



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Lex Traughber – Senior Planner
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Date: July 14, 2022
Re: Station 424 – Multifamily Residential Development
Petition PLNHLC2022-00233

New Construction in a Local Historic District

PROPERTY ADDRESS: 424, 436, & 438 S. 700 East, and 445 S. Green Street

PARCEL IDS: 16-05-306-002, 008 & 010, 16-05-307-008 and 16-06-435-001

HISTORIC DISTRICT: Central City

ZONING DISTRICT: TSA-UN-C (Transit Station Area District – Urban Neighborhood – Core)

MASTER PLAN: Central Community Master Plan – High Density Transit Oriented
Development

DESIGN GUIDELINES: Design Guidelines for Historic Apartments & Multifamily Buildings
in Salt Lake City

REQUEST:

Kaleb Larsen of Envision Architectural Group, representing the property owner, WDG Seventh East, LLC, is proposing a 249-unit multi-family residential development. The proposed development will include multiple unit types (consisting of studio, 1, 2 and 3 bedroom units) within a single building on the site. The building is proposed to be approximately 80 feet tall at its highest point.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards for New Construction in a Local Historic District and therefore recommends the Historic Landmark Commission approve the request.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Maps](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: TSA-UN-C Zoning Standards \(21A.26.078\)](#)
- E. [ATTACHMENT E: Design Standards \(21A.37.060\(B\)\)](#)
- F. [ATTACHMENT F: New Construction Standards \(21A.34.020.H\)](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

H. ATTACHMENT H: Department Review Comments

PROJECT DESCRIPTION

The proposed Station 424 will be a new multifamily project located on the parcels currently occupied by Modern Display, who is relocating in the summer of 2022. Station 424 has been designed to bring 249 new residences to the area. The proposed development will include multiple unit types (consisting of studio, 1, 2 and 3 bedroom units) within a single building on the site. The proposal includes demolition of the retail building and warehouse, both designated out-of-



period buildings in the Central City district. The project is designed as a 5 over 1 podium (six stories above grade), with an additional story of parking below-grade. The various building elevations vary in building height but in no case exceed 80’.

The site has frontage on three streets: 400 South, 700 East, and Green St. The project has been designed to present each street frontage with a mass typically seen in apartment projects throughout the historic district and Salt Lake City. The longest frontage is 700 East, where the project presents a hotel court shape, as outlined in the *Design Guidelines for Historic Apartment and Multifamily Buildings*. The design presents an “Apartment Block C” shape with vertical emphasis on 400 South and Green St. The frontage on 700 E has been treated with large amounts of glazing (as required in the TSA UN-C zone). The leasing, lobby and live work units front 700 East on the ground floor. Live work units with large amounts of glazing also front 400 South.

The project has two vehicular accesses, one on 700 East and one on Green Street. The 700 East access is currently a shared approach with the neighboring office building, the McArthur House. The proposed design uses this shared access to preserve



Quick Facts

Height: Varies by façade but does not exceed 80’ anywhere (See plans)

Number of Residential Units: 249 units

Ground Floor Uses: Entrance lobby/leasing, parking on the interior of the block, and bicycle storage/repair.

Upper Floor Uses: Residential units & residential amenities (Fitness, open space, club room, co-working, pool)

Exterior Materials: Glass, brick, stucco (must be real stucco, no EIFS), fiber cement panels, aluminum storefront, glass & metal railings, fiberglass windows

Parking: 196 stalls

Review Process & Standards: Design Review, TSA zoning standards, and general zoning standards.

the historic access pattern and the public parking for Station 424 is accessed on the side of the building through the shared drive (commonly known as Fuller Ave). The design of the façade adjacent to McArthur House (a contributing structure in the district) has been designed to be compatible and complimentary. The vertical emphasis and arcade relate to McArthur House, and the massing has been stepped down to relate more in scale to the surrounding buildings. The site slopes down to the west, which enables the access on Green Street to enter the sub-grade parking garage. There are two story loft units fronting the alley, and the façade has been treated with the same vertical emphasis and arcade.

Building materials include stucco (real stucco, no EIFS), brick, glass, fiber cement panel on secondary facades, glass & metal railings, aluminum storefront at the street level, fiberglass windows, and metal awnings.

In summary, Station 424 will provide much needed housing to Salt Lake City, while maintaining the character and integrity of the Central City Historic District.



APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for New Construction in a Local Historic District. The Historic Landmark Commission has decision making authority in said matters. The applicant also submitted a TSA Development Review application that was approved administratively, having met the threshold for said review. The City also approved the demolition of the non-contributing structures on the property per process outlined in the City’s Zoning Ordinance.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Character of Surrounding Development
2. How the proposal helps implement city goals and policies identified in adopted plans.
3. Compliance with Zoning Requirements

Consideration 1: Character of Surrounding Development

The subject property and the surrounding properties, are zoned TSA. This particular zoning district promotes retail, high density housing and a variety of additional uses. The site is surrounded within a context of a variety of uses, ranging from large retail outlets, multifamily residential development (Liberty Square Apartments), a gas station, a parking structure and an office structure. The current proposal consists of multi-family housing.

The periods of construction and styles also vary greatly, leaving little reference and context for this development. Even though a great portion of the historic fabric of the surrounding area has been lost, this site and the design of the proposed structures will help to become the context for future redevelopment and construction for the surrounding properties. The proposal to incorporate a contemporary flare and palette will help establish the age and the setting of the proposed structure.

Consideration 2: How the proposal helps implements city goals and policies identified in adopted plans.

Plan Salt Lake (2015)

Plan Salt Lake outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles specifically outlined in Plan Salt Lake include the following:

Growing responsibly while providing people with choices about where they live, how they live, and how they get around.

A beautiful city that is people focused.

A balanced economy that produces quality jobs and foster an environment for commerce, local business, and industry to thrive.

Staff Analysis:

The proposed multifamily development is aligned with the vision and guiding principles contained in Plan Salt Lake and is supported by the policies and strategies in the document.

Central Community Master Plan (2005)

Several goals and criteria in the *Central Community Master Plan* are applicable to this project. The plan's Vision for the Future identifies several applicable criteria among four goals:

Livable communities and neighborhoods

- A variety of residential land use supports all types of housing and the affordability of the housing stock.
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.

