



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Nannette Larsen, Senior Planner, 385-386-2761 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)

Date: March 9, 2022

Re: PLNPCM2021-00927 – Marmalade Condos Planned Development

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## MARMALADE CONDOS – PLANNED DEVELOPMENT

**Property Address:** 230 & 226 West 300 North  
**Parcel IDs:** 08-36-402-008; 08-36-402-009  
**Zoning District:** RMF-35 (Moderate Density Multi-Family Residential)  
**Master Plan:** Capitol Hill

**REQUEST:** Salt Lake City received a request from Ralph Nagasawa with MJSA Architects, representing the property owner, for a Planned Development. This request is to facilitate a development on site of 3 new residential townhouse type of structures, with a total of 12 residential units. The Marmalade Condo project is located at approximately 230 West 300 North. Specifically, the applicant is requesting a modification for structures without street frontage.

**RECOMMENDATION:** It is Planning Staff's opinion that, overall, the project meets the intent of the zoning district and the Planned Development standards with the recommended conditions of approval listed in this report. Planning Staff recommends that the Planning Commission approve the Planned Development.

### ATTACHMENTS:

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- A. [Applicant Submittal and Information](#)
  - B. [Context Map](#)
  - C. [Site Plan](#)
  - D. [Elevations](#)
  - E. [HLC Staff Report](#)
  - F. [Site Photos](#)
  - G. [RMF-35 Standards](#)
  - H. [Planned Development Standards](#)
  - I. [Department Comments](#)
  - J. [Public Process and Comments](#)

### SITE CONTEXT:

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The proposed development includes the properties at 230 and 226 west,300 North. Both residential structures are currently used as multi-family residences. The house located at 226 W 300 N will be located on a separate lot than the proposed new construction. This structure is contributing to the Capitol Hill Local Historic District. The existing house located at 230 W 300 N is also contributing to the Local Historic District. The two subject sites include a very deep lot depth at approximately 330'. The sites are located in an area where interior development and private drives are common – these include developments in mid-block streets such as: Ardmore Place, Bishop Place, Artic Court, Ouray Avenue, and Pugsley Street.

Because the proposed new construction is located towards the rear of two very long lots, the proposed new construction will not alter the streetscape along 300 North, thereby maintaining the historic character of 300 North. To the west of the subject sites is a commercial parking lot, to the east is an alley that services multi-family home further to the east, and the north are single-family homes.

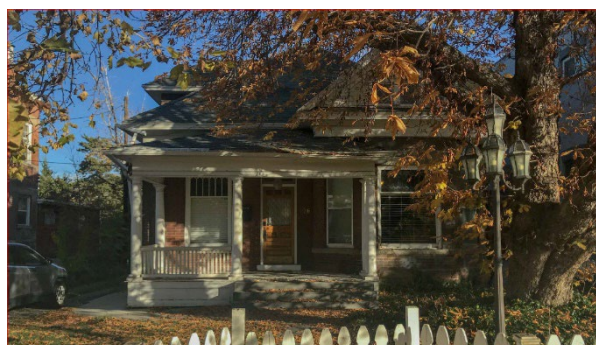
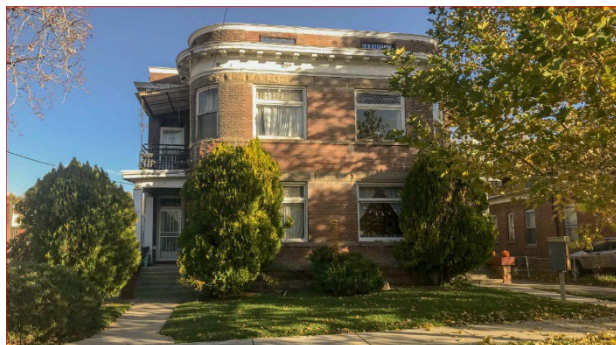


Image 1 – Front elevations of historic structures on project site (230 and 226 W 300 N)

## PROJECT DESCRIPTION:

The proposed Marmalade Condos development will consist of 12 new residential units within three new structures that consist of a single townhouse type structure and two duplexes. The development will be located behind two existing and historic residential buildings which front on 300 North. The two existing historic structures on the subject sites will remain on the site.

It's proposed that a private drive will allow access to the rear of the site, this private drive will be located between the two existing residential structures on the sites.

The private drive measures approximately 20' and runs towards the north, to the 3 structures proposed for construction. The drive allows for vehicle access to enclosed and unenclosed parking stalls. A walkway is also proposed to the west of the drive, which will allow a clearly designated pedestrian path to the townhomes. Uncovered parking stalls are proposed to be adjacent to the existing structures on the site and hidden from the view of 300 North. The drive will only extend toward the north property with asphalt material that will allow access to the first 8 residential units. The remaining 4 units will also have vehicle access; however, an engineered block paver will be used that will allow for vehicle access while creating the additional green space along closer to the north property line.

### PROJECT OVERVIEW

<b>Project Site Size</b>	~35,409 sq. ft.
<b>Land Use</b>	Multi-Family Residential
<b>Total Number of Lots</b>	3
<b>Total Number of Residential Units</b>	16
<b>Planned Development Modification</b>	Buildings without Street Frontage
<b>Overlay District</b>	Local Historic District
<b>HLC Approved Modifications</b>	Interior Side Yard Setbacks, Rear Yard Setback, Lot Width



The townhouse structure will be located towards the west portion of the subject property and will have front building unit entrances facing the west property line. Vehicle access on the 8-plex townhouse structure will be from the east in the form of a two-car garage. Each residential unit will have a primary building entrance facing west. The interior garage will extend to the front of each residential unit where a second garage door is located adjacent to the front entry. Also, located to the west is a walkway and landscaping as a buffer from the property to the west.

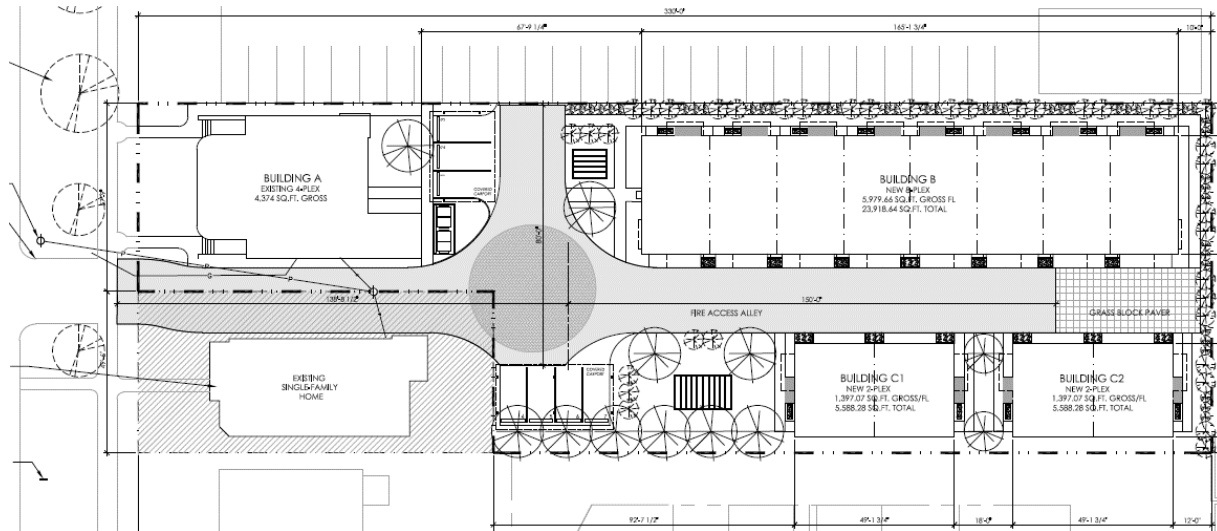


Image 2 – Marmalade Condo Site Plan

The two duplexes towards the east side of the subject site will be designed similarly to the west townhouse structure. A two-car garage access will face the access drive on the west façade of the two duplexes. The residential building entrances are proposed on the south and north facades of the building. Between the two proposed duplex structures will be located landscaped green space. All three new structures will be three-story structures. The second floor on the new structures is living space. The proposed second floor balconies will project approximately 4' from the structure. The third floor will also include a balcony that will project the same distance from the structure's façade as the second-floor balcony.

### **Modification for buildings without street frontage:**

The applicant is requesting a modification to allow for multi-family buildings on the site without frontage on a public street. The RMF-35 zoning district requires that all building have frontage on a public street. A Planned Development review would allow the Planning Commission to make a determination on the requested modification. The three proposed multi-family structures will not have frontage on a public street.

### **Historic Landmark approved Modifications:**

The subject site is within the Capitol Hill Local Historic District. As such, the Historic Landmark Commission may approve modifications to the underlying zoning district's lot and bulk standards. The Historic Landmark Commission met and approved a New Construction application on February 3<sup>rd</sup> of this year. As part of the New Construction approval were modifications to interior side yard setbacks, rear yard setbacks, and lot width. Because the standard that requires principal buildings have street frontage is not a lot or bulk standard, the Historic Landmark Commission cannot make a determination and a Planned Development is required.

## KEY CONSIDERATIONS:

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The key considerations listed below have been identified through the analysis of the project.

1. Consistency with Applicable Master Plan Policies and Zoning District

### **Consideration 1 – Consistency with Applicable Master Plan Policies and Zoning District**

The project site is located within the Capitol Hill Master Plan. The Capitol Hill Master Plan was adopted in 1999 and identifies goals of the Capitol Hill area and identifies appropriate future land uses. The Capitol Hill Master Plan encourages, “*appropriate housing opportunities in the Community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment.*” The Marmalade Condos project meets this intent as it is considered to be infill development on a site that is in a moderate density zoning district and a site that is located close to downtown.

Within the Capitol Hill Master Plan the sites are considered to be part of the West Capitol Hill Neighborhood. The West Capitol Hill Neighborhood includes the following goals:

*“Ensure infill development is compatible with neighborhood characteristics”*

*“Encourage new medium/high density housing opportunities in certain appropriate locations within the West Capitol Hill Neighborhood.”*

The proposed Marmalade Condo development also meetings the goals stated within Plan Salt Lake. Plan Salt Lake is a citywide plan that was adopted in 2015; it is a 25-year plan that establishes a citywide vision to guide future growth to meet the needs of its residents and businesses. The proposed project meets certain city initiatives identified in Plan Salt Lake. A few initiatives that are applicable to the proposed development include:

- *“Promote in fill and redevelopment of underutilized land.”*
- *“Accommodate and promote an increase in the City’s population.”*
- *“Maintain neighborhood stability and character.”*
- *“Ensure access to affordable housing citywide.”*
- *“Enable moderate density increases within existing neighborhoods where appropriate.”*

The Marmalade Condos project meets these initiatives by developing an underutilized parcel of land, by providing more affordable housing in the form of multi-family structures, allowing for an increase in density that is permitted in the RMF-35 district, and preserving the historic character of 300 North while increasing the City’s housing stock.

