



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Sara Javoronok, AICP, Senior Planner, [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com), 801-535-7625  
**Date:** November 2, 2023  
**Re:** PLNHLC2023-00125 (New Construction) and PLNHLC2023-00124 (Planned Development)

## New Construction

**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  
**HISTORIC DISTRICT:** Central City  
**MASTER PLAN:** Central Community Plan, Medium Residential/Mixed Use and Medium Density Residential  
**ZONING DISTRICT:** RMF-35, Moderate Density Multi-family Residential  
**DESIGN GUIDELINES:** Design Guidelines for Historic Apartments & Multi-family Buildings and Residential Design Guidelines

### REQUEST:

Thom Jakab, on behalf of the property owners, is requesting New Construction in a Historic District approval 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 multi-family housing with 38 micro-units on the properties at 602 E 300 S and 321 S 600 E. The structure at 614 E 300 S will be remodeled. The New Construction in a Historic District request includes a modification to the required front yard setback. A Planned Development will be reviewed by the Planning Commission (PLNPCM2023-00124) for the request 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.

### RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Historic Landmark Commission approve the request with the following condition:

1. Approval of all final design details, including lighting, signage, and specific direction expressed by the Commission, shall be delegated to Planning Staff.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Maps](#)
- B. [ATTACHMENT B: RLS Forms](#)

- C. [ATTACHMENT C: Revised Plan Set](#)
- D. [ATTACHMENT D: Initial Plan Set](#)
- E. [ATTACHMENT E: Property and Vicinity Photos](#)
- F. [ATTACHMENT F: RMF-35 Zoning Standards](#)
- G. [ATTACHMENT G: Design Standards and Guidelines](#)
- H. [ATTACHMENT H: Public Process & Comments](#)
- I. [ATTACHMENT I: Department Review Comments](#)

## 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.

## PROJECT DESCRIPTION

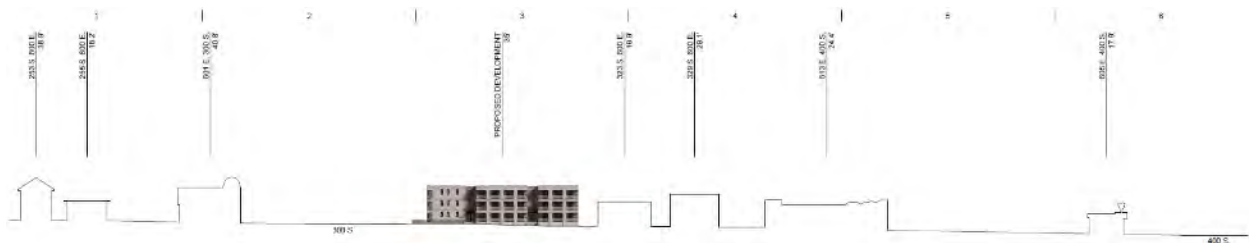
The three lots included in the development total 21,200 sq. ft. The proposal is to demolish the structures at 602 E 300 S and 321 S 600 E that are currently used for commercial purposes and replace them with a single residential building with 38 micro-units ranging from 360 to 411 sq. ft. Per 21A.55.010.F.1, buildings that replace a non-conforming commercial use with a residential use are exempt from the density limitations through the Planned Development process. This application will be reviewed by the Planning Commission. Associated bicycle parking and a single, one-bedroom residential unit are proposed for the 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.

The Historic Landmark Commission discussed the proposal at a September 7, 2023, work session. The applicant made several modifications based on the feedback from the Commission and staff. The modifications are as follows and are discussed in the report:

- Removal of the small parking lot with 3 stalls and replacement with a landscape courtyard. The ADA stall has been shifted to the north and is still accessed from 300 S. The project will continue to meet its off-street parking requirements.
- Modified the balcony railings from glass to metal.
- Enlargement of the entry canopy and modification of the entry steps to include metal railings rather than brick columns.

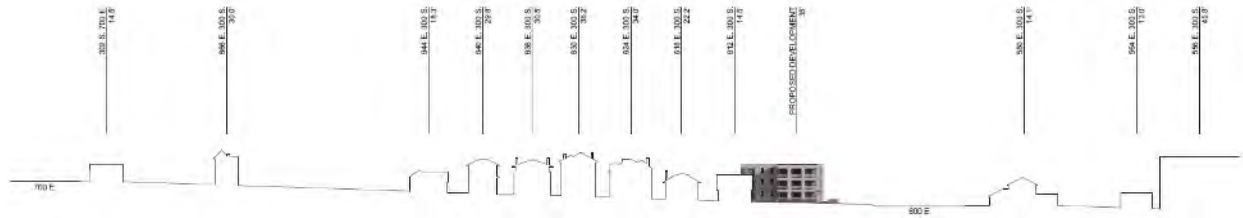


| <i>Quick Facts</i>                     |   |
|--|---|
| <b>Height:</b>                         | Maximum is 34'9"  |
| <b>Number of Residential Units:</b>    | 38 micro-units in multi-family building, 1 1-bedroom unit in remodeled 614 E 300 S, and single-family home at 612 E 300 S |
| <b>Exterior Materials:</b>             | Face brick and fiber cement board, aluminum clad windows  |
| <b>Parking:</b>                        | 9 off-street spaces including one accessible space, 3 on-street spaces  |
| <b>Lot area:</b>                       | 21,200 sq. ft.  |
| <b>Review Process &amp; Standards:</b> | New Construction (HLC); Planned Development (PC)  |



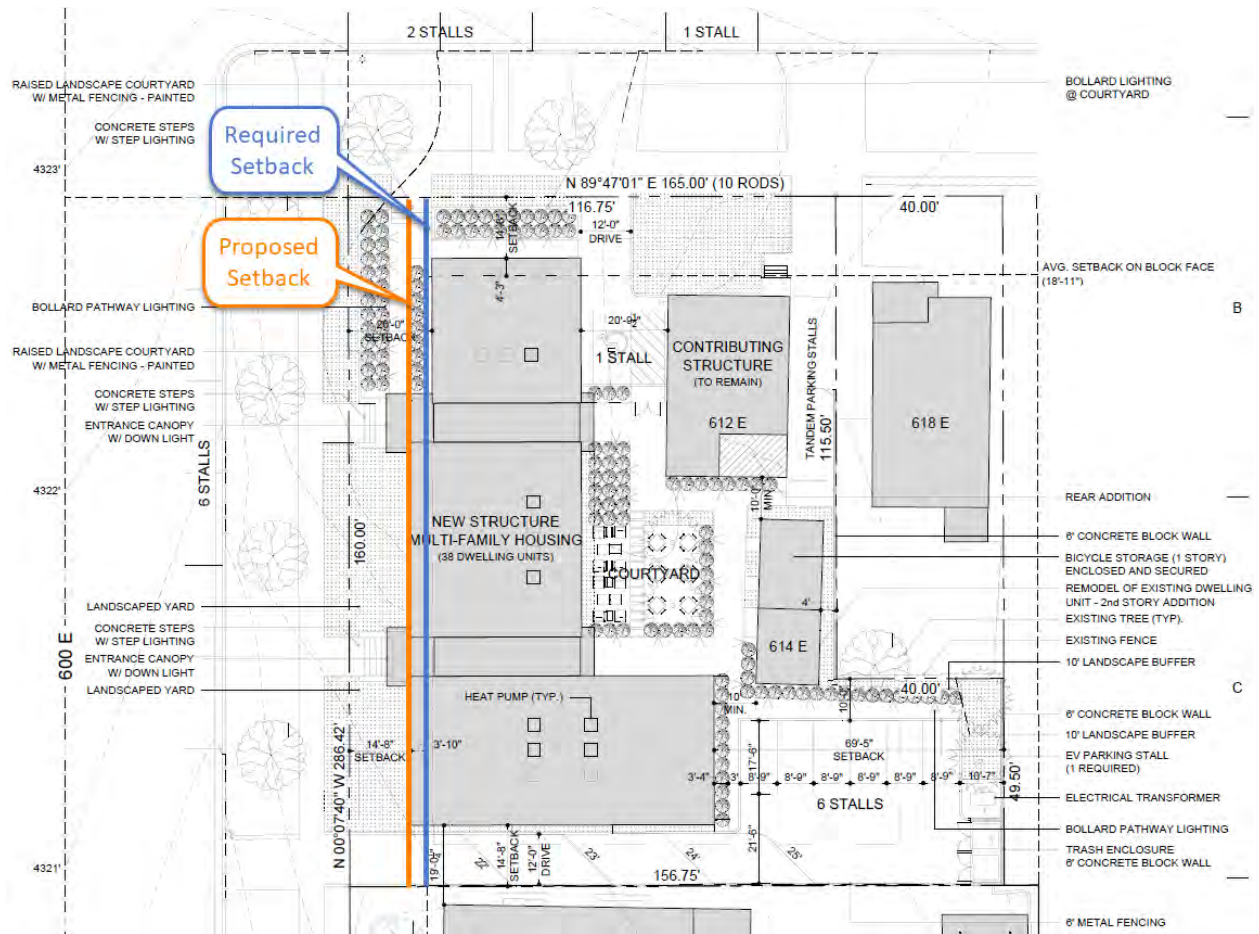
*600 E Streetscape*

The proposed residential building would have its primary elevation facing 600 E and the 300 S façade would be a secondary elevation. The site slopes north to south and east to west. The 600 E streetscape above shows the outlines of the buildings along the street. To the north and across 300 S are two residences that are two stories and are contributing to the district. To the south is a two-story commercial building that is non-contributing/out-of-period.



300 S Streetscape

The 300 S streetscape above shows a one-story single-family residence to the east. To the west and across 600 E is a single-story commercial structure, to the south of it is a two-story building. Both are contributing to the district.



Site Plan

The site plan above shows the proposed multi-family building with the longest length and front of the building facing 600 E. This results in a request for a modification of the front yard setback from 20' to 14'8" (18'6" is the average of the block face). This does not apply to the northernmost volume of the building at corner of 300 S and 600 E, the setback is met here. It applies to the two volumes further to south, with the transition at a building entry. This modification is part of the applicant's request for the HLC.



To the east of the multi-family building is the existing single-family dwelling at 612 E 300 S that is contributing to the district. Significant changes are not proposed for this building and any changes will be reviewed in a separate, minor alteration application.

To the rear of 612 is the existing single-family dwelling at 614 E 300 S. This building is considered non-contributing to the district and will be remodeled to accommodate bicycle parking and a single, two-story 1-bedroom unit.

Vehicular parking for the units is located to the rear and on the street. Most of the parking is accessed from 600 E. 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 12 are provided (9 off-street, 3 on-street). See calculations in Attachment D.

Following the work session and a reduction to the required parking since the 614 E 300 S unit requires a single parking space, the applicant removed one of the spaces accessed from 300 S and added an interior landscape courtyard that provides additional amenity space for residents with tables and chairs.



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. Following the work session, the applicant increased the size of the entry canopy and modified the entry steps to have a metal railing. 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. As discussed above, this results in a request for a modification of the front yard setback from 20' to 14'8". The applicant modified the railings to be metal rather than glass based on feedback from the work session.



*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. 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.



*614 E 300 S - Rendering of remodel – facing northwest*

The existing building at 614 E 300 S will be remodeled significantly. The remodel 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". Some of this height difference will be lessened by the slight grade change from north to south. 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.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for New Construction in the Central City Historic District. The Historic Landmark Commission has decision making authority for this review. The Commission may make modifications to lot and bulk standards, including required yards, in historic districts.

The applicant also submitted an application for Planned Development for the request 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, per 21A.55.020.D.1. The Planning Commission has the decision-making authority for this review.

## KEY CONSIDERATIONS

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

1. Compliance with Zoning Requirements: Requested Modification
2. Compliance with Residential Design Guidelines

### Consideration 1: Compliance with Zoning Requirements: Requested Modification

The applicant is requesting a modification to the front yard setback from the required 20' to 14'8" along 600 E. This is 3'10" feet less than the 18'6" average setback on the block face.

Staff supports this request as compared to the applicant's first submittal which had Juliette balconies rather than 3'4" deep balconies. The traditional balconies provide outdoor space for residents and allow for greater visual presence on the street. The modification request for the front yard is for less than the block face average. However, three of the four properties on the block face are non-contributing/out-of-period, and the proposed setback is greater than the corner side yard setback of the existing corner structure.

### Consideration 2: Compliance with Design Guidelines

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 Commission. The applicant made several modifications to the proposal based on feedback from the Commission at the work session and from staff and these are addressed in the evaluation.

#### *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.

### *Solid to Void Ratio*

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. As recommended by staff, the applicant has emphasized both entries with a larger canopy. This more firmly establishes 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.

### *Materials*

The exterior material is primarily face brick with fiber cement panels. These are both durable materials and exceed the required 80%. The windows are aluminum clad wood, which is compatible with the windows on historic construction. As previously identified, based on the work session discussion, the applicant modified the railings from glass to metal. The railings at the entries are also metal, providing consistency throughout the project.

### *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, the additional emphasis on the building entries provides additional engagement with the street and further defines the building for those passing by on the street.

## **STAFF RECOMMENDATION**

As outlined in the analysis and findings in this Staff Report, it is Planning staff's opinion that the proposed new construction with the requested modification and conditions of approval meets the applicable standards of approval, and staff recommends that the Historic Landmark Commission approve the request with the conditions identified.

## **NEXT STEPS**

### **Approval of the Request**

If the request for New Construction is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in the staff report and will be required to obtain all necessary approvals and permits for the proposed multi-family building. Depending on the scope, modifications to the proposal may be reviewed administratively by staff or by the Historic Landmark Commission.

There is a 30-day period in which the applicant may appeal the Historic Landmark Commission's decision to the city's Appeals Hearing Officer and there is a 10-day appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose.



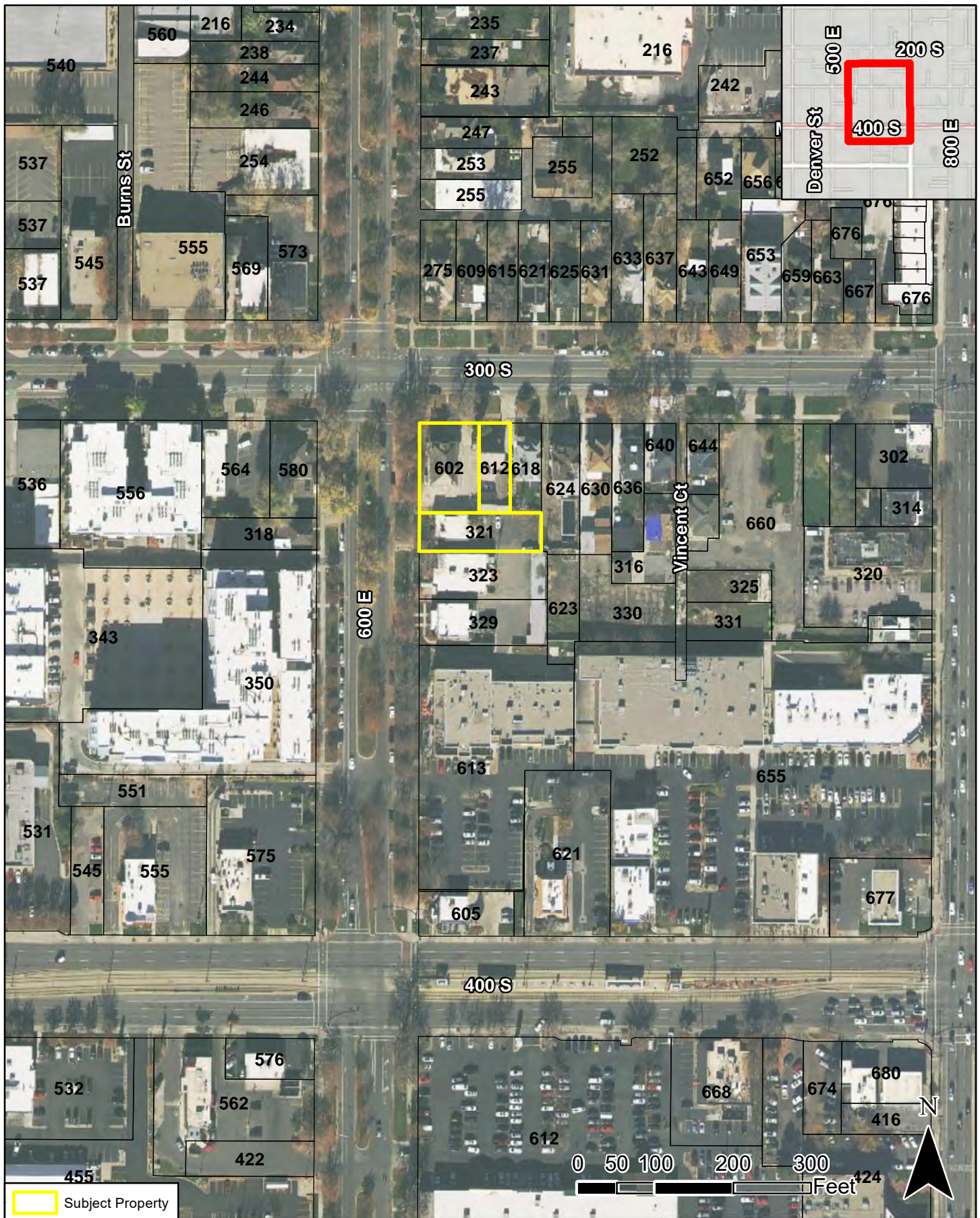
**Denial of the New Construction Request**

If the Historic Landmark Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the request and any new proposal would require submittal of a new application.

# ATTACHMENT A: Vicinity Maps



# Vicinity Map



# **ATTACHMENT B: RLS Forms**

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247 S. 600 E.      EC

253 S. 600 E.      EC

254 S. 600 E.      OP

255 S. 600 E.      EC



308 S. 600 E.      EC

?314 S. 600 E.      EC

318 S. 600 E.      EC

321 S. 600 E.      OP



323 S. 600 E.      OP

329-331 S. 600 E.      EC

?330 S. 600 E.      OP

443 S. 600 E.      OP





556 E. 300 S.      OP

564 E. 300 S.      EC

569 E. 300 S.      ES

573 E. 300 S.      EC



580 E. 300 S.      NC

580 E. 300 S.      NC

601 E. 300 S.      EC

602 E. 300 S.      NC



609 E. 300 S.      EC

612 E. 300 S.      EC

614 E. 300 S.      NC

615 E. 300 S.      EC

# **ATTACHMENT C: Revised Plan Set**

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# BAMBOO

## MICRO UNIT HOUSING

SCHMATIC DESIGN

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



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

**DRAWING INDEX**

- T TITLE SHEET
- 1 EXISTING\_CONTEXT PLAN & PRECEDENTS
- 2 EXISTING\_RECORD OF SURVEY
- 3 PROPOSED\_SITE PLAN
- 4 PROPOSED\_STREETSCAPE STUDY
- 5 PROPOSED\_FLOOR PLANS
- 5.1 PROPOSED\_FLOOR PLANS
- 6 PROPOSED\_ELEVATIONS & MATERIALS
- 7 PROPOSED\_BUILDING & WALL SECTIONS
- 8 PROPOSED\_3D VIEWS
- 9 PROPOSED\_3D VIEWS
- 10 PROPOSED\_3D VIEWS
- 11 PROPOSED\_3D VIEWS

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.  
012023

DATE  
10.05.23

TITLE SHEET

SHEET  
T

SCALE: NA



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:

| ADDRESS                     | SETBACK                       |
|-----------------------------|-------------------------------|
| 600 E. (PRIMARY BLOCK FACE) |                               |
| 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" |

SCHEMATIC DESIGN

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



A

B

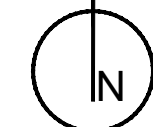
C

A

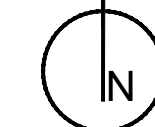
B

C

A  
1  
AERIAL  
SCALE: NTS



B  
1  
CONTEXT PLAN  
SCALE: NTS



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: 1928  
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

D

D



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 600 E  
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

E

E

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

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

PROJECT NO.  
012023

DATE  
10.05.23

EXISTING CONDITIONS  
CONTEXT PLAN & PRECEDENTS

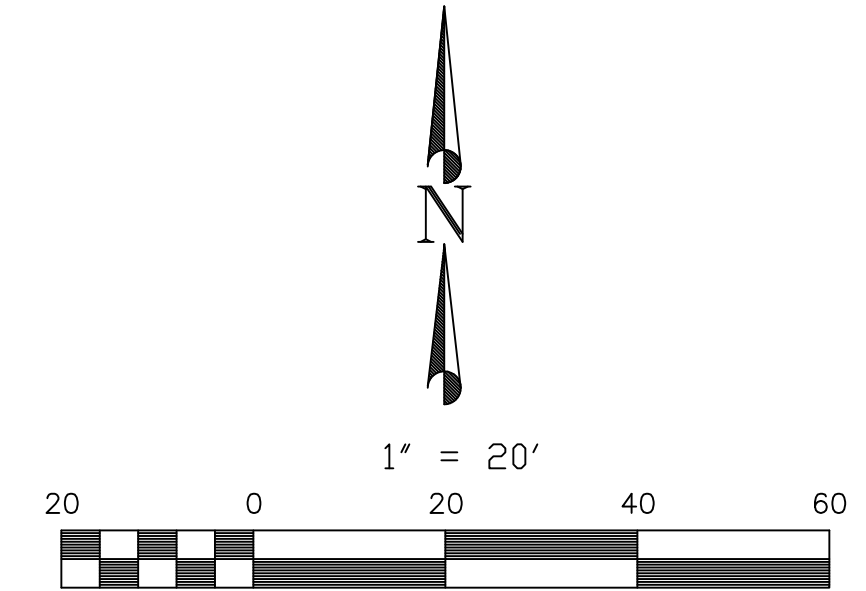
SHEET  
1

SCALE: NA



# TOPOGRAPHY/RECORD OF SURVEY

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



**BOUNDARY DESCRIPTIONS:**

**602 EAST 300 SOUTH:** PARCEL 16-06-284-001, ENTRY 10503138 BOOK, PAGE 2481-2483

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 76.75 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:** PARCEL 16-06-428-001, 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:**

