

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

client

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project

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Multifamily Housing

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description

INTRODUCTION

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

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

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

BACKGROUND

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

to make a small, rear addition, and convert the home to a twin home. It is assumed at this point in time that this part of the project can be 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.

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

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

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

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

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

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
<p>3. Landscape and Lighting</p> <p>a. Grading of Land The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p>12.32 The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.</p> <ul style="list-style-type: none"> • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. <p>12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.</p> <ul style="list-style-type: none"> • Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. <p>12.34 Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.</p> <ul style="list-style-type: none"> • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm. 	<p>Applicants Response</p>
<p>3. Landscape and Lighting</p> <p>b. Landscape Structures Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.</p> <p>12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.</p> <ul style="list-style-type: none"> • Design any seating as a creative element of the landscape design. • Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal. 	<p>Applicants Response</p>
<p>3. Landscape and Lighting</p> <p>c. Lighting Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>Lighting - Design Objective External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.</p> <p>12.36 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"> • Design to avoid light trespass beyond the area to be lit. • Design for creative and discrete task lighting. 	<p>Applicants Response</p>

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	<p>12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.</p> <ul style="list-style-type: none"> • <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> • <i>Design building light fixtures for architectural quality and durability.</i> • <i>Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.</i> <p>12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.</p> <p>12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.</p> <ul style="list-style-type: none"> • <i>Light specific design features.</i> • <i>Avoid light trespass and glare.</i> <p>12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.</p> <ul style="list-style-type: none"> • <i>Plan and design supply runs at an early stage to avoid external surface conduit and equipment.</i> • <i>Conceal within, or integrate with, the design of the building.</i> <p>12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.</p> <ul style="list-style-type: none"> • <i>Use effective 'cut-off' shields to confine light spread.</i> • <i>Position light fittings to reduce public visibility.</i> • <i>Choose fittings and finishes that complement the design of the building.</i> 	
<p>4. Building Form and Scale</p> <p>a. Character of the Street Block</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>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>Building Form & Scale - Design Objective</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>12.42 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"> • <i>Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</i> • <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> <p>12.43 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"> • <i>Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</i> • <i>Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.</i> • <i>Design window openings that are similar in scale to those seen traditionally.</i> • <i>Articulate and design balconies that reflect traditional form and scale.</i> 	<p>Applicants Response</p>

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
<p>facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<ul style="list-style-type: none"> • <i>Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</i> • <i>Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</i> • <i>Choose materials that express a variation in color and/or texture, either individually or communally.</i> <p>12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p> <p>12.45 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"> • <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> • <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> • <i>A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</i> <p>12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.</p> <ul style="list-style-type: none"> • <i>Design a fenestration pattern and a window scale that reflect those of the context and historic district.</i> • <i>Arrange and design balconies to articulate the architecture of both the primary and secondary facades.</i> • <i>In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/or materials from the façade above.</i> • <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> • <i>Reinforce this definition through detailing and materials.</i> • <i>Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.</i> • <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> <p>12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.</p> <ul style="list-style-type: none"> • <i>This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.</i> • <i>Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.</i> <p>Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.</p> <p>12.48 The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> • <i>The immediate and wider historic contexts are both of importance.</i> • <i>The impact upon adjacent historic buildings will be paramount in terms of scale and form.</i> 	

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

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	<ul style="list-style-type: none"> • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building. 	
<p>5. Building Character</p> <p>a. Façade Articulation and Proportion The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, 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 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 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 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 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>Façade Articulation, Proportion & Visual Emphasis - Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.</p> <p>12.56 Roof forms should reflect those seen traditionally in the block and within the historic district.</p> <ul style="list-style-type: none"> • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. • Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. • Where it is expressed, roof pitch and form should be designed to relate to the context. • In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. • Consider roof profiles when planning the location and screening of rooftop utilities. <p>12.57 Overall façade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> • The “overall proportion” is the ratio of the width to the height of the building, especially the front façade. • 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. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions. <p>12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following:</p> <ul style="list-style-type: none"> • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. 	<p>Applicants Response</p>

