ROWLAND HALL MIDDLE & UPPER SCHOOL

DESIGN REVIEW SUBMISSION

October 12th, 2023

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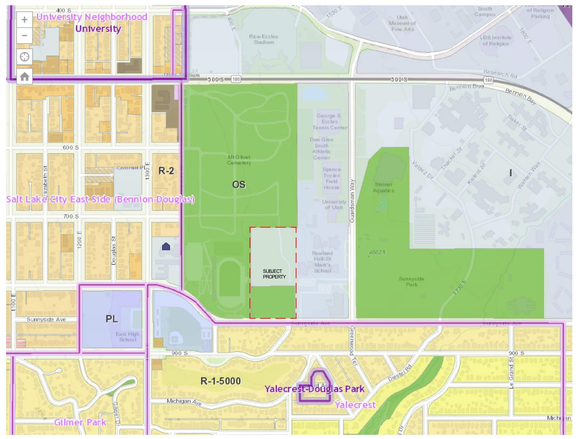
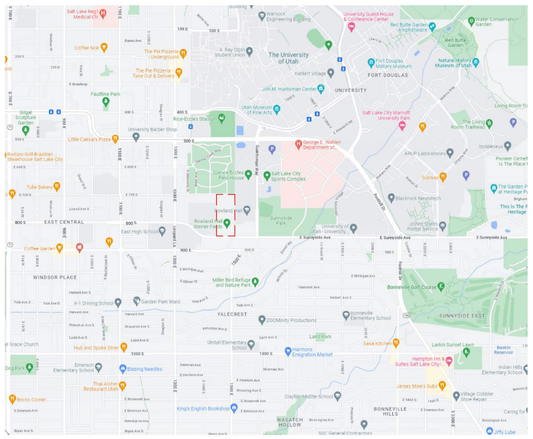
ZONING MAP



VICINITY MAP



ROWLAND HALL
MIDDLE & UPPER
SCHOOL

PROJECT ADDRESS
1481 EAST SUNNYSIDE AVE
SALT LAKE CITY, UT 84108

ehdd.

PIER 1, BAY 2
THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

Consultant

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Sheet Title
DESIGN REVIEW
COVER SHEET

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EXISTING SITE PHOTOS

EXISTING SITE FROM SUNNYSIDE AVE

EXISTING SITE EXISTING ROWLAND HALL CAMPUS (EAST)

EXISTING SITE LOOKING TOWARDS EXISTING ROWLAND HALL CAMPUS (EAST)

EXISTING ROWLAND HALL CAMPUS LOOKING WEST TO SITE

NARRATIVE

Rowland Hall Upper and Middle School
Design Review Narrative

Project Description:

The Rowland Hall Upper and Middle School project will create a new 150,000 square foot facility for Upper and Middle School students in a single phase, including academic programs, Athletic space, Performing Arts space and dining facilities, as part of new, unified, highly sustainable and pedestrian oriented campus. Located adjacent to the existing Rowland Hall McCarthy Campus containing the Beginning and Lower Schools, the new project will unify the Rowland Hall community and allow for more interaction between students, teachers and staff across all grade levels.

The site is set back from the street, and naturally slopes from east to west by approximately 15 feet. The proposed project locates the larger, taller spaces (including the three story portions of the project, and the taller Theater and Gymnasium volumes) along the west side to minimize the impact of the additional height of those elements of the surrounding properties.

Requested Modification:
Because of the siting strategy outlined above, the height of the building as measured from the average grade plane along the North, South and West facades will exceed the 35'-0" limit for the Institutional District zoning. We are requesting approval for the building height to be up to 60'-0" and are providing additional side and rear yard setbacks of 25'-0" as described in the Zoning code under Section 21A.32.080:

D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

21A.59.050: STANDARDS FOR DESIGN REVIEW:

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.

21A.32.080: I INSTITUTIONAL DISTRICT:
A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

The Rowland Hall Upper and Middle School project will create a unified campus for the entire Rowland Hall School community, connecting the Middle and Upper School with the existing Beginning and Lower School campus. As such, this project is directly aligned with the purpose of the Institutional Zoning District. The Institutional District has minimal specified Design Standard Requirements, and we will fully comply with the required exterior Lighting requirements outlined in section (21A.37.050H). In addition, we are complying with the intent of the other Design Review Standards, as outlined below.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

The main entrance faces south towards Sunnyside Ave and is visible from the sidewalk and street.

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

The ground floor Street facing facades include tall windows and glazing at primary entry positions to allow for visibility into to the activity within.