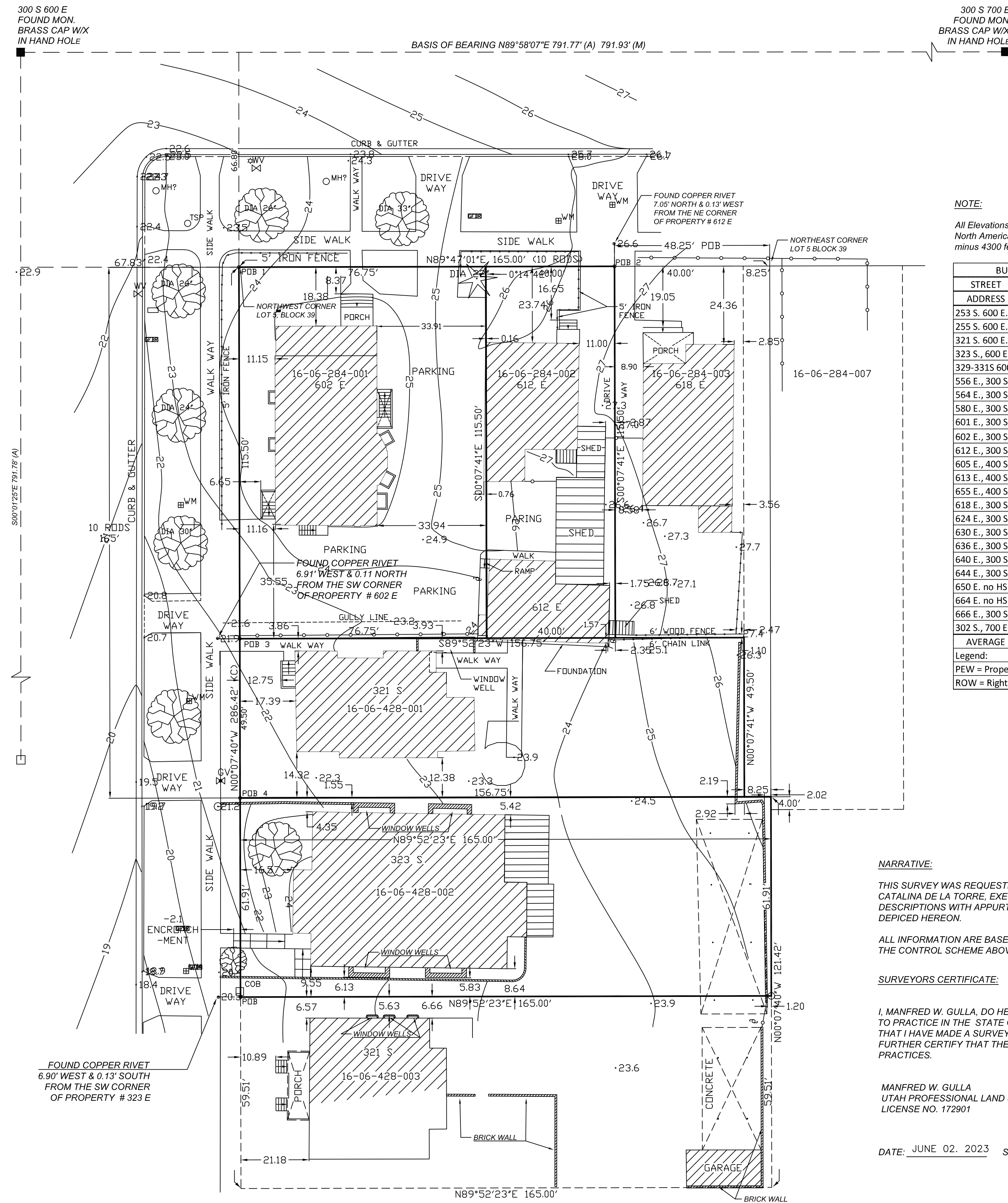
(03) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.75 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035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

**323 SOUTH 600 EAST:** PARCEL 16-06-428-002, QUICK CLAIM DEED, ENTRY 10653266, 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 165.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2345 ACRES (10215 SQFT).



**NOTE:**

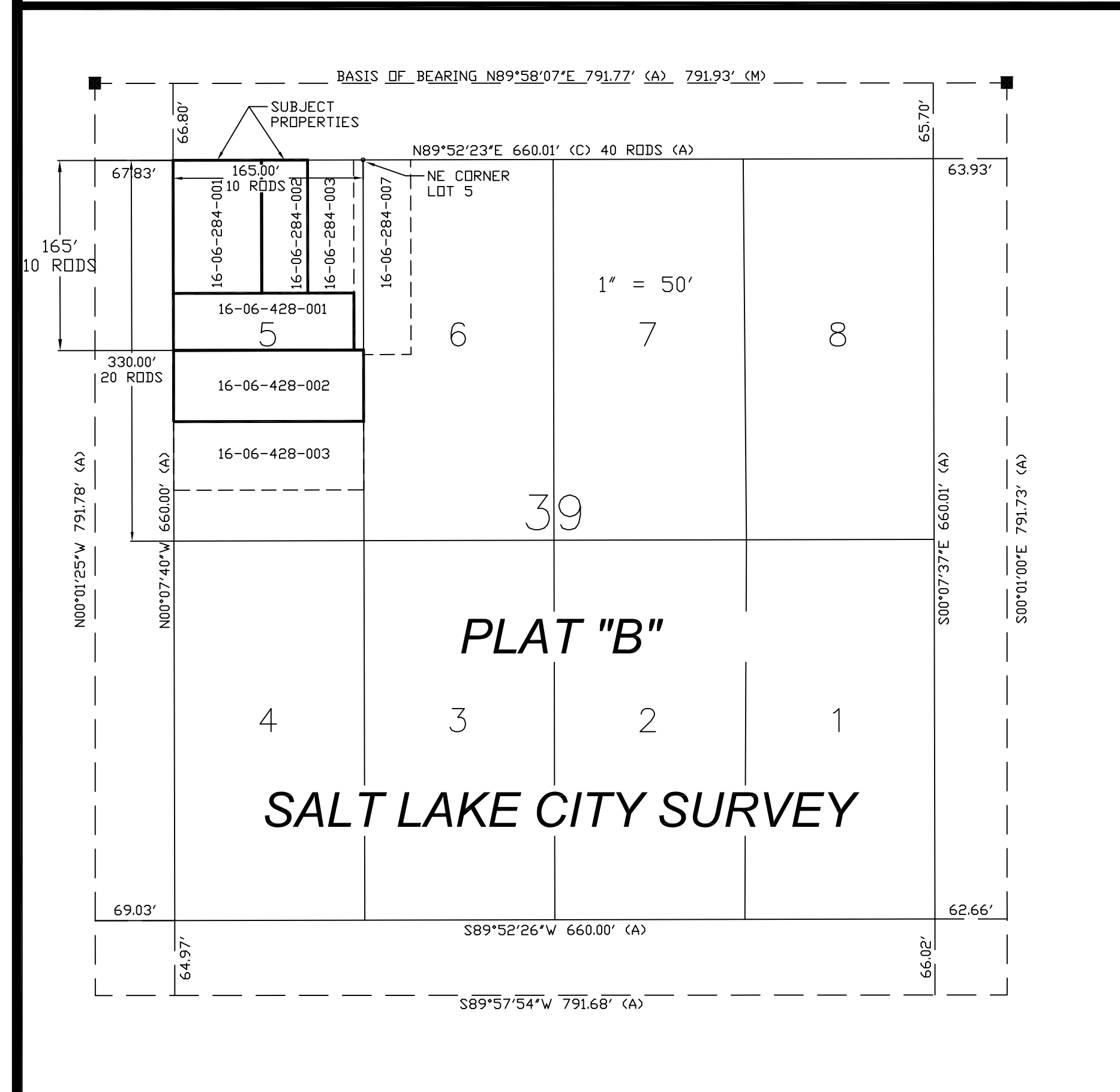
All Elevations are based on the North American Vertical Datum of 1988 (NAVD 88), minus 4300 feet as shown on this drawing.

| BUILDING HEIGHTS & ROW OFFSET [All Decimal Foot] |                 |          |                     |            |             |  |
|--|-----------------|----------|---------------------|------------|-------------|--|
| STREET   | NAV88 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          | 4349.0   | 18.2                | -5.2       | 19.4        |  |
| 321 S. 600 E.                                    | 4321.4          | 4349.0   | 24.2                | 12.8       | 18.4        |  |
| 323 S. 600 E.                                    | 4320.8          | 4340.7   | 12.5                | -2.1       | 16.5        |  |
| 329-331S 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          | 4349.0   | 23.3                |            | 16.5        |  |
| 605 E., 400 S.                                   | 4315.5          | 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          | 4349.0   | 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                |            | 17.4        |  |
| 640 E., 300 S.                                   | 4331.6          | 4361.4   | 29.8                |            | 21.2        |  |
| 644 E., 300 S.                                   | 4333.1          | 4361.4   | 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 - TRAFFIC SIGNAL POLE
- MH? - MANHOLE
- ☆ - STREET LIGHT
- ⊙ - POWER POLE
- COB - CLEAN OUT BOX
- ⊕ W/M - WATER METER
- ⊕ W/V - WATER VALVE
- ⊕ G/V - GAS VALVE
- ⊕ - IRRIGATION BOX
- ⊕ CB - CABLE BOX
- ⊕ - TREE DESIDUOUS
- ⊕ - TREE CONIFEROUS



**NARRATIVE:**

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

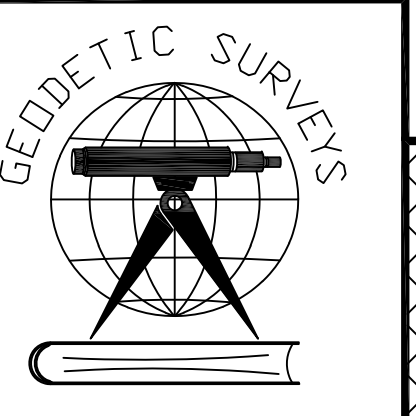
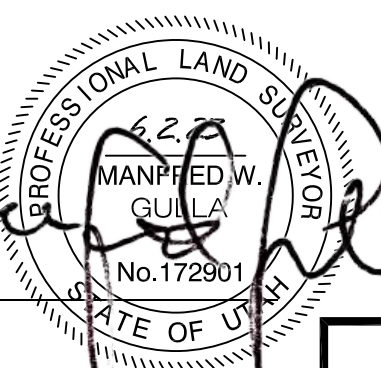
ALL INFORMATION ARE BASED AND DEPICTED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

**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.

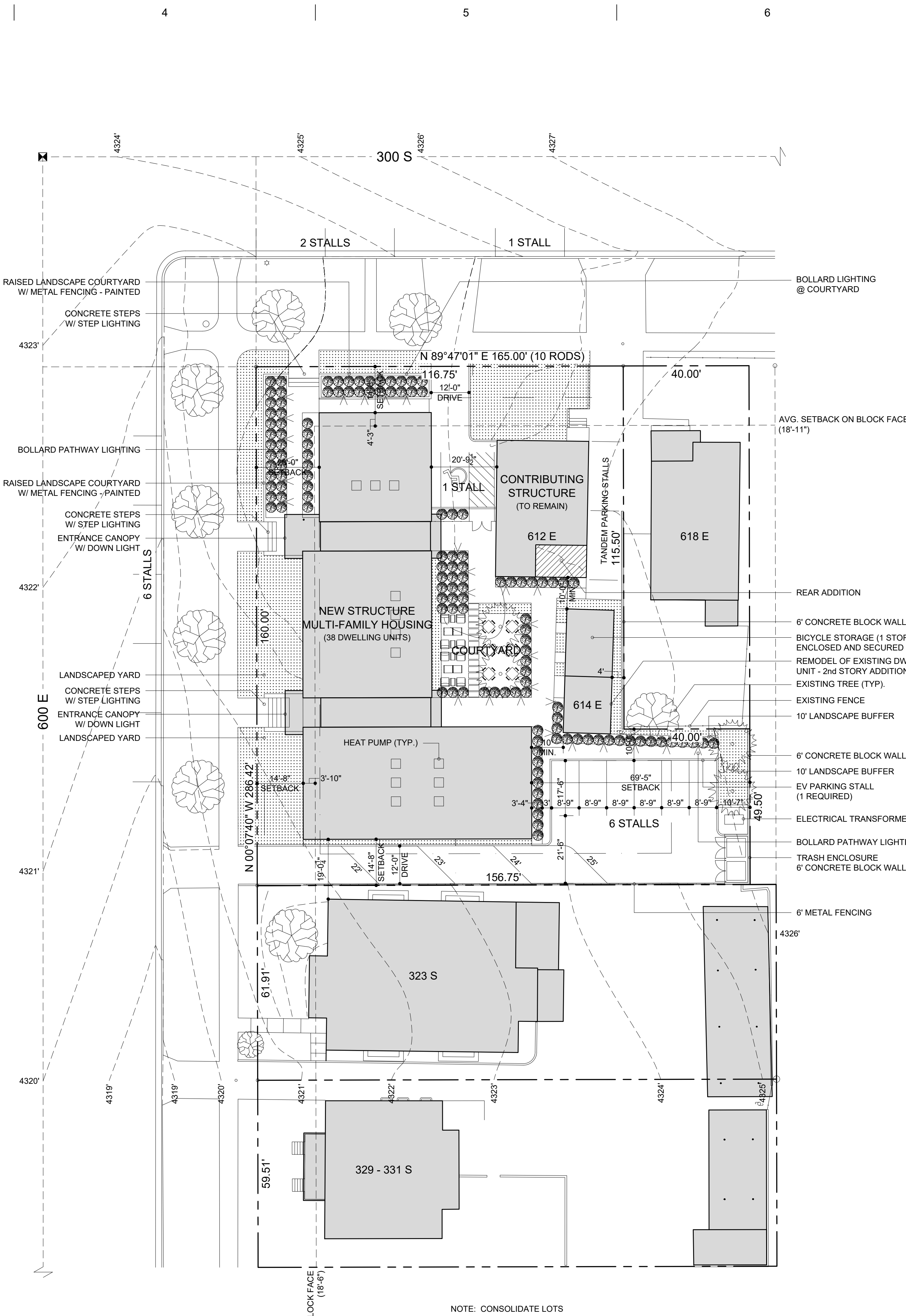
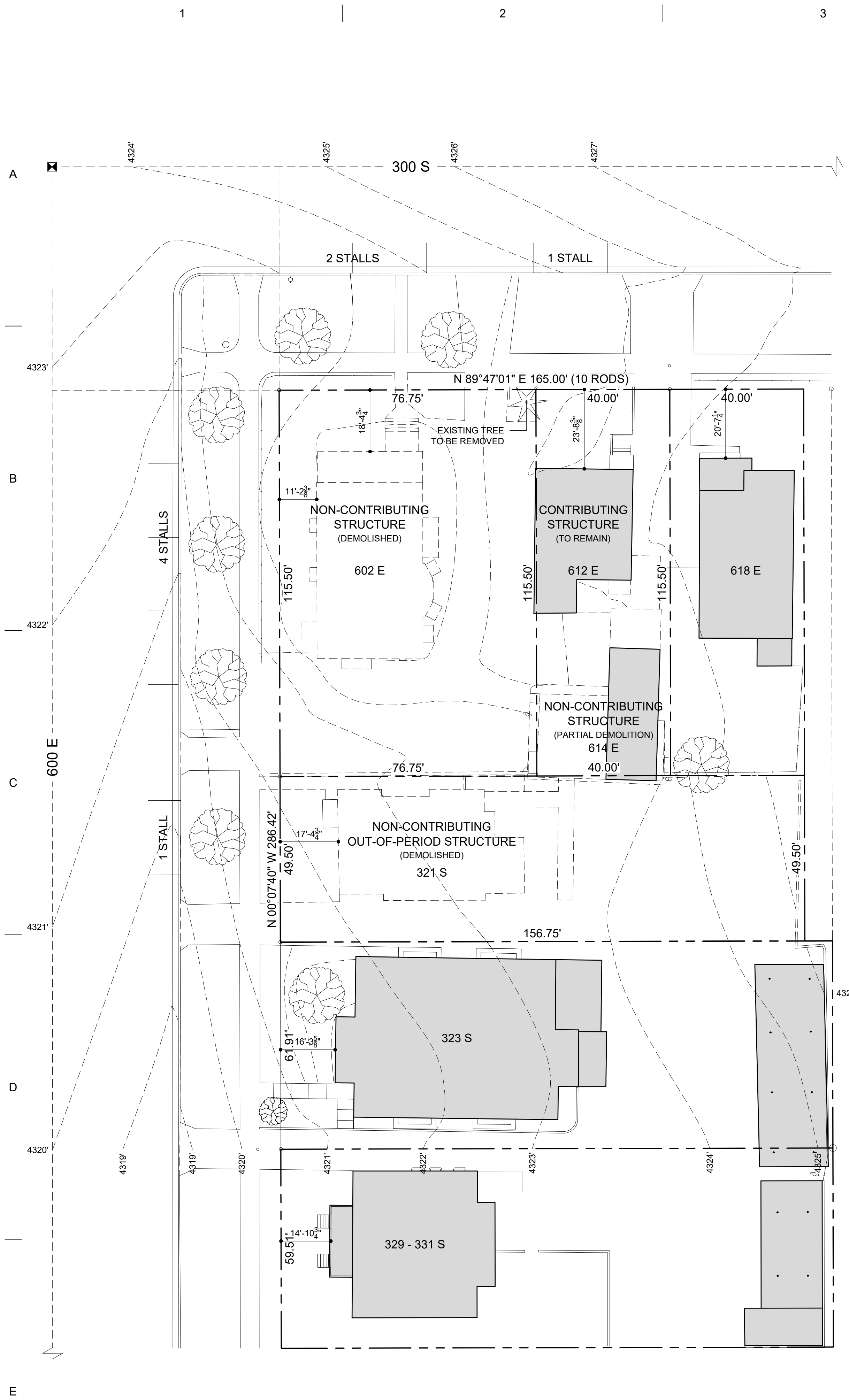
MANFRED W. GULLA  
UTAH PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 172901

DATE: JUNE 02, 2023 SIGNED: *Manfred W. Gulla*



|   |   |   |   |  |
|---|---|---|---|--|
| DRAWN BY: MANFRED GULLA<br>DATE: 6.02.2023<br>DWG. NO.: 10834 | SURVEYED FOR: INLINGUA UTAH<br>ATTN: Catalina De La Torre, Executive Director<br>602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102 | SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102<br>PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY<br>LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6<br>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<br>MANFRED W. GULLA L.S. 172901<br>DATE: _____ TIME: _____ FEE: _____ BOOK: _____ PAGE: _____<br>COUNTY SURVEYOR _____ COUNTY RECORDER _____ | <b>GEODETIC SURVEYS</b><br>394 NORTH MAIN STREET<br>SALT LAKE CITY, UTAH 84103<br>PHONE 801-521-2150 |
|---|---|---|---|--|





**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: 10'  
REAR: 10'

SINGLE FAMILY: 4' ONE SIDE, 10' OTHER  
NO YARD, 10' OTHER  
MULTI-FAMILY: 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

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:

- PERMANENTLY SHELTERED, COVERED OR SECURED FACILITIES: 25 WALL HUNG BICYCLE PARKING PROVIDED IN ACCESSORY STRUCTURE.
- PARTICIPATION IN, INVESTMENT IN OR SPONSORSHIP OF AN APPROVED BICYCLE SHARING PROGRAM: OWNER AGREES TO PARTICIPATE.

|   |                 |    |        |
|---|-----------------|----|--------|
| MULTI-FAMILY:   | 19 STALLS x 75% | 15 | STALLS |
| PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT: 50% REDUCTION FOR NEW MULTI-FAMILY WITHIN 1/4 MILE OF FIXED TRANSIT STATION. |                 | 8  | STALLS |
| MULTI-FAMILY:   | 15 UNITS x 50%  | 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)  | 9  | STALLS |
|                | (ON - STREET) | 3  | STALLS |
|                |               | 12 | STALLS |

EV PARKING STALL (1 REQUIRED)

ELECTRICAL TRANSFORMER

BOLLARD PATHWAY LIGHTING

TRASH ENCLOSURE

6' CONCRETE BLOCK WALL

6' METAL FENCING

REAR ADDITION

6' CONCRETE BLOCK WALL

BICYCLE STORAGE (1 STORY)

ENCLOSED AND SECURED

REMODEL OF EXISTING DWELLING UNIT - 2ND STORY ADDITION

EXISTING TREE (TYP)

EXISTING FENCE

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

EV PARKING STALL (1 REQUIRED)

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

6' CONCRETE BLOCK WALL

**LEGEND**

|           |                            |
|-----------|----------------------------|
| [Pattern] | LAWN OR GROUND COVER       |
| [Pattern] | GRAVEL / CHAT              |
| [Symbol]  | TREE DECIDUOUS (EXISTING)  |
| [Symbol]  | TREE CONIFEROUS (EXISTING) |
| [Symbol]  | NEW TREE                   |

**PROPOSED DEVELOPMENT SITE PLAN**

SCALE: 1" = 20'

SCHEMATIC DESIGN

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



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

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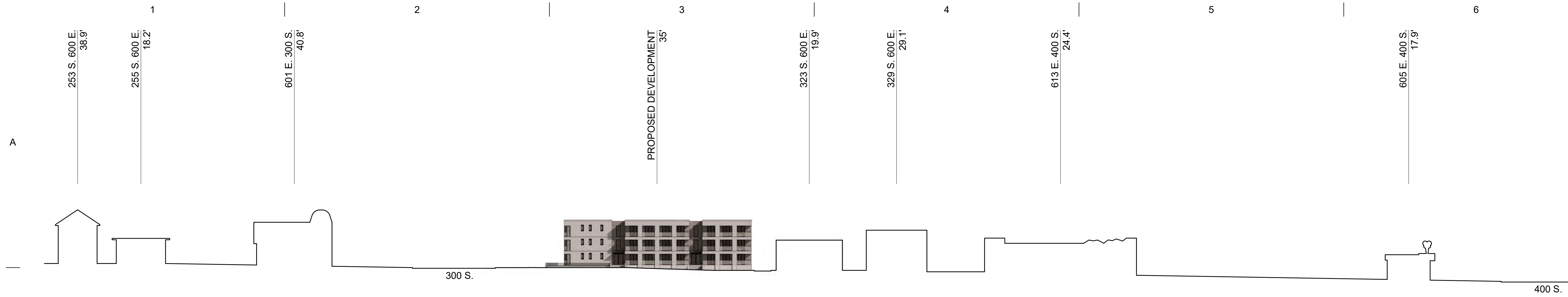
PROJECT NO:  
012023  
DATE:  
10.05.23  
SHEET:  
3

