



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Lex Traughber – Senior Planner
(385) 226-9056 or lex.traughber@slcgov.com

Date: December 9, 2020

Re: Bishop Place
Petition PLNSUB2019-01159 – Planned Development
Petition PLNSUB2019-01160 – Subdivision

BISHOP PLACE PLANNED DEVELOPMENT & SUBDIVISION

Property Address: 432 N. 300 West (Bishop Place)
Parcel IDs: 087-36-254-009, 017, 018, 022, 023, 024, 025, 026, 027, 061, 062
Historic District: Capitol Hill
Zoning District: SR-3 – Special Development Pattern Residential District
Master Plan: Capitol Hill – Low Density Residential (5-15 Dwelling Units Per Acre)

REQUEST: Paul Garbett, representing Garbett Homes, has submitted applications for Planned Development and Preliminary Subdivision in an historic district for a single-family attached residential development of twenty-four dwelling units, in a configuration of six separate buildings, located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that the proposed Planned Development and Subdivision requests substantially meet the applicable standards of approval and therefore, Planning Staff recommends that the Planning Commission approve the requests.

ATTACHMENTS:

[Attachment A – Vicinity Maps](#)
[Attachment B – Development Plan Set](#)
[Attachment C – Applicant Information/Narrative](#)
[Attachment D – Master Plan Discussion](#)
[Attachment E – Zoning Ordinance Standards](#)
[Attachment F – Planned Development Standards](#)
[Attachment G – Subdivision Standards](#)
[Attachment H – Public Process and Comments](#)
[Attachment I – Historic Landmark Commission Staff Report & Minutes – 10/1/2020](#)

PROJECT DESCRIPTION:

The project is composed of twenty-four single-family units configured in six separate buildings. The overall proposed design is a modern interpretation of traditional attached single-family structures. The units are all two bedroom, with a two car garage in the units in buildings 1 & 2, and a one car garage in the units in buildings 3, 4, 5 & 6. Four guest parking spaces are proposed in the development.

The units themselves are designed in three different floor plans and five different color schemes. Variation in front yard setback for buildings 3-6 provides for resident amenities and gathering areas to create a pedestrian friendly, walkable, neighborhood feel. The street itself is proposed with variation in paving pattern, including rolled curbs, to also enhance a cohesive neighborhood setting. Each unit will have a small, fenced, semi-private rear yard patio area. All air-condition compressor units and utility installations (electric/gas meters) will be located behind each unit so as not to be visible from the street.

Proposed building materials include cedar siding, fiber cement lap siding, fiber cement board & batten siding, brick veneer, cement stucco (no EIFS), asphalt shingle roofs, wood or wood-clad single-hung windows with 8" mullions, vinyl fixed windows, small horizontal slider windows on the rear of buildings 3-6, fiberglass/glass front entry doors, French doors and aluminum railings on second story balconies, aluminum and glass garage doors, and rear sliding glass doors.

The applicant has submitted a narrative for consideration that outlines how the proposed development meets Planned Development and Subdivision standards (Attachment C). A site plan, a preliminary plat, elevation drawings, and renderings have been submitted for review (Attachment C). In addition, streetscape and massing drawings have been submitted to provide a sense of scale between the proposed new construction and surrounding development.



Bishop Place

Through the Planned Development process, the applicant is requesting relief from *Section 20.12.010(E)(1) – Access to Public Streets* which states that all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by code, unless modified standards are approved by the Planning Commission as part of a Planned Development, and *Section 21A.36.010(C) – Use of Land and Buildings* which states that all lots shall front on a public street unless specifically exempted from this requirement by other provisions in the code. No lots in the proposed subdivision have public street frontage as Bishop Place is a private street. The subject parcels will be accessed via 300 West.

Also, through *Section 20.44.020 – Modifications, Subdivisions as or part of Planned Developments*, the applicant is requesting approval for the averaging of overall lot sizes in a SR-3 Zone. This section of Code reads, “For application of a planned development that desires approval as a subdivision of lots under this title, the planning commission shall review the application, pursuant to the procedure

governing subdivisions, but, in its discretion, may waive portions of the requirements of this title or title 21A of this code applicable to lot area, size, minimum side yards, public road dedication and minimum road frontage setbacks upon terms or conditions as it deems appropriate and consistent with criteria set forth in title 21A of this code regarding planned developments.” Parcels in this Zone are required to be at least 1,500 square feet. Lot sizes range from 1,097 square feet to 2,208 square feet. The overall square footage of the developable acreage for the project divided by the number of proposed units yields individual lots that exceeds the minimum lot size requirement in the SR-3 Zone.

Planning Staff has determined the proposal meets the following Planned Development objectives:

A. Open Space and Natural Lands:

5. Inclusion of local food production areas such as community gardens.

C. Housing:

2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical of the neighborhood.

F. Master Plan Implementation:

A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal.

BACKGROUND:

On October 1, 2020, the Historic Landmark Commission (HLC) reviewed and approved the project for New Construction in an Historic District and three associated Special Exceptions. The HLC approved the site plan which is reflected in the submitted preliminary plat. The HLC determined that the proposed layout of the project is historically appropriate.

PHOTOS OF SUBJECT SITE:



View of Bishop Place from 300 West.



View of Bishop Place from 300 West.



View of Bishop Place looking toward 300 West.



Existing home fronting on 300 West.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor input, and department/division review comments.

Issue 1: The applicant is requesting that the Planning Commission modify the public street frontage requirement for all units in the development with the exception of the unit that fronts on 300 West.

Discussion: All but one of the proposed lots in the subdivision do not front a public street; Bishop Place is a private street. The proposed lots in the subdivision are essentially regularly shaped rectangular lots which will all be accessed off of 300 West. Planning Staff supports the proposed lot configuration as it is consistent with the historic residential development and access to the courtyard street of Bishop Place.

Issue 2: The lots of the proposed subdivision are less than 1,500 square feet in size as required in the SR-3 Zone for single-family attached dwellings, however the overall density of the project exceeds the 1,500 square foot minimum lot size threshold.

Discussion: Through the Planned Development process, the Planning Commission has the authority to modify lot size as long as the overall density is not increased. The important issue on which to focus is that the overall density of the development does not exceed the maximum density allowed under the SR-3 Zone for single-family attached dwellings. The proposed development density was considered by the Historic Landmark Commission, and while the density was not discussed in detail, the HLC did indicate that the proposed density was not an issue and approved the proposed project layout with 24 units. Planning Staff supports the development as proposed with the proposed averaging of lot sizes that do not exceed the density allowed under the SR-3 zoning district for single-family attached dwellings.

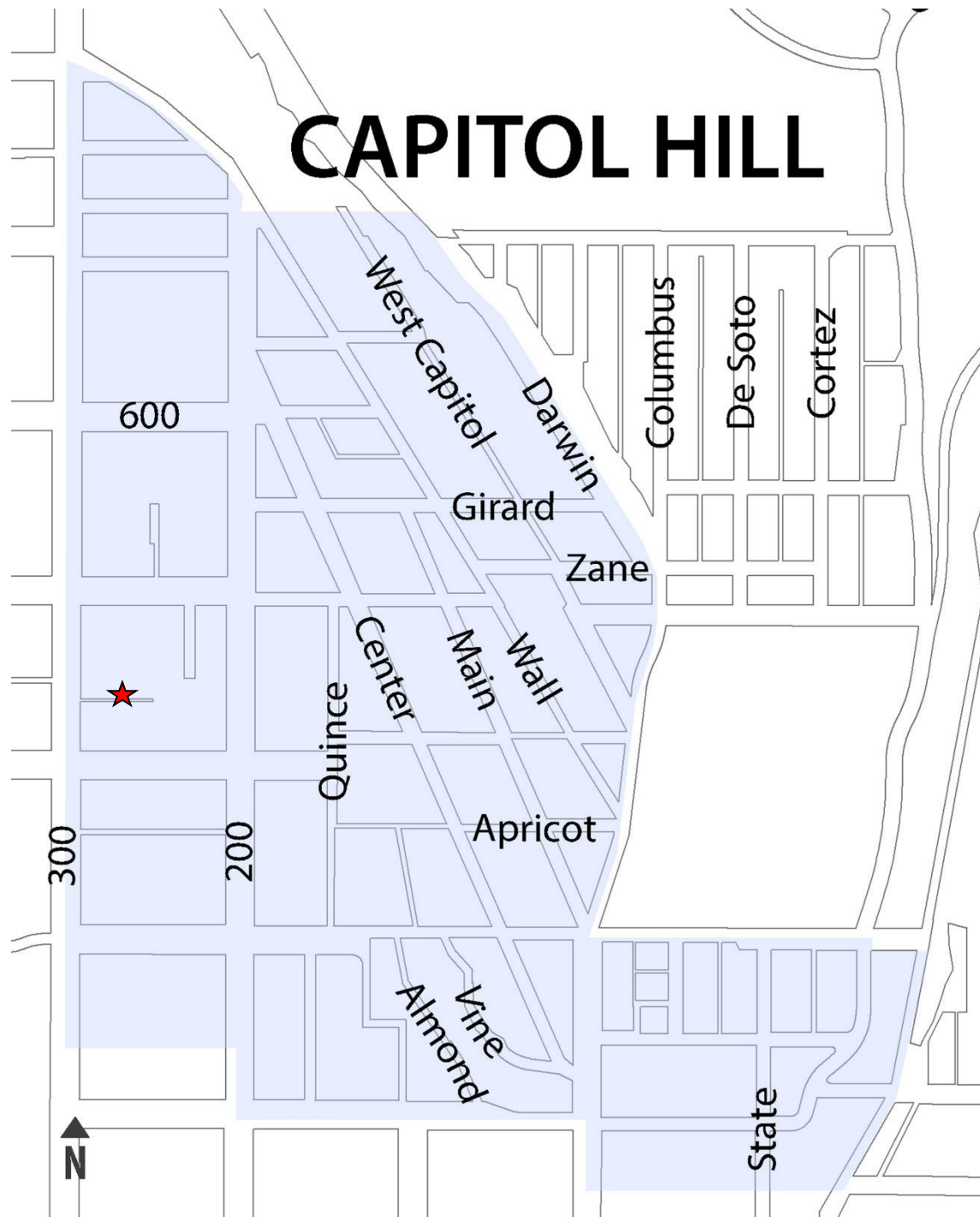
CONCLUSION:

The project as proposed meets or is able to meet standards in terms of Zoning & Master Plan policies (Attachment D & E), Planned Development standards (Attachment F) and Subdivision standards (Attachment G).

NEXT STEPS:

Any action taken by the Planning Commission regarding the planned development and subdivision requests would complete City decision making processes regarding these matters. Should the Planning Commission approve the request, the applicant would proceed to the final plat stage.

ATTACHMENT A: VICINITY MAPS



★ *Approximate Project Location*

ATTACHMENT B: DEVELOPMENT PLAN SET



PROJECT DEVELOPMENT PLAN

| | |
|------|---------------------------------------|
| D000 | COVER PAGE |
| D001 | SITE PLAN |
| D002 | CAPITOL HILL HISTORIC DISTRICT AREA |
| D003 | CONTRIBUTING STRUCTURES EXHIBIT |
| D004 | CONTRIBUTING STRUCTURES PHOTOS |
| D005 | NEIGHBORHOOD PHOTOS |
| D006 | TREE EXHIBIT |
| D101 | STREET COMPOSITE |
| D102 | VIEW FROM 300 WEST & STREET ELEVATION |
| D103 | VIEW OF 300 WEST ELEVATION |
| D104 | VIEW OF BUILDING 1 |
| D105 | VIEW OF BUILDING 3 (1) |
| D106 | VIEW OF BUILDING 3 (2) |
| D107 | VIEW OF BUILDING 6 |
| D108 | WOONERF (WALK STREET) VIEW |
| D109 | AERIAL VIEW |
| D110 | BACKYARD VIEW |
| D111 | CONTEXT VIEW SW |

| | |
|------|---|
| D112 | CONTEXT VIEW SE |
| D113 | CONTEXT VIEW NE |
| D114 | CONTEXT VIEW NW |
| D301 | BUILDING 1 EXTERIOR ELEVATIONS |
| D302 | BUILDING 1 EXTERIOR ELEVATIONS |
| D303 | BUILDING 2 EXTERIOR ELEVATIONS |
| D304 | BUILDING 2 EXTERIOR ELEVATIONS |
| D305 | BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR) |
| D306 | BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR) |
| D307 | BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR) |
| D308 | BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR) |
| D401 | 2 BEDROOM - 01 FLOOR PLANS |
| D402 | 2 BEDROOM - 02 FLOOR PLANS |
| D403 | 2 BEDROOM - 03 FLOOR PLANS |
| D405 | 2 BEDROOM - 05 FLOOR PLANS |
| D501 | MATERIAL/COLOR BOARD |
| D502 | COLOR SCHEME LOCATIONS |
| D503 | TYPICAL WALL SECTIONS |
| D504 | WINDOW DETAILS |



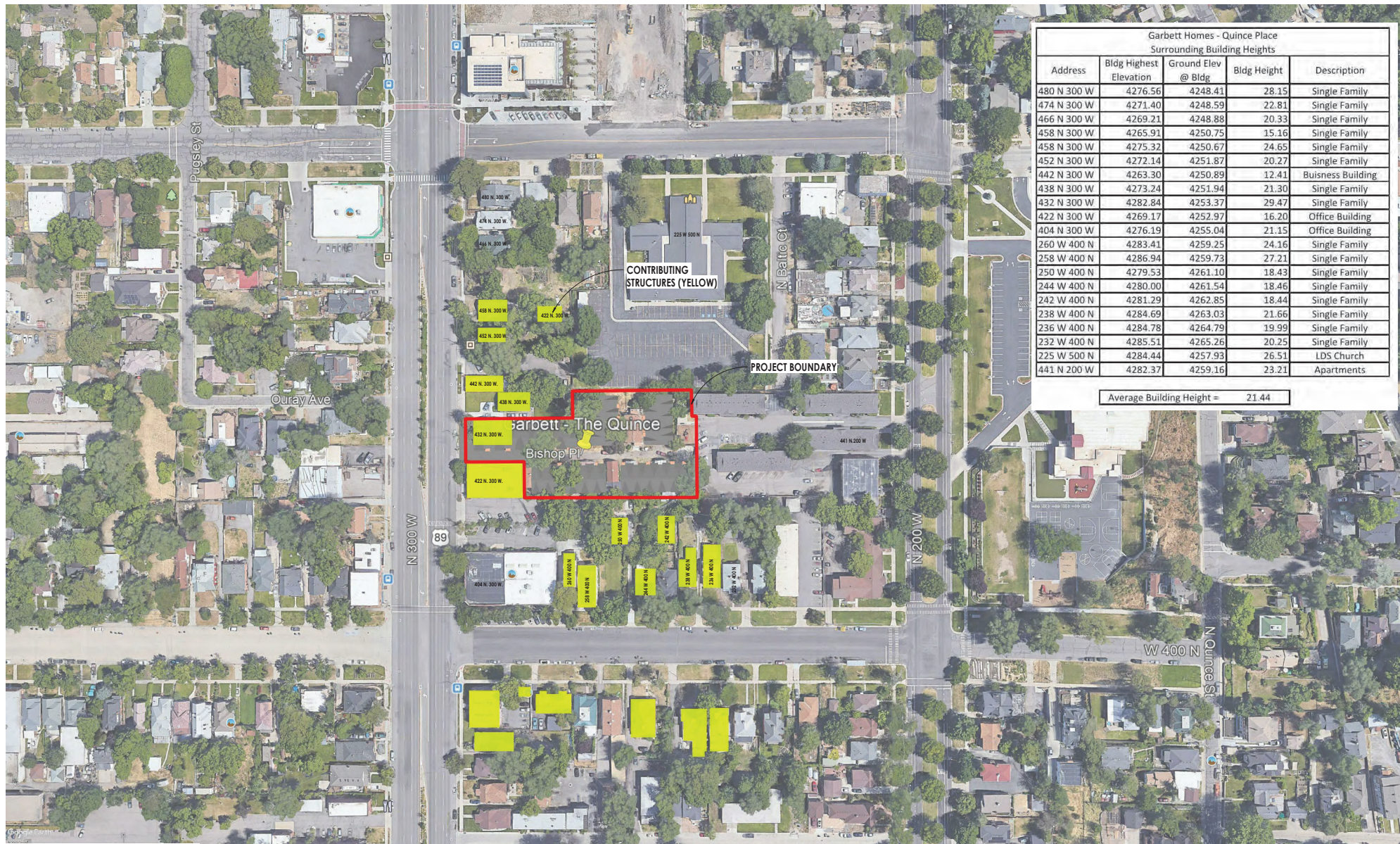
SITE PLAN
SCALE: 1"=200'



| PROJECT UNDERSTANDING | |
|---|--|
| 1. Project Location: 1200 W. 1st Ave. Salt Lake City, UT 84111 | |
| 2. Project Description: 24-unit residential development, 2 stories, 120,000 sq. ft. total area. | |
| 3. Project Goals: Provide high-quality, affordable housing for the community. | |
| 4. Project Constraints: 1200 W. 1st Ave. is a public street. The project must comply with all applicable codes and regulations. | |
| 5. Project Assumptions: The project will be financed through a combination of private and public funds. | |
| 6. Project Risks: The project may be subject to changes in market conditions and financing. | |
| 7. Project Deliverables: The project will deliver 24 units of housing, including common areas and landscaping. | |
| 8. Project Schedule: The project is scheduled to start construction in the fall of 2018 and to be completed by the end of 2020. | |
| 9. Project Budget: The project budget is estimated at \$12,000,000. | |
| 10. Project Contact: The project contact is the Project Manager, John Doe, at 1234 5th Ave. Salt Lake City, UT 84111. | |

| LAND USE SUMMARY | | | | | |
|------------------------|----------|-----------------|--------------|------|----------|
| SITE AREA | | ACRES (SQ. FT.) | SITE COVER % | | |
| | | 1.04 (45,197) | 100% | | |
| UNITS PER ACRE | | 24 | | | |
| OPEN SPACE & LANDSCAPE | | 0.37 (16,400) | 36.3 | | |
| PARKING/ROADS | | 0.22 (9,392) | 20.8% | | |
| BUILDING FOOTPRINTS | | 0.45 (19,405) | 42.9% | | |
| UNIT TYPE | SF gross | SF net | TOTAL | % | REQ. PKG |
| 2 BEDROOM-01 | 1418 | TBD | 3 | 12% | 3 |
| 2 BEDROOM-02 | 1459 | TBD | 12 | 48% | 12 |
| 2 BEDROOM-03 | 1420 | TBD | 8 | 32% | 8 |
| 2 BEDROOM-05 | 1381 | TBD | 1 | 8% | 1 |
| TOTAL RESIDENTIAL | | | 24 | 100% | 24 |
| | | | | | |
| PARKING PROVIDED | | | # STALLS | | |
| PRIVATE GARAGES | | | 28 | | |
| VISITOR STALLS | | | 4 | | |
| TOTAL | | | 30 | | |





BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



370 N 300 West
A



376 N 300 West
A



404 N 300 West
C



404 N 300 West
(aka 284 W 400 North)



231 W 400 North
A



235 W 400 North
B



236 W 400 North
B



237? W 400 North
B



422 N 300 West
B



422 N 300 West
(south elevation)



432 N 300 West
B



438 N 300 West
B



238 W 400 North
B



241 W 400 North
A



242 W 400 North
B



244 W 400 North
A



442 N 300 West
B



452 N 300 West
A



458 N 300 West
A



458? N 300 West
A (Hawk Cabin in rear)



250 W 400 North
B



253 W 400 North
D



258 W 400 North
A



259 W 400 North
C



260 W 400 North
A



265-267 W 400 North
B



275 W 400 North
B



404 N. 300 W. BUILDING ON SOUTH END OF BLOCK



422 N. 300 W. BUILDING SOUTH OF AND IN FRONT OF PROPOSED PROJECT



432 N. 300 W. EXISTING HOME ON PROPOSED PROJECT SITE



438 N. 300 W. HOME NORTH OF PROJECT SITE



442 N. 300 W. BUILDING 2 NORTH OF PROJECT SITE



458 AND 452 N 300 W. HOMES 4 AND 3 NORTH OF PROJECT SITE



EXISTING STREET SCAPE

BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

TREE EXHIBIT

D006

28 AUG. 2020



CURRENT STREET VIEW



PROPOSED STREET VIEW



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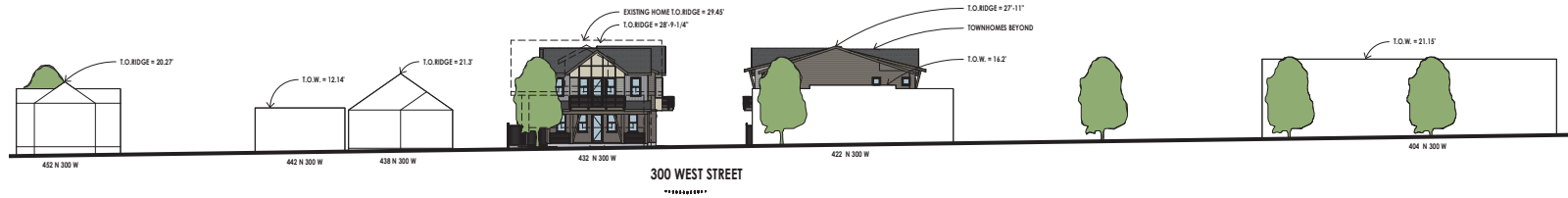
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

STREET COMPOSITE

D101

28 AUG. 2020



STREET ELEVATION
1/8" = 1'-0"

1
D102



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW FROM 300 WEST &
STREET ELEVATION

D102

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF 300 WEST
ELEVATION

D103

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 1

D104

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 3 (1)

D105

28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 3 (2)

D106

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 6

D107

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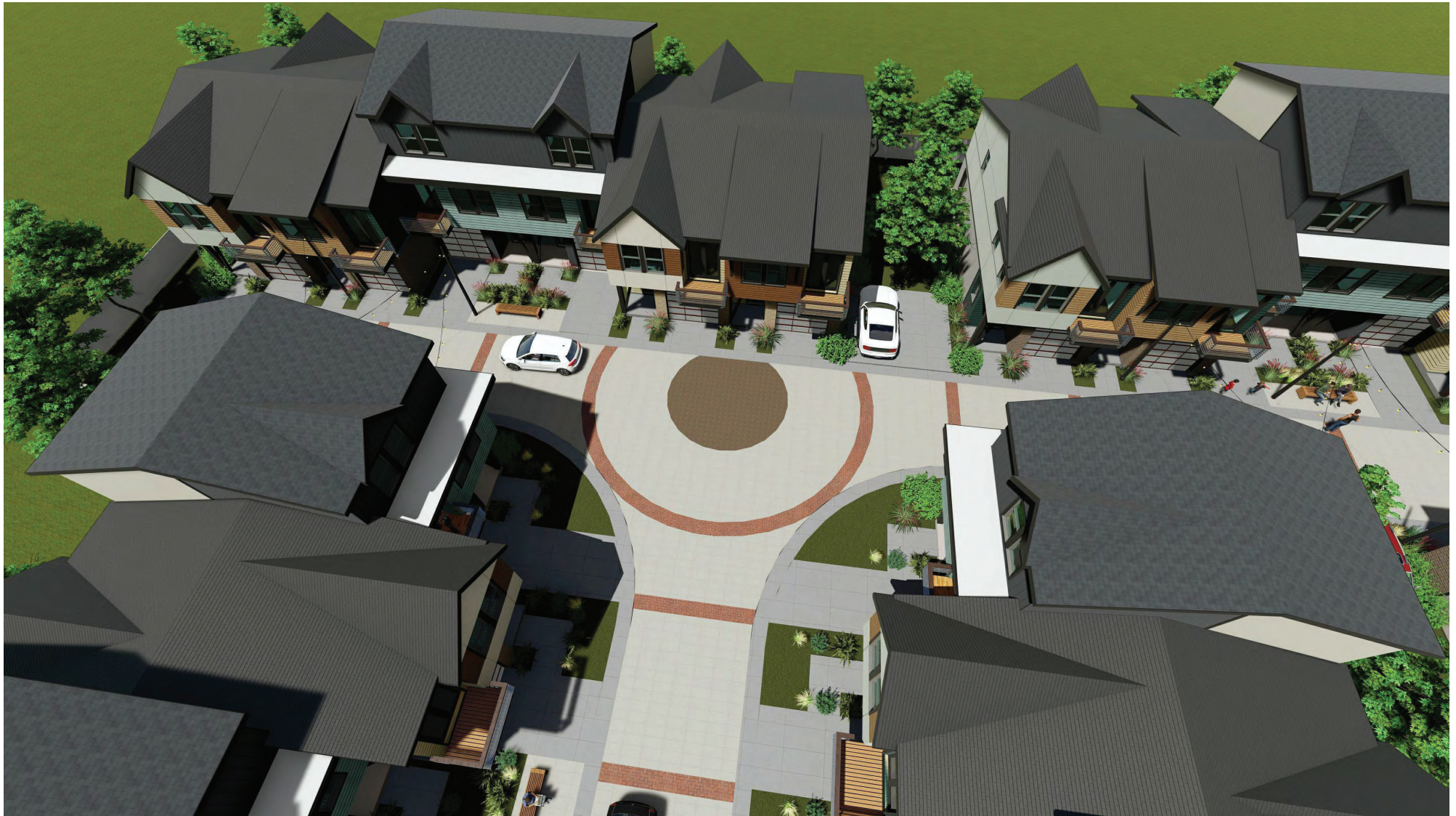
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

WOONERF (WALK
STREET) VIEW

D108

28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

AERIAL VIEW

D109

28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

BACKYARD VIEW

D110

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" ~ 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SW

D111

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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SE

D112

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NE

D113

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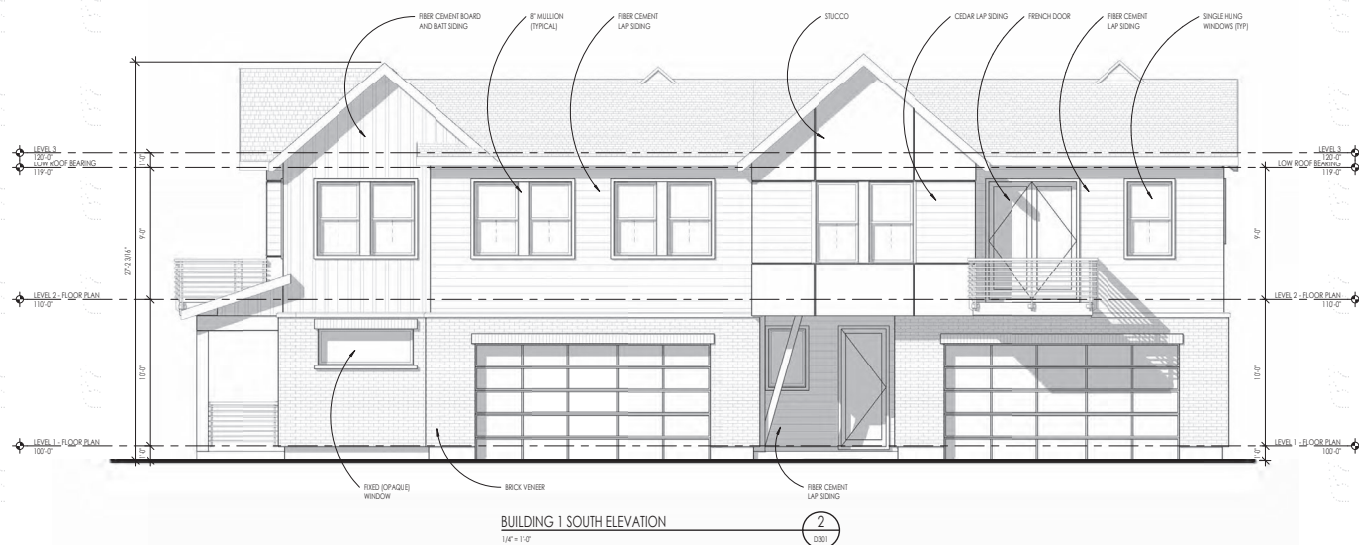
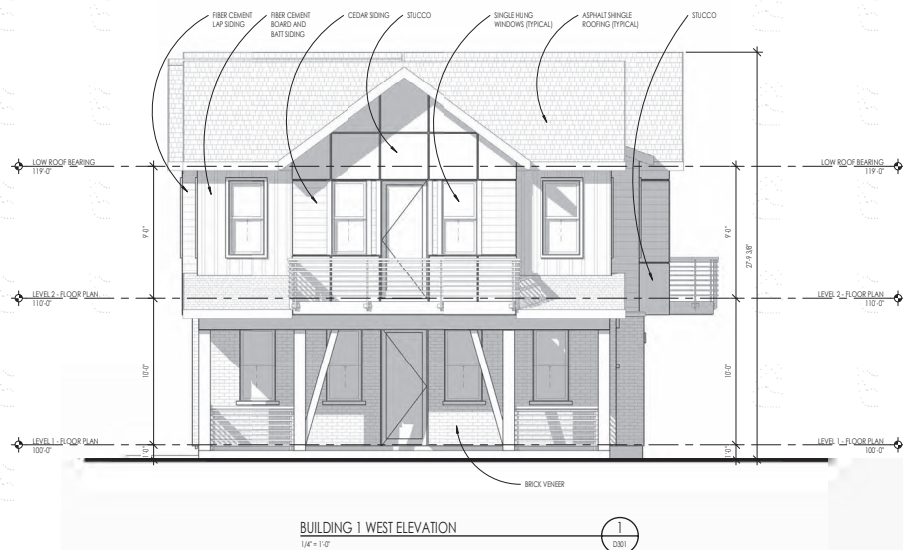
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NW

D114

28 AUG. 2020



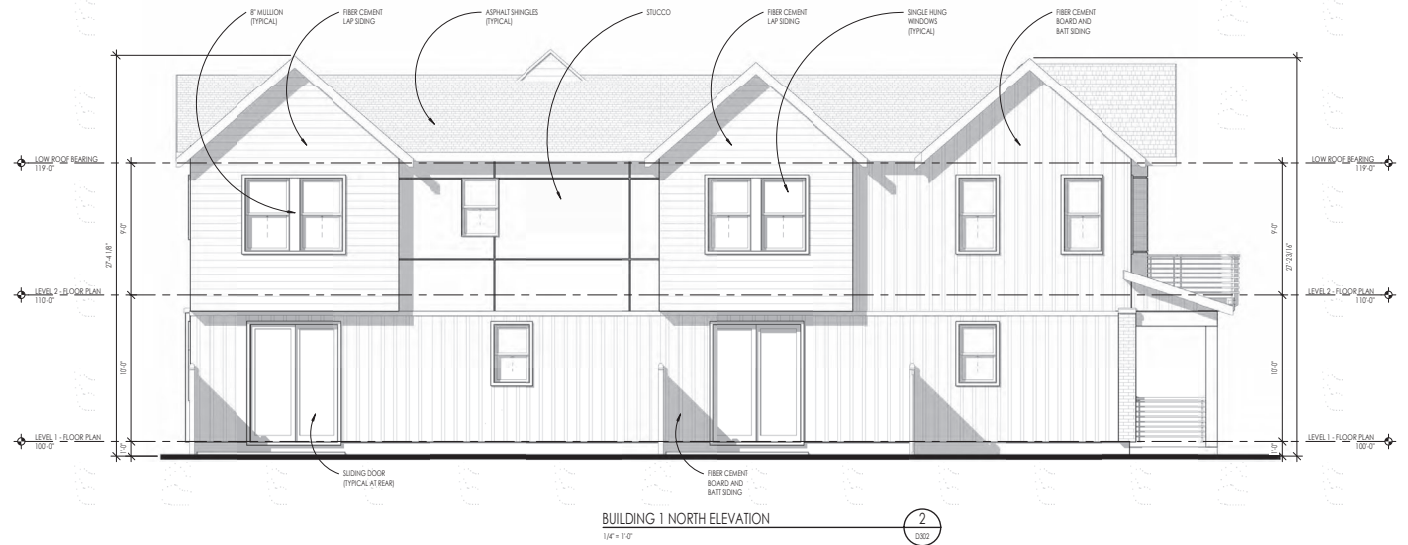
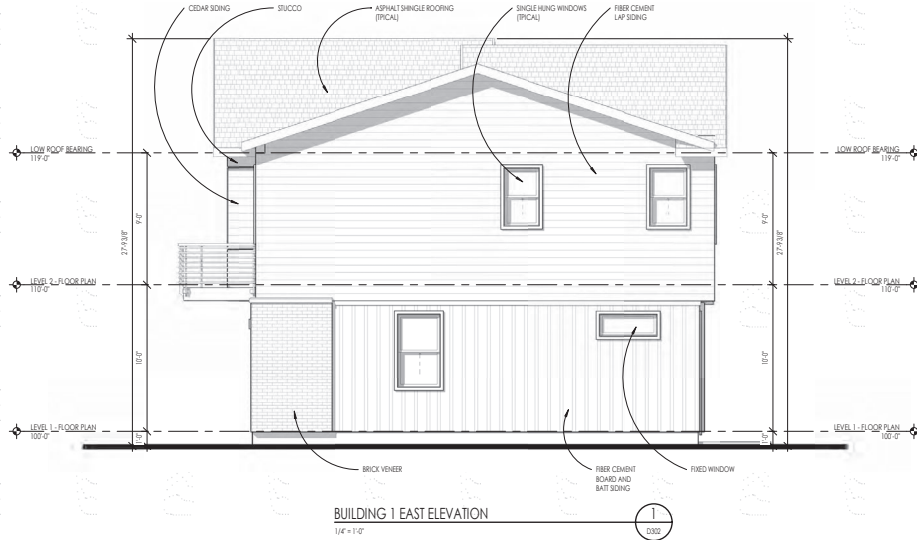
BISHOP PLACE