The purpose of the underlying zoning district RMF-35 (Moderate Density Multi-Family Residential) is to, “*provide an environment suitable for a variety of moderate density housing types...with a maximum height of 35*”. The uses permitted in the RMF-35 district are, “*intended to be compatible with the existing scale and intensity of the neighborhood*”. The Marmalade Condos project meets both of these statements in the purpose statement of the district. The proposed project is a moderate density development with a housing type that is appropriate in the zoning district. Also, the scale and massing of the Marmalade Condos project is within the scale of the surrounding uses. Mid-block developments are common in this neighborhood, and the proposed development is compatible with the established community.

It is staff's opinion that the purpose of the Moderate Density Multi-Family Residential (RMF-35) zoning district is being maintained and that the standards for Planned Development are being met, per further review in Attachment F of this report.

## **DISCUSSION:**

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Staff has found the proposed Marmalade Condos project will meet the intent of the RMF-35 (Moderate Density Multi-Family Residential) zoning district and other applicable master plans by maintaining the character of the neighborhood while providing additional housing in the City through a moderate increase in density on a site that allows for infill development. The mid-block development and the modification requested through the Planned Development process allows for the historic character of 300 north to be maintained. The proposed scale and design of the new residential structures were approved by the Historic Landmark Commission as being appropriate to the Local Historic District.

## **NEXT STEPS:**

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### **Planned Development Approval**

If the Planned Development is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits. A Preliminary Subdivision to subdivide the property and the issuance of the Certificate of Appropriateness are needed prior to the building permit being issued to begin construction on the site.

### **Planned Development Denial**

If the design review is denied, the applicant cannot proceed with the project as proposed and the site will need to remain in its current state.

## **ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION**

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## Memorandum

<b>To:</b>	SLC Planning Division 451 South State Street, Rm 406 Salt Lake City, UT 84114	<b>Project:</b>	Marmalade Condos
		<b>Date:</b>	November 09, 2021
<b>Attention:</b>	Nannette Larsen	<b>MJSA Project No:</b>	18020

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### RE: SLC Planned Development – Project Description Additional Sheet Information

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#### Marmalade Condos Submittal Requirements:

##### 1. Project Description.

The Marmalade Condos is a 16-Unit mixed use project that lies within the West Capitol Hill neighborhood located at 230 West 300 North in the Marmalade district. The project will consolidate two deep adjacent parcels of land, 230 West and 226 West, providing 0.81 acres (35,408.45 sq. ft.). A lot line adjustment will occur excluding the street front residences at 226 West placing the final development at 0.69 acres (30,000.58 sq. ft.). The overall density of the project is at 11.02 units per acre which is well below the recommendations of the RMF-35 zone at less than 30 units max. per acre. The project is a mid-block infill solution to promote greater efficiency and innovation in the land use. The existing street front 2-story apartment building is in dire need of maintenance and will undergo a complete historic preservation. The parcels are now scattered with derelict garages, abandoned automobiles, sheds, and overgrown landscaping. The apartment structure is considered a contributory historic structure in the neighborhood. With the slated preservation and maintenance of the apartment building, it will support the historic context and the character of the neighborhood.

The project scope includes the addition of three new structures inserted into the interior block's core (referred in our drawing submittal set as "Buildings B, C1 and C2"), which will contain a total of 12 new Townhouse units. All required parking is provided on site with one additional visitor stall. The site design including a fire access lane, covered parking, recycling center, open and private gathering spaces for the community. This is a transitional project moving from single family residential structures to the east and commercial structures to the west. The adjacent two parcels to the west contain a large office complex and next to that a fire station. With new landscaping, our project will soften the edges and beautify the neighborhood setting. This application is to gain approval from the Salt Lake Planning Commission to proceed with the land plan and building design as shown in our attached drawing set. This development meets the intent

of the Capitol Hill Master plan, the Local & National Historic Design Guidelines, along with the RMF-35 Zoning Ordinance of Title 21A.

## **2. Planned Development Information.**

A. **21A.55.010 Purpose Statement:** The purpose statement for the Planned Development Application is for greater efficiency in land use and in which encourages innovative planning and design. This development is primarily an urban infill dealing with the deep narrow lots. The project consisting of four primary buildings, three of which are without street frontage. Through the articulation of space, architectural detailing, and the integration of the social environment, we feel that we meet Salt Lake City's Planned Development Purpose Statements intent of the process.

This project is primarily a mid-block infill development addressing the large deep derelict and misused parcels in this historic residential neighborhood. The project location is in the RMF-35 zone allowing for more density and development in this transitional buffer area. The development also lies within the local and national historic districts boundaries. The existing street front 2-story, four-plex apartment structure will undergo a complete historic preservation revival. The preservation and maintenance of the structure will give life back into the dilapidated building and add life to the neighborhood fabric. To ease the transition, we propose four smaller principal buildings on the site as compared to one large structure that is dictated by the zoning ordinance. These four (4) structures are designed contextually with the industrial building typography in mind, found throughout this area.

One component of the planning of the project is defined by the fire apparatus access requirements. The long narrow site is designed with a fire access aisle providing emergency access to all units. Through this PD we are asking for a reduction of the east side setback to be five (5) feet at buildings "C1 and C2" only. This setback puts the structures in alignment with the front existing house to the south. The remainder units all comply with the side yard setback of ten (10) feet. The rear yard setback along the north property line will also be reduced to ten (10) feet. The required parking stalls are all contained on site including one (1) additional parking stall for visitors.

The location of the site with its proximity to the Central Business District (CBD), schools, shopping, and public facilities are all within walking distance and provides the incentive for alternate means of transportation. The project also focuses on sustainability through specifying high efficiency systems and materials for the overall design approach.

Through this Planned Development application, the RMF-35 zoning requirements that are requested to be modified are;

- a. Multiple building without street frontage: Three (3) infill principal buildings are without having frontage along a public street: Bldg. "B", Bldg. "C1", Bldg. "C2"
- b. Lot width and area modification: Parcel 08-36-402-008, 230 W 300 N:
  - i. Existing non-conforming lot width for multi-family land use (street frontage width), occupancy use no change.
  - ii. Lot established prior to April 12, 1995.
  - iii. Lot dimensions: Existing, 57.75 feet wide x 330.13 feet deep

- c. Lot width and area modification: Parcel 08-36-402-009, 226 W 300 N:
  - iv. Existing non-conforming lot, occupancy use no change.
  - v. Lot established prior to April 12, 1995.
  - vi. Lot dimensions: Existing, 49.50 feet wide x 330 feet deep
  - vii. Adjusted lot dimensions: 49'-6" w (no change) x 109'-3" depth (adjusted)
  - viii. The existing shared driveway curb-cut is 20 feet wide (10 feet each parcel) and will remain in use.
  - ix. A shared access easement will be recorded on the new parcel plat.
  - x. Parcel classification to remain as RMF-35 zone.

**B. 21A.55.050 Standards for Planned Developments.**

a. Planned Development Objectives:

- The proposed development is an enhancement over the RMF-35 zoning ordinance by providing four independent smaller scale freestanding buildings as compared to one large superstructure building. With the historic preservation and the three independent buildings all will provide a buffer zone to the commercial scale buildings to the west giving a more enhanced product overall.

b. Master Plan Compatibility:

- The development lies within the Capitol Hill Master Plan, in the Capitol Hill District, and in the West Capitol Hill neighborhood area.
- The planned development provides masterplan compatibility that enhances the overall product through the design by;
  - i. Providing diversity in housing types providing a culture to the city.
  - ii. Innovative use of the property by increasing diversity of all housing types.
  - iii. Increase existing density for safer environment.
  - iv. Character preservation.
  - v. Increase opportunity for home ownership

c. Design and Compatibility:

- The proposed planned development is compatible with the neighborhood, and it will be designed to achieve a more enhanced product by the following;
  - i. Provide a transitional barrier to the commercial building to the west.
  - ii. The development is a mid-block infill on a narrow deep site. The orientation of the buildings matches the property. The new building style is identifying with the neighborhood using materials that are contextual to the area.
  - iii. The project will provide a vibrant, diverse, and accessible resource that showcases the community's long-standing commitment to a strong creative building dichotomy. The visual characteristics of the building materials that are contextual to the site. The new townhouse buildings are designed with the industrial style in mind being constructed entirely out of brick, with subtle masonry detailing, precast stone clad accent blocks, and with refined metal detail accents providing a visual palate of the building materials contextual to the neighborhood. The windows and doors will be large aluminum clad wood windows providing a high efficiency glazing system inset from the face of the building roughly 4" - 5" to provide deep shadow lines consistent of the era.

The garage doors along the drive aisle will be aluminum frosted glass panel doors allowing light transmission into the interior space along with providing a glazed opening perspective. The unit style is appropriate as the area transitions into more industrial parcels to the west and beyond.

- iv. Having multiple buildings, the open space between buildings will allow for small private gathering spaces for the tenants.
- v. The site lighting will be designed with minimal neighbor disturbance but by occupying the vacant mid-block will provide visual presence and safety for all.
- vi. The recycling center and dumpsters will be in the northeast corner of the parcel in the parking area. This center will be fully screened as per Salt Lake City Zoning requirements.

d. Landscaping:

- The project will acquire the consulting services of a Landscape Architect to be included in the final construction documents. The design will consist of grade level private patios, drive aisle planter boxes, and landscape group gathering spaces capturing the neighborhood vistas.

e. Mobility:

- The proposed planned development supports the citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood by the following;
  - i. Being located near the CBD, public library, schools, and shopping, this site promotes the walkable community.
  - ii. The access to the site is from 300 North a wide local street, that is ½ block from an arterial street, 300 West. This development will have minimal impact on traffic flow.
    - 1. The site layout with a fire access road down the middle poses little hazards to the pedestrian. Each side of the roadway has a 36" wide sidewalk buffer.
    - 2. Bicycle rack locking area is provided behind the historic house and is located adjacent to the access aisle.
  - iii. The fire access aisle is a 20-foot-wide roadway that runs the full depth of the entire site. Emergency access vehicles have full access to the site.
  - iv. The exterior covered parking has one extra visitor parking stalls that will allow for loading and unloading without impacting the surrounding area and public right-of-way.
  - v. Street frontage parking is available on both sides of 300 North.

f. Existing Site Features:

- The historical preservation of the existing residential building helps preserve the site's connection to the neighborhood. The development also lies within the local and national historic districts. For this project, we will restore the existing structure which is a contributing historic building in the neighborhood. The historical preservation and maintenance of the residence will be giving life back into the dilapidated building.
- The parcel is a transitional parcel providing area to develop the housing typography presented.