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

**B** SITE PLAN  
SCALE: 1" = 20'

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:

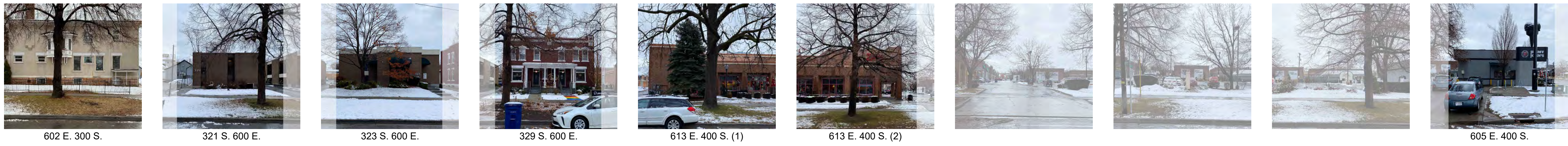
| ADDRESS                     | SETBACK                      |
|-----------------------------|------------------------------|
| 600 E. (PRIMARY BLOCK FACE) |                              |
| 602 E.                      | 36.4'                        |
| 624 E.                      | 24.2'                        |
| 636 E.                      | 19.9'                        |
| 648 E.                      | 29.1'                        |
| 660 E.                      | 24.4'                        |
| 672 E.                      | 17.9'                        |
| 684 E.                      | 91.3' / 4 = 22.8' OR 22'-10" |

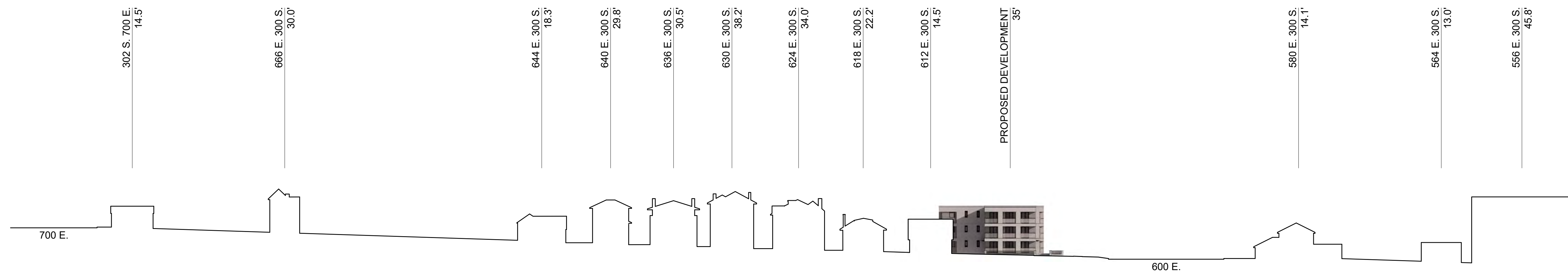
| ADDRESS | SETBACK                      |
|---------|------------------------------|
| 300 S.  |                              |
| 602 E.  | 36.4'                        |
| 612 E.  | 23.3'                        |
| 618 E.  | 22.2'                        |
| 624 E.  | 34.0'                        |
| 630 E.  | 38.2'                        |
| 636 E.  | 30.5'                        |
| 640 E.  | 29.8'                        |
| 644 E.  | 18.3'                        |
| 666 E.  | 30.0'                        |
| 302 S.  | 14.5'                        |
| 602 S.  | 240.8' / 9 = 26.8' OR 26'-8" |

SCHEMATIC DESIGN

**A** STREETScape (600 E)  
4 SCALE: 1" = 40'



**B** EXISTING STRUCTURES (600 E.)  
4 SCALE: NTS



**C** STREETScape (300 S.)  
4 SCALE: 1" = 40'



**D** EXISTING STRUCTURES (300 S.)  
4 SCALE: NTS

### 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:

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|-----------------------------|------------------------------|
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| ADDRESS | SETBACK                      |
|---------|------------------------------|
| 300 S.  |                              |
| 602 E.  | 36.4'                        |
| 612 E.  | 23.3'                        |
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| 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'                        |
| 602 S.  | 240.8' / 9 = 26.8' OR 26'-8" |

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



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380 J ST. SALT LAKE CITY, UTAH 84103

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PROJECT NO.  
012023  
DATE  
10.05.23  
SHEET  
4

PROPOSED DEVELOPMENT  
STREETScape STUDY  
SCALE: NA



1

2

3

4

5

6

| 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

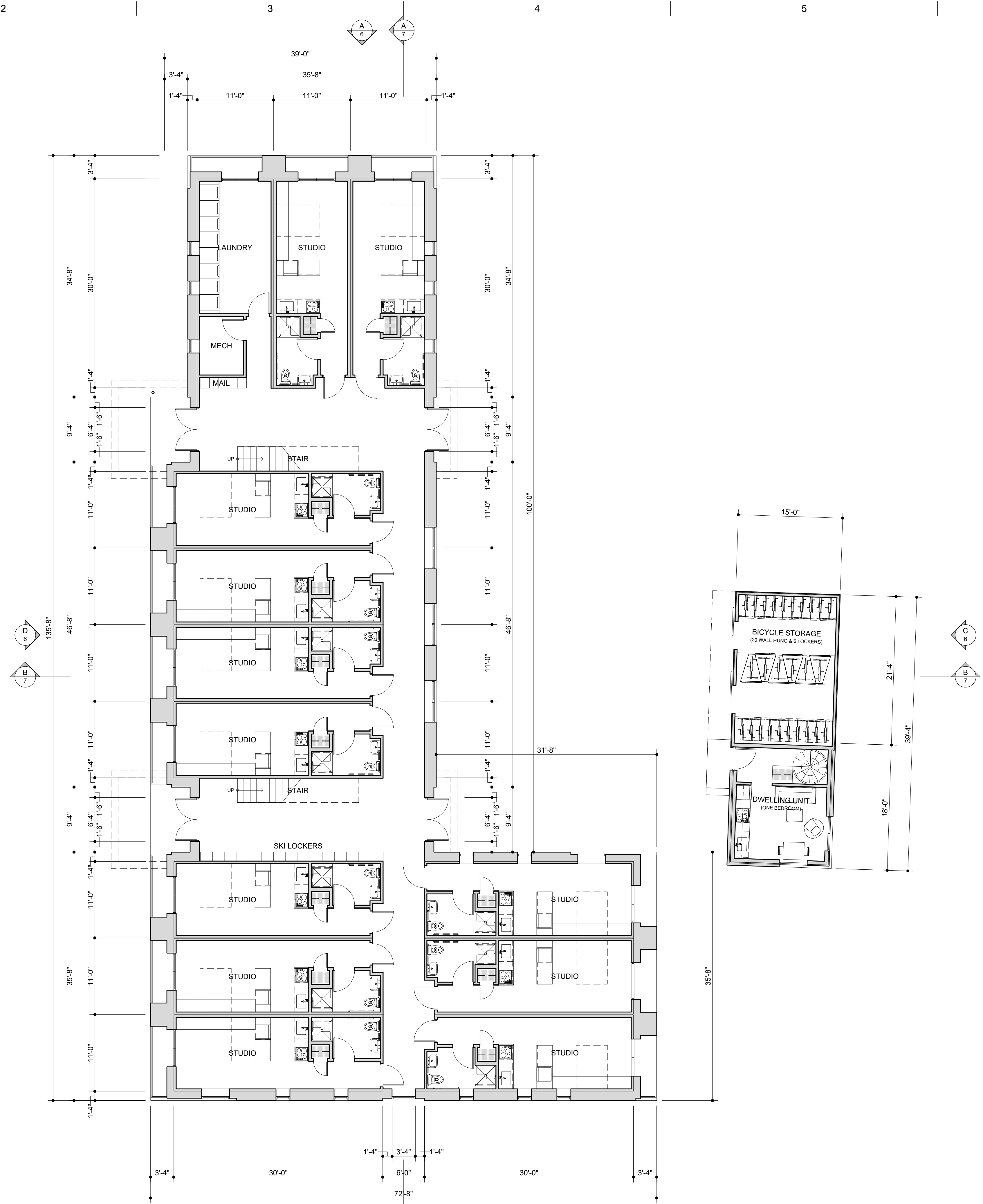
A

B

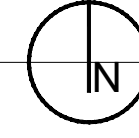
C

D

E



1 FLOOR PLAN\_GROUND LVL  
 5 SCALE: 1/8" = 1'-0"



A

B

C

D

E

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



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|             |          |
|-------------|----------|
| PROJECT NO. | 012023   |
| DATE        | 10.05.23 |
| SHEET       | 5.1      |

PROPOSED DEVELOPMENT  
 FLOOR PLANS\_GROUND LVL.

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

1

2

3

4

5

6

1

2

3

4

5

6

| AREA SUMMARY         |                   |              |
|----------------------|-------------------|--------------|
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|                      | (1166 SF x 2 LVL) | 2332 SF      |
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| 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

A

B

C

D

E

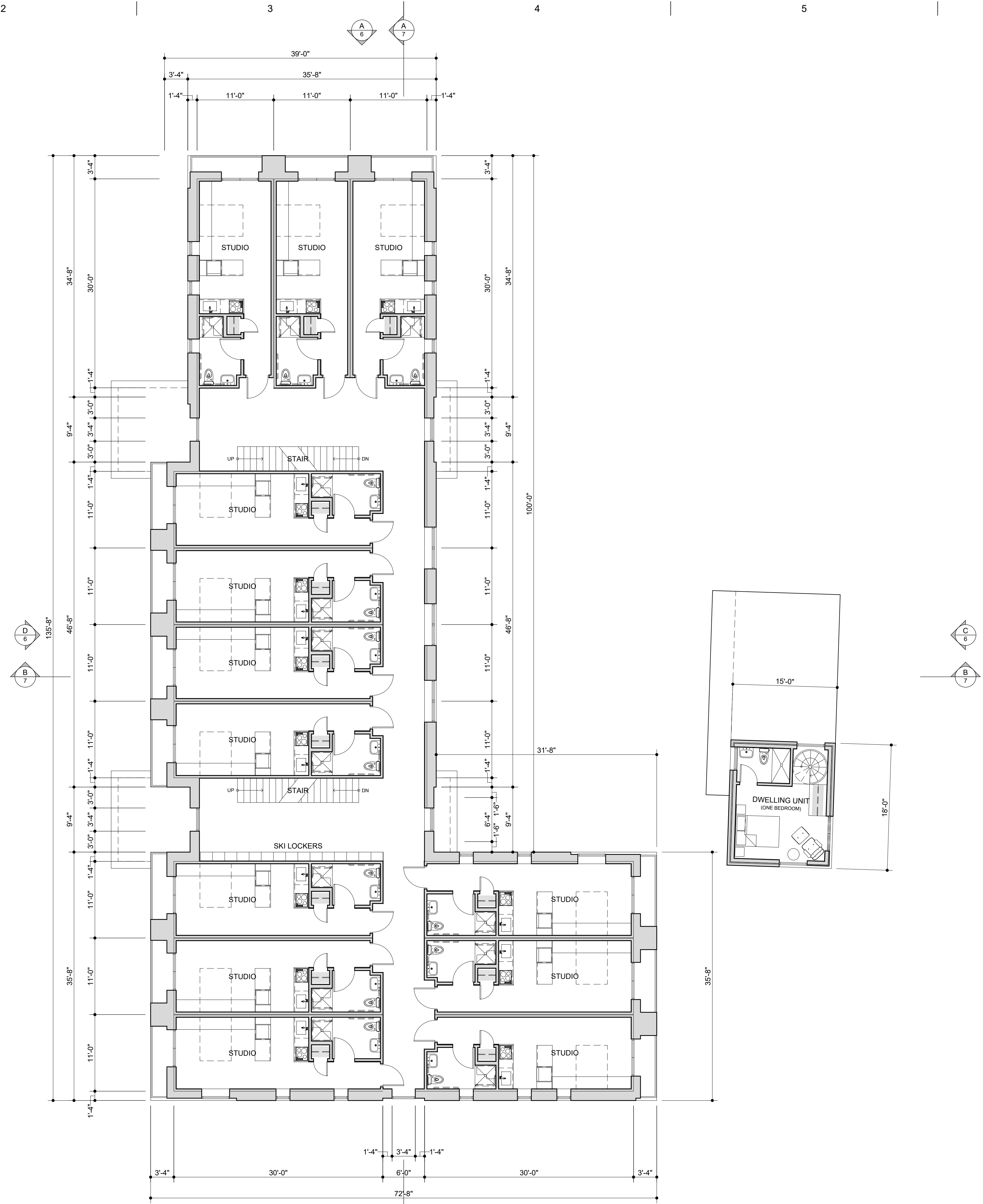
A

B

C

D

E



2 FLOOR PLANS\_2ND & 3RD LVL  
 5 SCALE: 1/8"=1'-0"

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



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

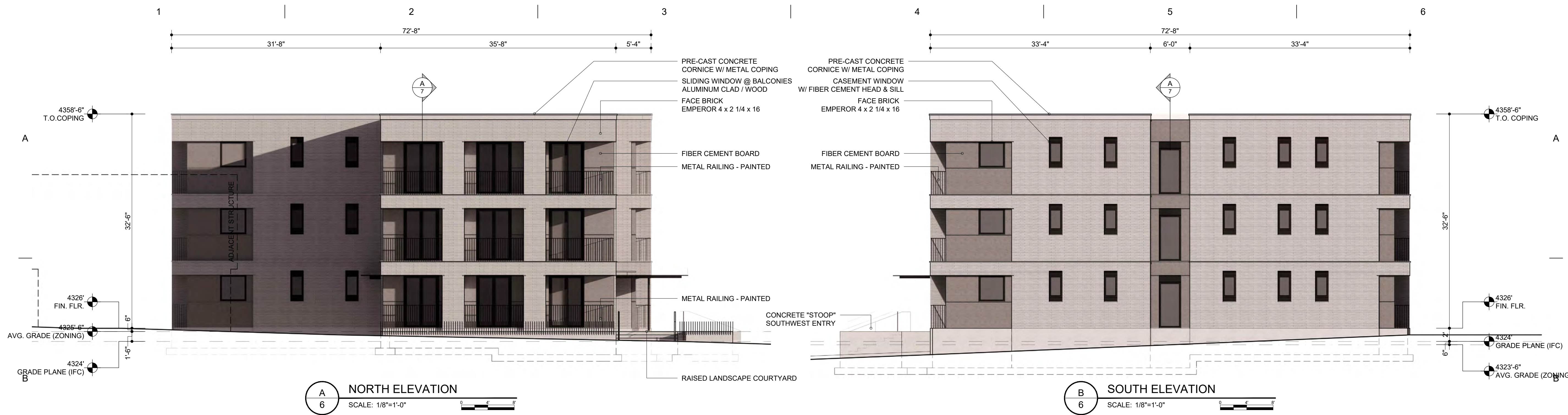
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|             |          |
|-------------|----------|
| PROJECT NO. | 012023   |
| DATE        | 10.05.23 |
| SHEET       | 5.2      |

PROPOSED DEVELOPMENT  
 FLOOR PLANS\_2ND & 3RD LVL

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





**MATERIALS PALETTE**



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



Patina Original P 313  
FIBER CEMENT BOARD

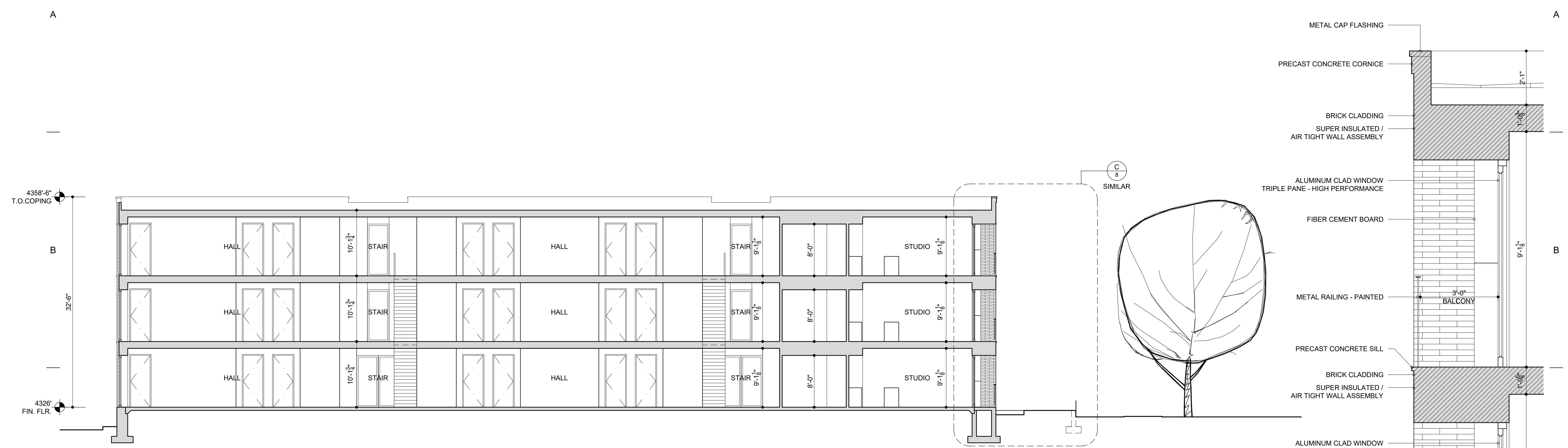


ALUMINUM CLAD WOOD WINDOW

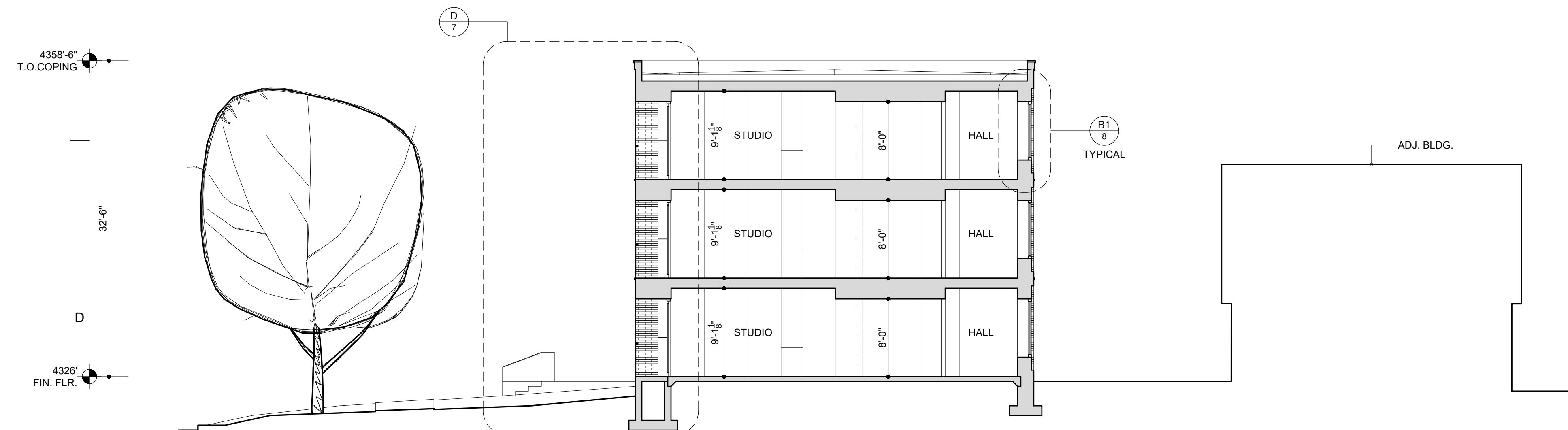
**BUILDING MATERIAL ANALYSIS**

| ELEVATION                    | OVERALL FACADE AREA | AREA      | % MAT'L |
|------------------------------|---------------------|-----------|---------|
| NORTH ELEVATION              | OVERALL FACADE AREA | 2196 SF   |         |
|                              | DOORS & WINDOWS     | - 462 SF  | 30%     |
|                              |                     | 1734 SF   | 100%    |
| SOUTH ELEVATION              | OVERALL FACADE AREA | 2299 SF   |         |
|                              | DOORS & WINDOWS     | - 264 SF  | 30%     |
|                              |                     | 2035 SF   | 100%    |
| EAST ELEVATION               | OVERALL FACADE AREA | 4465 SF   |         |
|                              | DOORS & WINDOWS     | - 791 SF  | 22%     |
|                              |                     | 3704 SF   | 100%    |
| WEST ELEVATION               | OVERALL FACADE AREA | 4465 SF   |         |
|                              | DOORS & WINDOWS     | - 1135 SF | 25%     |
|                              |                     | 3330 SF   | 100%    |
| <b>OVERALL MASS TO GLASS</b> |                     |           | 20%     |