D. Large building masses shall be divided into heights and sizes that relate to human scale.

The massing and siting strategy for the site has been developed to carefully minimize the apparent height and bulk of the larger volumes.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include changes in vertical plane (breaks in facade), Material changes and Massing changes:

Our façade design provides multiple materials and breaks in plane to modulate the long facades on the street facing sides of the project.

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

No privately owned public space is planned for the project.

G. Building height shall be modified to relate to human scale and minimize negative impacts.

The building facades have been modulated at the base to provide materials with texture and fenestration patterns to provide visual interest and relate to human scale.

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. Parking is encouraged to be behind the principal building and away from pedestrian walkways.

The parking and vehicular circulation plan have been designed to provide a strong pedestrian connection to the Lower School campus and to Sunnyside to the South, emphasizing pedestrian safety.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view.

The service yard is located on the North edge of the site, away from public view, and all elements will be screened.

J. Signage shall emphasize the pedestrian/mass transit orientation.

We are not proposing signage with this application. Any signage on the property will be obtained through proper permits and will meet applicable requirements of the zone.

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

As noted above, we will comply with the requirements for Exterior Lighting requirements outlined in section (21A.37.050H).

L. Streetscape improvements shall be provided.

The Sunnyside Ave street frontage was improved as part of an earlier phase of the project (the Steiner Fields). As such, we are not proposing additional street improvements.

PARKING CALCULATIONS

MINIMUM PARKING CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING:

K-12 Private School

1 stall / 20 Middle School Students

330 Students / 20 = 16.5 stalls minimum

1 stall / 8 High School Students

440 High School Students / 8 = 55 Students

Minimum Required Parking: 55 + 16.5 = 71.5 Spaces

MAXIMUM PARKING ALLOWED CALCULATION:

Per 21A.44.040: REQUIRED OFF STREET PARKING:

K-12 Private School

4 stalls / 1000 sq ft

150,000 / 4 = 600 Stalls Maximum

PARKING PROVIDED:

230 Parking Stalls Provided
(Van and Bus stalls not included)

Accessible Stalls:
1 required per 50 stalls provided: 4.6 Stalls required, 8 provided

Bicycle Parking:
Public, Institutional, and Civic Uses: 1 per 10,000 sq. ft.
150,000 / 10,000 = 15 bicycle parking spaces required, will be provided

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ehdd.

PIER 1, BAY 2
THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

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Sheet Title
NARRATIVE AND EXISTING SITE PHOTOGRAPHS

Sheet Number
G0.1

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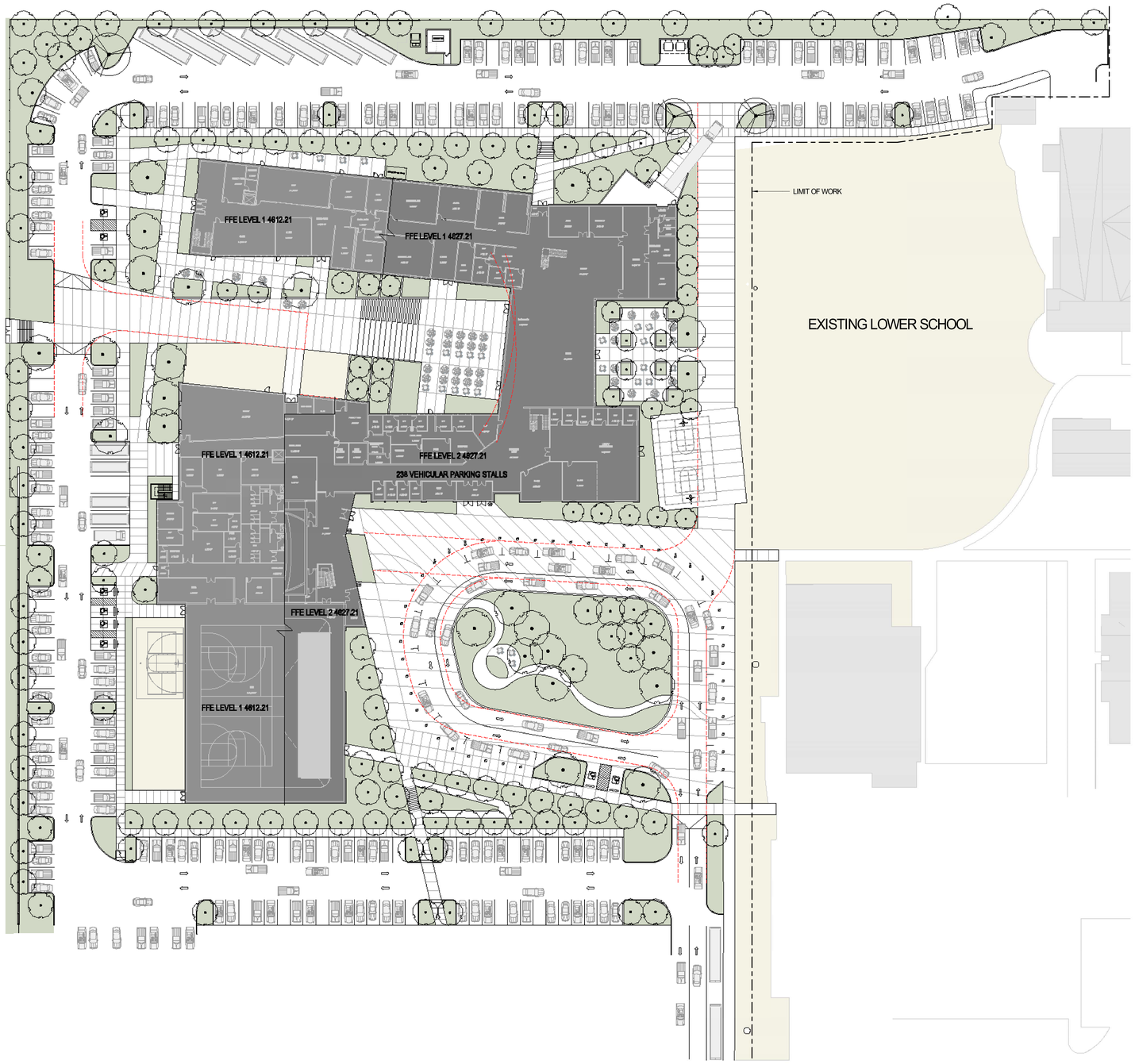