Vital and sustainable commerce

- Increased pedestrian accessibility and cultural activities encourage more housing that supports the employment center of the downtown area.
- An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.

Unique and active places

- New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.
- Existing destination centers and gathering places are enhanced through urban design recommendations.

Pedestrian mobility and accessibility

- Children, senior adults, and those with disabilities can access destination points without being threatened by vehicular movement.
- Improved pedestrian movement along arterials and collectors ensures pedestrian safety.

21A.34.020 H- Historic Preservation Overlay District

Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Staff Analysis:

The purpose of the Historic Preservation Overlay District (21A.34.020A.2.) is to allow the development and redevelopment of historic properties with the caveat that any new development would need to be compatible with the existing development. An underlying goal of these provisions is to allow property owners to derive positive economic benefit and enjoyment from their property while balancing these actions and desires with protecting structures and sites that contribute to the unique cultural and historic fabric of the City. This purpose statement was intended to provide a balance between protection and development.

Consideration 3: Compliance with Zoning Requirements

The proposal substantially complies with all zoning requirements including standards outlined in the TSA Zone (21A.26.070), Design Standards (21A.37.050), and New Construction Standards in a Local Historic District (21A.34.020H).

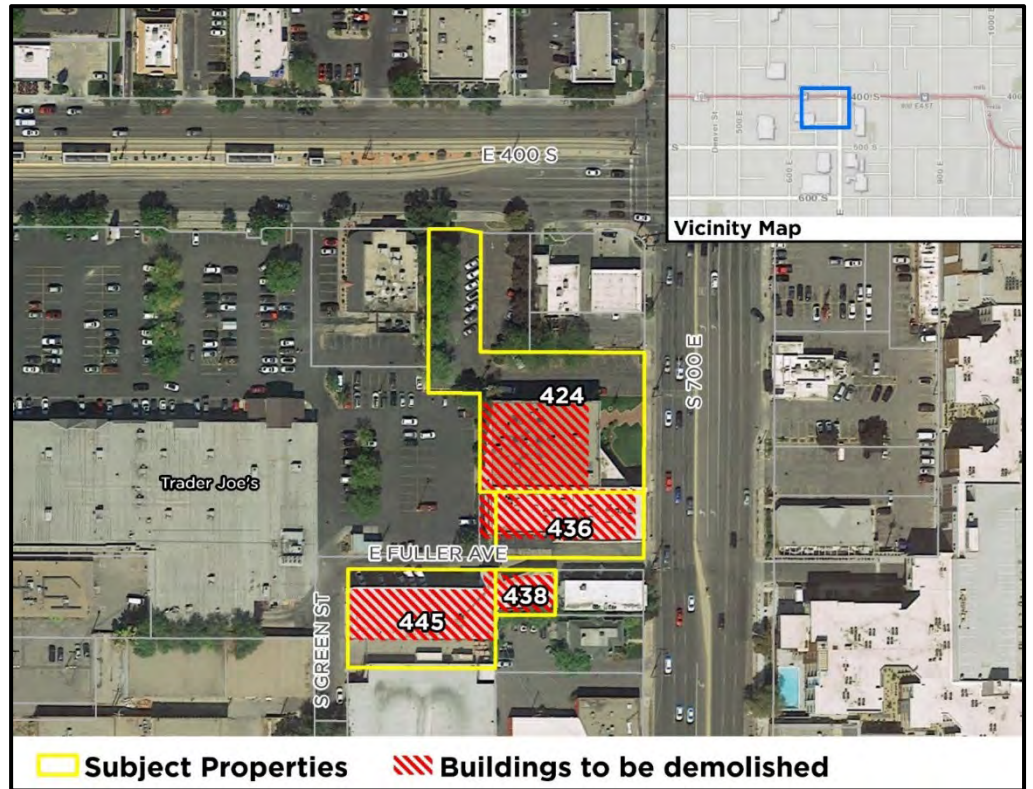
STAFF RECOMMENDATION

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards for New Construction in a Local Historic District and therefore recommends the Historic Landmark Commission approve the request.

NEXT STEPS

Should the HLC approve the New Construction request, the applicant will need to submit an application to consolidate the subject lots prior to proceeding to the building permit stage.

ATTACHMENT A: Vicinity Maps



ATTACHMENT B: Plan Set

ATTACHMENT C: Property and Vicinity Photos



Streetscape on 400 South and surface parking lot.



Surface Parking Lot on 400 South.



Modern Display Building on 700 East.



Looking west down Fuller Ave from 700 East. McArthur House Office Building and Modern Display warehouse buildings are on the left.



Modern Display warehouse buildings on Fuller Avenue.



Looking south down Green Street toward Trolley Square.



Existing Conditions:

The site currently consists of the Modern Display commercial use, associated warehouses, and surface parking.

TSA-UN-C (Transit Station Area-Urban Neighborhood-Core)

The purpose of the core area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area is generally within a (1/4) mile walk of a transit station platform. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm. Buildings in this area should have minimal setbacks to encourage active outdoor use adjacent to the sidewalk, such as outdoor dining and patios that reflect the desired character of the area. Building facades should be varied and articulated, include storefronts adjacent to the street, windows on the street level and have clearly defined entrances to provide visual interest to pedestrians. Building should be a minimum of two (2) or three (3) stories in height, depending on location in order to define the street edge. Arcades, bays and balconies are encouraged. The configuration of buildings must balance the needs of all modes of circulation with the safety and comfort of pedestrians and bicyclists. A vertical mix of uses, with office and residential above ground floor commercial uses is encouraged. A minimum of (30) dwelling units per acre is encouraged within the core.