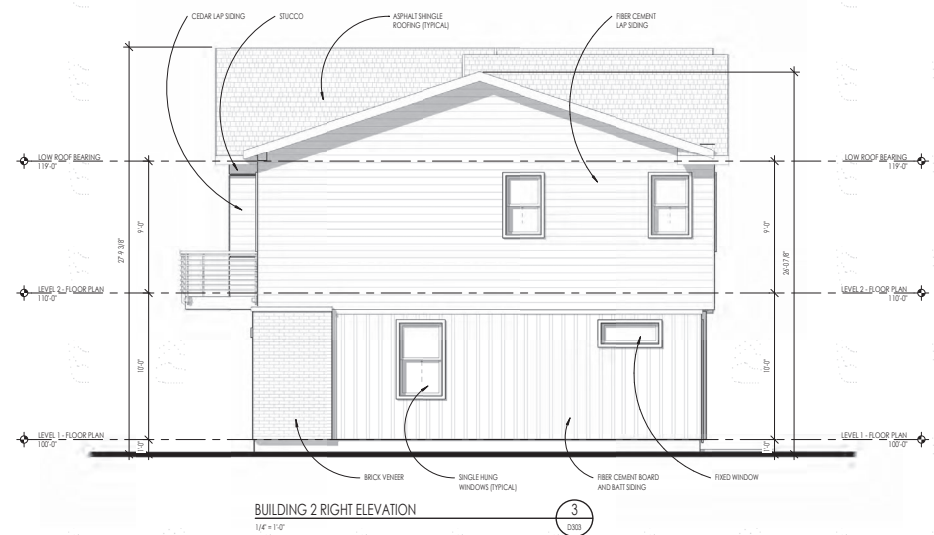
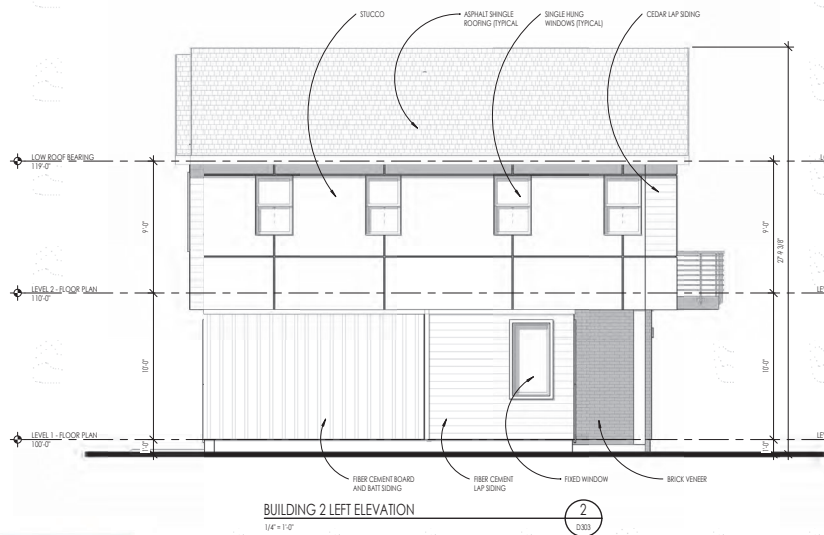
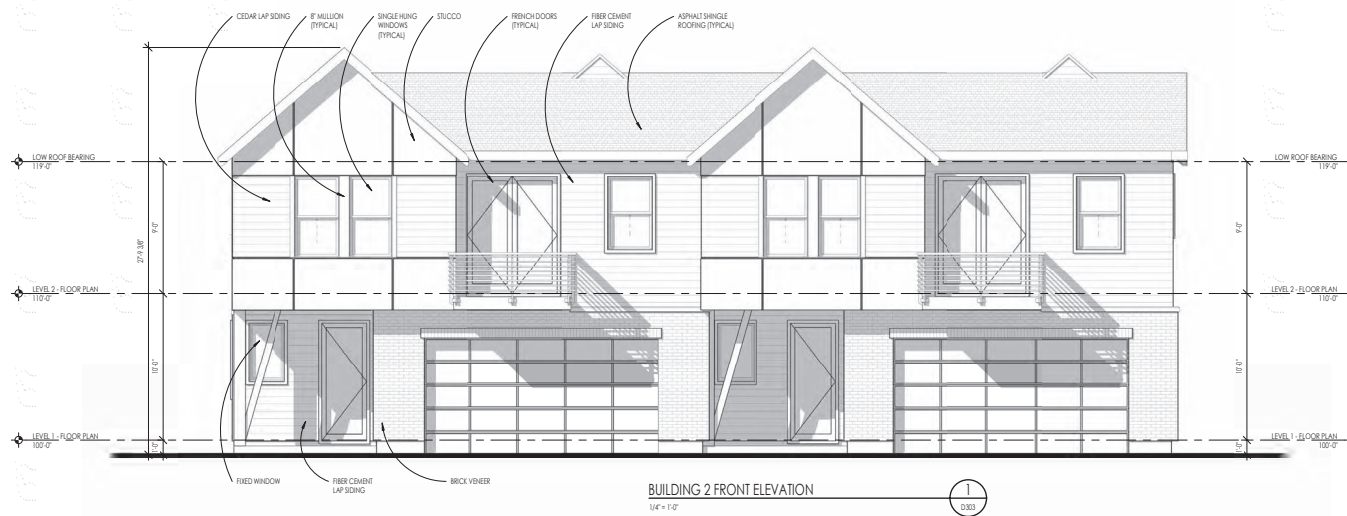
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR
ELEVATIONS

D301

28 AUG. 2020





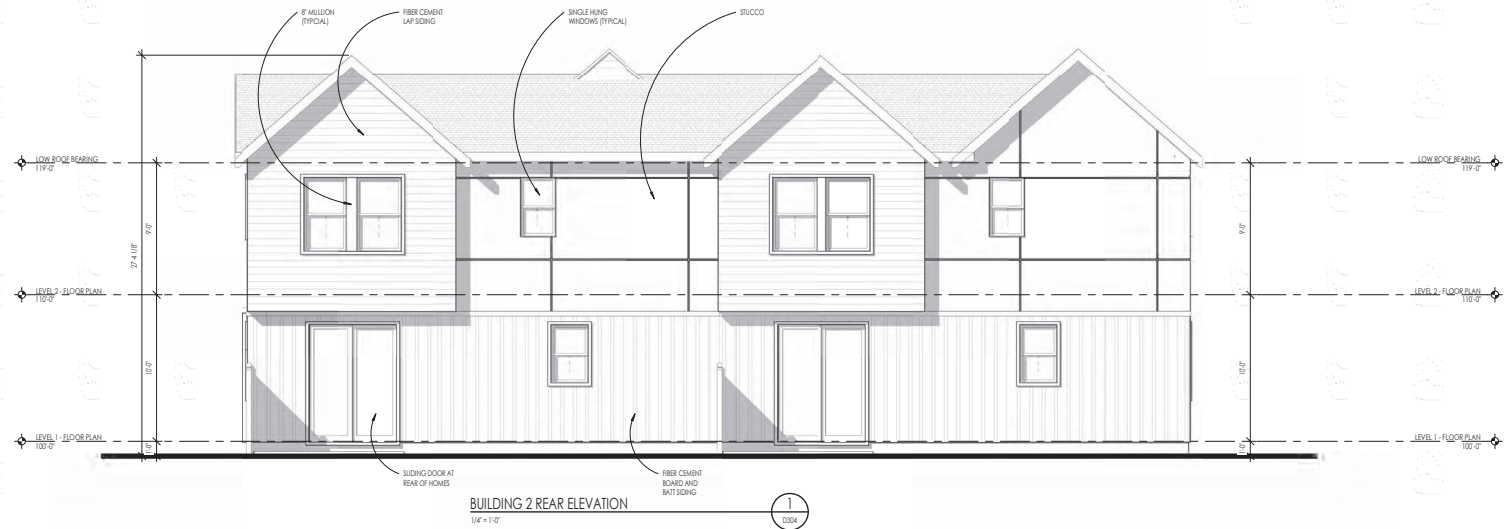
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
ELEVATIONS

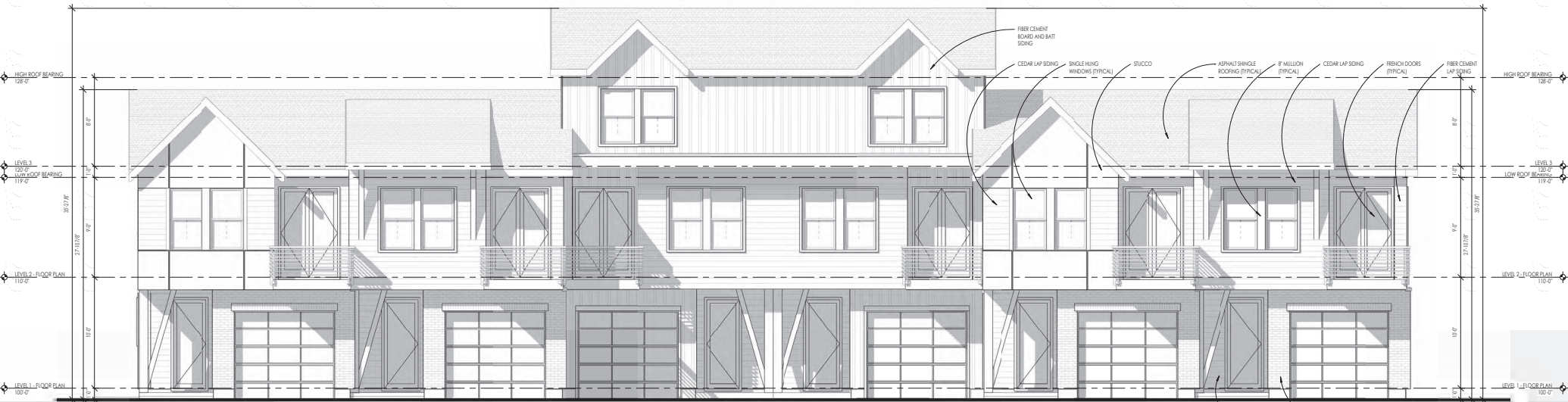
D303

28 AUG. 2020

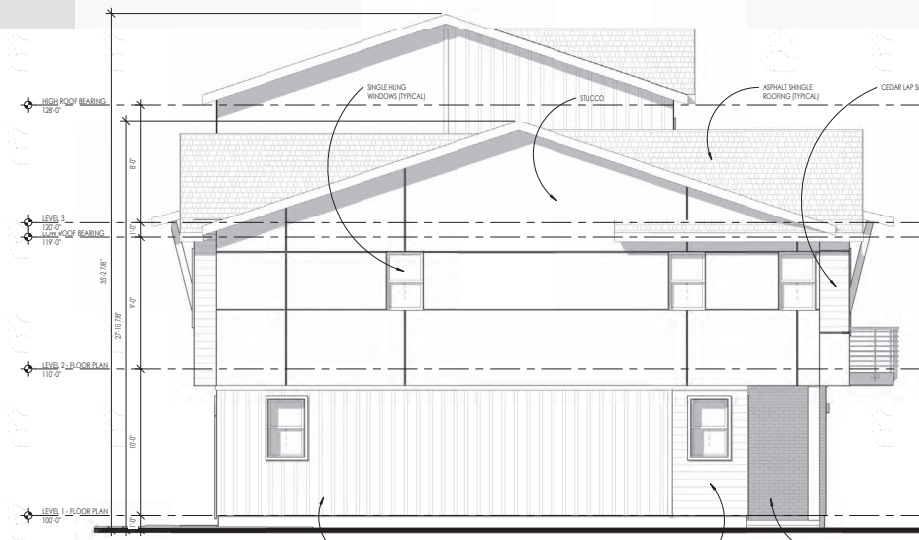


BISHOP PLACE

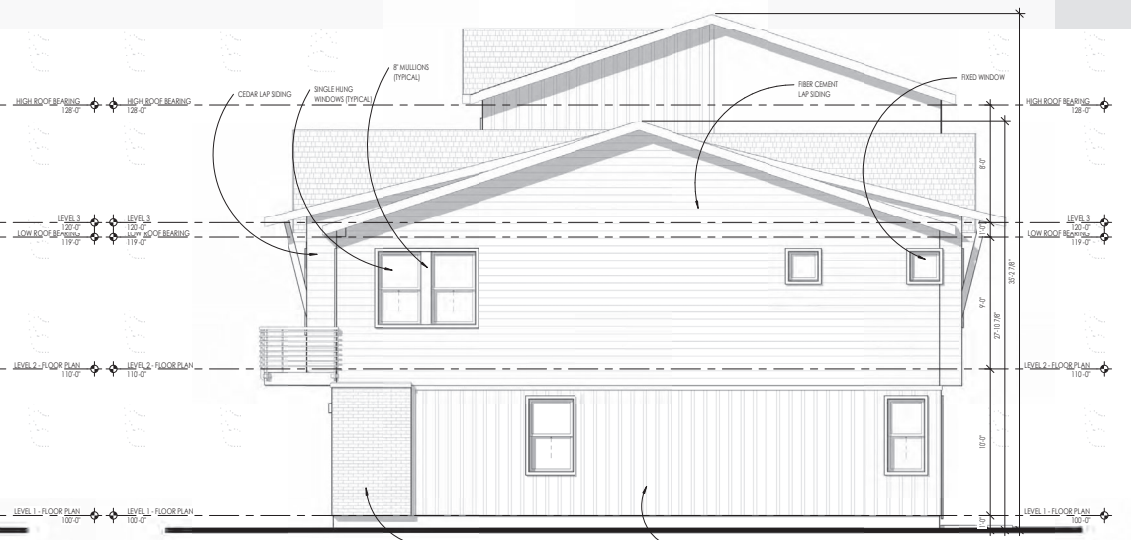
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



BUILDING 3 - FRONT ELEVATION
1/4" = 1'-0"



BUILDING 3 - LEFT ELEVATION
1/4" = 1'-0"



BUILDING 3 - RIGHT ELEVATION
1/4" = 1'-0"

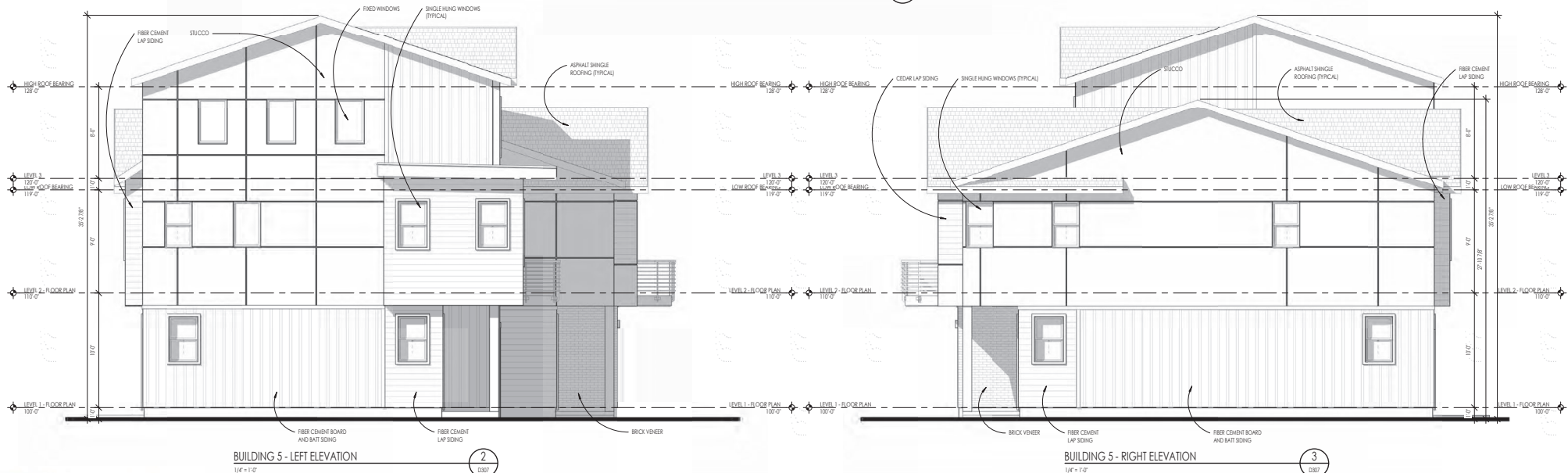
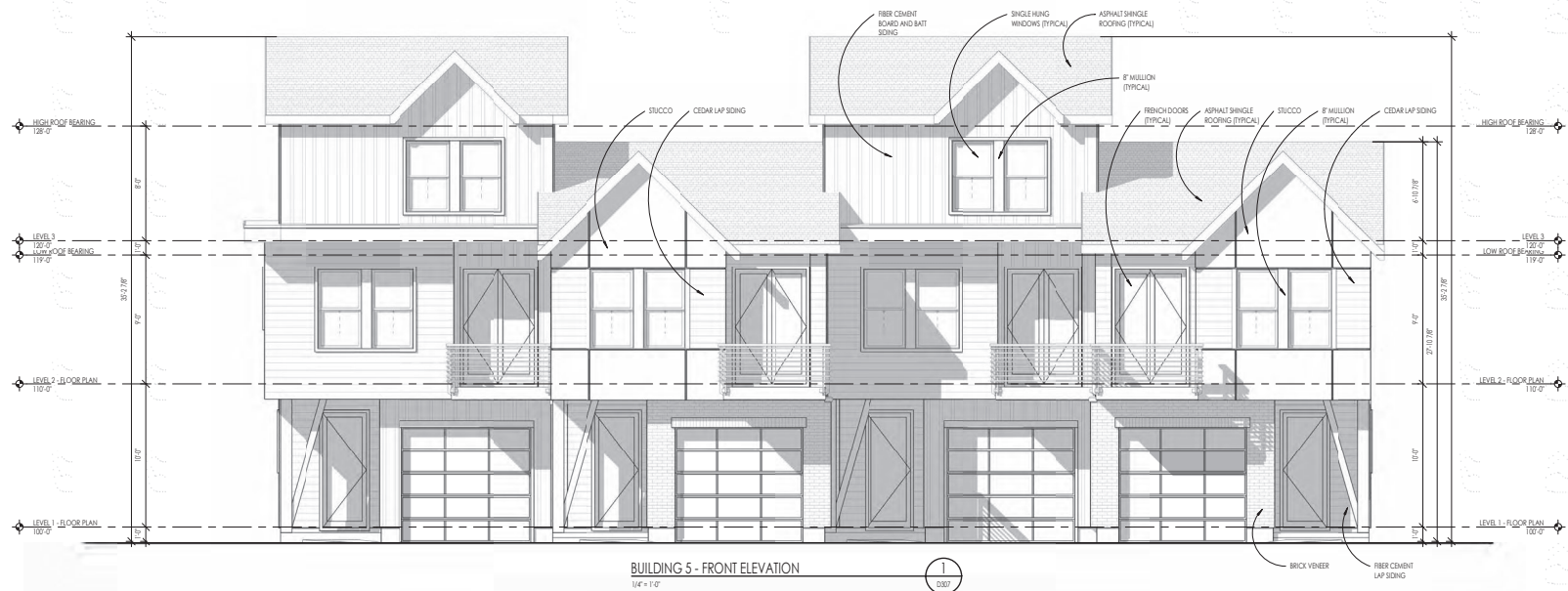


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BISHOP PLACE LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W. SALT LAKE CITY, UTAH

BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR)

D305
28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 5 EXTERIOR
ELEVATIONS (BUILDING
6 SIMILAR)

D307

28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH





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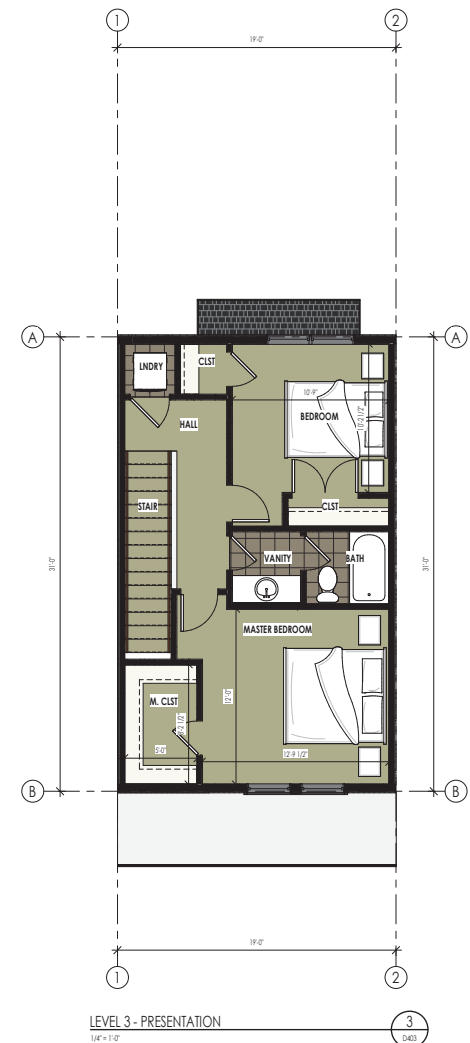
BISHOP PLACE - 2 BEDROOM - 02

SALT LAKE CITY, UT

2 BEDROOM-02 FLOOR PLANS

D402

28 AUG. 2020



| THE QUINCE 2BD-03 | |
|-------------------|---------|
| NAME | AREA |
| LEVEL 1 | 257 SF |
| LEVEL 2 | 627 SF |
| LEVEL 3 | 536 SF |
| GARAGE | 1420 SF |
| | 297 SF |
| Grand total | 1717 SF |



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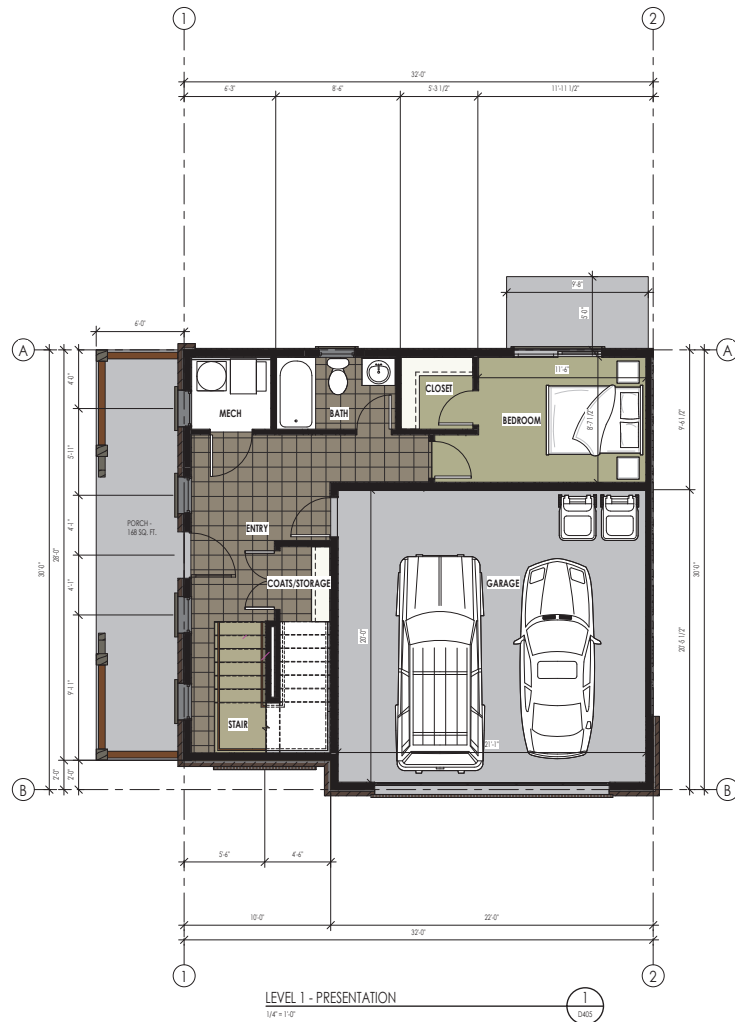
BISHOP PLACE - 2 BEDROOM - 03

SALT LAKE CITY, UT

2 BEDROOM-03 FLOOR PLANS


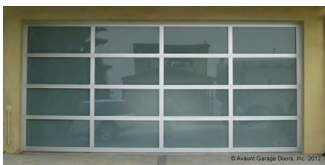

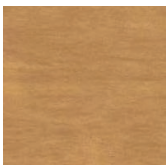
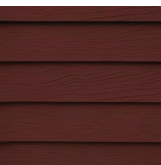

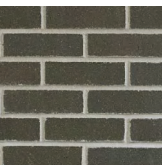

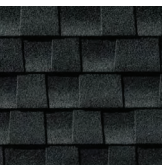


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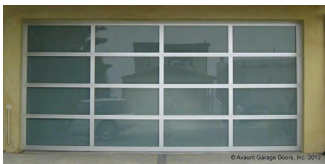

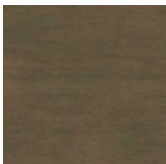


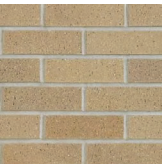

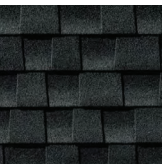




| THE QUINCE 2BD-05 | |
|-------------------|---------|
| NAME | AREA |
| LEVEL 1 | 499 SF |
| LEVEL 2 | 882 SF |
| GARAGE | 1381 SF |
| | 441 SF |
| Grand total | 1822 SF |


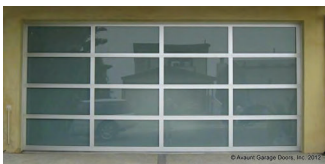

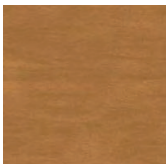
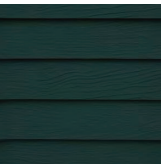

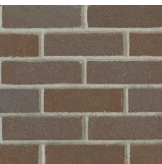

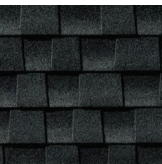


COLOR SCHEME - 01

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| ENTRY DOORS Material: Fiberglass Manufacturer: TBD Color: To Match Charcoal Gray | GARAGE DOORS Material: Aluminum/Glass Manufacturer: TBD Color: TBD - Annodized Gray | WINDOWS Material: Vinyl Manufacturer: TBD Color: White | CEDAR SIDING Material: Natural Cedar or Pre-stained Fiber Cement Manufacturer: TBD Color: SW3521 Crossroads | FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW2802 Rookwood Red | FIBER CEMENT BD & BATT SIDING Material: Fiber Cement Board and Batt Siding Manufacturer: TBD Color: SW2821 Downing Stone | BRICK VENEER Material: Thin Brick Manufacturer: Interstate Color: Midnight | STUCCO-1 Material: Stucco Manufacturer: Western One-Coat Color: Bright White DRYVIT, SENECA | ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal | STEEL COLUMNS/BEAMS Material: Painted Steel Manufacturer: TBD Color: Match to Charcoal Fascia/Parapet Cap | FASCIA/TRIM/PARAPET CAP/D RIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: Charcoal 379 (Gentek) |

COLOR SCHEME - 02

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COLOR SCHEME - 03

| | | | | | | | | | | |
|--|---|---|--|--|--|---|---|---|---|--|
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| ENTRY DOORS Material: Fiberglass Manufacturer: TBD Color: To Match Charcoal Gray | GARAGE DOORS Material: Aluminum/Glass Manufacturer: TBD Color: TBD - Annodized Gray | WINDOWS Material: Vinyl Manufacturer: TBD Color: White | CEDAR SIDING Material: Natural Cedar or Pre-stained Fiber Cement Manufacturer: TBD Color: SW3504 Woodridge | FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW7623 Cascades | FIBER CEMENT BD & BATT SIDING Material: Fiber Cement Board and Batt Siding Manufacturer: TBD Color: SW2821 Downing Stone | BRICK VENEER Material: Thin Brick Manufacturer: Interstate Color: Ironstone | STUCCO-1 Material: Stucco Manufacturer: Western One-Coat Color: Gray Barn DRYVIT, SENECA | ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal | STEEL COLUMNS/BEAMS Material: Painted Steel Manufacturer: TBD Color: Match to Charcoal Fascia/Parapet Cap | FASCIA/TRIM/PARAPET CAP/D RIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: Charcoal 379 (Gentek) |

COLOR SCHEME - 02b
For Use on 3 Story Units

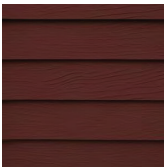


FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW9051 Aquaverde

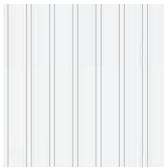


FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7076 Cyberspace

COLOR SCHEME - 03b
For Use on 3 Story Units



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2802 Rookwood Red



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7006 Extra White



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

MATERIAL/COLOR BOARD

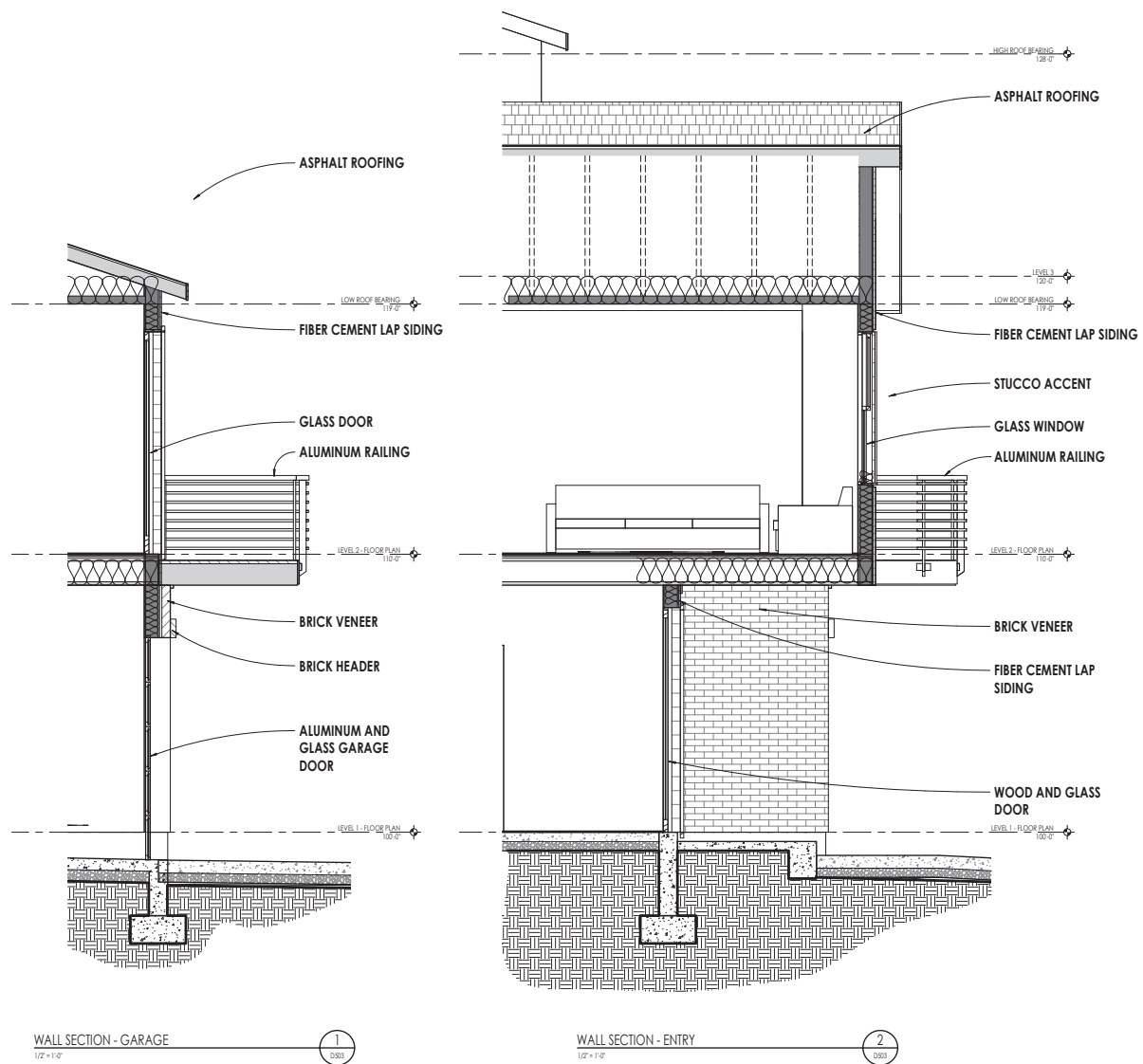
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28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

ATTACHMENT C: APPLICANT INFORMATION/NARRATIVES

Bishop Place

By

Garbett Homes

Parcel Map



Proposed Use:

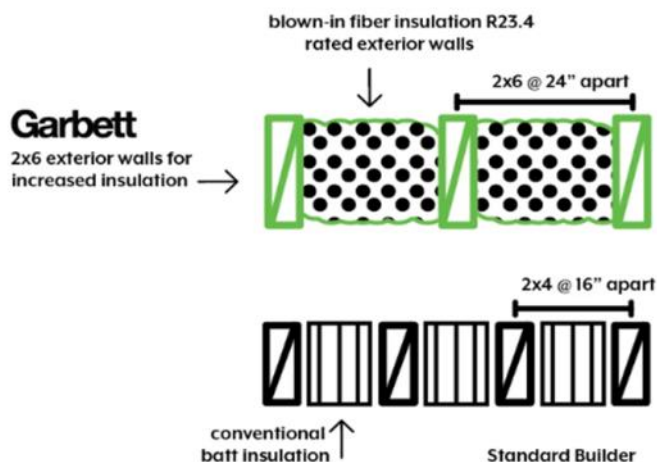
Garbett Homes is proposing a Town Home development of 24 homes. These homes will replace the abandoned residential structures that are currently on the property. This development will be built to the net zero energy ready standard. Each home will be pre-wired for solar. Each home will have two bedrooms and a 1 or 2 car garage. On these 20 units (buildings 1-5) we are seeking an exception in the width from the required 22' to a width of 19'. This will allow more open space between the units and create a better community character. On buildings 3-6 we are seeking a height exception from 28' to 35' 2 7/8" in order to create more open space within the community as well as provide greater architectural variety. We are also seeking an exceptions on the setback requirement for building 4 from the required 15' to 10'. Being adjacent to parking that services the neighboring apartments we feel that there is sufficient buffer to not have a detrimental impact on either residents. This setback exception will once again help to provide more open space within the development.