- The uniqueness of the long deep lot enables us to develop the mid-block infill. The site is a transitional piece allowing us to capture the residential vibe as the area moves towards the west into the commercial, industrial, and multi-use zones.

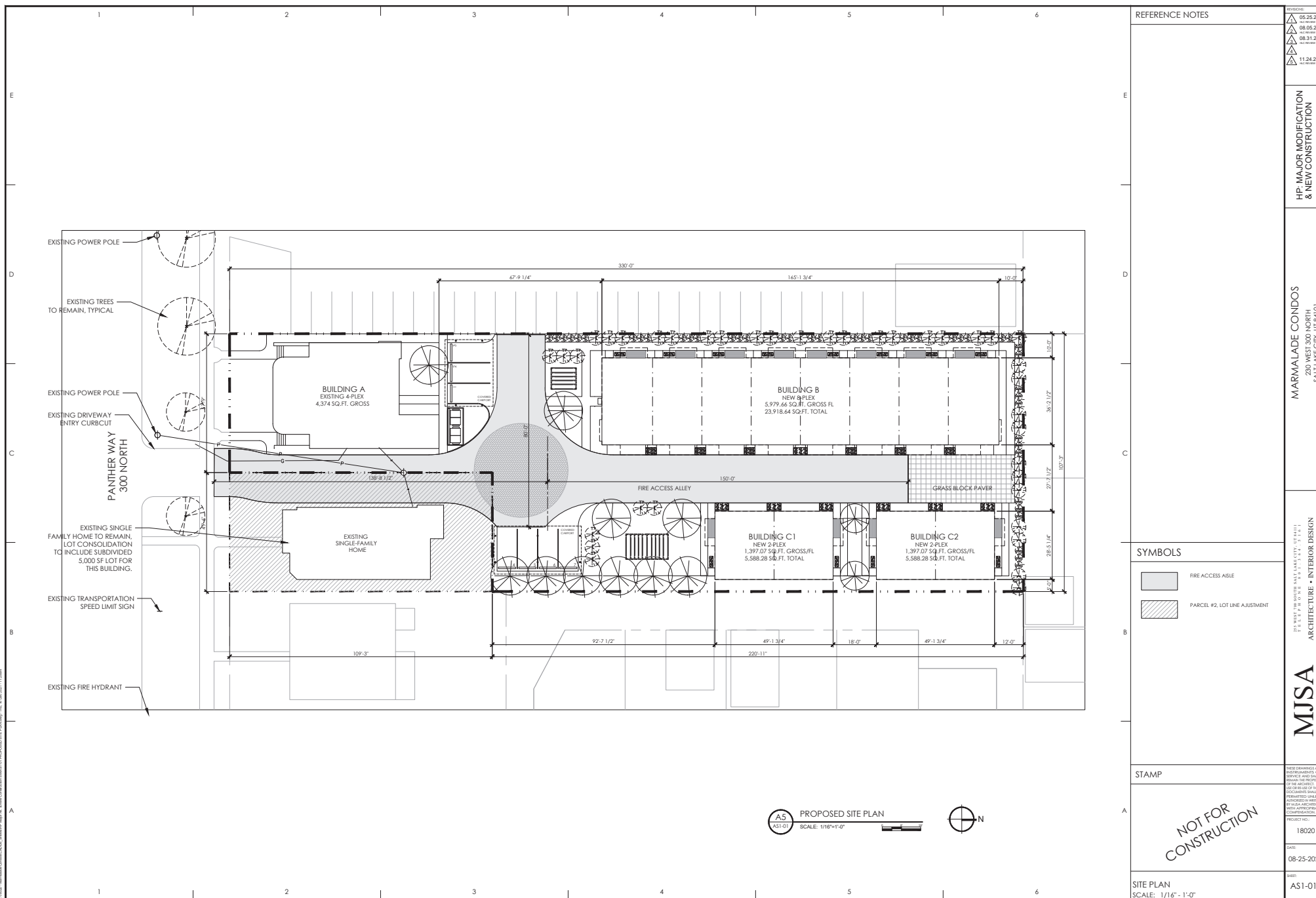
g. Utilities:

- The development is designed with sustainability in mind minimizing the dependability on public utility resources. The new structures base material will be an insulated concrete form (ICF) material that will provide a high insulated exterior wall allowing it to be clad entirely in brick veneer finish systems with precast stone accent blocks. Each structure will be constructed with high quality finishes, energy efficient systems, and constructed with renewable materials. It has been discussed to either use solar panels on the new townhome roofs or participate in Rocky Mountain Power's Blue-Sky program.

**C. 21A.55.110 Disclosure of Private Infrastructure Cost for Planned Developments.**

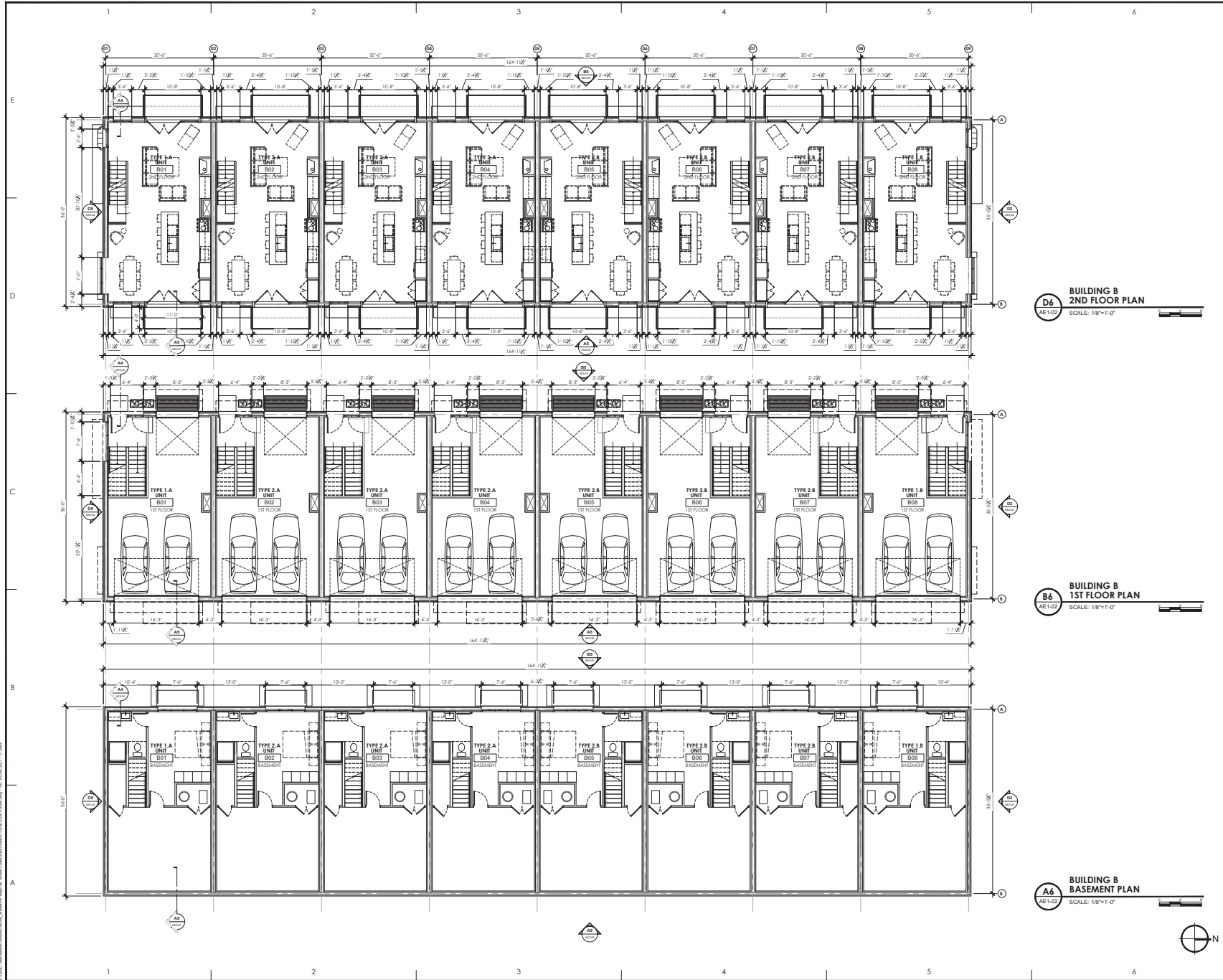
- Provisions for disclosure of future private infrastructure maintenance and placement cost to unit owners will be provided by the following methods;
  - i. For management of the development, a governing board will be maintained to establish communication amongst the homeowners via a Homeowners Association (HOA) or an elected governing board.
  - ii. On the record plat, a statement entitled will be included titled, "notice to purchasers" noting that the infrastructure is privately owned and that the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city.
- This project is a combination of "For Sale and For Lease" units. Information of future private maintenance and placement cost to unit owners will be disclosed as required.