**Zoning Ordinance Standards for APPLICABLE ZONING ORDINANCE STANDARDS
(21A.26.078)**

Standard	Proposed	Finding
Minimum Lot Area: 2,500 square feet	~69,000 square feet	Complies
Minimum Lot Width: 40 feet	140 feet at narrowest point facing 400 S	Complies
Maximum Building Height: 75 feet + an extra story with TSA score (±85 ft) Minimum Building Height: 25 feet	Without the top story, the building does not exceed 75 feet. The building's maximum height is ~79.5 feet	Complies
Front Yard Setback: <i>400 S:</i> 10-ft minimum and at least 50% of street-facing façade built to minimum <i>700 E:</i> 5-ft minimum and at least 50% of street-facing façade built to minimum	<i>400 S:</i> at least 50% of the building's façade is within 10 feet of the property line <i>700 E:</i> at least 50% of the building's façade is within 5 feet of the property line	Complies
Interior Side Setback: none	Varies from 5 to 20 feet	Complies
Rear Yard Setback: none	75 feet	Complies
Open Space: 1 sq-ft per 10 sq ft of lot area, up to 5,000 square feet in core areas	There is more than 20,000 square feet of qualifying open space proposed	Complies

Landscaping: At least 30% of the front or corner side yard is covered with live plant material (if patios or other outdoor public spaces are present)	At least 30% of the front and corner side yards will be covered with live plant material	Complies
Landscaping: At least 1 shade tree per 30 ft in yards deeper than 10 feet	Shade trees are present wherever the front yard setback is greater than 10 feet	Complies
Outdoor Public Space: At least 30% of the front or corner side yard has outdoor plaza, dining or patio	Area within the front and corner side yards appear to be designed as outdoor public space	Complies
Entries: Must have a design feature listed under 21A.26.078.F.2.c	There is a 5-ft awning over all entrances	Complies

ATTACHMENT E:

Design Standards (21A.37.060(B))

Requirement	Standard	Proposed	Finding
<p>Ground Floor Use (21A.37.050.A)</p> <p>400 S Ground Floor Use (21A.26.078.F.2.d)</p>	<p>Option 1: Must occupy at least 60% of ground-floor façade length (excluding parking access)</p> <p>400 S: Uses must be commercial, institutional, or live/work units</p>	<p>100% of the ground floor is occupied by a permitted use with at least 25-foot depth</p> <p>Live/work units proposed at 400 S façade. Section 21A.26.078F.2.d has special requirements which the applicant indicates that they meet.</p>	Complies
<p>Building Materials, ground floor (21A.37.050.B.1)</p>	At least 90% of street-facing facades must be clad in durable materials (excluding doors and windows)	100% of the upper floor facades are proposed to be clad in either brick or fiber cement board (excluding doors and windows)	Complies
<p>Building Materials, upper floors (21A.37.050.B.2)</p>	At least 60% of street-facing facades must be clad in durable materials (excluding doors and windows)	100% of the ground floor will be clad in either brick or fiber cement board (excluding doors and windows)	Complies
<p>Glass: ground floor (21A.37.050.C.1)</p>	60% of street-facing façades must have transparent glass	~ 60% of both the 700 E- and 400 S-facing façades are covered in transparent glass	Complies
<p>Building Entrances (21A.37.050.D)</p>	Required every 40 feet	Present	Complies
<p>Blank wall: maximum length (21A.37.050.E)</p>	15 feet	The longest blank wall is 7 feet	Complies
<p>Max Length of Street-facing Façade (21A.37.050.F)</p>	200 ft	The 400 S façade is ~85 feet wide and the 700 E façade is ~185 feet wide.	Complies
<p>Lighting: exterior (21A.37.050.H)</p>	All proposed exterior lighting must be directed downward.	No lighting plan has been submitted. Materials submitted by the applicant indicate that the proposed project will comply with this standard.	This standard will be reviewed during the building permit application stage
<p>Lighting: parking lot (21A.37.050.I)</p>	All lighting for parking lots cannot exceed 16 feet in height and must be directed downward when adjacent to a residential zoning district	There is no residential district adjacent to the subject property.	Complies

Screening of mechanical equipment <u>(21A.37.050.J)</u>	All mechanical equipment must be screened from view	All mechanical equipment will either be located on the roof or within the building	Complies
Screening of service areas <u>(21A.37.050.K)</u>	Screened from public view	All services areas are located within the proposed building	Complies
Ground-floor Residential Entrances <u>(21A.37.050.L)</u>	Not required. This is not a single-family dwelling	n/a	n/a

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).

STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed directly via the links below.

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

Design Standards for New Construction	Design Guidelines for New Construction	Analysis - Complies/Does Not Comply
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1. Settlement Patterns & Neighborhood Character

a. Block and Street Patterns

The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted city plan.

Settlement Patterns & Neighborhood Character

Block, Street & Site Patterns - Design Objective

The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.

12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following:

- Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.
- Reinstate sections of secondary street and/or alleys where these have been lost.
- Design for the particular street patterns of e.g. Capitol Hill.
- Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.
- Refer to the specific design guidelines for the historic district for additional details and considerations.

12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced.

- Retain historic alignments and widths wherever possible.
- Plan the site to avoid adversely affecting the historic integrity of this pattern.

12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.

- Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:
- Direct and quieter street frontage for smaller buildings.
- Rear access to the property and to accessory buildings.

Staff Analysis: Complies

Block, street, and alley patterns have been preserved. Fuller Avenue, a private drive, private property, exists on the site. The drive has been used as a delivery route for Modern Display and an access for parking at the neighboring office building, the McArthur House.

In the proposed design, the common vehicular access point on 700 East has been preserved and emphasized. The access for public and private parking for Station 424 has been located on the side of the common access away from public view. This creates a functional parking area for McArthur House and a pleasing break in massing along the street, consistent with the historic pattern.

Pedestrian and vehicular accesses have also been incorporated into the frontage on Green Street. This provides a secondary entrance to the parking area. The loft units on this street frontage will compliment the townhomes across the Green Street.

