IVORY UNIVERSITY HOUSE

Compliance of Design Review Standard

PROJECT DESCRIPTION:

Ivory University House (the "Project") is a proposed 536-bed student housing community located at 1780 E South Campus Drive in Salt Lake City, Utah The primary objective of the Project is to provide a focused learning environment where University of Utah students will feel welcomed, engaged, and secure during their higher education careers. Ivory University House will donate all net proceeds to fund scholarships at the University of Utah for students demonstrating financial hardship.

The existing site currently houses a Church of Jesus Christ of Latter-day Saints Chapel and is zoned Institutional. Surrounding properties include Fort Douglas, the University of Utah, and the Church of Jesus Christ of Latter-day Saints Institute.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

A. ***Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.***
    a. The purpose of the Residential/Mixed Use District (R-MU) "is to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access." Ivory University House meets the standards as set by the R-MU designation as the Project will help create a walkable community with an emphasis on increased pedestrian and transit access for students.
    b. Designated as a Regional Activity Center in the East Bench Master Plan, the Project is consistent with the Master plan policies by promoting community engagement and increasing mobility by moving students closer to campus.

B. ***Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.***
    a. ***Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).***
        i. The Project's architecture has been developed to emphasize the entry elements as the dominant design feature of the streetscape/public sidewalk facades.

Buildings A, B, and D all have primary entrances that face a public sidewalk. Building C is setback (per Planned Development approval) with primary entrances facing the common green and secondary entrances facing the parking lot.

b. ***Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.***
    i. The Project's primary elevations face the street and are compatible and contextual with the surrounding neighborhood campus patterns of the University, Fort Douglas, and the LDS Institute. Parking for the Project is located behind buildings C and D so that all parking is screened by building massing from street view.

c. ***Parking shall be located within, behind, or to the side of buildings.***
    i. All parking for the Project is located behind or to the side of the buildings and not within public street view.

C. ***Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.***

a. ***Locate active ground floor uses at or near the public sidewalk.***
    i. All main entrances for the Project, face out to the public sidewalk to create an engaging environment. The main entrances use large storefront windows and doors, a colonnade, and an extensive front "porch" element compatible with the historic neighborhood context. Other secondary balcony / porch elements use large glass elements that engage pedestrian interest and interaction. The architectural massing has positive and negative articulating spaces along the façade to increase the interplay with the streetscape. The proposed design creates "interest and interaction" with the pedestrian.

b. ***Maximize transparency of ground floor facades.***
    i. All ground floor facades are easily viewed and accessible. The housing units have smaller, more appropriately scaled, and proportioned fenestration of the architectural theme. As such, the entire main floor is interactive with fenestration to the percentage that fits the context. Building A's main floor street elevation has 32% glazing, and Building B's main floor street elevation has 37% glazing. Due to the neighborhood's historical context and the overall architectural design it would be inappropriate to increase the amount of glazing beyond the proposed scheme.

c. ***Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.***
    i. The Project's main entrances feature prominent architectural details at window transitions and articulations, including transom windows, sidelights, and colonnade elements.

d. ***Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.***

i. The Project will maintain open spaces that have a direct visual connection to the street and outdoor space to meet the Project's primary landscape objective of preserving existing tress. The buildings have been set back to preserve as many trees as possible and maintain the existing mature landscape and "park-like" feel of the neighborhood.

D. ***Large building masses shall be divided into heights and sizes that relate to human scale.***
   a. ***Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.***
      i. The buildings have been broken into smaller elements both vertically and horizontally with the use of large and small balconies, pilasters, columns, hipped dormers, dentil soffits, as well as banding of materials (both brick and horizontal cladding) to divide the large building masses into relatable human scale.
   b. ***Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.***
      i. The use of brick as a "heavier" element along the base two to three levels establishes the foundation of the building, while the cladding in the upper floors lightens the massing and helps to balance the visual massing. By allowing some brick to be higher in some areas and cladding lower in others, the vertical articulation is accomplished cutting down and softening the overall horizontality of the building.
   c. ***Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.***
      i. The Project features a mix of secondary elements that help divide height and size, including balconies, porches, belt courses, a variety of fenestration treatments and detailing.
   d. ***Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.***
      i. The intent of the Project is to create a traditional collegiate architectural campus and be compatible and contextual with neighboring campus and Fort Douglas buildings.