A. Green Building Techniques to be used in the Bishop Place development.

Over the past Decade Garbett Homes has continuously worked to build the most high performing and energy efficient homes for our buyers at a price that they can afford. Bishop Place project will feature all the technology and techniques we have acquired over this time in order to achieve a high performing extremely energy efficient community. The following will be included in our Bishop Place Homes:

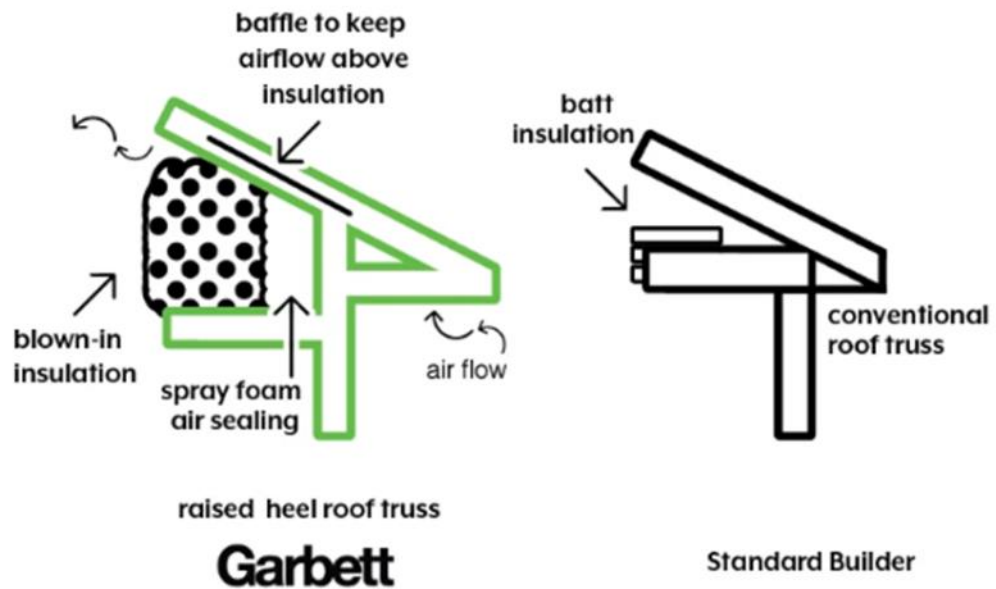
1. Each home will be pre-wired for solar. Making it easy and inexpensive for our customers to install solar or subscribe to a solar panel provider. They will also have the option to set up back up battery storage within their own homes.

2. 2x6 exterior wall construction



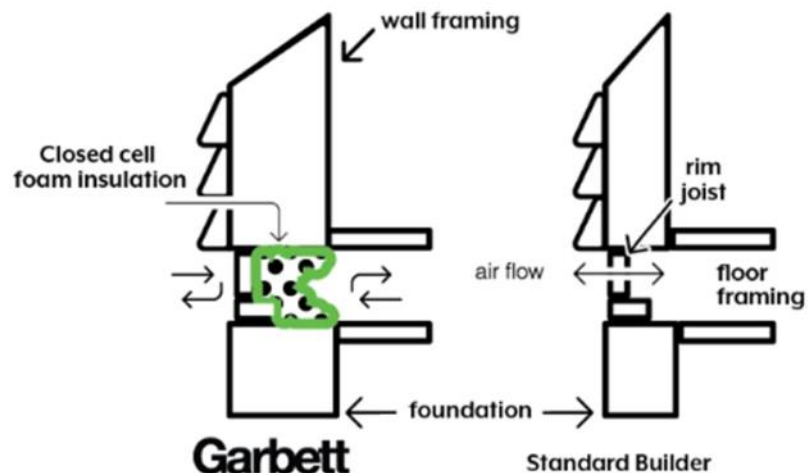
By using 2'x6' exterior walls instead of conventional 2'x4' walls, and spacing studs 24" on center (instead of the standard 16" apart) We're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation and give you a higher performing

3. Raised-heel Roof Truss:



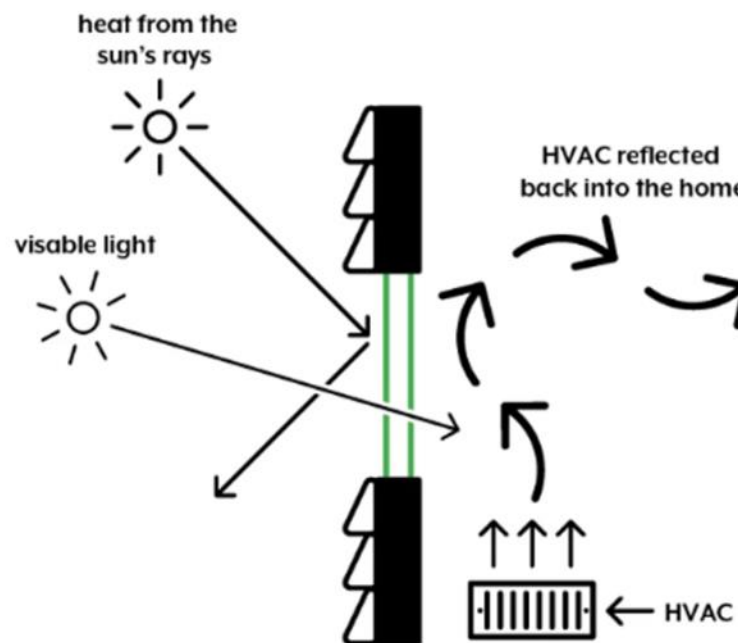
Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blow-in fiber is used to insulate the ceiling, and spray foam is used to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.

4. Raised-heel Roof Truss:



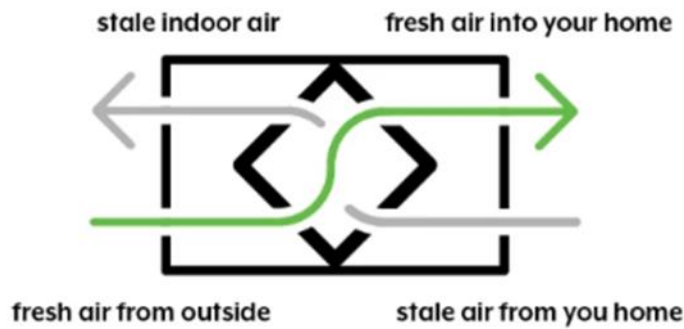
The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses closed-cell spray foam to air-seal and insulate the rim joist. Unlike conventional batt insulation, the spray foam leaves no gaps or voids and won't sag while performing as a super-tight air barrier and insulator.

5. LOW E Windows



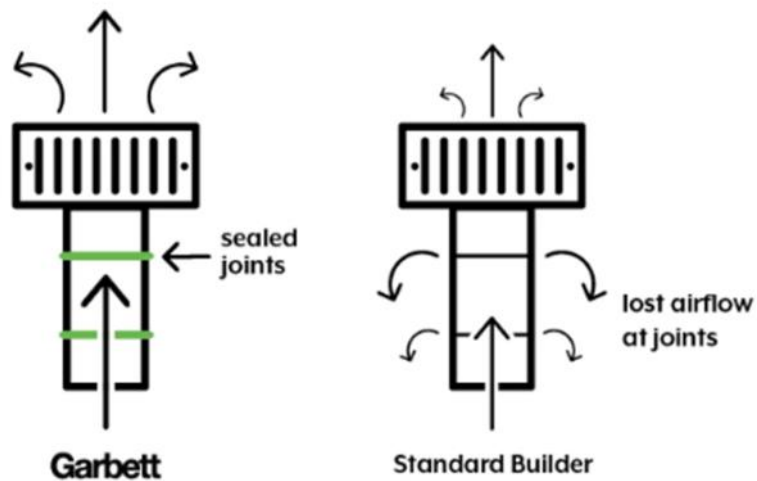
Each Garbett home comes with Low-Emissittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

6. Advanced ERV System



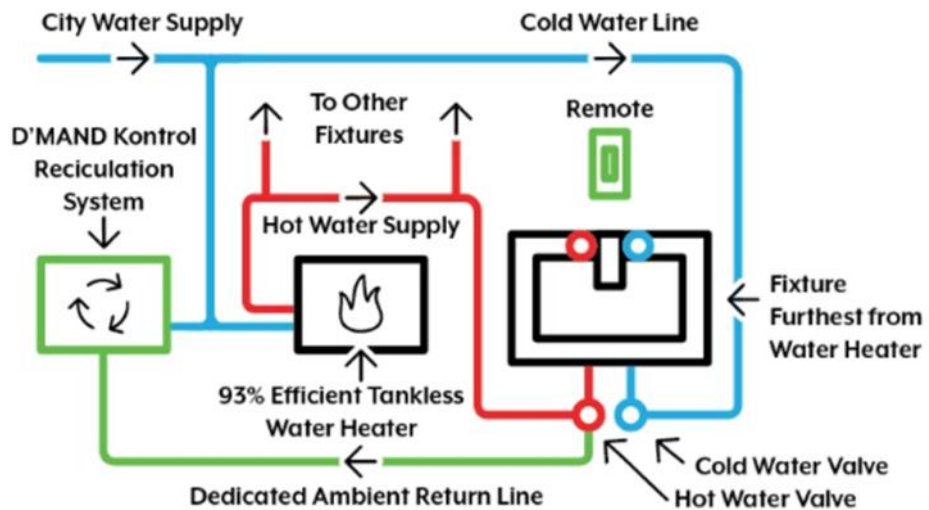
Each home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep clean indoor air quality levels. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system precool the air in the warmer seasons and preheats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by the heating and cooling equipment. This technology has demonstrated an effective means of reducing energy costs by reducing the home's heating and cooling loads.

7. Air Duct Sealing



All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond.

8. On Demand Hot Water Heater



The D'MAND Kontrols® Recirculation System works by circulating ambient (cool) temperature water that normally goes down the drain back to the hot water heater, through the cold water line. At the same time, it fills the hot water line with hot water from the water heater. When the hot water reaches the faucet, the valve closes and the pump turns off automatically providing hot water efficiently and on demand.

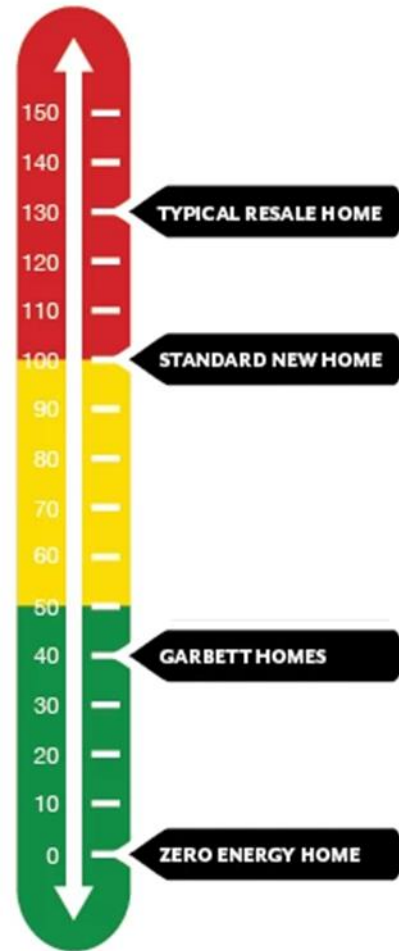
9. Programmable Thermostat

A programmable thermostat allows the adjustment of the temperature of the home to be as efficient as possible. All Garbett homes are equipped with programmable thermostats as a standard feature.

9. Individually tested and rated homes

Through the use of these techniques the homes built at Bishop Place will have a superior HERS index score. The HERS score is how we measure the energy efficiency of our homes. Each home is tested and verified by an independent 3rd party rater.

This ensures that we hold ourselves to the accountable to the claims that we are making. We anticipate the homes at Bishop Place will have scores in the 40's-50's. A score of 0 means you are a zero energy home and are producing as much energy as you are consuming. A typical home built to code will score in the 80-100 range. When compared to a similar home of similar size, ours would be almost twice as efficient.



B. Master Plan Compatibility

Bishop place is consistent with the Plan Salt Lake master plan Citywide Vision Master plan in the following ways:

1. It creates a community within Salt Lake City that will provide more Sustainable growth through energy efficient Town Homes. The homes that will be built in this subdivision will be twice as efficient as a standard new home. This is achieved through the techniques and tools that are outlined above. Each home is independently tested and verified by a certified, third party rater, ensuring that the homes are held to this high standard.
2. Bishop Place will add to the diverse mix of uses in this neighborhood. One of the unique characteristics of this neighborhood is the mixture of commercial and residential.
3. Bishop Place helps to accomplish the goal of thoughtful and increased density and compact development which as outlined in the plan are important principles of sustainable growth. This community will offer the opportunity for new households to be formed. Being close to downtown offers additional options for residents who wish to live, work and play in the city.
4. Bishop Place also meets the Green Building objectives of this plan through the building of high-performance Town Homes as outlined above. The energy efficient homes will also include options for residents to easily connect their home to solar panels, whether through the purchase of the panels on their own, or through a solar subscription service. Additionally, the landscape has been planned to adhere to Localscape principles. This means using indigenous plants that are drought resistant and require much lower amounts of watering. Our use of durable materials on the exteriors meets another objective of this plan by providing homes that will withstand the elements, using less maintenance while maintaining their visually appealing exteriors.
5. Bishop Place supports the cities Growth initiatives by the following:
 - A. This development is located in area with existing infrastructure and amenities. It is located on the 300 West corridor with easy access to public transportation. Being centrally located it is also easily accessible to downtown through walking and biking.
 - B. It continues the mixed-use pattern within this block. Residents will have the ability to easily access local amenities such as the library, coffee shops and shopping without having to get in their cars and drive.
 - C. This project is promoting infill and redevelopment of underutilized land. Providing new homes on what has been vacant, abandoned, or underutilized land.
 - D. Bishop Place through its energy efficient construction will consume half as much energy as a comparable new home and even less energy when compared to an existing home within the neighborhood. Additionally, the use of Localscape landscaping design the water usage

will be significantly less than what would be required through a traditional grass dominant design.

- E. The density of this project accommodates and promotes an increase in the City's population by providing greater density and more efficient land use of these parcels. Buyers who want to live in Salt Lake City and set up roots (rather than being forced to rent) have limited options. This project will help address the severe housing shortage that we are currently experiencing within the city.
6. Bishop Place helps to address the Housing goals of this plan by meeting the following initiatives:
- A. It increases the number of medium density and housing types that will be more affordable and more in line with the average price of homes in Salt Lake City. We anticipate sales in the low \$400's.
 - B. This project is located along 300 West and only a few blocks from downtown. Access to Trax, frontrunner is easily accessible through local bus lines. Options for walking and biking are also very practical.
 - C. This project will further promote the effort to increase the amount of energy efficient and high-performance housing options within the city through the techniques and technologies outlined above.
7. The transportation and mobility goals are met in the following ways:
- A. Our project with its infill location and proximity to the downtown core provides many alternative transportation options, including the bus line along 300 West and easy access to Trax and Fronrunner. Its proximity to downtown incentives walking and cycling as additional modes of transportation. The majority of these homes will have only one car garage, further encouraging the reduction of automobile dependency.
 - B. Its proximity to local amenities for shopping, entertainment and dining help reduce single occupancy vehicle trips. Its proximity to alternative modes of transportation we believe will help to reduce the transportation burden on the city.

Bishop Place is also compatible with the Capitol Hill and West Capitol Hill Neighborhood plan and its policies in the following ways:

It calls for medium/high density where appropriate. We feel that the density of this development is appropriate for this area as it is compliant with the current zoning standards for these parcels.

1. Bishop Place is an infill development project that is compatible with the greater neighborhood characteristics. In addition, the materials used in the development, such as the brick, and natural wood siding draw on materials commonly used in the neighborhood and help to retain the characteristic of the community.
2. The landscaping will be done in a way to provide an effective buffer between the different uses on either side of Bishop Place. This landscaping will feature indigenous plants and designs that use less water and are visually appealing.
3. It also fulfills the goal to encourage medium/high density housing where appropriate. With its direct access to 300 West this location is a prime candidate for medium density. The location ensures minimal impact on surrounding residences, while it's proximity to downtown offers convenient access for its residents. The proximity to bus lines, Trax and Frontrunner help to provide alternative modes of transportation.

C. Design and Compatibility

Bishop Place will offer an attractive new development for buyers who wish to live, work and recreate in the city. Through a contemporary design that takes architectural cues from the existing neighborhood we hope to provide a community that is new and exciting while being true to the character of the neighborhood.

1. Bishop Place has been designed with the intent to further enhance the character of the streetscape along 300 West. The new building will follow the guidelines outlined in the zoning code. The height and set backs will (except for one rear yard setback and a height exception for buildings 3-6) comply with the current code. This project will help to further accomplish the goals of the city master plan of bringing more medium density housing that is energy efficient to the city. The mass and scale is compatible with the neighborhood which contains a mix of medium density and residential uses.



CURRENT STREET VIEW





The project is planned within the Bishop Place courtyard which will help to reduce the visual impact the new development will have on the neighborhood. To the East are two level apartment buildings of comparable height and scale. With Bishop Place being primarily located within the interior of the block and minimal frontage along the 300 West we believe that any significant impact to the neighborhood will be avoided.



In this site plan design the courtyard will become a walk street that serves as an amenity and gathering place for the community. By creating a dual usage for pedestrians and vehicles the courtyard will serve two purposes and contribute to the overall feeling community within the project.



We are seeking an exception on the building and wall height for buildings 3-6 from 28' to 36' Being located within the interior of the block and away from adjacent buildings we feel that the additional height will not have a negative impact on surrounding neighbors.



3. The entrance of Bishop Place project is being oriented towards 300 West, with the first unit having its main entrance facing towards the street. This orientation of the first building is consistent with the neighborhood. As you enter the project each home and garage is oriented towards the street following the current existing pattern and encouraging an inviting pedestrian streetscape.

4. Setbacks along the perimeter of the development.

A. Bishop Place will comply with all zoning setbacks along the perimeter except for the two eastern edges as noted in the special exceptions application. We are requesting a 10' setback instead of the standard 15' for the rear yard. The rear of this property is adjacent to the Marmalade Hill apartment community and currently their two buildings that would be nearest to our Townhomes are approximately 25' and 30'. We feel that there is sufficient buffer between the two projects to not have a detrimental impact on the visual character of these two communities, or the neighborhood.



- B. The project design also seeks to maintain a private patio area in the rear of each unit. This space can be used by the homeowners as a lounging area, or dining and cooking area. It offers an additional outdoor space for each homeowner.
- C. Except for the rear yard setback, we were able to maintain the setback requirements set forth in the city codes. Due to the configuration of the neighborhood we anticipate that any impacts related to privacy and noise has been kept to as minimal a level as possible.
- D. The layout of the proposed project maintains the sight lines to 300 West as well as bishop place. The visibility of driveways and entrances is minimally obstructed ensuring adequate sight lines to streets, driveways and sidewalks.
- E. With the adherence to the majority of setbacks and spacing we're able to maintain sufficient room for the maintenance and support of these buildings.

5. Bishop Place provides not only energy efficiency but also architectural variety and interest that will contribute character and variety to the neighborhood. The relationship to Bishop Place street creates an intimate and distinct community feeling upon arrival. The transparent front doors create immediate ground floor transparency which is further reinforced through the opaque garage doors. Further creating a more inviting feeling to the pedestrian. The windows and balconies on the second floor further invite interaction with the street and the pedestrian, reinforcing the community feeling found within the development. The use of different materials, such as brick, siding and natural wood provides additional architectural interest and variety.







Illustration of backyard shared space between homes.

E. Mobility

1. Bishop Place provides direct access to 300 West. The development maintains the current ingress and egress that already exists for the courtyard. The site plan will have minimal impacts on the neighboring communities, due to its connection to the main feeder street of 300 West.
 2. The density and layout of Bishop Place with the width of the street and the orientation of the homes to the Bishop Place street will have a traffic calming effect on vehicles entering and exiting Bishop Place, this will preserve the safe use of alternative modes of transportation such as foot traffic and bicycle traffic.
 3. The location of Bishop Place allows for easy access to surrounding amenities. Within a few blocks, residents will have access to Library facilities, mixed use developments, schools, parks and churches as well as dining, shopping and entertainment options.
- The site complies with requirements for Fire and safety access as well as sufficient space for any services without have to impact the surrounding neighborhoods.

F. Preservation of Bishop Place. This project will preserve one of the historic courtyards located in the Capitol Hill neighborhood. Bishop place was built originally as work force housing. It provided housing for people that lived in the city and worked in the neighborhoods. This development will once again provide housing for residents who want to live, work and recreate in Salt Lake City.

G. It is anticipated that utilities will be able to provide for residents of the new development without detrimental impact to surrounding neighborhoods.

ATTACHMENT D: MASTER PLAN DISCUSSION

Existing Conditions: The existing homes along Bishop Place have all been approved for demolition through the Historic Landmark Commission and at the discretion of the previous Mayor.

Master Plan Policies

Capitol Hill Master Plan

The subject property is located within the Capitol Hill Master Plan (Adopted November, 2001) and is designated on the future land use map as “Low Density Residential (5-10 dwelling units/acre).” The property is zoned SR-3 (Special Development Pattern Residential District) which is a medium density residential zone that allows for a density of approximately 29 dwelling units per acre for single-family attached dwellings. When there is a conflict of allowed density between a given master plan and zoning, the density allowed by zone takes precedence. The subject property is approximately one acre in size and the applicant is requesting 24 units. The applicant’s request is consistent with the density allowed under the SR-3 Zone.

Abutting properties are designated “Low Density Residential”, Medium Density Residential”, “General Commercial” and “Institutional”. The Bishop Place development is located within the “West Capitol Hill” neighborhood as specifically identified in the Capitol Hill Master Plan (page 6).

Policies

- Ensure infill development is compatible with neighborhood characteristics.
- Incorporate adequate landscaping into all future development.
- Allow moderate increases in multi-family uses in appropriate locations and within the mixed-use area.
- Encourage new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.
- Encourage City officials and the Capitol Hill Community to work together in order to eliminate drug houses and slum houses as defined under the State Nuisance law.

Staff Discussion: The proposed development meets the residential unit density allowed under the current zoning; in fact the number of units proposed is less than the number of units allowed for single-family attached dwellings. Two work sessions and a public hearing were held with the HLC as previously noted. Planning Staff specifically raised the density issue with the HLC, posing the question as to whether or not the proposed density of 24 units was appropriate. Density was not an important issue for the HLC and it was rather briefly during the work sessions. There never was a major opposition to the proposed density from the HLC’s perspective. The HLC also considered the proposed layout of the lots in the development and approved the design.

Through the evaluation of the development in terms of new construction in an historic district, the HLC made the determination that the proposed development is compatible with neighborhood characteristics. The determination was made that landscaping features included gathering spaces for residents along the street, a community garden is included, mature trees on the property are to be retained to the greatest extent possible, and semi-private rear patio spaces are provided.

The development is in an area that is surrounded by multiple different land uses; high and low density residential, office, commercial and institutional. It is located close to downtown, off of a major transit corridor in the City with good access to public transport.

Citywide Housing Master Plan

The City recently adopted a citywide housing master plan titled *Growing SLC: A Five Year Housing Plan 2018-2022* that focuses on ways the City can meet its housing needs in the next five years.

The plan seeks the following, among other objectives that the project meets:

- Develop new housing opportunities throughout the City.
- Foster and celebrate the urban residential tradition;

- Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the city;
- Emphasize the value of transit-oriented development, transit accessibility, and proximity to services; and
- Strongly incentivize or require the use of green building techniques and sustainability practices in public and private housing developments.

The plan includes policies that relate to this development, including:

- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through strict application of the zoning code. This process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide additional housing ownership options in the City to help meet overall housing needs.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development provides in-fill housing on underutilized land. The property is located in an area zoned and intended for medium density development in the City. The limited modifications promote the redevelopment of this underutilized land to help meet City growth and housing goals. This proposed development helps to meet the goals of the master plan as well as providing needed housing.

ATTACHMENT E: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently occupied by multiple vacant residential structures that have all been approved for demolition.

SR-3 – Special Development Pattern Residential District

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Zoning Ordinance SR-3 – Special Development Pattern Residential District

| Standard | Finding | Rationale |
|--|-------------------------------|--|
| Minimum Lot Area And Lot Width: Single-family attached dwellings - Minimum Lot Area: 1,500 square feet - Minimum Lot Width: 22 feet - Not more than 6 dwellings may be attached together | Requires HLC and PC approval. | <p>The HLC has the decision-making authority for a Special Exception request for a modified lot width. The HLC approved the request.</p> <p>The PC has the decision-making authority to regulate lot sizes ie. Consider the averaging of lot sizes to meet minimum lot area. While the individual lot sizes may not meet the 1,500 square foot minimum, the overall development including common/open space is more than adequate to meet the minimum lot size requirement.</p> <p>The development is configured in such a manner that there are no more than 6 dwelling unit attached together.</p> |
| Maximum Building Height: - The maximum building height is twenty-eight feet (28') measured to the ridge of the roof. | Complies | <p>The HLC has the decision-making authority for a Special Exception request for increased building height. The HLC approved additional building height for eight of the units.</p> |
| Maximum Exterior Wall Height: - Adjacent to interior side yards shall be twenty-feet (20') for exterior walls placed at the building setback established by the minimum required yard. | Complies | <p>The HLC has the decision-making authority for a Special Exception request for increased wall height. The HLC approved additional wall height for eight of the units that were also approved for additional building height.</p> |
| Minimum Yard Requirements: - Front: Ten feet (10') - Interior Side: Four feet (4'). - Rear: 25% of lot depth, 30' maximum | Complies | <p>The HLC has the decision-making authority for a Special Exception request for a decreased rear yard</p> |

| | | |
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| | | requirement. The HLC approved the reduced rear yard request. |
| Maximum Building Coverage: - The surface coverage for all principal and accessory structures shall not exceed percent (70%) of the lot area for attached dwellings. | Complies | The site plan indicates that maximum building coverage will be approximately 36.3%. |
| Width of Attached Garages: - The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the door. | Complies | The units have been designed to meet this standard. |

ATTACHMENT F: PLANNED DEVELOPMENT STANDARDS

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

| Standard | Finding | Rationale |
|--|------------------------|---|
| <p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p> | <p>Complies</p> | <p>Planning Staff has determined the proposal meets the following Planned Development objectives:</p> <p>A. Open Space and Natural Lands: 5. Inclusion of local food production areas such as community gardens.</p> <p>C. Housing: 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical of the neighborhood.</p> <p>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal.</p> <p>In terms of housing, Single-family attached dwellings becoming more common in the Capitol Hill neighborhood. Garbett has done several single-family attached developments in the area including developments on Almond Street and West Capitol Street. While these types of developments are becoming more common, the Capitol Hill neighborhood is still primarily single-family detached residential development. The proposed single-family attached development will attract a buyer that may not be in the market for a single-family detached dwelling but wants to live close to the city center and other urban amenities. The HLC has already made the determination that the proposed development is in character with the immediate vicinity.</p> <p>In terms of open space and natural lands, the proposed development includes a community garden feature and is supported by the Wasatch Community Garden organization (support letter attached).</p> <p>Finally, the proposed residential development is consistent with policies outlined in the Capitol Hill Master Plan, the Citywide Housing Plan, and Plan Salt Lake as previously discussed.</p> |

| | | | |
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| B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located. | | Complies | See previous discussion and analysis above under the “Master Plan Policies” heading. |
| C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider: | | Complies | <p>One of the main issues that the HLC considers is project design and compatibility with the surrounding area. The HLC granted three special exceptions to allow a more enhanced project than would be achievable through strict application of land use regulations. The HLC considered and approved the proposed density and the layout of the units.</p> <p>The proposed project is before the PC because lots without public street frontage are proposed and require PC approval through the PD process. The proposed layout honors and maintains the existing courtyard layout of Bishop Place which is a private street.</p> |
| C 1 | Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design; | Complies | The HLC considered and approved the project based on proposed the building and site design, scale, mass, and intensity of the development, making findings that the proposal is compatible with the neighborhood. |
| C 2 | Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design; | Complies | <p><i>Building Orientation</i> The proposed single-family attached homes are sited so that they are oriented toward the courtyard street, this configuration honors and maintains the historic placement of homes along this street.</p> <p><i>Building Materials</i> The HLC considered and approved the proposed building materials.</p> |
| C 3 | <p>Whether building setbacks along the perimeter of the development:</p> <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. | Complies | The HLC allowed a reduction in the rear yard of the proposed development on the eastern boundary of the project based on surrounding land uses. The project meets all other perimeter setbacks. |

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| | e. Provide sufficient space for maintenance. | | |
| C 4 | Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; | Comply | The HLC approved the units in the proposed development in part based on these criteria. |
| C 5 | Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; | Will comply | Lighting has not been addressed in the proposal but this standard must be met at the time of any building permit issuance. |
| C 6 | Whether dumpsters, loading docks and/or service areas are appropriately screened; and | N/A | Dumpsters, loading docks, and/or service areas are not an element of this residential development. |
| C 7 | Whether parking areas are appropriately buffered from adjacent uses. | Complies | Parking accesses are to be located in private garages, driveways and guest parking as considered and approved by the HLC. |
| D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider: | | Will comply | Landscaping has not been specifically addressed in the proposal but the applicant will need to meet any landscaping requirements at the building permit stage. The applicant agreed at the time of HLC consideration to maintain to the extent possible existing mature trees on the site. |
| D 1 | Whether mature native trees located along the periphery of the property and along the street are preserved and maintained; | Will comply | The applicant agreed to maintain existing mature trees on the site. The applicant will need to coordinate with the City's Urban Forester on any street tree removal. Compliance will be ensured during the building permit stage of the proposal and must comply with zoning ordinance section 21A.48 and in particular 21A.48.135. |
| D 2 | Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; | Complies | Fencing and landscaping are proposed along the perimeter of the project to provide buffering. Landscaping is not required between properties that are both residentially zoned. |
| D 3 | Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and | Complies | Fencing and landscaping are proposed along the perimeter of the project to provide buffering. Landscaping is not required between properties that are both residentially zoned. |
| D 4 | Whether proposed landscaping is appropriate for the scale of the development. | Complies | Landscape buffers are not required between adjacent residentially zoned properties. Fencing and landscaping are proposed along the perimeter of the project to provide buffering. |
| E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider: | | Complies | The proposed project complies with all mobility considerations related to the Planned Development review. |
| E1 | Whether drive access to local streets will negatively impact the safety, purpose and character of the street; | Complies | The drive access will not negatively impact safety, purpose, or character of Bishop Place. |

| | | | |
|--|--|-----------------|--|
| E2 | Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; | Complies | The site design provides for pedestrian and vehicular movement between the proposed single-family homes and the public street. |
| E3 | Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; | Complies | The site design honors the historic character of Bishop Place. |
| E4 | Whether the proposed design provides adequate emergency vehicle access; and | Complies | Emergency vehicle access is provided. The development will be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process. Fire department review did not identify any issues with the proposed site design. |
| E5 | Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way. | Complies | N/A |
| F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment. | | Complies | The existing homes on the property, although in a local historic district, have all been approved for demolition. |
| G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. | | Complies | See department comments from public utilities for more information. Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable. No show stoppers were identified when this project was routed to other City Department/Divisions for comment. |

ATTACHMENT G: SUBDIVISION STANDARDS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

| Criteria | Finding | Rationale |
|---|-----------------|--|
| A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12 | Complies | The proposed residential lots comply with the general design standards and requirements for subdivisions as established in Section 20.12 – General Standards and Requirements. |
| B. All buildable lots comply with all applicable zoning standards; | Complies | Each lot will be a minimum of 1,500 square feet as required in the SR-3 Zone. |
| C. All necessary and required dedications are made; | Complies | No dedications are required. |
| D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director; | Complies | The Public Utilities department was consulted on the proposed development and made no indication that water supply and sewage disposal was an issue at the subject location. |
| E. Provisions for the construction of any required public improvements, per section 20.40.010, are included; | Complies | The provisions of 20.40.010 shall be met through compliance with all City Department/Division comments. |
| F. The subdivision otherwise complies with all applicable laws and regulations. | Complies | The subdivision otherwise complies with all applicable laws and regulations. |
| G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment. | Complies | The proposed subdivision is not an amendment to an existing subdivision nor does it involve vacating a street, right-of-way way, or easement. |

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Capitol Hill Community Council – The applicant met with, and presented their proposal to, the Capitol Hill Community Council 1/15/2020. The CHCC provided comment in a letter dated 1/21/2020 which is attached for review.

In general, the CHCC had several concerns at the time that the project was presented. The applicant addressed concerns of the CHCC to the extent possible. No representative of the CHCC provided further input on the project after initial comments were made, including participating in the public hearing with the HLC held on 10/1/2020.