REVISED:	
	05.25.21 HLC REVIEW #1
	08.05.21 HLC REVIEW #2
	08.31.21 HLC REVIEW #3
	
	11.24.21 HLC REVIEW #4

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 700 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1

**ARCHITECTURE • INTERIOR DESIGN**

# MJSA

18020

08-25-202

AE1 02

UNIT B01, B08

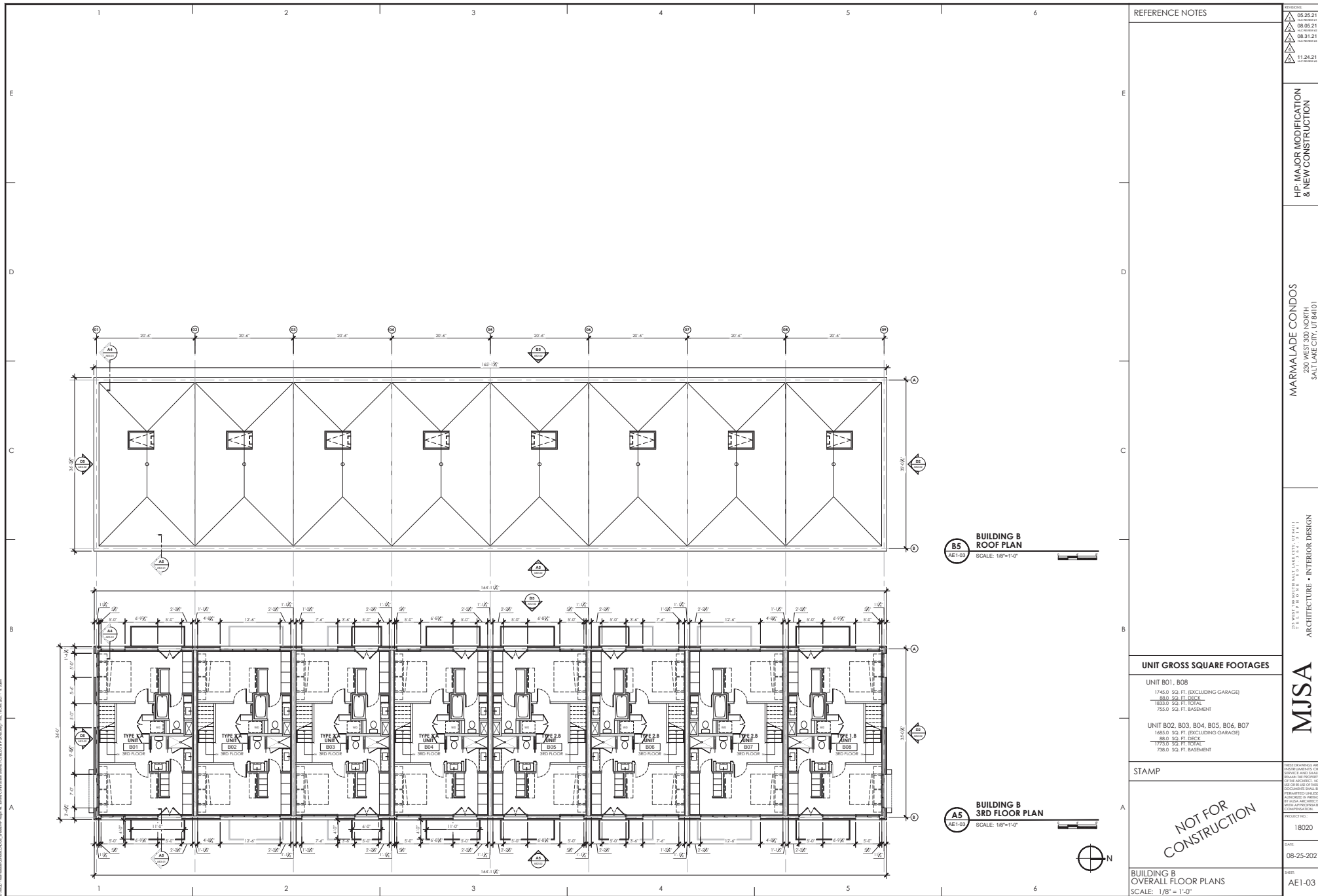
1745.0	SQ. FT. (EXCLUDING GARAGE)
<u>88.0</u>	SQ. FT. DECK
1833.0	SQ. FT. TOTAL
755.0	SQ. FT. BASEMENT

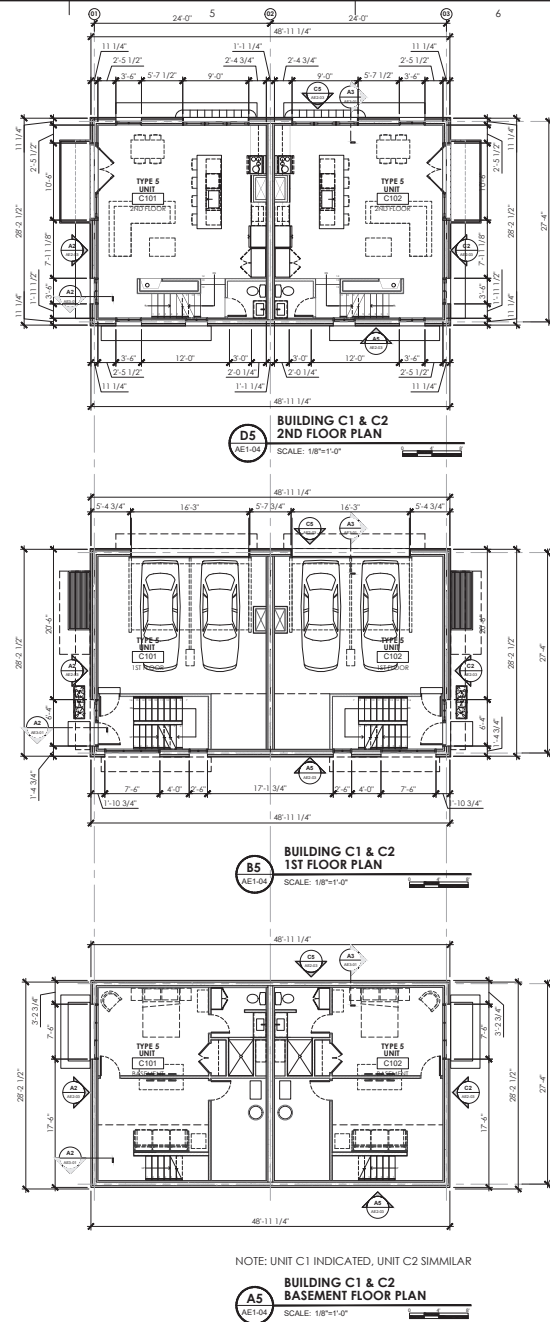
UNIT B02, B03, B04, B05, B06, B07

1685.0	SQ. FT. (EXCLUDING GARAGE)
<u>88.0</u>	SQ. FT. DECK
1773.0	SQ. FT. TOTAL
738.0	SQ. FT. BASEMENT

NOT FOR  
CONSTRUCTION

**BUILDING B**  
**OVERALL FLOOR PLANS**  
SCALE: 1/8" = 1'-0"





NOTE: UNIT C1 INDICATED, UNIT C2 SIMMILAR


REFERENCE NOTES		REVISIONS 1 08-25-21 2 08-26-21 3 08-26-21 4 08-31-21 5 08-30-21 6 11-24-21 7 08-26-21	
		HP: MAJOR MODIFICATION & NEW CONSTRUCTION	
		MARMALADE CONDOS 230 WEST 300 NORTH SALT LAKE CITY, UT 84101	
		JEFFREY W. MURPHY ARCHITECTS, PLLC ARCHITECTURE • INTERIOR DESIGN	
UNIT GROSS SQUARE FOOTAGES UNIT C101, C102, C201, C202 1410.5 SQ. FT. (EXCLUDING GARAGE) 889.0 SQ. FT. (NET) 1498.5 SQ. FT. TOTAL 690.5 SQ. FT. BASEMENT		<b>MJSA</b>	
STAMP		THESE DRAWINGS ARE THE PROPERTY OF JEFFREY W. MURPHY ARCHITECTS, PLLC AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEFFREY W. MURPHY ARCHITECTS, PLLC.	
NOT FOR CONSTRUCTION		PROJECT NO.: 180201 DATE: 08-25-2021	
BUILDING C1 & C2 OVERALL FLOOR PLANS SCALE: 1/8" = 1'-0"		SHEET: AE1-04	



**C2**  
AE2-01

**BUILDING A ELEVATION  
SIDE (EAST)**

SCALE: 1/8"=1'-0"



**BUILDING A ELEVATION  
SIDE (WEST)**



**BUILDING A ELEVATION  
FRONT (SOUTH)**

SCALE: 1/8"=1'-0"



**BUILDING A ELEVATION  
REAR (NORTH)**

## REFERENCE NOTES

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

**MARMALADE CONDOS**  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 760 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1

**ARCHITECTURE • INTERIOR DESIGN**

MJS A

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BY M.J.A. ARCHIT  
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18020

DATE: 08-25-20

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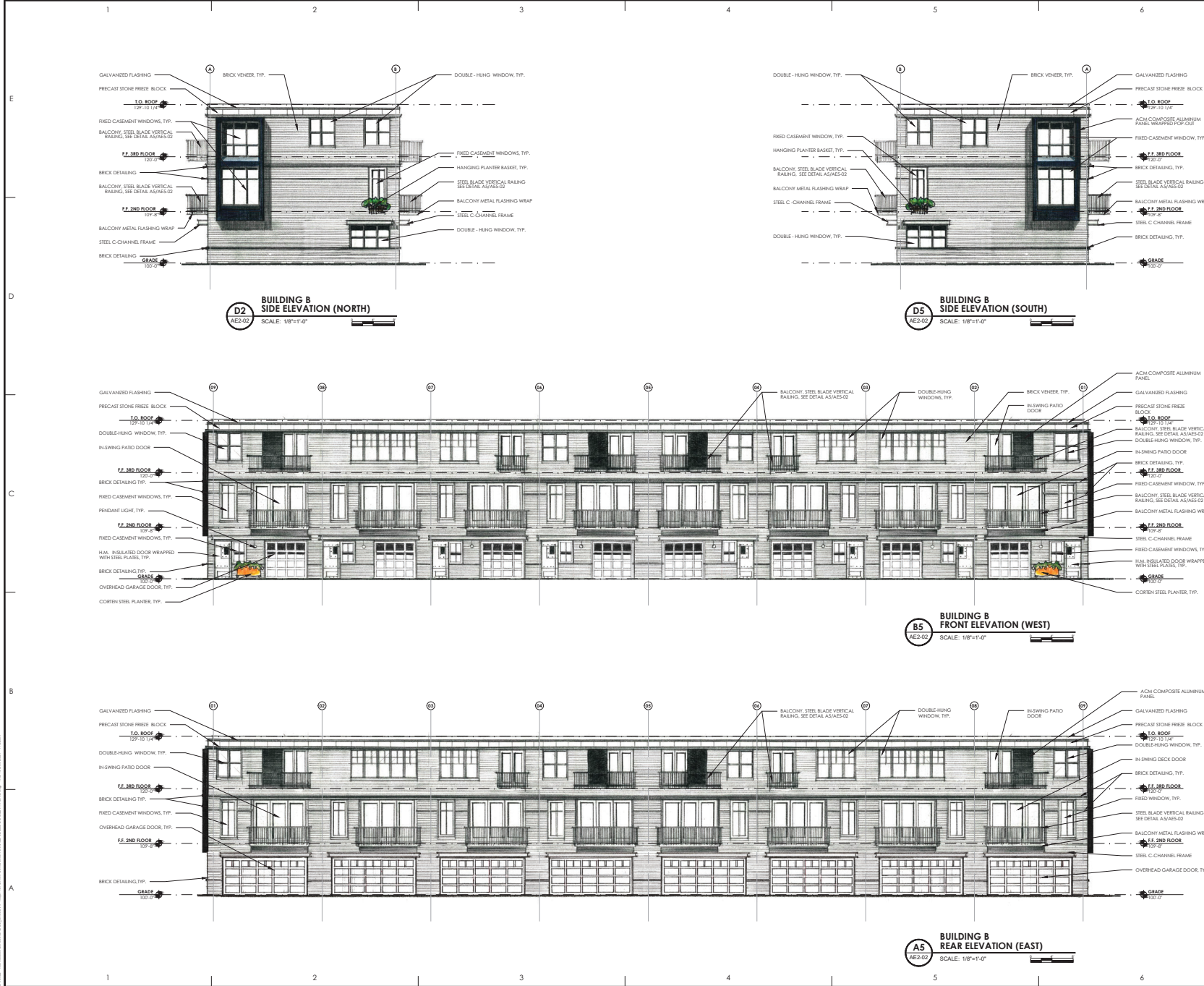
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NOT FOR  
CONSTRUCTION