E. ***Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:***
   a. ***Changes in vertical plane (breaks in facade);***
      i. The building façade have changes in both horizontal and vertical planes.
   b. ***Material changes; and***
      i. The buildings integrate a variety of materials, including modular brick, precast concrete banding, cement board horizontal lapped cladding, standing seam metal lower roof elements, and architectural grade asphalt shingles with variations and detailing appropriate to the architectural theme.
   c. ***Massing changes.***

i. Massing is articulated in both horizontal and vertical elements as noted above.

F. ***If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:***

i. ***Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");***

ii. ***A mixture of areas that provide seasonal shade;***

iii. ***Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inches (2") caliper when planted;***

iv. ***Water features or public art;***

v. ***Outdoor dining areas; and***

vi. ***Other amenities not listed above that provide a public benefit.***

b. *N*/A to University House

G. ***Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.***

a. ***Human scale:***

i. ***Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.***

1. Ivory University House relates to the height and scale of adjacent and nearby buildings found on the University of Utah campus, the Institute, and Fort Douglas.

ii. ***For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.***

2. The buildings feature a center patio core that provides a distinct center, while our top sections are highlighted by a different construction material to reduce the sense of apparent height.
3. Preserving 60 ft plus tall trees help to bring the perceived scale of the building height down significantly.

b. ***Negative impacts:***

i. ***Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.***

1. The taller (5) stories buildings, A and B, have been placed on the public street side to emphasize and accent the major street intersection of South Campus Drive and Mario Capecchi Drive. The (4) story buildings, C and D, have been reduced in height to be more compatible with the context of the LDS church, the institute, and other surrounding office uses.

ii. ***Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.***

1. The building heights are 50 ft to the soffits and are set back to preserve even taller mature trees such that the shadow impact is negligible to the public realm.

iii. ***Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.***

c. ***Cornices and rooflines:***

i. ***Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.***

1. A hipped roof with hipped dormers and large overhangs for dentil soffits has been designed. The roof element of one of the buildings is proposed to also be punctuated with a cupola tower element. Main floor lower roof elements of standing seam hipped massing help to break up the roof and façade and accentuate the pedestrian scale at street level.

ii. ***Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.***

1. The context of the roof massing is complementary to the University of Utah, Fort Douglas, and the LDS Institute's architecture.

iii. ***Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the storm water system.***

1. The Project does not include a roof deck. However, the design includes a large balcony on the top floor in two locations per building to allow for indoor-outdoor gatherings with expansive views Salt Lake Valley.

H. ***Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.***

i. The parking has been provided with a security fence and gate system with fob access for students living in the Ivory University House community. The parking will be adequately lit for safety concerns of pedestrian connections to sidewalks and street connections to the neighboring trax station across the street and to the University of Utah and the LDS Institute's campuses.

I. ***Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)***

i. There will be no loading docks and storage areas outside of the building. The mechanical equipment will be within a screen roof well within the hipped roof,

and dumpsters will be provided near the parking with screened masonry enclosures.

J. ***Signage shall emphasize the pedestrian/mass transit orientation.***
   a. ***Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.***
      i. Commercial sign bands will not be provided and are inappropriate for this Project. There are two (2) monument signs being proposed at the southeast and northwest corners of the property (see site plan) that will be appropriate to the context of the neighborhood and architecture of the Project and be incorporated into the landscape design. No other signage is proposed on the buildings other than address signage required by and meeting fire department regulations.
   b. ***Coordinate signage locations with appropriate lighting, awnings, and other projections.***
      i. The monument signs are proposed to be lit accenting the landscape and surrounding context "appropriately".
   c. ***Coordinate sign location with landscaping to avoid conflicts***.
      i. See landscape plans for monument sign design fitting into the landscape.

K. ***Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.***
   a. ***Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.***
      i. Lighting is proposed to meet the city lighting master plan and will abide by dark sky and pedestrian safety requirements. Low level lighting on the building and sidewalk entries will be provided. Parking lot lighting will be pole mounted, but be down-only lighting meeting minimum foot candle levels.
   b. ***Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky.***
      i. The outdoor lighting design will meet these requirements as noted above.
   c. ***Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.***
      i. Lighting will be emphasized at the building entrances, but otherwise will be low level compatible with residential living requirements.

L. ***Streetscape improvements shall be provided as follows:***
   a. ***One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.***
      i. Street trees are mature large trees that will be pereserved where at all possible and replaced as required. See landscape plans.

b. ***Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:***
    i. ***Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.***
    ii. ***Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.***
    iii. ***Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).***
    iv. ***Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.***
    v. ***Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.***
    vi. ***Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)***

N/A to Ivory University House