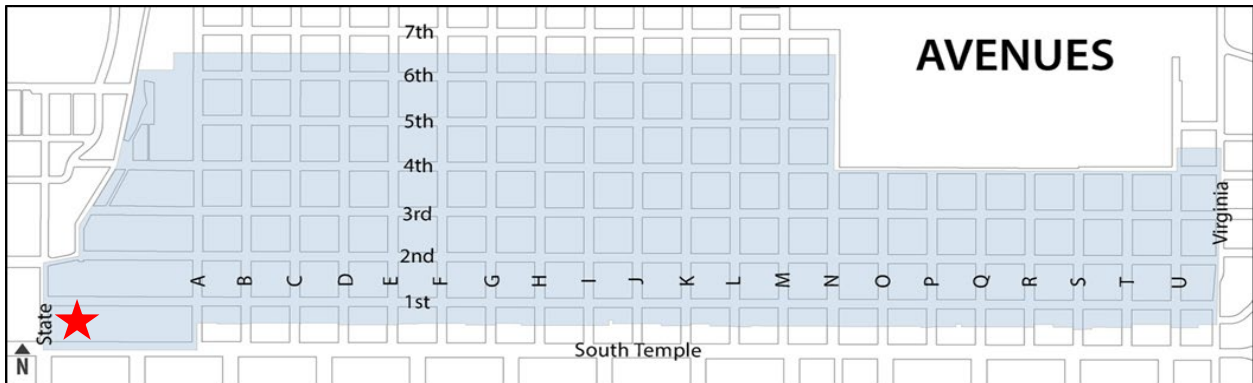
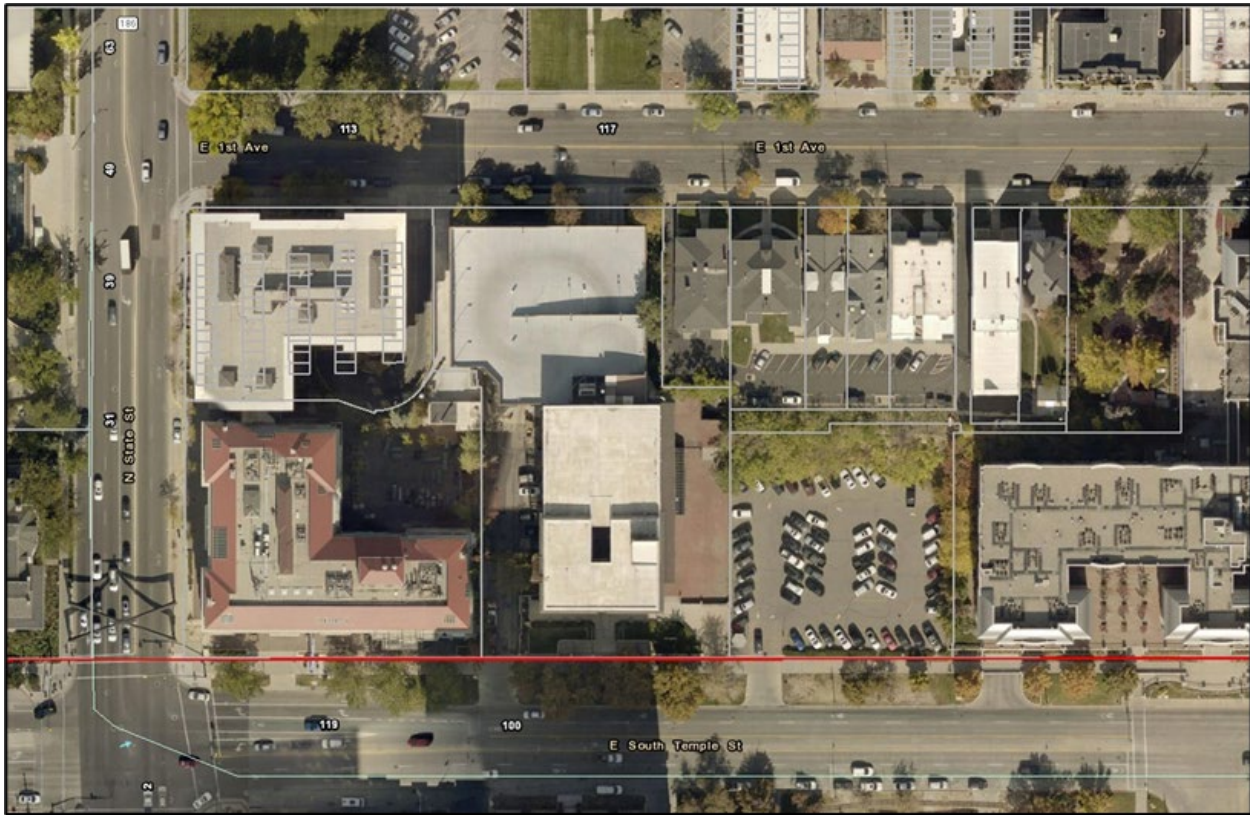