BUILDING A ELEVATIONS  
SCALE: 1/8" = 1'-0"



10/2020 - Marmalade Condos, 230 West 300 North, Salt Lake City, UT 84101 - 1/8"=1'-0"



REFERENCE NOTES

REVISION:	
05.25.21	05.25.21
08.05.21	08.05.21
08.31.21	08.31.21
11.24.21	11.24.21

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

230 WEST 300 NORTH, SALT LAKE CITY, UT 84101  
MJS  
ARCHITECTURE • INTERIOR DESIGN

MJS

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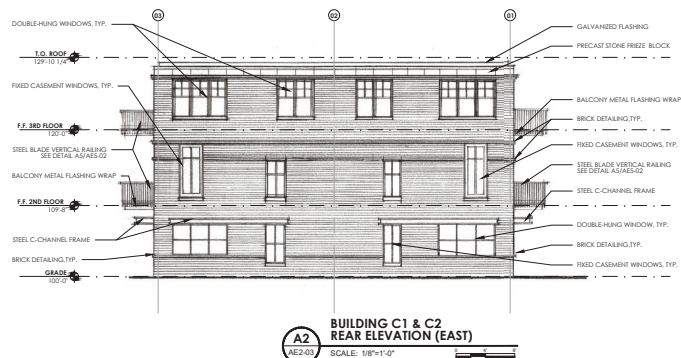
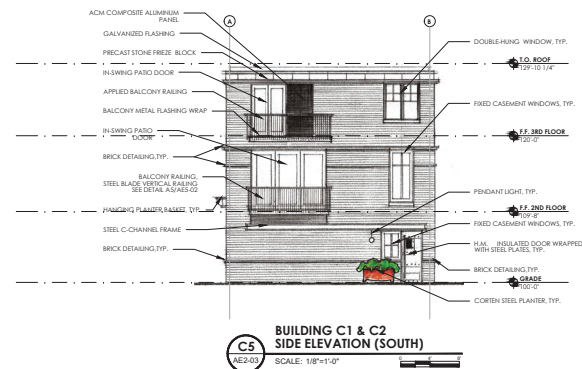
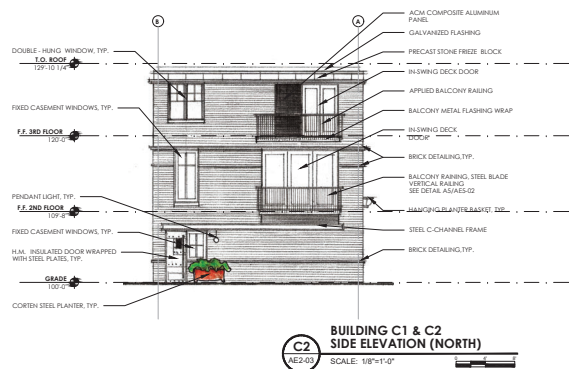
18020

DATE:  
08-25-2021

SHEET:  
AE2-02

STAMP  
NOT FOR  
CONSTRUCTION

BUILDING B ELEVATIONS  
SCALE: 1/8"=1'-0"



## REFERENCE NOTES

REVISIONS:	
	05.25.21 HLC REVIEW #1
	08.05.21 HLC REVIEW #2
	08.31.21 HLC REVIEW #3
	
	11.24.21 HLC REVIEW #5

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 700 SOUTH SALT LAKE CITY, UT 84111  
TELEPHONE 801.364.3161

ARCHITECTURE • INTERIOR DESIGN

MJS A

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PROJECT NO. : 18020

18020

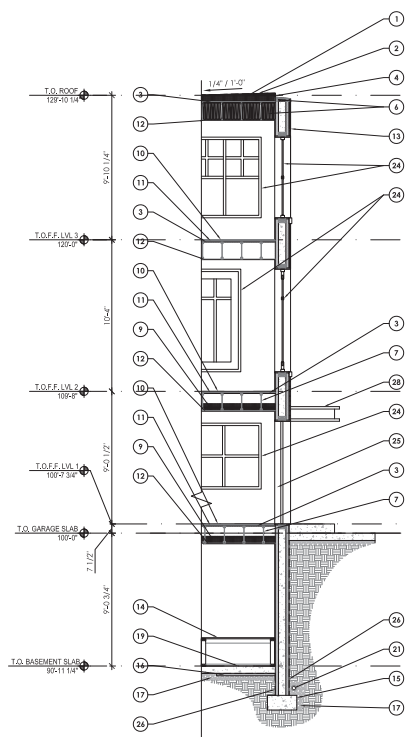
DATE: 08-25-2021

SHEET:  
A50.02

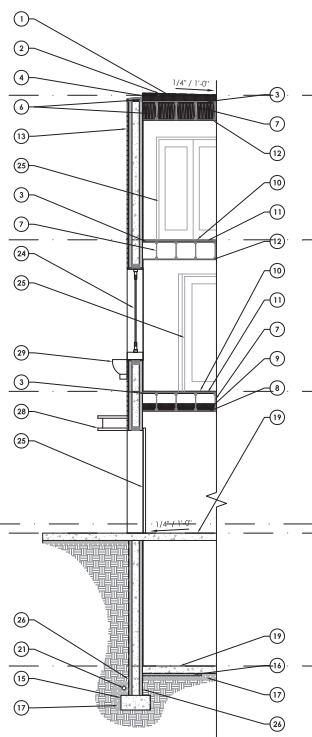
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CONSTRUCTION

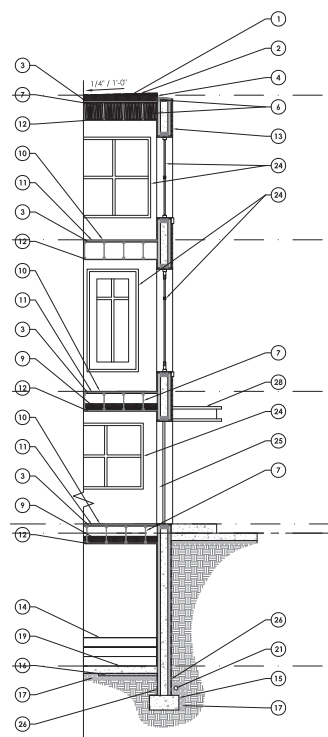
BUILDING C1 & C2 ELEVATIONS  
SCALE: 1/8" = 1'-0"



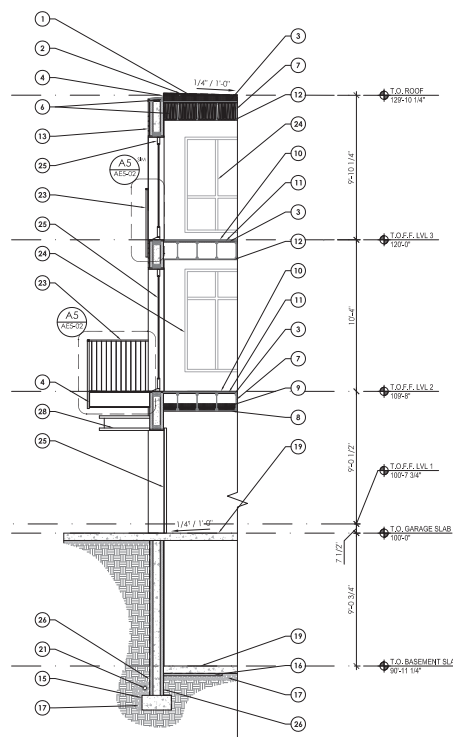
**A2** BLDG C WALL SECTION - ENTRY  
AE3-01 SCALE: 1/4"=1'-0"



**A3** BLDG C WALL SECTION - GARAGE  
AE3-01 SCALE: 1/4"=1'-0"



**A4** BLDG B WALL SECTION - ENTRY  
AE3-01 SCALE: 1/4"=1'-0"



**A5** BLDG B WALL SECTION - GARAGE  
AE3-01 SCALE: 1/4"=1'-0"

- ## REFERENCE NOTES

1. ROOF INSULATION SLOPE TO DRAIN – SEE SPECS.
2. ROOF MEMBRANE – PER SPECS.
3. SHIELDING FOR THERMAL BREAK – PER SPECS.
4. METAL FLASHING PER SPECS, COLOR PER ARCHITECT.
5. 6" POLYURETHANE FOAM OVER VAPOUR BARRIER.
6. INSULATION PER SPECS.
7. FRAMING PER STRUCTURAL.
8. 1/2" RATED C.T.P. BOARD.
9. 6" STONE WOOL SLOPE BLANKET WITH THE FLOOR
10. FLOOR FINISH AS SCHEDULED.
11. SLOPE MAT.
12. 1/7" CEILING C.T.P. BOARD.
13. FLOOR FINISH PER ELEVATIONS
14. STAIRS – SEE STAIRS SECTIONS.
15. CONCRETE FOUNDATION FOR FOUNDATION REINFORCED PER STRUCTURAL.
16. 2" REINFORCED CONCRETE PER SPECS.
17. FINE DRAINING GRATE.
18. SCHEDULED SOIL PER SPECS.
19. 1/2" REINFORCED CONCRETE AND REINFORCEMENT PER STRUCTURAL.
20. CONCRETE FOUNDATION WALL PER STRUCTURAL.
21. DRAINAGE SYSTEM PER SPECS.
22. 1/2" REINFORCED CONCRETE WITH WEAPED STEEL.
23. RAILING SYSTEM.
24. 1/2" REINFORCED CONCRETE WINDOW – SEE DETAILS A-501.
25. SCHEDULED DOOR – SEE DETAILS A-501.
26. VAPOR BARRIER PER SPECS.
27. HEADER PER STRUCTURAL.
28. STEEL CHANNEL FRAME.
29. HANGING PLANTER BASKET.

**HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION**

**MARMALADE CONDOS**  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 760 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1

MISA

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CONSTRUCTION

BUILDING SECTIONS  
SCALE: 1/4" = 1'-0"

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PROJECT NO.: 18020

DATE: 08-25-2021

Sheet:  
AF3-01

1216039 • Manuscript to be reviewed





DRIVE AISLE WEST (CURRENT)



DRIVE AISLE (CURRENT)



DRIVE AISLE EAST (CURRENT)



RENDERING - CLOSE UP OF BUILDING B



RENDERING - CLOSE UP OF BUILDING C



BUILDING A (EXISTING)



RENDERING - PEDESTRIAN VIEW FROM MIDDLE OF DRIVE AISLE



RENDERING - PEDESTRIAN VIEW FROM SIDEWALK, LOOKING DOWN DRIVE AISLE

REVISIONS:	
05.25.21	1. INITIAL
08.05.21	2. COMMENTS
08.31.21	3. COMMENTS
11.24.21	4. COMMENTS

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

230 WEST 300 NORTH SALT LAKE CITY, UT 84101  
ARCHITECTURE • INTERIOR DESIGN

**MJSA**

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RENDERINGS AND MISC. PHOTOS SCALE: NTS	DATE: 08-25-2021
	SHEET: AE4-01

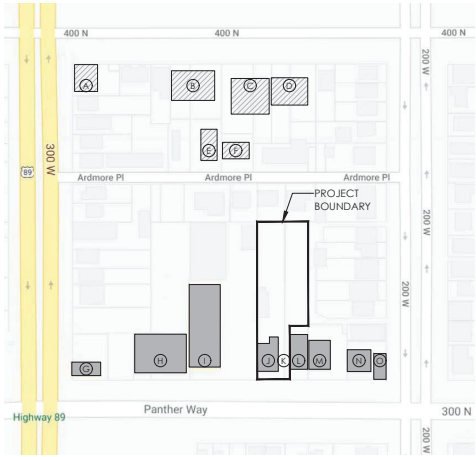


D









PROJECT BLOCK MAP: NOT TO SCALE

MATERIALS, ELEMENTS & DETAILING



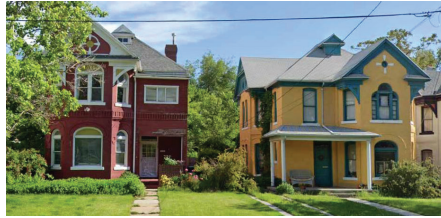
Ⓐ 376 N 300 W



Ⓔ 241 & 253 W 400 N



Ⓒ 231 & 235 W 400 N



Ⓒ 223 & 227 W 400 N



Ⓔ 246 W ARDMORE PL



Ⓔ 240 W ARDMORE PL

FORM & SCALE - CHARACTER OF THE STREET BLOCK

PANTHER WAY - 300 NORTH



Ⓒ 306 N 300 W



Ⓔ 270 W 300 N



Ⓒ 244 W 300 N



Ⓒ 230 W 300 N



Ⓔ DRIVE BETWEEN 230 & 226 W 300 N



Ⓒ 226 W 300 N



Ⓒ 218-220 W 300 N



Ⓒ 204-206 W 300 N



Ⓒ 202 W 300 N

NOT FOR  
CONSTRUCTION

NEIGHBORHOOD COMMENTARY  
PHOTOGRAPHIC STREETSCAPE

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

FOR THE UNIVERSITY OF UTAH  
ARCHITECTURE • INTERIOR DESIGN

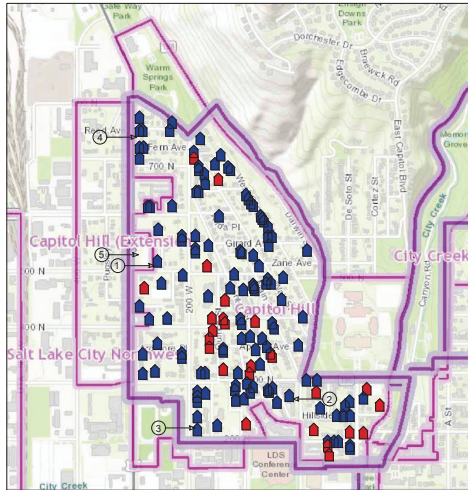
MJSA

18020

08-25-2021

AP-01



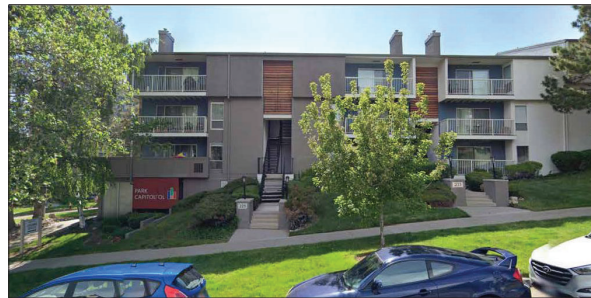


- Landmark Sites
- Actual Year Built post-1970

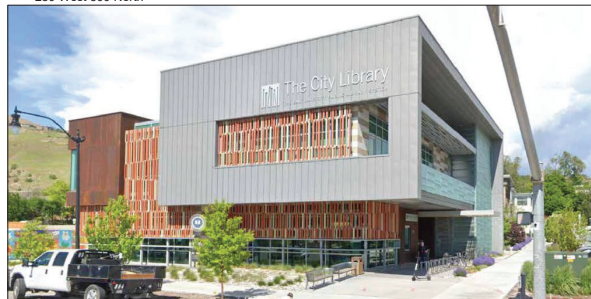
① The Grove at Marmalade  
Apartment Complex  
260 West 500 North



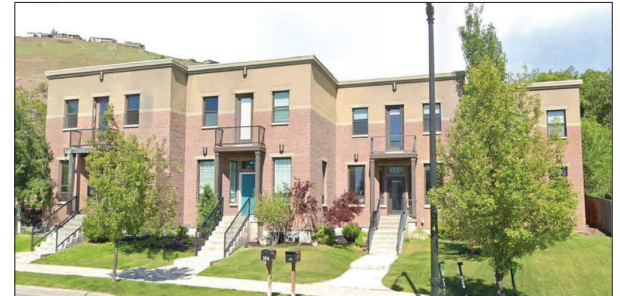
② Park Capitol  
Apartment Complex  
215 Main Street



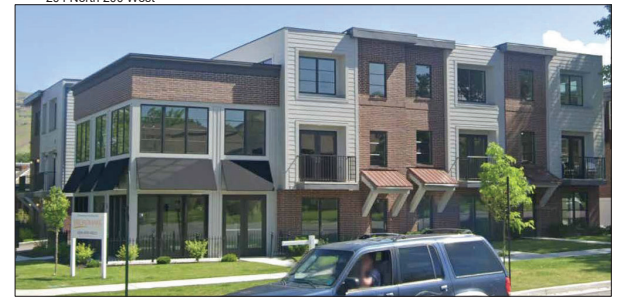
⑤ Marmalade Branch  
Public Library  
280 West 500 North



④ Condominium  
746 North 300 West



③ Condominium  
204 North 200 West



NOT FOR  
CONSTRUCTION

CHARACTER - FACADE  
ARTICULATION # PROPORTIONS  
N.T.S.