	<ul style="list-style-type: none"> • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood. 	
<p><u>1. Settlement Patterns & Neighborhood Character</u></p> <p>b. Lot and Site Patterns The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p>	<p>12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate ‘fine grain’ of the neighborhood.</p> <ul style="list-style-type: none"> • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. <p>12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. 	<p>Staff Analysis: Complies</p> <p>The lots being combined for the project all have the same current use (Modern Display), and the assembly of these lots will not adversely affect the historic pattern of the block.</p> <p>The project has been situated and designed to compliment the existing buildings on the block. While the proposed building is taller than the existing Modern Display buildings, the proposed design moves the buildings farther away from the McArthur House office building and the relationship between the buildings has been thoughtfully incorporated into the design and site layout of the project.</p> <p>City master plan visions for the TSA-UN-C zone support development of the area with an emphasis on housing and access to transit. The project has been designed to comply with all zoning requirements and master plans, while being sensitive to the historic character of the block.</p>

<p><u>1. Settlement Patterns & Neighborhood Character</u> c. The Public Realm The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>	<p>The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p>12.6 A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p>12.7 A building should engage with the street through a sequence of public to semi-private spaces.</p> <p>12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <p>12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. 	<p>Staff Analysis: Complies</p> <p>As demonstrated on sheet 004 & 006 of the submitted drawings, the proposed building footprint is situated to enhance the frontage along 700 E, 400 S, and Green St. The setbacks are consistent with all buildings along each street, except for 400 S, which has very little historic character and specific zoning and landscape requirements. Along each street frontage, the building setback meets the city required maximums, framing each street. On the longest frontage, 700 E, the building is articulated to create smaller courts at the entrances to live/work units, creating an inviting semi-private space which interacts with the sidewalk and provides a buffer between the street and more private residential uses on the upper levels.</p> <p>While the building doesn't have a "corner" property, the massing and material changes visible from the corner of 400 S and 700 E have been carefully designed to appear less massive. The north wing, facing 400 S, is one story shorter than the rest of the project, which helps break up the mass of the project.</p>
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1. Settlement Patterns & Neighborhood Character

d. Building Placement Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.

Building Placement, Orientation & Use - Design Objective

A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.

12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

12.11 The front and the entrance of the building should orient to and engage with the street.

- A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
- An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.

12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.

12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:

- Reducing the bulk and the scale of the building.
- Configuration for residential amenity and casual social interaction.
- Shelter from traffic and traffic noise.
- Plan for solar access and seasonal shade.
- Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.

- Locate and design to preserve neighboring privacy.

Staff Analysis: Complies

The main public entrance to the project is located on 700 E, at the south end of the project. This opens to the leasing/lounge area and provides circulation for residents of the building. The other entrances along 700 E, 400 S, and Green St. are mostly live/work units. All entrances have been designed with porches and awnings consistent with zoning requirements. These entry features help the building engage with the street.

The setbacks have been varied to create courts at ground level and reduce the bulk and massing of the building.

The accesses to the project have been placed carefully to maximize convenience for pedestrians and minimize the visibility of vehicular traffic and parking.

Two elevated common amenity decks have been provided for the residents, both facing 700 E. One is provided on top of the podium at level 2 for outdoor gathering and activities. The other is provided on level 6 and contains the pool area.

Most units have been designed with private decks, or larger patios at ground level. The ground floor patios on the north wing open into a common, secured outdoor space for semi-private gathering.

	<ul style="list-style-type: none">• Plan and design for landscape amenity and best practices in sustainable design. (PART IV) <p>12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none">• Private space should be contiguous with the unit.• Private space should be clearly distinguished from common open space. <p>12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none">• See Guidelines for Sustainable Design (PART IV)	
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1. Settlement Patterns & Neighborhood

Character

e. Building Orientation

The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face

12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

12.11 The front and the entrance of the building should orient to and engage with the street.

- A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
- An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.

12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.

- Private space should be contiguous with the unit.
- Private space should be clearly distinguished from common open space.

12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.

- See Guidelines for Sustainable Design (PART IV)

Staff Analysis: Complies

Building entrances along all street fronts are oriented such that they address the street and respect what little historic pattern/context that exists along said street fronts. The setbacks of the building are consistent with adjacent land uses.

<p><u>2. Site Access, Parking & Services</u></p> <p>a. Site Access</p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>Site Access, Parking & Services - Design Objective</p> <p>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p>12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p>12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. <p>12.18 Where the secondary street or alley network is available, rear public access should be retained and used.</p> <ul style="list-style-type: none"> • Residential access options to the site and building should be retained and/or maximized. • Alternative vehicular access from secondary streets and alleys should be retained and reused. <p>12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.</p> <p>12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage</p> <p>12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance.</p>	<p>Staff Analysis: Complies</p> <p>Pedestrian accesses are provided at each street facing facade in a similar manner to other large projects in the historic context, and in compliance with the TSA zoning requirements.</p> <p>The project contains vehicular access on 700 E and Green Street. The 700 East access is located on the side of the building, and will not be visible from the street. It is accessed from a shared drive between the project and the McArthur house, which is encouraged by the guidelines. The access on Green Street is incorporated into the arcade of columns on the street facing façade.</p> <p>These two vehicular accesses are the least intrusive possible options and shield vehicular circulation from public view. There are only (2) curb cuts for the project, one of which is combined with the access for the McArthur House.</p> <p>Bicycle storage has been centrally provided inside the building, closest to the north wing. Bike racks have also been provided in the common secured court on the east side of the north wing. Residents entering from 700 E or Green St. can access the storage through the pedestrian entrances and through the parking area.</p> <p>All parking is located inside the building, below the residential units. No surface parking is proposed.</p>
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	<ul style="list-style-type: none">• Place vehicle access away from commercial uses such as cafe, restaurant or retail. <p>12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none">• A vehicular entrance which incorporates a ramp should be screened from street views.• Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none">• Avoid curb cuts and driveways close to street corners. <p>12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none">• Curb cuts should be shared between groups of buildings and uses where possible.• Joint driveway access is encouraged. <p>12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none">• Surface parking areas should be screened from views from the street and adjacent residential properties.	
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<p>2. Site Access, Parking & Services</p> <p>b. Site and Building Services and Utilities. Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>Site & Building Services & Utilities - Design Objective The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p>12.26 Utility areas and other ground level building services should be situated away from the frontage of the building.</p> <ul style="list-style-type: none"> • Screen from street views and adjacent buildings. • Integrate these facilities with the architecture of the building through design, color and the choice of materials. <p>12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.</p> <ul style="list-style-type: none"> • Locate the utility equipment within an architectural screen or dedicated housing. • Enclose the facility within a roof that is an integral part of the building. • Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. • Finish to match the building where visibility might occur. <p>12.28 Mechanical services should be acoustically screened from nearby residential properties.</p> <ul style="list-style-type: none"> • Screening should be compatible with and also integrated into the design of the building. <p>12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.</p> <ul style="list-style-type: none"> • Avoid placing AC or other equipment in balcony spaces. <p>12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.</p>	<p>Staff Analysis: Complies</p> <p>Site utilities and building services are still in design, but will be shielded from public view as much as possible.</p> <p>Trash and loading areas will take place on the southwest corner of the project, between the building and the adjacent parking garage. Electrical equipment is also anticipated in this area. This is the least visible and most convenient location on the site.</p> <p>All service areas will be screened per zoning requirements.</p> <p>Rooftop mechanical units will be centered on the building, and hidden from public view by parapets.</p> <p>Venting of each unit will be routed up through the roof and screened by parapets wherever possible. Vents that must penetrate the façade will be grouped, coordinated, and treated with paint or screening to match the façade.</p> <p>No plans exist for common satellite or TV equipment at this time.</p>
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	<ul style="list-style-type: none">• Coordinate, group and screen from view where any might penetrate the facade.• Finish to match the facade color unless specifically designed as a detailed architectural embellishment. <p>12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way.</p> <ul style="list-style-type: none">• Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.	
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3. Landscape and Lighting