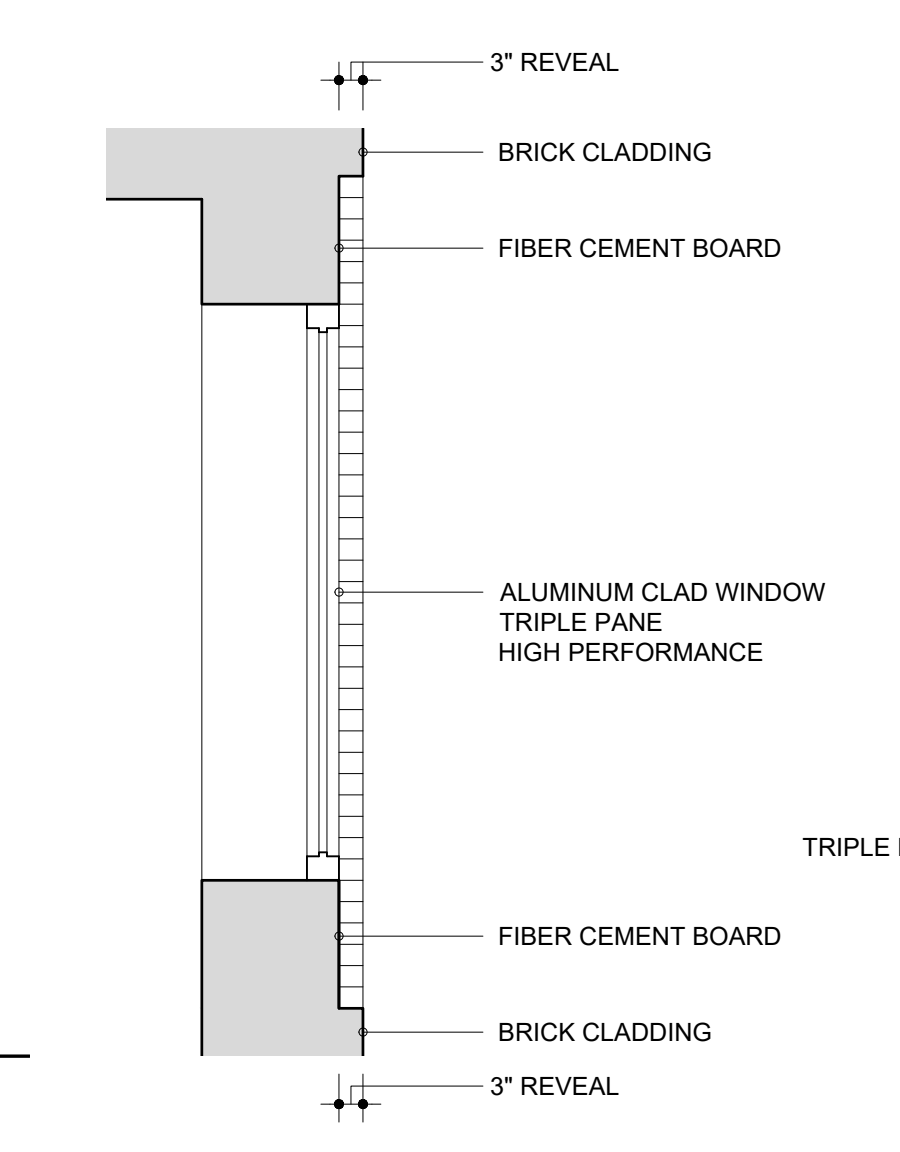




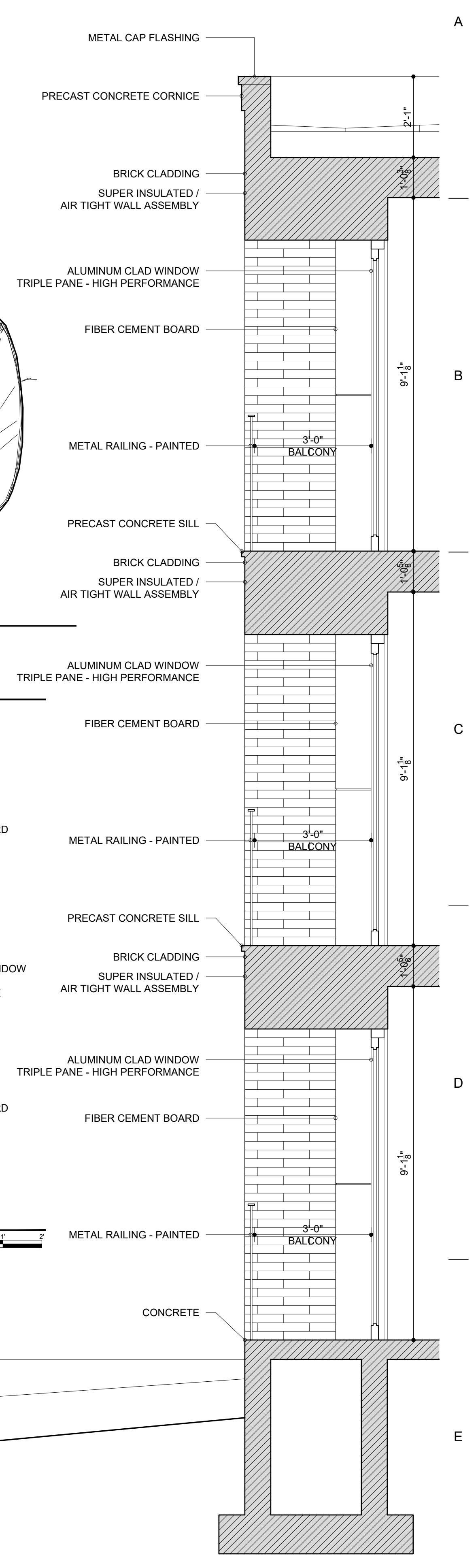
**A**  
**7** LONGITUDINAL SECTION  
SCALE: 1/8"=1'-0"



**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"



1

2

3

4

5

6

A

B

C

D

E



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



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

1

2

3

4

5

6

SCHEMATIC DESIGN

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



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PROJECT NO.

012023

DATE

10.05.23

SHEET

8

PROPOSED DEVELOPMENT  
3D VIEWS

SCALE: NA



1

2

3

4

5

6

A

B

C

D

E



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



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

A

B

C

D

E

SCHEMATIC DESIGN

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



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360 J ST. SALT LAKE CITY, UTAH 84103

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COMPENSATION.

PROJECT NO.

012023

DATE

10.05.23

SHEET

9

PROPOSED DEVELOPMENT  
3D VIEWS

SCALE: NA

1

2

3

4

5

6



A

B

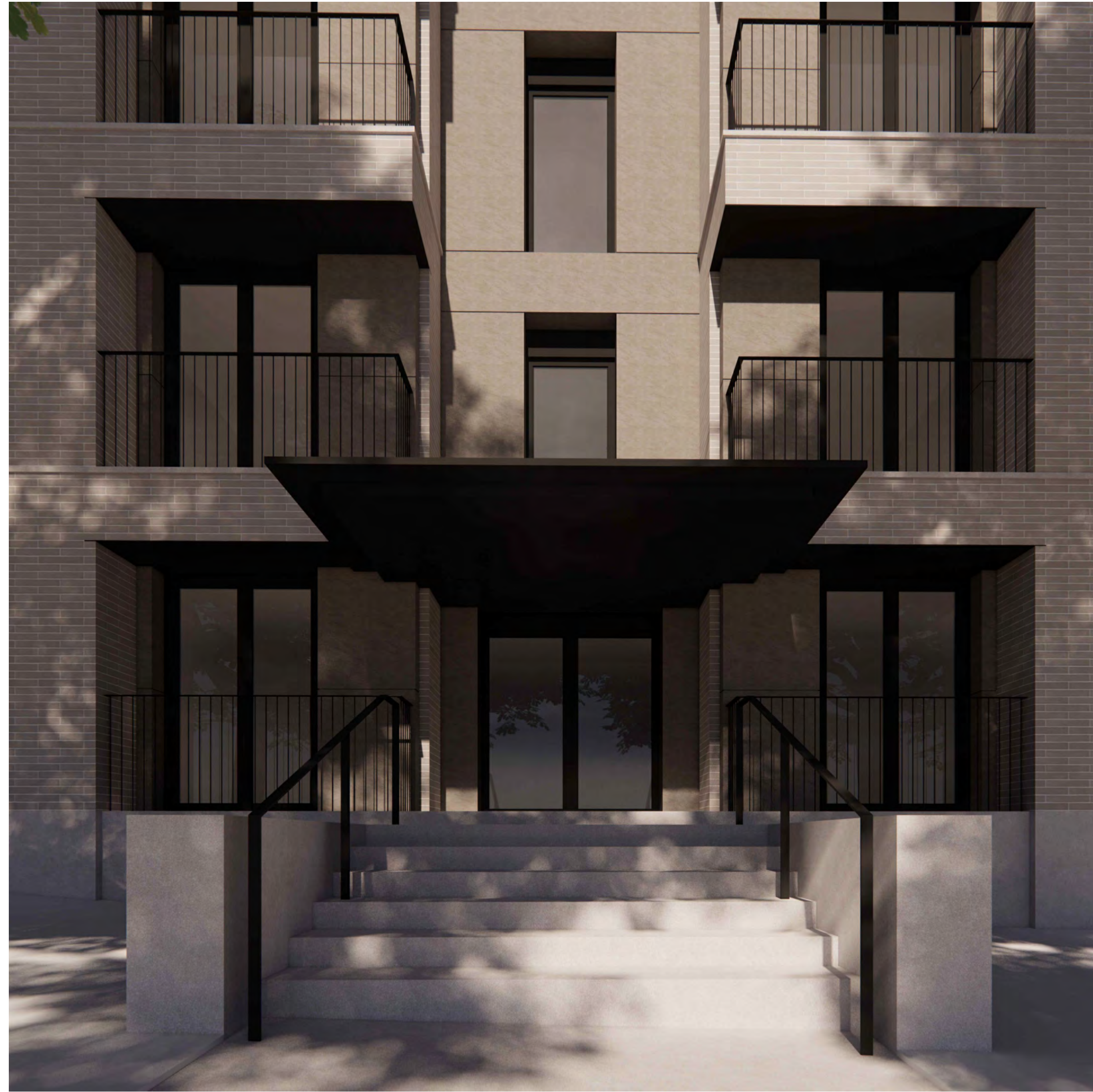
C

D

E



**A**  
10 VIEW OF NORTHWEST ENTRY (LOOKING EAST)  
SCALE: NTS



**B**  
10 VIEW OF SOUTHEAST ENTRY (LOOKING EAST)  
SCALE: NTS

A

B

C

D

E



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PROJECT NO.

012023

DATE

10.05.23

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10



A

B

C

D

E



**A** VIEW FROM SOUTH PARKING LOT (LOOKING NORTHWEST)  
 11 SCALE: NTS



**B** VIEW FROM NORTH PARKING LOT (LOOKING SOUTHEAST)  
 11 SCALE: NTS



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 012023

DATE  
 10.05.23

SHEET  
 11



# **ATTACHMENT D: Initial Plan Set**

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# A R C H I T E C T ' S T R A N S M I T T A L

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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

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## 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



description continued

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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 planned 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 non-conforming 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.



description continued

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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               |
|---|---|-----------------------------------|
| <p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>a. Block and Street Patterns</b></p> <p>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</p>        | <p><b>Block, Street &amp; Site Patterns - Design Objective</b></p> <p>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.</p> <p><b>12.1</b> 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:</p> <ul style="list-style-type: none"> <li>• Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.</li> <li>• Reinstatement sections of secondary street and/or alleys where these have been lost.</li> <li>• Design for the particular street patterns of e.g. Capitol Hill.</li> <li>• Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.</li> <li>• Refer to the specific design guidelines for the historic district for additional details and considerations.</li> </ul> <p><b>12.2</b> The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced.</p> <ul style="list-style-type: none"> <li>• Retain historic alignments and widths wherever possible.</li> <li>• Plan the site to avoid adversely affecting the historic integrity of this pattern.</li> </ul> <p><b>12.3</b> The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.</p> <ul style="list-style-type: none"> <li>• Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:</li> <li>• Direct and quieter street frontage for smaller buildings.</li> <li>• Rear access to the property and to accessory buildings.</li> <li>• An attractive focus for community social interaction.</li> <li>• An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood</li> </ul> | <p><b>Applicants Response</b></p> |
| <p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>b. Lot and Site Patterns</b></p> <p>The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p> | <p><b>12.4</b> The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood.</p> <ul style="list-style-type: none"> <li>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.</li> </ul> <p><b>12.5</b> A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul>  | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
|--|---|-----------------------------------|
| <p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>c. The Public Realm</b><br/>The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> | <p><b>The Public Realm - Design Objective</b><br/>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p> <p><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> <li>• <i>Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</i></li> <li>• <i>Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</i></li> </ul> <p><b>12.9</b> A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> <li>• <i>The street character will also depend on the adjacent street blocks and frontage.</i></li> <li>• <i>Building setbacks may be different.</i></li> <li>• <i>The building scale may also vary between the streets.</i></li> </ul>  | <p><b>Applicants Response</b></p> |
| <p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>d. Building Placement</b><br/>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.</p>                     | <p><b>Building Placement, Orientation &amp; Use - Design Objective</b><br/>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.</p> <p><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• <i>A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</i></li> <li>• <i>An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</i></li> </ul> <p><b>12.12</b> Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p><b>12.13</b> 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:</p> <ul style="list-style-type: none"> <li>• <i>Reducing the bulk and the scale of the building.</i></li> <li>• <i>Configuration for residential amenity and casual social interaction.</i></li> </ul> | <p><b>Applicants Response</b></p> |

| DESIGN STANDARDS  | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
|---|---|-----------------------------------|
|   | <ul style="list-style-type: none"> <li>• <i>Shelter from traffic and traffic noise.</i></li> <li>• <i>Plan for solar access and seasonal shade.</i></li> <li>• <i>Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.</i></li> </ul> <p><b>12.14</b> Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> <li>• <i>Locate and design to preserve neighboring privacy.</i></li> <li>• <i>Plan and design for landscape amenity and best practices in sustainable design. (PART IV)</i></li> </ul> <p><b>12.15</b> Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> <li>• <i>Private space should be contiguous with the unit.</i></li> <li>• <i>Private space should be clearly distinguished from common open space.</i></li> </ul> <p><b>12.16</b> Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> <li>• <i>See Guidelines for Sustainable Design (PART IV)</i></li> </ul> |                                   |
| <p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>e. Building Orientation</b></p> <p>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.</p> | <p><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• <i>A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</i></li> <li>• <i>An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</i></li> </ul> <p><b>12.15</b> Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> <li>• <i>Private space should be contiguous with the unit.</i></li> <li>• <i>Private space should be clearly distinguished from common open space.</i></li> </ul> <p><b>12.16</b> Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> <li>• <i>See Guidelines for Sustainable Design (PART IV)</i></li> </ul>                            | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
|--|---|-----------------------------------|
| <p>2. Site Access, Parking &amp; Services</p> <p><b>a. Site Access</b><br/>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p><b>(1) Pedestrian</b><br/>Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p><b>(2) Vehicular</b><br/>Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> | <p><b>Site Access, Parking &amp; Services - Design Objective</b><br/>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p><b>12.12</b> Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p><b>12.17</b> The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> <li>• <i>Avoid combining with any vehicular access or drive.</i></li> <li>• <i>Provide direct access to the sidewalk and street.</i></li> <li>• <i>Landscape design should reinforce the importance of the public entrance.</i></li> </ul> <p><b>12.18</b> Where the secondary street or alley network is available, rear public access should be retained and used.</p> <ul style="list-style-type: none"> <li>• <i>Residential access options to the site and building should be retained and/or maximized.</i></li> <li>• <i>Alternative vehicular access from secondary streets and alleys should be retained and reused.</i></li> </ul> <p><b>12.19</b> Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.</p> <p><b>12.20</b> Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage</p> <p><b>12.21</b> A vehicular access and drive should not be combined with a pedestrian access and entrance.</p> <ul style="list-style-type: none"> <li>• <i>Place vehicle access away from commercial uses such as cafe, restaurant or retail.</i></li> </ul> <p><b>12.22</b> A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> <li>• <i>A vehicular entrance which incorporates a ramp should be screened from street views.</i></li> <li>• <i>Landscape should be designed to minimize visual impact of the access and driveway.</i></li> </ul> <p><b>12.23</b> A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> <li>• <i>Avoid curb cuts and driveways close to street corners.</i></li> </ul> <p><b>12.24</b> Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> <li>• <i>Curb cuts should be shared between groups of buildings and uses where possible.</i></li> <li>• <i>Joint driveway access is encouraged.</i></li> </ul> <p><b>12.25</b> Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
|--|---|-----------------------------------|
|  | <ul style="list-style-type: none"> <li>• <i>Surface parking areas should be screened from views from the street and adjacent residential properties.</i></li> </ul>   |                                   |
| <p>2. Site Access, Parking &amp; Services</p> <p><b>b. Site and Building Services and Utilities.</b><br/>Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p> | <p><b>Site &amp; Building Services &amp; Utilities - Design Objective</b><br/>The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p><b>12.26</b> Utility areas and other ground level building services should be situated away from the frontage of the building.</p> <ul style="list-style-type: none"> <li>• <i>Screen from street views and adjacent buildings.</i></li> <li>• <i>Integrate these facilities with the architecture of the building through design, color and the choice of materials.</i></li> </ul> <p><b>12.27</b> Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.</p> <ul style="list-style-type: none"> <li>• <i>Locate the utility equipment within an architectural screen or dedicated housing.</i></li> <li>• <i>Enclose the facility within a roof that is an integral part of the building.</i></li> <li>• <i>Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.</i></li> <li>• <i>Finish to match the building where visibility might occur.</i></li> </ul> <p><b>12.28</b> Mechanical services should be acoustically screened from nearby residential properties.</p> <ul style="list-style-type: none"> <li>• <i>Screening should be compatible with and also integrated into the design of the building.</i></li> </ul> <p><b>12.29</b> Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.</p> <ul style="list-style-type: none"> <li>• <i>Avoid placing AC or other equipment in balcony spaces.</i></li> </ul> <p><b>12.30</b> Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.</p> <ul style="list-style-type: none"> <li>• <i>Coordinate, group and screen from view where any might penetrate the facade.</i></li> <li>• <i>Finish to match the facade color unless specifically designed as a detailed architectural embellishment.</i></li> </ul> <p><b>12.31</b> Cellular phone and other antennae, and associated equipment, should not be visible from the public way.</p> <ul style="list-style-type: none"> <li>• <i>Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.</i></li> </ul> | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS  | DESIGN GUIDELINES  | APPLICANTS RESPONSE        |
|---|--|----------------------------|
| <p>3. Landscape and Lighting</p> <p><b>a. Grading of Land</b><br/>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.</p> | <p><b>Front Yard Landscape - Design Objective</b><br/>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.32</b> The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.</p> <ul style="list-style-type: none"> <li>• Evaluate existing historic patterns and character.</li> <li>• Design a creative complement to the established historic character.</li> </ul> <p><b>12.33</b> 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.</p> <ul style="list-style-type: none"> <li>• Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting.</li> <li>• Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.</li> <li>• Design any fencing to be low and transparent in form.</li> </ul> <p><b>12.34</b> 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.</p> <ul style="list-style-type: none"> <li>• Reflect the historic grading and landscaping of the area between the street pavement and the building.</li> <li>• The building should readily engage with the street and public realm.</li> </ul> | <p>Applicants Response</p> |
| <p>3. Landscape and Lighting</p> <p><b>b. Landscape Structures</b><br/>Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>    | <p><b>Front Yard Landscape - Design Objective</b><br/>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.35</b> Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none"> <li>• Design any seating as a creative element of the landscape design.</li> <li>• Low walls in the landscape design can provide the opportunity for integrated informal seating.</li> <li>• Use ergonomic and durable materials in the design and choice of seating, e.g. wood &amp; metal.</li> </ul>  | <p>Applicants Response</p> |
| <p>3. Landscape and Lighting</p> <p><b>c. Lighting</b><br/>Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>                        | <p><b>Lighting - Design Objective</b><br/>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.</p> <p><b>12.36</b> Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.</p> <ul style="list-style-type: none"> <li>• Design to avoid light trespass beyond the area to be lit.</li> <li>• Design for creative and discrete task lighting.</li> </ul>  | <p>Applicants Response</p> |



| DESIGN STANDARDS  | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
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|   | <p><b>12.37</b> 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.</p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>Design building light fixtures for architectural quality and durability.</i></li> <li>• <i>Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.</i></li> </ul> <p><b>12.38</b> Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.</p> <p><b>12.39</b> Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.</p> <ul style="list-style-type: none"> <li>• <i>Light specific design features.</i></li> <li>• <i>Avoid light trespass and glare.</i></li> </ul> <p><b>12.40</b> Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.</p> <ul style="list-style-type: none"> <li>• <i>Plan and design supply runs at an early stage to avoid external surface conduit and equipment.</i></li> <li>• <i>Conceal within, or integrate with, the design of the building.</i></li> </ul> <p><b>12.41</b> Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.</p> <ul style="list-style-type: none"> <li>• <i>Use effective 'cut-off' shields to confine light spread.</i></li> <li>• <i>Position light fittings to reduce public visibility.</i></li> <li>• <i>Choose fittings and finishes that complement the design of the building.</i></li> </ul> |                                   |
| <p>4. Building Form and Scale</p> <p><b>a. Character of the Street Block</b></p> <p>The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p><b>(1) Height</b></p> <p>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.</p> <p><b>(2) Width</b></p> <p>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</p> | <p><b>Building Form &amp; Scale - Design Objective</b></p> <p>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.</p> <p><b>12.42</b> A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> <li>• <i>Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</i></li> <li>• <i>The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.</i></li> </ul> <p><b>12.43</b> A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> <li>• <i>Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</i></li> <li>• <i>Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.</i></li> <li>• <i>Design window openings that are similar in scale to those seen traditionally.</i></li> <li>• <i>Articulate and design balconies that reflect traditional form and scale.</i></li> </ul>  | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES  | APPLICANTS RESPONSE |
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| <p>facade to express a series of volumes in scale with the historic context and the block face.</p> <p><b>(3) Massing</b><br/>The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p><b>(4) Roof Forms</b><br/>The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p> | <ul style="list-style-type: none"> <li>• <i>Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</i></li> <li>• <i>Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</i></li> <li>• <i>Choose materials that express a variation in color and/or texture, either individually or communally.</i></li> </ul> <p><b>12.44</b> A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p> <p><b>12.45</b> The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>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.</i></li> <li>• <i>A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</i></li> </ul> <p><b>12.46</b> The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.</p> <ul style="list-style-type: none"> <li>• <i>Design a fenestration pattern and a window scale that reflect those of the context and historic district.</i></li> <li>• <i>Arrange and design balconies to articulate the architecture of both the primary and secondary facades.</i></li> <li>• <i>In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/or materials from the façade above.</i></li> <li>• <i>Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.</i></li> <li>• <i>Reinforce this definition through detailing and materials.</i></li> <li>• <i>Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.</i></li> <li>• <i>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.</i></li> </ul> <p><b>12.47</b> Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.</p> <ul style="list-style-type: none"> <li>• <i>This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.</i></li> <li>• <i>Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.</i></li> </ul> <p><b>Height - Design Objective</b><br/>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.</p> <p><b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• <i>The immediate and wider historic contexts are both of importance.</i></li> <li>• <i>The impact upon adjacent historic buildings will be paramount in terms of scale and form.</i></li> </ul> |                     |