1 PRELIMINARY SITE PLAN
SCALE: 1/32" = 1'-0"

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THE EMBARCADERO
SAN FRANCISCO, CA 94111

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PRELIM SITE PLAN

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G1.10

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1 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"

N

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SAN FRANCISCO, CA 94111

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Sheet Title
PROGRAM PLANS

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G2.1

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1 MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

N

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ehdd.

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THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

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PROGRAM PLANS

Sheet Number
G2.2

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1 UPPER LEVEL PLAN
SCALE: 1/16" = 1'-0"

N

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SALT LAKE CITY, UT 84108

ehdd.

PIER 1, BAY 2
THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

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Scale
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Sheet Number
G2.3

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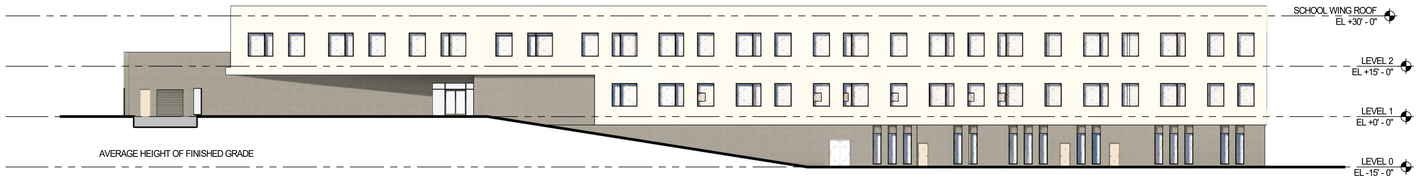

4 G3.1 PRELIMINARY NORTH ELEVATION
SCALE: 1/16" = 1'-0"

FACADE MATERIALS KEY:

- BRICK VENEER - COLOR 1
- BRICK VENEER - COLOR 2
- PLASTER FINISH - COLOR 1
- METAL PANEL FINISH - COLOR 1

3 G3.1 PRELIMINARY EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 G3.1 PRELIMINARY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1 G3.1 PRELIMINARY WEST ELEVATION
SCALE: 1/16" = 1'-0"

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PRELIMINARY ELEVATIONS

Sheet Number
G3.1

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VIEW FROM SUNNYSIDE ENTRANCE DRIVE

