunity for continued evolution of this site, particularly when combined with the rehabilitation of adjacent historic properties under its ownership and proposals for new multi-family housing on a vacant parking lot along S. Temple.

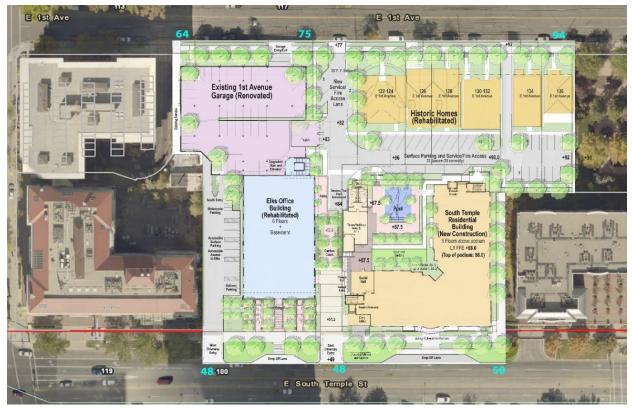


Figure 14 Aerial View of Proposed Project