| DESIGN STANDARDS | DESIGN GUIDELINES  | APPLICANTS RESPONSE |
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|                  | <p><b>12.49</b> Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.</p> <p><b>12.50</b> 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.</p> <ul style="list-style-type: none"> <li>• <i>Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</i></li> <li>• <i>Restrict maximum building height to particular sections of the depth and length of the building.</i></li> </ul> <p><b>12.51</b> The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</p> <p><b>12.52</b> 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.</p> <ul style="list-style-type: none"> <li>• <i>Design a distinctive and a taller first floor for the primary and secondary facades.</i></li> <li>• <i>Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</i></li> <li>• <i>Design a hierarchy of window height and/or width, when defining the fenestration pattern.</i></li> <li>• <i>Consider designing for a distinctive projecting balcony arrangement and hierarchy.</i></li> <li>• <i>Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</i></li> </ul> <p><b>Width - Design Objective</b><br/>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.</p> <p><b>12.53</b> A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> <li>• <i>Reflect the modulation width of larger historic apartment buildings.</i></li> <li>• <i>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.</i></li> <li>• <i>Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</i></li> </ul> <p><b>Massing</b><br/><b>12.54</b> 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.</p> <ul style="list-style-type: none"> <li>• <i>Modulate the building where height and scale are greater than the context.</i></li> <li>• <i>Arrange the massing to step down adjacent to a smaller scale building.</i></li> <li>• <i>Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.</i></li> </ul> <p><b>Roof Forms</b><br/><b>12.55</b> 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.</p> |                     |



| DESIGN STANDARDS  | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
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|   | <ul style="list-style-type: none"> <li>• Focus on maintaining a sense of human scale.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> <li>• Vary the massing across the street façade/s and along the length of the building on the side facades.</li> <li>• Respect adjacent lower buildings by stepping down additional height in the design of a new building.</li> </ul>   |                                   |
| <p>5. Building Character</p> <p><b>a. Façade Articulation and Proportion</b><br/>The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade 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.</p> <p><b>(1) Rhythm of Openings</b><br/>The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p><b>(2) Proportion and Scale of Openings</b><br/>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.</p> <p><b>(3) Ratio of Wall to Openings</b><br/>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.</p> <p><b>(4) Balconies, Porches, and External Stairs</b><br/>The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p> | <p><b>Façade Articulation, Proportion &amp; Visual Emphasis - Design Objective</b><br/>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.</p> <p><b>12.56</b> Roof forms should reflect those seen traditionally in the block and within the historic district.</p> <ul style="list-style-type: none"> <li>• Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.</li> <li>• 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.</li> <li>• Where it is expressed, roof pitch and form should be designed to relate to the context.</li> <li>• 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.</li> <li>• Consider roof profiles when planning the location and screening of rooftop utilities.</li> </ul> <p><b>12.57</b> Overall façade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to the height of the building, especially the front façade.</li> <li>• The modulation and articulation of principal elements of a façade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.</li> <li>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.</li> <li>• 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.</li> </ul> <p><b>12.58</b> 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:</p> <ul style="list-style-type: none"> <li>• Vary the planes of the façade for all or part of the height of the building.</li> <li>• Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.</li> <li>• 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.</li> <li>• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.</li> <li>• Vary the planes of the primary and secondary facades to articulate further modeling of the composition.</li> <li>• Design for a distinctive form and stature of primary entrance.</li> </ul> | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS | DESIGN GUIDELINES   | APPLICANTS RESPONSE |
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|                  | <ul style="list-style-type: none"> <li>• Compose the fenestration in the form of vertically proportioned windows.</li> <li>• Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.</li> </ul> <p><b>12.59</b> 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:</p> <ul style="list-style-type: none"> <li>• The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.</li> <li>• Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.</li> <li>• Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.</li> <li>• Design a distinct foundation course.</li> <li>• Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.</li> <li>• Design the fenestration to create and/or reflect the hierarchy of the façade composition.</li> <li>• Change the materials and/or color to distinguish the design of specific levels.</li> </ul> <p><b>Solid to Void Ratio, Window Scale &amp; Proportion - Design Objective</b><br/>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.</p> <p><b>12.60</b> 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:</p> <ul style="list-style-type: none"> <li>• Achieve a balance, avoiding areas of too much wall or too much window.</li> <li>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.</li> <li>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.</li> <li>• Window mullions can reduce the apparent scale of a larger window.</li> <li>• Window frame and mullion scale and profiles should be designed to equate with the composition.</li> </ul> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Fenestration - Design Objective</b><br/>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.</p> <p><b>12.62</b> Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> <li>• Their fenestration pattern consequently becomes a significant design element of the primary facade/s.</li> <li>• Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.</li> </ul> <p><b>12.63</b> The fenestration pattern, including the proportions of window and door openings,</p> |                     |



| DESIGN STANDARDS  | DESIGN GUIDELINES  | APPLICANTS RESPONSE               |
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|   | <p>should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> <li>• <i>Design for a similar scale of window and window spacing.</i></li> <li>• <i>Reflect characteristic window proportions, spacing and patterns.</i></li> <li>• <i>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.</i></li> <li>• <i>Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</i></li> <li>• <i>Emphasize the fenestration pattern by distinct windows reveals.</i></li> <li>• <i>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.</i></li> </ul> <p><b>Balconies &amp; Entrance - Design Objective</b><br/>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.</p> <p><b>12.64</b> Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.</p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</i></li> <li>• <i>Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</i></li> <li>• <i>Select and design balcony materials and details as a distinct enrichment of the building facade/s.</i></li> </ul> <p><b>12.65</b> An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> <li>• <i>Design for greater stature to enhance visual focus, presence and emphasis.</i></li> <li>• <i>Design for a distinct identity, using different wall planes, materials, details, texture and color.</i></li> <li>• <i>Consider designing the name of the apartment building into the facade or the porch/stoop.</i></li> </ul> <p><b>12.66</b> A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.</p> |                                   |
| <p>6. Building Materials, Elements and Detailing</p> <p><b>a. Materials</b><br/>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.</p> | <p><b>Materials - Design Objective</b><br/>The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p><b>12.67</b> Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p>  | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES   | APPLICANTS RESPONSE               |
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| <p><b>b. Materials on Street-facing Facades</b><br/>The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>               | <ul style="list-style-type: none"> <li>• <i>This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</i></li> <li>• <i>The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.</i></li> <li>• <i>Creative design, based on analysis of the context, will be invaluable in these respects.</i></li> </ul> <p><b>12.68</b> Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> <li>• <i>Use external materials of the quality, durability and character found within the historic district.</i></li> </ul> <p><b>12.69</b> Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> <li>• <i>Use brick and/or natural stone, in preference to less proven alternatives for these areas.</i></li> <li>• <i>Limit panel materials to upper levels and less public facades.</i></li> <li>• <i>Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</i></li> <li>• <i>Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</i></li> </ul> <p><b>12.70</b> Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> <li>• <i>Avoid materials which merely create the superficial appearance of authentic, durable materials.</i></li> <li>• <i>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.</i></li> <li>• <i>New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.</i></li> </ul> |                                   |
| <p>6. Building Materials, Elements and Detailing</p> <p><b>c. Windows</b><br/>Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> | <p><b>Windows - Design Objective</b><br/>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.</p> <p><b>12.71</b> Windows should be designed to be in scale with those characteristic of the building and the historic setting.</p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.</i></li> </ul> <p><b>12.72</b> Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> <li>• <i>A vertical proportion is likely to have greater design affinity with the historic context.</i></li> <li>• <i>It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.</i></li> <li>• <i>See also the discussion of the character of the relevant historic district and architectural styles. (PART I)</i></li> </ul>   | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS   | DESIGN GUIDELINES  | APPLICANTS RESPONSE               |
|--|--|-----------------------------------|
|  | <p><b>12.73</b> Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> <li>• These help to express the character of the facade modeling and materials.</li> <li>• Window reveals will enhance the degree to which the building integrates with its historic setting.</li> <li>• A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.</li> <li>• 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.</li> <li>• A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.</li> </ul> <p><b>12.74</b> Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Durable frame construction and materials should be used.</li> <li>• Frame finish should be of durable architectural quality, chosen to compliment the building design.</li> <li>• Vinyl should be avoided as a non-durable material in the regional climate.</li> <li>• Dark or reflective glass should be avoided.</li> <li>• 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).</li> </ul> |                                   |
| <p>6. Building Materials, Elements and Detailing</p> <p><b>d. Architectural Elements and Details</b></p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p> | <p><b>Details - Design Objective</b></p> <p>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</p> <p><b>12.75</b> Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.</p> <ul style="list-style-type: none"> <li>• These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.</li> </ul> <p><b>12.76</b> Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> <li>• The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.</li> </ul> <p><b>12.77</b> Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>  | <p><b>Applicants Response</b></p> |



| DESIGN STANDARDS  | DESIGN GUIDELINES  | APPLICANTS RESPONSE               |
|---|--|-----------------------------------|
| <p>7. Signage Location</p> <p>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.</p> | <p><b>Signs - Design Objective</b></p> <p>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.</p> <p><b>12.78</b> Signs should be placed on the building or the site where they are traditionally located in the historic context.</p> <p><b>12.79</b> Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.</p> <ul style="list-style-type: none"> <li>• See also the Design Guidelines for Signs in Historic Districts in Salt Lake City.</li> <li>• See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.</li> </ul> <p><b>12.80</b> Signs and lettering should be creatively designed to respect traditional sign scales and forms.</p> <p><b>12.81</b> Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.</p> <ul style="list-style-type: none"> <li>• Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.</li> <li>• Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.</li> </ul> <p><b>12.82</b> Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.</p> <p><b>12.83</b> 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.</p> <ul style="list-style-type: none"> <li>• The light source should not be visible.</li> <li>• Internally illuminated lettering and sign boxes should be avoided.</li> <li>• Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided.</li> <li>• Where illumination might be appropriate, it should be external and concealed, or in 'halo' form.</li> <li>• Banner or canopy signs are not characteristic and will not be appropriate.</li> </ul> <p><b>12.84</b> Sign materials should be durable and of architectural quality to integrate with the building design.</p> <p><b>12.85</b> Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.</p> <p><b>12.86</b> Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice</p> | <p><b>Applicants Response</b></p> |



A

B

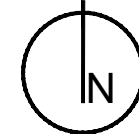
C

D

E



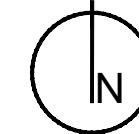
**A**  
1  
**AERIAL**  
SCALE: NTS



LOCAL HISTORIC DISTRICT BOUNDARY



**A**  
1  
**CONTEXT PLAN**  
SCALE: NTS



LOCAL HISTORIC DISTRICT BOUNDARY

A

B

C

D

E

**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



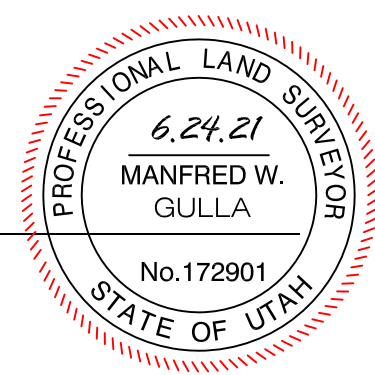
**THOM JAKAB - AIA**  
360 J ST. SALT LAKE CITY, UTAH 84103



**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 24, 2021 SIGNED: \_\_\_\_\_

# RECORD OF SURVEY

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

**BOUNDARY DESCRIPTIONS:**

602 EAST 300 SOUTH, PARCEL 16-06-428-001, 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:**

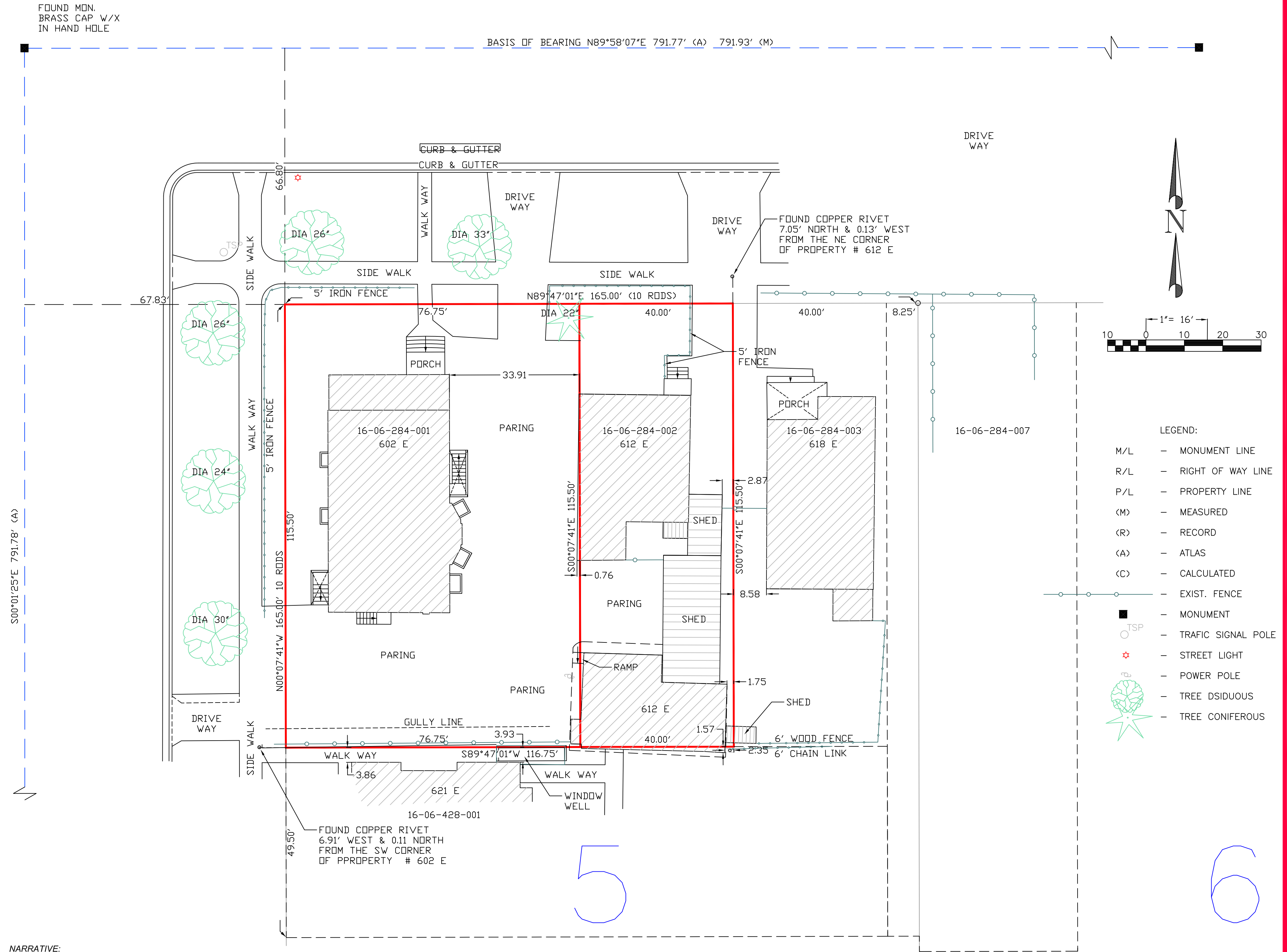
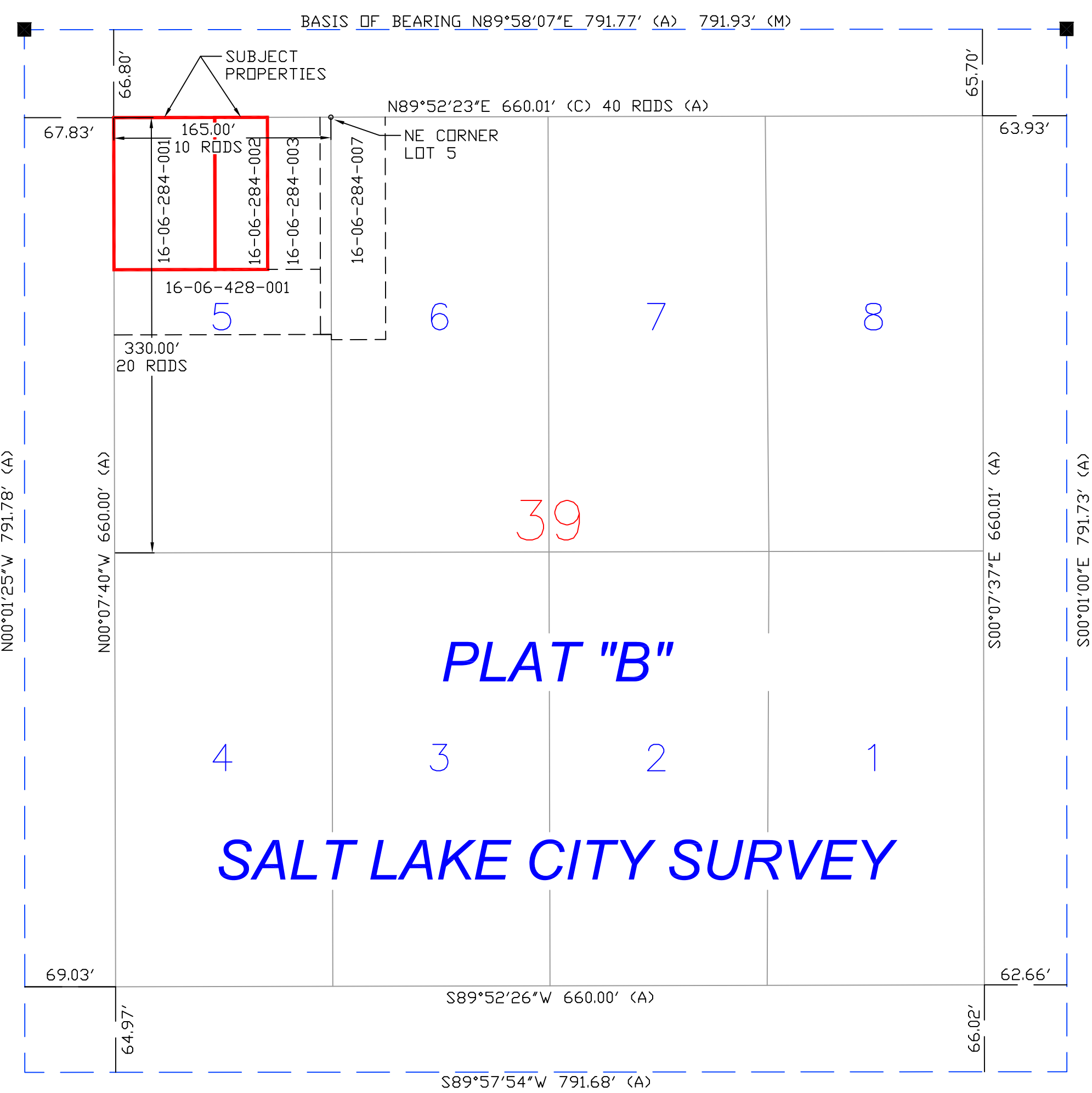
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.000 ACRES (8864.52 SQFT).

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 115.5 FEET; 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 DEPICTED HEREON.