VIEW FROM DROP OFF

VIEW FROM SUNNYSIDE

VIEW FROM LOWER SCHOOL PATH / GUARDSMAN WAY

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PRELIMINARY RENDERED VIEWS

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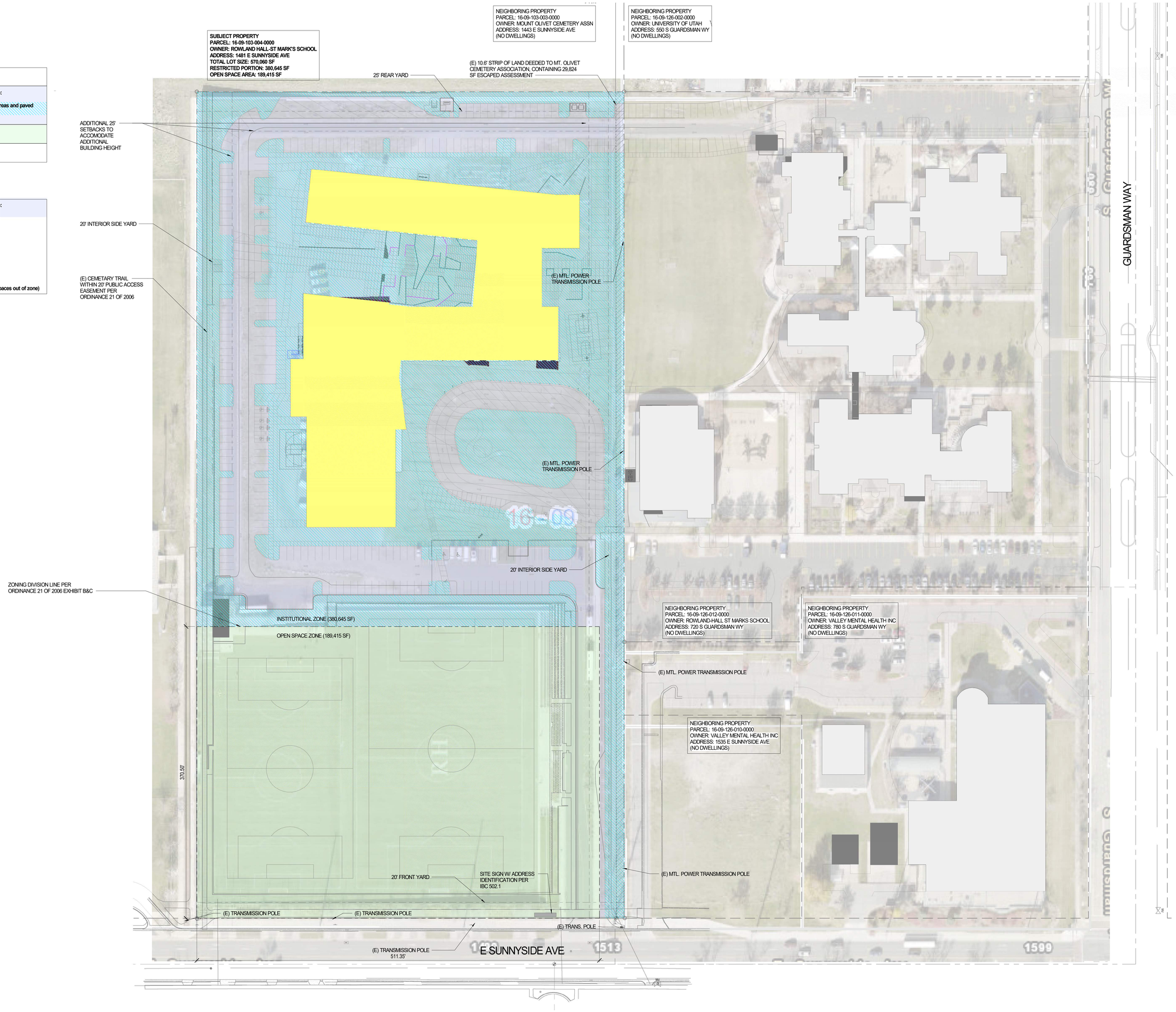
OVERALL SITE AREA 570,060 sf
RESTRICTED PORTION (INSTITUTIONAL ZONE): 380,645 sf, including: 192,510 sf free of buildings, paved parking areas and paved driveways (50.6% of zone) 302,477 sf open space (79.5% of zone)
OPEN SPACE PORTION: 189,415 sf
TOTAL OPEN SPACE, UNBUILT AREA: 491,892 sf (86.3% of overall site area)

RESTRICTED PORTION (INSTITUTIONAL ZONE): 380,645 sf
BUILDING GSF: 152,000 sf
BUILDING FOOTPRINT: 78,168 sf
BUILDING HEIGHT LIMIT: 35', up to 75' with approved additional yard
PARKING: 207 parking spaces (not including parking spaces out of zone)



1 G1.05 CAMPUS ZONING PLAN
SCALE: 1" = 40'-0"

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