MEMORANDUM

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Historic Landmark Commission

From: Sara Javoronok, Senior Planner, AICP

Date: September 7, 2023

Re: Work Session: Bamboo Multifamily Housing (PLNHLC2023-00125 and PLNPCM2023-00124)

PROPERTY ADDRESSES: 602 E 300 S, 612 E 300 S, and 321 S 600 E
PARCEL IDs: 16-06-284-001-0000, 16-06-284-002-0000, and 16-06-428-001-0000
MASTER PLAN: Central Community Plan, Medium Residential/Mixed Use and Medium Density Residential
ZONING DISTRICT: RMF-35, Moderate Density Multi-family Residential

Request: Thom Jakab, on behalf of the property owners, is requesting New Construction in a Historic District and Planned Development approvals for the properties at 602 E 300 S, 612 E 300 S, and 321 S 600 E. The proposal is to construct a single structure of multifamily housing with 38 units on the properties at 602 E 300 S and 321 S 600 E. The structure at 614 E 300 S, which is to the rear of 612 E 300 S, will be remodeled. The New Construction in a Historic District request includes a modification to the required front yard setback. The Planned Development request is to use the density provision to change the nonconforming commercial use on the properties at 602 E 300 S and 321 S 600 E to a permitted residential use. In the RMF zoning districts, developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district.

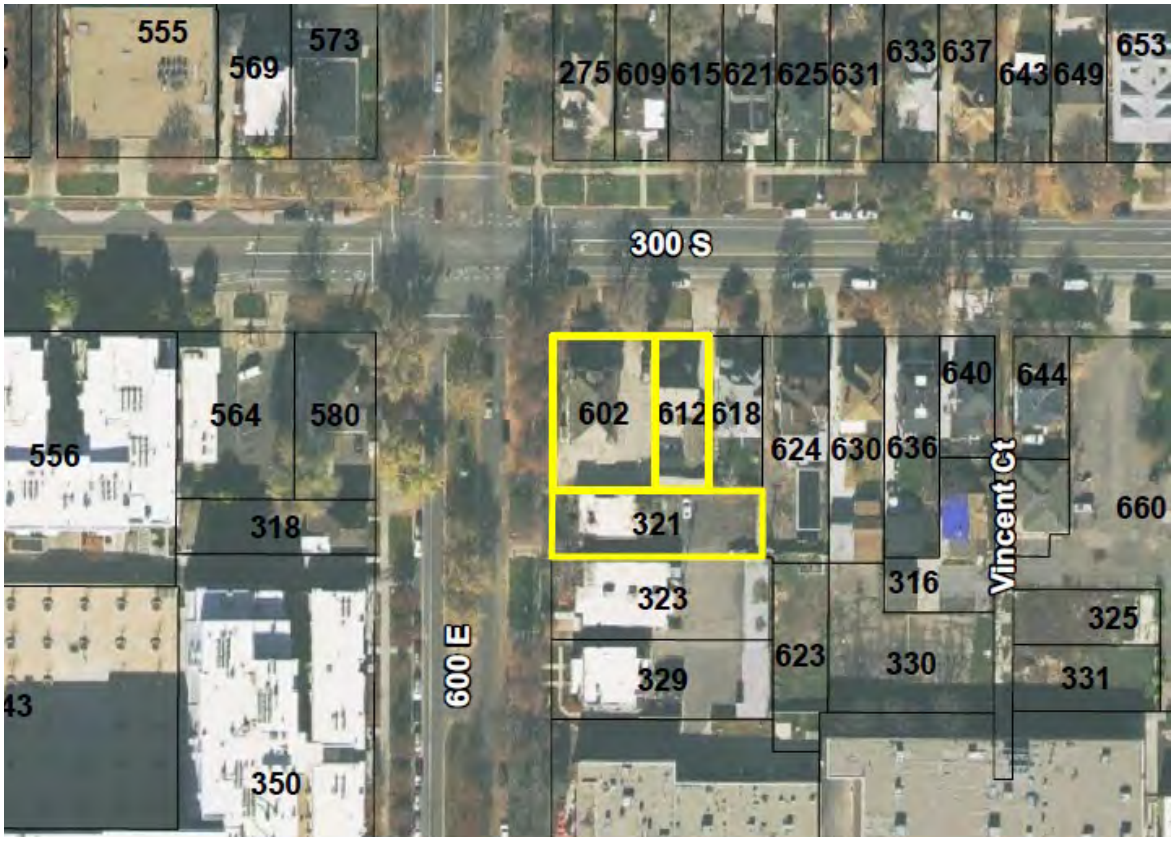
The applicant submitted the proposal earlier this year and has made modifications based on staff comments and review of the standards and guidelines. Staff and the applicants have scheduled this work session for the applicant to present their design proposal and obtain feedback from the Historic Landmark Commission (HLC).

Background
The proposal includes construction and modification of three properties in the Central City Historic District:

- 602 E 300 S
- 612 E 300 S, which includes a second structure to the rear addressed as 614 E 300 S
- 321 S 600 E

The building at 602 E 300 S is a two-story Colonial Revival structure constructed c. 1906 that was historically occupied as a residence. It is considered non-contributing to the historic district. This was the subject of an administrative interpretation. See PLNZAD-2022-00787 for additional information. The commercial building to the south, 321 S 600 E, was constructed c. 1970 and is considered out-of-period to the historic district. Per 21A.34.020 and 21A.10, Demolition of a Noncontributing Structure applications are reviewed administratively and not by the HLC. Demolition applications were submitted and have been approved for 602 E 300 S and 321 S 600 E (PLNHLC2023-00129 and PLNHLC2023-00130).

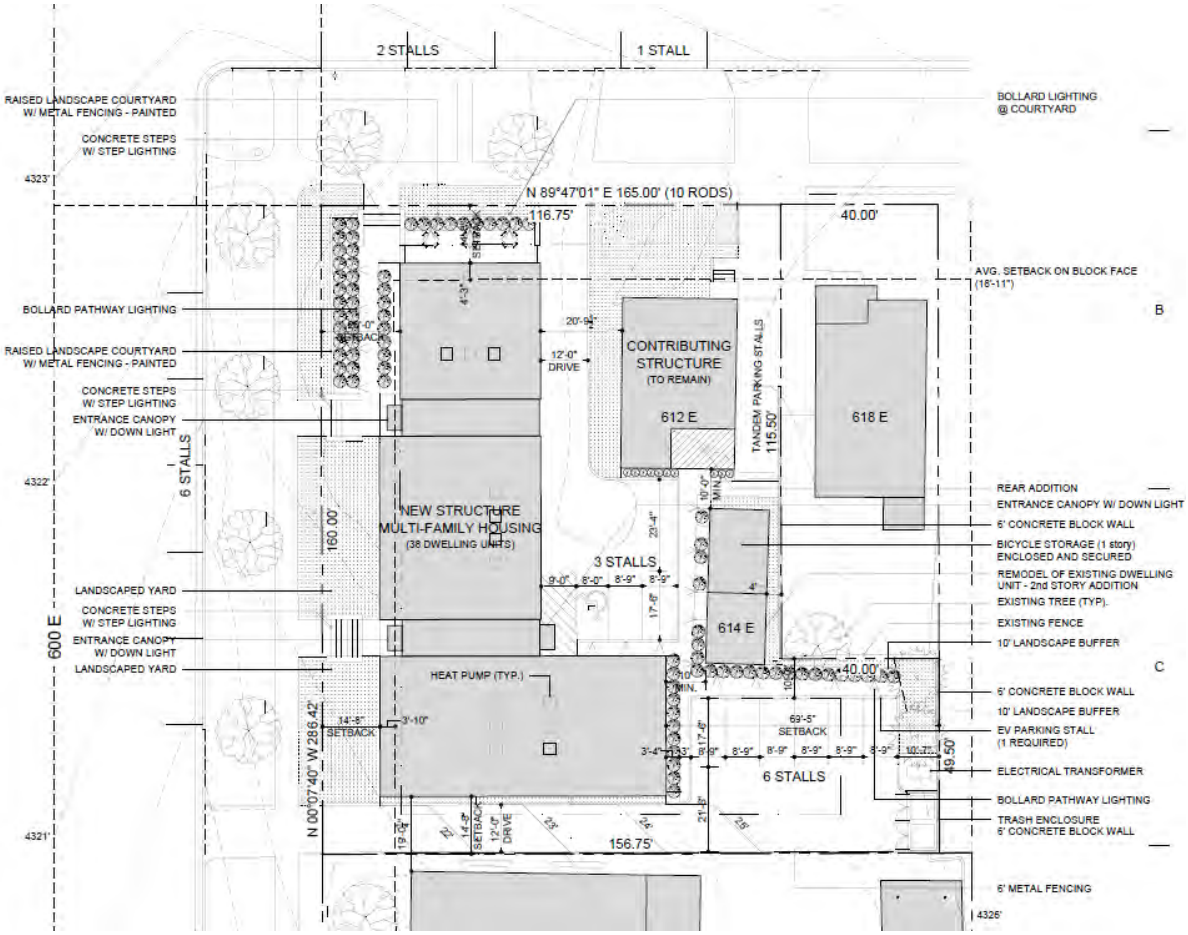
612 E 300 S is a single-story English Cottage constructed c. 1920 that is considered contributing to the historic district and is part of the overall development site but will not be altered as part of this proposal. 614 E 300 S is located on the same parcel and to the rear of 612 E 300 S. It is a single-story cottage constructed c. 1910 and identified as a "salt box" plan type on the most recent survey. This structure is non-contributing to the district. A Demolition of a Noncontributing Structure application was submitted and approved for this property (PLNHLC2023-00158). The applicant's current plan is to significantly remodel this structure. This is discussed below.



Subject properties are outlined in yellow

Proposal

The proposal is to demolish the structures at 602 E 300 S and 321 S 600 E that are currently used for commercial purposes and replace them with a single residential building with 38 studio units. Per 21A.55.010.F.1, buildings that replace a non-conforming commercial use with a residential use are exempt from the density limitations. Associated bicycle parking would be located in a remodeled structure at 614 E 300 S. The three parcels would be consolidated into a single parcel with a separate, administrative preliminary subdivision plat process.



Site Plan

The proposed residential building would have its primary façade facing 600 E and the 300 S façade would be a secondary elevation. The structure is divided into three volumes, two face 600 E and a single volume faces 300 S. At the corner of 300 S and 600 E is a raised landscape courtyard, which the applicant added based on staff feedback for review of the Balconies and Porches section of the New Construction guidelines in the Design Guidelines for Multifamily Buildings. This provides a focal point and gathering space for residents. There are two entrances to the building on 600 E, each roughly one-third of the length of the façade. Each unit, including those not on a street facing façade, has a small, 3'4" deep balcony or patio space. These were originally Juliette balconies, and the applicant increased the depth of these based on staff's comments. This results in a request for a modification of the front yard setback from 18'6" (average of the block face) to 14'8" and a modification for the corner side yard setback from 18'11" to 14'8". This modification is part of the applicant's request for the HLC.

600 E Elevation

300 S Elevation

The proposed building has a flat roof with a pre-cast concrete cornice and metal coping. The primary exterior material is face brick with a standard 2 1/4" height and an elongated 16" length. Fiber cement board is proposed for the recessed areas of the balconies. The balconies are to have a glass railing with a metal cap. There is a pre-cast concrete sill at each level. The proposed casement windows and sliding balcony doors are aluminum clad wood. The windows are to be recessed 3" from the brick cladding. Fiber cement board serves as a head and sill to the windows. The courtyard is to be enclosed with a metal railing with brick posts at the corner and entries.

Vehicular parking for the units is located to the rear and on the street. The proposal was submitted during the six-month period when an application could choose to be reviewed under the old or new parking standards in 21A.44. The applicant is requesting review under the old parking standards in 21A.44, which required ½ space for studio units, allowed for reductions with Transportation Demand Management strategies, counted on-street parking, and allowed for reductions with proximity to transit. This results in a requirement for 11 spaces and 14 are provided. See calculations in Attachment D.

614 E 300 S - Rendering of remodel – facing northwest

The existing building at 614 E 300 S will be remodeled significantly. A demolition application was submitted for this building. As a non-contributing structure, it was reviewed and approved administratively. The proposal is for a significant remodel. It removes the westernmost portion of the existing structure and maintains the remainder of the existing footprint. The closest portion is 4' from the adjacent property line at 618 E 300 S. The southern portion will be expanded to two stories and houses a single, one-bedroom residential unit. The height of the two-story portion is 23'4". This is nearly 9' taller than the contributing structure located at the front of the property, which is 14'5". The exterior of this portion maintains the same architectural characteristics and materials of the larger, residential building at 602 E 300 S. The northern portion provides 26 spaces for bicycle parking. Twenty are wall hung units and six are lockers. The exterior of this building is painted metal paneling.

Key Considerations

The proposal is evaluated in the context of the design standards and guidelines. These are included for your reference in Attachment E. Planning staff has identified the following considerations for the HLC. Commissioners should evaluate this proposal in the light of the considerations identified and other points raised by the Commission to inform future review, revisions and/or decision. Staff makes no recommendation at this stage.

Context

There is substantial variety in this area of the Central City Historic District. There is variety in terms of uses – both historic and existing, as well as architectural styles. The proposed building also faces the landscaped median on 600 E – a key feature and foundation of the historic district. On 600 E and 300 S there are substantial park strips that are approximately 20' wide. Additionally, there is a small grade change from the south side of the street to the north side of the street, with the homes on the north side of the street higher and accessed from a series of several steps. These elements provide a context for the proposal, which has larger massing and form than the existing development on the site.

Size and massing

The footprint and height of the building is larger than that on many surrounding properties. The subject properties are in the RMF-35 zoning district, which limits building height to 35'. The building meets the requirements of the zoning district, but is taller than most nearby properties, particularly when considering the proposed flat roof. Additionally, the footprint and massing of the building is larger, and, with the brick, heavier, than most of the nearby residential structures. The proposal addresses these concerns with changes in the building plane, including an increased setback on 600 E for the units on the corner of the building that face 300 S. The balconies also provide a small change in the building plane and variation in the solid to void ratio.

Fenestration

The 3" recess of the windows provides a traditional profile and reveal on the modern building. The pattern of the openings on the building is primarily oriented around the doors to the balconies for each unit. The entry doors are secondary to this. The applicant is changing the primary orientation of the site from 300 S to 600 E. There are two entries on 600 E, both of which are understated in comparison to the rhythm of the balconies and other openings. Emphasizing these entries, potentially with additional architectural detailing could more firmly establish the building's presence on this elevation. Additionally, there are smaller windows with fiber cement headers and sills. These openings may be more compatible with other structures with more defined or substantial headers and sills.

Street engagement

The applicant has made modifications to the proposal to enhance the engagement of the building with the street. This includes the balconies and the raised landscape courtyard at the corner. This creates a defined space that establishes a transition from the public area to the private area. As previously mentioned, an emphasis on an entry to the building, and establishing it as the primary

entry, may provide additional engagement with the street and further define the building for those passing by on the street.

Next Steps

The applicants will present their proposal at the September 7, 2023, meeting. The HLC should provide feedback on the proposed design, particularly in terms of how it meets applicable design guidelines and the standards for new construction in 21A.34.020.H. The applicants may modify their proposal based on their discussion with the HLC. They will need to submit revisions to staff for further discussion and analysis prior to returning to the HLC for a formal review with a public hearing.

The proposal requires public hearings for the New Construction and Planned Development applications. The HLC makes the decision on the New Construction application and the Planning Commission makes the decision on the Planned Development application. Following the HLC hearing and decision on the New Construction application, the Planning Commission will hold a public hearing on the Planned Development application and make a final decision on that application.