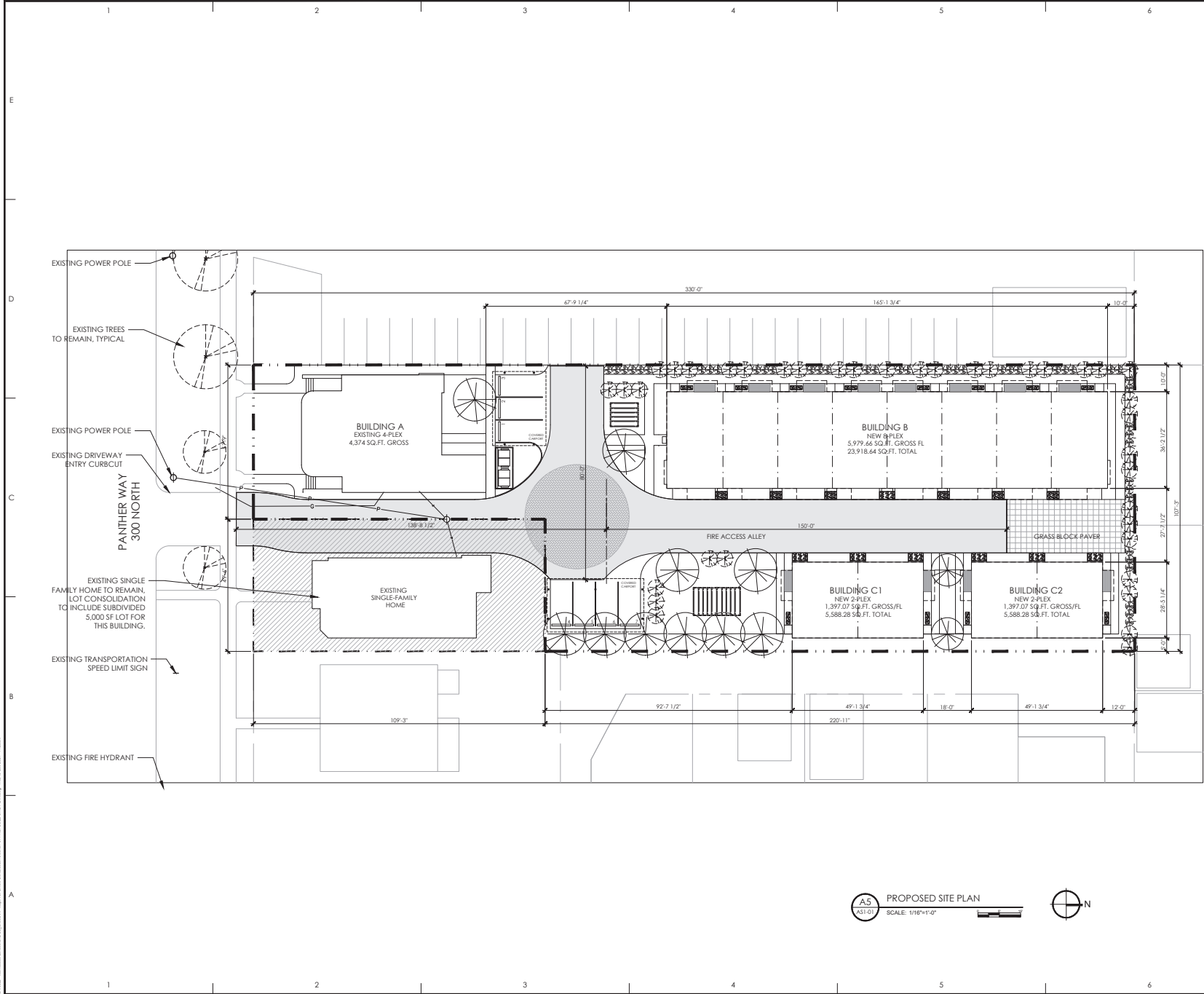


## **ATTACHMENT B: CONTEXT MAP**



## **ATTACHMENT C: SITE PLAN**

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REFERENCE NOTES

REVISION:
05.25.21
08.05.21
08.31.21
11.24.21

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

FOR WEST OF HOVER SALT LAKE CITY, UT 84101  
ARCHITECTURE • INTERIOR DESIGN

MJSA

SYMBOLS

- FIRE ACCESS ALLEY
- PARCEL #2, LOT LINE ADJUSTMENT

STAMP

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SITE PLAN  
SCALE: 1/16" = 1'-0"

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PROJECT NO. 18020

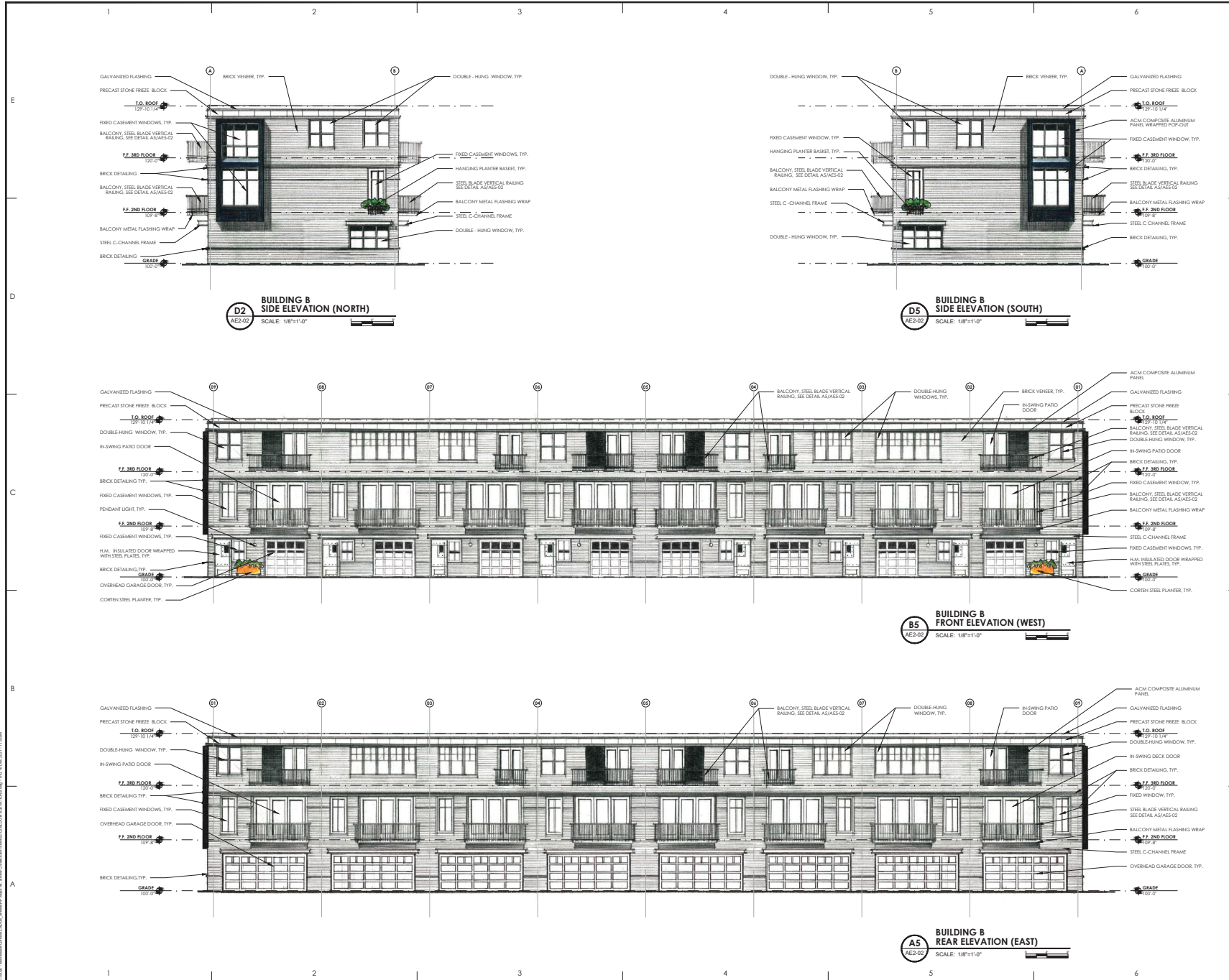
DATE: 08-25-2021

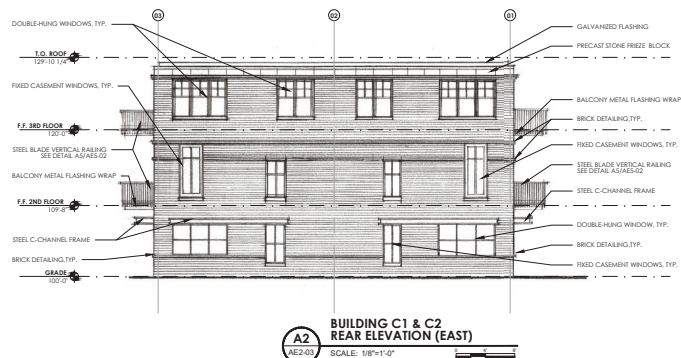
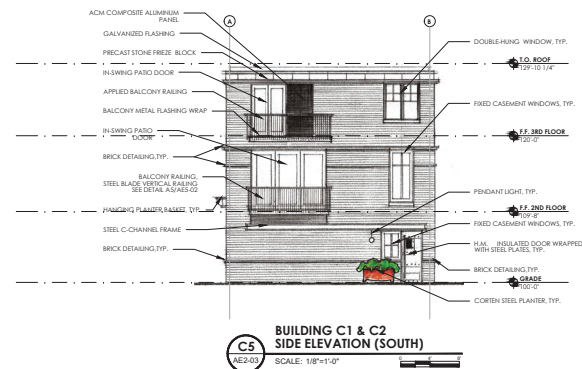
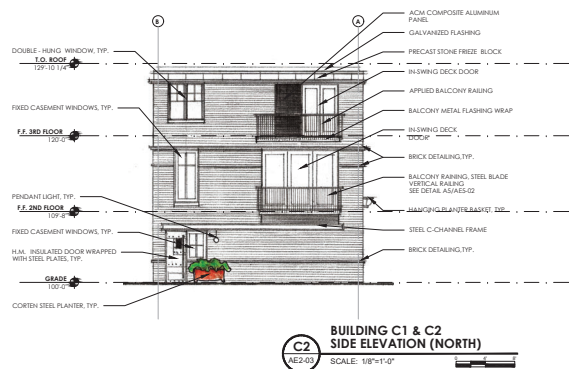
SHEET: AS1-01

## **ATTACHMENT D: ELEVATIONS**





[illegible]



## REFERENCE NOTES

REVISIONS:	
	05.25.21 HLC REVIEW #1
	08.05.21 HLC REVIEW #2
	08.31.21 HLC REVIEW #3
	
	11.24.21 HLC REVIEW #5

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 700 SOUTH SALT LAKE CITY, UT 84111  
TELEPHONE 801.364.3161

ARCHITECTURE • INTERIOR DESIGN

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PROJECT NO. :

18020

DATE: 08-25-2021

SHEET:

STAMP

NOT FOR  
CONSTRUCTION

BUILDING C1 & C2 ELEVATIONS  
SCALE: 1/8" = 1'-0"





REVISIONS:	
	05.25.21 HLC REVIEW #1
	08.05.21 HLC REVIEW #2
	08.31.21 HLC REVIEW #3
	
	11.24.21 HLC REVIEW #5

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

205 WEST 760 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 3 1 6 1

MJS A

STAMP

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CONSTRUCTION

RENDERINGS AND  
MISC. PHOTOS  
SCALE: NTS

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DATE:  
08-25-2021

AE4-01



## **ATTACHMENT E: HLC STAFF REPORT**



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Nannette Larsen, Senior Planner, 801-535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)

Date: February 3, 2022

Re: PLNHL2020-00803 – Marmalade Condos Multi-Family New Construction

---

## MARMALADE CONDOS – NEW CONSTRUCTION

**Property Address:** 230 & 226 West 300 North

**Parcel IDs:** 08-36-402-008; 08-36-402-009

**Historic District:** Capitol Hill

**Zoning District:** RMF-35 (Moderate Density Multi-Family Residential)

**Design Guidelines:** A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City

**REQUEST:** Salt Lake City received a request from Ralph Nagasawa with MJSA Architects, representing the property owner, for a New Construction in a local historic district. The proposed development facilitates the creation of 3 new residential townhouse type of structures, with a total of 12 residential units. The request also includes a modification to the underlying zoning district to allow for a reduction in the side and rear yard setbacks and a reduction in lot width. The Marmalade Condo project is located at approximately 230 West 300 North and in the Capitol Hill Local Historic District.