a. Grading of Land

The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.

Front Yard Landscape - Design Objective

The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.

12.32 The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.

- Evaluate existing historic patterns and character.
- Design a creative complement to the established historic character.

12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.

- Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting.
- Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.
- Design any fencing to be low and transparent in form.

12.34 Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.

- Reflect the historic grading and landscaping of the area between the street pavement and the building.
- The building should readily engage with the street and public realm.

Staff Analysis: Complies

Most streets in the Central City Historic District have a running slope, which is the case with 700 E and 400 S. Many larger buildings have historically treated the slope with raised porches or plinths, and others have used sunken patios created with retaining walls.

The 700 E façade of Station 424 employs both strategies, while providing continuous engagement with the public way. The ground floor elevation has been carefully placed to achieve a raised plinth in front of the main public entry on the south end of the project. The grade rises to the north. Where the building steps back to form a courtyard, the grade is even with the sidewalk, making for easier and more inviting access. As the grade rises even farther to the north, the entries to the live/work units become slightly sunken, which creates a more semi-private entry.

The 400 S facade is almost entirely at grade, or slightly sunken to create a more semi-private entry to the live/work units facing the street.

<p>3. Landscape and Lighting</p> <p>b. Landscape Structures Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p>12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none">• Design any seating as a creative element of the landscape design.• Low walls in the landscape design can provide the opportunity for integrated informal seating.• Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.	<p>Staff Analysis: Complies</p> <p>The raised and sunken yards fronting public streets are treated with steps using a mix of patterned concrete and pavers.</p> <p>As the building façade steps back from the street, small courts are created with planting and small retaining walls.</p>
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3. Landscape and Lighting

c. Lighting

Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.

Lighting - Design Objective

External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.

12.36 Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.

- Design to avoid light trespass beyond the area to be lit.
- Design for creative and discrete task lighting.

12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.

- Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting.
- Design building light fixtures for architectural quality and durability.
- Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.

12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.

12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.

- Light specific design features.
- Avoid light trespass and glare.

12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.

- Plan and design supply runs at an early stage to avoid external surface conduit and equipment.

Staff Analysis: Must comply at the time of building permit approval.

Building lighting has not been fully designed, but there will be no building lighting that trespasses onto neighboring properties, or excessively illuminates balconies, terraces, or other design features.

	<ul style="list-style-type: none">• Conceal within, or integrate with, the design of the building. <p>12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.</p> <ul style="list-style-type: none">• Use effective 'cut-off' shields to confine light spread.• Position light fittings to reduce public visibility.• Choose fittings and finishes that complement the design of the building.	
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4. Building Form and Scale

a. Character of the Street Block

The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.

(1) Height

The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

(2) Width

The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.

(3) Massing

The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.

(4) Roof Forms

The building incorporates roof shapes that reflect forms found in the historic context and the block face.

Building Form & Scale - Design Objective

The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.

12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

- Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.
- The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.

12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:

- Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.
- Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.
- Design window openings that are similar in scale to those seen traditionally.
- Articulate and design balconies that reflect traditional form and scale.
- Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.
- Use building materials of traditional dimensions, e.g. brick, stone, terracotta.
- Choose materials that express a variation in color and/or texture, either individually or communally.

12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.

Staff Analysis: Complies

The building has been subdivided horizontally and vertically to create smaller modules that relate in scale to other buildings in the area. On the southeast corner of the project, the building presents a 3-story brick base, which then steps back and changes material for the next two stories. This area has been treated with lower modules to relate more closely to the smaller two-story historic properties to the south. Toward the middle of the block, the modules are taller, but are still in scale with apartment and office buildings found in the district.

The massing presents forms seen in traditional apartment buildings. 700 E is treated by a traditional U-Court mass, with two wings framing a ground floor courtyard, and amenity deck at podium level. Green Street and 400 S are fronted by a single wing of double-loaded residential units, which is a very common shape for apartments in the district. No single plane or wing exceeds a traditional width for apartments in the district.

These masses, as well as the window sizes, balconies, and entrances reinforce a human scale.

Architectural symmetry has been evaluated and used to create a cohesive design that reflects traditional shapes and massing. The ground floor is designed with an arcade of columns (in most cases symmetrically spaced) to reinforce the feeling of a solid “base”. The spacing varies based on the use of the space. More public spaces and prominent mixed-use spaces are treated with wider column spacing to open up more glazing and create a more semi-public commercial feeling. In the other live/work units or more private areas, the columns are more closely spaced to give the feeling of a more private entrance.

These columns continue to the upper stories to give a vertical emphasis to the façade. On the southeast wing, metal I-beam columns continue this pattern to the rooftop deck, which is a nod to the mid-century architecture of the McArthur house.