Historic Landmark Commission Work Session 1 – The applicant presented the proposal to the Historic Landmark Commission on February 6, 2020. To summarize, the first work session resulted in a majority of negative comments regarding the proposed design at that time. The issues included but were not limited to the repetitive and monolithic nature of the design, the problematic design of the 300 West unit, mass, volume, height, color, lack of “quirkiness”, lack of green space, lack of cohesive neighborhood feel, and lack of compatibility with the historic district. The applicant took these comments into consideration and modified the design to address concerns.

Historic Landmark Commission Work Session 2 – The applicant presented the proposal to the Historic Landmark Commission on August 6, 2020. The second work session resulted in a majority of positive comments and positive discussion regarding the design. The applicant was asked specifically to reconsider the “Scandinavian” style architecture that was prominent in the front gables, and was asked to incorporate existing large trees on the site to the extent possible. These details were incorporated into the final design approved by the HLC.

Historic Landmark Commission Public Hearing – The applicant presented the proposal to the HLC on 10/1/2020. The HLC approved the project. The HLC staff report is attached for review along with the minutes from the meeting.

Notice of the Planning Commission public hearing for the proposal include:

- Notices mailed on November 19, 2020.
- Property posted on November 20, 2020.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 19, 2020.

Public Comments

Several written public comments were received and are included for review in the pages following. No new written comments were received after the HLC public hearing on 10/1/2020.

City Comments

City Department/Division comments regarding the planned development and subdivision are attached. No comments were received that would preclude the proposed development or subdivision. Any approval granted by the Planning Commission would be conditional based upon the requirement of the applicant satisfying all City Department/Division comments.



**THE CAPITOL HILL
NEIGHBORHOOD COUNCIL**

**CHNC PURPOSE
STATEMENT**

*Enhance and strengthen the
vitality of our neighborhoods
by fostering a participatory
community of Informed,
Engaged and Empowered
residents working together
to improve our
neighborhoods.*

WWW.CHNC-SLC.ORG

January 21, 2020
Mr. Lex Traughber, Senior Planner
Salt Lake City Planning Division
By email
Re: "The Quince"

Dear Mr. Traughber,

This letter will serve as the response of the Capitol Hill Neighborhood Council to the proposed Planned Unit Development by Garbett Homes called "the Quince" on Bishop Place. Having reviewed the applicant's submitted materials and heard Mr. Paul Garbett's presentation of the project, we would like to make the following comments:

General. We support the applicant's stated intention to follow the existing patterns of site development of Bishop Place as much as possible. Our Council advocated strenuously for the preservation of three of the buildings as the Historic Landmarks Commission required. We are naturally disappointed in the resolution of this issue, which however is not the subject of the current application. We support incorporating as many aspects of the original place as possible in the design of this project.

Project name. We support Mr. Garbett's stated preference to rename the project Bishop Place. The project is not on Quince St. and using that street's name for the project reduces the name from that of a real place to a marketing slogan. Furthermore, naming the project anything other than Bishop Place will finish the job of eradicating this historically significant place from Salt Lake City's memory.

Site plan.

1. We object to the requested reduction of the setback requirement for buildings 3 and 5 from 15 feet to 10 feet. See #2 below.
2. The project does not provide enough open space. Open space is severely lacking in our neighborhood as it is throughout the city. We encourage the developer to provide as much open space as possible. To this end, we ask that they consider reducing the number of units.
3. Our neighborhood suffers from an acute lack of parking. Every development we see relies on neighborhood streets for overflow and guest parking. This cannot go on indefinitely. This project continues this trend. The developer should provide

some additional parking beyond the code requirements. Reducing the number of units would make this possible.

4. The new mayor announced a plan to plant 1000 trees in order to reduce the urban heat island effect and increase stored carbon. In this spirit, we ask that the developer include as many large trees as possible.
5. The applicant will subdivide the parcel in order to create lots for the proposed homes. Since this may have an effect on setbacks and open space, we request that the applicant resubmit the project for our review when the subdivision is proposed.

Building architecture.

1. The side of Building 1 that faces 300 West does not adequately reflect the nature of that street front. The proposed design does not accomplish the applicant's stated desire to recreate the existing structure's relationship to the street. In particular, the miniature dormer is a ludicrous gesture to the existing dormer which spans about 1/3 of the width of the building and is centered on it. The floor plan of the building precludes placing the entrance in the center, but the porch could and should span the width of the building and become the front of the building mass on 300 West, as the existing one does.
2. The little "monopoly house" gables that line the internal streets create street frontages that are unnecessarily repetitive. The existing character of Bishop Place is highly varied and this could be better reflected by varying the height, width and/or slope of the gables. We have no objection to flat roofs and a more modern overall look. This would be no more inappropriate in this historic context than the proposed design. In fact, it would be a more honest reflection of what has taken place here: modern demands for housing have outweighed historic preservation. With the decision to allow the existing buildings to be demolished, this is an accomplished fact which little gables cannot undo.

We are happy to meet with the developer to discuss our concerns in more detail and hear their responses.

Sincerely,



David R. Scheer, Chair
Capitol Hill Neighborhood Council

From: [Joshua Stewart](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Quince new construction-PLNHLC2019-01158
Date: Thursday, July 23, 2020 10:48:03 AM

Lex,

I hope that any exceptions requested for development on the Quince project are very carefully reviewed by city staff. My impression is the developers consistently try to squeeze in more development than is appropriate to the scale and form of the existing neighborhood. Set backs, heights, lot widths and massing are all a very important feature of the neighborhood and the long term quality of the projects and developers should be required to "fit" in the neighborhood.

Thanks,

Josh Stewart
1867 Princeton Ave.
Salt Lake City

From: [Charles](#)
To: [Traughber, Lex](#); [Mayor](#)
Subject: (EXTERNAL) The Quince New Construction/Bishop Place
Date: Monday, January 27, 2020 6:01:23 PM
Attachments: [dec00587.pdf](#)

Dear Mayor Mendenhall and Mr Traughber,

This letter is regarding Bishop Place and new case numbers PLNHLC2019-01157 and 01158.

Could you please explain to me why the city mails out notices and holds public hears on planning decisions? This process is a complete sham as demonstrated by the current proposal.

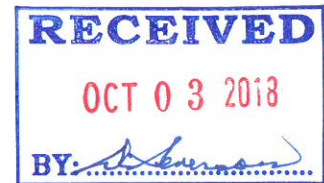
I and many of my neighbors spent nearly three years attending public meetings, planning meetings, Historic Landmark Commission meetings all regarding Bishop Place, under the false impression that input from residents actually mattered.

Mr. Garbett visited Mayor Biskupski, likely with check in hand, and all the public comments from residents, planning documents, historic zoning overlays, Historic Landmark Commission decisions, and community council recommendations, went out the window. Mr. Garbett was able to obtain demolition of all nine eligible contributing historic structures with a single visit.

Why is this new proposal any different?

I would like to encourage Mayor Mendenhall, to revisit the decision allowing demolition of these historic structures. A compromise was previously reached through the fair and equitable Historic Landmark Commission process, which only allowed for demolition of 6 structures. This would have saved the beautiful Victorian home which faces onto 300 west.

Sincerely, a very disenfranchised resident
Charles Rosier



Re: Decision in Case No. PLNAPP2018-00587, appealing Petition Nos. PLNHLC2017-00020, PLNHLC2017-0029 and PLNHLC2017-00030 of the Historic Landmark Commission's effective adoption of the Economic Hardship Review Panel's Findings.

Appellant: International Real Estate Solutions, Inc.

This appeal came before the undersigned for hearing on August 29, 2018, on appeal from a decision by the Historic Landmark Commission ("HLC") effectively adopting findings of the Economic Hardship Review Panel (the "Panel"). In pertinent part the HLC effectively approved the Panel's determination that Appellant International Real Estate Solutions, Inc. ("IRES") had not demonstrated economic hardship sufficient to allow demolition of three (3) out of nine (9) contributing structures, particularly those located at 248 West Bishop Place, 265/67 Bishop Place and 432 North 300 West Bishop Place. IRES appeals from the effective approval.

In making my decision I have considered the record of proceedings before the Panel and HLC, including detailed minutes, as well as all materials submitted to the HLC, the Staff Reports prepared for the Appeal, submissions from IRES and the arguments and materials presented during the hearing.

The decision below was made and the appeal brought pursuant to former City Code §21A.34.020.K. Of note and significance to this opinion, the City has subsequently amended that subsection of the Code to revise the standards applicable to an economic hardship determination, both by requiring more refined estimates based upon proposed designs and by providing more clear direction to decision-makers on how the revised standards should apply to any economic hardship determination. These changes have improved the process going forward and make this decision applicable only to the current appeal under the standards in effect at the time it was made. I find that the parties, including City staff, the Panel and the HLC were hampered by flaws in the former but now improved process.

Under the circumstances, including those described above, I find that the Appellant IRES has met its burden to demonstrate error in the Panel's decision and the HLC's adoption thereof for essentially two reasons, and therefore grant the appeal.

First, the members of Panel who voted against a finding of economic hardship made express findings that the three buildings subject to this appeal could be "rehabilitated." *See* Report of the Economic Hardship Review Panel – Bishop Place, p. 10 of 131. Rehabilitation alone, however, is not the standard.

Perhaps because of confusion over how to weigh the then applicable standards, the two members of the Panel voting against the economic hardship determination did not make express findings



as to the relative costs associated with the rehabilitation, or stated another way, whether the three buildings at issue could be *economically* rehabilitated. This led to an error of mixed law and fact.

Second and similarly, the Panel concluded that an economic hardship existed for six of the nine structures at issue based upon the information IRES submitted, but found a lack of sufficient engineering information to support economic hardship as to the three structures subject to this appeal. However, the methodology, engineering opinions and estimated costs and hardship justifications IRES submitted were essentially the same for all nine structures.

Even though these three buildings are primarily brick structures and provide a greater potential for rehabilitation, it was not sufficient for the Panel to simply accept the lack of engineering information as to these three structures without giving equal consideration to the cost assumptions which applied to these three as well as the other structures. Under the circumstances, the weight of substantial evidence does not support the Panel's decision to deny economic hardship for these three buildings.

For the reasons stated above, and under the particular facts and circumstances applicable here only, I reverse the HLC's decision effectively adopting the Panel's determination and find that a Certificate of Appropriateness for Demolition should be issued for the three structures subject to the appeal based upon economic hardship.

A handwritten signature in black ink, reading "Jackie Biskupski". The signature is fluid and cursive, with the first name "Jackie" written in a larger, more prominent script than the last name "Biskupski".

Jackie Biskupski
Salt Lake City Mayor

From: [Traughber, Lex](#)
To: ["Prudence Anderling"](#)
Cc: [Robinson, Molly](#)
Subject: RE: (EXTERNAL) Troubled citizen
Date: Thursday, January 30, 2020 10:28:00 AM

Ms. Anderling:

I have received your comments and will include them in the staff reports that I will be preparing for the Historic Landmark Commission and the Planning Commission for their consideration. Your concerns have been noted.

At this time, we in the Planning Division are in a period of collecting comments and information from the public as well as other City Departments/Divisions that provide input on developments of this nature. No recommendations have been made to the Commissions nor have any decisions been made. If you have further comments that you would like for me to pass on to the Commissions, I am happy to do so.

Sincerely,

Lex Traughber
Senior Planner

Planning Division
Community *and* Neighborhoods
Salt Lake City Corporation

lex.traughber@slcgov.com
TEL (801) 535-6184

WWW.SLC.GOV.COM
www.slc.gov/planning
www.slc.gov/historicpreservation

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Thursday, January 30, 2020 9:50 AM
To: Traughber, Lex <Lex.Traughber@slcgov.com>; Robinson, Molly <Molly.Robinson@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

All right. Thank you for the offer of a meeting. I'll think about that and discuss with some friends, probably better-suited to such a gathering than I.

However, it sounds as if nothing can be done about this property and its density. So, "a five-foot setback modification" could be denied, but the developer is going to proceed with a project that didn't take into account adequate parking and trees. A 5' setback is nothing compared to those bigger issues. I hope you can see how very annoying and disappointing that is. If the Planning Commission does this time after time after time, our beautiful city will become Tokyo or NY with teeny-tiny units for humans in a concrete jungle. Somehow, we're supposed to just shut up and feel okay about that :(

I am losing all faith in my government...from SLC to Washington.

You've been very gracious in your communications, thank you. But I'm angry. And it pisses me off that even though Lex Traugher was at that meeting, he won't *deign* to even answer my email. If you are his boss, then I again put that statement in front of your eyes. If you are not his boss, then kudos to you for stepping up.

P.

On Thursday, January 30, 2020, 08:51:36 AM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

The Planning Division is responsible for the research, public engagement, and development of master plans and zoning. As staff, we do not make decisions on these things but recommendations to appointed and elected officials. The Planning Commission, a group of citizens appointed by the mayor, makes recommendations on master plans and zoning to the City Council for adoption. The City Council is the final authority on setting zoning for an area and the adoption of master plans.

The specific development you are asking about must meet the standards of the zoning ordinance. It is the Planning Division's job to evaluate the proposal to determine if the proposal meets those standards, engage the community for their input, and recommend approval or denial to the Planning Commission. Since the development is not asking to change the zoning, only to seek modifications to how they meet the standards of the zoning, the final authority is the Planning Commission. The community is asked to provide their feedback on the proposal; your comments may shape what the project looks like or how it's located on the property. For example, if a development proposal seeks to reduce a setback (the distance from the property line to the building), public comment may influence whether the Planning Commission allows that reduction, requires a different setback, or does not allow a reduction. We allow some modifications of standards, like setbacks or building height, in order to achieve other goals through what's called the Planned Development process. We have a couple other processes that allow this in local historic districts. All of this is detailed in the [zoning ordinance](#), the land use laws for the city.

Hope this helps clarify. I recognize that it can be very confusing. If you'd like to set up a meeting when you are feeling better, I would be happy to walk you through this more thoroughly.

Thanks,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7261

EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Wednesday, January 29, 2020 5:03 PM
To: Robinson, Molly <Molly.Robinson@slcgov.com>; Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

Thank you.

I did try to call both of you just now, 4:45--must have missed you for the day. I happen to be very sick right now--barely able to hold a conversation and practically coughing up my toenails. But I'm confused about "who sets the policies or the rules for things." I'm speaking for more than one person in just this example of "The Quince" property. People in the neighborhood meeting brought up concerns about parking and about density, and Garbett said, "It was *zoned* for this--we are within the zoning parameters/compliance." For instance, there is a one-car garage for their units, but many residents are couples who typically each have a car. Plus, there are people who would *visit* there, being friends or family. Mr. Garbett said, "Well, they can park on the street." This answer cannot just indefinitely continue. We need to stop this. If there isn't enough room for more parking, then decreasing the "density" and number of units would solve that, right? He said it was "zoned" that way. My original question was "Who" zones things? Who said "medium density" if "medium" density means this allowance? Garbett says there will be a bit of space for trees. But the kind of trees that fight pollution (like the coming inland port) are BIG trees, not little short things. What department in the city approves or disapproves things so that they move forward in certain ways? I don't understand how to find the *source* of decisions so that we can communicate things for consideration. If time after time, "future" planning isn't done, then it will be too late and all the "spaces" for trees and too many cars will be gone.

Thank you,

Prudence

On Wednesday, January 29, 2020, 02:22:33 PM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

Lex is including your comment regarding The Quince (PLNHLC2019-01157, -58, and -59) in his staff report to the Historic Landmark Commission. The Historic Landmark Commission is the decision-making authority in this case. It would be inappropriate for Lex to respond in defense of the applicant's proposal. Our planners are tasked with shepherding applications through the review process, including gathering public comments, analyzing the application, and presenting all of this to the Commission. If you have specific questions about the proposal, Lex can and should answer those questions

We are both happy to speak with you by phone, which would be more efficient than email to answer your questions about citizen proposals. I can be reached at the number below and Lex can be reached at 801-535-6184.

Thank you,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7261

EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>

Sent: Wednesday, January 29, 2020 1:31 PM

To: Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: Re: (EXTERNAL) Troubled citizen

Hello again.

Are you the department manager there? And how can a resident/citizen/neighbor propose any changes or enter discussions about planning? Are you Lex Traugher's boss? Is he just going to ignore my messages?

P.

On Monday, January 27, 2020, 11:58:56 AM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

Ms. Anderling,

Thank you for sharing your thoughts on development in our city. We always appreciate when citizens become actively involved in the future of our neighborhoods. To answer your question more generally, density and desired land use is discussed and debated with the community thoroughly during the community master plan process. A master plan details the vision, policies, and framework developed by the community that guide growth and development in a neighborhood over a period of time –usually 20-30 years. We follow a comprehensive public engagement process and do our best to talk to as many neighbors and businesses as we can through that process. There are also multiple citywide plans that we follow to help implement broad goals of the city such as housing, air quality, parks, and urban design. I encourage you to look into these plans: [neighborhood plans](#), [citywide plans](#).

If you have additional questions about the planning process, I would be happy to answer them.

Thanks,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

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EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Friday, January 24, 2020 2:13 PM
To: Zoning <Zoning@slcgov.com>; Anglin, Anna <Anna.Anglin@slcgov.com>
Cc: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

So far, Anna, you are the only one who answered. My question may be rooted in Lex Traughber's zone, but it was broader than just than one example.

On Wednesday, January 22, 2020, 01:25:50 PM MST, Anglin, Anna <anna.anglin@slcgov.com> wrote:

Prudence,

I will forward this on to Lex for you.

Thanks,

ANNA ANGLIN

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL 801-535-7700

FAX 801-535-7750

WWW.SLCGOV.COM

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Wednesday, January 22, 2020 1:03 PM
To: Zoning <Zoning@slcgov.com>
Subject: (EXTERNAL) Troubled citizen

Hello,

I heard this email address reaches several in your department. I hope it goes to Mr. Traughber and to others, although I don't know other names. I'm a long-time SLC resident, and I feel so frustrated and depressed about development that I ask you to please Hear me? Please read this?

I was sitting in a neighborhood council meeting a few days ago where a developer was talking about a new housing project. It has 25 units, and neighbors were sounding alarms about not enough parking, not enough open space, not enough possibility for large trees (big ones that can help clean the air, not little things). The developer replied that the spot was zoned as "medium density" and that their project was within those guidelines.

Well... "medium" density is too high for some of us. And it seems that once "you" declare Medium Density, it's set in stone and things move forward. Who decides these things? Is it unthinkable to ever change your minds? Does the fact that the residents all around want something different (something less or more) matter to anyone?

Watching coverage of the national event today along with knowing there's nothing we can do to change this developer's plans (we asked him to reduce the number of units to remedy some of our concerns and he flatly said no... *plus*, somewhat laughably, he wants to even *increase* some of his space by 5 feet!) -- have filled me with a sense of futility, hopelessness and helplessness. People in government just have too much power. You all have too much power. Things are decided, and that's the end of the story. Nobody really cares what anyone thinks or wants or objects-to if they don't have money or influence.

P.

From: [Hardman, Alan](#)
To: [Traughber, Lex](#)
Cc: [Mikolash, Gregory](#)
Subject: RE: PLNHLC2019-01157 - The Quince - New Construction in an Historic District - 432 N. 300 West
Date: Friday, January 3, 2020 7:10:28 AM

Lex,

Proposals for the redevelopment of this street have come to several DRT meetings as follows: 10/31/2018 (DRT2018-00282) attended by Joel Paterson; 11/30/2018 (DRT2018-00318) attended by Amy Thompson; 7/5/2019 (DRT2019-00178); and 11/26/2019 (DRT2019-00343) attended by Lex Traughber. The major planning/zoning issues identified in the DRT meetings were petitions for: 1) historic approval for new construction; 2) planned development approval; 3) special exception approval for setbacks, lot widths and building heights; and 4) preliminary condominium subdivision plat approval. The applicant has submitted four applications for all these issues. Zoning comments are provided in the DRT Reports in Accela and zoning requirements will be met in the planning approvals. No additional zoning comments are provided.

Alan

ALAN HARDMAN
Senior Development Review Planner

BUILDING SERVICES DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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FAX 801-535-7750

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From: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>
Sent: Wednesday, December 18, 2019 3:37 PM
To: Hardman, Alan <Alan.Hardman@slcgov.com>; Bateman, Douglas <Douglas.Bateman@slcgov.com>; Christopher, Todd <Todd.Christopher@slcgov.com>
Cc: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: FW: PLNHLC2019-01157 - The Quince - New Construction in an Historic District - 432 N. 300 West

Please respond in Accela prior to date specified below.

Thanks,

HEATHER GILCREASE
Development Review Supervisor

BUILDING SERVICES DIVISION

DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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FAX 801-535-7750

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From: Traughber, Lex

Sent: Wednesday, December 18, 2019 3:28 PM

To: Weiler, Scott <scott.weiler@slcgov.com>; Mikolash, Gregory <gregory.mikolash@slcgov.com>; Barry, Michael <Michael.Barry@slcgov.com>; Draper, Jason <Jason.Draper@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>

Cc: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>; Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: PLNHLC2019-01157 - The Quince - New Construction in an Historic District - 432 N. 300 West

Good afternoon,

Paul Garbett, Garbett Homes, has submitted an application for New Construction in an Historic District for a single-family attached development of 25 units configured in 5 buildings located at the above address (Bishop Place). The applicant's detailed project narrative and plans are attached. This is one of 3 routing requests concerning this project that you will be receiving, the other two are for Preliminary Plat Subdivision & Planned Development. Perhaps the easiest way to collect comments and get them into Accela would simply for you to send me an email regarding all three of the planning processes and I will enter them into Accela for you.

Please review the information submitted and respond with any comments as soon as you are able. Due to the holidays, I would ask that you provide comments no later than **Monday, January 20, 2020**. If you do not have any comments, please respond by email with "no comment" so that I can be sure that you have at least seen the request. If you have any questions, please do not hesitate to contact me.

Thank you!

Lex Traughber
Senior Planner

Planning Division
Community *and* Neighborhoods
Salt Lake City Corporation

lex.traughber@slcgov.com
TEL (801) 535-6184

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www.slc.gov/planning

www.slc.gov/historicpreservation



Work Flow History Report

246 W Bishops

PLNHLC2019-01157

| Date | Task/Inspection | Status/Result | Action By | Comments |
|------------|-----------------------|---------------|-------------------|--|
| 12/17/2019 | Staff Assignment | Assigned | Traughber, Lex | |
| 12/18/2019 | Staff Assignment | Routed | Traughber, Lex | |
| 12/30/2019 | Transportation Review | Complete | Barry, Michael | The minimum parking requirement is listed in 21A.44.030. It appears that the parking requirement has been satisfied. The parking layout must conform to standards in 21A.44.020. Ten foot sight distance triangles are required at the driveways; it is not apparent that this requirement has been satisfied. |
| 1/6/2020 | Building Review | Complete | Christopher, Todd | No Building Code concerns with the plans at this phase. |
| 1/6/2020 | Engineering Review | Complete | Weiler, Scott | No objections. |
| 1/7/2020 | Zoning Review | Complete | Hardman, Alan | |
| 4/8/2020 | Planning Dept Review | In Progress | Traughber, Lex | Waiting on applicant |
| 6/16/2020 | Planning Dept Review | In Progress | Traughber, Lex | |

| | | | | |
|-----------|--------------------------------------|-----------|----------------|---|
| 9/17/2020 | Fire Code Review | Complete | Traughber, Lex | <p>Fire Code comments:</p> <ul style="list-style-type: none"> • Fire department access roads shall be so design to withstand imposed loads of 80,000 pounds. These roads shall be all weather-driving surface of either concrete or macadam. • When the fire department access road is constructed at the minimum width (20-feet), the access road shall be provide with signs on both sides located at the entrance of the access road stating "NO PARKING FIRE LANE". • When a fire department access road has a dead end that is 150 feet in length or greater it shall be provided with a fire department turn-around, which has been provided. It shall also be provide with a sign indicating that it is a dead end. This sign shall be placed on both sides of the entrance of the dead end street facing the direction of travel. The sign shall be have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. The sign shall be marked with permanent DEAD END—FIRE LANE signs complying with Figure D103.6. Vehicle impact protection shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3 of the International Fire Code. • Fire hydrants shall be installed so that all portions of the first story exterior are within 600-feet and meet the minimum required fire flows. <p>Douglas Bateman</p> <p>Doug,</p> <p>Thank you for the comments. In terms of this specific project, based on the information that I provided including the site plan, do you see any specific issues that may be problematic with the proposed development?</p> <p>Lex Traughber</p> <p>No, it looks like the design was aware of the fire requirements and planned accordingly.</p> <p>Thanks,</p> <p>Doug Bateman Fire Protection Engineer</p> |
| 9/17/2020 | Police Review | Complete | Traughber, Lex | <p>The only concern/comment we have relates to the spaces created by the setbacks. They should be well lit at night with directional lighting that doesn't trespass into windows. 300 W is a common road used by the homeless that walk to service providers in the city and regular homeless camps that crop up around the quarry on Victory Rd. and the hot springs. So, making sure those areas can be monitored by the residents at all times of the day would be important.</p> <p>Scott Teerlink</p> |
| 9/17/2020 | Public Utility Review | Complete | Draper, Jason | <p>Public Utilities was contacted in writing on two separate occasions to solicit comments regarding this project. No comments were ever received.</p> |
| 9/22/2020 | Historic Landmark Commission Hearing | Scheduled | Traughber, Lex | |

| | | | | |
|-----------|-------------------------|-------------|----------------|--|
| 9/22/2020 | Planning Dept Review | Complete | Traughber, Lex | |
| 9/22/2020 | Staff Review and Report | HLC Hearing | Traughber, Lex | |

ATTACHMENT I: Historic Landmark Commission Staff Report & Minutes – 10/1/2020

[6:23:23 PM](#)

Bishop Place (Formerly The Quince) New Construction & Special Exceptions at approximately 432 North 300 West - Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition.

a. **New Construction** - This project request requires approval for new construction in an historic district. **Case number PLNHLC2019-01157**

b. **Three Special Exceptions:**

- i. The applicant requests a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').
- ii. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').
- iii. The applicant is requesting modification to maximum building/wall height for certain units located on the interior of the development. The maximum building height in the SR-3 zone is twenty-eight feet (28') and wall height is twenty feet (20'). The applicant is requesting a building height of thirty-six feet (36') and a maximum wall height of twenty-eight feet (28') for eight (8) of the units. **Case number PLNHLC2019-01158**

The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located within Council District 3 represented by Chris Wharton (Staff contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com)

Lex Traugher, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Historic Landmark Commission approve the requests with the conditions listed in the staff report.

Paul Garbett, applicant, provided a presentation with further design details.

The Commission, Staff and Applicant discussed the following:

- Clarification on use for community garden

PUBLIC HEARING [6:45:35 PM](#)

Chairperson Peters opened the Public Hearing;

Cindy Cromer – Stated she thinks the diversity, materials, and colors will help with wayfinding as people look for their friends units. The diversity she sees in this historic district is amongst the residence and the type of architecture and she doesn't see this level of diversity in materials and colors, especially in multiple unit buildings. She would dial back 1 material per unit and 1 color change per unit.

Ashley Patterson – Provided an email comment stating her support of the request.

Seeing no one else wished to speak; Chairperson Peters closed the Public Hearing.

The applicant addressed the public comments.

The Commission made the following comments:

- I'm surprised to see black roofs in this time of climate change and global warming
- I like the modifications to the entry way of the building
- I agree with the use of the materials
- The applicant is only proposing to exceed the height limit of 25% or 8 of 24 buildings, and the way they're scattered throughout the development, reads nicely
- I really like what they've done

MOTION [7:00:35 PM](#)

Commissioner Richardson stated, based on the analysis and findings in the staff report that the standards for a Certificate of Appropriateness involving new construction in a local historic district have been substantially met, testimony and the proposal presented, I move that the Commission approve the request for new construction located at approximately 432 N 300 West (Bishop Place), subject to the following condition:

1. Vinyl windows shall be avoided as they are not a durable material and therefore inappropriate for new construction in the City's local historic districts. The applicant will work with Planning Staff to identify a type of window that meets New Construction Standard 21.34.020(H)(6)(c) - Windows and the associated design guidelines highlighted in this staff report prior to the issuance of a Certificate of Appropriateness.

Motion to approve the Special Exceptions:

Based on the analysis and findings in the staff report that the standards for Special Exceptions have been substantially met, testimony and the proposal presented, I move that the Commission approve the request for the three (3) Special Exceptions located at approximately 432 N 300 West (Bishop Place).

SUBSTITUTE MOTION [7:02:54 PM](#)

Commissioner Svendsen stated, the substitute motion is Commissioner Richardson's motion verbatim except with a revision that the Commission specify that the windows need to be wood or wood clad.

Commissioner Richardson accepts the substitute motion.

Commissioner Vela seconded the motion with amendment. Commissioners Maw, Petro-Eschler, Hyde, and Vela voted "Aye". Commissioner Torres-Mora abstained from voting. Commissioner Svendsen voted "Nay". The motion passed 5-1.

[7:06:57 PM](#)

Addition, New Garage & Associated Special Exceptions at approximately 1218 3rd Avenue - Jeff Schindewolf, Architect, on behalf of the property owners, Scott and Jen Provost, is requesting approval from the City to construct an addition to the rear of the existing single-family residence, demolition of the existing garage, and construction of a new garage in a new configuration in the same location. The house is a contributing building within the Avenues Historic District and is zoned SR-1A (Special Development Pattern Residential District). This proposal requires review and approval of the following petitions:

- a. Certificate of Appropriateness for Minor Alterations to a contributing structure, and



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: October 1, 2020

Re: Bishop Place (Formerly **named** “The Quince”) - New Construction & Special Exceptions
Petitions PLNHLC2019-01157 & 01158

BISHOP PLACE – NEW CONSTRUCTION & SPECIAL EXCEPTIONS

Property Address: 432 N. 300 West (Bishop Place)
Parcel IDs: 087-36-254-009, 017, 018, 022, 023, 024, 025, 026, 027, 061, 062
Historic District: Capitol Hill
Zoning District: SR-3 – Special Development Pattern Residential District
Master Plan: Low Density Residential (5-15 Dwelling Units Per Acre)
Design Guidelines: Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City

REQUEST: Paul Garbett, representing Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units, in a configuration of five separate buildings, and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning **Staff's opinion that the proposed new construction request** substantially meets the applicable standards of approval and the associated multifamily design guidelines and therefore, recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness (COA) with the following condition:

1. Vinyl windows shall be avoided as they are not a durable material and therefore inappropriate **for new construction in the City's local historic districts. The applicant will work with Planning Staff** to identify a type of window that meets *New Construction Standard 21.34.020(H)(6)(c) - Windows* and the associated design guidelines highlighted in this staff report prior to the issuance of a Certificate of Appropriateness.

In addition, it is Planning Staff's opinion that the three (3) proposed special exception requests meet the applicable standards and should therefore be approved.

ATTACHMENTS:

[A – Vicinity Map](#)

[B – Historic District Map](#)

[C – Applicant Information – Project Narratives](#)

[D – Development Plan Set \(8/28/20\)](#)

[E – HLC Work Session Minutes \(2/6/20 & 8/6/20\)](#)

[F – Zoning Ordinance Standards](#)

[G – Analysis of Standards for New Construction/Applicable Design Guidelines](#)

[H – Analysis of Standards for Special Exceptions](#)

[I – Public Process and Comments](#)

[J – City Department/Division Comments](#)

PROJECT DESCRIPTION:

New Construction

The project is composed of twenty-four (24) single-family units configured in six (6) separate buildings. The overall proposed design is a modern interpretation of traditional attached single-family structures. The units are all two bedroom, with a two car garage in the units in buildings 1 & 2, and a one car garage in the units in buildings 3, 4, 5 & 6. Four guest parking spaces are proposed in the development.

The units themselves are designed in three different floor plans and five different color schemes. The applicant is requesting a Special Exception for the building and wall height for eight of the units, located internally to the project, in order to realize further unit variation. Variation in front yard setback for buildings 3-6 provides for resident amenities and gathering areas to create a pedestrian friendly, walkable, neighborhood feel. The street itself is proposed with variation in paving pattern, including rolled curbs, to also enhance a cohesive neighborhood setting. Each unit will have a small, fenced, semi-private rear yard patio area. All air-condition compressor units and utility installations (electric/gas meters) will be located behind each unit so as not to be visible from the street.

Proposed building materials include cedar siding, fiber cement lap siding, fiber cement board & batten siding, brick veneer, cement stucco (no EIFS), asphalt shingle roofs, vinyl single-**hung windows with 8” mullions**, vinyl fixed windows, small horizontal slider windows on the rear of buildings 3-6, fiberglass/glass front entry doors, French doors and aluminum railings on second story balconies, aluminum and glass garage doors, and rear sliding glass doors.

The applicant has submitted a narrative for consideration that outlines how the proposed development meets standards and the associated design guidelines (Attachment C). Revised site plan, elevation drawings, and renderings have been submitted for review (Attachment D). In addition, streetscape and massing drawings have been submitted to provide a sense of scale between the proposed new construction and surrounding development.



Bishop Place



Site Plan

Special Exceptions

1. The applicant requests a modification to the minimum lot width requirement for each lot is Buildings 3, 4, 5 and 6. **The applicant is requesting a minimum lot width of nineteen feet (19’). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22’).**
2. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten foot (10’) rear yard setback. **The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15’) and not to exceed thirty feet (30’).**



3. The applicant is requesting modification to maximum building and wall height for certain units. The maximum building height in the SR-3 zone is twenty-eight feet (28’). The maximum wall height is twenty feet (20’) in this case. The applicant is requesting a building height of thirty-six (36’) and a wall height of

approximately twenty-eight feet (28') for the units in the interior of the development and block as shown in red:



BACKGROUND INFORMATION:

The plans included for consideration in this staff report are a result of a long series of discussions between the applicant, planning staff, and the HLC. These discussions have resulted in several design iterations from the applicant to address concerns of both Planning Staff and the HLC. Two work sessions were held with the HLC, the first occurred on February 6, 2020 and the second on August 6, 2020. Memorandums, including proposed plans and staff concerns, were provided for each of these work sessions to the HLC Commissioners for consideration and discussion. The minutes from each of these work sessions are included for review (Attachment E).