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

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	<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"> • <i>Design for a similar scale of window and window spacing.</i> • <i>Reflect characteristic window proportions, spacing and patterns.</i> • <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> • <i>Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</i> • <i>Emphasize the fenestration pattern by distinct windows reveals.</i> • <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> <p>Balconies & Entrance - Design Objective The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.</p> <p>12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building.</p> <ul style="list-style-type: none"> • <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> • <i>Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</i> • <i>Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</i> • <i>Select and design balcony materials and details as a distinct enrichment of the building facade/s.</i> <p>12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.</p> <ul style="list-style-type: none"> • <i>Design for greater stature to enhance visual focus, presence and emphasis.</i> • <i>Design for a distinct identity, using different wall planes, materials, details, texture and color.</i> • <i>Consider designing the name of the apartment building into the facade or the porch/stoop.</i> <p>12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.</p>	
<p>6. Building Materials, Elements and Detailing</p> <p>a. Materials Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p>	<p>Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.</p> <p>12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.</p>	<p>Applicants Response</p>

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
<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>	<ul style="list-style-type: none"> • <i>This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</i> • <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> • <i>Creative design, based on analysis of the context, will be invaluable in these respects.</i> <p>12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used.</p> <ul style="list-style-type: none"> • <i>Use external materials of the quality, durability and character found within the historic district.</i> <p>12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following:</p> <ul style="list-style-type: none"> • <i>Use brick and/or natural stone, in preference to less proven alternatives for these areas.</i> • <i>Limit panel materials to upper levels and less public facades.</i> • <i>Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</i> • <i>Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</i> <p>12.70 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"> • <i>Avoid materials which merely create the superficial appearance of authentic, durable materials.</i> • <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> • <i>New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.</i> 	
<p>6. Building Materials, Elements and Detailing</p> <p>c. Windows</p> <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>Windows - Design Objective</p> <p>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>12.71 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"> • <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> • <i>Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.</i> <p>12.72 Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> • <i>A vertical proportion is likely to have greater design affinity with the historic context.</i> • <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> • <i>See also the discussion of the character of the relevant historic district and architectural styles. (PART I)</i> 	<p>Applicants Response</p>

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	<p>12.73 Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. <p>12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.</p> <ul style="list-style-type: none"> • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). 	
<p>6. Building Materials, Elements and Detailing</p> <p>d. Architectural Elements and Details</p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>Details - Design Objective</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>12.75 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"> • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. <p>12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. <p>12.77 Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design. 	<p>Applicants Response</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>Signs - Design Objective</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>12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context.</p> <p>12.79 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"> • See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. • See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. <p>12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms.</p> <p>12.81 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"> • Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. • Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting. <p>12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.</p> <p>12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting.</p> <ul style="list-style-type: none"> • The light source should not be visible. • Internally illuminated lettering and sign boxes should be avoided. • Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. • Banner or canopy signs are not characteristic and will not be appropriate. <p>12.84 Sign materials should be durable and of architectural quality to integrate with the building design.</p> <p>12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.</p> <p>12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice</p>	<p>Applicants Response</p>

BAMBOO LLC
COMMENT RESPONSE_01
REVIEWER: SARA JAVORONOK

CODE REVIEW COMMENTS:
Dear Sara,
Please see our responses to your comments highlighted below.
Thanks,
Thom

REVIEW COMMENTS

1. The property at 612 E 300 S is approximately 4,620 sq. ft., which is not large enough for a twin home. An 8,000 sq. ft. lot is required. The Planned Development exception for density does not apply to this property since it is not being used for a commercial use.

RESPONSE 612 E. will remain as a single family residence (one dwelling unit). It is noted on B/3 "Site Plan" that a small, rear addition will be made to the existing structure.

2. The proposal includes the demolition of 614 E 300 S, which is a non-contributing property. Please submit a Demolition of Non-Contributing Structure application for this property (Submitted 2/28).

RESPONSE An application was submitted on 2/28 and now it's status is noted as closed on the Citizen Access Portal.

Since this application has been submitted, we have changed our approach and are now proposing to keep the existing dwelling unit. This new approach will require only a partial demolition of the existing structure in order to make improvements to the unit and to create a new bicycle storage structure for the residents of the new multi-family housing. This change has been indicated on B/3 "Site Plan".

3. Identify the 614 E 300 S structure as non-contributing on the context plan.

RESPONSE 614 E is now identified as non-contributing on the context plan.

