

Salt Lake City  
February 4, 2025

## The Frederick Narrative

To The Salt Lake City Historic Landmarks Commission,

Salt Lake City has a growing demand for high-density housing to accommodate its increasing population and urbanization. The city's commitment to sustainable growth and efficient land use has made it a prime location for multi-family developments. As part of the city's master plan, the push for higher density living aims to create vibrant, walkable communities with easy access to amenities and public transportation. This strategic approach not only addresses the current housing shortage but also aligns with Salt Lake's vision for a more connected and sustainable urban future.

Our proposed project at 259 South 400 East is situated next to the historic B'nai Israel Temple, an iconic landmark within the Central City Historic District. The project site, encompassing 0.94 acres, will feature 119 thoughtfully designed units, maximizing a narrow lot while respecting the neighborhood's character. The design draws inspiration from the adjacent synagogue, honoring its architectural significance without direct imitation. This approach ensures the new building is harmonious with its surroundings, fitting seamlessly into the transitional zone. The development aligns with Salt Lake City's master plan and future land use goals, promoting a balanced blend of old and new that enhances the area's historical and cultural fabric.

The R-MU zoning code requires a thirty-foot rear setback from building to property line. Through the Planned Development Application and Historic Preservation section of the Zoning Incentives Application, we request a reduction to the rear setbacks of the B'nai Israel Temple and new construction. The new building was previously designed to have no front setback. After discussions with city staff the updated footprint pulls the new construction away from the frontage to allow more visibility to the B'nai Temple. In consideration of better views to the Temple, we propose a five-foot setback from the rear of the Temple and a ten-foot rear setback from the new construction. The courtyard spaces in front of the B'nai Temple and new construction will be maintained to continually provide an inviting frontage to a scenic backdrop of the buildings. The modified setbacks will assist in preserving the character of the historic B'nai Temple while allowing the project to meet city goals of efficient land use. Below are ways that our project meets the standards for a Planned Development.

Compliance of Standards for Planned Developments:

- Planned Development Objectives: The Planned Development application requires we meet one objective of a planned development. The Frederick's footprint is a testament to

our dedication to preserve the B’nai Temple and comply with the Historic Preservation objective. In an effort to preserve and accentuate the beauty of the temple, the building layout makes an L shape to wrap around the B’nai Temple. In past iterations of our design. The Frederick reached to the frontage with zero front yard setback. We incorporated City staff’s request to pull the building away from the street to allow more visibility to the B’nai Temple. This shape allows our project to meet the residential density objectives of the zone while preserving a beloved historical landmark and offering better views. The enhanced views to the synagogue are achievable by approval of a Planned Development.

- **Master Plan Compatibility:** The master plan and current zoning outline a necessity for high density residential uses. Our project meets this goal and is generally consistent with the buildings and uses of the surrounding area as well as the general plan.
- **Design and Compatibility:** The Frederick will be more compatible with the surrounding area if the Planned Development is approved. Other buildings on the street are pulled away from the street. Reduced rear setbacks and increased front setback will allow greater visibility of the B’nai Temple and match the character of the neighborhood. All while meeting the intent of the master plan. The frontage length is short on the site. We have taken great care to screen the parking and loading areas and design a façade which uplifts the area.
- **Landscaping:** We plan to design and maintain landscaping and the courtyard area in front of the B’nai Temple. The integrated landscaping design will help create a groomed area accessible to and benefitting the public.
- **Mobility:** A large front setback will help safety for pedestrians, bicyclists, and cars alike. The extra space will allow residents extra space and time before entering traffic. Loading area will be accessible with little impact to street traffic.
- **Existing Site Features:** The Frederick is designed to preserve the B’nai Temple while developing the adjacent parking lot.
- **Utilities:** In preliminary meetings with Salt Lake City, we have discussed the availability of utilities to the site and possibility of upsizing main lines for the project.

Salt Lake City municipal code states the purpose of the R-MU zone is to “encourage the development of areas as high density residential urban neighborhoods.” The proposed new construction aims to meet the objective of high-density housing of the R-MU zone while preserving the beauty of the historic structure. The R-MU zone has a maximum height limit of 75 feet. Using the Zoning Incentives Application and Design Review Application we request a modification to the height of new construction to be 85 feet. The modification will help achieve the goals of historic preservation and density in urban development.

We have been asked to present our project to the Historic Landmarks Commission for review and public comment, as it involves new construction within the Central City Historic District. To address the criteria set forth by Salt Lake City's Zoning Ordinance and the Preservation Handbook for Historic Residential Properties and Districts, our presentation will provide a comprehensive overview of the project. We will specifically address the ordinances detailed in Chapter 21A.34.020: Historic Preservation Overlay District. The presentation will be structured to first orient the reader with a background of the project, followed by a detailed response to the relevant ordinances. Additionally, we will reference the City's Multifamily Standards and Guidelines, which will be included as an appendix to this document.

Project Information:

- Parcels: 16062530170000, 16062530180000, 16062530190000
- Zone: R-MU
- Lot Area: 0.94 Acres
- Unit Count: 119 Units (Studio, 1-bed, and 2-bed units)
- Parking: 118 spaces
- Parking Ratio: 0.99 spaces per unit.