# ATTACHMENT A: SITE CONTEXT MAPS & DESCRIPTION



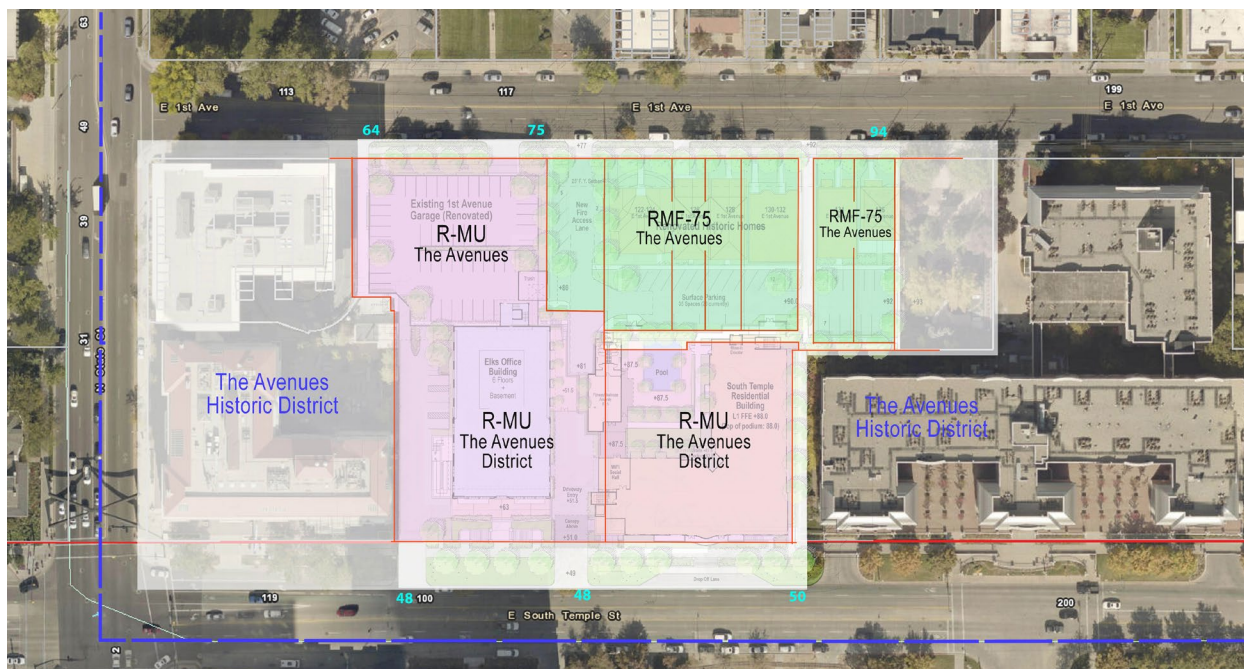
*Avenues Historic District – Approximate Location of Subject Properties Starred*

## EXISTING SITE CONDITIONS:



The subject site comprises nine individual properties along South Temple Street and 1<sup>st</sup> 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 1<sup>st</sup> Avenue. It is 334 feet deep from its south property line at South Temple to 1<sup>st</sup> Avenue. The grade change from 1<sup>st</sup> 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 1<sup>st</sup> 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 re-establish.

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