4. Provide an existing site plan that includes the footprints of all structures.

RESPONSE The Record of Survey has been updated to include the footprints of all structures. Please refer to sheet 2. In addition, the building footprints are included on A/3 "Site Demolition Plan" and B/3 "Site Plan".

5. Identify existing landscaping and trees, what will be retained, and what is proposed.

RESPONSE Please refer to the revised drawings, A/3 "Site Demolition Plan" and B/3 "Site Plan" and new legend on the right hand column of sheet 3 for existing and new landscaping and trees. T

6. Do you have engineering? It's not a requirement, but can be useful for planning staff and proposal development. There appears to be a small grade change on site and it would be helpful to know how this will be accommodated.

BAMBOO LLC
COMMENT RESPONSE_01 CONT.

RESPONSE Yes, the Record of Survey now includes existing grading and the new site plans on sheet 3 now includes existing and new grades. In addition, the exterior elevations, building sections and renderings accurately represent the grading.

7. Have you determined how the lot lines will be consolidated or adjusted?

RESPONSE Yes, after speaking with a civil engineer, they recommended that we simply consolidate 602 E., 612 E. and 321 S. into one lot. This new lot adjustment is now updated on B/3 "Site Plan"

8. The local historic district boundary identified on the existing conditions and site plan is the National Register district boundary. Please modify.

RESPONSE The boundaries have now been updated on sheet 1, A/1 "Aerial" and B/1 "Context Plan".

9. Place the proposed building in the streetscape study.

RESPONSE The proposed building is now on the streetscape study for both 600 E. and 300 S. Please refer to sheet 4.

10. Remove the existing 602 E 300 S and 321 S 600 E from the setback study.

RESPONSE 602 E. and 321 S. have been removed from the setback study. Please refer to right hand column of sheet 1, "Existing Conditions - Context Plan and Precedents".

11. Provide window details for both brick and fiber cement areas identifying the profile and reveal of the windows. See Guideline 12.73. Clarify the material above and below the windows on the south elevation and portions of the east and west elevations.

RESPONSE Please refer to detail C/8 "Window Reveal" on sheet 7. The windows are set back to provide a 3" reveal from the brick cladding. Additional notes have been added to the elevations on sheet 6 which indicate the fiber cement head and sill material.

12. Provide the material for the entry and Juliette balcony doors.

RESPONSE The entry door and balcony door materials are noted on the elevations. Please refer to sheet 6.

13. Provide the material for all fences.

RESPONSE The material for all fences are called out on the B/3 "Site Plan" and the building elevations on sheet 6.

14. Provide color on elevations.

RESPONSE Color elevations are now provided. Refer to sheet 6.

BAMBOO LLC
COMMENT RESPONSE_01 CONT.

15. Identify the location of any electrical transformers. Work with Rocky Mountain Power on transformer location. Staff will route the project to Rocky Mountain Power when the application is routed to other city departments.

RESPONSE We met Rocky Mountain Power on site to discuss preliminary locations of the electrical transformer. The proposed location is at the southeast corner of the property, adjacent to the trash enclosure. Please refer to B/3 "Site Plan" for new location. In addition, we have a letter from Kevin Gilbert of Rocky Mountain Power confirming their ability to provide electrical service to the new housing. This letter is attached to the end of this document.

16. Identify locations of exterior lighting and any parking lot lighting.

RESPONSE Exterior lighting has been updated on B/3 "Site Plan". There are three strategies: (1) bollard lighting for pathways along the parking lots and the entry courtyard; (2) step lighting at each entry stair; (3) down light under each entry canopy.

17. The buildings appear very different than the previous massing studies submitted. Consider the following comments, Planned Development Standards, New Construction standards (see H), and the Design Guidelines for Multifamily Buildings, Chapter 12 – New Construction. Specific relevant guidelines are referenced below:

- Consider changes in the building plane, stepbacks, third floor patios or amenity spaces, and changes in the brick pattern or color to reduce the massing and scale of the building. See New Construction Standard 4: Building Form and Scale and Guidelines 12.8, 12.13, 12.42, 12.43, 12.45, 12.46, 12.48, 12.50, 12.51, 12.52, 12.54, 12.55, 12.58, and 12.59 below.