Attachments:

- **A.** ATTACHMENT A: Applicant Revised Submittal
- **B.** ATTACHMENT B: Applicant Original Submittal
- **C.** ATTACHMENT C: Property and Vicinity Photos
- **D.** ATTACHMENT D: RMF-35 Zoning Standards
- **E.** ATTACHMENT E: Design Standards and Guidelines

ATTACHMENT A: Applicant Revised Submittal

BAMBOO

MICRO UNIT HOUSING

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 E 1ST. SALT LAKE CITY, UTAH 84103

DRAWING INDEX

PROJECT NO.
012023

DATE
06.30.23

SHEET
T

TITLE SHEET

SCALE: NA

A 1 AERIAL
SCALE: NTS

B 1 CONTEXT PLAN
SCALE: NTS

SETBACK ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING SETBACKS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, SETBACKS ON BOTH BLOCK FACES ARE PROVIDED:

600 E. (PRIMARY BLOCK FACE)

ADDRESS	SETBACK
~~602 E.~~	~~11.2'~~
~~321 S.~~	~~17.4'~~
323 S.	16.3'
329 S.	14.9'
613 E.	17.5'
605 E.	25.2'
	73.9' / 4 = 18.5' OR 18'-6"

300 S.

ADDRESS	SETBACK
~~602 E.~~	~~18.4'~~
612 E.	23.7'
618 E.	20.6'
624 E.	17.8'
630 E.	21.7'
636 E.	17.9'
640 E.	21.2'
644 E.	23.5'
666 E.	23.0'
302 S.	01.0'
	170.4' / 9 = 18.9' OR 18'-11"


150 S 700 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1927
3 STORY + BELOW GRADE BASEMENT


676 E MARKEA AVE
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 2011
3 STORY


680 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1987
4 STORY


546 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1950
3 STORY


555 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1928
3 STORY + BELOW GRADE BASEMENT

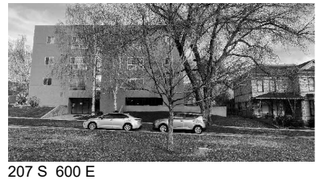

544 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1922
3 STORY + BELOW GRADE BASEMENT


611 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 2018
3 STORY


160 S 600 E
NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1980
4 STORY


121 S 600 E & 124 S 600E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1928 & 1931
3 STORY + BELOW GRADE BASEMENT


556 E 300 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 20121
4 STORY


207 S 600 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1981
4 STORY


101 S 600 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1901
3 STORY

C 1 PRECEDENTS WITHIN DISTRICT - 3 TO 4 STORY APARTMENTS
SCALE: NTS

LEGEND

C	CONTRIBUTING STRUCTURE
NC	NON-CONTRIBUTING STRUCTURE
NC-OP	NON-CONTRIBUTING OUT-OF-PERIOD
NOTE:	NO LANDMARK SITES IN VICINITY

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 S 3RD ST SALT LAKE CITY, UTAH 84103

PROJECT NO.
012023

DATE
06.30.23

SHEET
1

EXISTING CONDITIONS
CONTEXT PLAN & PRECEDENTS

SCALE: NA

TOPOGRAPHY/RECORD OF SURVEY

SE 1/4 NE 1/4 SEC. 06 T1S R1E SLB&M

BOUNDARY DESCRIPTIONS:

602 EAST 300 SOUTH: *PARCEL16-06-284-001, ENTRY 10503138 BOOK , PAGE 2491-2493*

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-001 AS SURVEYED:

(01) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76 754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8865 SQFT).

612 EAST 300 SOUTH: *TAX DEED.*

BEGINNING AT A POINT 48-1/4 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 7 RODS; THENCE WEST 40 FEET; THENCE NORTH 7 RODS; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-002 AS SURVEYED:

(02) BEGINNING AT A POINT BEING SOUTH 89°47'01" WEST 48.25 FEET OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE SOUTH 89°47'01" WEST 40.00 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE NORTH 89°47'01" EAST 40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.1061 ACRES (4620 SQFT).

321 SOUTH 600 EAST: *PARCEL16-06-428-001, WARRANTY DEED, ENTRY 11577667, BOOK 10108, PAGE 2088*

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK.39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-001 AS SURVEYED:

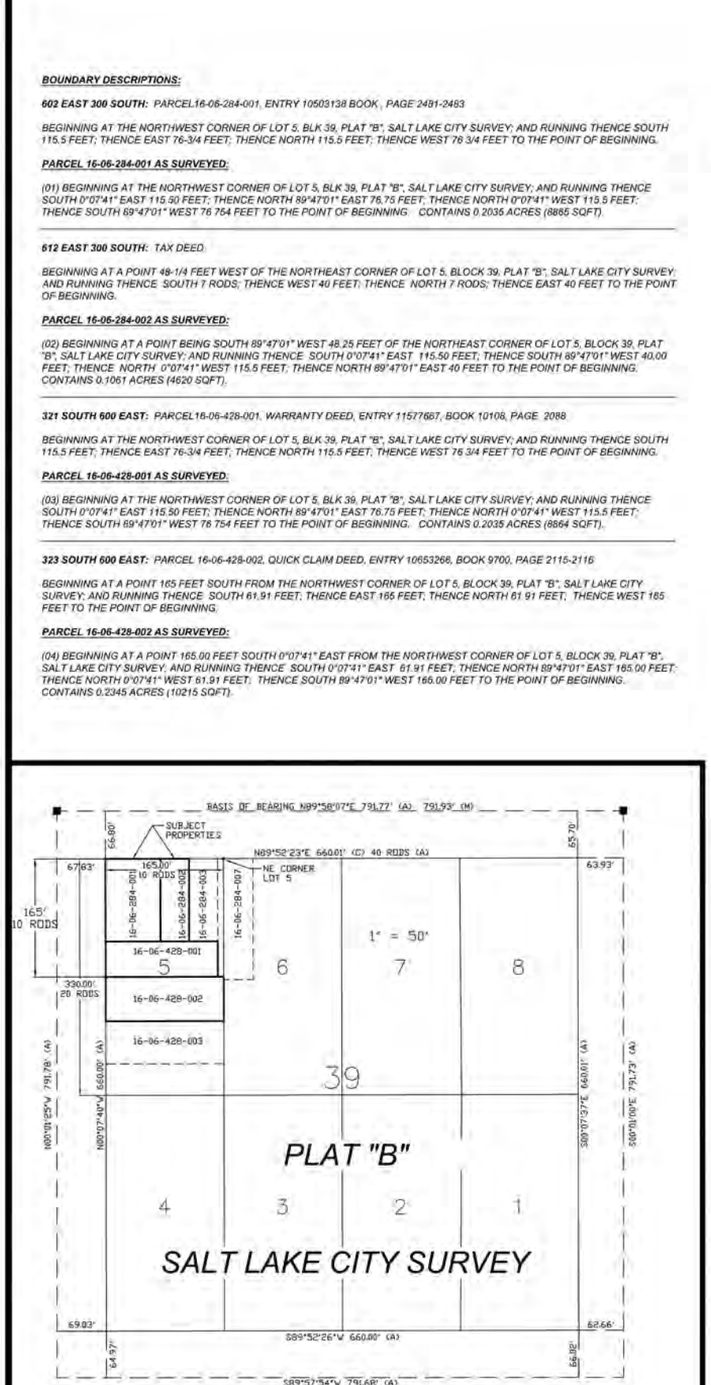
(03) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76 754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8864 SQFT).

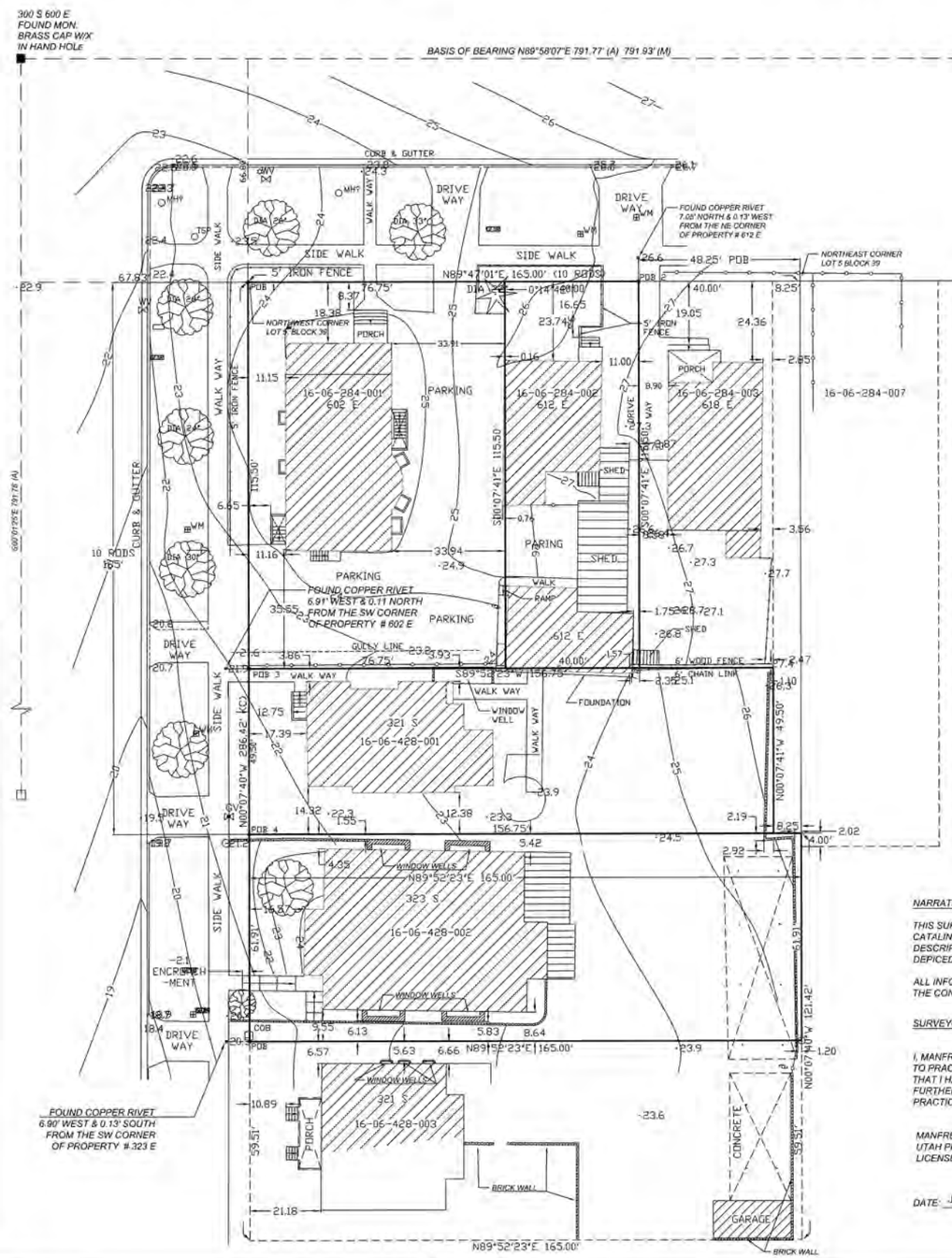
323 SOUTH 600 EAST: *PARCEL 16-06-428-002, QUICK CLAIM DEED, ENTRY 10653268, BOOK 9700, PAGE 2115-2116*

BEGINNING AT A POINT 165 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 61.91 FEET; THENCE EAST 165 FEET; THENCE NORTH 61.91 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-002 AS SURVEYED:

(04) BEGINNING AT A POINT 165.00 FEET SOUTH 0°07'41" EAST FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 61.91 FEET; THENCE NORTH 89°47'01" EAST 165.00 FEET; THENCE NORTH 0°07'41" WEST 61.91 FEET; THENCE SOUTH 89°47'01" WEST 166.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2345 ACRES (10215 SQFT).





NOTE:

All Elevations are based on the North American Vertical Datum of 1988 (NAVD 88), minus 4300 feet as shown on this drawing.

BUILDING HEIGHTS & ROW OFFSET (All Decimal Foot)					
STREET	NAVD88 Elevation		HEIGHT	ROW-closest objects	
ADDRESS	PEW	ROOF-TOP	DIFFERENCE	Stairs etc.	HS Cor/Line
253 S. 600 E.	4327.5	4366.4	38.9	-4.2	18.4
255 S. 600 E.	4327.4	4345.6	18.2	-5.2	19.2
321 S. 600 E.	4321.4	4345.6	24.2	12.8	17.4
323 S,. 600 E.	4320.8	4340.7	19.9	-2.1	16.6
329-3315 600E	4319.9	4349.0	29.1	10.9	21.2
556 E., 300 S.	4317.7	4363.5	45.8		6.2
564 E., 300 S.	4318.5	4331.5	13.0		15.3
580 E., 300 S.	4320.8	4334.9	14.1		0.8
601 E., 300 S.	4325.7	4366.5	40.8	-5.0	3.8
602 E., 300 S.	4324.4	4360.8	36.4		8.4
612 E., 300 S.	4325.8	4349.1	23.3		16.5
605 E., 400 S.	4314.5	4332.4	17.9		25.2
613 E., 400 S.	4319.1	4343.5	24.4	4.5	17.6
655 E., 400 S.	4319.1	4354.7	35.6	NA	NA
618 E., 300 S.	4326.6	4348.8	22.2		19.0
624 E., 300 S.	4328.6	4362.6	34.0		17.8
630 E., 300 S.	4329.3	4367.5	38.2		21.7
636 E., 300 S.	4330.9	4361.4	30.5		17.9
640 E., 300 S.	4331.6	4361.4	29.8		21.2
644 E., 300 S.	4333.1	4351.4	18.3		23.5
650 E. no HS	NA	NA	NA		NA
664 E. no HS	NA	NA	NA		NA
666 E., 300 S.	4337.4	4367.5	30.0		19.8
302 S., 700 E	4340.7	4355.2	14.5		1.0
AVERAGE			27.2	1.7	15.6
Legend:					
PEW = Property Edge of walk					
ROW = Right of Way					

LEGEND:

- M/L – MONUMENT LINE
- R/L – RIGHT OF WAY LINE
- P/L – PROPERTY LINE
- (M) – MEASURED
- (R) – RECORD
- (A) – ATLAS
- (C) – CALCULATED
- EXIST. FENCE
- MONUMENT
- TSP – TRAFIC SIGNAL POLE
- MH? – MANHOLE
- STREET LIGHT
- POWER POLE
- COB – CLEAN OUT BOX
- WM – WATER METER
- WV – WATER VALVE
- GV – GAS VALVE
- IRRIGATION BOX
- CABLE BOX
- TREE DESIDUOUS
- TREE CONIFEROUS

6

NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE REPRESENTATIVE OF THE SUBJECT ESTATE INLINGUA UTAH, CATALINA DE LA TORRE, EXECUTIVE DIRECTOR/PRINCIPAL TO PREPARE THE NEW PROPERTY DESCRIPTIONS WITH APPURTENANT INFORMATION FOR THE BOUNDARY LINES OF THE PROPERTIES DEPICED HEREON.

ALL INFORMATION ARE BASED AND DEPICED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

SURVEYORS CERTIFICATE:

I, MANFRED W. GULLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 172901. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES.

MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901

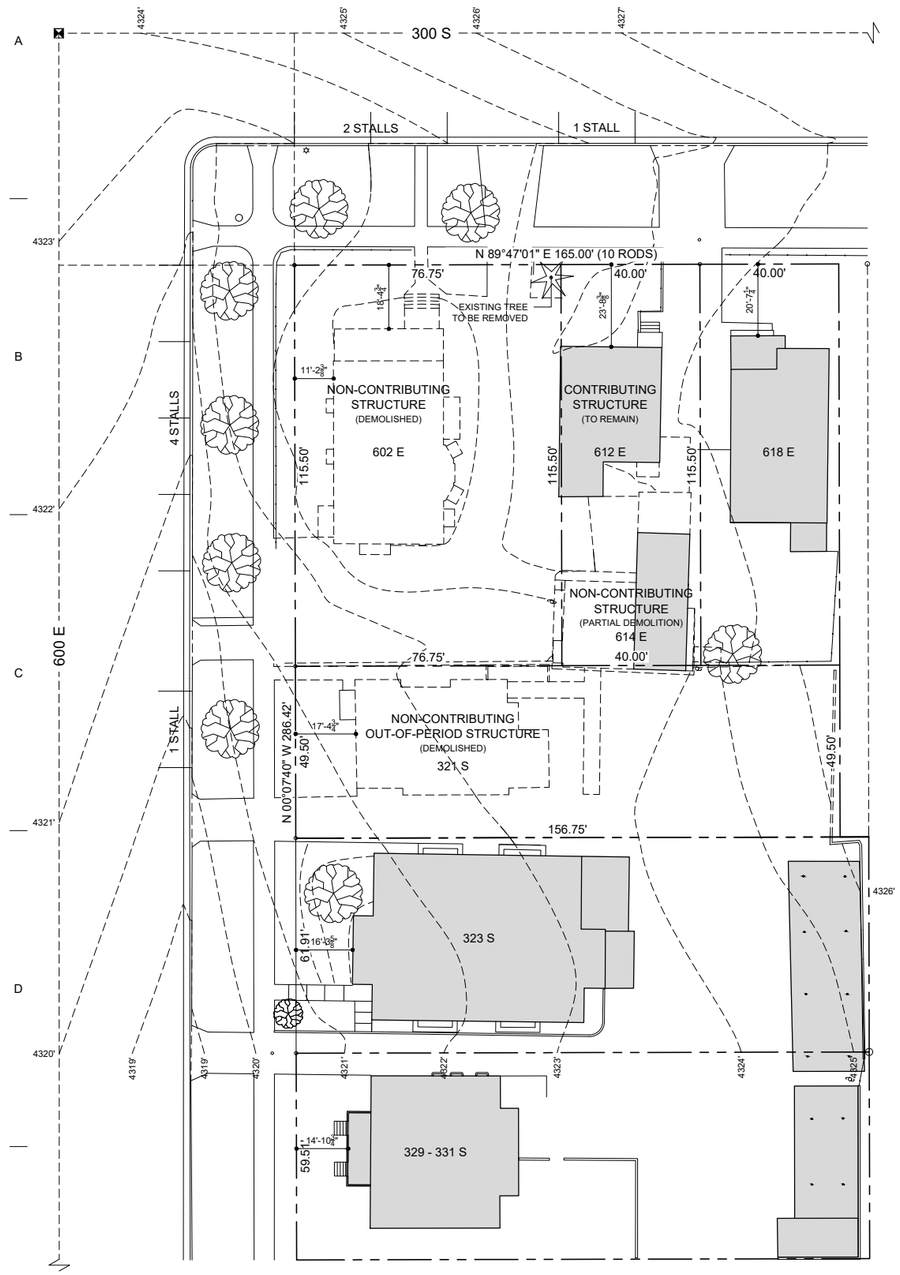
DATE: JUNE 02. 2023 *SIGNED:*

PROFESSIONAL LAND SURVEYOR — MANFRED W. GULLA — No. 172901 — STATE OF UTAH

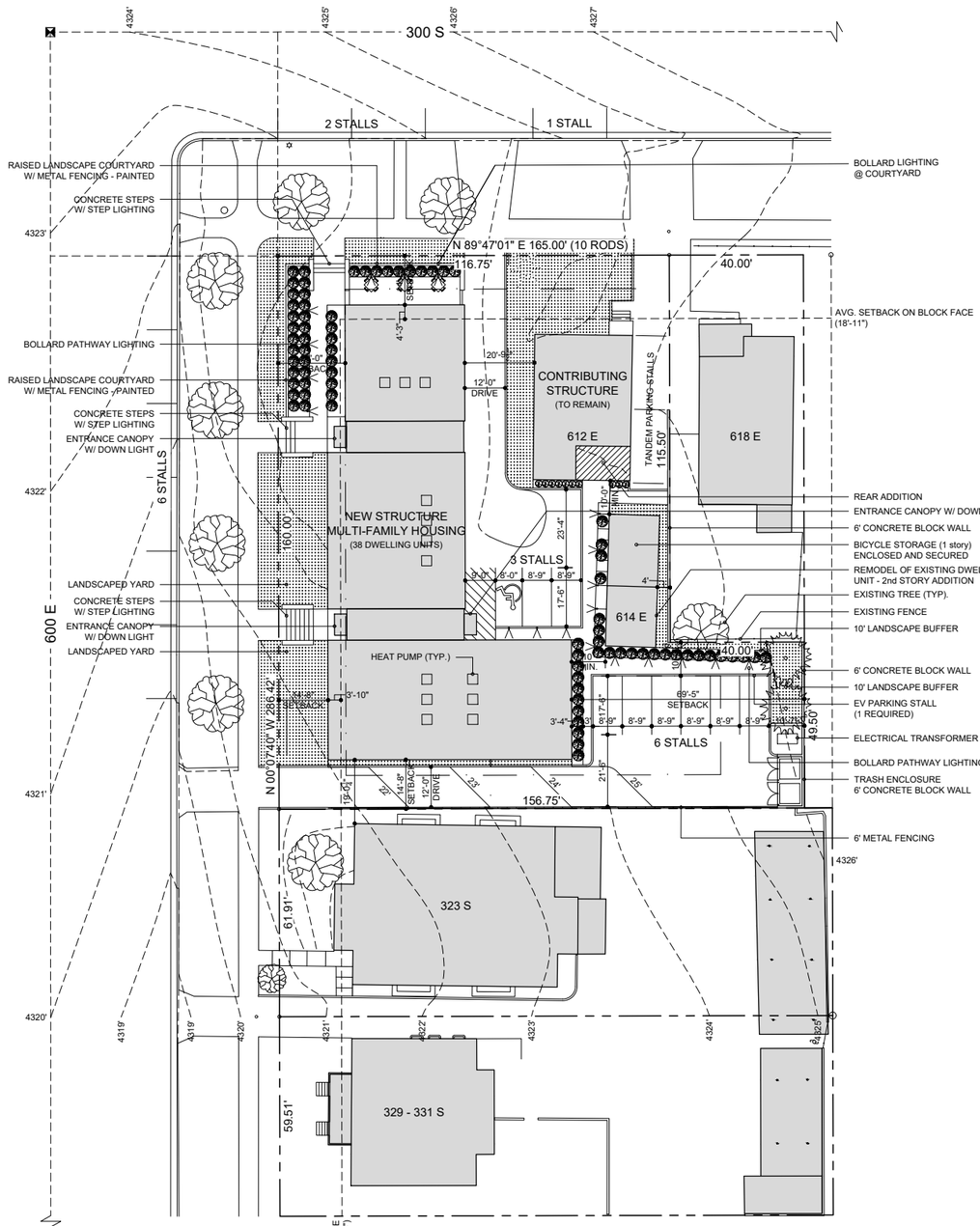
DRAWN BY: MANFRED GULLA	SURVEYED FOR: INLINGUA UTAH	SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE: 6.02.2023	ATTN: Catalina De La Torre, Executive Director	PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY	MANFRED W. GULLA L.S. 172901
DWG. NO.: 10834	602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102	LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6	DATE:_____ TIME:_____ FEE:_____ BOOK:_____ PAGE:_____
		TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN	COUNTY SURVEYOR_____ COUNTY RECORDER_____

GEODETIC SURVEYS
394 NORTH MAIN STREET
SALT LAKE CITY, UTAH 84103
PHONE 801-521-2150

GEODETIC SURVEYS



A 3 SITE DEMOLITION PLAN
SCALE: 1" = 20'



NOTE: CONSOLIDATE LOTS

B 3 SITE PLAN
SCALE: 1" = 20'

ZONING SUMMARY

RMF-35
MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

USES:
MULTI-FAMILY DWELLINGS (12 OR MORE UNITS)
SINGLE FAMILY

MAXIMUM BUILDING HEIGHT: 35'

MINIMUM YARD REQUIREMENTS:

FRONT:	20'
CORNER SIDE YARD:	10'
INTERIOR SIDE YARD:	
SINGLE-FAMILY:	4' ONE SIDE, 10' OTHER
TWIN HOME:	NO YARD, 10' OTHER
MULTI-FAMILY:	10'
REAR:	25% LOT DEPTH (NOT <20' OR > 25')

REQUIRED LANDSCAPE YARD:
FRONT, CORNER SIDE, AND ONE INTERIOR SIDE.

MAXIMUM BUILDING COVERAGE:

BUILDING AREA:	8,348 SF	(6465 + 1257 + 626)
LOT AREA:	21,244 SF	
BUILDING COVERAGE:	8,348 / 21,244 = 39%	

LANDSCAPE BUFFERS REQ'D.
WHERE LOT ABUTS A LOT IN A SINGLE-FAMILY OR TWO-FAMILY DISTRICT

PARKING ANALYSIS

MINIMUM OFF STREET PARKING REQUIREMENTS

MULTI-FAMILY:
1/2 PARKING SPACE FOR EFFICIENCY

SINGLE FAMILY:
2 PARKING SPACES FOR EACH DWELLING UNIT

MULTI-FAMILY:	38 UNITS x 1/2	19	STALLS
SINGLE FAMILY:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		23	STALLS

OFF STREET PARKING REDUCTIONS:

ON STREET PARKING	3	STALLS

PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT: 50% REDUCTION FOR NEW MULTI-FAMILY WITHIN 1/4 MILE OF FIXED TRANSIT STATION.

MULTI-FAMILY:	19 UNITS x 50%	10	STALLS

TRANSPORTATION DEMAND MANAGEMENT
- BUILDING EXCEEDS 5,000 SF IN FLOOR AREA
- 1 ELECTRIC VEHICLE PARKING PROVIDED
- ENCLOSED BICYCLE PARKING PROVIDED

MODIFICATION OF THE NUMBER OF REQUIRED PARKING SPACES: 75% REDUCTION IF TWO MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES ARE FULFILLED:

1. PERMANENTLY SHELTERED, COVERED OR SECURED FACILITIES: 26 WALL HUNG BICYCLE PARKING PROVIDED IN ACCESSORY STRUCTURE.
2. PARTICIPATION IN, INVESTMENT IN OR SPONSORSHIP OF AN APPROVED BICYCLE SHARING PROGRAM: OWNER AGREES TO PARTICIPATE.

MULTI-FAMILY:	10 STALLS x 75%	8	STALLS

REVISED OFF-STREET PARKING REQUIREMENTS

MULTI-FAMILY:	38 UNITS x 50% & 75%	8	STALLS
SINGLE FAMILY:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		12	STALLS
TOTAL PROVIDED	(OFF-STREET)	11	STALLS
	(ON - STREET)	3	STALLS
		14	STALLS

LEGEND

- LAWN OR GROUND COVER
- GRAVEL / CHAT
- TREE DECIDUOUS (EXISTING)
- TREE CONIFEROUS (EXISTING)
- NEW TREE

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 EAST SALT LAKE CITY, UTAH 84103

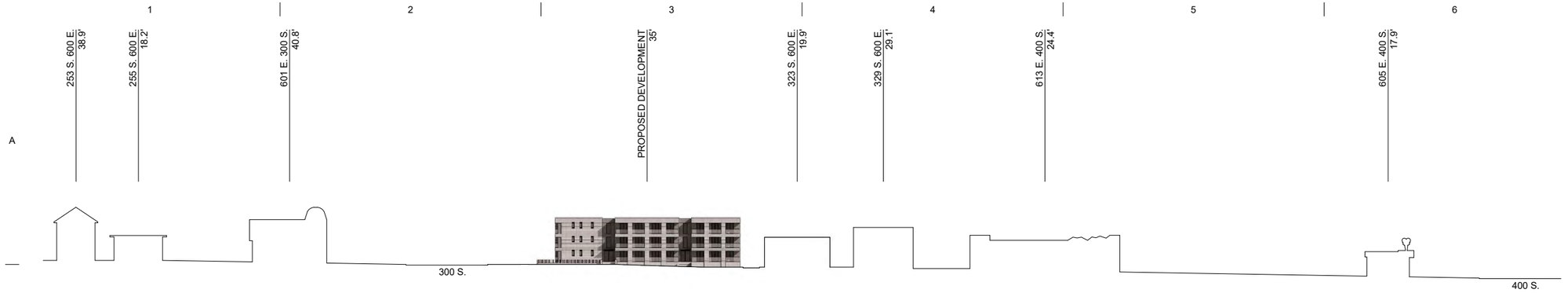
PROJECT NO.
012023

DATE
08.30.23

SHEET
3

PROPOSED DEVELOPMENT
SITE PLAN

SCALE: 1" = 20'



HEIGHT ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING HEIGHTS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, BUILDING HEIGHTS ON BOTH BLOCK FACES ARE PROVIDED:

600 E. (PRIMARY BLOCK FACE)

ADDRESS	SETBACK
~~602 E.~~	~~35.4'~~
~~321 S.~~	~~24.2'~~
323 S.	19.9'
329 S.	29.1'
613 E.	24.4'
605 E.	17.9'
	91.3' / 4 = 22.8' OR 22'-10"

300 S.

ADDRESS	SETBACK
~~602 E.~~	~~36.4'~~
612 E.	23.3'
618 E.	22.2'
624 E.	34.0'
630 E.	38.2'
636 E.	30.5'
640 E.	29.8'
644 E.	18.3'
666 E.	30.0'
302 S.	14.5'
	240.8' / 9 = 26.8' OR 26'-9"

SCHEMATIC DESIGN

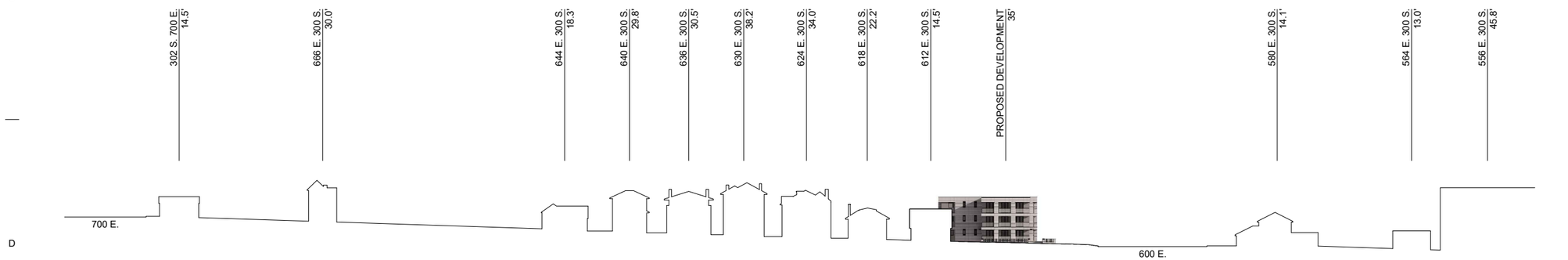
A/4 STREETSCAPE (600 E)

SCALE: 1" = 40'


602 E. 300 S. | 321 S. 600 E. | 323 S. 600 E. | 329 S. 600 E. | 613 E. 400 S. (1) | 613 E. 400 S. (2) | 605 E. 400 S.

B/4 EXISITNG STRUCTURES (600 E.)

SCALE: NTS



C/4 STREETSCAPE (300 S.)

SCALE: 1" = 40'


302 S. 700 E. | 666 E. 300 S. | 644 E. 300 S. | 640 E. 300 S. | 636 E. 300 S. | 630 E. 300 S. | 624 E. 300 S. | 618 E. 300 S. | 612 E. 300 S. | 602 E. 300 S.

D/4 EXISTING STRUCTURES (300 S.)