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

- 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 - TRAFFIC SIGNAL POLE
  - ★ - STREET LIGHT
  - - POWER POLE
  - - TREE DISIDUOUS
  - - TREE CONIFEROUS

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 MANFRED W. GULLA, L.S. 172901

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

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

DWG. NO.: 10834

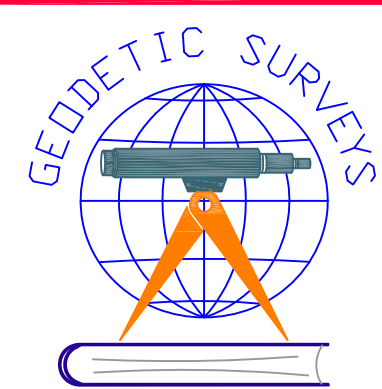
602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6

COUNTY SURVEYOR: \_\_\_\_\_ COUNTY RECORDER: \_\_\_\_\_

TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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





1

2

3

300 S

4

5

6

A

B

C

D

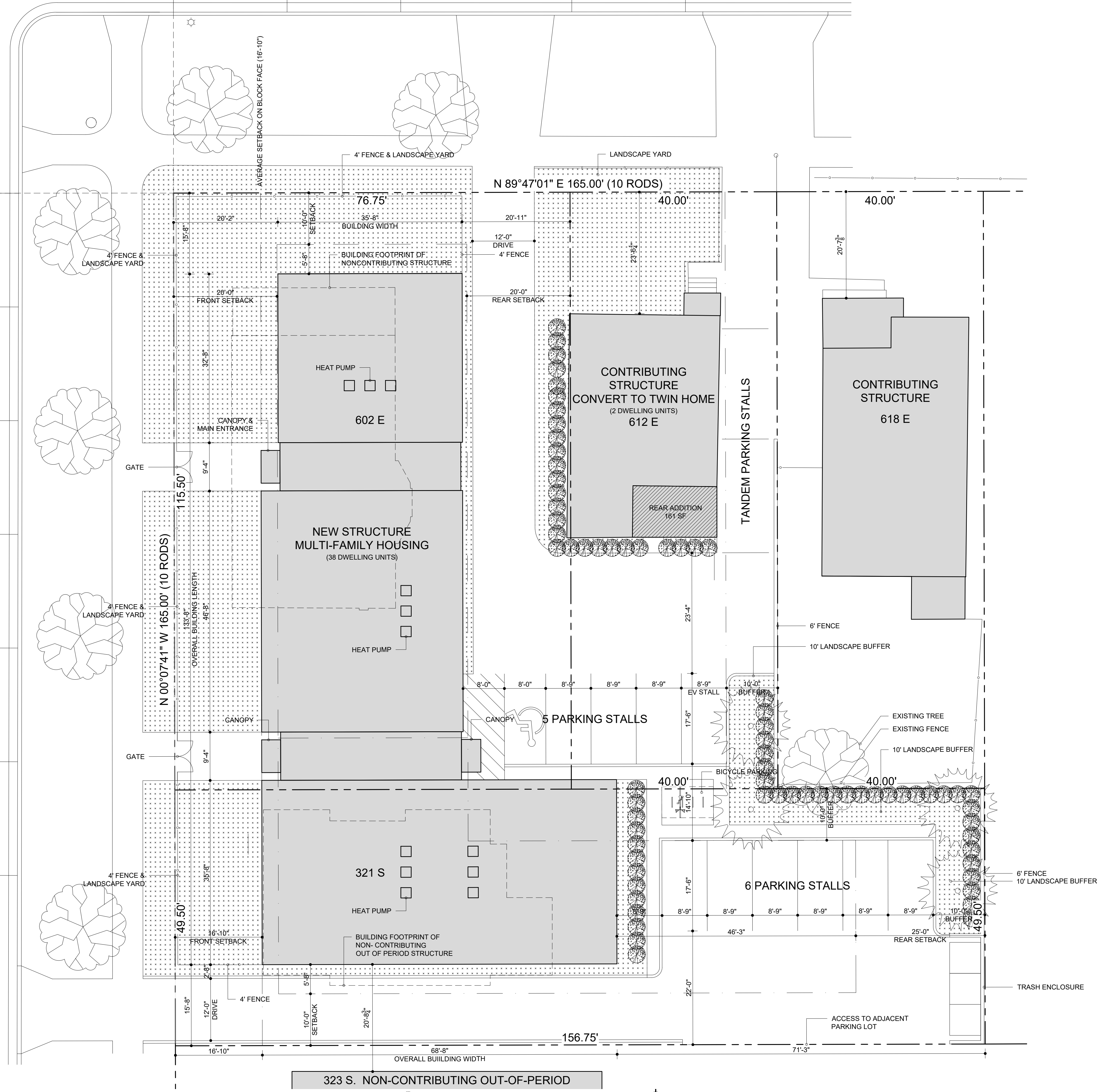
E

600 E

6 PARKING STALLS

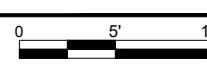
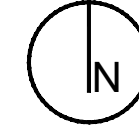
2 PARKING STALLS

1 PARKING STALL



323 S. NON-CONTRIBUTING OUT-OF-PERIOD

A SITE PLAN  
3 SCALE: 1" = 10'



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% (25% PROPOSED, 1282 / 4420 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

\* 8 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:

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

|               |                 |    |        |
|---------------|-----------------|----|--------|
| MULTI-FAMILY: | 19 STALLS x 75% | 14 | STALLS |
|---------------|-----------------|----|--------|

REVISIED 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, UT 84103

PROJECT NO:  
012023

DATE:  
02.15.23

PROPOSED DEVELOPMENT  
SITE PLAN

SHEET  
3

SCALE: 1" = 10'

1

2

3

4

5

6



A

A

B

B



**A**  
4  
STREETSCAPE (600 E.)  
SCALE: NTS

C

C



**B**  
4  
STREETSCAPE (300 S.)  
SCALE: NTS

D

D

E

E



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PROJECT NO.

012023

DATE

02.15.23

SHEET

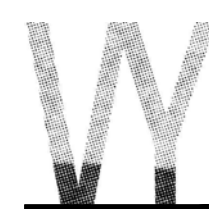
4



| AREA SUMMARY         |                   |              |
|----------------------|-------------------|--------------|
| BUILDING FOOTPRINT   |                   | 6036 SF      |
| NORTH UNITS          | (710 SF x 1 LVL)  | 710 SF       |
| WEST UNITS           | (1085 SF x 2 LVL) | 2170 SF      |
| EAST UNITS           | (1089 SF x 3 LVL) | 3267 SF      |
| HALLS, STAIRS, MECH  | (1852 SF x 1 LVL) | 1852 SF      |
| TOTAL AREA - 3 STORY | (1477 SF x 2 LVL) | 2954 SF      |
|                      |                   | 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

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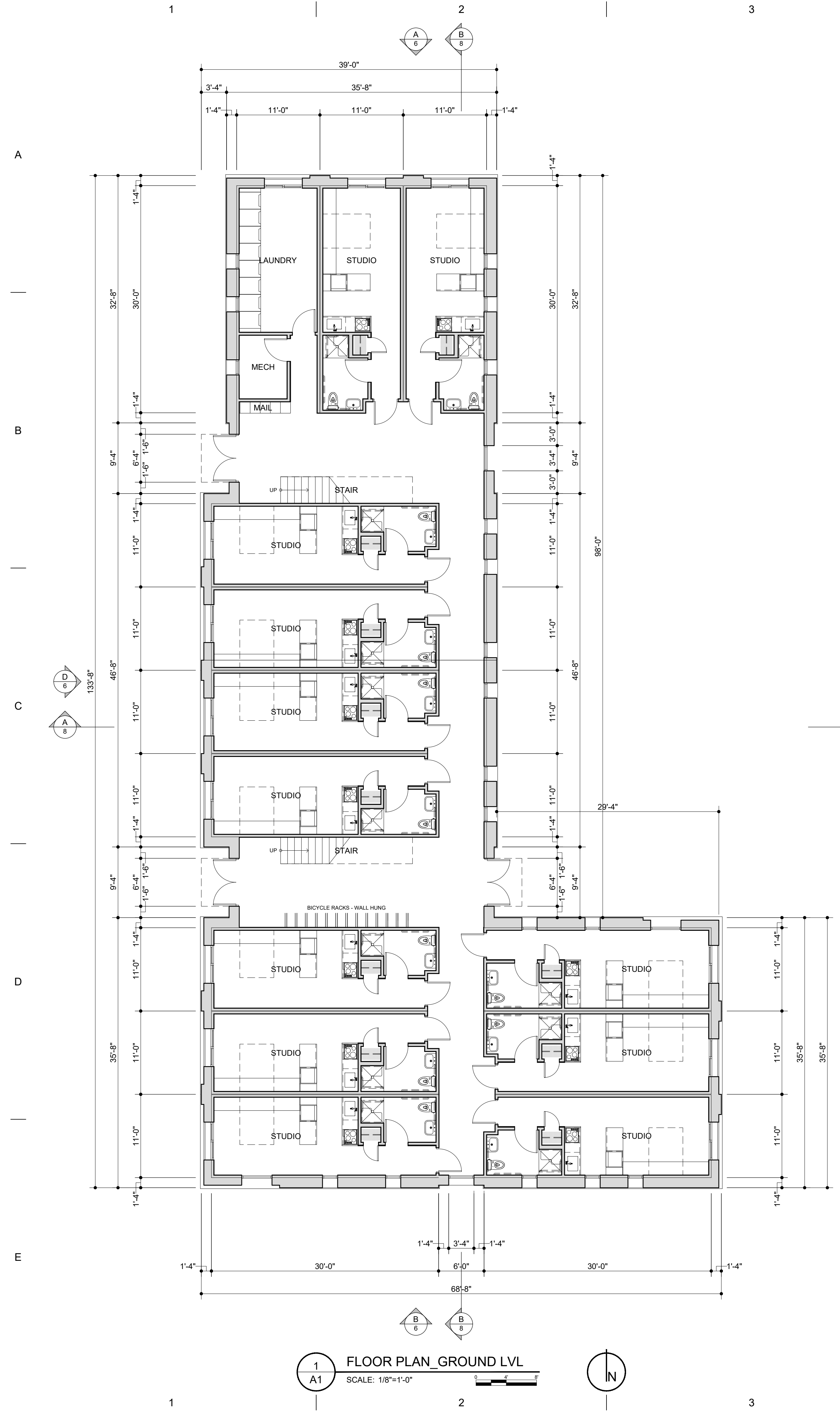
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012023

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02.15.23

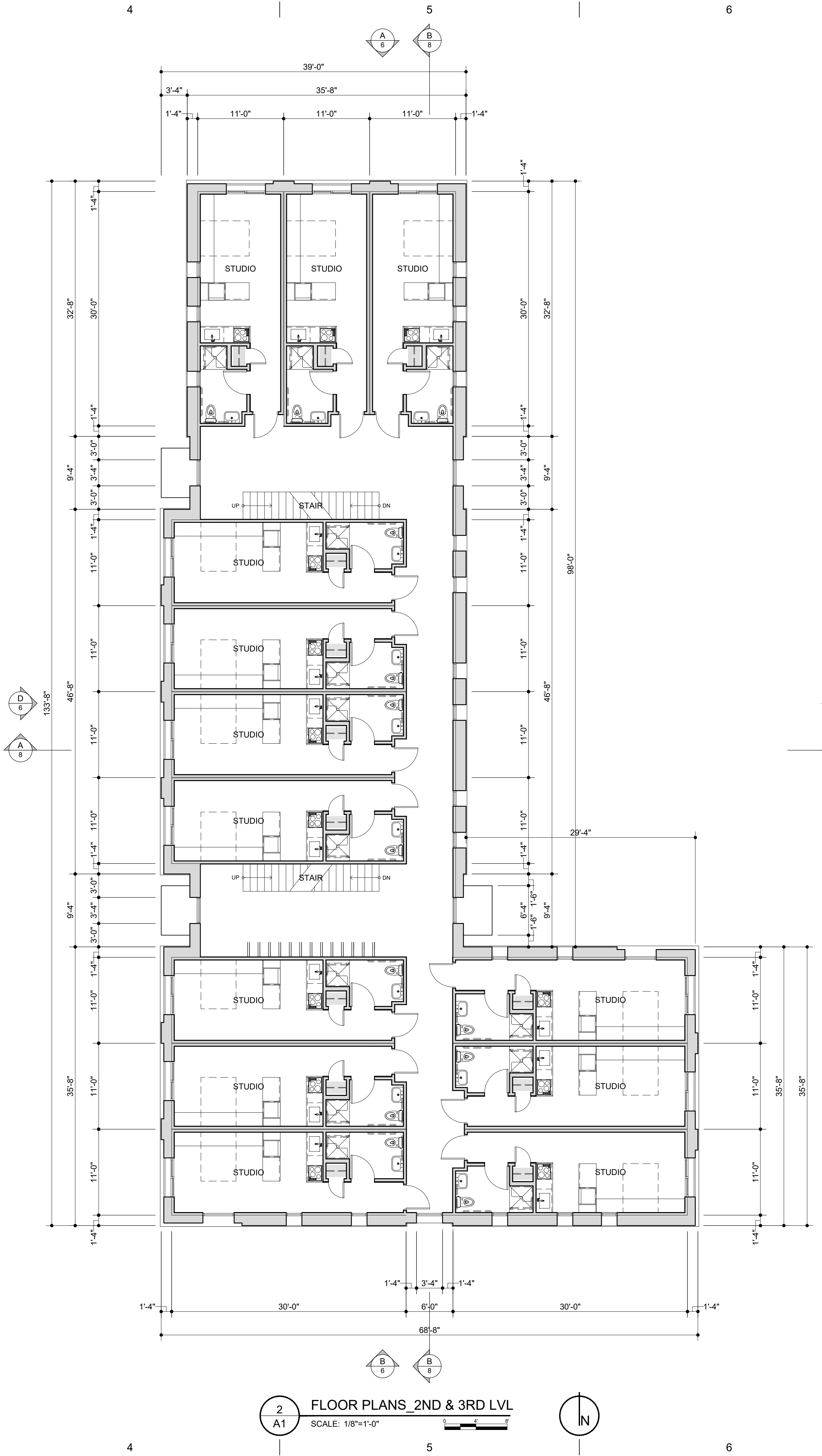
SHEET  
5

PROPOSED DEVELOPMENT  
FLOOR PLANS

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



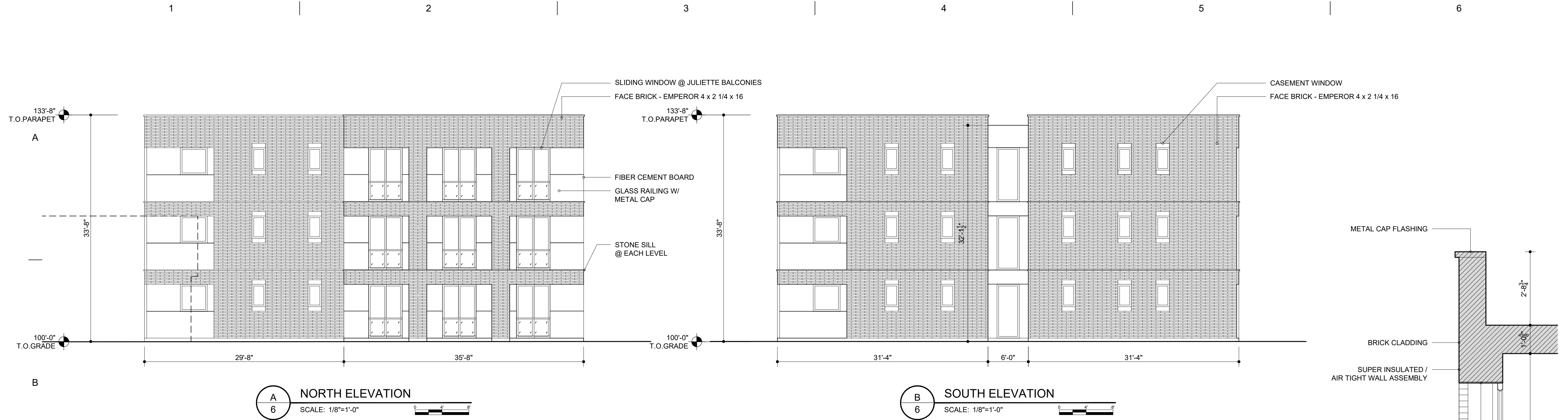
1 FLOOR PLAN\_GROUND LVL  
SCALE: 1/8"=1'-0"



2 FLOOR PLANS\_2ND & 3RD LVL  
SCALE: 1/8"=1'-0"

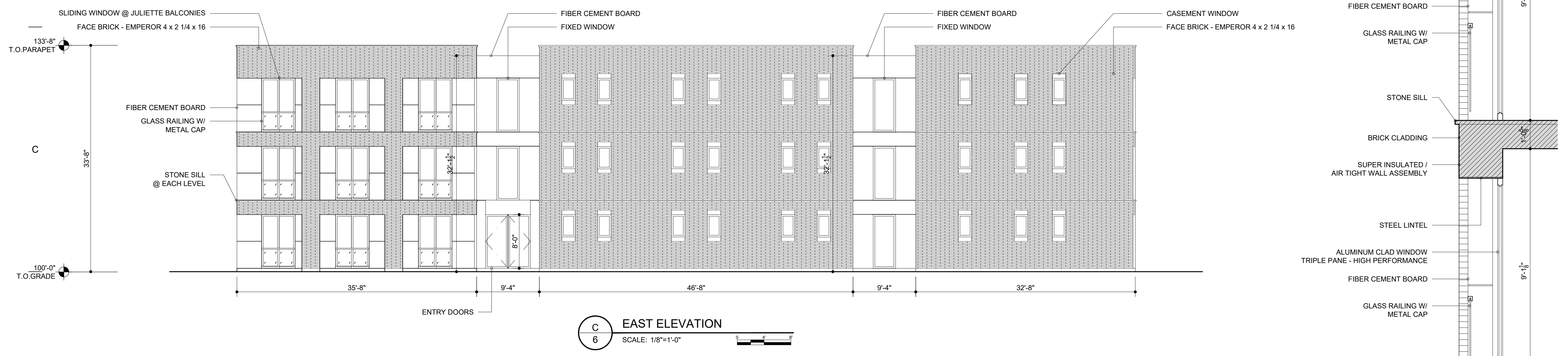
SCALE: 1/8" = 1'-0"





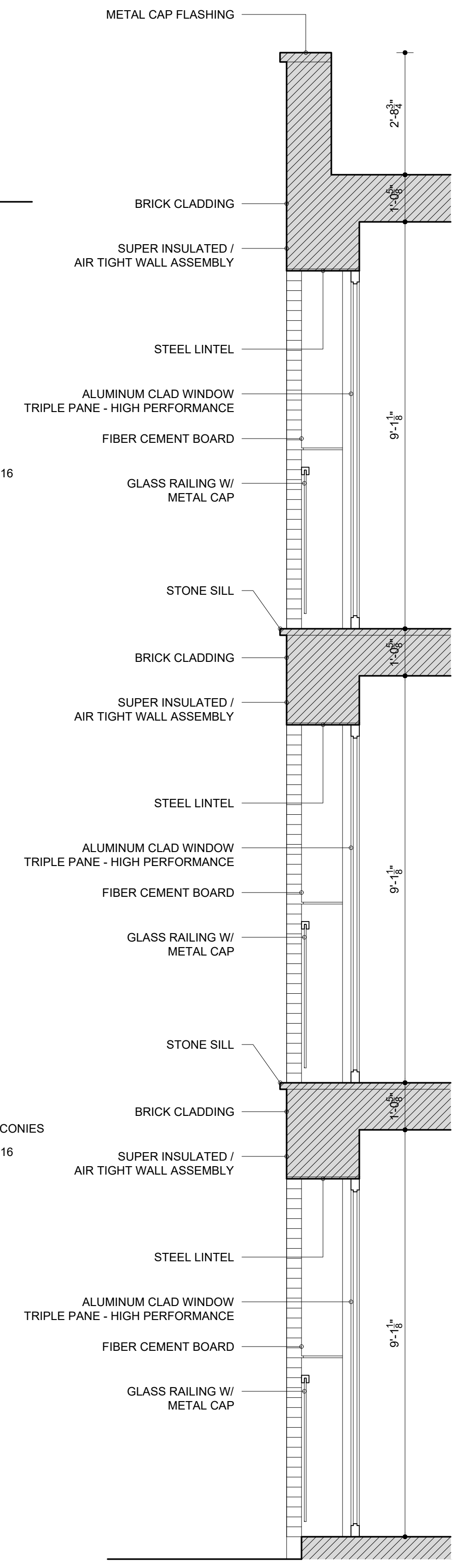
**A NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

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



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

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

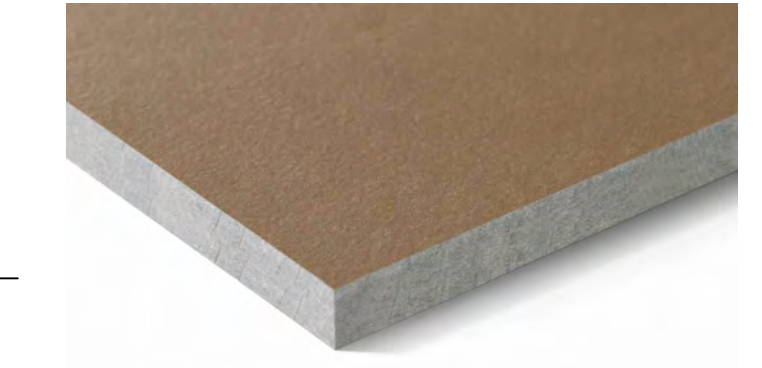


**E WALL SECTION**  
SCALE: 1/2"=1'-0"

**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 |
|------------------------------|-----------|---------|
| <b>NORTH ELEVATION</b>       |           |         |
| 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%    |
| <b>SOUTH ELEVATION</b>       |           |         |
| 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%    |
| <b>EAST ELEVATION</b>        |           |         |
| 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%    |
| <b>WEST ELEVATION</b>        |           |         |
| 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%    |
| <b>OVERALL MASS TO GLASS</b> |           | 20%     |



A

B

C

D

E



**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

A

B

C

D

E



1

2

3

4

5

6

A

B

C

D

E

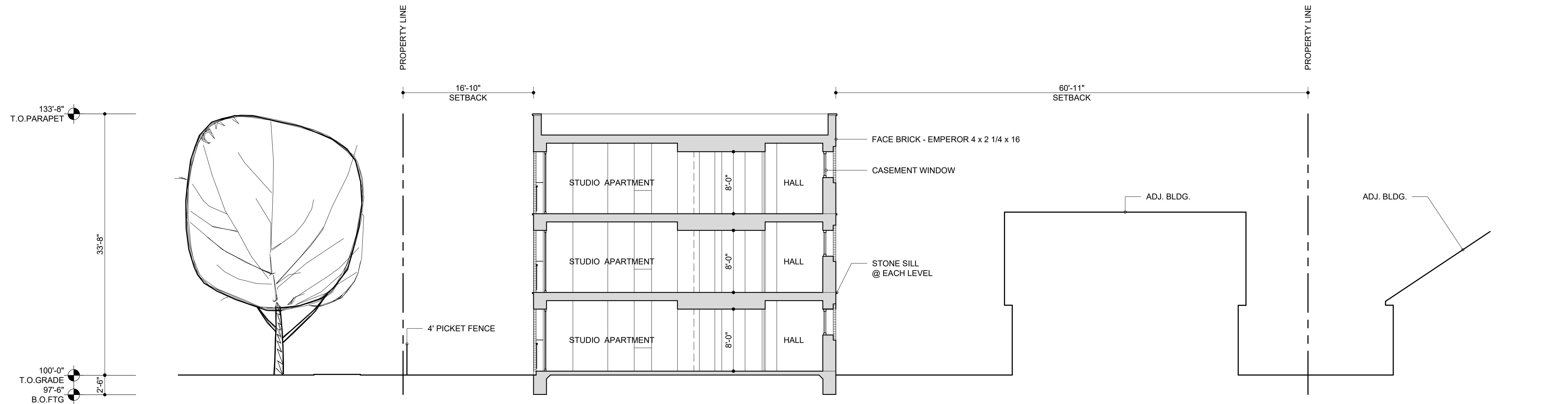
A

B

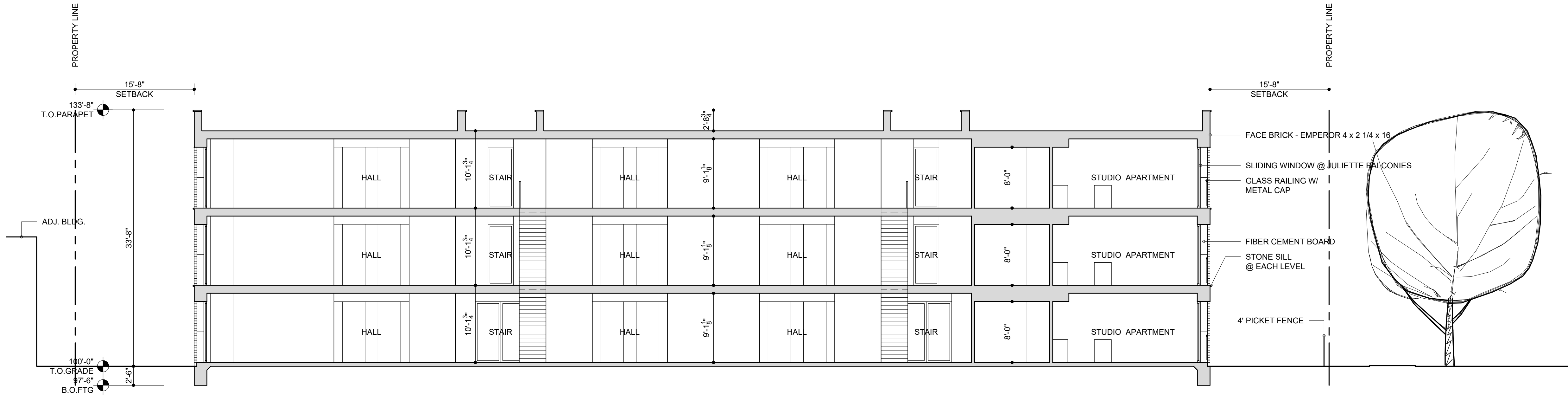
C

D

E



**A**  
8  
CROSS SECTION  
SCALE: 1/8"=1'-0"



**B**  
8  
LOGITUDINAL SECTION  
SCALE: 1/8"=1'-0"

1

2

3

4

5

6



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PROJECT NO.