	<ul style="list-style-type: none"> • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. <p>12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.</p> <ul style="list-style-type: none"> • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade. <p>12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.</p> <ul style="list-style-type: none"> • This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting. 	<p>The overall height of the project is in scale with other apartment developments in the historic district, and the TSA zone. As previously noted, the scale and massing of the building volumes have been carefully designed to reduce the visual impact of the building.</p> <p>Brick has been used on the lower floors to add visual weight to the bottom of the buildings. The brick base changes height on the different volumes in order to vary the façade and create interest. The ground floor is designed with a taller (14') floor-to-floor height than the other floors in the project.</p> <p>The materials change on the upper floors and they have been strategically stepped to reduce the perceived height of the building.</p> <p>As previously noted, the proposed design presents widths commonly seen in historic apartment projects. Both 400 S and Green Street are fronted by a single wing of apartments, while 700 E is fronted by a U-court design. Walls have been stepped both vertically and horizontally along street facing facades to break up the mass into smaller, more traditional widths.</p> <p>The roof is flat and treated with simple parapets, which are characteristic of historic apartments in the district and help to reduce the perceived height of the buildings.</p>
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- Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.
- Height - Design Objective**
 The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.
- 12.48** The building height should be compatible with the historic setting and context.
- The immediate and wider historic contexts are both of importance.
 - The impact upon adjacent historic buildings will be paramount in terms of scale and form.
- 12.49** Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.
- 12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building.
- Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.
 - Restrict maximum building height to particular sections of the depth and length of the building.
- 12.51** The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.
- 12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale.
- Design a distinctive and a taller first floor for the primary and secondary facades.
 - Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.

- Design a hierarchy of window height and/or width, when defining the fenestration pattern.
- Consider designing for a distinctive projecting balcony arrangement and hierarchy.
- Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.

Width - Design Objective

The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.

12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.

- Reflect the modulation width of larger historic apartment buildings.
- If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context.
- Step back sections of the wall plane to create the impression of similar facade widths to those of the historic setting.

Massing

12.54 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context.

- Modulate the building where height and scale are greater than the context.
- Arrange the massing to step down adjacent to a smaller scale building.
- Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.

Roof Forms

12.55 The proportions and roof forms of a new multifamily building should be designed to

	<p>respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none">• Focus on maintaining a sense of human scale.• The variety often inherent in the context can provide a range of design options for compatible new roof forms.• Vary the massing across the street façade/s and along the length of the building on the side facades.• Respect adjacent lower buildings by stepping down additional height in the design of a new building.	
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5. Building Character

a. Façade Articulation and Proportion

The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.

(1) Rhythm of Openings

The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.

(2) Proportion and Scale of Openings

The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.

(3) Ratio of Wall to Openings

Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.

(4) Balconies, Porches, and External Stairs

The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.

Façade Articulation, Proportion & Visual Emphasis - Design Objective

The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.

12.56 Roof forms should reflect those seen traditionally in the block and within the historic district.

- Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.
- Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings.
- Where it is expressed, roof pitch and form should be designed to relate to the context.
- In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions.
- Consider roof profiles when planning the location and screening of rooftop utilities.

12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.

- The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.
- The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.
- With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.
- See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more

Staff Analysis: Complies

The facade design has been influenced by various historic apartment buildings in the district, as well as commercial buildings including Trolley Square. A variety of design elements have been incorporated in facades that reflect themes commonly seen in the district, such as: vertical emphasis, arcades, columns, and wide glass expanses at street facing facades.

The rhythm, proportion, and scale of openings on the residential facades have been designed to be consistent with historic apartment buildings in the district.

On street facing facades, more glazing has been designed (as required by TSA zoning) and a more commercial facade is presented. these facades have been influenced by Trolley Square and other commercial buildings in the district.

information on district character and façade proportions.

12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:

- Vary the planes of the façade for all or part of the height of the building.
- Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.
- Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.
- Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.
- Vary the planes of the primary and secondary facades to articulate further modeling of the composition.
- Design for a distinctive form and stature of primary entrance.
- Compose the fenestration in the form of vertically proportioned windows.
- Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.

12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following:

- The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.
- Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.
- Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.

- Design a distinct foundation course.
- Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.
- Design the fenestration to create and/or reflect the hierarchy of the façade composition.
- Change the materials and/or color to distinguish the design of specific levels.

Solid to Void Ratio, Window Scale & Proportion - Design Objective

The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.

12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following:

- Achieve a balance, avoiding areas of too much wall or too much window.
- Large surfaces of glass can be inappropriate in a context of smaller residential buildings.
- Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.
- Window mullions can reduce the apparent scale of a larger window.
- Window frame and mullion scale and profiles should be designed to equate with the composition.

12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

Fenestration - Design Objective

The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context.

12.62 Public and more important interior spaces should be planned and designed to face the street.

- Their fenestration pattern consequently becomes a significant design element of the primary facade/s.
- Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.

12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.

- Design for a similar scale of window and window spacing.
- Reflect characteristic window proportions, spacing and patterns.
- Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context.
- Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.
- Emphasize the fenestration pattern by distinct windows reveals.
- Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

Balconies & Entrance - Design Objective

The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.

12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.

- Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent.

	<ul style="list-style-type: none">• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.• Select and design balcony materials and details as a distinct enrichment of the building facade/s. <p>12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none">• Design for greater stature to enhance visual focus, presence and emphasis.• Design for a distinct identity, using different wall planes, materials, details, texture and color.• Consider designing the name of the apartment building into the facade or the porch/stoop. <p>12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.</p>	
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<p>6. Building Materials, Elements and Detailing a & b. Materials Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character. b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p>Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p>12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. <p>12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> • Use external materials of the quality, durability and character found within the historic district. <p>12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. 	<p>Staff Analysis: Complies</p> <p>All facades have been designed with greater than 80% durable materials, consisting of brick, glass, stucco, and fiber cement.</p> <p>Brick is a very common material in the Central City Historic District, especially on larger apartment and commercial buildings in the Trolley Square area. The proposed design draws inspiration from the detailing, layout, coursework, etc. of these buildings. The brick color is off-white which elevated the look of the building, giving it a contemporary edge, while staying taking inspiration from the historic properties.</p> <p>The brick has also been used to enforce the traditional sense of human scale and the visual interest of the historic setting. The bond pattern is a traditional running bond, with accent soldier courses, placed strategically to enhance the vertical and horizontal emphasis of the project, as well as accent the fenestration patterns.</p> <p>The upper floors have been designed with fiber cement panels, which have been commonly used in the climate, and provide a modern compliment to the masonry on the floors below.</p> <p>No vinyl or aluminum siding is proposed as an exterior material.</p>
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12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.