SCALE: NTS

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 J ST. SALT LAKE CITY, UTAH 84103

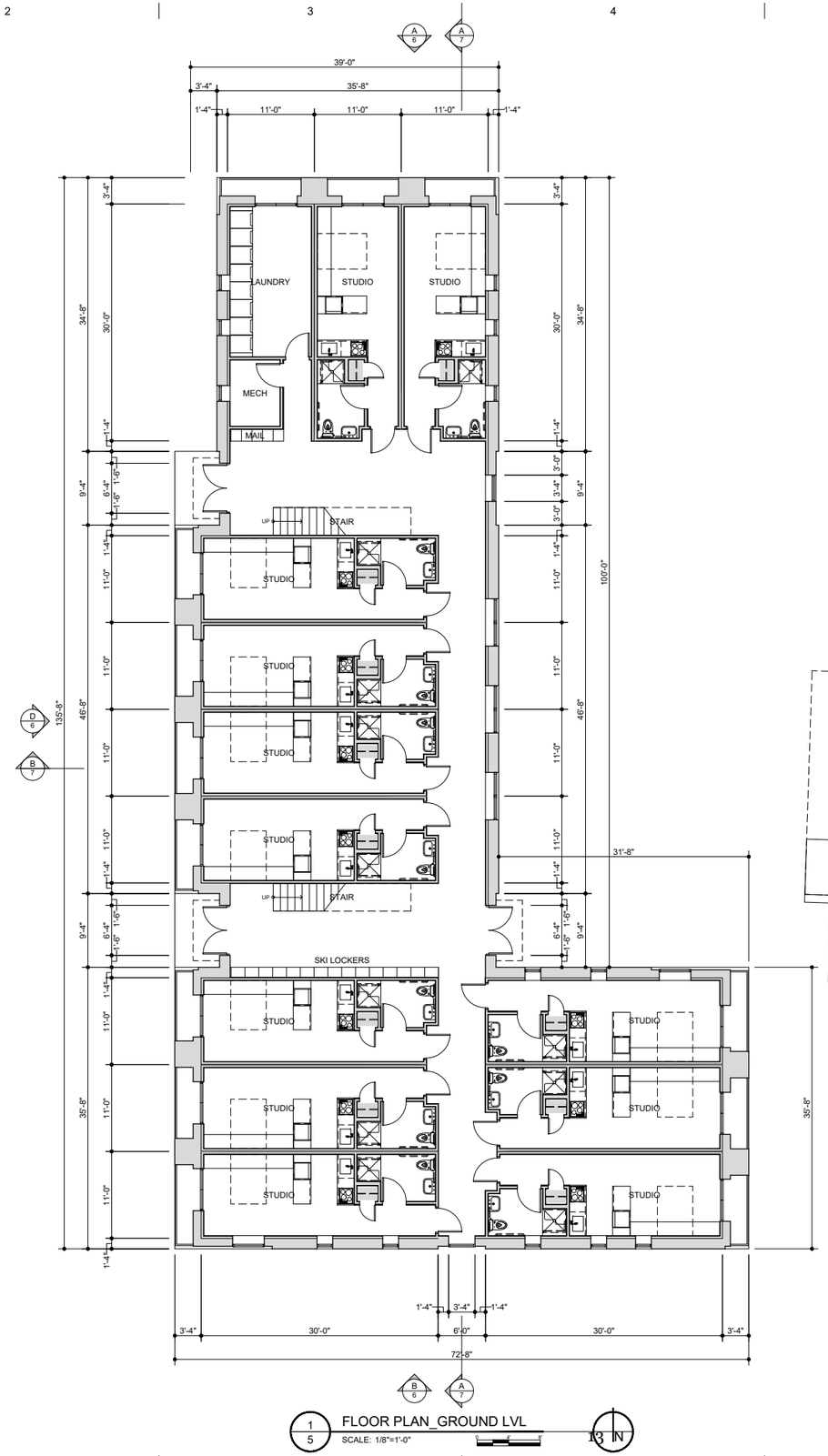
PROJECT NO. 012023

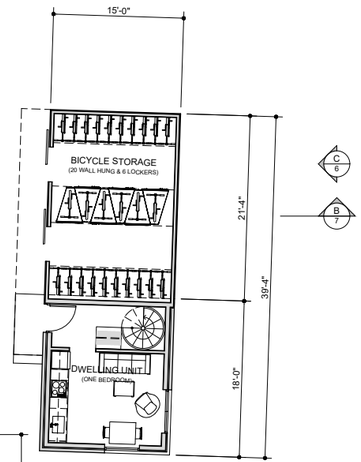
DATE 06.30.23

SHEET 4

PROPOSED DEVELOPMENT
STREETSCAPE STUDY

SCALE: NA





1 5 FLOOR PLAN_GROUND LVL

SCALE: 1/8"=1'-0"

0 4' 8'

13 IN

AREA SUMMARY

BUILDING FOOTPRINT		6393 SF
NORTH UNITS	(763 SF x 1 LVL)	763 SF
	(1166 SF x 2 LVL)	2332 SF
WEST UNITS	(2594 SF x 3 LVL)	7782 SF
EAST UNITS	(1174 SF x 3 LVL)	3522 SF
HALLS, STAIRS, MECH	(1862 SF x 1 LVL)	1862 SF
	(1451 SF x 2 LVL)	2902 SF
TOTAL AREA - 3 STORY		19163 SF
UNIT SIZE - GSF		360 ~ 411 SF

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 E 1ST - SALT LAKE CITY, UTAH 84103

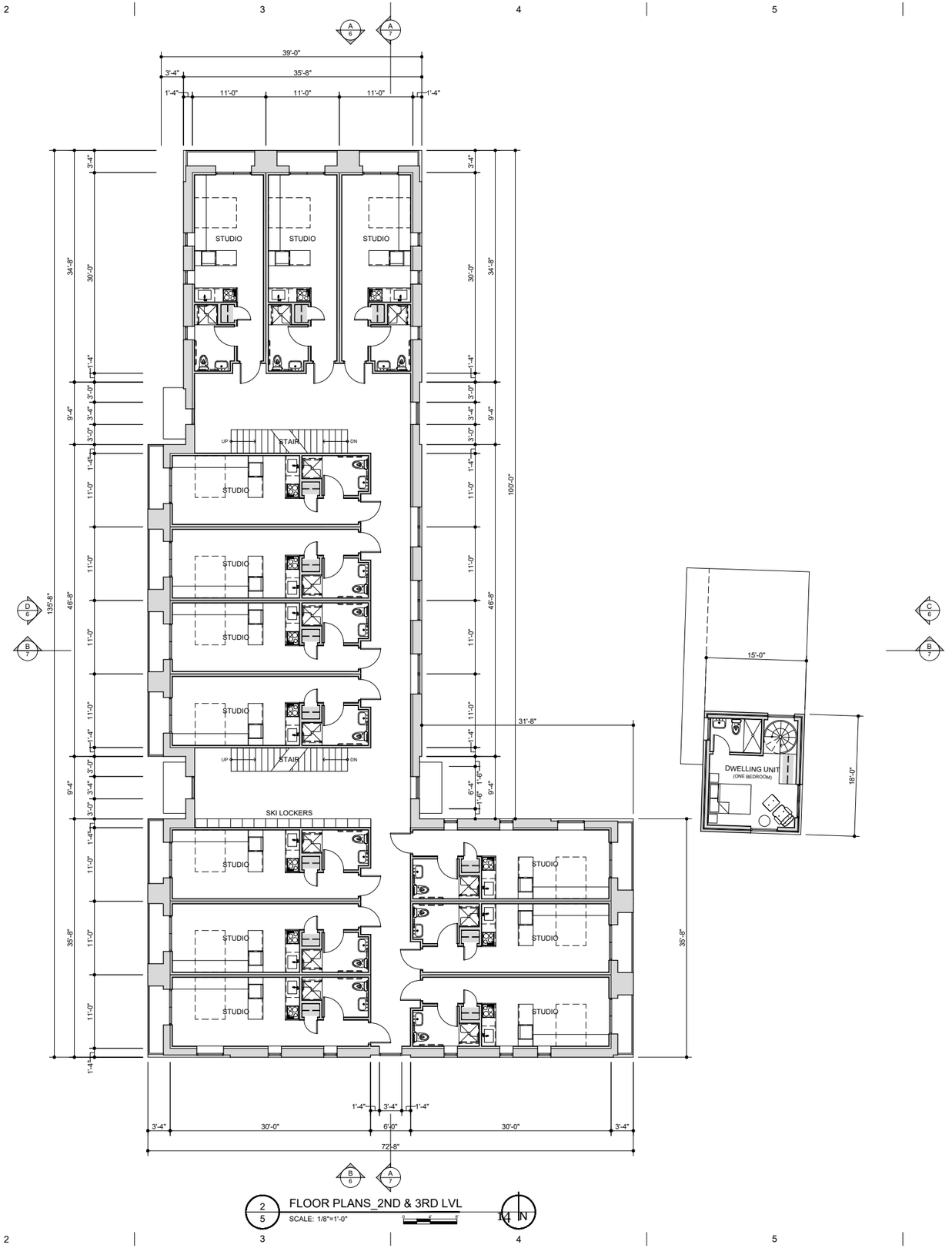
PROJECT NO.
012023

DATE
08.30.23

SHEET
5.1

PROPOSED DEVELOPMENT
FLOOR PLANS_GROUND LVL.

SCALE: 1/8" = 1'-0"



2/5 FLOOR PLANS_2ND & 3RD LVL

SCALE: 1/8"=1'-0"

0 4' 8'

14 N

AREA SUMMARY

BUILDING FOOTPRINT		6393 SF
NORTH UNITS	(763 SF x 1 LVL)	763 SF
	(1166 SF x 2 LVL)	2332 SF
WEST UNITS	(2594 SF x 3 LVL)	7782 SF
EAST UNITS	(1174 SF x 3 LVL)	3522 SF
HALLS, STAIRS, MECH	(1862 SF x 1 LVL)	1862 SF
	(1451 SF x 2 LVL)	2902 SF
TOTAL AREA - 3 STORY		19163 SF
UNIT SIZE - GSF		360 ~ 411 SF

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 E 6ST SALT LAKE CITY, UTAH 84103

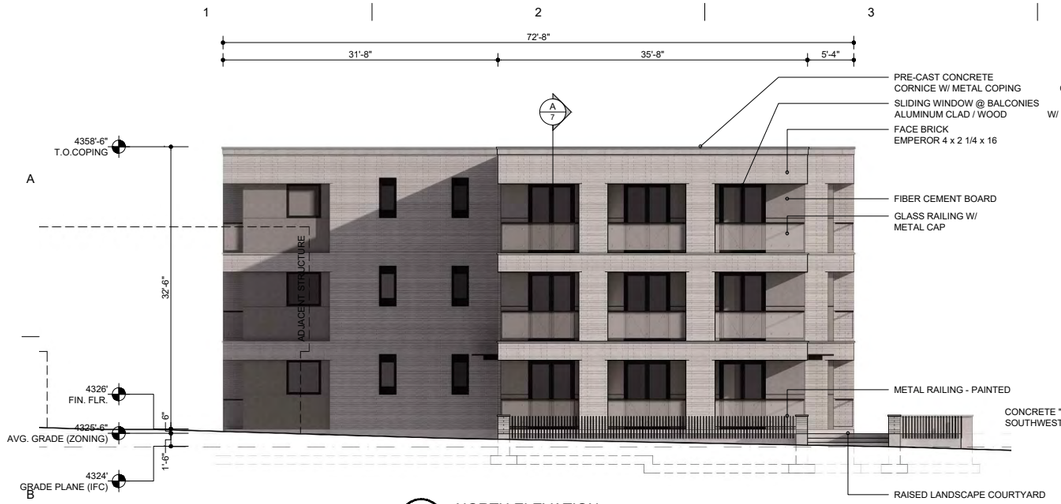
PROJECT NO.
012023

DATE
08.30.23

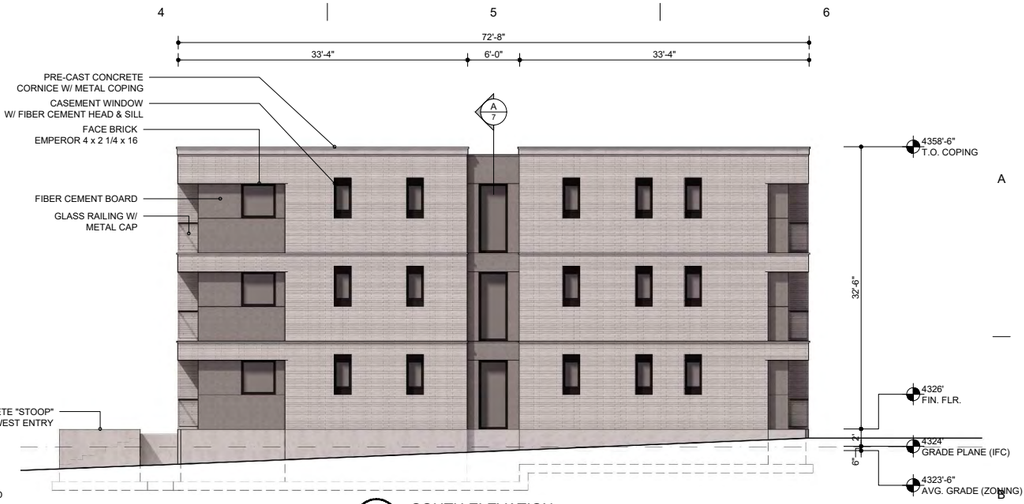
SHEET
5.2

PROPOSED DEVELOPMENT
FLOOR PLANS_2ND & 3RD LVL

SCALE: 1/8" = 1'-0"



A 6 NORTH ELEVATION
SCALE: 1/8"=1'-0"



B 6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

C 6 EAST ELEVATION
SCALE: 1/8"=1'-0"

D 5 WEST ELEVATION
SCALE: 1/8"=1'-0"

1 2 3 4 5 6

SCHEMATIC DESIGN

MATERIALS PALETTE

FACE BRICK - EMPEROR 4 x 2 1/4 x 16

FIBER CEMENT BOARD

ALUMINUM CLAD WOOD WINDOW

BUILDING MATERIAL ANALYSIS

	AREA		% MAT'L
NORTH ELEVATION			
OVERALL FACADE AREA	2196	SF	
DOORS & WINDOWS	-462	SF	
	1734	SF	
BRICK (EMPEROR)	1221	SF	70%
FIBER CEMENT	531	SF	30%
% OF DURABLE MAT'L			100%
SOUTH ELEVATION			
OVERALL FACADE AREA	2299	SF	
DOORS & WINDOWS	-264	SF	
	2035	SF	
BRICK (EMPEROR)	1723	SF	85%
FIBER CEMENT	312	SF	15%
% OF DURABLE MAT'L			100%
EAST ELEVATION			
OVERALL FACADE AREA	4465	SF	
DOORS & WINDOWS	-791	SF	
	3704	SF	
BRICK (EMPEROR)	2896	SF	78%
FIBER CEMENT	808	SF	22%
% OF DURABLE MAT'L			100%
WEST ELEVATION			
OVERALL FACADE AREA	4465	SF	
DOORS & WINDOWS	-1135	SF	
	3330	SF	
BRICK (EMPEROR)	2131	SF	64%
FIBER CEMENT	1199	SF	36%
% OF DURABLE MAT'L			100%
OVERALL MASS TO GLASS			20%

PROPOSED DEVELOPMENT ELEVATIONS & MATERIALS

SCALE: VARIES

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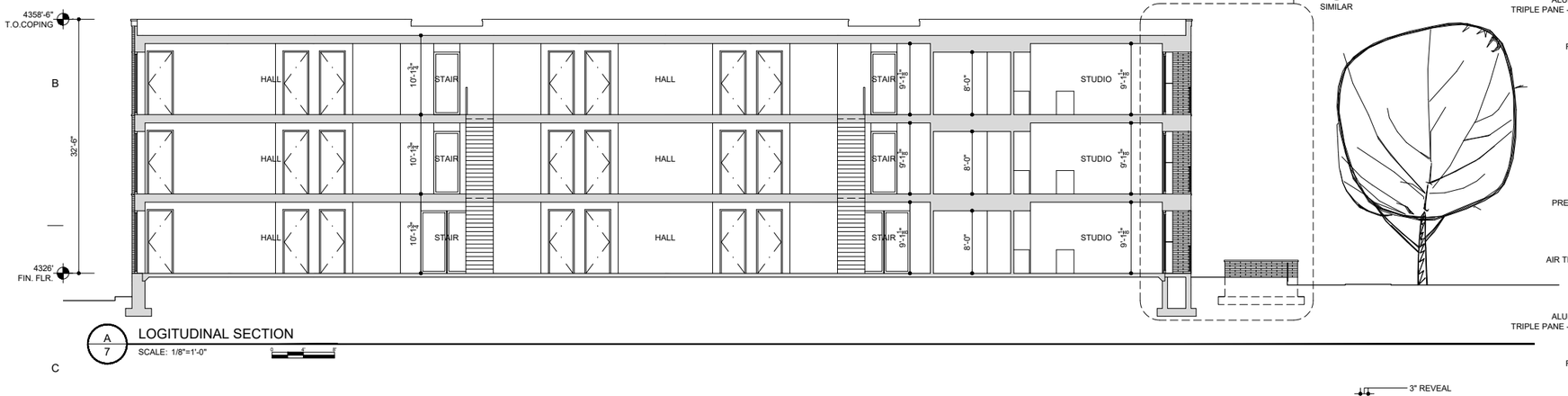
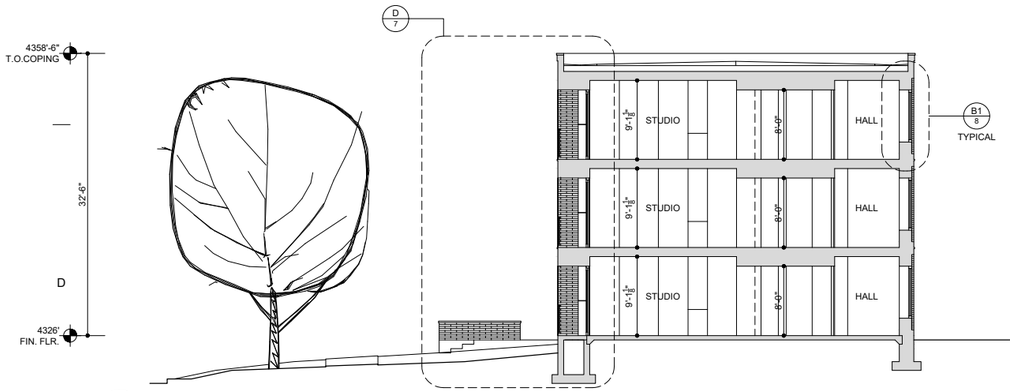
PROJECT NO.
012023