012023

DATE

02.15.23

SHEET

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# ATTACHMENT E: Property and Vicinity Photos

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*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 F: 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   |
|---|--|---|---|
| <b>Maximum building height</b>                                  | 35'  | Max. proposed is 34'9" on west elevation, 33' on north elevation  | <b>Complies</b>   |
| <b>Front/<br/>Corner Side/<br/>Interior Side/<br/>Rear Yard</b> | 20'<br>10'<br>10'<br>25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.  | 14'8"<br>14'8"<br>14'8"<br>69'5" (rear yard is current rear of 321 parcel).                                   | <b>Complies with requested modifications.</b><br>The front yard is not compliant. |
| <b>Buffer yard</b>  | NA   | Property adjacent to RMF-35.  | <b>Complies</b>   |
| <b>Landscape yard</b>   | The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.  | Front and corner side yards shall be maintained as landscape yards. Site is not an interior multi-family lot. | <b>Complies</b>   |
| <b>Lot area and density limitations</b>                         | Multi-family dwellings (12 or more) 26,000 square feet for 12 units, 9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre<br><br>9,000 sq. ft. = 3 units<br>12,200 sq. ft. = 6 units | Three parcels total 21,200 sq. ft.<br><br>38 studio units, 1-one bedroom unit, one single-family home         | <b>Does not comply, part of Planned Development request.</b>                      |



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|  | Total = 9 multi-family units   |  |  |
| <b>Lot width</b>                                       | 80'  | 165'   | <b>Complies</b>  |
| <b>Maximum Building Coverage</b>                       | 60%  | 39%  | <b>Complies</b>  |
| <b>Off Street Parking &amp; Loading (21A.44.030.G)</b> | <p>½ space for single room occupancy (600 sq ft max)</p> <p>2 spaces for SF residence at 612 and</p> <p>1 space required for remodeled 614</p> <p>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 least two (2) bicycle parking spaces are required)</p> | <p>12 spaces provided: 9 spaces off-street, and 3 spaces on 300 S</p> <p>19 spaces required for MF, 2 spaces required for 612, and 1 space required for remodeled 614</p> <p>75% of required with two minor transportation demand strategies are fulfilled = 14 spaces required</p> <p>50% reduction for MF near transit = 7 spaces required + 3 spaces (612 + 614) = 10 spaces required</p> <p>26 bicycle parking spaces provided</p> | <b>May comply with submittal of bike sharing agreement with building permit application.</b> |



# ATTACHMENT G: 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](#)

[Residential Design Guidelines, Chapter 15, Central City](#)

| Design Standards for New Construction   | Design Guidelines for New Construction   | Findings  |
|---|--|---|
| <p><b><u>1. Settlement Patterns &amp; Neighborhood Character</u></b></p> <p><b>a. Block and Street Patterns</b></p> <p>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.</p> | <p><b>Settlement Patterns &amp; Neighborhood Character</b></p> <p><b>Block, Street &amp; Site Patterns - Design Objective</b></p> <p>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.</p> <p><b>12.1</b> 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:</p> <ul style="list-style-type: none"> <li>• Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.</li> <li>• Reinstate sections of secondary street and/or alleys where these have been lost.</li> <li>• Design for the particular street patterns of e.g. Capitol Hill.</li> <li>• Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.</li> <li>• Refer to the specific design guidelines for the historic district for additional details and considerations.</li> </ul> <p><b>12.2</b> The historic street pattern, as the unifying framework for a varied range of lot</p> | <p><b>Staff Analysis – Complies</b></p> <p>The proposal does not alter the historic block, street or alley pattern.</p> |



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|  | <p>sizes and buildings, should be preserved and reinforced.</p> <ul style="list-style-type: none"> <li>• Retain historic alignments and widths wherever possible.</li> <li>• Plan the site to avoid adversely affecting the historic integrity of this pattern.</li> </ul> <p><b>12.3</b> The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced.</p> <ul style="list-style-type: none"> <li>• Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:</li> <li>• Direct and quieter street frontage for smaller buildings.</li> <li>• Rear access to the property and to accessory buildings.</li> <li>• An attractive focus for community social interaction.</li> <li>• An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.</li> </ul>  |  |
| <p><b><u>1. Settlement Patterns &amp; Neighborhood Character</u></b></p> <p><b>b. Lot and Site Patterns</b> The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p> | <p><b>12.4</b> The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood.</p> <ul style="list-style-type: none"> <li>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.</li> </ul> <p><b>12.5</b> A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns.</p> <ul style="list-style-type: none"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul> | <p><b>Staff Analysis – Complies</b></p> <p>The proposal includes three lots. These properties will be consolidated through a separate process. Two of the parcels currently have non-contributing structures and these will be demolished for a single structure. The contributing structure on the third parcel will be retained without alterations to the street facing façade.</p> <p>The proposed residential building is located on the corner and its height does not exceed that permitted in the zoning district. The proposed building coverage is 39%, 21% less than the maximum permitted.</p> |
| <p><b><u>1. Settlement Patterns &amp; Neighborhood Character</u></b></p> <p><b>c. The Public Realm</b></p> <p>The project relates to adjacent streets and engages with sidewalks in a manner that</p>  | <p><b>The Public Realm - Design Objective</b></p> <p>A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.</p>  | <p><b>Staff Analysis – Complies</b></p> <p>The proposed multifamily building complies with the requirements of the zoning district, with the exception of a modification request for the front yard setback. See Key Consideration 1 for</p>   |



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| <p>reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>   | <p><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.</p> <ul style="list-style-type: none"> <li>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</li> <li>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</li> </ul> <p><b>12.9</b> A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.</p> <ul style="list-style-type: none"> <li>• The street character will also depend on the adjacent street blocks and frontage.</li> <li>• Building setbacks may be different.</li> <li>• The building scale may also vary between the streets.</li> </ul>  | <p>more information. The proposal includes a raised landscape courtyard in the front yard setback that provides visibility on the street and serves as a connection between the public and semi-private spaces.</p> <p>Over time, there have been alterations to the structures and setbacks on 600 E and the proposal uses the reduced setback to provide balconies for each street facing residence. The open nature of these provides permeability between the structure and the sidewalk and street.</p> <p>On 300 S, there is a more established setback on the block. The proposal complies with the corner side yard requirement on this elevation. Balconies are located in the portion of the building that extends closer to the street than the average.</p>  |
| <p><b><u>1. Settlement Patterns &amp; Neighborhood Character</u></b></p> <p><b>d. Building Placement</b><br/>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.</p> | <p><b>Building Placement, Orientation &amp; Use - Design Objective</b></p> <p>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.</p> <p><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p><b>12.13</b> 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:</p> | <p><b>Staff Analysis – Complies</b></p> <p>See analysis above and in Key Consideration 1. The proposed building is oriented parallel to the lot lines and maintains the traditional, established development pattern on the block.</p> <p>Pedestrian access to the building will be from two entries, both facing 600 E. Two vehicular access points will be provided to two separate parking areas. One is accessed from 600 E and the accessible space is accessed from 300 S.</p> <p>As previously mentioned, the proposal includes the raised courtyard at the corner. This provides an amenity and area for casual social interaction and the enjoyment of landscaping.</p> <p>The proposal provides balconies as private open space for each unit. These are contiguous to the unit and are distinguished from the common open space.</p> <p>The project anticipates achieving Phius Passive House CORE Certification.</p> |



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|  | <ul style="list-style-type: none"> <li>• Reducing the bulk and the scale of the building.</li> <li>• Configuration for residential amenity and casual social interaction.</li> <li>• Shelter from traffic and traffic noise.</li> <li>• Plan for solar access and seasonal shade.</li> <li>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.</li> </ul> <p><b>12.14</b> Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.</p> <ul style="list-style-type: none"> <li>• Locate and design to preserve neighboring privacy.</li> <li>• Plan and design for landscape amenity and best practices in sustainable design. (PART IV)</li> </ul> <p><b>12.15</b> Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p> <ul style="list-style-type: none"> <li>• Private space should be contiguous with the unit.</li> <li>• Private space should be clearly distinguished from common open space.</li> </ul> <p><b>12.16</b> Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> <li>• See Guidelines for Sustainable Design (PART IV)</li> </ul> |   |
| <p><b><u>1. Settlement Patterns &amp; Neighborhood Character</u></b></p> <p><b>e. Building Orientation</b></p> <p>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</p> | <p><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.15</b> Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale.</p>  | <p><b>Staff Analysis – Complies</b></p> <p>See analysis above and in Key Consideration 1.</p> |



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|   | <ul style="list-style-type: none"> <li>Private space should be contiguous with the unit.</li> <li>Private space should be clearly distinguished from common open space.</li> </ul> <p><b>12.16</b> Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.</p> <ul style="list-style-type: none"> <li>See Guidelines for Sustainable Design (PART IV)</li> </ul>  |   |
| <p><b><u>2. Site Access, Parking &amp; Services</u></b></p> <p><b>a. Site Access</b></p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian</p> <p>Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular</p> <p>Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> | <p><b>Site Access, Parking &amp; Services - Design Objective</b></p> <p>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p><b>12.12</b> Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.</p> <p><b>12.17</b> The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s.</p> <ul style="list-style-type: none"> <li>Avoid combining with any vehicular access or drive.</li> <li>Provide direct access to the sidewalk and street.</li> <li>Landscape design should reinforce the importance of the public entrance.</li> </ul> <p><b>12.18</b> Where the secondary street or alley network is available, rear public access should be retained and used.</p> <ul style="list-style-type: none"> <li>Residential access options to the site and building should be retained and/or maximized.</li> <li>Alternative vehicular access from secondary streets and alleys should be retained and reused.</li> </ul> <p><b>12.19</b> Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.</p> <p><b>12.20</b> Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage</p> <p><b>12.21</b> A vehicular access and drive should not be combined with a pedestrian access and entrance.</p> | <p><b>Staff Analysis – Complies</b></p> <p>Pedestrian access is from two entrances located on 600 E. The applicant has enhanced these entrances with a larger canopy, per the staff recommendation. These entrances are not located adjacent or combined with vehicular access. The proposal includes substantial, secured bicycle parking in the remodeled rear dwelling at 614 E 300 S. Additional storage space is provided in ski lockers for each unit. These spaces will decrease the potential for using outdoor space as storage and provide protected, secured storage for the residents.</p> <p>There are three vehicular access points, two are for the multifamily building. The third is the existing access for 612 E 300 S. The multifamily access points are each 12'. The 300 S access point leads to the accessible parking space. The access points are existing, and a fourth, existing, access point is eliminated. The parking stalls are generally located to the rear of the residential buildings and are minimally visible from the right-of-way.</p> |



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|  | <ul style="list-style-type: none"> <li>Place vehicle access away from commercial uses such as cafe, restaurant or retail.</li> </ul> <p><b>12.22</b> A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.</p> <ul style="list-style-type: none"> <li>A vehicular entrance which incorporates a ramp should be screened from street views.</li> <li>Landscape should be designed to minimize visual impact of the access and driveway.</li> </ul> <p><b>12.23</b> A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> <li>Avoid curb cuts and driveways close to street corners.</li> </ul> <p><b>12.24</b> Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.</p> <ul style="list-style-type: none"> <li>Curb cuts should be shared between groups of buildings and uses where possible.</li> <li>Joint driveway access is encouraged.</li> </ul> <p><b>12.25</b> Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.</p> <ul style="list-style-type: none"> <li>Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul> |  |
| <p><b><u>2. Site Access, Parking &amp; Services</u></b></p> <p><b>b. Site and Building Services and Utilities.</b> Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p> | <p><b>Site &amp; Building Services &amp; Utilities - Design Objective</b></p> <p>The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p><b>12.26</b> Utility areas and other ground level building services should be situated away from the frontage of the building.</p> <ul style="list-style-type: none"> <li>Screen from street views and adjacent buildings.</li> <li>Integrate these facilities with the architecture of the building through design, color and the choice of materials.</li> </ul> <p><b>12.27</b> Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.</p> <ul style="list-style-type: none"> <li>Locate the utility equipment within an architectural screen or dedicated housing.</li> </ul>   | <p><b>Staff Analysis – Complies</b></p> <p>Building services and utilities are located away from the front of the building. An electrical transformer is located to the rear of the development and is minimally visible from the right-of-way. The trash enclosure is adjacent to it. The HVAC equipment, heat pumps and HRVs, are proposed for the mechanical units and are located on the roof, central to the structure, to minimize visibility.</p> <p>There are no current plans for cellular or satellite TV equipment.</p> |



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|   | <ul style="list-style-type: none"> <li>• Enclose the facility within a roof that is an integral part of the building.</li> <li>• Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.</li> <li>• Finish to match the building where visibility might occur.</li> </ul> <p><b>12.28</b> Mechanical services should be acoustically screened from nearby residential properties.</p> <ul style="list-style-type: none"> <li>• Screening should be compatible with and also integrated into the design of the building.</li> </ul> <p><b>12.29</b> Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.</p> <ul style="list-style-type: none"> <li>• Avoid placing AC or other equipment in balcony spaces.</li> </ul> <p><b>12.30</b> Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.</p> <ul style="list-style-type: none"> <li>• Coordinate, group and screen from view where any might penetrate the facade.</li> <li>• Finish to match the facade color unless specifically designed as a detailed architectural embellishment.</li> </ul> <p><b>12.31</b> Cellular phone and other antennae, and associated equipment, should not be visible from the public way.</p> <ul style="list-style-type: none"> <li>• Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.</li> </ul> |   |
| <p><b>3. Landscape and Lighting</b></p> <p><b>a. Grading of Land</b></p> <p>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.</p> | <p><b>Front Yard Landscape - Design Objective</b></p> <p>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.32</b> The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.</p> <ul style="list-style-type: none"> <li>• Evaluate existing historic patterns and character.</li> <li>• Design a creative complement to the established historic character.</li> </ul> <p><b>12.33</b> 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.</p> <ul style="list-style-type: none"> <li>• Retaining walls provide significant opportunity for creative design and</li> </ul>  | <p><b>Staff Analysis – Complies</b></p> <p>Significant grading is not proposed. The site slopes gently downward from north to south and east to west.</p> <p>Per staff's request for additional engagement with the public realm, the proposal includes a raised landscape courtyard. This is consistent with the standards and guidelines addressed above. The courtyard has metal railings and fencing.</p> |



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|   | <p>natural materials, when they are a characteristic of the setting.</p> <ul style="list-style-type: none"> <li>• Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.</li> <li>• Design any fencing to be low and transparent in form.</li> </ul> <p><b>12.34</b> 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.</p> <ul style="list-style-type: none"> <li>• Reflect the historic grading and landscaping of the area between the street pavement and the building.</li> <li>• The building should readily engage with the street and public realm.</li> </ul>   |  |
| <p><b>3. Landscape and Lighting</b></p> <p><b>b. Landscape Structures</b><br/>Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p> | <p><b>Front Yard Landscape - Design Objective</b></p> <p>The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p><b>12.35</b> Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none"> <li>• Design any seating as a creative element of the landscape design.</li> <li>• Low walls in the landscape design can provide the opportunity for integrated informal seating.</li> <li>• Use ergonomic and durable materials in the design and choice of seating, e.g. wood &amp; metal.</li> </ul>   | <p><b>Staff Analysis – NA</b></p> <p>The proposal is for a residential building and does not include a commercial use.</p>   |
| <p><b>3. Landscape and Lighting</b></p> <p><b>c. Lighting</b></p> <p>Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>                  | <p><b>Lighting - Design Objective</b></p> <p>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.</p> <p><b>12.36</b> Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.</p> <ul style="list-style-type: none"> <li>• Design to avoid light trespass beyond the area to be lit.</li> <li>• Design for creative and discrete task lighting.</li> </ul> <p><b>12.37</b> 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.</p> <ul style="list-style-type: none"> <li>• Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the</li> </ul> | <p><b>Staff Analysis – Complies with Condition of Approval</b></p> <p>The proposal includes bollard pathway lighting in the raised landscape courtyard and down lighting in the entrance canopy. The details of these can be reviewed by staff during the building permit review process and are addressed by the Condition of Approval.</p> |



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|   | <p>nighttime character of the historic setting.</p> <ul style="list-style-type: none"> <li>• Design building light fixtures for architectural quality and durability.</li> <li>• Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.</li> </ul> <p><b>12.38</b> Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.</p> <p><b>12.39</b> Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.</p> <ul style="list-style-type: none"> <li>• Light specific design features.</li> <li>• Avoid light trespass and glare.</li> </ul> <p><b>12.40</b> Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.</p> <ul style="list-style-type: none"> <li>• Plan and design supply runs at an early stage to avoid external surface conduit and equipment.</li> <li>• Conceal within, or integrate with, the design of the building.</li> </ul> <p><b>12.41</b> Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.</p> <ul style="list-style-type: none"> <li>• Use effective ‘cut-off’ shields to confine light spread.</li> <li>• Position light fittings to reduce public visibility.</li> <li>• Choose fittings and finishes that complement the design of the building.</li> </ul> |   |
| <p><b>4. Building Form and Scale</b></p> <p><b>a. Character of the Street Block</b></p> <p>The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p>(1) Height</p> <p>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.</p> <p>(2) Width</p> | <p><b>Building Form &amp; Scale - Design Objective</b></p> <p>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.</p> <p><b>12.42</b> A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.</p> <ul style="list-style-type: none"> <li>• Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</li> <li>• The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.</li> </ul>   | <p><b>Staff Analysis – Complies</b></p> <p>See discussion in Key Consideration 2. The proposal meets the height requirement for the RMF-35 zoning district and is compatible with nearby properties. The side of the building with the longer width faces 600 E, where there is greater variability in building sizes. The massing of the proposed residential building is divided into three volumes that break up the overall form and façade. The proposed flat roof is consistent with other roofs on 600 E, but is less common on 300 S.</p> <p>The massing is reflective of similar buildings in the district. It has window openings with a solid-to-void ratio that is compatible with historic structures while also reflecting the contemporary design of the building.</p> |