- Avoid materials which merely create the superficial appearance of authentic, durable materials.
- The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature.
- New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.

6. Building Materials, Elements and Detailing

c. Windows

Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.

Windows - Design Objective

The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.

12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.

- Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district.
- Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.

12.72 Windows with vertical proportion and emphasis are encouraged.

- A vertical proportion is likely to have greater design affinity with the historic context.
- It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.
- See also the discussion of the character of the relevant historic district and architectural styles. (PART I)

12.73 Window reveals should be a characteristic of masonry and most public facades.

- These help to express the character of the facade modeling and materials.
- Window reveals will enhance the degree to which the building integrates with its historic setting.
- A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the facade.
- This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds.

Staff Analysis: Complies

The windows have been carefully designed to be in scale with those characteristic of the building type and the historic setting. Windows are proposed to be Pella Impervia Fiberglass windows, either sing-hung or casement, and will need to be recessed a minimum 3-4" into the wall.

On more prominent public facades, the windows are much larger, in scale with commercial developments (Trolley Square). And the proportions give an almost "warehouse" appearance. On other residential facades, the windows in size, pattern, and arrangement, are characteristic of apartment buildings in the district, and surrounding area.

Where the vertical brick columns terminate and the upper levels change to paneling, the colors of the panels continue the vertical emphasis by connecting the windows together vertically with a band of colored paneling. This creates some variety in the facade and enhances the vertical emphasis already established in the project.

Reveals in the window detailing are more prominent on the brick areas of the building, where the brick protrudes from the face of the wall, creating a reveal common in the historic context. The window sills and heads are treated with a soldier course, which is traditional in brick detailing.

On the paneled facades, the windows are framed by reveals in the paneling system, and not by applying material to the outside of the wall. This contributes to a more simple facade in the paneled areas, and won't distract from the more prominent detailing in the masonry facades.

	<ul style="list-style-type: none">• A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. <p>12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none">• Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade.• Durable frame construction and materials should be used.• Frame finish should be of durable architectural quality, chosen to compliment the building design.• Vinyl should be avoided as a non-durable material in the regional climate.• Dark or reflective glass should be avoided.• See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).	
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6. Building Materials, Elements and Detailing

d. Architectural Elements and Details

The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.

Details - Design Objective

The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.

12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.

- These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.

12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

- The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.

12.77 Creative interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building.
- The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

Staff Analysis: Complies

Traditional building elements have been incorporated in the building design. Brick detailing (soldier courses, accent courses, etc.) have been designed in for the lower levels and window sill/heads. These will reflect common detailing seen in brick buildings in the historic district. The large windows facing the street have been detailed in a similar manner to the storefronts at Trolley Square. The brick columns will be placed at the street, and the storefronts will be recessed 2', creating a deep reveal.

At entry features, metal awnings are proposed to comply with the 5' covered porch requirement. These are traditional awnings which occur in many historic properties.

The vertical metal beam details on the southeast wing of the project relate in scale and proportion to the McArthur House to the south.

7. Signage Location

Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

Signs - Design Objective

Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail.

12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context.

12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.

- See also the Design Guidelines for Signs in Historic Districts in Salt Lake City.
- See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.

12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms.

12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.

- Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.
- Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.

12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.

12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting.

- The light source should not be visible.
- Internally illuminated lettering and sign boxes should be avoided.
- Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided.

Staff Analysis: Complies

Signs have been carefully placed on the building to identify the project, leasing areas, and parking entries. The font and character of the signs are complimentary to the principal structure, and they have been designed to respect traditional sign scales and forms.

	<ul style="list-style-type: none">• Where illumination might be appropriate, it should be external and concealed, or in 'halo' form.• Banner or canopy signs are not characteristic and will not be appropriate. <p>12.84 Sign materials should be durable and of architectural quality to integrate with the building design.</p> <p>12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.</p> <p>12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.</p>	
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ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- April 20, 2022 – The Central City Neighborhood Council and the East Central Community Council were sent the 45 day required notice for recognized community organizations. The Councils did not provide comments.
- April 22, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April 22 – June 6, 2022 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- June 29, 2022
 - Public hearing notice sign posted on the property
- June 30, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the writing and distribution of the staff report, two written comment documents were received and are included for HLC review.

From: [Suzanne Stensaas](#)
To: [Traughber, Lex](#)
Cc: [Judi Short](#)
Subject: (EXTERNAL) Station 424 – Multifamily Residential Development -
Date: Monday, May 2, 2022 3:36:41 PM

The property is zoned TSA-UN-C, Transit Station Area – Urban Neighborhood – Core.
I don't understand the bit about transit station. Does UTA own it and is selling or leasing?
We have tall and big apartments like this on 400 South but lets not start going down side streets.
This will change the character of the area. I oppose from the little see posted. The lot arrangements look like a jigsaw puzzle. On the other hand adjacent area is not very residential, so maybe 4 stories is ok. Need to see adjacent area which is not large enough to see the character of the region.

re:

Station 424 – Multifamily Residential Development - The Salt Lake City Planning Division has received a development application for New Construction in a Local Historic District for a new multi-family development at approximately 424, 436, & 438 S 700 East, and 445 S Green Street. The property is zoned TSA-UN-C, Transit Station Area – Urban Neighborhood – Core. The petitioner, Kaleb Larsen of Envision Architectural Group, representing the property owner, WDG Seventh East, LLC, is proposing a 249-unit multi-family residential development. The proposed development will include multiple unit types (Studio, 1, 2, and 3 bedroom units) within a single building on the site. The building is proposed to be approximately 80 feet tall at its highest point.