The three stories and the height of the proposed building are permitted in the zoning district. However, the massing and scale of the proposed building is much larger than those on the 300 S block face. While the 600 E façade will be the "front", it is a corner property and also fronts 300 S. The massing of the building on this block face is also a consideration. Many buildings on this block face are a single story, and other buildings with a similar height are two stories with gabled roofs.

While there are other apartment buildings on 300 S, west of 600 E the permitted height on 300 South is greater than the to the east. To the west, many properties are zoned RMU, which allows for 75' in height, or RO, which allows for 60-90' in height depending on its location. The permitted height to the east is lower, with a maximum 50' for the TSA-UN-T at the intersection of 300 S and 700 E. There is more variation in building type and age on 600 E, but most of the properties to the west allow for additional height than is permitted on the site. Potentially consider the previous massing studies and building form presented in these, with a foundation level consistent with the nearby properties. Full plans and elevations were not submitted with these, but the massing and scale are more consistent with the existing development pattern.

- The building doesn't engage with the street or contain semi-public spaces like an entry porch, courtyard, or other amenity space. Consider an entry on the 300 S frontage. Consider New Construction Standard 5 and Guideline 12.65 below.

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COMMENT RESPONSE_01 CONT.

- The guidelines recommend providing private open space for each unit. The proposed Juliette balcony does not include a recessed or projecting open space. Consider modifying the balconies. One relatively recent example in the Capitol Hill district is 206 N 200 W. It was approved in 2016 and is complete. Consider New Construction Standard 5 relating to private open space and Guideline 12.64 below.
- The solid to void ratio is not consistent with the historic pattern. While the secondary facades are not as visible, consider larger windows that are more consistent with the window pattern on adjacent properties. Consider Guidelines 12.60, 12.61, 12.63, 12.72, 12.73, and 12.75.

RESPONSE Massing & Scale

The following design revisions have been made that affect the massing and scale:

- Changes in building plane have been introduced on both 300 S. and 600 E. On 300 S., where the massing is significantly less, the increased depth of the balconies offer a stronger solid to void relationship, which is further emphasized by the change in material from an outer layer of brick to the recessed inner layer of fiber cement board. Along 600 E., the primary facade is broken down by a 5'-4" shift in building mass from the units facing 300 S. to units along 600 E. This mass is then further broken down into three separate masses, with each mass being separated by a recessed entrance and change in material from brick to fiber cement. This facade too is populated with the increased depth of balconies - similar to 300 S. Lastly, smaller details like the entrance canopies and smaller recessed windows contribute to the overall reduction of mass.
- A new raised, entry courtyard has been added to the northeast corner. This outdoor amenity contributes to the reduction of the massing and scale.
- Changes in building color and material have been updated along all facades. Brick is the primary body of the facade, which bears on an improved concrete base - contributing to the look and feel of the facade along 600 E. The fiber cement board occurs at the recessed planes and distinguishes the balconies and windows. The glass guardrails add a lightness and sparkle to the facade, and lastly, an enlarged precast concrete cornice and the smaller, sills that run continuously around the facade help to delineate the three levels and reduce the mass of the brick walls.
- Multi-family housing found within the district demonstrate a pattern of 3 to 4 story structures with flat roofs. The revised study on Sheet 1 "Existing Conditions, Context Plan and Precedents" illustrate that structures similar to the massing and scale of the proposed design are not an anomaly and co-exist with smaller residential housing with pitched roofs.

Street engagement and semi-public spaces:

- A new raised, entry courtyard has been added to the northeast corner. This outdoor amenity improves the engagement with the street and offers a semi-public space for residents and guests. In addition to the raised courtyard, a new concrete stoop has been added to the southwest entry on 600 E, which creates the opportunity for pause or a chance meeting with friends along the street.

Private open space:

- The depth of the balconies for each unit have been increased.

Solid to void ratio on secondary facades:

- Larger windows have been added to the east elevation.



March 22, 2023

Bamboo:

This is to advise you of our ability to provide electrical service to the **Bamboo Multi-Family Housing** project located at **602 E 300 S, SLC, UT** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Kevin Gilbert

Rocky Mountain Power