DATE
06.30.23

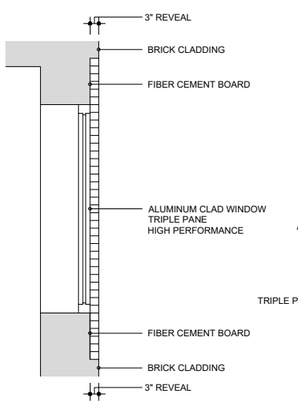
SHEET
6



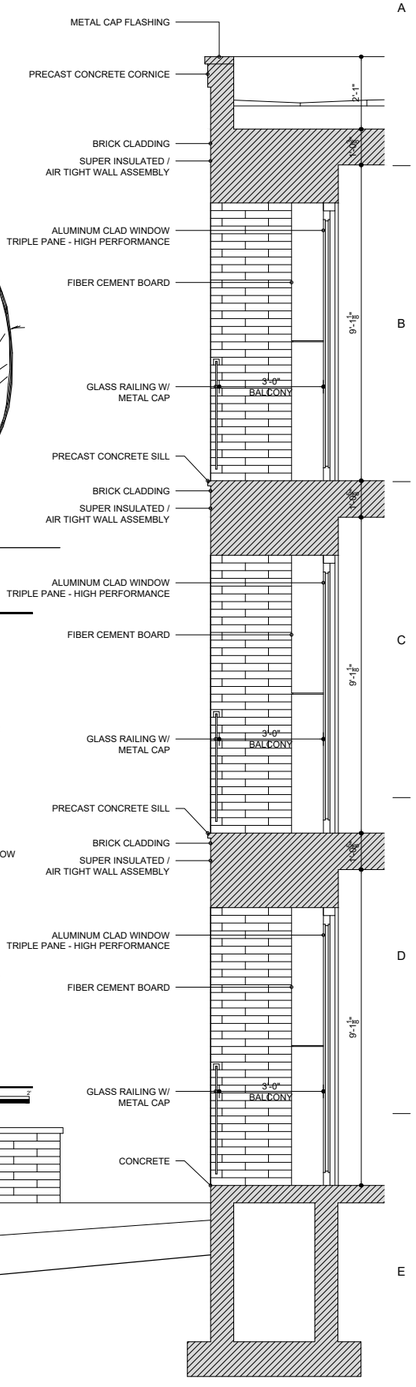
A 7 LOGITUDINAL SECTION
SCALE: 1/8"=1'-0"



B 7 CROSS SECTION
SCALE: 1/8"=1'-0"



C 7 WINDOW REVEAL
SCALE: 1/2"=1'-0"



D 7 WALL SECTION
SCALE: 1/2"=1'-0"

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SCHEMATIC DESIGN

PROJECT NO.
012023

DATE
06.30.23

SHEET
7

PROPOSED DEVELOPMENT
BUILDING & WALL SECTIONS

SCALE: VARIES

A 8 VIEW FROM 600 E. (LOOKING SOUTH)
SCALE: NTS

B 8 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
369 E. 1ST SALT LAKE CITY, UTAH 84103

PROJECT NO.
012023

DATE
06.30.23

SHEET
8

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1 | 2 | 3 | 4 | 5 | 6

A 9 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

B 9 VIEW FROM 300 S. (LOOKING WEST)
SCALE: NTS

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 J ST. SALT LAKE CITY, UTAH 84103

PROJECT NO.
012023

DATE
06.30.23

SHEET
9

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1 | 2 | 3 | 4 | 5 | 6

A 10 VIEW FROM SOUTH PARKING LOT (LOOKING NORTHWEST)

SCALE: NTS

B 10 VIEW FROM NORTH PARKING LOT (LOOKING SOUTHEAST)

SCALE: NTS

1 | 2 | 3 | 4 | 5 | 6

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - ARCHITECT
360 S ST SALT LAKE CITY, UTAH 84103

PROJECT NO.
012023

DATE
08.30.23

SHEET
10

PROPOSED DEVELOPMENT
DWELLING UNIT & BIKE STORAGE

SCALE: NA

ATTACHMENT B: Applicant Original Submittal

ARCHITECT'S TRANSMITTAL

client
Sebastian Uprimny & Catalina De La Torre

project
Bamboo LLC
Multifamily Housing

project address + phone number
602 E. 300 South, Salt Lake City, UT 84102
801.915.3048

transmittal date
February 13, 2023

description

INTRODUCTION

Reading into the Central Community Master Plan, the most outstanding message conveyed is a desire to reestablish housing throughout the East Downtown neighborhood. The Master Plan earmarks the East Downtown neighborhood as a medium to high density housing area that historically had the largest number of apartment and rooming housing. However, during the later half of the twentieth century, this housing stock in our neighborhood suffered a period of decline as pressure from commercial development spilled over from the Central Business District. As we know, since the 1990's the City recognized this decline and revamped the ordinance by adopting a residential mixed-use zoning district to encourage higher density residential development.

The proposed multifamily housing project, located at the southeast corner of 300 S. and 600 E., clearly falls in-line with our communities need for more housing. Again, taking cue from the Master Plan, the Future Land Use Map categorizes our land as medium residential / mixed use with a recommended number of units of 10-50 units per acre. As a corner property, it truly is a transitional zone between the high density, transit oriented development along 400 S. and the medium density residential on 300 S.. Because of this unique context, we have determined that our project must front 600 E. to sensitively bridge the two zones. Above all else, it is our intention to comprehend the history of the East Downtown neighborhood and it's pattern of apartment and rooming housing and use it to inspire the form, scale, and character of our new design. It is our primary objective in the description that follows to demonstrate how our design respects the historic patterns of the neighborhood while addressing the current and future need for more housing in our downtown district.

We are being asked to present our project to the Historic Landmarks Commission as a new construction within the Central City Historic District for review and public comment. The criteria we are required to address, is found within Salt Lake City's Zoning Ordinance and the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City. To provide structure to our presentation, we will first provide a brief background of the overall project to orient the reader, then respond to the specific ordinances found in Chapter 21A.34.020: Historic Preservation Overlay District. We will be utilizing the City's Multifamily Standards and Guidelines, which will be attached to the end of this document.

BACKGROUND

The project site for the Bamboo Multifamily Housing is located on the corner of 600 E. and 300 S. and includes three properties: 321 S., 602 E., and 612 E.. Currently, 321 S. is an out-of-period commercial building, 602 E. is a non-contributing business and 612 E. is a contributing residential home, all located within the Central City Historic District. The site is essentially flat with little to no change in grade and is bordered by large, older growth trees within the park strip. In order to make way for the new housing, both structures at 321 S. and 602 E. will be demolished. The contributing structure at 612 E. will remain and be remodeled. The owner's intend

to make a small, rear addition, and convert the home to a twin home. It is assumed at this point in time that this part of the project can be panned and managed internally with the City as a minor alteration. However, what is critical to note is that 612 E. plays a vital role in providing parking, which is located behind the principle building. The parking calculations provided address the final demand of both the multifamily housing and the new twin home.

The new multifamily housing project is a 3-story, type VB structure, that is comprised of the following program: 38 studio apartments with Juliette balconies, a laundry / mechanical room, secure mailboxes, two exit stairs, and secured bicycle storage for each unit. The 38 dwelling units are obviously the most intensive aspect of this new facility and the primary reason we are being asked to present our project as a planned development. Referring to 21A.55 Planned Developments, there is a unique exception in the ordinance:

"In the RMF Zoning Districts and on lots 0.20 acres or more in size, developments that change a nonconforming commercial use to a residential use that is allowed in the zoning district are exempt from the density limitations of the zoning district when approved as a planned development. (Ord. 8-18, 2018)"

Both 602 E. and 321 S. are currently operating as nonconforming commercial uses with 602 E. having an area of 0.20 acres and 321 S. having an area of 0.18 acres, totaling 0.38 acres.

The project is fully located within RMF-35, a moderate density multi-family residential zoning district. Permitted uses include multi-family dwellings (12 or more units) and twin home dwellings. The maximum building height allowed is 35'. Yard requirements are as follows: Front 20', corner side yard 10', interior side yard 10', and rear yard 25% of lot depth (not < 20' or > 25'). The front, corner side, and one interior side yards are required to be maintained as landscape yards and lastly landscape buffers are required where the lot(s) abut a lot in a single-family or two-family district - which it does. Please refer the provided site plan for the application of the zoning requirements.

We have made our best attempt to honor the prescriptive guidelines of the RMF-35 district when feasible and appropriate. However, as we understand, there are exceptions the Planning Commission can approve as part of the process. Below is a list summarizing what we now know to be deviations to the standard ordinance:

- Exemptions from the density limitations as stated above;
- A front yard setback exception of 16'-10" along 600 E. (See "Setback Analysis on sheet 1, Context Survey and Plans);
- Permission to provide parking behind the primary structure at 612 E and lastly;
- A parking lot dimension exception. We're asking for an 1'-4" exception on the back up space (dimensioned as 22'-0" on sheet 3, Site Plan) at the 6 parking stalls in the rear yard of 321 S. This lack of space is due to the required 10' landscape buffer at the rear lot of 618 E.

Currently the three lots at 321 S., 602 E., and 612 E. are not combined and remain to be separate. At the appropriate time, we will seek guidance from the City on their preference to combining the lots. To the best of our knowledge, the list above are the only exceptions we seek approvals.

As on any project, the parking requirements are of upmost concern. We have outlined our parking analysis on the right hand column of sheet AS1 for your review. Please take note of the following parking reductions we are requesting:

- On-street parking;
- Parking exception for proximity to mass transit and;
- Transportation demand management by providing two minor transportation demand management strategies: bicycle parking and bicycle sharing program.

One additional step in the parking approval process will require collaboration with the City's Transportation Department. As noted, the 6 stalls along 600 E. are contingent upon approval for request to change the 2-hour parking designation to no-limit.

Before digging into the specific requirements of the planned development, some general comments regarding the architecture may be of some use. Balancing the form, scale, and character of a 38 units apartment is quite challenging. First, while working through our design, we'd become aware that the number of units were deceptive. This is due to fact that all the dwelling units are studio apartments (or also know as the fashionable micro-unit), and thus resulted in a relatively compact footprint of 6658 square feet. This compact footprint significantly reduces the overall form and scale of the building when comparing it to older apartment types with a similar amount of units. Secondly, we've made our best effort to breakup the building mass by changing the roof line, staggering the walls, and providing a Juliette balcony at each unit. The building elevation along 600 E., the primary block face, is broken down into three distinct masses, simply separated by the entrance and main circulation cores. The balcony aids in breaking the mass down to a finer level and provides the much needed "eyes-on-the-street." Third and lastly, our choice in durable building materials of brick and fiber cement board provides a distinctive character and refined look for a new building found within a historic district.

HISTORIC PRESERVATION

We are applying for a certificate of appropriateness for new construction within the Central City Historic District. The proposed design located at the southeast corner of 300 S. and 600 E. will address all the adopted design guidelines outlined in section 21A.34.020 H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. As aptly noted in this section, our goal is to demonstrate how "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. At this juncture, we will switch to the formatting of the Multifamily Standards and Guidelines.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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	**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.* • *An attractive focus for community social interaction.* • *An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood*	**Applicants Response** The primary block face for our project is the east side of 600 E. between 300 S. and 400 S. It is composed of mostly one to two story brick buildings, all with flat roofs. Please refer sheet 4, Streetscape Study for block face elevations on both 600 E. and 300 S.. Parking is located behind all the primary structures along this block face. No new block and street patterns are being requested for this project. One curb cut is being eliminated and the two existing driveway curb cuts will be reused to access the new parking located behind the primary structure.
1. Settlement Patterns & Neighborhood Character **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.	**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. • *Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.* **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. • *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.*	**Applicants Response** Although this project will require lots to be combine, the design of the building massing breaks down the scale of the primary structure to provide a look that maintains the pattern of lot and building sizes similar to what is found within the historic district. The largest building width is oriented towards 600 E., which is composed of larger scale residential housing and commercial uses. The smallest building width is oriented towards 300 S., which is composed of medium to smaller single family or two family residences. The overall mass and height of the building is balances the lot and building patterns by providing ample setback from all building elevations.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
1. Settlement Patterns & Neighborhood Character **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.	**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. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **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. • *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.* **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. • *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.*	**Applicants Response** The buildings along 600 E. all relate to the street and engage with sidewalks with setbacks ranging between 11' to 22'. They have open yards with landscaping that allow visual accessibility from the public sidewalks to building entrances and porches. Our project provides a similar setback from the street and will be maintained as a landscape yard on both 600 E. and 300 S. The primary entrance and balconies provided along the block face will offer a good connection between the public sidewalk, semi-public entrances, and private balconies. As a corner lot, we have made our best attempt to place the building as sensitively as possible by honoring both the zoning ordinance and historic patterns by studying the average setback along both block faces. The study along 600 E. resulted in an average setback of 16'-10", which is being utilized for 2/3's of the west elevation along 600 E. The northern 1/3 of the west elevation as it approaches the corner is setback to the required 20' front setback. This helps to reduce the visual impact of the building height at the corner. Lastly, although a 10' corner side yard is required along 300 S. we have made our best effort to setback the building an additional 5'-8', totaling 15'-8". This setback is more consistent with the average setbacks along 300 S.
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.*	**Applicants Response** A setback analysis has been conducted for the primary block face along 600 E and the secondary block face along 300 S. Please refer to sheet 1, Context Plan on the right hand column of the sheet for the full analysis. It concludes that the average setback for structures along 600 E equate to 16'-10". This setback has been employed to the southern two thirds of the building facade, with the northern third respecting the RMF-35 setback of 20'.This section of 20' setback near the corner helps to reduce the building mass and turns the corner into 300 S. which is composed of varying sizes of single family residential housing. It should also be noted that attempts have been made to keep the building setback more than the required 10' corner side yard for RMF-35 along 300 S.. We are keeping the building setback 15'-8" from the property line to maintain a similar setback found along 300 S. The proposed building height is 33'-8", which is below the maximum height of 35'-0" allowed within RMF-35 Zone. Although the proposed building height is taller than all other buildings along the block face, it's significantly smaller than the large housing project across the street that is also located within the historic district. Future housing developments along 600 E. may improve the balance of height along our block face as the demand for housing persists. The front and the entrance of the building orients to and engages with the street. The building is parallel to the lot lines, maintaining the traditional, established development pattern of the block. There is common, shared landscape yards at the ground level facing both 600 E. and 300 S.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *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.* • *Plan and design for landscape amenity and best practices in sustainable design. (PART IV)* **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)*	Private open space for each unit is offered in each unit as a Juliette balcony. Tenants and benefit from an indoor / outdoor feel in there unit to enjoy fresh air and relief to outside when desired. Each Juliette balcony is private and distinguished from common spaces. Energy efficiency is of utmost concern and a critical component of of our Planned Development proposal. We are committing to achieving Phius Passive House CORE Certification. The application to the Planning Commission contains a detailed explanation of our sustainable goals .
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)*	**Applicants Response** All primary entrances to buildings along 600 E. face the street and are punctuated by covered opening or porches. For our project, there are two entrances facing 600 E., with the primary entrance being located closer to the corner. Each entrance is distinguished by an entrance canopy and double doors. The front and the entrance of the building orients to and engages with the street. The building is parallel to the lot lines, maintaining the traditional, established development pattern of the block. There is common, shared landscape yards at the ground level facing both 600 E. and 300 S. Private open space for each unit is offered in each unit as a Juliette balcony. Tenants and benefit from an indoor / outdoor feel in there unit to enjoy fresh air and relief to outside when desired. Each Juliette balcony is private and distinguished from common spaces. Energy efficiency is of utmost concern and a critical component of of our Planned Development proposal. We are committing to achieving Phius Passive House CORE Certification. The application to the Planning Commission contains a detailed explanation of our sustainable goals .