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| <p>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.</p> <p>(3) Massing</p> <p>The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms</p> <p>The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p> | <p><b>12.43</b> A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following:</p> <ul style="list-style-type: none"> <li>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</li> <li>• Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.</li> <li>• Design window openings that are similar in scale to those seen traditionally.</li> <li>• Articulate and design balconies that reflect traditional form and scale.</li> <li>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</li> <li>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</li> <li>• Choose materials that express a variation in color and/or texture, either individually or communally.</li> </ul> <p><b>12.44</b> A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p> <p><b>12.45</b> The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</li> </ul> <p><b>12.46</b> The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.</p> <ul style="list-style-type: none"> <li>• Design a fenestration pattern and a window scale that reflect those of the context and historic district.</li> <li>• Arrange and design balconies to articulate the architecture of both the primary and secondary facades.</li> <li>• In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above.</li> <li>• Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.</li> </ul> | <p>The applicant enlarged the entry canopy and accentuated the entry features in response to comments from staff. This is reflective of the entries on historic apartment buildings in the district.</p> <p>The primary material is brick, which is consistent with historic development in the neighborhood. The profile of the brick, and the secondary material, fiber cement board, reflects the contemporary design of the building.</p> <p>The proposed building is on a corner property. The adjacent structure to the east at 612 E 300 S is part of the development. The proposed multifamily building will be a minimum of approximately 20' from this structure. The structure at 614 E 300 S is also part of the development and the proposed second story of the unit meets the required yards and is fully behind the structure at 618 E 300 S.</p> <p>As previously discussed, on the front, 600 E street-facing elevation, the proposed multifamily building is one-story taller than others on the block face. Additionally, only one of these structures is contributing to the district. The 300 S block face is more intact, with nearly all of the buildings contributing to the district, and the proposed multifamily building is one-story taller than others on the block.</p> <p>The secondary elements, pattern, and façade composition reflect the context of similar buildings within the district. The balconies are included on the primary and, as appropriate given the floor plan, one of the secondary façades.</p> <p>The fenestration pattern is repeated on each floor and is symmetrical. It relates to historic buildings in the district.</p> |
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|  | <ul style="list-style-type: none"> <li>• Reinforce this definition through detailing and materials.</li> <li>• Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.</li> <li>• 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.</li> </ul> <p><b>12.47</b> Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.</p> <ul style="list-style-type: none"> <li>• This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.</li> <li>• Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.</li> </ul> <p><b>Height - Design Objective</b></p> <p>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.</p> <p><b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• The immediate and wider historic contexts are both of importance.</li> <li>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.</li> </ul> <p><b>12.49</b> Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.</p> <p><b>12.50</b> 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.</p> <ul style="list-style-type: none"> <li>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</li> <li>• Restrict maximum building height to particular sections of the depth and length of the building.</li> </ul> <p><b>12.51</b> The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.</p> <p><b>12.52</b> 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.</p> |  |
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|  | <ul style="list-style-type: none"> <li>• Design a distinctive and a taller first floor for the primary and secondary facades.</li> <li>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</li> <li>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.</li> <li>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.</li> <li>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</li> </ul> <p><b>Width - Design Objective</b></p> <p>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.</p> <p><b>12.53</b> A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context.</p> <ul style="list-style-type: none"> <li>• Reflect the modulation width of larger historic apartment buildings.</li> <li>• 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.</li> <li>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</li> </ul> <p><b>Massing</b></p> <p><b>12.54</b> 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.</p> <ul style="list-style-type: none"> <li>• Modulate the building where height and scale are greater than the context.</li> <li>• Arrange the massing to step down adjacent to a smaller scale building.</li> <li>• Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.</li> </ul> <p><b>Roof Forms</b></p> <p><b>12.55</b> 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.</p> <ul style="list-style-type: none"> <li>• Focus on maintaining a sense of human scale.</li> </ul> |  |
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|   | <ul style="list-style-type: none"> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> <li>• Vary the massing across the street façade/s and along the length of the building on the side facades.</li> <li>• Respect adjacent lower buildings by stepping down additional height in the design of a new building.</li> </ul>   |  |
| <p><b>5. Building Character</b></p> <p><b>a. Façade Articulation and Proportion</b></p> <p>The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade 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.</p> <p>(1) Rhythm of Openings</p> <p>The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p>(2) Proportion and Scale of Openings</p> <p>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.</p> <p>(3) Ratio of Wall to Openings</p> <p>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.</p> <p>(4) Balconies, Porches, and External Stairs</p> <p>The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p> | <p><b>Façade Articulation, Proportion &amp; Visual Emphasis - Design Objective</b></p> <p>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.</p> <p><b>12.56</b> Roof forms should reflect those seen traditionally in the block and within the historic district.</p> <ul style="list-style-type: none"> <li>• Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.</li> <li>• 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.</li> <li>• Where it is expressed, roof pitch and form should be designed to relate to the context.</li> <li>• 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.</li> <li>• Consider roof profiles when planning the location and screening of rooftop utilities.</li> </ul> <p><b>12.57</b> Overall façade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to the height of the building, especially the front façade.</li> <li>• The modulation and articulation of principal elements of a façade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis.</li> <li>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.</li> <li>• 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.</li> </ul> | <p><b>Staff Analysis – Complies</b></p> <p>See discussion in Key Consideration 2 and above. The proposed building has a rhythm of openings – the entries to the building, windows, and balconies – that are consistent with others on the block face, particularly on 600 E, and in similar buildings throughout the district. The scale and proportion of these openings is compatible with the context, particularly with other multifamily buildings in the district. The openings, including their proportion, scale, and ratio, also identify the building as modern construction and differentiate it from historic construction. The balconies also reflect patterns that are established within the historic context and block face.</p> |



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|  | <p><b>12.58</b> 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:</p> <ul style="list-style-type: none"> <li>• Vary the planes of the façade for all or part of the height of the building.</li> <li>• Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.</li> <li>• 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.</li> <li>• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.</li> <li>• Vary the planes of the primary and secondary facades to articulate further modeling of the composition.</li> <li>• Design for a distinctive form and stature of primary entrance.</li> <li>• Compose the fenestration in the form of vertically proportioned windows.</li> <li>• Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.</li> </ul> <p><b>12.59</b> 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:</p> <ul style="list-style-type: none"> <li>• The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.</li> <li>• Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.</li> <li>• Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.</li> <li>• Design a distinct foundation course.</li> <li>• Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the façade.</li> <li>• Design the fenestration to create and/or reflect the hierarchy of the façade composition.</li> <li>• Change the materials and/or color to distinguish the design of specific levels.</li> </ul> <p><b>Solid to Void Ratio, Window Scale &amp; Proportion - Design Objective</b></p> <p>The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio</p> |  |
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|  | <p>traditionally associated with the setting and with a sense of human scale.</p> <p><b>12.60</b> 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:</p> <ul style="list-style-type: none"> <li>• Achieve a balance, avoiding areas of too much wall or too much window.</li> <li>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.</li> <li>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.</li> <li>• Window mullions can reduce the apparent scale of a larger window.</li> <li>• Window frame and mullion scale and profiles should be designed to equate with the composition.</li> </ul> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Fenestration - Design Objective</b></p> <p>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.</p> <p><b>12.62</b> Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> <li>• Their fenestration pattern consequently becomes a significant design element of the primary facade/s.</li> <li>• Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.</li> </ul> <p><b>12.63</b> 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.</p> <ul style="list-style-type: none"> <li>• Design for a similar scale of window and window spacing.</li> <li>• Reflect characteristic window proportions, spacing and patterns.</li> <li>• 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.</li> <li>• Arrange and/or group windows to complement the symmetry or</li> </ul> |  |
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|   | <p>proportions of the architectural composition.</p> <ul style="list-style-type: none"> <li>• Emphasize the fenestration pattern by distinct windows reveals.</li> <li>• 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.</li> </ul> <p><b>Balconies &amp; Entrance - Design Objective</b></p> <p>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.</p> <p><b>12.64</b> Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</li> <li>• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</li> <li>• Select and design balcony materials and details as a distinct enrichment of the building facade/s.</li> </ul> <p><b>12.65</b> An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> <li>• Design for greater stature to enhance visual focus, presence and emphasis.</li> <li>• Design for a distinct identity, using different wall planes, materials, details, texture and color.</li> <li>• Consider designing the name of the apartment building into the facade or the porch/stoop.</li> </ul> <p><b>12.66</b> A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.</p> |   |
| <p><b>6. Building Materials, Elements and Detailing</b><br/><b>a &amp; b. Materials</b></p> | <p><b>Materials - Design Objective</b></p> <p>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</p>   | <p><b>Staff Analysis – Complies</b></p> <p>See discussion in Key Consideration 2. The proposed building has 100% durable materials with face brick as</p> |



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| <p>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.</p> <p>b. Materials on Street-facing Facades</p> <p>The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> | <p>visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p><b>12.67</b> Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p> <ul style="list-style-type: none"> <li>• This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</li> <li>• The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.</li> <li>• Creative design, based on analysis of the context, will be invaluable in these respects.</li> </ul> <p><b>12.68</b> Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> <li>• Use external materials of the quality, durability and character found within the historic district.</li> </ul> <p><b>12.69</b> Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> <li>• Use brick and/or natural stone, in preference to less proven alternatives for these areas.</li> <li>• Limit panel materials to upper levels and less public facades.</li> <li>• Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</li> <li>• Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</li> </ul> <p><b>12.70</b> Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.</p> <ul style="list-style-type: none"> <li>• Avoid materials which merely create the superficial appearance of authentic, durable materials.</li> <li>• 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.</li> <li>• New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.</li> </ul> | <p>the primary material and fiber cement board as a secondary material.</p>   |
| <p><b><u>6. Building Materials, Elements and Detailing</u></b></p> <p><b>c. Windows</b></p>   | <p><b>Windows - Design Objective</b></p> <p>The design of a new multifamily building should include window design subdivision,</p>   | <p><b>Staff Analysis – Complies</b></p> <p>See discussion in Key Consideration 2. The proposed windows are aluminum</p> |



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| <p>Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> | <p>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.</p> <p><b>12.71</b> Windows should be designed to be in scale with those characteristic of the building and the historic setting.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.</li> </ul> <p><b>12.72</b> Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> <li>• A vertical proportion is likely to have greater design affinity with the historic context.</li> <li>• It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.</li> <li>• See also the discussion of the character of the relevant historic district and architectural styles. (PART I)</li> </ul> <p><b>12.73</b> Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> <li>• These help to express the character of the facade modeling and materials.</li> <li>• Window reveals will enhance the degree to which the building integrates with its historic setting.</li> <li>• A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade.</li> <li>• 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.</li> <li>• A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.</li> </ul> <p><b>12.74</b> Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Durable frame construction and materials should be used.</li> </ul> | <p>clad wood windows. Their scale is compatible with the context and modern construction. The windows on the street facing facades are vertically oriented and are secondary to the larger sliding opening to the balcony. Larger, slightly horizontally oriented windows are located on secondary facades. These provide additional light on south and east facing elevations and variation in the rhythm of the window pattern. The 3” reveal of the window provides a depth compatible with the historic context and slight differentiation and is consistent with historic construction practices.</p> |
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|  | <ul style="list-style-type: none"> <li>• Frame finish should be of durable architectural quality, chosen to compliment the building design.</li> <li>• Vinyl should be avoided as a non-durable material in the regional climate.</li> <li>• Dark or reflective glass should be avoided.</li> <li>• 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).</li> </ul>  |  |
| <p><b><u>6. Building Materials, Elements and Detailing</u></b></p> <p><b>d. Architectural Elements and Details</b></p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p> | <p><b>Details - Design Objective</b></p> <p>The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.</p> <p><b>12.75</b> Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.</p> <ul style="list-style-type: none"> <li>• These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.</li> </ul> <p><b>12.76</b> Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> <li>• The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.</li> </ul> <p><b>12.77</b> Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul> | <p><b>Staff Analysis – Complies</b></p> <p>See discussion in Key Consideration 2. Building elements, including the reveal of the windows and the cornice are compatible with those found historically in the district. The metal canopies over the 600 E entries, enlarged since the work session, are a modern interpretation of entries on historic buildings.</p> |



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| <p><b><u>7. Signage Location</u></b></p> <p>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.</p> | <p><b>Signs - Design Objective</b></p> <p>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.</p> <p><b>12.78</b> Signs should be placed on the building or the site where they are traditionally located in the historic context.</p> <p><b>12.79</b> Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.</p> <ul style="list-style-type: none"> <li>• See also the Design Guidelines for Signs in Historic Districts in Salt Lake City.</li> <li>• See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City.</li> </ul> <p><b>12.80</b> Signs and lettering should be creatively designed to respect traditional sign scales and forms.</p> <p><b>12.81</b> Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.</p> <ul style="list-style-type: none"> <li>• Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s.</li> <li>• Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting.</li> </ul> <p><b>12.82</b> Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.</p> <p><b>12.83</b> 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.</p> <ul style="list-style-type: none"> <li>• The light source should not be visible.</li> <li>• Internally illuminated lettering and sign boxes should be avoided.</li> <li>• Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided.</li> <li>• Where illumination might be appropriate, it should be external and concealed, or in 'halo' form.</li> <li>• Banner or canopy signs are not characteristic and will not be appropriate.</li> </ul> <p><b>12.84</b> Sign materials should be durable and of architectural quality to integrate with the building design.</p> | <p><b>Staff Analysis – Complies with condition</b></p> <p>Signage will be reviewed during the building permit process.</p> |
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|  | <p><b>12.85</b> Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.</p> <p><b>12.86</b> Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.</p> |  |
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# ATTACHMENT H: Public Process & Comments

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## Public Notice and Comments

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

- July 27, 2023 – The Central City and East Central Community Councils were sent the 45-day required notice for recognized community organizations. The East Central Community Council requested a presentation at their August 10<sup>th</sup> meeting and the applicant and staff attended. The attendees had a number of comments and general questions including the number of parking spaces provided, the parking reductions for proximity to transit, and the design of the building. The Central City Community Council requested a presentation at their September 6<sup>th</sup> meeting and the applicant and staff attended. The attendees expressed support for additional housing, particularly with the level of detailing and durable materials proposed. Residents had questions about the cost and affordability of the units.
- July 27, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 2023 - present – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- October 19, 2023
  - Public hearing notice sign posted on the property
- October 19, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserv

As of the date of this report, staff has received five emails with comments on the proposal. See attached.



**From:** [Andreas Mueller](#)  
**To:** [Javoronok, Sara](#)  
**Cc:** [Kim](#)  
**Subject:** (EXTERNAL) Comment to Bamboo Multifamily Housing Project  
**Date:** Thursday, August 31, 2023 1:02:27 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Planning Commission, Historic District Representative/

We live at 621 E 300 S and we are worried about this submission for various reasons:

- 1.) 602 E 300 S is a prominent building on our street with historic significance and should be maintained or better restored to its original.
- 2.) the need to preserve 614 E instead with no significance makes no sense.
- 3.) there are no other apartment complexes on our block with one exception at the corner lot son 700E and 300s this dwelling though is respectfully incorporated into its surroundings and does not exceed 3 stories. Furthermore, the footprint is larger than the area in question and has only about 12 units.
- 4.) The proposed density with 38 units on this footprint means, that the new development will exceed any height restrictions on 300 South and will not respect the current setbacks on 300s and 600e.

For those reasons but not limited to, this development proposal should be declined in its fullness. It would change the character of the Historic District represented on 300S with Victorian style homes on both sides.

Thank you for consideration and please ensure that the public hearing will get posted in order to attend.

Best Regards

Andreas M. Mueller

Sent from my iPhone



**From:** [R.A](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 602 E 300 S – Bamboo Multifamily  
**Date:** Tuesday, August 8, 2023 5:45:22 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hello this is Ravi,

I am an owner at 640 east 300 south. I have to ask why the building design is rather ugly, outdated, with no modern and visually pleasing elements?

As the neighborhood improves, the new building at least could be visually aesthetically pleasing with a modern design and some ground level landscaping and could be an asset rather than an eyesore.

Has modernizing the building design been discussed and maybe offering street level retail?



**From:** [Thom Jakab](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** RE: (EXTERNAL) Question  
**Date:** Thursday, March 2, 2023 9:16:31 AM

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Good morning Sara,  
That's good to know I ask because I already got a comment on my website regarding our project Here it is:

Sent via form submission from THOM JAKAB  
Name: scott paulsen  
Email Address: [REDACTED]  
Subject: future development at 300 s 600 e (bamboo inc)  
Message: thom,

please convince the developers at bamboo inc to move their proposed development at 300 s 600 e two blocks west to 300 s 400 e avoid destroying a historic building and bring your beautiful design a little closer to the center of the city

-----Original Message-----

From: Javoronok, Sara <Sara.Javoronok@slcgov.com>  
Sent: Wednesday, March 1, 2023 4:54 PM  
To: Thom Jakab [REDACTED]  
Subject: RE: (EXTERNAL) Question

Hi Thom,

Planning application materials in the Citizen Access Portal can be viewed by members of the public Notices for the applications have not been sent to the property owners

I'm finishing up the zoning review and should have that out soon

Let me know if you have additional questions

Sara

SARA JAVORONOK | (She/Her/Hers)  
Senior Planner, Planning Division

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: (801) 535-7625

Email: [Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)

[https://urldefense.proofpoint.com/v2?url=http-3A\\_\\_WWW.SLC.GOV\\_PLANNING&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=por3rn\\_6aTxD75V0VHsXFdvPgJbCv8k-gBq251hOmO4&e=https://urldefense.proofpoint.com/v2?url=http-3A\\_\\_WWW.SLC.GOV&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=JBFr6zQK87-K0v6FLYbujlbM2iCJsXP97Njicoc\\_w44&e=](https://urldefense.proofpoint.com/v2?url=http-3A__WWW.SLC.GOV_PLANNING&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=por3rn_6aTxD75V0VHsXFdvPgJbCv8k-gBq251hOmO4&e=https://urldefense.proofpoint.com/v2?url=http-3A__WWW.SLC.GOV&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=JBFr6zQK87-K0v6FLYbujlbM2iCJsXP97Njicoc_w44&e=)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights

-----Original Message-----

From: Thom Jakab <[thom@thomjakab.com](mailto:thom@thomjakab.com)>  
Sent: Wednesday, March 1, 2023 4:16 PM  
To: Javoronok, Sara <[Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)>  
Subject: (EXTERNAL) Question

Hi Sara,

Do you know if any information regarding our project has been released to the public yet?

Please let me know Thanks, Thom

Sent from my iPhone



**From:** [Buckley, Benjamin](#)  
**To:** [Stephen W. Cook](#)  
**Cc:** [Javoronok, Sara](#)  
**Subject:** RE: (EXTERNAL) Case # PLNHLC2023-00158  
**Date:** Friday, March 10, 2023 3:00:27 PM  
**Attachments:** [image001.png](#)

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Hi Stephen,

Thank you for your comments. While I understand your concerns regarding the future project, this engagement period is for the demolition applications. I have forward your comments to the assigned planner for the new development as well as copying them here. There will be more notices of applications that you receive in the coming weeks regarding the new development.

Best,



**BEN BUCKLEY** | (He/Him/His)  
Associate Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: (801) 535-7142  
Email: [Benjamin.Buckley@slcgov.com](mailto:Benjamin.Buckley@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Stephen W. Cook [REDACTED]  
**Sent:** Friday, March 10, 2023 2:31 PM  
**To:** Buckley, Benjamin <[benjamin.buckley@slcgov.com](mailto:benjamin.buckley@slcgov.com)>  
**Subject:** (EXTERNAL) Case # PLNHLC2023-00158

Dear Mr. Buckley: I am the owner of the building located at 323 South 600 East, Salt Lake City, Utah 84102. I am in receipt of the Notice of Application by Bamboo, LLC. I have reviewed the site plan. I am very concerned about the limited parking the project proposes. In particular I am concerned that residents of the project will use my driveway and parking lot. At present I have to patrol the parking lot as mass transit people often park there as well as patrons of my neighbor to the south of me. I also find random cars parked in my lot day and night. The site plan plainly implies that Bamboo will have “access to adjacent parking lot.” That will not be the case. Please bring this to the attention of the applicant.

Stephen W. Cook  
[REDACTED]

**From:** [Jeri Fowles](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Bamboo public commons  
**Date:** Sunday, August 13, 2023 9:57:28 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hi Sara,

I made a harsh statement at the East Central Community Council meeting last Thursday night about the lack of integration of the Bamboo development into the area. I wish to step back from that. After driving by the property, I appreciate that Tom wants to keep the new development at 3 stories.

The woman who spoke after me said what I was trying to say, but much more eloquently. The Bamboo development feels stark, whereas historic buildings have more architectural elements that soften the facade.

I'm sending along a few accents that I believe soften some of the historic buildings in the avenues. These are just some thoughts and I don't pretend to be an architect, but I'm hoping that you will pass this email along to Tom Jacob. Thank you,

Jeri Fowles















# ATTACHMENT I: Department Review Comments

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

## Planning:

- The remodel and bike room for 614 E 300 S will also need review. Any portions that are meeting a requirement for the New Construction review need to be submitted as part of this application. This includes the number of spaces in the bicycle storage, site/floor plans of any additions, elevations, and materials.
- The remodel for the remainder of 614 E may be included as part of this proposal or could be reviewed separately. It would also require site/floor plans of any additions, elevations, and materials.
- The scale of the buildings on the 300 S streetscape does not appear consistent. The height of the proposed building and the existing 612 E seem to be out of scale – the new building is over twice the height of 612 E. An option for enhancing the compatibility with the adjacent building would be for the foundation or the pre-cast concrete sill to align with elements on adjacent buildings.
- The addition of the standard balconies rather than the Juliette balconies is more compatible. However, the setbacks of the building on both street facing facades have decreased, particularly when compared to the nearby buildings on 300 S. Consider increasing the depth of the balconies to 5-6' and increasing the setback to be closer to that on adjacent properties.
- The massing of the building is heavy and bulky. Consider enlarging the smaller window openings or opening the balconies so the ceiling isn't as heavy.

## Building Services:

No comment regarding the planning application. For information only, regarding the future building permit application, please take note of the following observations (not a complete review). The egress stairways connecting more than 2 stories would need to comply with 2021 IBC 1006.3.2. Fire separation distances between buildings on the same lot will need to be shown, and the plans would need to address compliance with IBC Section 705. Accessible means of egress would need to be provided per IBC Section 1009.7.

## Engineering:

1. Deny any requests for direct assigned transformers and their access vaults in the Public Way for new building construction
2. Deny any requests for direct assigned transformers in the Public way and consider on a case by case basis their respective access vaults for all renovations/building improvements for existing buildings.

Public way improvements are to be designed per the 2017 edition of the APWA Standard Plans.

## Transportation:

*\*with Planning staff modifications*

- The 75% reduction for TDM must be taken from the calculated table value first, then the 50% reduction for proximity to transit (see 21A.44.050.C.3.a). This results a required parking count of 10 vehicles, with 1 ADA van accessible space and 1 EV stall required, if minor TDM strategies are implemented.
- How will you meet the TDM strategy for “Participation in, investment in or sponsorship of an approved bicycle sharing program.”?



- The existing plan meets the minimum parking requirements. Please submit corrected parking calculation table when you submit your building permit application.

### **Fire:**

\*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

\*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

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

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

\*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Aerial access shall be provided to the long side of the building.

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

\*Overhead utility and power lines and trees shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. The large trees will have to be removed.

### **Urban Forestry:**

It appears from the plans that the intent is to preserve the public ROW parkstrip trees. I am attaching our tree preservation policy for their review. All public trees should always be assumed that preservation and protection is required. Plans submitted as part of the building permit reviews should show the required tree related information to help expedite the plan approval process.

### **Public Utilities:**

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



- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans may also be required. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service.
- The site is served by a 6" water main in 300 South and a 4" water main in 600 East. If a new hydrant is required for this project, then public water main upsizing will be required. The existing system is not adequately sized to support the installation of a new fire hydrant. Private hydrants require detector check valves.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures.
- This project is located in SLCDPU's High Profile Construction Area and will require a SWPPP.