To summarize, the first work session resulted in a majority of negative comments regarding the proposed design at that time. The issues included but were not limited to the repetitive and monolithic nature of the design, the problematic design of the **300 West unit, mass, volume, height, color, lack of “quirkiness”, lack of** green space, lack of cohesive neighborhood feel, and lack of compatibility with the historic district. The applicant took these comments into consideration and modified the design to address concerns. The second work session resulted in a majority of positive comments and positive discussion regarding the design. The **applicant was asked specifically to reconsider the “Scandinavian” style architecture that was prominent in the front gables, and was asked to incorporate existing large trees on the site to the extent possible. The plans included in this staff report reflect the applicant’s willingness and ability to address the majority of concerns** discussed during both work sessions.

KEY ISSUES/SPECIAL EXCEPTIONS:

Historic Context

Bishop Place is a dead-end, private, courtyard street off of 300 West. The street is somewhat unusual in and of itself, although several of these old courtyard type streets exist in the City. All of the existing, vacant, residential structures along this street have been approved for demolition. Because of this, the redevelopment of this street is unique. It is highly unusual to have an entire street proposed for redevelopment in a local historic district, and certainly unusual for the Historic Landmark Commission to review a project that encompasses an entire street. More typically, in recent history, large multifamily

developments in the local historic districts have been on large vacant parcels, sometimes along a stretch of a given block face, but rarely if ever, both sides of an entire street.

Because of these unusual circumstances, there has been discussion regarding “Historic Context”. In the past, we as Planning Staff have looked at historic context in terms of adjacent development to a given proposal, the block face, surrounding area, and a given district. We have not considered the historic context to be what is existing on a given parcel(s) proposed for redevelopment, as quite often the parcel(s) are vacant. Simply put, historic context is considered the existing, surrounding development to a given parcel(s).

In the case of Bishop Place, to remain consistent with how projects have been reviewed in the past, the analysis of the Bishop Place development is based on the context provided by the immediate adjacent parcels, the wider block face, and the Capitol Hill District. As we have seen and discussed, the immediate development surrounding the proposed project is commercial (along 300 West), single and multifamily residential, a church, and a sea of associated surface parking lots (for the church and adjacent multifamily development). The immediate historic context consists of a wide range of adjacent land uses. Based on the variety of adjacent uses, the proposed single-family attached development seems a reasonable land use for the Bishop Place property. Further, the City is in desperate need of additional housing of all types. An increase in the residential density over the existing units is supported in multiple City policy documents including Plan Salt Lake and the Five-Year City Housing Plan.

It is Planning Staff’s opinion that the unit that fronts on 300 West has been designed to be compatible with surrounding development along the block face in terms of mass and scale, and certainly is a clear nod to the existing home that is slated for demolition. The remainder of the development has been designed and re-designed to take into account the quirky and unique nature of the Capitol Hill Historic District. In short, through the many iterations of plans, internal discussions, as well as discussions with the HLC, it is Planning Staff opinion that the proposed development plans meet the standards for new construction.

Special Exception for Reduction in Lot Width

The applicant has requested a reduced lot width for the proposed individual lots in building 3, 4, 5 and 6. The minimum lot width in the SR-3 Zone for single-family attached development is twenty-two feet (22’).

The applicant is requesting a lot width of nineteen feet (19’). The applicant requests this special exception to allow more open space between the buildings. Open space and neighbor gathering locations have been discussed by the HLC and deemed essential to the overall project design. Planning Staff notes that the reduced lot width does not result in an increase in density and therefore has no issue with the request.

Special Exception for Rear Yard Setback

The applicant has submitted a Special Exception request for a reduction in the rear yard setback. To be clear, the rear yard in this case is that area to the east of Building 4 as shown in red above. The area east of Building 6 is considered an interior side yard and they meet the development standard for this portion of the property. The rear yard setback requirement in the SR-3 Zone reads, *“Twenty percent (20%) of the lot depth but not less than fifteen feet (15’) and need not exceed thirty feet (30’)”*. The applicant is requesting **that the required minimum fifteen foot (15’) rear yard setback be reduced ten feet (10’)**. Planning Staff notes for HLC consideration that the rear yard area of concern abuts an adjacent surface parking lot for a multifamily residential development. Planning Staff would assert that granting the reduced rear yard setback would have little to no impact on the adjacent property given the proximity of the nearest structure on said parcel, and would again allow for more usable open space throughout the development.

Special Exception for Additional Building and Wall Height

Following the 2/6/2020 work session, in light of the comments from the Commission concerning **“monolithic building design”, front yard area for the individual units and buildings, lack of neighborhood** variety and feel, it was suggested by Planning Staff that perhaps the applicant could attempt to address these

concerns by requesting additional building height for units located on the interior of the block. By doing so, the front yard setbacks are more varied giving the individual buildings greater façade articulation, additional parking is realized in driveways to the units that are setback, and additional public/neighborhood amenity space is created, all the while maintaining the square footage measurements of the units. Square footage lost at grade is thus realized in additional building height. Given the location of the units with increased building and wall height on the interior of the block, and the fact that the increased building and wall height accounts for greater variation between the residential units, Planning Staff supports the increased building and wall height request.

PHOTOS OF SUBJECT SITE:



View of Bishop Place from 300 West.



View of Bishop Place from 300 West.



View of Bishop Place looking toward 300 West.



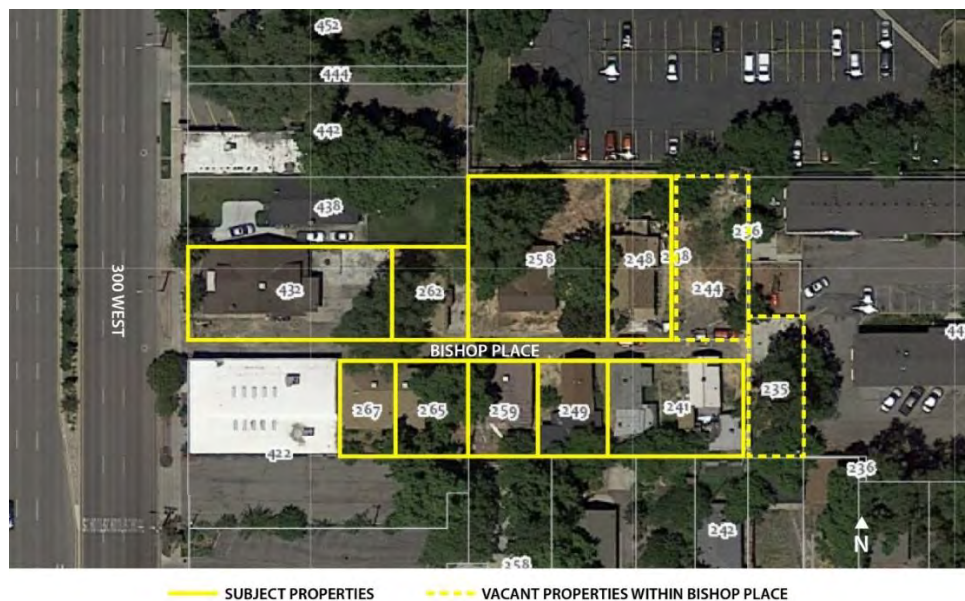
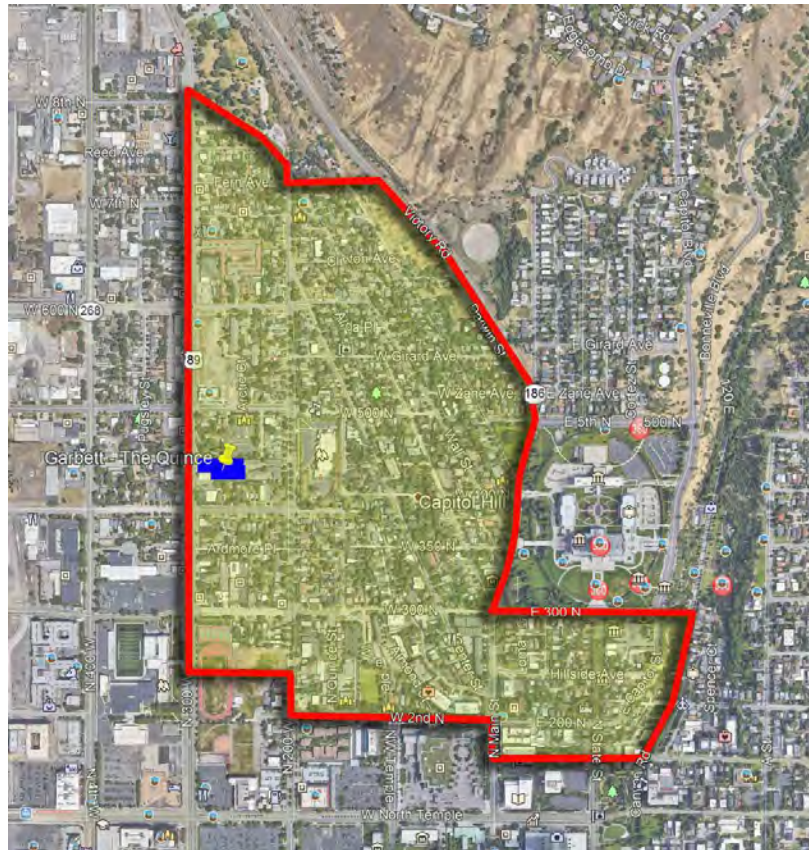
Existing home fronting on 300 West.

NEXT STEPS:

The project requires approval from the Planning Commission. The proposal will be reviewed by the Planning Commission following any positive decision by the HLC. The following are the applications that have been submitted for Planning Commission action:

- a. Planned Development – The proposed project requires Planned Development approval for the creation of lots without public street frontage (Bishop Place is a private street) and the averaging of lots sizes. The applicant proposes individual lot sizes that are less than the 1,500 square feet required in the SR-3 zone, however the overall average of the lots created, along with common area, will exceed the required 1,500 square foot minimum. Case Number PLNSUB2019-01159
- b. Subdivision – The applicant has submitted a preliminary plat request to subdivide the property so that each individual single-family attached dwelling unit is located on its own lot. Case Number PLNSUB2019-01160

ATTACHMENT A: VICINITY MAPS



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: APPLICANT INFORMATION/NARRATIVE

Bishop Place

A Residential Development by Garbett Homes

In Historic Capitol Hill, from 1891, 12 residential courts were developed. Of those 12 only 6 remain. Bishop Place is one of those unique remaining courtyards. In our development we have sought to preserve the original courtyard feel. The 300 West corridor's proximity to the railroad created an opportunity for the original developers to build homes that could house the local working population. The structures within Bishop Place were meant for that exact purpose. They were homes for working residents of Salt Lake City. They lived and worked in their communities. It is within this context that we present to you our town home development; Bishop Place. Our goal is to provide the most energy efficient Townhomes to our buyers for the lowest cost. We want Bishop Place to return to its former purpose of providing housing for people who live, work and play in Salt Lake City.

1. Settlement Patterns and Neighborhood Character:

- a. Block and Street Patterns: The layout of Bishop Place follows the original unique courtyard concept. Our current layout preserves Bishop Place as one of the last remaining courtyards from the early 1900s. With direct access from 300 West our residents will drive down the historic Bishop Place to enter their homes. The current site plan retains the original size of the street of Bishop Place, in its original location within the block face for a tighter more neighborhood-oriented feeling. The homes are largely oriented towards Bishop Place. Within the greater context of this portion of the block, Bishop Place will be located in the commercial section of the block face. To the immediate north is a single-family home, however that home neighbors a commercial dry cleaner. To the south are two commercial buildings. Bishop Place would continue this historic mixing of residential alongside commercial. The new building that will be on the block face will follow closely the original height, setback and width of the existing structure.
- b. Lot and Site patterns: The proposed project on the block face of 300 West closely follows the current setback, height and scale of the original building. The front door along with the windows will be oriented to 300 West thus continuing the pedestrian oriented pattern that is found within this block. Within the courtyard the new buildings will continue their orientation to Bishop Place, maintaining the unique courtyard feel that has been established along Bishop Place. The courtyard feel will be furthered through the use of stamped concrete and other methods and material besides standard street blacktop to signify the pedestrian and vehicular entrance into a courtyard. This will help to create more of an intimate feel within Bishop Place as well as a calming effect on vehicular traffic and will open up the space to other uses.
- c. The public realm: In conformity with the public realm goals of the ordinance, Bishop Place will be replacing the existing structure with a twin home building that follows the same orientation and maintains the same scale as the previous building. We have accomplished this by maintaining the same set back as the current structure. For the building along the

block face we have also kept the height and roof shape similar to the existing apartment home. Our new town homes at the critical entrance to bishop place will sit on the same general footprint as the existing apartment home. The setback, width and height of the new structure will largely remain the same. With the front door and windows facing to the street along 300 West we feel that the historic block face will remain true to its origins. Within the courtyard we are maintaining the forward, street facing orientation of the buildings while also preserving the courtyard feeling. These homes will be oriented towards the courtyard with their front doors and windows facing bishop place. Variations in the elevations such as balconies and pop outs will help to create an appropriate scale for the interior courtyard of the project.

- d. **Building Placement:** The principle building at the entrance of Bishops place will maintain and reflect the setbacks, height and footprint patterns of the original building. It will continue the historical mixed uses that are unique to this portion of the 300 West block face. The original multi-unit apartment building will be converted to a multifamily townhome building. At the entrance of Bishop place the end unit will be oriented towards 300 West in order to preserve the pedestrian focused orientation of this block. The front door, with a porch and windows all oriented towards the pedestrian will help to accomplish this. As you continue into Bishop place the new homes will be oriented towards the Bishop Place street. The front doors, windows and garages will be oriented towards the courtyard. The different use of materials, front porches and balconies all oriented toward the pedestrian help to reduce the bulk and scale of the homes and create a more intimate community feel. These homes will follow the general placement pattern of the existing structures that are currently found within the courtyard. All homes will be landscaped using Localscape principles. This includes native drought resistant plants that are indigenous to the area.
- e. **Building Orientation:** As previously stated the principle building at the entrance to Bishop place will maintain its orientation to 300 West, we want to ensure that the block face as well as the historic use remains consistent within this part of the Historic District. Within the courtyard the homes will maintain the traditional orientation to Bishop Place. Another goal was to preserve and highlight the unique courtyard that is found in Bishop place. Through the orientation of the buildings, their setbacks and height we have sought to create an intimate, calming, community feeling within the courtyard of Bishop Place.

2. Site access parking and services:

- a. **Site Access:** access to Bishop Place will remain unchanged. The original curb cut and street will remain in its current location requiring no change to the block face. The access for pedestrians as well as vehicles will remain the same as it has been historically. Garages and front door entrances will be oriented towards the Bishop Place street.

b. Site and Building Services: Building services and utilities will be located to the rear of the buildings, or out of sight from the main street. Air conditioning units will be placed at the rear of the homes. Where façade placement is unavoidable effective screening will be integrated.

3. Landscape and Lighting

- a. Grading of Land: no grading and retaining walls are anticipated in this development.
- b. Landscape structures: All Landscaping will be professionally done with an adherence to local landscape principles of design and use. This includes a mixture of indigenous local plants that help conserve water, as well as more traditional elements (such as grass) to tie the project in effectively with the neighboring properties and create landscape consistency within the block face. The site will also feature a community garden for residents that has been designed in conjunction with Wasatch Gardens.
- c. Lighting: Each home will be individually lighted, with discrete modern fixtures that highlight and compliment the modern design of each home. They will be set to a light sensing photocell that automatically turns them on each night.

4. Building Form and Scale:

- a. Character of the street Block: Currently at the main entrance to Bishop Place and the main focus along the block face is a large two-story home that was converted into an apartment building. Our new Town Home building will follow the current setback, it will be placed back in order to best maintain the historic block face. The height will be the similar as well to preserve the current scale along this block. It will sit on the same footprint as the existing building but will extend deeper into the block. The front door of this first building at the entrance to Bishop Place will be oriented towards 300 West. The front door, porch and windows (that are consistently featured along this historic block face) has been implemented into the design in order to maintain greater continuity within the block face along 300 West. In our design of the roof line we wanted to reflect common designs found within this neighborhood. The goal of the Gable roofline pattern found within Bishop Place is to better tie it into the rest of the neighborhood. The home at the entrance will feature a covered front door entrance, common within the block face. The brick façade and wood siding is consistent with other homes in this district combining brick and wood materials. The brick on the lower levels of the homes help to distinguish between ground and second levels while providing variation and relief to the pedestrian viewers. The different use of materials, doors, windows and even balconies will help to clearly delineate the different homes within each building. The placement of windows helps to further break down the scale of the home facing 300 West and long Bishop Place. An opaque garage door provides another layer of interest and relief for the pedestrian. Within the courtyard we wanted to

continue the historic feel of worker housing by taking design cues from the existing structures and incorporating them in a modern way for our buyers. The new homes will reflect existing structures features such as brick and wood siding on a gabled style roofline. This feel will be continued with the new townhomes. By mixing traditional brick and siding we will provide continuity between the new homes and the buildings that they are replacing will also continuing common design themes found throughout the historic district.

4. Building Character

- a. Façade Articulation and Proportion: Bishop Place was designed with gabled architectural elements in order to more appropriately reflect the existing patterns found within the block face along 300 West. At the main entrance to Bishop place the building will be of similar height, width and placement to the existing structure. The pedestrian entrance to the initial building will be directly facing 300 West. The materials incorporated in the new building are meant to reflect not only the existing structure which it is replacing, but the other homes found within the block face. This is consistent with both the commercial and residential buildings that compose this block of 300 West. Within the project the articulation of the second floor pop out with the balcony helps to soften and reduce the scale of the townhomes. The additional height adds variation to the building while not overwhelming as it is contained between two smaller units. It creates variation and interest between the street level and second level. The smaller garages featured in the majority of the townhomes helps to soften and create relief within the Bishop Place portion of the project. Additionally, the materials chosen for the front façade help to create the feeling of a solid base through the use of brick on the base level and wood and siding on the second levels. This design incorporates materials commonly found within the historic neighborhoods. The variation of materials used helped to create a significant distinction between each home within each building. Helping to visually distinguish each home from its neighbor while providing relief and reduced scale to the pedestrian. Placement of the windows, doors and garages has been carefully considered in order to create a visually appealing ratio of solid to void. The opaque garage serves as an effective relief to the garages being placed in the front of the home.

5. Building materials, Elements and Detailing

- a. Materials: Bishop Place homes will feature more than 80% durable materials including cedar siding, fiber cement lap siding, and brick veneer. These materials will be used in a contemporary design but will be complimentary to surrounding historic facades within the block face. Care has been made in the placement of these materials to introduce a distinct

visual separation between ground floor and second level. The use of brick creates the impression of a masonry foundation upon which the rest of the home is built. The masonry foundation is common within this historical district. The use of different materials and architectural features also helps to distinguish between each individual home, despite being physically connected. Colors found within the existing structures as well as those within the neighborhood have been incorporated to provide continuity within the block. Through these means we hope to incorporate common themes of architectural distinction that are commonly found in the historic district.

- b. Windows: The new homes will feature energy efficient windows orientated towards the street in an arrangement that is cohesive with the traditional placement of windows within the Historic district. Effort has been made to ensure that there is a visually pleasing and historically balanced solid to void ratio throughout the project. This has been accomplished through not only the main windows, but also the main entrance doors as well as utilizing opaque garage door windows.
- c. Architectural elements and Details: A modern gabled roofline is one of the prominent features found within our project. This feature is commonly found within the current structures on Bishop Place and within the neighborhood. Architectural support beams at the recessed entrance of the home provides additional details of interest. The varied use of masonry, wood, windows, doors and balconies all create a visually interesting and varied façade.
- d. Signage Location: All signage for Bishop Place will be temporary and only last the duration of the construction and sales periods.

Bishop Place Special exceptions

1. Due to restraints in the site plan we are requesting a 10' setback for the rear yard. We feel that there is sufficient buffer between Building 5 and the north Marmalade Hill Apartment building (approximately 35') that the reduction in setback by 5' will not have a significant negative impact on either development. This exception will allow for the current turnaround to accommodate fire and safety vehicles as well as maintain a more open feeling through out the site by maintaining greater separation between the buildings. This exception will help to further the goal of providing more breathing space between buildings and more open space for residents within the community.



2. We are seeking a Building Height and Wall exception of 36' from the current maximum set at 28'. The units that would require this exception are highlighted in red. This exception allows us to create a more open site plan with greater building form variety. It allows more variation in form and scale and will allow more units to be set further back from the street, which in turn will allow for more guest parking. The taller units will be contained to the interior of the community so as to not introduce the extra height near to 300 West. This will lessen the interruption of the increased scale to the pedestrian.



ATTACHMENT D: DEVELOPMENT PLAN SET (8/28/20)



PROJECT DEVELOPMENT PLAN

| | |
|------|---------------------------------------|
| D000 | COVER PAGE |
| D001 | SITE PLAN |
| D002 | CAPITOL HILL HISTORIC DISTRICT AREA |
| D003 | CONTRIBUTING STRUCTURES EXHIBIT |
| D004 | CONTRIBUTING STRUCTURES PHOTOS |
| D005 | NEIGHBORHOOD PHOTOS |
| D006 | TREE EXHIBIT |
| D101 | STREET COMPOSITE |
| D102 | VIEW FROM 300 WEST & STREET ELEVATION |
| D103 | VIEW OF 300 WEST ELEVATION |
| D104 | VIEW OF BUILDING 1 |
| D105 | VIEW OF BUILDING 3 (1) |
| D106 | VIEW OF BUILDING 3 (2) |
| D107 | VIEW OF BUILDING 6 |
| D108 | WOONERF (WALK STREET) VIEW |
| D109 | AERIAL VIEW |
| D110 | BACKYARD VIEW |
| D111 | CONTEXT VIEW SW |

| | |
|------|---|
| D112 | CONTEXT VIEW SE |
| D113 | CONTEXT VIEW NE |
| D114 | CONTEXT VIEW NW |
| D301 | BUILDING 1 EXTERIOR ELEVATIONS |
| D302 | BUILDING 1 EXTERIOR ELEVATIONS |
| D303 | BUILDING 2 EXTERIOR ELEVATIONS |
| D304 | BUILDING 2 EXTERIOR ELEVATIONS |
| D305 | BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR) |
| D306 | BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR) |
| D307 | BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR) |
| D308 | BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR) |
| D401 | 2 BEDROOM - 01 FLOOR PLANS |
| D402 | 2 BEDROOM - 02 FLOOR PLANS |
| D403 | 2 BEDROOM - 03 FLOOR PLANS |
| D405 | 2 BEDROOM - 05 FLOOR PLANS |
| D501 | MATERIAL/COLOR BOARD |
| D502 | COLOR SCHEME LOCATIONS |
| D503 | TYPICAL WALL SECTIONS |
| D504 | WINDOW DETAILS |

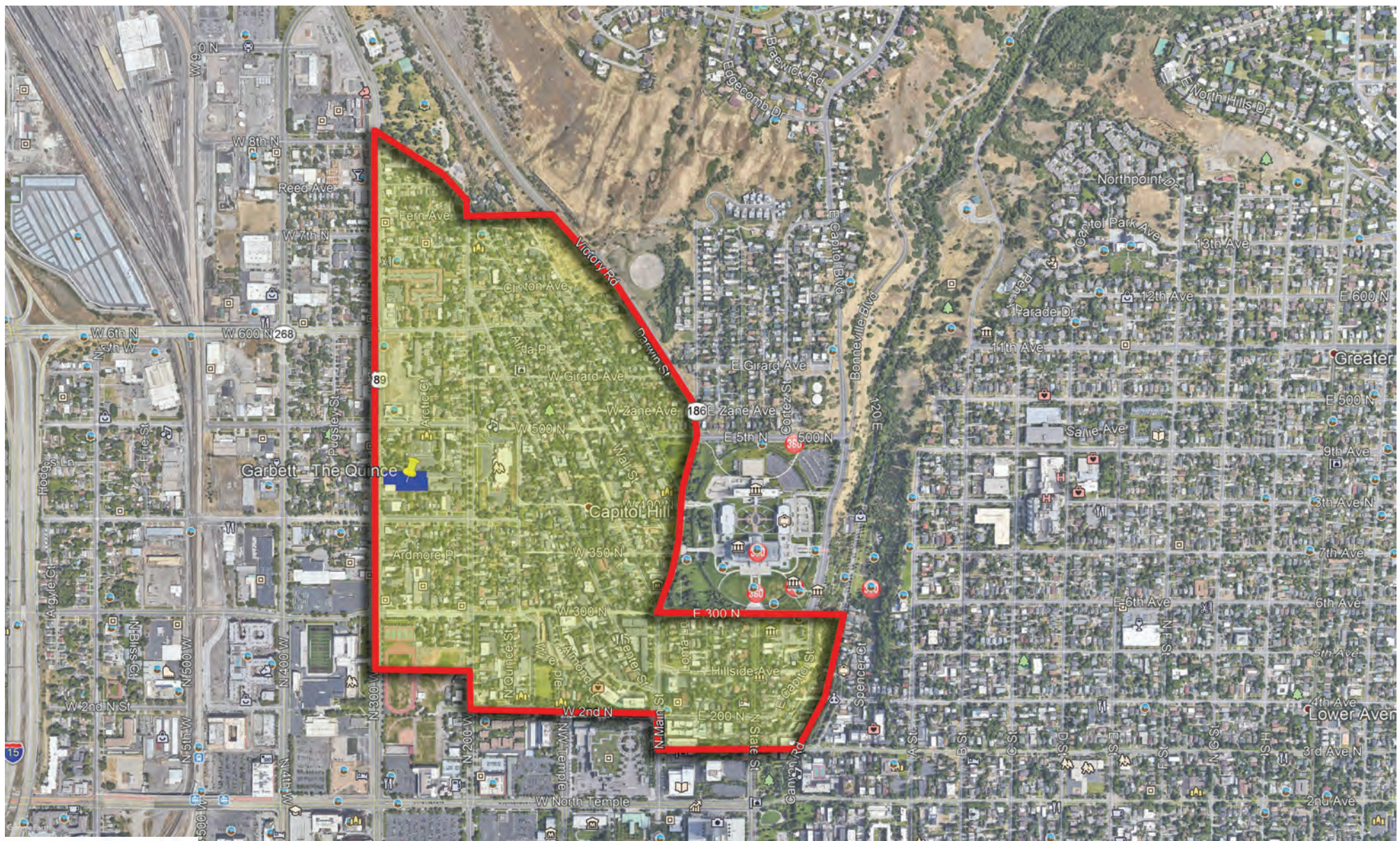


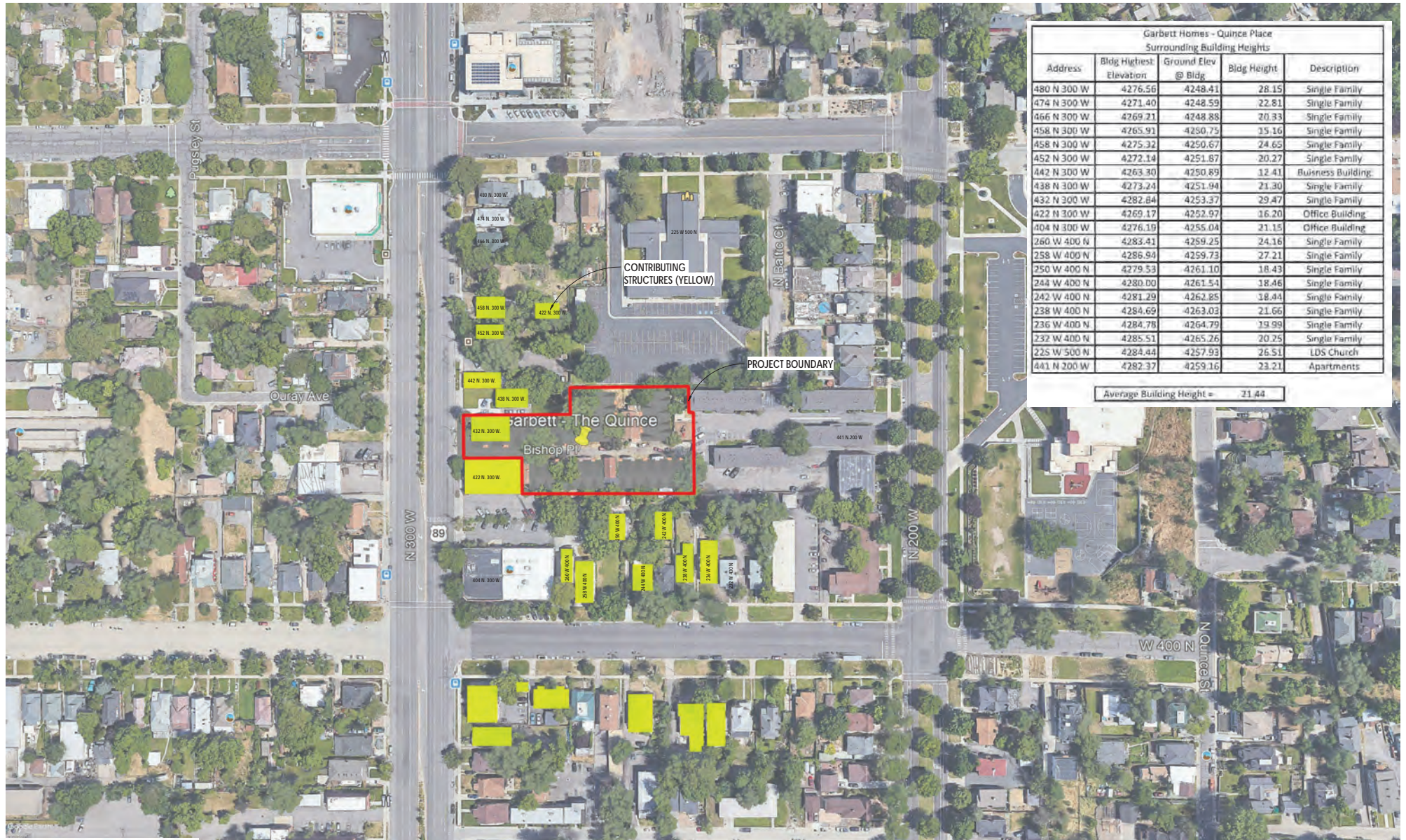
SITE PLAN
SCALE: 1" = 20'



| PROJECT UNDERSTANDING | |
|---|---|
| 1. Site Area: 1.04 (45,197) sq. ft. | Site Area = 1,040 sq. ft. per unit area. |
| 2. Units per Acre: 24 | Maximum lot width = 32' and depth = 12'. |
| 3. Open Space & Landscape: 0.37 (16,400) sq. ft. | Maximum of 10% units attached together. |
| 4. Maximum Building Height: 20' to ridge of sloped roof, 20' for flat roof. | |
| 5. Maximum Yard Requirements: | |
| Front Yard: | Equal to average of existing building on block or 10' min. |
| Side Yard: | Where no existing adjacent building, 5' for rear lot, 10' for corner lot. |
| Rear Yard: | 10' for rear lot, 15' for corner lot. |
| 6. Maximum Building Coverage: 75% of lot area for attached dwellings. | |
| 7. Setback of Attached Dwelling: 10' from rear lot line, 10' from side lot line, 10' from front lot line. | |
| 8. Setback of Detached Dwelling: 10' from rear lot line, 10' from side lot line, 10' from front lot line. | |
| 9. Setback of Attached Dwelling: 10' from rear lot line, 10' from side lot line, 10' from front lot line. | |
| 10. Setback of Detached Dwelling: 10' from rear lot line, 10' from side lot line, 10' from front lot line. | |

| LAND USE SUMMARY | | | | |
|------------------------|-----------------|--------------|-------|-----------|
| SITE AREA | ACRES (SQ. FT.) | SITE COVER % | | |
| 1.04 (45,197) | 0.37 (16,400) | 24 | 100% | |
| OPEN SPACE & LANDSCAPE | 0.37 (16,400) | 36.3 | | |
| PARKING/ROADS | 0.22 (9,362) | 20.8% | | |
| BUILDING FOOTPRINTS | 0.45 (19,405) | 42.9% | | |
| UNIT TYPE | SF gross | SF net | TOTAL | REQ. PKGS |
| 2 BEDROOM-01 | 1418 | TBD | 3 | 12% |
| 2 BEDROOM-02 | 1459 | TBD | 12 | 48% |
| 2 BEDROOM-03 | 1420 | TBD | 8 | 32% |
| 2 BEDROOM-05 | 1381 | TBD | 1 | 8% |
| TOTAL RESIDENTIAL | | | 24 | 100% |
| | | | 24 | |
| PARKING PROVIDED | # STALLS | | | |
| PRIVATE GARAGES | 26 | | | |
| VISITOR STALLS | 4 | | | |
| TOTAL | 30 | | | |





BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



370 N 300 West
A



376 N 300 West
A



404 N 300 West
C



404 N 300 West
(aka 284 W 400 North)



231 W 400 North
A



235 W 400 North
B



236 W 400 North
B



237? W 400 North
B



422 N 300 West
B



422 N 300 West
(south elevation)



432 N 300 West
B



438 N 300 West
B



238 W 400 North
B



241 W 400 North
A



242 W 400 North
B



244 W 400 North
A



442 N 300 West
B



452 N 300 West
A



458 N 300 West
A



458? N 300 West
A (Hawk Cabin in rear)