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
2. Site Access, Parking & Services **a. Site Access** 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. **(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. **(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.	**Site Access, Parking & Services - Design Objective** 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. **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. **12.17** 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. • *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.* **12.18** Where the secondary street or alley network is available, rear public access should be retained and used. • *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.* **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. **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 **12.21** A vehicular access and drive should not be combined with a pedestrian access and entrance. • *Place vehicle access away from commercial uses such as cafe, restaurant or retail.* **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • *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.* **12.23** A single curb cut or driveway should not exceed the minimum width required. • *Avoid curb cuts and driveways close to street corners.* **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. • *Curb cuts should be shared between groups of buildings and uses where possible.* • *Joint driveway access is encouraged.* **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.	**Applicants Response** Site access is provided by two existing curb cuts located an appropriate distance from the corner for traffic safety. Both access driveways are 12'-0" width, which is similar to driveways found within the block face and along 300 S. Vehicle access and drives are not adjacent to commercial uses such as a cafe, restaurant or retail. There is potential to share the curb cut and drive for a joint driveway access at both parking locations. Each of the two entries are highlighted by large walks that approach the building and covered entries at their entry point. They are separate and distinct and do not interface with vehicular access or drive. The entries have direct access from the side walk and street. Landscaping will reinforce the importance of the public entrance. All provided off-street parking is located behind the primary structures. This is a similar pattern for all structures along 600 E. and 300 S. Parking behind the primary structures is the least obtrusive manner to screen parking lots from the street. The protected and secure bicycle parking is situated so that it is convenient and readily accessible within the building.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *Surface parking areas should be screened from views from the street and adjacent residential properties.*	
2. Site Access, Parking & Services **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.	**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. **12.26** Utility areas and other ground level building services should be situated away from the frontage of the building. • *Screen from street views and adjacent buildings.* • *Integrate these facilities with the architecture of the building through design, color and the choice of materials.* **12.27** Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. • *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.* **12.28** Mechanical services should be acoustically screened from nearby residential properties. • *Screening should be compatible with and also integrated into the design of the building.* **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. • *Avoid placing AC or other equipment in balcony spaces.* **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. • *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.* **12.31** Cellular phone and other antennae, and associated equipment, should not be visible from the public way. • *Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.*	**Applicants Response** All site utilities and site / building services are either located behind the primary structure or roof. A power line will feed from the interior of the block. The dumpster enclosure is located in the rear yard, as far away as possible from the surrounding single family residential lots and will be screened. HVAC systems (heat pumps and HRV's) will be located and/or routed on / to the roof and set back an appropriate distance to conceal from the sidewalk and street front below. The only site utility that will face the street is the FDC connection located in the mechanical room near the main entrance.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.*	**Applicants Response** No grading or retaining walls will be required for this project. The owner desires to install a 4' open picket fence along the property lines to enclose the landscaped yard facing both 600 E. and 300 S.
3. Landscape and Lighting **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.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. **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. • *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.*	**Applicants Response** No landscape structures are proposed to be near or adjacent to the public way. 6' tall fences will be installed at the required landscape buffers that abut the single family residential lots to the east.
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.*	**Applicants Response** No significant lighting strategy is desired for this project beyond the simple porch lighting at each entryway or places where more safety / security is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	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.* • *Conceal within, or integrate with, the design of the building.* **12.41** Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • *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.*	We desire to provide lighting that is oriented downwards to avoid light trespass to adjacent neighbors and provide discrete task lighting. We will avoid general illumination of the facade, install quality and durable light fixtures that are shielded, and position light fittings to reduce public visibility.
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	**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.*	**Applicants Response** Much effort has been placed into ensuring the scale, composition and modeling of the building facades. We will reiterate our approach that was provided in the background section of this document. Balancing the form, scale, and character of a 38 units apartment is quite challenging. First, while working through our design, we'd become aware that the number of units were deceptive. This is due to fact that all the dwelling units are studio apartments (or also know as the fashionable micro-unit), and thus resulted in a relatively compact footprint of 6658 square feet. This compact footprint significantly reduces the overall form and scale of the building when comparing it to older apartment types with a similar amount of units. Secondly, we've made our best effort to breakup the building mass by changing the roof line, staggering the walls, and providing a Juliette balcony at each unit. The building elevation along 600 E., the primary block face, is broken down into three distinct masses, simply separated by the entrance and main circulation cores. The balcony aids in breaking the mass down to a finer level and provides the much needed "eyes on the street". Third and lastly, our choice in durable building materials of brick and fiber cement board provides a distinctive character and refined look for a new building found within a historic district.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	• *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. • *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.* **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. • *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.* **12.47** Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. • *This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.* • *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.*	Although the height of the proposed structure is taller than what is found on the primary block face, it is less than the prescribed height limit of 35'-0" required in the RMF-35 zone. Our attempt to setback the facade is offered by the breakdown of building mass as noted above, the Juliette balconies and materials. As mentioned above, yes we are modulating the facade to express a series of volumes in scale with the historic context and block face. Our design took its initial inspiration from the historic apartments found within the district and especially along 300 S. Their facades are relatively square in proportion with relatively symmetrical openings on the their front facades facing the public way are all 3 to 4 stories tall - similar in height to our project.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	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 façade 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 respect and reflect the range of building forms and massing which characterize the district.	We are continuing the flat roof shape that characterizes the entire primary block face. Although the style of the architecture leans toward modern design, it is tempered by the use of brick and the symmetry of the openings similar to the historic apartment facades in the neighborhood. The building height is compatible with the historic setting and context. A drive around the East Downtown neighborhood will reveal a great mix of small to mid-size single family, 2 to 3 story residences adjacent to 3 to 4 story historic apartments of a significantly larger mass and height.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *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.*	
5. Building Character **a. Facade 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 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.*	**Applicants Response** There is a mix of historic and modern buildings along the primary block face, with the lions share leaning towards the modern style. We have chosen to articulate the facade in a modern way that emphasizes the expression of the wall plane by shifting it's depth and changing it's material to affect how light and shadow play along it's surface. The design is rather absent of traditional articulation other than the continuous stone sill that breaks the building facade at each floor level and the recessed windows found in more historic brick buildings. There is a very strong sense of rhythm within the major and minor window openings. The Juliette balconies play a major role in the rhythmic pattern found in the apartment buildings throughout the neighborhood. The larger, evenly spaces and predominately symmetrical. This major pattern is offset by the smaller, "punched" opening on the sides of the units. This minor pattern can be seen in sides of apartment buildings throughout the neighborhood that play with the major openings that face the street.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	• *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,	We are utilizing two types of windows: the larger, sliding windows that allows outdoor access for the Juliette balconies and smaller casement windows for the sides of the units. It is our intention that the sliders maintain the proportion of a set of large double hung windows found throughout the neighborhood. The illusion of the double hung is furthered by the horizontal railing for the balcony, thus completing the double hung look. The overall ratio of mass to glass for the project is 20%. This percentage is commonly much lower than what constitute most modern styles and have an added benefit of energy efficiency and proper daylighting.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	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.* • *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.* **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • *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.* **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.	Again, the facade is populated with the Juliette balcony and all entrances have a covered entry. There are no external stairs.
6. Building Materials, Elements and Detailing **a. 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.	**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. **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.	**Applicants Response** 100% of the facade is either brick or fiber cement board - both durable materials. Please refer to sheet 6 for a detailed building material analysis.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	• *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.* **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. • *Use external materials of the quality, durability and character found within the historic district.* **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: • *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.* **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.*	No vinyl or aluminum siding is proposed for this project.
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)*	**Applicants Response** All windows and doors will be painted, aluminum-clad, wood windows.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	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 façade.* • *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.* • *A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.* **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. • *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).*	
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.*	**Applicants Response** Most if not all the architectural elements lean toward a modern aesthetic of clean lines, recessed wall planes and punched openings. As mentioned, the majority of buildings along the primary block face are of modern style.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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 of translucent letter face or returns should be avoided.* • *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.* **12.84** Sign materials should be durable and of architectural quality to integrate with the building design. **12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. **12.86** Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice	**Applicants Response** Although the signage has not been designed, the owners intend to provide a small building name and address on the canopy of the main entrance.

A 1 AERIAL
SCALE: NTS

A 1 CONTEXT PLAN
SCALE: NTS

SETBACK ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING SETBACKS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, SETBACKS ON BOTH BLOCK FACES ARE PROVIDED:

600 E. (PRIMARY BLOCK FACE)

ADDRESS	SETBACK
602 E.	11.2'
321 S.	17.2'
323 S.	16.7'
329 S.	15.4'
613 E.	18.0'
605 E.	22.5'
	101' / 6 = 16.8' OR 16'-10"

300 S.

ADDRESS	SETBACK
602 E.	18.4'
612 E.	23.5'
618 E.	20.6'
624 E.	19.3'
630 E.	19.0'
636 E.	16.8'
640 E.	19.5'
644 E.	23.0'
666 E.	21.3'
302 S.	00.0'
	181.4' / 10 = 18.14' OR 18'-2"

LEGEND

C	CONTRIBUTING BUILDING
NC	NON-CONTRIBUTING BUILDING
NC-OP	NON-CONTRIBUTING OUT-OF-PERIOD
NOTE:	NO LANDMARK SITES IN VICINITY

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - AIA
360 J ST. SALT LAKE CITY, UTAH 84103

PROJECT NO.
012023

DATE
02.15.23

SHEET
1

EXISTING CONDITIONS
CONTEXT SURVEY & PLANS

SCALE: NA

RECORD OF SURVEY

SE 1/4 NE 1/4 SEC. 06 T1S R1E SLB&M

SURVEYORS CERTIFICATE:

I, MANFRED W. GULLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 172901. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES.

MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901

PROFESSIONAL LAND SURVEYOR
6.24.21
MANFRED W. GULLA
No.172901
STATE OF UTAH

DATE: JUNE 24, 2021 *SIGNED:* _____

BOUNDARY DESCRIPTIONS:

602 EAST 300 SOUTH, PARCEL16-06-428-001, ENTRY 11967715, BOOK 10284, PAGE 7559-7560

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-001 AS SURVEYED:

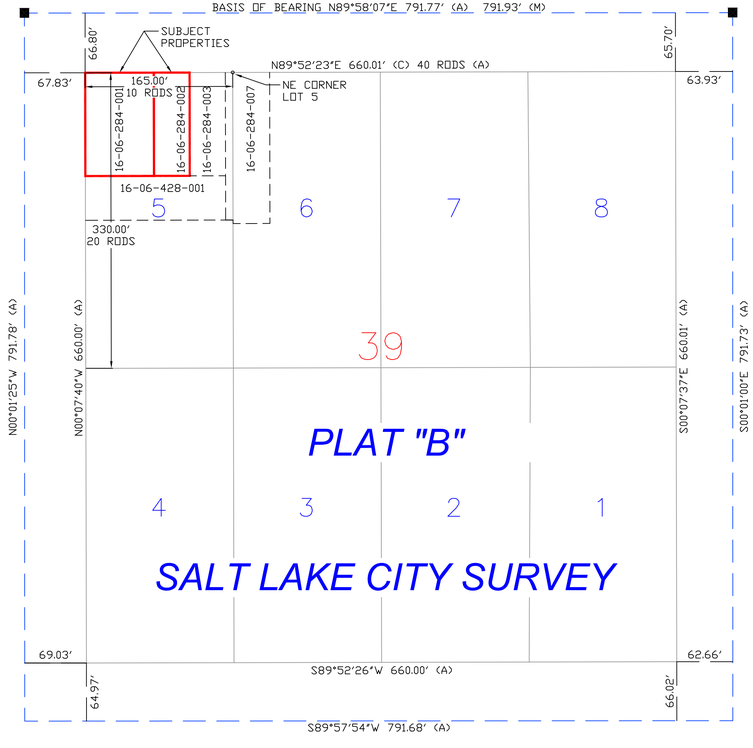
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76 754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.000 ACRES (8864.52SQFT).

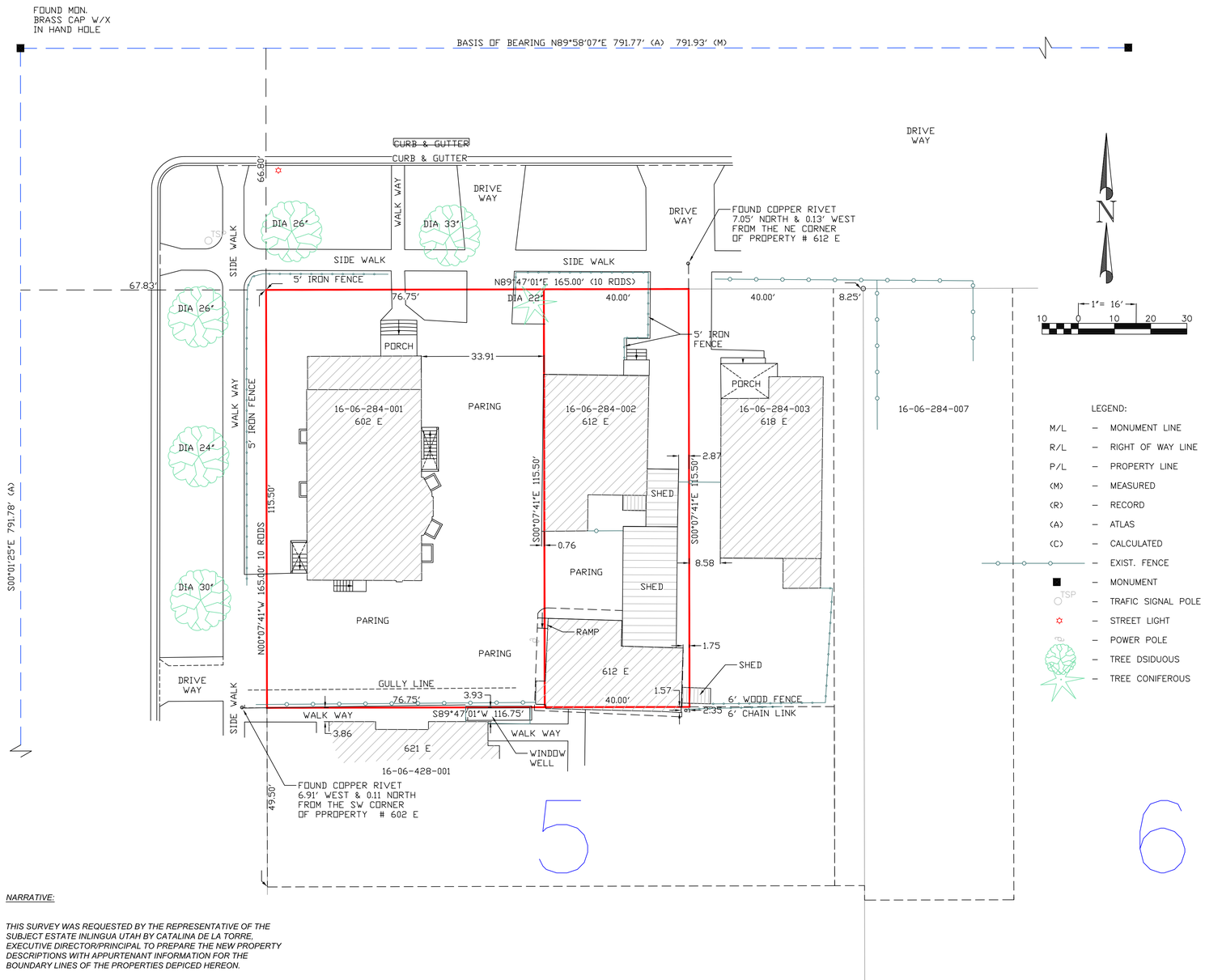
321 S 600 E, PARCEL 16-06-428-002, ENTRY 11967716, BOOK 10284, PAGE 7561-7562

BEGINNING AT A POINT 48-1/4 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 7 RODS; THENCE WEST 40 FEET; THENCE NORTH 7 RODS; THENCE NORTH 115.5 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-002 AS SURVEYED:

BEGINNING AT A POINT BEING SOUTH 89°47'01" WEST 48.25 FEET OF THE CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 40.00 FEET; THENCE NORTH 0°07'41" WEST 115.FFET; THENCE SOUTH 89°47'01" WEST 40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.000 ACRES (4620 SQFT).





NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE REPRESENTATIVE OF THE SUBJECT ESTATE INLINGUA UTAH BY CATALINA DE LA TORRE, EXECUTIVE DIRECTOR/PRINCIPAL TO PREPARE THE NEW PROPERTY DESCRIPTIONS WITH APPURTENANT INFORMATION FOR THE BOUNDARY LINES OF THE PROPERTIES DEPICED HEREON.

ALL INFORMATION ARE BASED AND DEPICED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

DRAWN BY: MANFRED GULLA	SURVEYED FOR: INLINGUA UTAH	SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102
DATE: 6 24. 2021	ATTN: Catalina De La Torre, Exexecutive Director	PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY
DWG. NO.: 10834	602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102	LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6
		TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

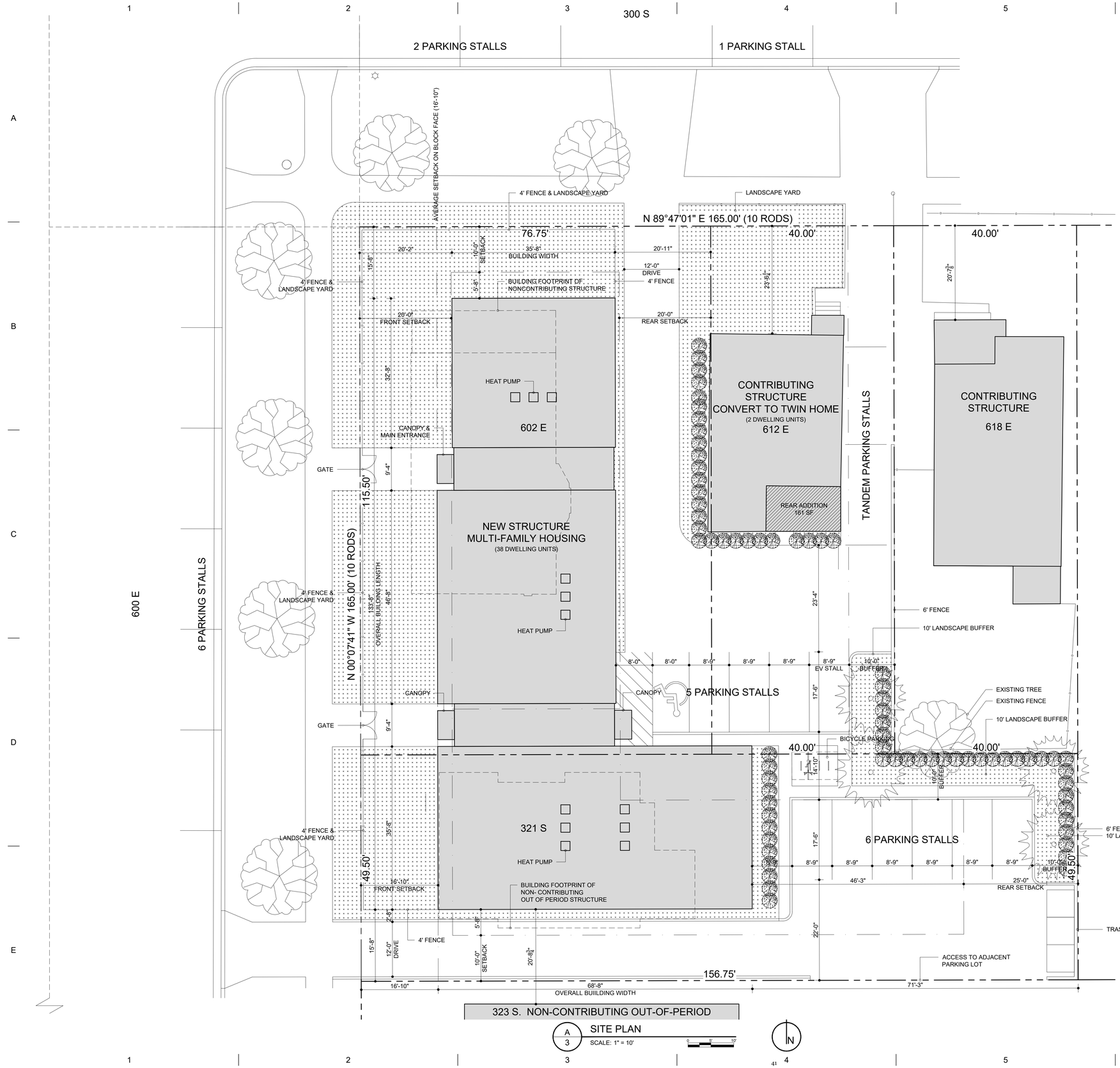
MANFRED W. GULLA L.S. 172901

DATE:_____ TIME:_____ FEE:_____ BOOK:_____ PAGE:_____

COUNTY SURVEYOR_____ COUNTY RECORDER_____

GEODETIC SURVEYS
~~394 NORTH~~ MAIN STREET
SALT LAKE CITY, UTAH 84103
PHONE 801-521-2150

GEODETIC SURVEYS



ZONING SUMMARY

RMF-35
MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

USES:
MULTI-FAMILY DWELLINGS (12 OR MORE UNITS)
TWIN HOME DWELLINGS

MAXIMUM BUILDING HEIGHT: 35'

MINIMUM YARD REQUIREMENTS:

FRONT:	20'
CORNER SIDE YARD:	10'
INTERIOR SIDE YARD:	
SINGLE-FAMILY:	4' ONE SIDE, 10' OTHER
TWIN HOME:	NO YARD, 10' OTHER
MULTI-FAMILY:	10'
REAR:	25% LOT DEPTH (NOT <20' OR > 25')

REQUIRED LANDSCAPE YARD:
FRONT, CORNER SIDE, AND ONE INTERIOR SIDE.

MAXIMUM BUILDING COVERAGE:

TWIN HOME	50%	(28% PROPOSED; 1282 / 4620 SF)
MULTI-FAMILY	60%	(41% PROPOSED; 6658 / 16224 SF)

LANDSCAPE BUFFERS REQ'D.
WHERE LOT ABUTS A LOT IN A SINGLE-FAMILY OR TWO-FAMILY DISTRICT

PARKING ANALYSIS

MINIMUM OFF STREET PARKING REQUIREMENTS

MULTI-FAMILY DWELLINGS:
1 PARKING SPACE FOR 1 BEDROOM AND EFFICIENCY

TWIN HOME DWELLINGS:
2 PARKING SPACES FOR EACH DWELLING UNIT

MULTI-FAMILY:	38 UNITS x 1	38	STALLS
TWIN HOME:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		42	STALLS

OFF STREET PARKING REDUCTIONS:

ON STREET PARKING*		9	STALLS

*6 STALLS CONTINGENT UPON APPROVAL FOR REQUEST TO CHANGE 2-HOUR PARKING DESIGNATION TO NO LIMIT ALONG 600 E. REQUEST HAS BEEN SUBMITTED TO TRANSPORTATION.

PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT: 50% REDUCTION FOR NEW MULTI-FAMILY WITHIN 1/4 MILE OF FIXED TRANSIT STATION.

MULTI-FAMILY:	38 UNITS x 50%	19	STALLS

TRANSPORTATION DEMAND MANAGEMENT
- BUILDING EXCEEDS 5,000 SF IN FLOOR AREA
- 1 ELECTRIC VEHICLE PARKING PROVIDED
- EXTERIOR BICYCLE PARKING (4 PROVIDED)

MODIFICATION OF THE NUMBER OF REQUIRED PARKING SPACES: 75% REDUCTION IF TWO MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES ARE FULFILLED:

1. PERMANENTLY SHELTERED, COVERED OR SECURED FACILITIES: 39 WALL HUNG BICYCLE PARKING PROVIDED WITHIN BUILDING.
2. PARTICIPATION IN, INVESTMENT IN OR SPONSORSHIP OF AN APPROVED BICYCLE SHARING PROGRAM: OWNER AGREES TO PARTICIPATE.

MULTI-FAMILY:	19 STALLS x 75%	14	STALLS

REVISED OFF-STREET PARKING REQUIREMENTS

MULTI-FAMILY:	38 UNITS x 50% & 75%	14	STALLS
TWIN HOME:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		18	STALLS
TOTAL PROVIDED	(OFF-STREET)	13	STALLS
	(ON - STREET)	9	STALLS
		22	STALLS

LEGEND

MAINTAINED AS LANDSCAPE YARD

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - AIA
360 J ST. SALT LAKE CITY - UTAH 84103

PROJECT NO.
012023

DATE
02.15.23

SHEET
3

PROPOSED DEVELOPMENT
SITE PLAN

SCALE: 1" = 10'

A
4 STREETSCAPE (600 E.)
SCALE: NTS

B
4 STREETSCAPE (300 S.)
SCALE: NTS

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - AIA
360 J ST - SALT LAKE CITY - UTAH 84103

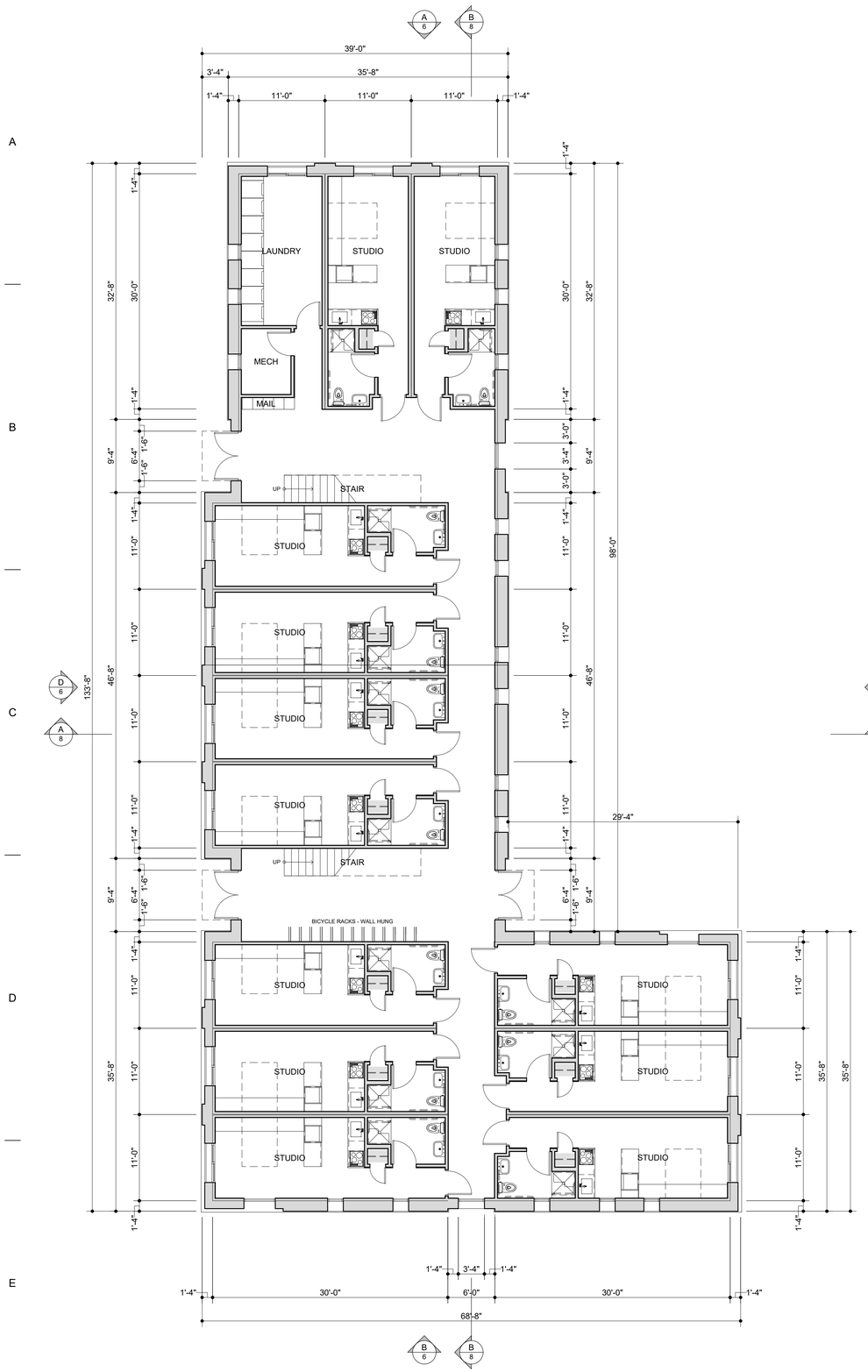
PROJECT NO.
012023

DATE
02.15.23

SHEET
4

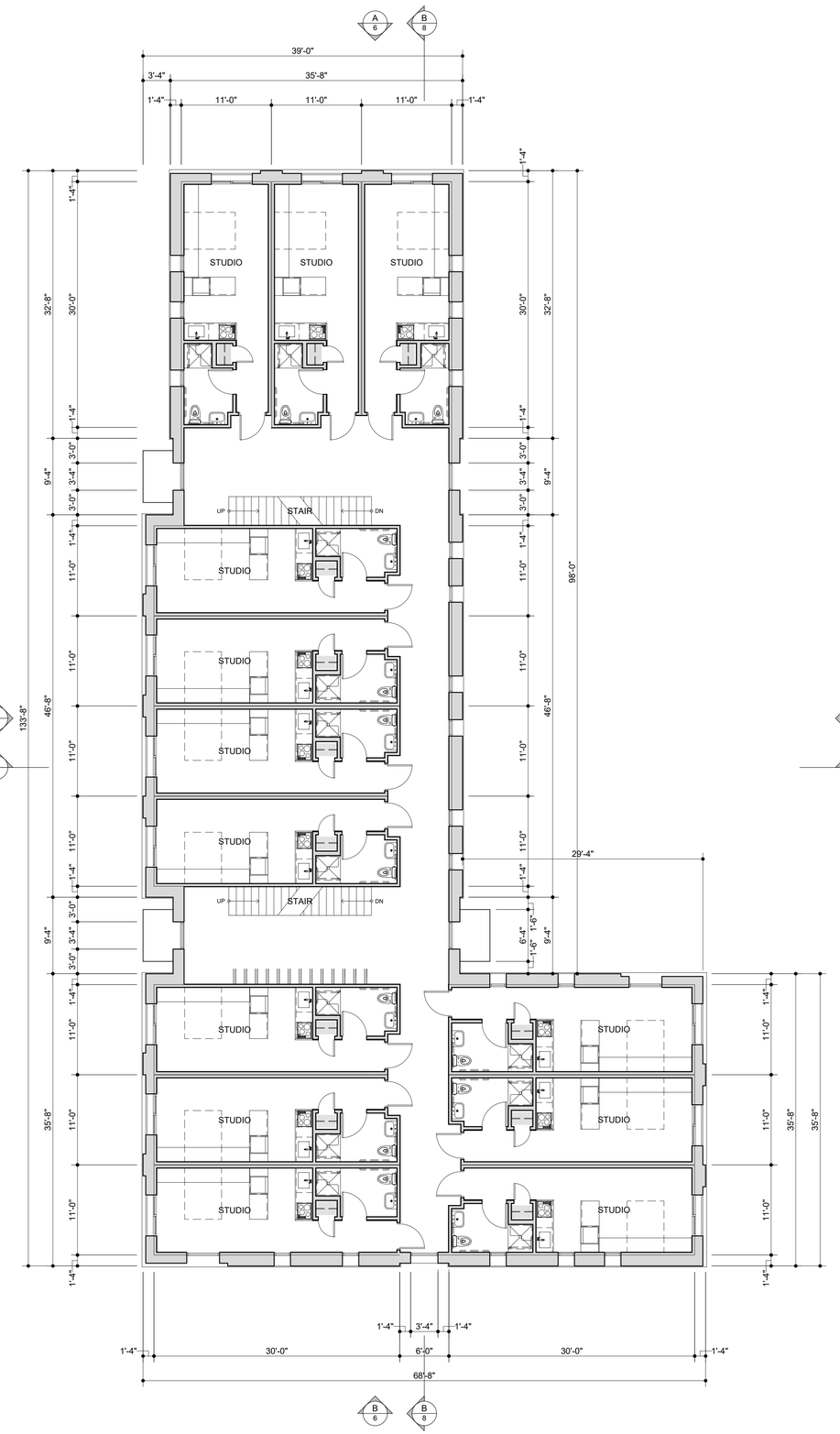
PROPOSED DEVELOPMENT
STREETSCAPE STUDY

SCALE: NA



1 A1 FLOOR PLAN_GROUND LVL

SCALE: 1/8"=1'-0"