Petition Number: PLNHLC2022-00233
Zoning District: TSA-UN-C, Transit Station Area – Urban Neighborhood
Council District: District 4 represented by Ana Valdemoros
Staff Planner: Lex Traughber
Email: lex.traughber@slcgov.com
Phone Number: 801.535.6184

End of the Public Comment Period: June 6, 2022
Join the Online Open House at: <https://bit.ly/slc-openhouse-00233>

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA
Home Telephone 801 466 9050;
Skype: suzannestensaas
email: Suzanne.Stensaas@hsc.utah.edu

From: [Chris Zarek](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Station 424 development.
Date: Monday, June 6, 2022 7:34:14 AM

Dear Mr. Traughber,

I am writing as a representative of the Liberty Square Community and its 53 homes located at 639 East 500 South, on the corner of 500 South and Green Street and including almost all of the frontage on the west side of Green Street up to the project.

The project as currently designed directs much of its adverse impact to the area with the least capacity to bear it. It seems that more than half of the project's residents will access and exit parking through a Green Street entrance. Green Street is a small mid-block laneway, 32 feet at its widest and generally narrower. For several hours each morning and afternoon it is partially blocked/constricted by trucks unloading at the Trader Joe's loading dock – literally across from the entrance to the project's parking, which is sure to cause issues and accidents. As it is, Green Street is already one of Salt Lake City's busier mid-block streets, as it bears the brunt of access to Trader Joe's and the shopping center at the end of the street. Forcing all of this additional demand to Green Street will make the situation untenable.

Meanwhile, the project site enjoys hundreds of feet of access to 400 South and 700 East, two streets with large capacities for traffic and wide right of ways bordered by commercial uses such that the additional demand will not present an undue burden. The project even has its own private street (Fuller) with access to both levels – an entrance to the upper level of the garage is already planned here. This is the correct location for garage access; internal ramping to access the ground level is the best and responsible urban approach to allow the residents to access parking, rather than making the residents circle the neighborhood in their cars.

When the homes of Liberty Square were constructed, we redesigned the site plan – with the support and encouragement of Planning staff and the Historic Landmark Commission – such that many of our homes would front and embrace Green Street. Many residents have entrances, living rooms, and bedrooms mere feet from Green Street. These rowhomes are low-scaled, street-oriented homes intended to make Green Street feel like a street and not a driveway. We made improvements to the curb and gutter and some surface areas of Green Street (mainly the west side and existing potholes), and introduced a sidewalk to encourage pedestrian access. We are asking the Planning Commission and Historic Landmark Commission to protect the quality of life and safety of the Green Street residents (and the future residents of Station 424). A design team deals with many issues all at once in creating an initial concept for a project; sometimes important impacts get missed. Please help communicate the dimensional, physical, and situational challenges of forcing demand to the public Green Street rather than the private Fuller Street and internal circulation.

Lastly, I would also ask the Historic Landmark Commission to ask for changes to the mass and height of the building at the Green Street frontage. 80' in height is beyond the height limit of the zone, and far beyond the appropriate height for frontage along a 32' wide lane at the interior of a block. The building will loom over the street, its residences, and the terminal vista to Trolley Square. The current and historic massing along this interior street has been 25' to 35'. The width of the street

would suggest no more than four stories at the Green Street side for people-focused urban design. Again, the project has hundreds of feet of frontage along roadways with 132' wide right of ways. These are the places where height is not just suitable but helpful to urban form. The project seems to have made the decision to step back and have its open courtyard along the primary street frontages, while having its primary massing and vertical wall at the interior side of the site where it is fronting narrow streets and low-scaled buildings (and presenting fire access challenges). I would ask that the developers and designers reconsider the massing of the building to place its primary height at the primary roads, and step down to the interior of the site and the neighborhood streets. If the Planning Commission is to consider additional height, please direct it to 400 South and 700 East and their wide, wide intersection – perhaps in exchange for low density at the SW corner of the site.

Housing and density near transit stations and in areas with neighborhood amenities and mixed uses is critical to addressing our City's housing needs and urban form. We have no objection to additional housing and density in this location and at this site. We are merely asking the Historic Landmark Commission to guide the applicant in refining the approach to the project to protect and enhance the neighborhood as a whole.

Thank you,
Best –
Chris

Chris Zarek | Development Partner

COWBOY PARTNERS

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ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

No objections.

Zoning:

See above analysis.

Fire:

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. This project will require AMM's for fire access to be submitted for additional fire protection systems.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet.

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the

top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Transportation:

- This development, as proposed, would close off the through access provide by Fuller Avenue (private) between 700 E and Green Street. Doing so causes an issue with the existing parking on Fuller Avenue for the McArthur House. Without being able to exit this parking by traveling on Fuller Avenue to Green Street, there is no means for a vehicle using this parking to turn around and exit onto 700 E without having to enter the Station 424 parking structure and turn around or back out onto 700 E, which is not allowed. This situation needs to be addressed.

- The applicant needs to provide, as applicable to project, updated parking calculations indicating the following:
 - Each type of use and associated parking ratio per 21A.44.030
 - Minimum number of ADA parking spaces required (21A.44.020.D)
 - Minimum number of passenger vehicle parking spaces required (21A.44.030.G)
 - Maximum number of passenger vehicles parking spaces required (21A.44.030.H)
 - Minimum number of electric vehicle parking spaces required (21A.44.050.B.2)
 - Minimum number of bicycle parking spaces required (21A.44.050.B.3)
 - Minimum number of loading berths required (21A.44.080)
 - Any modifications to parking requirements (21A.44.040)
 - Number of parking spaces provided (include both existing and proposed quantities)

- The applicant needs to provide, as applicable to project, the following details:
 - ADA parking stall dimensions, signage, pavement markings, and ramps.
 - Parking stall dimensions and aisle width dimensions
 - Signage and/or pavement markings for electric vehicle parking spaces indicating exclusive availability for electric vehicles (see 21A.44.050.B.2)
 - Loading berth location and dimensions
 - Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ <http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf>.)

Police:

No comments received.

Public Utilities:

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Plat review and acceptance does not provide building or utility permits.
- A separate demolition permit will be required for each building demolished as part of this project.

- Public Utility permit, connection, survey, and inspection fees will apply.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices, Policies and Ordinances..
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners. This includes public utilities on private property and easements between the new lots for utility services.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater Retention is required. Retention of the 80th percentile storm is required. Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- LID and stormwater quality treatment is required for this project.
- Additional offsite improvements to the sewer and storm drain system may be required.