250 W 400 North
B



253 W 400 North
D



258 W 400 North
A



259 W 400 North
C



260 W 400 North
A



265-267 W 400 North
B



275 W 400 North
B



404 N. 300 W. BUILDING ON SOUTH END OF BLOCK



422 N. 300 W. BUILDING SOUTH OF AND IN FRONT OF PROPOSED PROJECT



432 N. 300 W. EXISTING HOME ON PROPOSED PROJECT SITE



438 N. 300 W. HOME NORTH OF PROJECT SITE



442 N. 300 W. BUILDING 2 NORTH OF PROJECT SITE



458 AND 452 N 300 W. HOMES 4 AND 3 NORTH OF PROJECT SITE



EXISTING STREET SCAPE



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

NEIGHBORHOOD
PHOTOS

D005

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

TREE EXHIBIT

D006

28 AUG. 2020



CURRENT STREET VIEW



PROPOSED STREET VIEW



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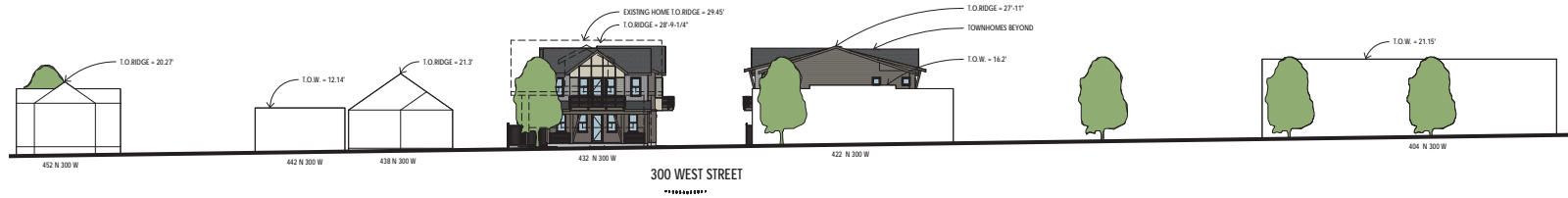
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

STREET COMPOSITE

D101

28 AUG. 2020



STREET ELEVATION
1/16" = 1'-0"

1
D102



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW FROM 300 WEST &
STREET ELEVATION

D102

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF 300 WEST
ELEVATION

D103

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 1

D104

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 3 (1)

D105

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 3 (2)

D106

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 6

D107

28 AUG. 2020



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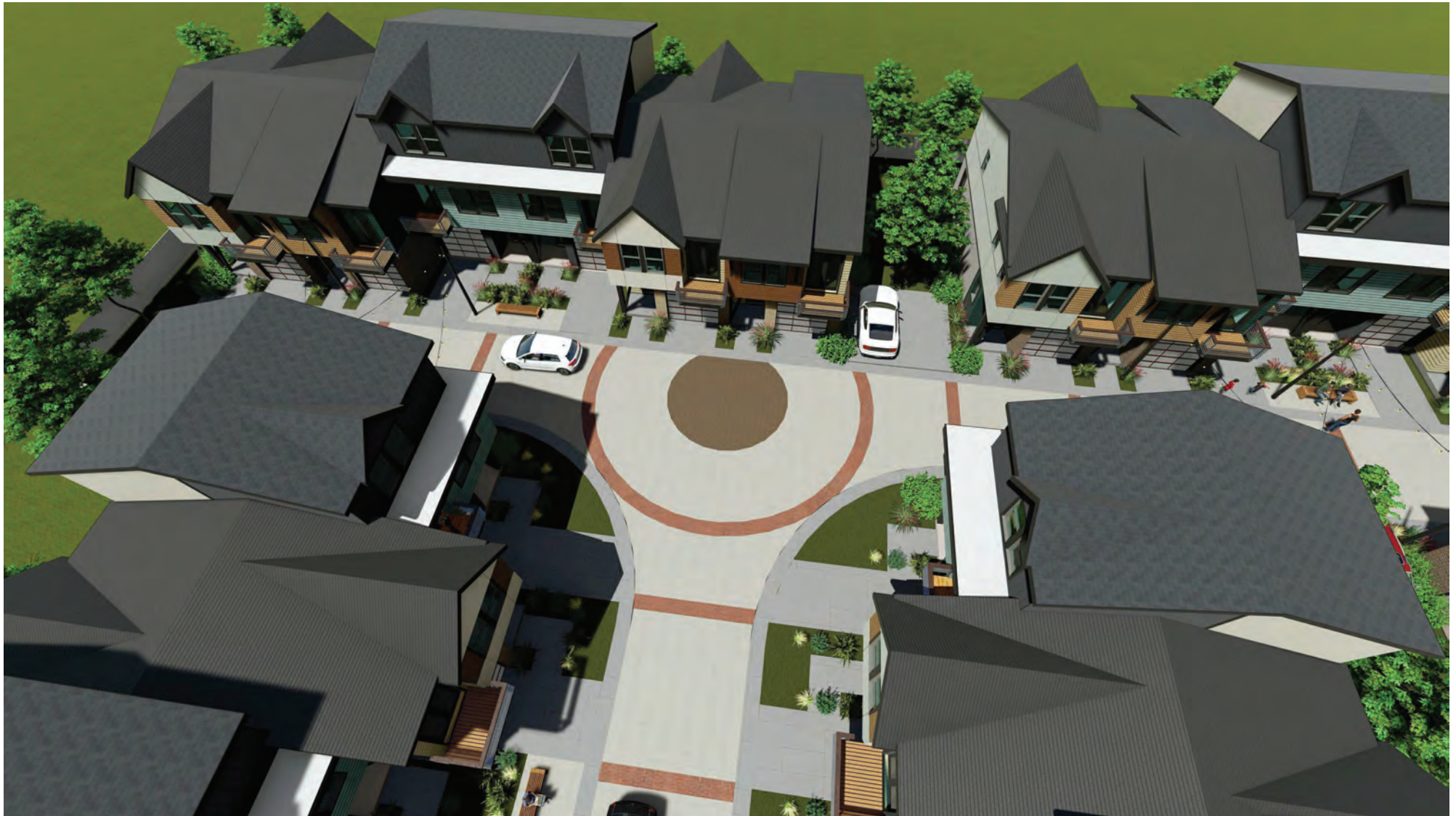
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

WOONERF (WALK
STREET) VIEW

D108

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

AERIAL VIEW

D109

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BACKYARD VIEW

D110

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SW

D111

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SE

D112

28 AUG. 2020



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BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NE

D113

28 AUG. 2020



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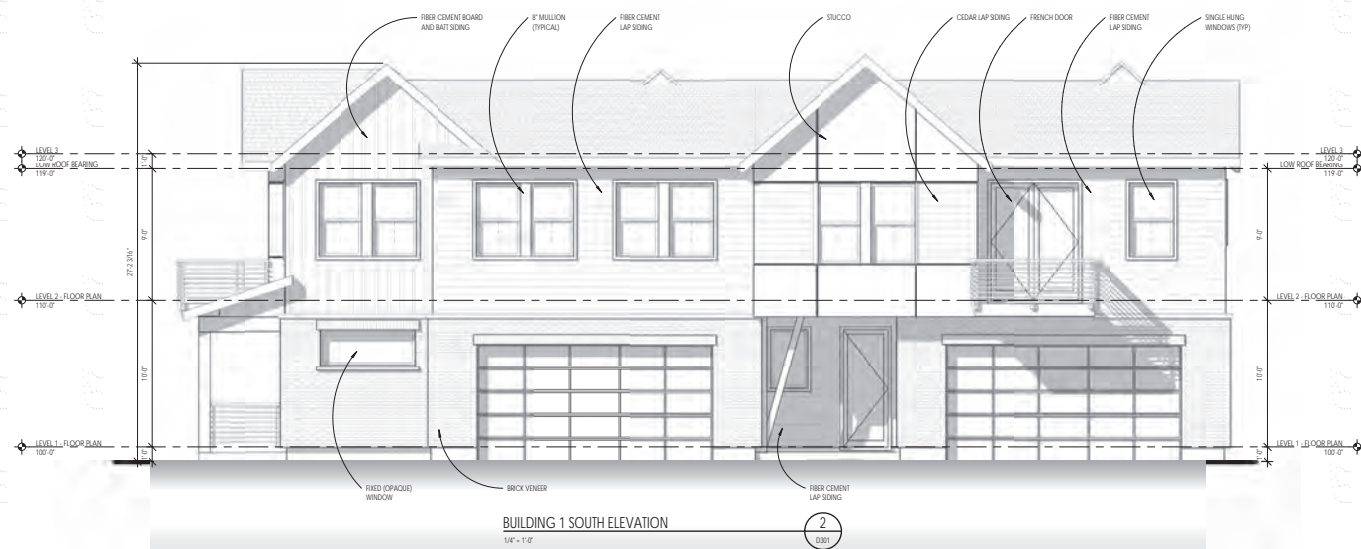
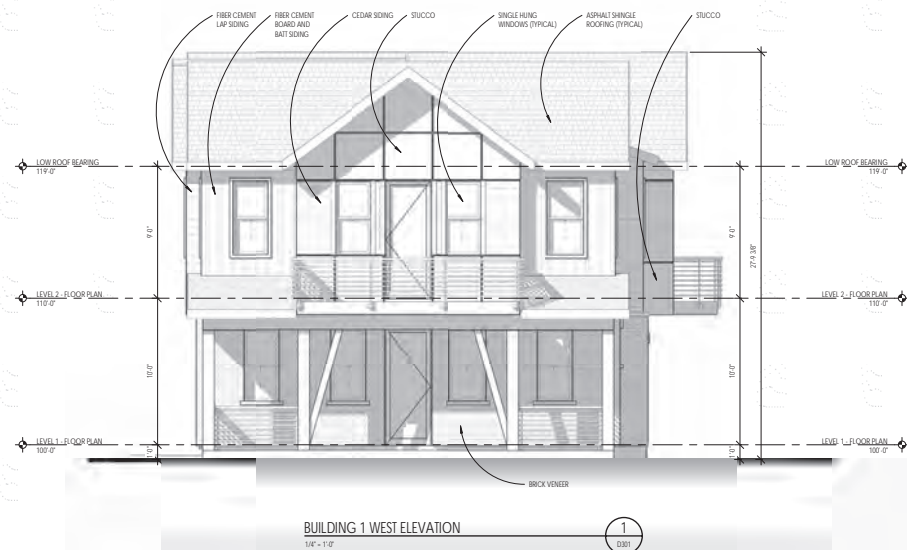
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NW

D114

28 AUG. 2020



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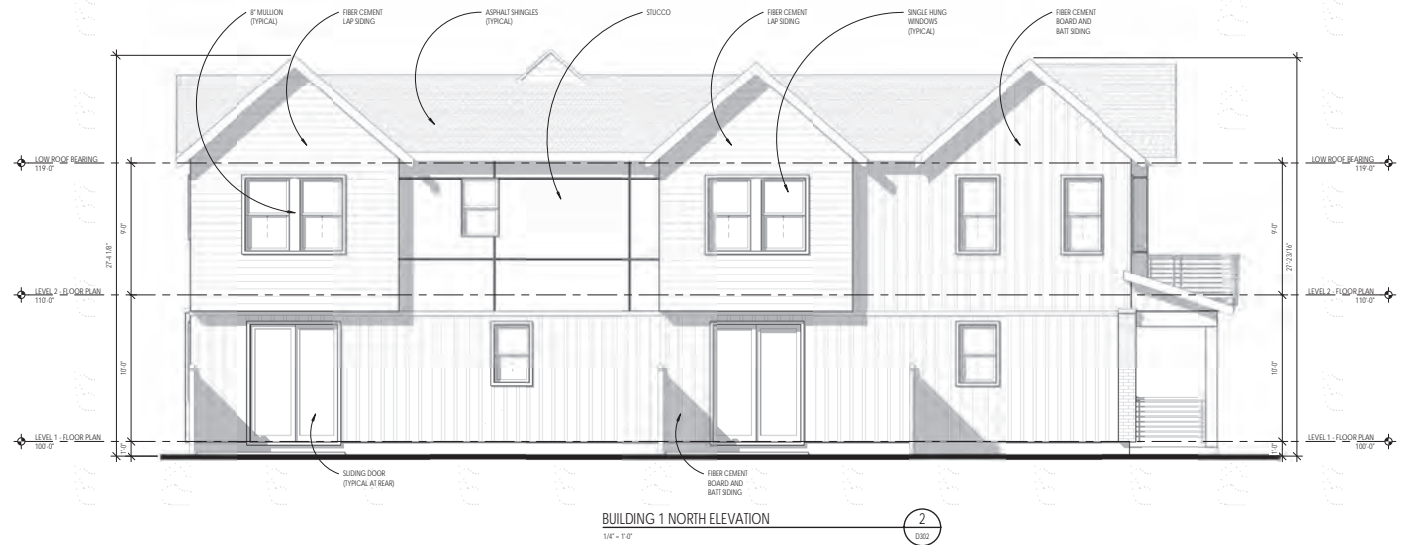
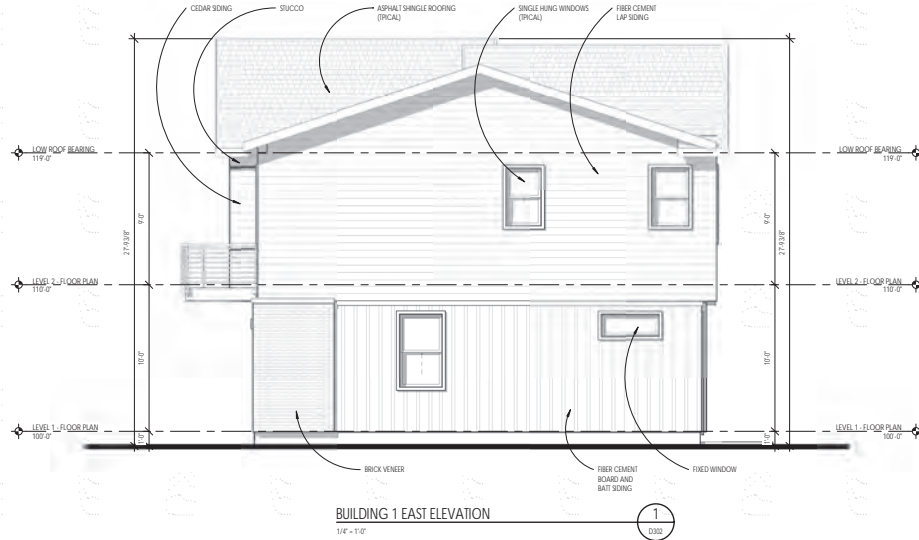
BISHOP PLACE

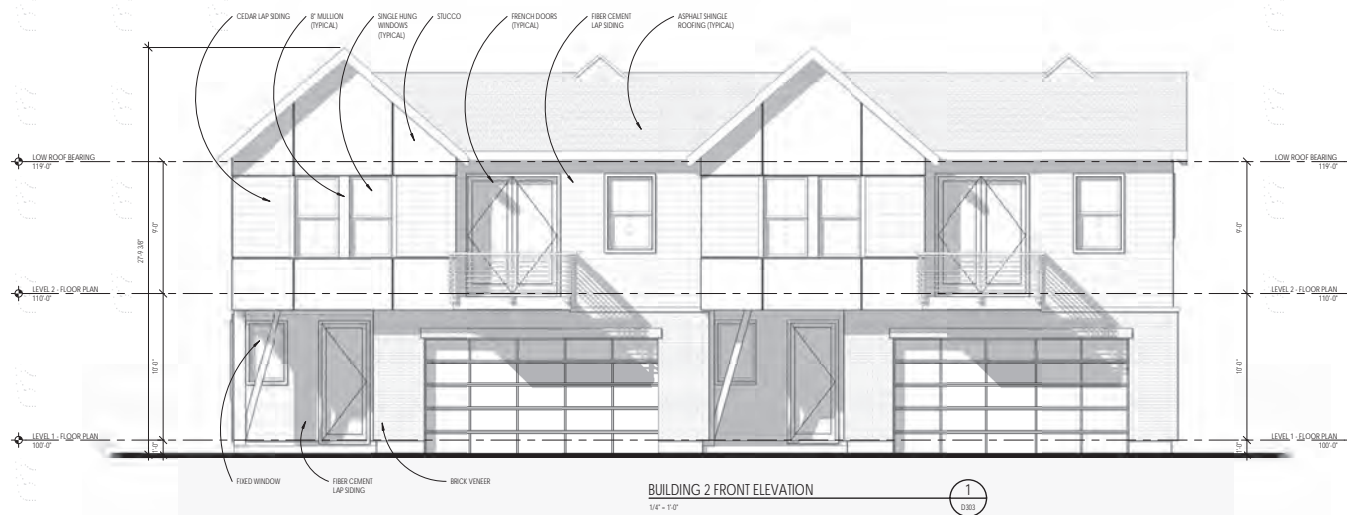
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR
ELEVATIONS

D301

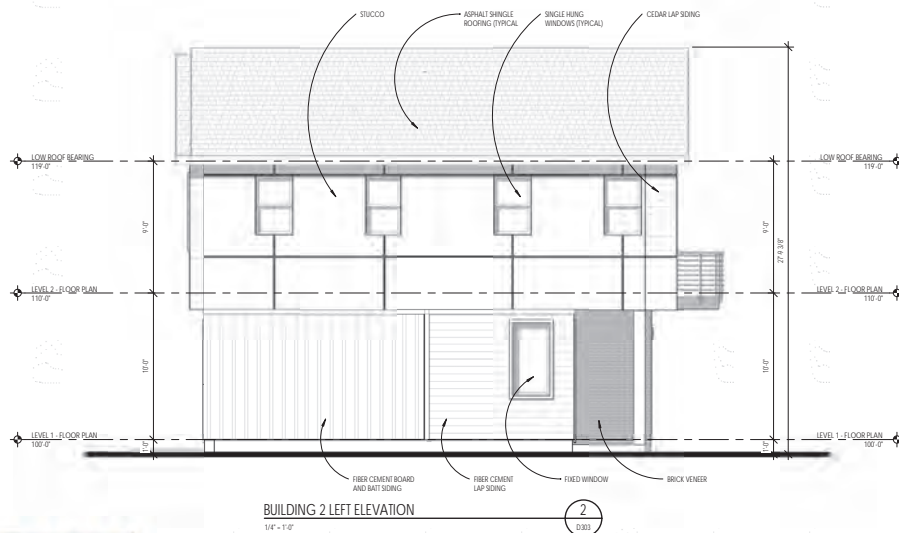
28 AUG. 2020





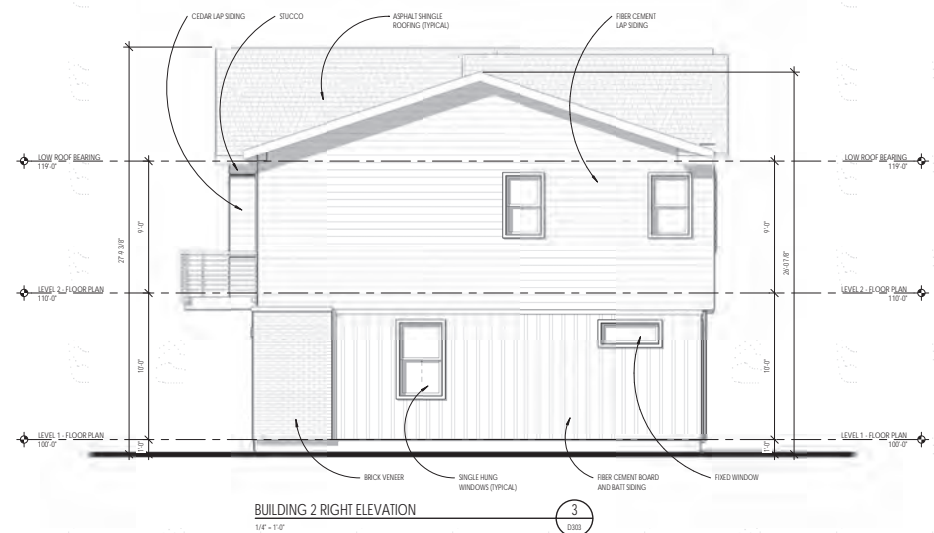
BUILDING 2 FRONT ELEVATION
1/4" = 1'-0"

1
0303



BUILDING 2 LEFT ELEVATION
1/4" = 1'-0"

2
0303



BUILDING 2 RIGHT ELEVATION
1/4" = 1'-0"

3
0303



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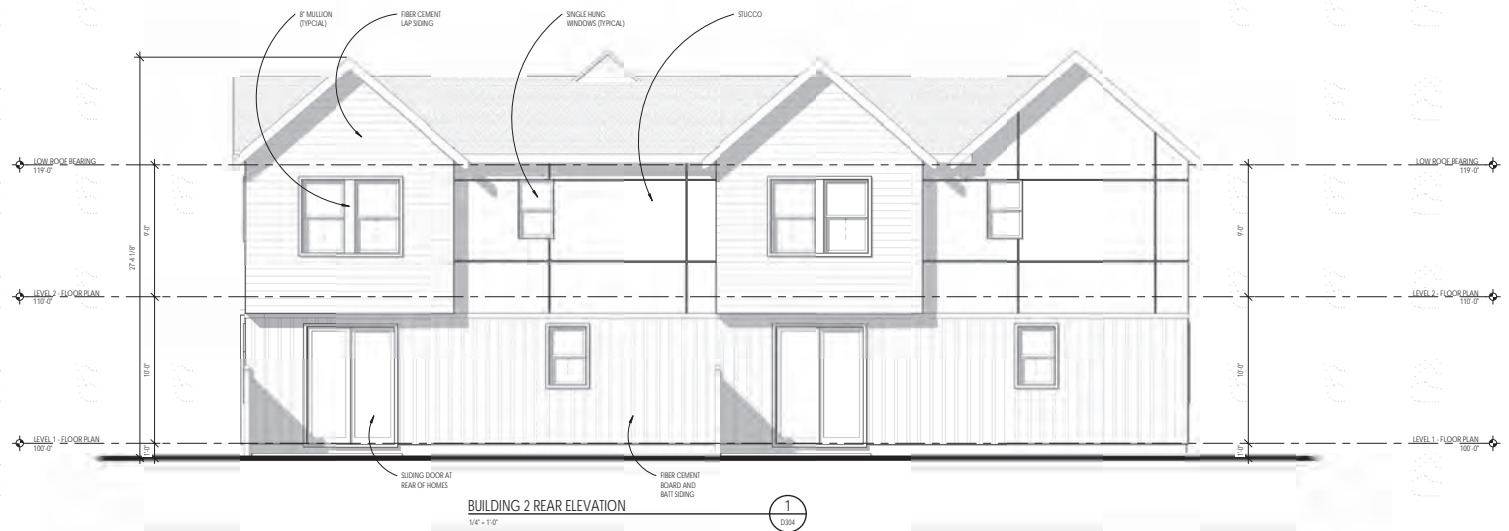
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
ELEVATIONS

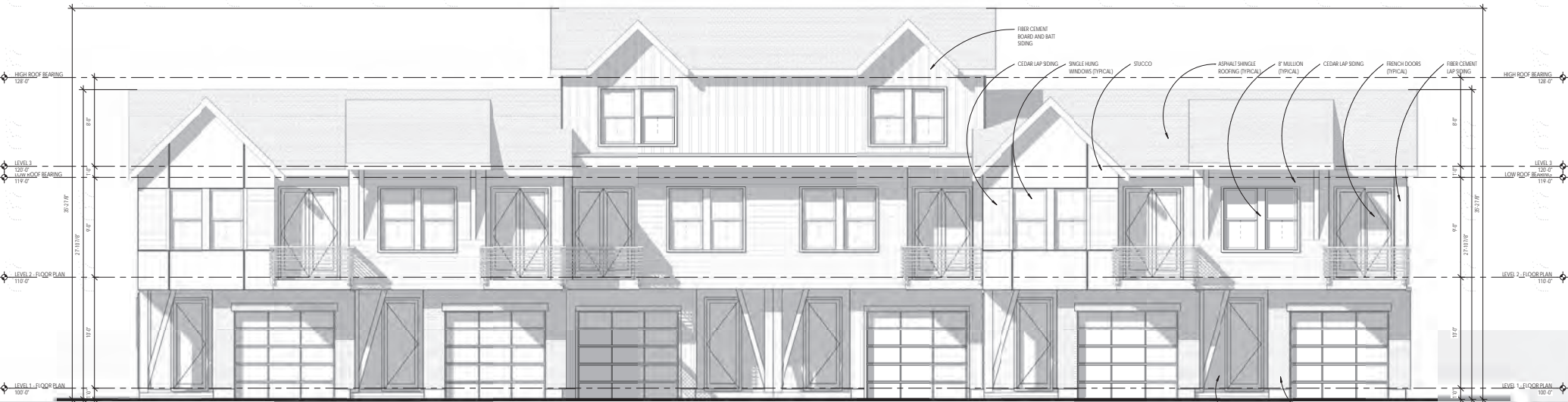
D303

28 AUG. 2020

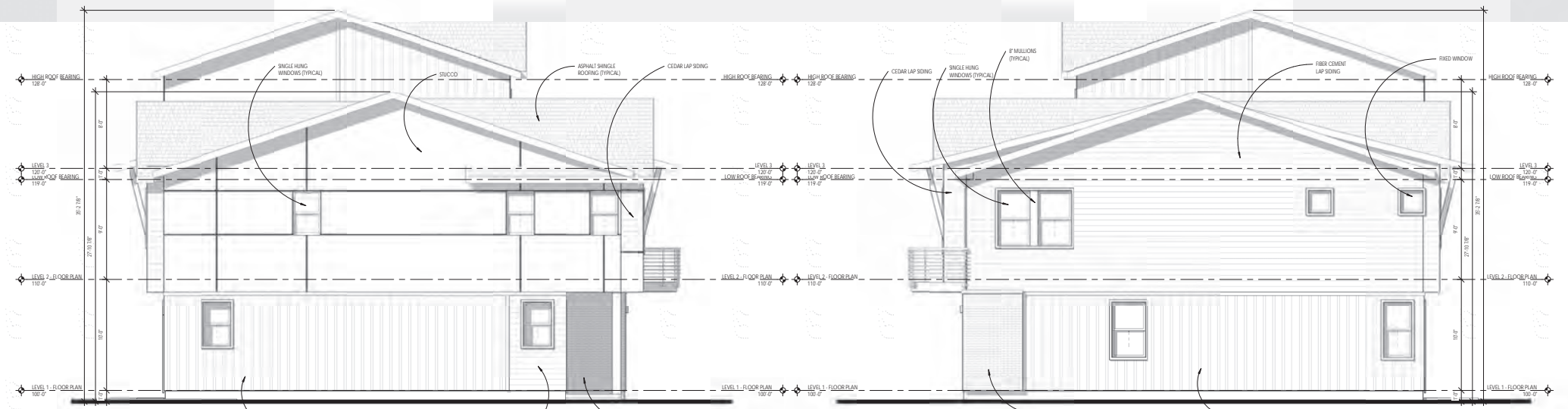


BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



BUILDING 3 - FRONT ELEVATION
1/4" = 1'-0"



BUILDING 3 - LEFT ELEVATION
1/4" = 1'-0"

BUILDING 3 - RIGHT ELEVATION
1/4" = 1'-0"



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BISHOP PLACE
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 3 EXTERIOR
ELEVATIONS (BLDG 4
SIMILAR)

D305

28 AUG. 2020



BUILDING 3 - REAR ELEVATION
1/4" = 1'-0"

1
2006



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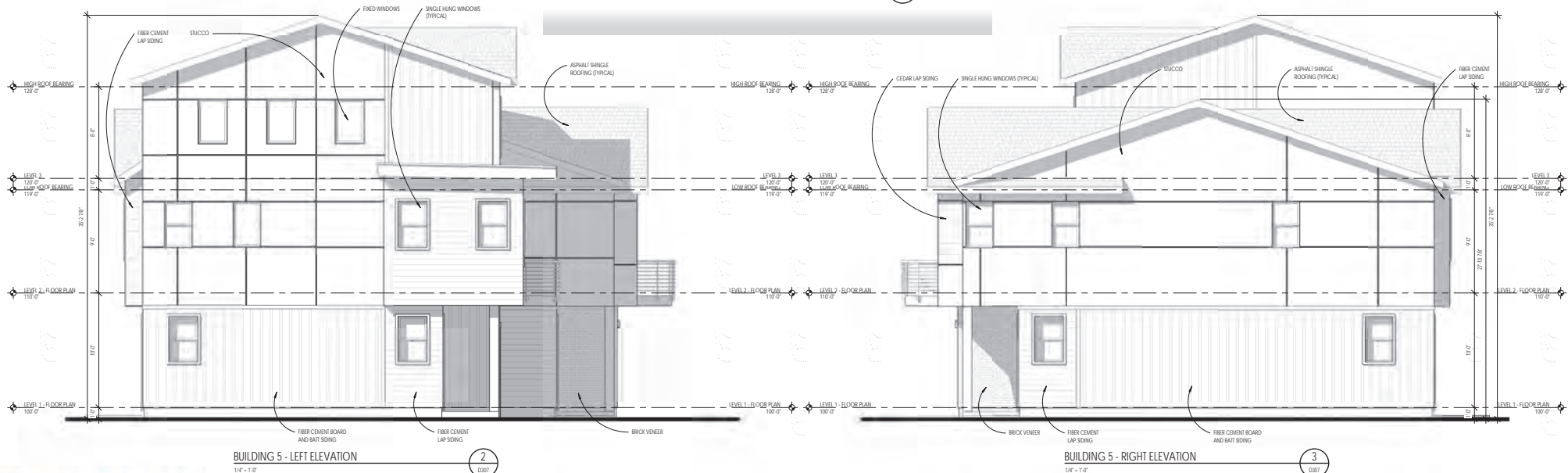
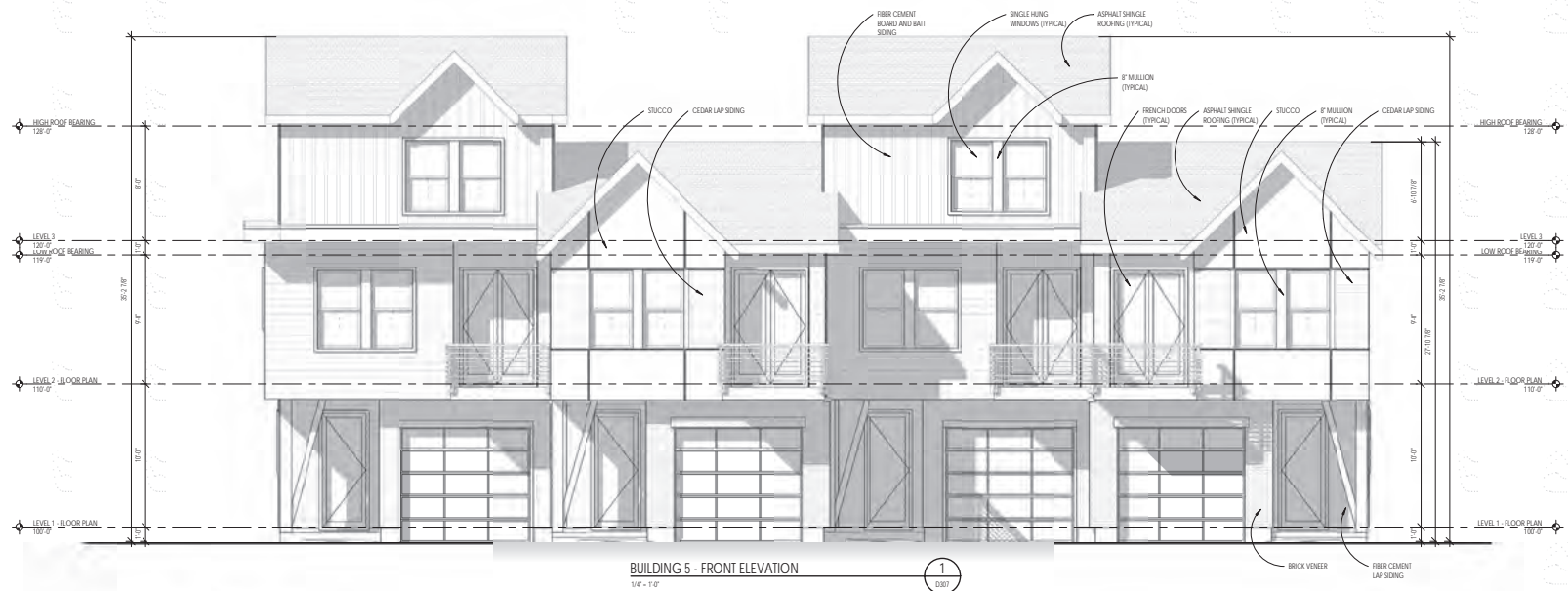
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 3 EXTERIOR
ELEVATIONS (BLDG 4
SIMILAR)

D306

28 AUG. 2020



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BISHOP PLACE

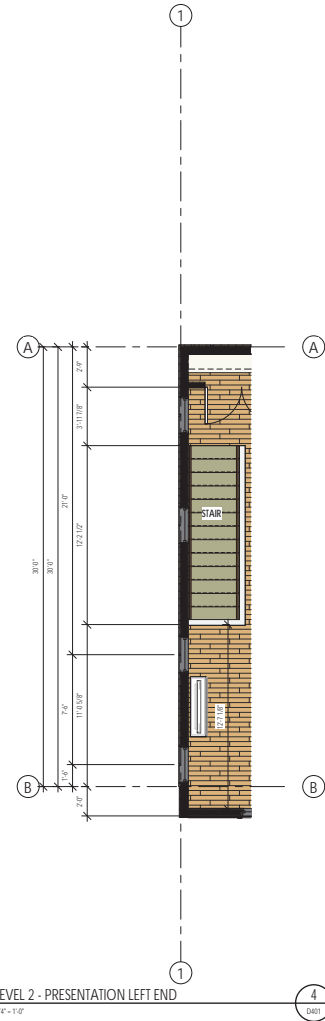
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR)