2 A1 FLOOR PLANS_2ND & 3RD LVL

SCALE: 1/8"=1'-0"

AREA SUMMARY

BUILDING FOOTPRINT	6036	SF
NORTH UNITS (710 SF x 1 LVL)	710	SF
(1085 SF x 2 LVL)	2170	SF
WEST UNITS (2385 SF x 3 LVL)	7155	SF
EAST UNITS (1089 SF x 3 LVL)	3267	SF
HALLS, STAIRS, MECH (1852 SF x 1 LVL)	1852	SF
(1477 SF x 2 LVL)	2954	SF
TOTAL AREA - 3 STORY	18108	SF
UNIT SIZE - GSF	330 ~ 370	SF

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102

THOM JAKAB - AIA
360 J ST. SALT LAKE CITY, UTAH 84103

PROJECT NO. 012023

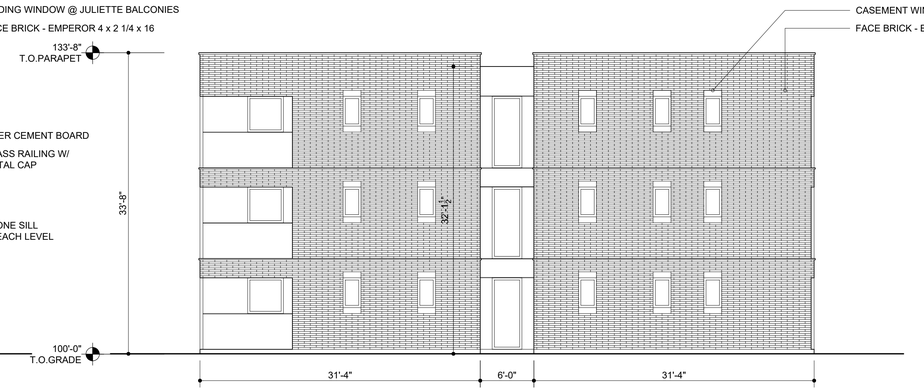
DATE 02.15.23

SHEET 5

PROPOSED DEVELOPMENT
FLOOR PLANS

SCALE: 1/8" = 1'-0"

A
6 NORTH ELEVATION
SCALE: 1/8"=1'-0"



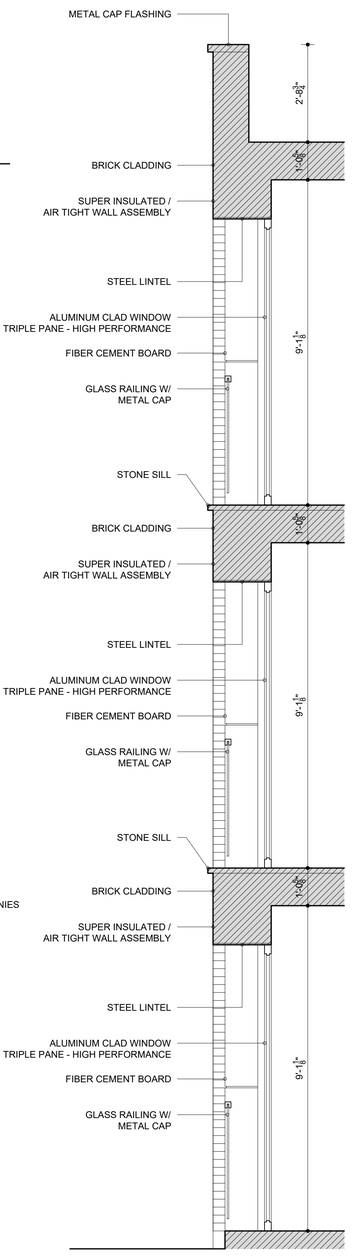
B
6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

C
6 EAST ELEVATION
SCALE: 1/8"=1'-0"

D

E
5

D
6 WEST ELEVATION
SCALE: 1/8"=1'-0"



E
6 WALL SECTION
SCALE: 1/2"=1'-0"

A

B

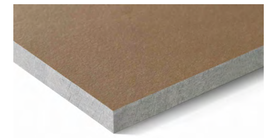
C

D

E

MATERIALS PALETTE

FACE BRICK - EMPEROR 4 x 2¼ x 16



FIBER CEMENT BOARD

ALUMINUM CLAD WOOD WINDOW

BUILDING MATERIAL ANALYSIS

	AREA		% MAT'L
NORTH ELEVATION			
OVERALL FACADE AREA	2196	SF	
DOORS & WINDOWS	- 462	SF	
	1734	SF	
BRICK (EMPEROR)	1221	SF	70%
FIBER CEMENT	531	SF	30%
% OF DURABLE MAT'L			100%
SOUTH ELEVATION			
OVERALL FACADE AREA	2299	SF	
DOORS & WINDOWS	- 264	SF	
	2035	SF	
BRICK (EMPEROR)	1723	SF	85%
FIBER CEMENT	312	SF	15%
% OF DURABLE MAT'L			100%
EAST ELEVATION			
OVERALL FACADE AREA	4465	SF	
DOORS & WINDOWS	- 791	SF	
	3704	SF	
BRICK (EMPEROR)	2896	SF	78%
FIBER CEMENT	808	SF	22%
% OF DURABLE MAT'L			100%
WEST ELEVATION			
OVERALL FACADE AREA	4465	SF	
DOORS & WINDOWS	1135	SF	
	3330	SF	
BRICK (EMPEROR)	2131	SF	64%
FIBER CEMENT	1199	SF	36%
% OF DURABLE MAT'L			100%
OVERALL MASS TO GLASS			20%

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6

PROPOSED DEVELOPMENT ELEVATIONS & MATERIALS

SCALE: VARIES

A 7 VIEW FROM 300 S. (LOOKING WEST)
SCALE: NTS

B 7 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

C 7 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

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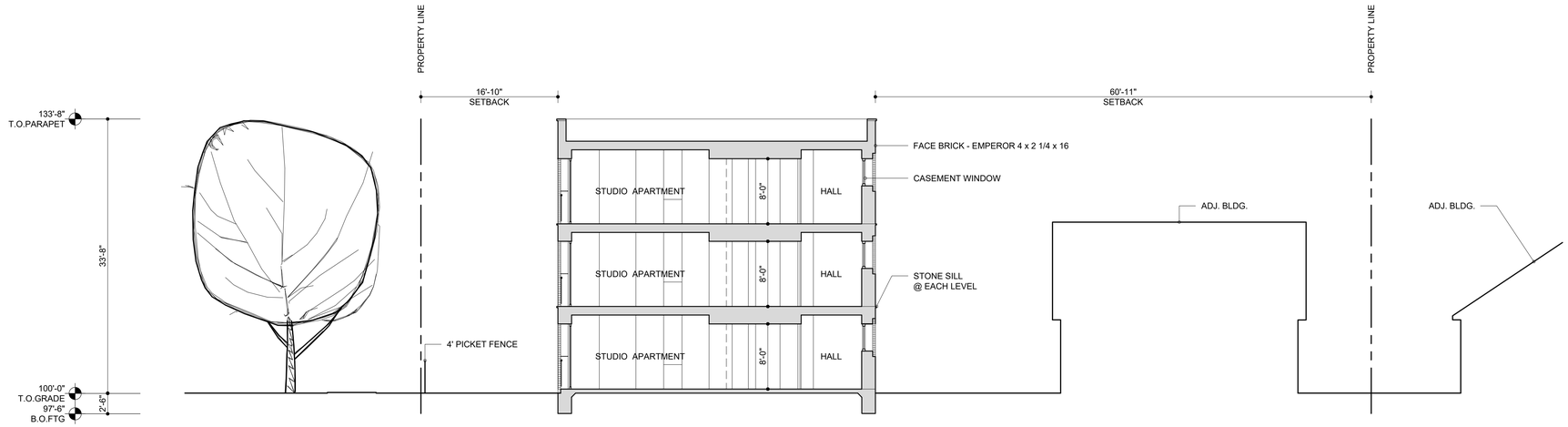
7

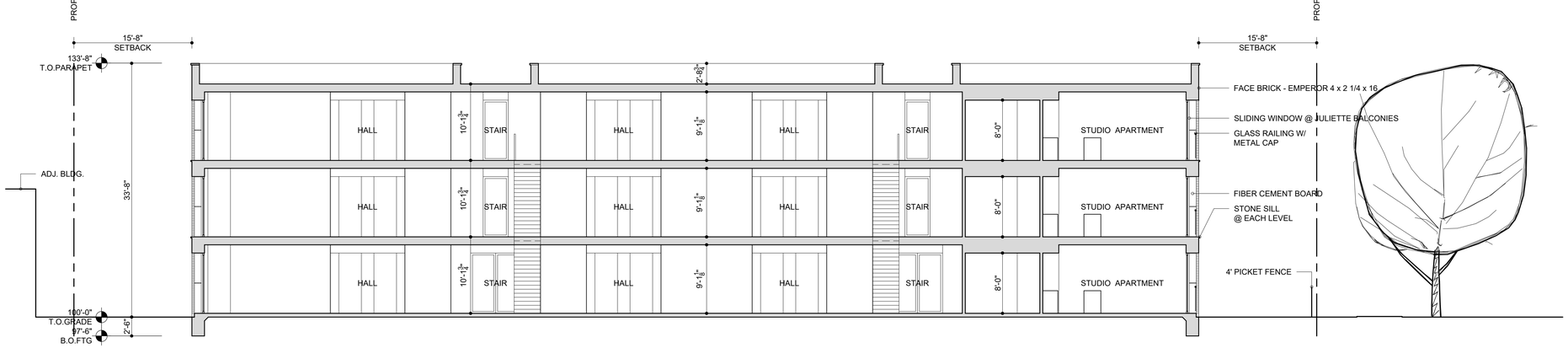
PROPOSED DEVELOPMENT
3D MODELS

SCALE: NA



A 8 CROSS SECTION

SCALE: 1/8"=1'-0"



B 8 LOGITUDINAL SECTION

SCALE: 1/8"=1'-0"

SCHEMATIC DESIGN

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DATE
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SHEET
8

PROPOSED DEVELOPMENT
BUILDING SECTIONS

SCALE: VARIES

ATTACHMENT C: Property and Vicinity Photos

Existing structure at 602 E 300 S

Existing structure at 612 E 300 S

Existing structure at 614 E 300 S

Existing structure at 321 S 600 E

Property to the north

Property to the northeast

Property to the east

Property to the south

Property to the west

Property to the southwest

Property to the northeast

ATTACHMENT D: RMF-35 Zoning Standards

RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Primary Residential Building

Standard	Requirement	Proposed	Finding
Maximum Building Height	35’	Max. proposed is 34’9” on west elevation, 34’ on south elevation	**Complies**
Front/ **Corner Side/** **Interior Side/** **Rear Yard Setbacks**	20’ 10’ 4’ on one, 10’ on the other 25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.	14’8” 14’8” 14’8” 69’5” (rear yard is current rear of 321 parcel).	**Complies with requested modifications.** The front yard is not compliant.
Buffer Yard	NA	Property adjacent to RMF-35.	**Complies**
Lot Size	8,000 sq. ft.	Three parcels total 21,200 sq. ft.	**Complies**
Lot Width	50’	165’	**Complies**
Maximum Building Coverage	50%	39%	**Complies**
Off Street Parking & Loading (21A.44.030.G)	½ space for single room occupancy (600 sq ft max) 4 spaces for SF residence at 612 and 614 2 bicycle spaces required (The number of bicycle parking spaces provided for any residential or commercial use shall be five percent (5%) of the vehicular parking spaces required for such use. At	14 spaces provided with on street, 11 on site, and 3 on 300 S 19 spaces required for MF, 2 spaces required for 612, and 1 space required for remodeled 614 75% of required with two minor transportation demand strategies are fulfilled = 14 spaces required	**May comply with submittal of bike sharing agreement with building permit application.**

	least two (2) bicycle parking spaces are required)	50% reduction for MF near transit = 7 spaces required + 3 spaces (612 + 614) = 10 spaces required 26 bicycle parking spaces provided	

ATTACHMENT E: Design Standards and Guidelines

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
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. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.
	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. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.
1. Settlement Patterns & Neighborhood Character **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.	**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. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **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. • 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.
1. Settlement Patterns & Neighborhood Character **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	**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. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm.

support consistency in the definition of public and semi-public spaces.	**12.7** A building should engage with the street through a sequence of public to semi-private spaces. **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. • 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. **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. • 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.
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. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **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)
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)
2. Site Access, Parking & Services **a. Site Access** 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. (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. (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.	**Site Access, Parking & Services - Design Objective** 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. **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. **12.17** 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. • 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. **12.18** Where the secondary street or alley network is available, rear public access should be retained and used. • 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.

	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. **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 **12.21** A vehicular access and drive should not be combined with a pedestrian access and entrance. • Place vehicle access away from commercial uses such as cafe, restaurant or retail. **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • 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. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **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. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **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. • Surface parking areas should be screened from views from the street and adjacent residential properties.
2. Site Access, Parking & Services **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.	**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. **12.26** Utility areas and other ground level building services should be situated away from the frontage of the building. • Screen from street views and adjacent buildings. • Integrate these facilities with the architecture of the building through design, color and the choice of materials. **12.27** Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. • 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.

	12.28 Mechanical services should be acoustically screened from nearby residential properties. • Screening should be compatible with and also integrated into the design of the building. **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. • Avoid placing AC or other equipment in balcony spaces. **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. • 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. **12.31** Cellular phone and other antennae, and associated equipment, should not be visible from the public way. • Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.
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.
3. Landscape and Lighting **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.	**Front Yard Landscape - Design Objective** The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.

	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. • 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.
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. • Conceal within, or integrate with, the design of the building. **12.41** Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • 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.
4. Building Form and Scale **a. Character of the Street Block**	**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

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.	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. • 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. **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. • 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. **12.47** Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. • This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting. • 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 façade 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 respect and reflect the range of building forms and massing which characterize the district. • 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.
5. Building Character **a. Facade 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.	**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.

(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.	• 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 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. • 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. **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • 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. **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.
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.	**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. **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. • 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. **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. • Use external materials of the quality, durability and character found within the historic district. **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: • 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.

	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 façade. • 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. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **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.

	• 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).
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.
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 of translucent letter face or returns should be avoided. • 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. **12.84** Sign materials should be durable and of architectural quality to integrate with the building design. **12.85** Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. **12.86** Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.