D307

28 AUG. 2020





| THE QUINCE 2BD-01 | |
|-------------------|---------|
| NAME | AREA |
| LEVEL 1 | 468 SF |
| LEVEL 2 | 950 SF |
| | 1418 SF |
| GARAGE | 442 SF |
| | 442 SF |
| Grand total | 1860 SF |



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BISHOP PLACE - 2 BEDROOM - 01

SALT LAKE CITY, UT

2 BEDROOM-01 FLOOR PLANS

D401

28 AUG. 2020



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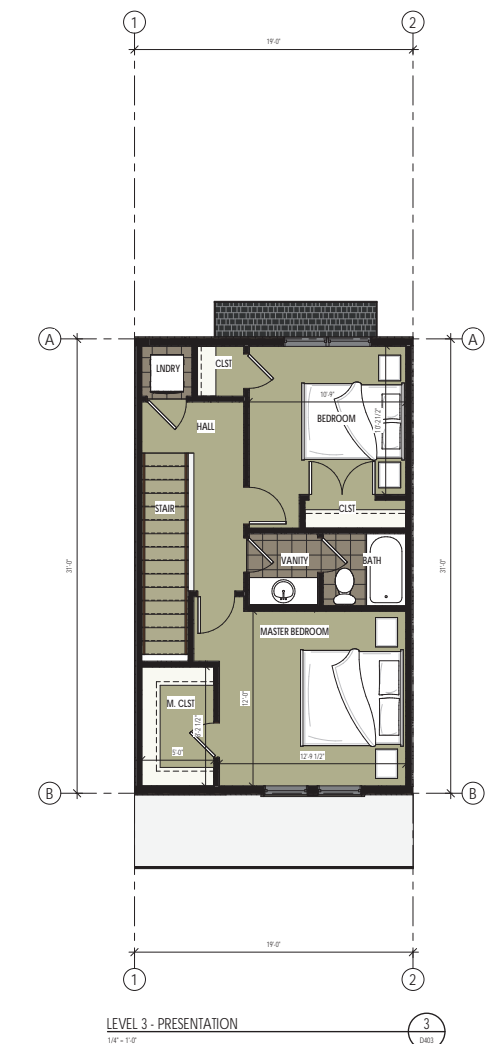
BISHOP PLACE - 2 BEDROOM - 02

SALT LAKE CITY, UT

2 BEDROOM-02 FLOOR PLANS

D402

28 AUG. 2020



| THE QUINCE 2BD-03 | |
|-------------------|---------|
| NAME | AREA |
| LEVEL 1 | 257 SF |
| LEVEL 2 | 627 SF |
| LEVEL 3 | 536 SF |
| GARAGE | 1420 SF |
| | 297 SF |
| Grand total | 1717 SF |



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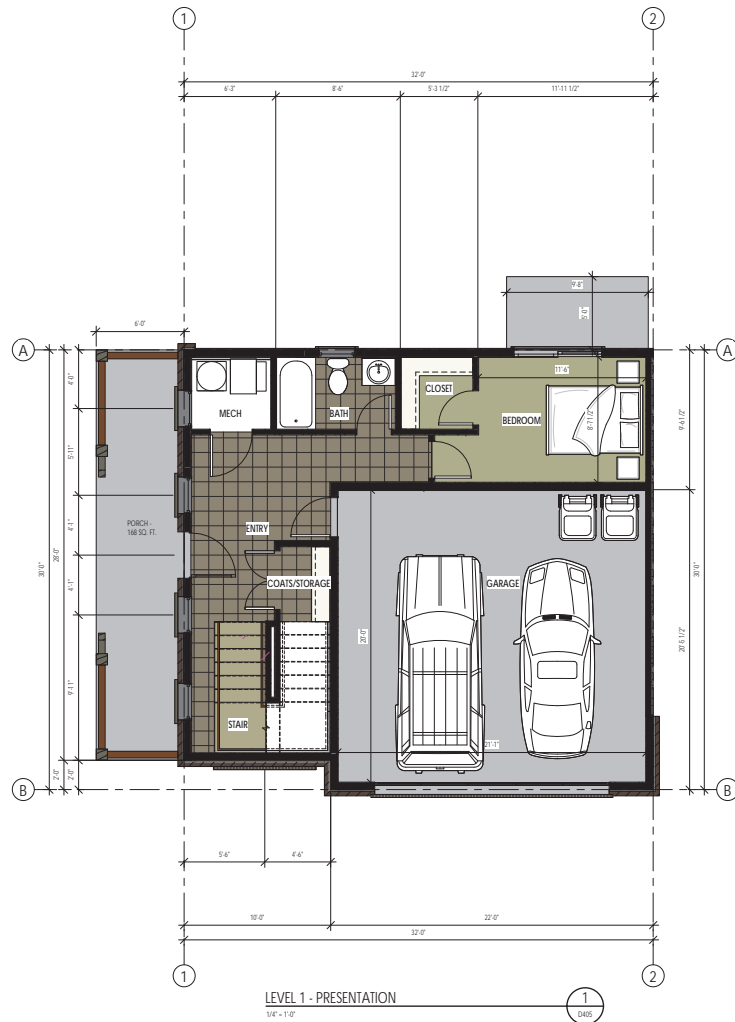
BISHOP PLACE - 2 BEDROOM - 03

SALT LAKE CITY, UT

2 BEDROOM-03 FLOOR PLANS

D403

28 AUG. 2020



| THE QUINCE 2BD-05 | |
|-------------------|---------|
| NAME | AREA |
| LEVEL 1 | 499 SF |
| LEVEL 2 | 882 SF |
| GARAGE | 1381 SF |
| | 441 SF |
| Grand total | 1822 SF |



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BISHOP PLACE - 2 BEDROOM - 05




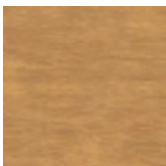
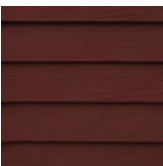
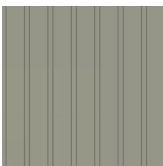


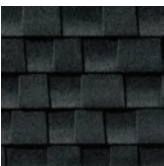

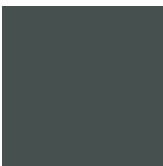
SALT LAKE CITY, UT

2 BEDROOM-05 FLOOR
PLANS




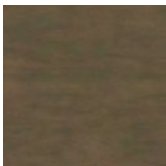

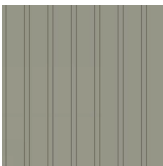

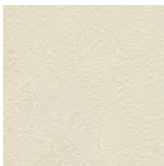


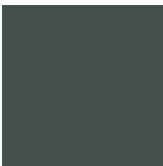
D405

28 AUG. 2020





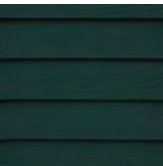
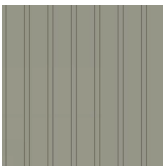

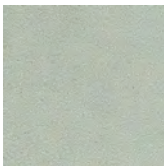


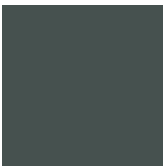
COLOR SCHEME - 01

| | | | | | | | | | | |
|--|--|---|---|--|--|--|--|---|---|--|
|  |  |  |  |  |  |  |  |  |  |  |
| ENTRY DOORS Material: Fiberglass Manufacturer: TBD Color: To Match Charcoal Gray | GARAGE DOORS Material: Aluminum/Glass Manufacturer: TBD Color: TBD - Anodized Gray | WINDOWS Material: Vinyl Manufacturer: TBD Color: White | CEDAR SIDING Material: Natural Cedar or Pre-stained Fiber Cement Manufacturer: TBD Color: SW3521 Crossroads | FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW2802 Rookwood Red | FIBER CEMENT BD & BATT SIDING Material: Fiber Cement Board and Batt Siding Manufacturer: TBD Color: SW2821 Downing Stone | BRICK VENEER Material: Thin Brick Manufacturer: Interstate Color: Midnight | STUCCO-1 Material: Stucco Manufacturer: Western One-Coat Color: Bright White DRYVIT, SENECA | ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal | STEEL COLUMNS/BEAMS Material: Painted Steel Manufacturer: TBD Color: Match to Charcoal Fascia/Parapet Cap | FASCIA/TRIM/PARAPET CAP/D RIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: Charcoal 379 (Gentek) |

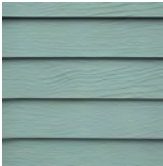
COLOR SCHEME - 02

| | | | | | | | | | | |
|--|--|---|--|---|--|---|--|---|---|--|
|  |  |  |  |  |  |  |  |  |  |  |
| ENTRY DOORS Material: Fiberglass Manufacturer: TBD Color: To Match Charcoal Gray | GARAGE DOORS Material: Aluminum/Glass Manufacturer: TBD Color: TBD - Anodized Gray | WINDOWS Material: Vinyl Manufacturer: TBD Color: White | CEDAR SIDING Material: Natural Cedar or Pre-stained Fiber Cement Manufacturer: TBD Color: SW3541 Harbor Mist | FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW6680 Friendly Yellow | FIBER CEMENT BD & BATT SIDING Material: Fiber Cement Board and Batt Siding Manufacturer: TBD Color: SW2821 Downing Stone | BRICK VENEER Material: Thin Brick Manufacturer: Interstate Color: Cedar | STUCCO-1 Material: Stucco Manufacturer: Western One-Coat Color: Buckskin DRYVIT, SENECA | ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal | STEEL COLUMNS/BEAMS Material: Painted Steel Manufacturer: TBD Color: Match to Charcoal Fascia/Parapet Cap | FASCIA/TRIM/PARAPET CAP/D RIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: Charcoal 379 (Gentek) |

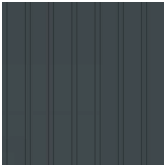
COLOR SCHEME - 03

| | | | | | | | | | | |
|--|--|---|--|--|--|---|---|---|---|--|
|  |  |  |  |  |  |  |  |  |  |  |
| ENTRY DOORS Material: Fiberglass Manufacturer: TBD Color: To Match Charcoal Gray | GARAGE DOORS Material: Aluminum/Glass Manufacturer: TBD Color: TBD - Anodized Gray | WINDOWS Material: Vinyl Manufacturer: TBD Color: White | CEDAR SIDING Material: Natural Cedar or Pre-stained Fiber Cement Manufacturer: TBD Color: SW3504 Woodridge | FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW7623 Cascades | FIBER CEMENT BD & BATT SIDING Material: Fiber Cement Board and Batt Siding Manufacturer: TBD Color: SW2821 Downing Stone | BRICK VENEER Material: Thin Brick Manufacturer: Interstate Color: Ironstone | STUCCO-1 Material: Stucco Manufacturer: Western One-Coat Color: Gray Barn DRYVIT, SENECA | ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal | STEEL COLUMNS/BEAMS Material: Painted Steel Manufacturer: TBD Color: Match to Charcoal Fascia/Parapet Cap | FASCIA/TRIM/PARAPET CAP/D RIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: Charcoal 379 (Gentek) |

COLOR SCHEME - 02b
For Use on 3 Story Units

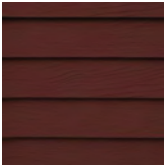


FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW9051 Aquaverde



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7076 Cyberspace

COLOR SCHEME - 03b
For Use on 3 Story Units



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2802 Rookwood Red



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7006 Extra White



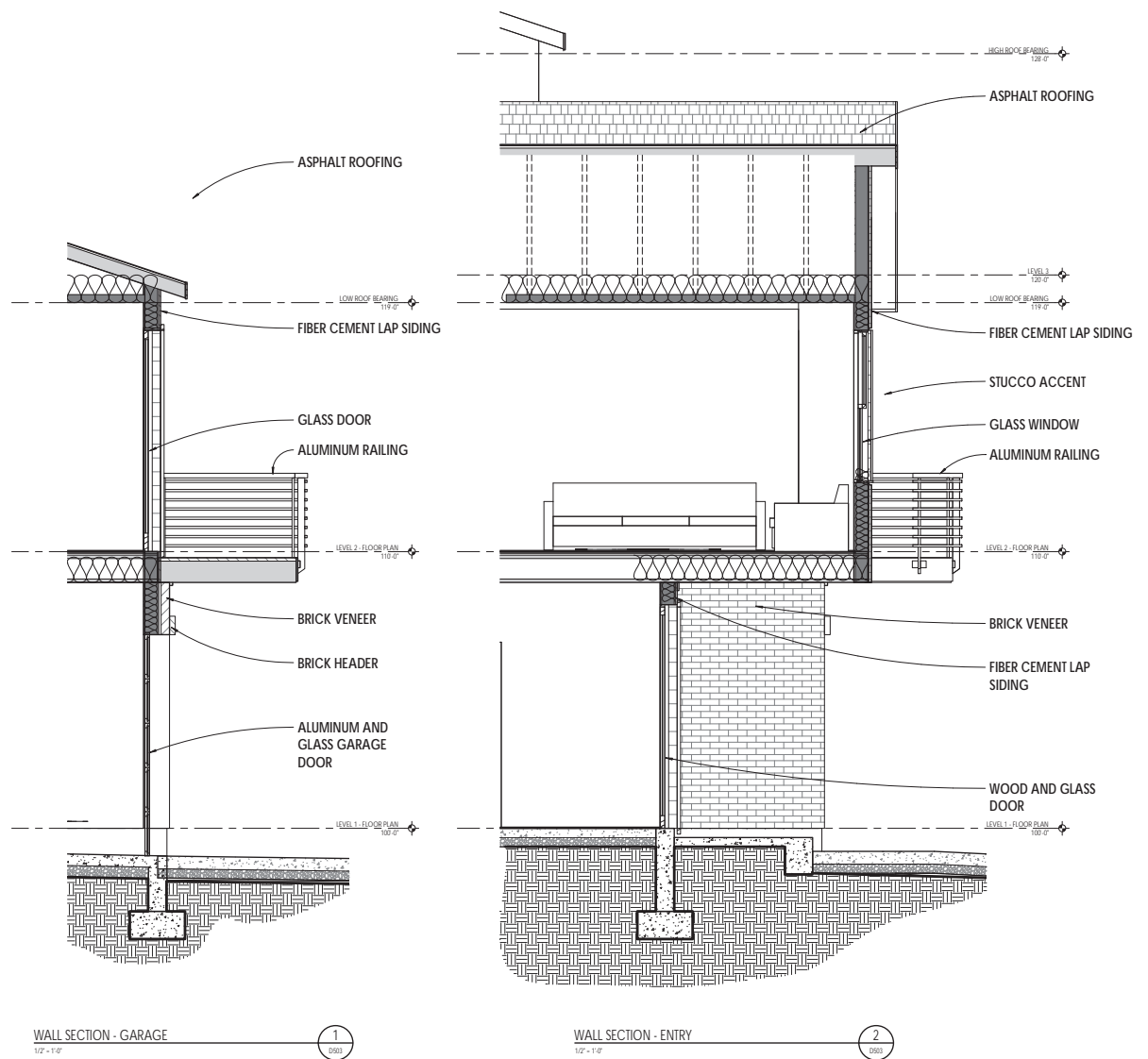
BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

MATERIAL/COLOR
BOARD

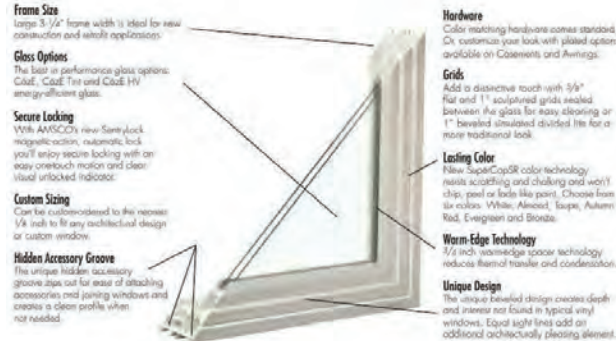
D501

28 AUG. 2020



BISHOP PLACE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



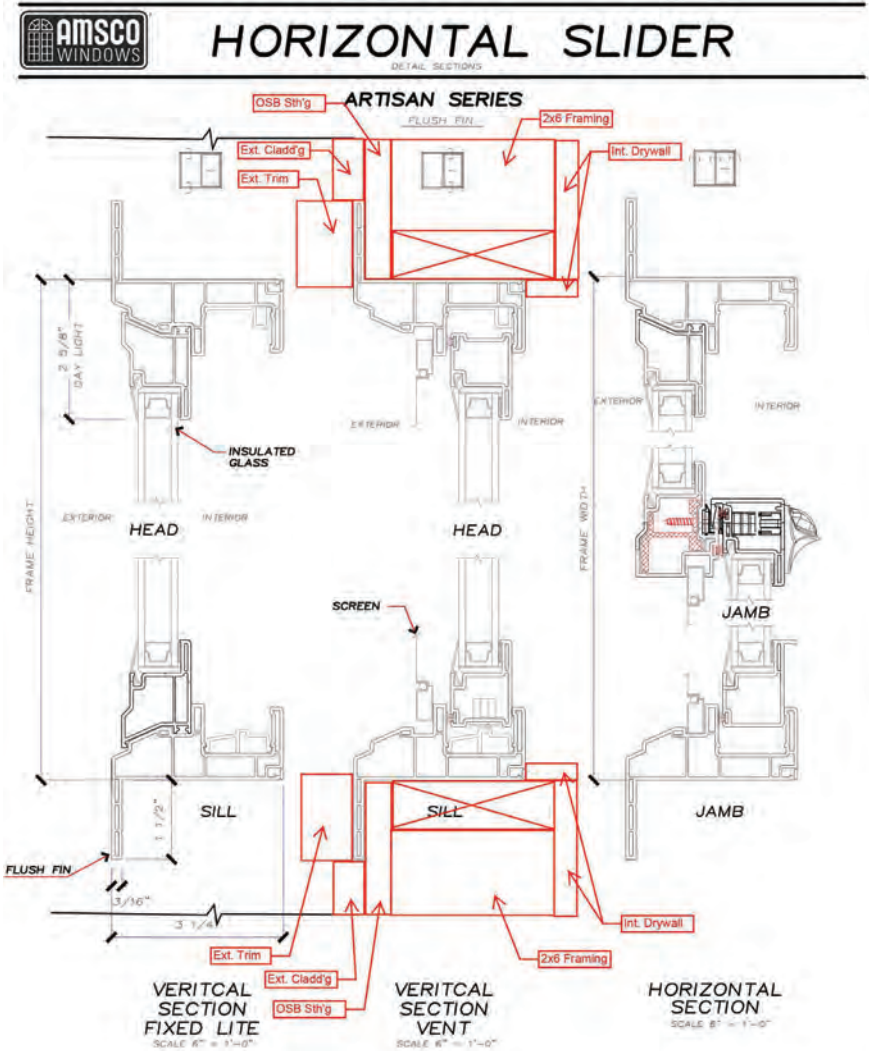
PROPOSED AMSCO ARTESIAN WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS BROUGHT TO THE FRONT FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF PUSHING THE WINDOW FURTHER BACK FROM THE FINISHED FACE OF THE BUILDING, CREATING MORE OF A RECESSED LOOK. THIS IS FURTHER ACCENTUATED BY ADDING TRIM AROUND THE WINDOWS TO PROVIDE ADDITIONAL DEPTH.



TYPICAL STANDARD VINYL WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS SET BACK 1" FROM THE FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF BRINGING THE WINDOW FRAME AND GLASS MORE IN LINE WITH THE FINISH FACE OF THE BUILDING MATERIALS, MAKING THE WALL LOOK FLAT.



ATTACHMENT E: HLC WORK SESSION MINUTES (2/6/20 & 8/6/20)

The Commission, Staff and Applicant discussed the following:

- Clarification as to what a composition shingle was made of in 1880
- Underlayment
- Clarification on why synthetic slate was removed for a possible replacement
- Clarification on materials being proposed
- When the house had a wood shake as a roof

PUBLIC HEARING [6:18:27 PM](#)

Chairperson Peters opened the Public Hearing; seeing no one wished to speak; Chairperson Peters closed the Public Hearing.

The following comments and discussions were made:

- I think the proposal is reasonable and I'd be happy to delegate to final product to staff
- I don't have an issue with composition roofing
- Clarification on why the applicant prefers not to use slate
- Maintenance issues were discussed
- I am deeply opposed to the shingles that are there now

MOTION [6:29:39 PM](#)

Commissioner Stowell stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny the request for a Certificate of Appropriateness for a re-roof with asphalt shingles, as presented in petition PLNHLC2019-00916.

Commission Vela seconded the motion. Commissioner Svendsen voted "Nay". Commissioners, Petro-Eschler, Vela, Torres Mora, and Maw voted "Aye". Commissioner Stowell abstained from voting. The motion passed 4-2.

WORK SESSION

[6:31:44 PM](#)

The Quince New Construction and Special Exceptions at approx. 432 N 300 W: Paul Garbett, of Garbett Homes, has submitted applications for new construction of a single-family attached residential development in an historic district and two associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 which is represented by Chris Wharton. Staff contact is Lex Traughber at 801-535-6184 or at lex.traughber@slcgov.com.

a. New Construction (Case number PLNHLC2019-01157): This project request requires approval for new construction in a historic district.

b. Two Special Exceptions (Case Numbers PLNHLC2019-01157 & 01158):

- i. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten-foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').

- ii. The applicant is requesting a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').

Lex Traugher, Senior Planner, provided the Historic Landmark Commission with information regarding the proposed development and special exception request.

The Commission and Staff discussed the following:

- Clarification as to why the entire East side was not rear yard
- Clarification on whether it's a single-family home and how many bedrooms
- Rear setback requirements clarification

Bryson Garbett, with Garbett Homes, and Tyler Kirk, with Think Architecture, provided a presentation with further design details.

The following comments and discussions were made:

- Whether the proposal has been reviewed by the Fire Marshal
- Clarification on what was the inspiration for the 3rd West facing property
- Windows
- Colors of proposal
- The neighborhood is quirky, and the project can use changes to help fit into the neighborhood
- I think the frontage on 3rd West should be considered a little more
- Clarification on what the applicant has done in terms in visiting the surrounding neighborhood and Community Council
- The single garage entrance
- Density, setbacks, and lot widths

The meeting adjourned at [7:32:46 PM](#)

WORK SESSION

[6:06:21 PM](#)

Fisher Mansion Carriage House located at approximately 1206 W. 200 S

CRSA, on behalf of Salt Lake City Parks and Public Lands, are requesting a Major Alteration to Fisher Mansion Carriage House located at 1206 W. 200 S. This property is listed as a Salt Lake City Landmark Site. The requested major alteration is to accommodate an adaptive reuse of the carriage house into a River Recreation and Community Engagement Hub. The property is located in the I (Institutional) zoning district and located in Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist (801) 535-7930 or kelsey.lindquist@slcgov.com). **Case Number PLNHLC2020-00509**

Kelsey Lindquist, Senior Planner, briefed the Historic Landmark Commission on the Fisher Mansion Carriage House.

John Ewanoski, Lewis Hogan from CRS Architecture, applicants provided a presentation to the commission. The commission and applicants discussed the following:

- Clarity on the anti-graffiti product
- Main house vision
- Safety issues and parking
- Jordan River access around the property
- Clarification on the fills

[6:50:03 PM](#)

The Quince New Construction and Special Exceptions located at approximately 432 N. 300 West (Bishop Place – a private street).

Paul Garbett, Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com).

- a. New Construction - This project request requires approval for new construction in an historic district. **Case number PLNHLC2019-01157**
- b. Three Special Exceptions: **Case number PLNHLC2019-01158**
 - i. The applicant requests a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').

- ii. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten-foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').
- iii. The applicant is requesting modification to maximum building height for certain units located on the interior of the development. The maximum building height in the SR-3 zone is twenty-eight feet (28'). The applicant is requesting a building height of thirty-five feet three inches (35'3") for eight (8) of the units.

Lex Traugher, Senior Planner, briefed the Historic Landmark Commission on the Quince New Construction and Special Exception.

Paul Garbett, applicants provided a presentation to the commission

The Commission and Staff, and Applicant further discussed the following:

- The meaning of historic context and what is the historic context for this project
- "Scandinavian" sidewall design
- Window separation
- Ordinance interpretation
- Historic value
- Clarity of street scape
- Proposal character not historical
- No community spaces
- Green spaces
- Set back on back yard space
- HOA

The meeting adjourned at [7:46:23 PM](#)

ATTACHMENT F: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site is currently occupied by multiple vacant residential structures that have all been approved for demolition.

SR-3 – Special Development Pattern Residential District

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Zoning Ordinance SR-3 – Special Development Pattern Residential District

| Standard | Finding | Rationale |
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| <p>Minimum Lot Area And Lot Width: Single-family attached dwellings</p> <ul style="list-style-type: none"> - Minimum Lot Area: 1,500 square feet - Minimum Lot Width: 22 feet - Not more than 6 dwellings may be attached together | Requires HLC and PC approval. | <p>The HLC has the decision-making authority for a Special Exception request for a modified lot width. Planning Staff asserts that said request is reasonable and therefore recommends that the HLC approve the request.</p> <p>The PC has the decision-making authority to regulate lot sizes ie. Consider the averaging of lot sizes to meet minimum lot area. While the individual lot sizes may not meet the 1,500 square foot minimum, the overall development including common/open space is more than adequate to meet the minimum lot size requirement.</p> <p>The development is configured in such a manner that there are no more than 6 dwelling unit attached together.</p> |
| <p>Maximum Building Height:</p> <ul style="list-style-type: none"> - The maximum building height is twenty-eight feet (28') measured to the ridge of the roof. | Complies and requires HLC approval. | <p>The HLC has the decision-making authority for a Special Exception request for increased building height. All but eight of the proposed units meet the requirement for maximum building height. The applicant is requesting a special exception for building and wall height for eight of the units as previously discussed. Planning Staff supports the Special Exception request given the location of the eight units in the interior of the block.</p> |

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| <p>Maximum Exterior Wall Height:</p> <ul style="list-style-type: none"> - Adjacent to interior side yards shall be twenty-feet (20') for exterior walls placed at the building setback established by the minimum required yard. | <p>Complies and requires HLC approval.</p> | <p>The HLC has the decision-making authority for a Special Exception request for increased wall height. All but eight of the proposed units meet the requirement for maximum wall height. The applicant is requesting a special exception for building and wall height for eight of the units as previously discussed. Planning Staff supports the Special Exception request given the location of the eight units in the interior of the block.</p> |
| <p>Minimum Yard Requirements:</p> <ul style="list-style-type: none"> - Front: Ten feet (10') - Interior Side: Four feet (4'). - Rear: 25% of lot depth, 30' maximum | <p>Complies and requires HLC approval.</p> | <p>The HLC has the decision-making authority for a Special Exception request for a decreased rear yard requirement. As discussed previously, the applicant has requested a rear yard of ten feet. For reasons previously noted, Planning Staff supports the reduced rear yard request.</p> |
| <p>Maximum Building Coverage:</p> <ul style="list-style-type: none"> - The surface coverage for all principal and accessory structures shall not exceed percent (70%) of the lot area for attached dwellings. | <p>Complies</p> | <p>The site plan indicates that maximum building coverage will be approximately 36.3%.</p> |
| <p>Width of Attached Garages:</p> <ul style="list-style-type: none"> - The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the door. | <p>Complies</p> | <p>The units have been designed to meet this standard.</p> |

ATTACHMENT G: ANALYSIS OF NEW CONSTRUCTION STANDARDS & MULTI-FAMILY DESIGN GUIDELINES

STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the **evolution of Salt Lake City’s architectural and cultural traditions:**

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed directly via the links below.

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

| Design Standards for New Construction | Design Guidelines for New Construction | Analysis - Complies/Does Not Comply |
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| <p><u>1. Settlement Patterns & Neighborhood Character</u></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>Settlement Patterns & Neighborhood Character</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. • Reinstate 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. | <p>Staff Analysis – Complies</p> <p>The design of the project preserves the block pattern of Bishop Place. There will be no change to the urban residential patterns created by the streets or alleys that provide the basic framework for the proposed multifamily buildings. The historic street pattern will be retained. The proposed project sits at the center of the block and fits well into the scale and size of the historic block and street development pattern.</p> |
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| | <ul style="list-style-type: none"> • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood. | |
| <p><u>1. Settlement Patterns & Neighborhood Character</u></p> <p>b. Lot and Site Patterns 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>Staff Analysis – Somewhat Complies</p> <p>Bishop Place is a residential courtyard located off of 300 West and extends into the block to the east. Eleven lots exist off of Bishop Place. The applicant proposes to create 24 lots, an increase in density on the street.</p> <p>Because of the configuration of Bishop Place as a residential courtyard, development on this street will have little to no impact on the character of the 300 West block face.</p> |

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| <p><u>1. Settlement Patterns & Neighborhood Character</u></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"> • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. <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"> • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. | <p>Staff Analysis – Complies</p> <p>Again Bishop Place is unique in its courtyard street configuration. With respect to 300 West, the unit that faces this street respects the character of the historic context and the block face in terms of setbacks (depth of yard). The sidewalk along this stretch of 300 West will be maintained. The proposed unit also reflects the height and scale of the existing unit that will be demolished. Public and semi-public space will be maintained along 300 West.</p> <p>In terms of the units in the interior of the block, public and semi-public areas will be created to create a pedestrian friendly, neighborhood feel. Useable balconies (ie balconies that are deep enough physically to be feasibly used by as outdoor space by residents), stoops/porches interface with the street allowing outdoor activity to enliven the street. Window and balconies allow eyes on the street and the surrounding residential units. A community garden is proposed for the development. Semi-private patio areas are included on the rear of each unit.</p> |
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| <p><u>1. Settlement Patterns & Neighborhood Character</u></p> <p>d. Building Placement 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"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <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"> • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. <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"> • Locate and design to preserve neighboring privacy. | <p>Staff Analysis – Complies</p> <p>Again Bishop Place is unique in its courtyard street configuration. With respect to 300 West, the unit that faces this street is in keeping with the established character of the historic context and the block face in terms of setbacks and building depth.</p> <p>The front of all the proposed units are designed to engage with the street. The developer's intent with Bishop Place itself is to activate the street with amenities and paving pattern to be engaging for future residents.</p> <p>As noted previously, common exterior open spaces at ground level are proposed. Semi-private spaces are proposed at the rear of each unit.</p> |
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| | <ul style="list-style-type: none">• Plan and design for landscape amenity and best practices in sustainable design. (PART IV) <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">• Private space should be contiguous with the unit.• Private space should be clearly distinguished from common open space. <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">• See Guidelines for Sustainable Design (PART IV) | |
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| <p><u>1. Settlement Patterns & Neighborhood Character</u></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"> • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. <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"> • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. <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"> • See Guidelines for Sustainable Design (PART IV) | <p>Staff Analysis – Complies</p> <p>Previously addressed above.</p> |
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| <p><u>2. Site Access, Parking & Services</u></p> <p>a. Site Access</p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian</p> <p>Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular</p> <p>Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p> | <p>Site Access, Parking & Services - Design Objective</p> <p>The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.</p> <p>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"> • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. <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"> • Residential access options to the site and building should be retained and/or maximized. • Alternative vehicular access from secondary streets and alleys should be retained and reused. <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> | <p>Staff Analysis – Complies</p> <p>The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face. All the units are accessed off of 300 West just as the lots are currently accessed. Pedestrian and vehicular access is addressed along Bishop Place with a rolled curb and street pavement treatment. Garage entrances are located along Bishop Place as there is no secondary street or public alley access. Garage doors will meet the façade width requirement per the SR-3 Zone.</p> |
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| | <ul style="list-style-type: none"> Place vehicle access away from commercial uses such as cafe, restaurant or retail. <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"> A vehicular entrance which incorporates a ramp should be screened from street views. Landscape should be designed to minimize visual impact of the access and driveway. <p>12.23 A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> Avoid curb cuts and driveways close to street corners. <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"> Curb cuts should be shared between groups of buildings and uses where possible. Joint driveway access is encouraged. <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> <ul style="list-style-type: none"> Surface parking areas should be screened from views from the street and adjacent residential properties. | |
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| <p><u>2. Site Access, Parking & Services</u></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</p> <p>The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building.</p> <p>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> | <p>Staff Analysis – Will comply</p> <p>Planning Staff discussed this standard with the applicant early. Utilities and site/building services (such as HVAC systems) must/will be located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p> |
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| | <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. | |
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| <p><u>3. Landscape and Lighting</u> 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>Staff Analysis – Complies</p> <p>The subject site is relatively flat and will require minimal grading. Interaction between the proposed units and the public way will reflect the historic context and block face.</p> |
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| <p><u>3. Landscape and Lighting</u></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>Staff Analysis – Complies</p> <p>No landscape structures, arbors, walls, fences are proposed that will be visible from the public way.</p> |
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| <p><u>3. Landscape and Lighting</u></p> <p>c. Lighting</p> <p>Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p> | <p>Lighting - Design Objective</p> <p>External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass.</p> <p>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>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"> • 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. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. <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"> • Light specific design features. • Avoid light trespass and glare. <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"> • Plan and design supply runs at an early stage to avoid external surface conduit and equipment. | <p>Staff Analysis – Will comply</p> <p>All lighting will need to be designed as appropriate for a residential development of this nature in compliance with this standard and associated design guidelines. Light trespass to adjacent properties will be avoided to the extent possible.</p> |
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| | <ul style="list-style-type: none">• Conceal within, or integrate with, the design of the building. <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">• Use effective ‘cut-off’ shields to confine light spread.• Position light fittings to reduce public visibility.• Choose fittings and finishes that complement the design of the building. | |
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| <p><u>4. Building Form and Scale</u></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 facade to express a series of volumes in scale with the historic context and the block face.</p> <p>(3) Massing</p> <p>The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms</p> <p>The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p> | <p>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"> Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally. The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. <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"> Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally. Design window openings that are similar in scale to those seen traditionally. Articulate and design balconies that reflect traditional form and scale. Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. Use building materials of traditional dimensions, e.g. brick, stone, terracotta. Choose materials that express a variation in color and/or texture, either individually or communally. <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> | <p>Staff Analysis – Complies</p> <p>The unit that fronts on 300 West has been designed to reflect the historic character of the street façade. It is compatible with surrounding development along the block face in terms of mass, scale, composition and modeling, and certainly is a clear nod to the existing home that is slated for demolition.</p> <p><u>Height</u></p> <p>The height of the project reflects the character of the historic context and block face. The applicant submitted a block face study to demonstrate how the project, and particularly the unit that faces 300 West, is in keeping with and compatible with existing buildings on the block face. Additional wall/building height for units located in the interior of the development/block are “stepped back” from the street in order to honor the scale of the 300 West block face. Additional building/wall height is proposed in a location in the interior of the block such that the perceived height of the overall development reflects and is compatible with surrounding development.</p> <p><u>Width</u></p> <p>The unit facing 300 West is a reflection of the existing unit on this parcel, and therefore respects the building width along the block face. Unit width located within the development is not unusual and is seen in other areas of the district.</p> <p><u>Massing</u></p> <p>The massing as seen from 300 West is in proportion to surrounding development. The shape and form of this unit is very similar to the existing structure on said parcel. The townhome style development proposed is similar to and seen all over the Capitol Hill District.</p> <p><u>Roof Forms</u></p> <p>The pitched roof forms on all the units are generally traditional. The “Scandinavian” element from previous plans was eliminated per the suggestion of the HLC.</p> |
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| | <ul style="list-style-type: none"> • 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. • 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 facade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. <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"> • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the facade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • 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. <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"> • This can be effective in composing the modulation of a wider facade, helping to integrate this within a smaller scale setting. | |
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| | <ul style="list-style-type: none"> • Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration. <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"> • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. <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"> • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. <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"> • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. | |
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| | <ul style="list-style-type: none"> • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. <p>Width - Design Objective</p> <p>The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.</p> <p>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"> • Reflect the modulation width of larger historic apartment buildings. • 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. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. <p>Massing</p> <p>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"> • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. <p>Roof Forms</p> <p>12.55 The proportions and roof forms of a new multifamily building should be designed to</p> | |
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| | <p>respect and reflect the range of building forms and massing which characterize the district.</p> <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. | |
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| <p><u>5. Building Character</u></p> <p>a. Facade 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, facade 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>Facade 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 facade 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 facade. • The modulation and articulation of principal elements of a facade, 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 | <p>Staff Analysis – Complies</p> <p>The design of the project reflects patterns of articulation and proportion established in the historic context and block face. The overall proposed design is a modern interpretation of traditional attached single-family structures. The units are articulated with various setbacks and building design features to avoid a monolithic appearance. The unit fronting 300 West reads as a detached single-family home. The rhythm, proportion, and scale of openings is traditional, and does not read as out of the ordinary for the immediate area or district. Useable balconies and porches are incorporated into the design and are reflective of similar developments in the district.</p> |
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| | <p>information on district character and façade proportions.</p> <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. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. <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"> • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. | |
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| | <ul style="list-style-type: none"> • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. <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"> • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. <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> | |
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| | <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"> • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. <p>12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area.</p> <ul style="list-style-type: none"> • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • 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. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • 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. <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"> • 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. | |
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| | <ul style="list-style-type: none"> • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. <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"> • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop. <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> | |
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| <p><u>6. Building Materials, Elements and Detailing</u></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>b. Materials on Street-facing Facades The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> | <p>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> <ul style="list-style-type: none"> • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. <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"> • Use external materials of the quality, durability and character found within the historic district. <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"> • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. | <p>Staff Analysis – Complies</p> <p>Building materials include cedar siding, fiber cement lap siding, fiber cement board & batten siding, brick veneer, cement stucco (no EIFS), asphalt shingle roofs, composite single-hung windows with 8” mullions, composite fixed windows, small horizontal slider windows on the rear of buildings 3-6, fiberglass/glass front entry doors, French doors and aluminum railings on second story balconies, aluminum and glass garage doors, and rear sliding glass doors.</p> <p>Building facades incorporate no less than 80% durable material. The proposed materials reflect those found elsewhere in the district and/or setting in terms of scale and character. No vinyl or aluminum siding is proposed.</p> |
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| | <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">• Avoid materials which merely create the superficial appearance of authentic, durable materials.• 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.• New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. | |
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| <p><u>6. Building Materials, Elements and Detailing</u></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"> 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. Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. <p>12.72 Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> A vertical proportion is likely to have greater design affinity with the historic context. It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. See also the discussion of the character of the relevant historic district and architectural styles. (PART I) <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 facade. 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. | <p>Staff Analysis – Will Comply</p> <p>The majority of the windows on the project are single-hung. The windows in the gables in the front façades of the units are separated by an 8” mullion. Fixed windows are proposed on secondary and rear facades.</p> <p>Window reveals are required and should be a minimum of 3”. Windows are required to be inset into the wall and should be a minimum least 3 inches. A reveal should be recessed into the primary plane of the wall and not achieved through the use of window trim to the façade.</p> <p>The applicant has proposed the use of vinyl windows for the project. Their rationale is that vinyl windows have been permitted by the HLC in the past. Planning Staff would argue that the use of vinyl windows in the past is prior to the adoption of specific window design guidelines highlighted below. Vinyl is not considered a durable material and should be avoided as the guidelines indicate. Planning Staff recommends that the HLC direct the applicant to use windows that are not vinyl, consistent with the condition placed on the project for the Certificate of Appropriateness. Planning Staff suggests composite or fiberglass windows which are more durable materials than vinyl.</p> |
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| | <ul style="list-style-type: none"> • 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). | |
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| <p><u>6. Building Materials, Elements and Detailing</u></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>Staff Analysis – Complies</p> <p>The applicant has proposed several design iterations in order to meet this standard. As previously discussed, proposed building features are characteristic of the district and are compatible in terms of immediate setting. This project reflects a modern interpretation of traditional building style and details, and is therefore appropriate from an historic perspective.</p> |
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| <p><u>7. Signage Location</u> 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 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. | <p>Staff Analysis – Complies</p> <p>No signage as part of this residential development is proposed.</p> |
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| | <ul style="list-style-type: none">• 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> | |
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ATTACHMENT H: ANALYSIS OF SPECIAL EXCEPTION STANDARDS

Section 21A.06.050(C) authorizes the Historic Landmark Commission to review and approve certain special exceptions for properties located within an H Historic Preservation Overlay District. The applicant has requested two (2) special exceptions as follows:

- i. **The applicant requests that the building height be flexible and modified by up to five feet (5')** from the average building height on the block face (**26'1"**) to allow for building accommodation of cases where extreme cross slopes exist.
- ii. The applicant requests modifications of interior side yard wall height (**maximum 16' in the SR-1A Zone**) of up to six **and a half feet (6'-6") for a maximum of 22'6"**, to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

| Standard | Finding | Rationale |
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| A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established. | Complies | <p>The purpose of the H historic preservation overlay district is to:</p> <ol style="list-style-type: none"> 1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance; 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks; 3. Abate the destruction and demolition of historic structures; 4. Implement adopted plans of the city related to historic preservation; 5. Foster civic pride in the history of Salt Lake City; 6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors; 7. Foster economic development consistent with historic preservation; and 8. Encourage social, economic and environmental sustainability. <p>The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portion of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible</p> |

| | | |
|---|----------------|---|
| | | <p>development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off-site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.</p> <p>This standard is met.</p> |
| B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located. | Complies | <p>The subject property is soon to be vacant. Staff has not received any information or evidence indicating that the proposal would substantially diminish or impair the value of the property within the neighborhood. In fact, the proposed residential development will most likely increase the value of property in the area. This standard is met.</p> |
| C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare. | Complies | <p>The proposed use is residential consistent with the surrounding residential neighborhood. The applicant is proposing development that is consistent with standards for new residential construction in a local historic district, and is therefore consistent with the character of the area. The proposed residential development will have little if any impact on public health, safety and general welfare. This standard is met.</p> |
| D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations. | Complies | <p>The proposed special exceptions would accommodate portions of the proposed residential units to be compatible with the existing character and development patterns of neighboring properties and the surrounding context. The proposed development requests minimal amounts of increased building and wall heights on portions of the proposed buildings to respect the development pattern in the area and at the same time allow for new residential construction. This standard is met.</p> |
| E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance. | Complies | <p>This request results in a residential development that is consistent with historic development patterns in the area. The exiting vacant units have undergone an extensive process for demolition, and therefore the question of the destruction, loss or damage of historic features of significant importance has already been entertained and answered. This standard is met.</p> |
| F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution. | Complies | <p>There is no foreseen material pollution of the environment. This standard is met.</p> |
| G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter. | Not Applicable | <p>There are no additional standards for these types of special exception requests. This standard is met.</p> |

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Meetings

The following is a list of meetings that have been held, and other public input opportunities, related to the proposed project.

Capitol Hill Neighborhood Council – The applicant presented the proposal to the CHNC on January 15, 2020. The CHNC provided written comment dated January 21, 2020 (attached).

Work Session – The applicant presented the proposal to the Historic Landmark Commission on February 6, 2020. In general, comments received regarding the project from the Historic Landmark Commission were unfavorable. Commissioners discussed a host of design issues for the applicants to address. The minutes from this meeting are attached to this staff report (Attachment E).

Second Work Session – The applicant presented the proposal to the Historic Landmark Commission on August 6, 2020. The comments received at this second hearing were markedly more favorable and in general positive. The minutes from this meeting are attached to this staff report (Attachment E).

Public Notice

Early Notification of a Proposal Received by the City – An early notification letter was mailed on December 20, 2019, to all property owners within 300 feet of the subject property, with information **on how to obtain the project narrative and plans on the Citizen's Access Portal** and/or how to contact Planning Staff for information. Approximately 130 notices were sent.

Notice of HLC Work Session – A notification was mailed on January 24, 2020, to all property owners within 300 feet of the subject property, with information regarding the Work Session on February 6, 2020. Approximately 130 notices were sent.

Notice of Second HLC Work Session – A notification was mailed on July 23, 2020, to all property owners within 300 feet of the subject property, with information regarding the Work Session on August 6, 2020. Approximately 130 notices were sent.

Notice of the Historic Landmark Commission public hearing for the proposal include:

- Notices mailed on September 18, 2020.
- Property posted on September 17, 2020.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on September 17, 2020 .

Public Comment

Planning Staff received several written comments regarding the proposal which are included in this staff report.



**THE CAPITOL HILL
NEIGHBORHOOD COUNCIL**

**CHNC PURPOSE
STATEMENT**

Enhance and strengthen the vitality of our neighborhoods by fostering a participatory community of Informed, Engaged and Empowered residents working together to improve our neighborhoods.

WWW.CHNC-SLC.ORG

January 21, 2020
Mr. Lex Traughber, Senior Planner
Salt Lake City Planning Division
By email
Re: "The Quince"

Dear Mr. Traughber,

This letter will serve as the response of the Capitol Hill Neighborhood Council to the proposed Planned Unit Development by Garbett Homes called "the Quince" on Bishop Place. Having reviewed the applicant's submitted materials and heard Mr. Paul Garbett's presentation of the project, we would like to make the following comments:

General. We support the applicant's stated intention to follow the existing patterns of site development of Bishop Place as much as possible. Our Council advocated strenuously for the preservation of three of the buildings as the Historic Landmarks Commission required. We are naturally disappointed in the resolution of this issue, which however is not the subject of the current application. We support incorporating as many aspects of the original place as possible in the design of this project.

Project name. We support Mr. Garbett's stated preference to rename the project Bishop Place. The project is not on Quince St. and using that street's name for the project reduces the name from that of a real place to a marketing slogan. Furthermore, naming the project anything other than Bishop Place will finish the job of eradicating this historically significant place from Salt Lake City's memory.

Site plan.

1. We object to the requested reduction of the setback requirement for buildings 3 and 5 from 15 feet to 10 feet. See #2 below.
2. The project does not provide enough open space. Open space is severely lacking in our neighborhood as it is throughout the city. We encourage the developer to provide as much open space as possible. To this end, we ask that they consider reducing the number of units.
3. Our neighborhood suffers from an acute lack of parking. Every development we see relies on neighborhood streets for overflow and guest parking. This cannot go on indefinitely. This project continues this trend. The developer should provide

some additional parking beyond the code requirements. Reducing the number of units would make this possible.

4. The new mayor announced a plan to plant 1000 trees in order to reduce the urban heat island effect and increase stored carbon. In this spirit, we ask that the developer include as many large trees as possible.
5. The applicant will subdivide the parcel in order to create lots for the proposed homes. Since this may have an effect on setbacks and open space, we request that the applicant resubmit the project for our review when the subdivision is proposed.

Building architecture.

1. The side of Building 1 that faces 300 West does not adequately reflect the nature of that street front. The proposed design does not accomplish the applicant's stated desire to recreate the existing structure's relationship to the street. In particular, the miniature dormer is a ludicrous gesture to the existing dormer which spans about 1/3 of the width of the building and is centered on it. The floor plan of the building precludes placing the entrance in the center, but the porch could and should span the width of the building and become the front of the building mass on 300 West, as the existing one does.
2. The little "monopoly house" gables that line the internal streets create street frontages that are unnecessarily repetitive. The existing character of Bishop Place is highly varied and this could be better reflected by varying the height, width and/or slope of the gables. We have no objection to flat roofs and a more modern overall look. This would be no more inappropriate in this historic context than the proposed design. In fact, it would be a more honest reflection of what has taken place here: modern demands for housing have outweighed historic preservation. With the decision to allow the existing buildings to be demolished, this is an accomplished fact which little gables cannot undo.

We are happy to meet with the developer to discuss our concerns in more detail and hear their responses.

Sincerely,



David R. Scheer, Chair
Capitol Hill Neighborhood Council

From: [Joshua Stewart](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Quince new construction-PLNHLC2019-01158
Date: Thursday, July 23, 2020 10:48:03 AM

Lex,

I hope that any exceptions requested for development on the Quince project are very carefully reviewed by city staff. My impression is the developers consistently try to squeeze in more development than is appropriate to the scale and form of the existing neighborhood. Set backs, heights, lot widths and massing are all a very important feature of the neighborhood and the long term quality of the projects and developers should be required to "fit" in the neighborhood.

Thanks,

Josh Stewart
1867 Princeton Ave.
Salt Lake City

From: [Charles](#)
To: [Traughber, Lex](#); [Mayor](#)
Subject: (EXTERNAL) The Quince New Construction/Bishop Place
Date: Monday, January 27, 2020 6:01:23 PM
Attachments: [dec00587.pdf](#)

Dear Mayor Mendenhall and Mr Traughber,

This letter is regarding Bishop Place and new case numbers PLNHLC2019-01157 and 01158.

Could you please explain to me why the city mails out notices and holds public hears on planning decisions? This process is a complete sham as demonstrated by the current proposal.

I and many of my neighbors spent nearly three years attending public meetings, planning meetings, Historic Landmark Commission meetings all regarding Bishop Place, under the false impression that input from residents actually mattered.

Mr. Garbett visited Mayor Biskupski, likely with check in hand, and all the public comments from residents, planning documents, historic zoning overlays, Historic Landmark Commission decisions, and community council recommendations, went out the window. Mr. Garbett was able to obtain demolition of all nine eligible contributing historic structures with a single visit.

Why is this new proposal any different?

I would like to encourage Mayor Mendenhall, to revisit the decision allowing demolition of these historic structures. A compromise was previously reached through the fair and equitable Historic Landmark Commission process, which only allowed for demolition of 6 structures. This would have saved the beautiful Victorian home which faces onto 300 west.

Sincerely, a very disenfranchised resident
Charles Rosier



Re: Decision in Case No. PLNAPP2018-00587, appealing Petition Nos. PLNHLC2017-00020, PLNHLC2017-0029 and PLNHLC2017-00030 of the Historic Landmark Commission's effective adoption of the Economic Hardship Review Panel's Findings.

Appellant: International Real Estate Solutions, Inc.

This appeal came before the undersigned for hearing on August 29, 2018, on appeal from a decision by the Historic Landmark Commission ("HLC") effectively adopting findings of the Economic Hardship Review Panel (the "Panel"). In pertinent part the HLC effectively approved the Panel's determination that Appellant International Real Estate Solutions, Inc. ("IRES") had not demonstrated economic hardship sufficient to allow demolition of three (3) out of nine (9) contributing structures, particularly those located at 248 West Bishop Place, 265/67 Bishop Place and 432 North 300 West Bishop Place. IRES appeals from the effective approval.

In making my decision I have considered the record of proceedings before the Panel and HLC, including detailed minutes, as well as all materials submitted to the HLC, the Staff Reports prepared for the Appeal, submissions from IRES and the arguments and materials presented during the hearing.

The decision below was made and the appeal brought pursuant to former City Code §21A.34.020.K. Of note and significance to this opinion, the City has subsequently amended that subsection of the Code to revise the standards applicable to an economic hardship determination, both by requiring more refined estimates based upon proposed designs and by providing more clear direction to decision-makers on how the revised standards should apply to any economic hardship determination. These changes have improved the process going forward and make this decision applicable only to the current appeal under the standards in effect at the time it was made. I find that the parties, including City staff, the Panel and the HLC were hampered by flaws in the former but now improved process.

Under the circumstances, including those described above, I find that the Appellant IRES has met its burden to demonstrate error in the Panel's decision and the HLC's adoption thereof for essentially two reasons, and therefore grant the appeal.

First, the members of Panel who voted against a finding of economic hardship made express findings that the three buildings subject to this appeal could be "rehabilitated." *See* Report of the Economic Hardship Review Panel – Bishop Place, p. 10 of 131. Rehabilitation alone, however, is not the standard.

Perhaps because of confusion over how to weigh the then applicable standards, the two members of the Panel voting against the economic hardship determination did not make express findings



as to the relative costs associated with the rehabilitation, or stated another way, whether the three buildings at issue could be *economically* rehabilitated. This led to an error of mixed law and fact.

Second and similarly, the Panel concluded that an economic hardship existed for six of the nine structures at issue based upon the information IRES submitted, but found a lack of sufficient engineering information to support economic hardship as to the three structures subject to this appeal. However, the methodology, engineering opinions and estimated costs and hardship justifications IRES submitted were essentially the same for all nine structures.

Even though these three buildings are primarily brick structures and provide a greater potential for rehabilitation, it was not sufficient for the Panel to simply accept the lack of engineering information as to these three structures without giving equal consideration to the cost assumptions which applied to these three as well as the other structures. Under the circumstances, the weight of substantial evidence does not support the Panel's decision to deny economic hardship for these three buildings.

For the reasons stated above, and under the particular facts and circumstances applicable here only, I reverse the HLC's decision effectively adopting the Panel's determination and find that a Certificate of Appropriateness for Demolition should be issued for the three structures subject to the appeal based upon economic hardship.

A handwritten signature in black ink, reading "Jackie Biskupski".

Jackie Biskupski
Salt Lake City Mayor

From: [Traughber, Lex](#)
To: ["Prudence Anderling"](#)
Cc: [Robinson, Molly](#)
Subject: RE: (EXTERNAL) Troubled citizen
Date: Thursday, January 30, 2020 10:28:00 AM

Ms. Anderling:

I have received your comments and will include them in the staff reports that I will be preparing for the Historic Landmark Commission and the Planning Commission for their consideration. Your concerns have been noted.

At this time, we in the Planning Division are in a period of collecting comments and information from the public as well as other City Departments/Divisions that provide input on developments of this nature. No recommendations have been made to the Commissions nor have any decisions been made. If you have further comments that you would like for me to pass on to the Commissions, I am happy to do so.

Sincerely,

Lex Traughber
Senior Planner

Planning Division
Community *and* Neighborhoods
Salt Lake City Corporation

lex.traughber@slcgov.com
TEL (801) 535-6184

WWW.SLC.GOV.COM
www.slc.gov/planning
www.slc.gov/historicpreservation

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Thursday, January 30, 2020 9:50 AM
To: Traughber, Lex <Lex.Traughber@slcgov.com>; Robinson, Molly <Molly.Robinson@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

All right. Thank you for the offer of a meeting. I'll think about that and discuss with some friends, probably better-suited to such a gathering than I.

However, it sounds as if nothing can be done about this property and its density. So, "a five-foot setback modification" could be denied, but the developer is going to proceed with a project that didn't take into account adequate parking and trees. A 5' setback is nothing compared to those bigger issues. I hope you can see how very annoying and disappointing that is. If the Planning Commission does this time after time after time, our beautiful city will become Tokyo or NY with teeny-tiny units for humans in a concrete jungle. Somehow, we're supposed to just shut up and feel okay about that :(

I am losing all faith in my government...from SLC to Washington.

You've been very gracious in your communications, thank you. But I'm angry. And it pisses me off that even though Lex Traugher was at that meeting, he won't *deign* to even answer my email. If you are his boss, then I again put that statement in front of your eyes. If you are not his boss, then kudos to you for stepping up.

P.

On Thursday, January 30, 2020, 08:51:36 AM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

The Planning Division is responsible for the research, public engagement, and development of master plans and zoning. As staff, we do not make decisions on these things but recommendations to appointed and elected officials. The Planning Commission, a group of citizens appointed by the mayor, makes recommendations on master plans and zoning to the City Council for adoption. The City Council is the final authority on setting zoning for an area and the adoption of master plans.

The specific development you are asking about must meet the standards of the zoning ordinance. It is the Planning Division's job to evaluate the proposal to determine if the proposal meets those standards, engage the community for their input, and recommend approval or denial to the Planning Commission. Since the development is not asking to change the zoning, only to seek modifications to how they meet the standards of the zoning, the final authority is the Planning Commission. The community is asked to provide their feedback on the proposal; your comments may shape what the project looks like or how it's located on the property. For example, if a development proposal seeks to reduce a setback (the distance from the property line to the building), public comment may influence whether the Planning Commission allows that reduction, requires a different setback, or does not allow a reduction. We allow some modifications of standards, like setbacks or building height, in order to achieve other goals through what's called the Planned Development process. We have a couple other processes that allow this in local historic districts. All of this is detailed in the [zoning ordinance](#), the land use laws for the city.

Hope this helps clarify. I recognize that it can be very confusing. If you'd like to set up a meeting when you are feeling better, I would be happy to walk you through this more thoroughly.

Thanks,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7261

EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Wednesday, January 29, 2020 5:03 PM
To: Robinson, Molly <Molly.Robinson@slcgov.com>; Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

Thank you.

I did try to call both of you just now, 4:45--must have missed you for the day. I happen to be very sick right now--barely able to hold a conversation and practically coughing up my toenails. But I'm confused about "who sets the policies or the rules for things." I'm speaking for more than one person in just this example of "The Quince" property. People in the neighborhood meeting brought up concerns about parking and about density, and Garbett said, "It was *zoned* for this--we are within the zoning parameters/compliance." For instance, there is a one-car garage for their units, but many residents are couples who typically each have a car. Plus, there are people who would *visit* there, being friends or family. Mr. Garbett said, "Well, they can park on the street." This answer cannot just indefinitely continue. We need to stop this. If there isn't enough room for more parking, then decreasing the "density" and number of units would solve that, right? He said it was "zoned" that way. My original question was "Who" zones things? Who said "medium density" if "medium" density means this allowance? Garbett says there will be a bit of space for trees. But the kind of trees that fight pollution (like the coming inland port) are BIG trees, not little short things. What department in the city approves or disapproves things so that they move forward in certain ways? I don't understand how to find the *source* of decisions so that we can communicate things for consideration. If time after time, "future" planning isn't done, then it will be too late and all the "spaces" for trees and too many cars will be gone.

Thank you,

Prudence

On Wednesday, January 29, 2020, 02:22:33 PM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

Lex is including your comment regarding The Quince (PLNHLC2019-01157, -58, and -59) in his staff report to the Historic Landmark Commission. The Historic Landmark Commission is the decision-making authority in this case. It would be inappropriate for Lex to respond in defense of the applicant's proposal. Our planners are tasked with shepherding applications through the review process, including gathering public comments, analyzing the application, and presenting all of this to the Commission. If you have specific questions about the proposal, Lex can and should answer those questions

We are both happy to speak with you by phone, which would be more efficient than email to answer your questions about citizen proposals. I can be reached at the number below and Lex can be reached at 801-535-6184.

Thank you,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7261

EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>

Sent: Wednesday, January 29, 2020 1:31 PM

To: Robinson, Molly <Molly.Robinson@slcgov.com>

Subject: Re: (EXTERNAL) Troubled citizen

Hello again.

Are you the department manager there? And how can a resident/citizen/neighbor propose any changes or enter discussions about planning? Are you Lex Traugher's boss? Is he just going to ignore my messages?

P.

On Monday, January 27, 2020, 11:58:56 AM MST, Robinson, Molly <molly.robinson@slcgov.com> wrote:

Ms. Anderling,

Thank you for sharing your thoughts on development in our city. We always appreciate when citizens become actively involved in the future of our neighborhoods. To answer your question more generally, density and desired land use is discussed and debated with the community thoroughly during the community master plan process. A master plan details the vision, policies, and framework developed by the community that guide growth and development in a neighborhood over a period of time –usually 20-30 years. We follow a comprehensive public engagement process and do our best to talk to as many neighbors and businesses as we can through that process. There are also multiple citywide plans that we follow to help implement broad goals of the city such as housing, air quality, parks, and urban design. I encourage you to look into these plans: [neighborhood plans](#), [citywide plans](#).

If you have additional questions about the planning process, I would be happy to answer them.

Thanks,

Molly

MOLLY O'NEILL ROBINSON, AICP

Planning Manager

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7261

EML MOLLY.ROBINSON@SLCGOV.COM

WWW.SLC.GOV/PLANNING

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Friday, January 24, 2020 2:13 PM
To: Zoning <Zoning@slcgov.com>; Anglin, Anna <Anna.Anglin@slcgov.com>
Cc: Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: Re: (EXTERNAL) Troubled citizen

So far, Anna, you are the only one who answered. My question may be rooted in Lex Traughber's zone, but it was broader than just than one example.

On Wednesday, January 22, 2020, 01:25:50 PM MST, Anglin, Anna <anna.anglin@slcgov.com> wrote:

Prudence,

I will forward this on to Lex for you.

Thanks,

ANNA ANGLIN

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL 801-535-7700

FAX 801-535-7750

WWW.SLCGOV.COM

From: Prudence Anderling <prudence_anderling@yahoo.com>
Sent: Wednesday, January 22, 2020 1:03 PM
To: Zoning <Zoning@slcgov.com>
Subject: (EXTERNAL) Troubled citizen

Hello,

I heard this email address reaches several in your department. I hope it goes to Mr. Traughber and to others, although I don't know other names. I'm a long-time SLC resident, and I feel so frustrated and depressed about development that I ask you to please Hear me? Please read this?

I was sitting in a neighborhood council meeting a few days ago where a developer was talking about a new housing project. It has 25 units, and neighbors were sounding alarms about not enough parking, not enough open space, not enough possibility for large trees (big ones that can help clean the air, not little things). The developer replied that the spot was zoned as "medium density" and that their project was within those guidelines.

Well... "medium" density is too high for some of us. And it seems that once "you" declare Medium Density, it's set in stone and things move forward. Who decides these things? Is it unthinkable to ever change your minds? Does the fact that the residents all around want something different (something less or more) matter to anyone?

Watching coverage of the national event today along with knowing there's nothing we can do to change this developer's plans (we asked him to reduce the number of units to remedy some of our concerns and he flatly said no... *plus*, somewhat laughably, he wants to even *increase* some of his space by 5 feet!) -- have filled me with a sense of futility, hopelessness and helplessness. People in government just have too much power. You all have too much power. Things are decided, and that's the end of the story. Nobody really cares what anyone thinks or wants or objects-to if they don't have money or influence.

P.

ATTACHMENT J: CITY COMMENTS

From: [Hardman, Alan](#)
To: [Traughber, Lex](#)
Cc: [Mikolash, Gregory](#)
Subject: RE: PLNHLC2019-01157 - The Quince - New Construction in an Historic District - 432 N. 300 West
Date: Friday, January 3, 2020 7:10:28 AM

Lex,

Proposals for the redevelopment of this street have come to several DRT meetings as follows: 10/31/2018 (DRT2018-00282) attended by Joel Paterson; 11/30/2018 (DRT2018-00318) attended by Amy Thompson; 7/5/2019 (DRT2019-00178); and 11/26/2019 (DRT2019-00343) attended by Lex Traughber. The major planning/zoning issues identified in the DRT meetings were petitions for: 1) historic approval for new construction; 2) planned development approval; 3) special exception approval for setbacks, lot widths and building heights; and 4) preliminary condominium subdivision plat approval. The applicant has submitted four applications for all these issues. Zoning comments are provided in the DRT Reports in Accela and zoning requirements will be met in the planning approvals. No additional zoning comments are provided.

Alan

ALAN HARDMAN
Senior Development Review Planner

BUILDING SERVICES DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7742
FAX 801-535-7750

WWW.SLC.GOV

From: Gilcrease, Heather <Heather.Gilcrease@slcgov.com>
Sent: Wednesday, December 18, 2019 3:37 PM
To: Hardman, Alan <Alan.Hardman@slcgov.com>; Bateman, Douglas <Douglas.Bateman@slcgov.com>; Christopher, Todd <Todd.Christopher@slcgov.com>
Cc: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Traughber, Lex <Lex.Traughber@slcgov.com>
Subject: FW: PLNHLC2019-01157 - The Quince - New Construction in an Historic District - 432 N. 300 West

Please respond in Accela prior to date specified below.

Thanks,

HEATHER GILCREASE
Development Review Supervisor

BUILDING SERVICES DIVISION



Work Flow History Report

246 W Bishops

PLNHLC2019-01157

| Date | Task/Inspection | Status/Result | Action By | Comments |
|------------|-----------------------|---------------|-------------------|--|
| 12/17/2019 | Staff Assignment | Assigned | Traughber, Lex | |
| 12/18/2019 | Staff Assignment | Routed | Traughber, Lex | |
| 12/30/2019 | Transportation Review | Complete | Barry, Michael | The minimum parking requirement is listed in 21A.44.030. It appears that the parking requirement has been satisfied. The parking layout must conform to standards in 21A.44.020. Ten foot sight distance triangles are required at the driveways; it is not apparent that this requirement has been satisfied. |
| 1/6/2020 | Building Review | Complete | Christopher, Todd | No Building Code concerns with the plans at this phase. |
| 1/6/2020 | Engineering Review | Complete | Weiler, Scott | No objections. |
| 1/7/2020 | Zoning Review | Complete | Hardman, Alan | |
| 4/8/2020 | Planning Dept Review | In Progress | Traughber, Lex | Waiting on applicant |
| 6/16/2020 | Planning Dept Review | In Progress | Traughber, Lex | |

| | | | | |
|-----------|--------------------------------------|-----------|----------------|---|
| 9/17/2020 | Fire Code Review | Complete | Traughber, Lex | <p>Fire Code comments:</p> <ul style="list-style-type: none"> • Fire department access roads shall be so design to withstand imposed loads of 80,000 pounds. These roads shall be all weather-driving surface of either concrete or macadam. • When the fire department access road is constructed at the minimum width (20-feet), the access road shall be provide with signs on both sides located at the entrance of the access road stating "NO PARKING FIRE LANE". • When a fire department access road has a dead end that is 150 feet in length or greater it shall be provided with a fire department turn-around, which has been provided. It shall also be provide with a sign indicating that it is a dead end. This sign shall be placed on both sides of the entrance of the dead end street facing the direction of travel. The sign shall be have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. The sign shall be marked with permanent DEAD END—FIRE LANE signs complying with Figure D103.6. Vehicle impact protection shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3 of the International Fire Code. • Fire hydrants shall be installed so that all portions of the first story exterior are within 600-feet and meet the minimum required fire flows. <p>Douglas Bateman</p> <p>Doug,</p> <p>Thank you for the comments. In terms of this specific project, based on the information that I provided including the site plan, do you see any specific issues that may be problematic with the proposed development?</p> <p>Lex Traughber</p> <p>No, it looks like the design was aware of the fire requirements and planned accordingly.</p> <p>Thanks,</p> <p>Doug Bateman Fire Protection Engineer</p> |
| 9/17/2020 | Police Review | Complete | Traughber, Lex | <p>The only concern/comment we have relates to the spaces created by the setbacks. They should be well lit at night with directional lighting that doesn't trespass into windows. 300 W is a common road used by the homeless that walk to service providers in the city and regular homeless camps that crop up around the quarry on Victory Rd. and the hot springs. So, making sure those areas can be monitored by the residents at all times of the day would be important.</p> <p>Scott Teerlink</p> |
| 9/17/2020 | Public Utility Review | Complete | Draper, Jason | <p>Public Utilities was contacted in writing on two separate occasions to solicit comments regarding this project. No comments were ever received.</p> |
| 9/22/2020 | Historic Landmark Commission Hearing | Scheduled | Traughber, Lex | |