**RECOMMENDATION:** Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the proposed New Construction requests substantially meets the applicable standards of approval and the associated multi-family design guidelines. Therefore, staff recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness (COA).

### ATTACHMENTS:

---

- A. [Applicant Submittal and Information](#)
- B. [Context Map](#)
- C. [Historic District Map](#)
- D. [Historic Survey Information](#)
- E. [Photos of the Site](#)
- F. [RMF-35 District Standards](#)
- G. [Analysis of Standards for New Construction/Applicable Design Guidelines](#)
- H. [Public Process and Comments](#)
- I. [Department Comments](#)

## PROJECT DESCRIPTION:

### New Construction:

Under review by the Historic Landmark Commission is the proposed Marmalade Condos development. The development is proposed to consist of 12 new residential units within three new structures that consist of a single townhouse type structure and two duplexes. The development will be located behind two existing and historically contributing residential buildings which front on 300 North. The contributing building located on the subject site will undergo a full preservation at a later date. This contributing 2-story building is presently being used as an apartment building that has come to disrepair the past number of years.

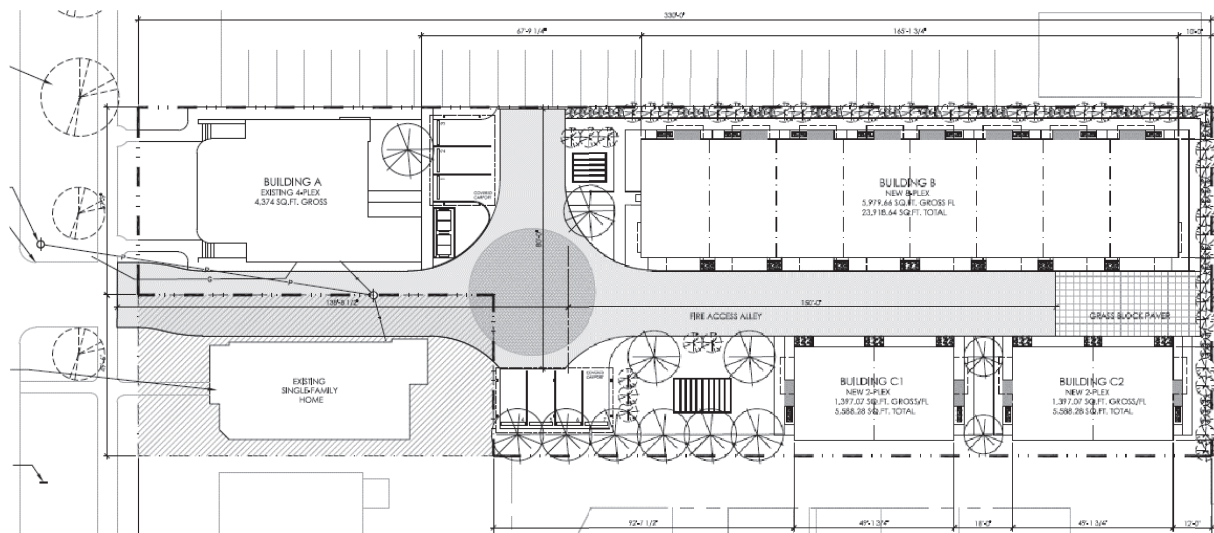


Image 1 – Marmalade Condo Site Plan

The proposed development of the site will allow for a private drive accessing 300 north between the two historic structures. The private drive measures approximately 20' and runs north to the 3 structures proposed for construction. The drive allows for vehicle access to enclosed and unenclosed parking stalls. A walkway is also proposed to the west of the drive, which will allow a clearly designated pedestrian path to the townhomes. Uncovered parking stalls are proposed to be adjacent to the existing structures on the site and hidden from the view of 300 North. The drive will only extend toward the north property with asphalt material that will allow access to the first 8 residential units. The remaining 4 units will also have vehicle access; however, an engineered block paver will be used that will allow for vehicle access while creating the additional green space along closer to the north property line.



Image 2 – 8-plex west elevation



*Image 3 – 8-plex east elevation*

The townhouse structure will be located towards the west portion of the subject property and will have front building unit entrances facing the west property line. Vehicle access on the 8-plex townhouse structure will be from the east in the form of a two-car garage. Each residential unit will have a primary building entrance facing west. The interior garage will extend to the front of each residential unit where a second garage door is located adjacent to the front entry. This second, single car garage door can be opened to allow for a studio area adjacent to the front patio area. Also located to the west is a walkway and landscaping as a buffer from the property to the west.

The two duplexes towards the east side of the subject site will be designed similarly to the west townhouse structure. A two-car garage access will face the access drive on the west façade of the two duplexes. The residential building entrances are proposed on the south and north facades of the building. The building entrances will have steel awnings and a lit patio space. Between the two proposed duplex structures will be located landscaped green space. The east façade off the duplexes will have casement windows with muntin dividers and double-hung windows.



*Image 4 – Duplex structures west and east façade elevations*

All three new structures will be three-story structures. The bottom floor of all structures have a layout situated for a garage, with the 8-plex having room for a work space and a single-car garage door that would allow for a workshop space that opens into a patio area. The second floor on the new structures is living space. The second floor will also include casement windows with muntin dividers. Balconies are proposed on the second floor as well. The balcony structure will be powder coated steel tubes that are separated every 2". Windowed deck doors are also proposed. The middle-windowed door will swing inward, the other two windowed doors will be fixed. The proposed second floor balconies will project approximately 4' from the structure. Brick detailing will delineate the second the third floors of the townhouse structures. This brick detailing takes the form of a belt course along all four facades of the structures. On the third floor of the townhouse and duplex structures will have a precast stone frieze, the frieze will extend on all four sides of the residential structure. The third floor will also include a balcony that will project the same distance from the structure's façade as the second-floor balcony. All three of the residential structures will mostly have double hung windows. A few of the windows facing west and east will have muntin separation. The 8-plex townhouse structure will also feature a



cantilevered bay window structure. The pop out structure will have a composite aluminum panel exterior. The pop out structure will have casement windows, also with a muntin separation.

### **Modification for side- / rear- yard setbacks / lot width:**

The applicant is requesting a modification to the required interior side yard setback. The proposed Marmalade Condo development will have a 5' setback from the east interior property line and 6' setback from the west interior property line. The required interior side yard setback in the RMF-35 district is 10'.

The applicant is also requesting a modification to the required rear yard setback. The request is to modify the required rear yard setback to 8' on the proposed duplex structure and 9' on the townhouse structure. The required rear yard setback in the RMF-35 district is 25% of the lot depth, up to 25'.

A reduction in the required lot width is also proposed on the site. While the drive aisle that accesses the townhomes to the north is split between two properties, the proposed lot width of the subject site is 57' 9". The required lot width in the RMF-35 district is 80'.

### **Planned Development for buildings without street frontage:**

The final request by the applicant is for a Planned Development to allow for three structures without street frontage on a public street. While a Planned Development is being requested for the Marmalade Condos project, the Planning Commission would make a determination on this specific modification. Depending on the Historic Landmark Commission's determination, the Planning Commission will hear the proposed Planned Development modification at a later date.

## **SITE CONTEXT PROJECT BACKGROUND:**

The proposed modifications to the sites would include both 230 and 226 properties which front 300 North. Both residential structures are currently used as multi-family residences. The house located at 226 W 300 N will be located on a separate lot than the proposed new construction. This structure is contributing to the Capitol Hill Local Historic District and was built in 1901 and is an example of a Victorian Eclectic architectural style. The existing house located at 230 W 300 N is also contributing to the Local Historic District and was built in 1910 and is a Neoclassical Victorian Eclectic architectural style. No alterations are proposed on these contributing structures; preservation alterations will occur at a later time that will require a separate COA. Because the proposed new construction is located towards the rear of two very long lots, the proposed new construction will not alter the streetscape along 300 North.



*Image 5 – Front elevations of historic structures on project site (230 and 226 W 300 N)*

## KEY CONSIDERATIONS:

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The key considerations listed below have been identified through the analysis of the project.

1. Infill Multi-Family New Construction
2. Modification for a Reduction in Side- Rear- Yard Setbacks and Lot Width

### **Consideration 1 – Infill Multi-Family New Construction**

---

There are a number of other infill multi-family residential developments in the Capitol Hill area that occurred a number of years after initial development of the community. As is described in Chapter 14 of the Design Guidelines for Historic Apartments and Multi-Family Buildings in Salt Lake City, many infill multi-family developments demolished the single-family houses that were previously on the site. The established lot sizes in the Capitol Hill District permitted an increase in density due to its proximity to the Downtown area and deeper lot dimensions.

Access drives, alley ways, or public streets that allow for interior block access on large city blocks are very common in the neighborhood. These drives include Ardmore Place, Baltic Court, Artic Court, and Bishop Place to the north and Ouray and Puglsey Street to the north-west of the site. The proposed private drive access to the underused mid-block area of the subject site is within the character of established mid-block access of the neighborhood and meets the guidelines of New Construction in Historic Districts.

*“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.”*

The Marmalade Condo project is proposed to be located on a city block where a number of different zoning districts and land uses are existing. The subject sites and the sites to the west of the project are within the RMF-35 zoning district. To the north and east of the site is a Special Development Pattern residential district, or generally a single- and two- family district. To the north and east of the site are generally single-family homes or duplex structures. To the west of the site is a commercial/office use where a parking lot fronts on the Marmalade Condo project. Further to the west is also located a Salt Lake City Fire Station. This mix of uses is common in the Capitol Hill District as historic uses or newer infrastructure to the community impacts a diversity of land uses in the community.

### **Consideration 2 – Modification for a Reduction in Side- / Rear- Yard Setbacks and Lot Width**

---

The subject property is within the RMF-35 zoning district. The RMF-35 zoning district has required minimum setbacks of 10' for an interior side yard for multi-family residential dwellings. The required rear yard setback in the RMF-35 district is 25% of the lot depth up to 25'. The townhouse and the two duplex structures project into both the required interior side yard and required rear yard setbacks.

The residential structures will be setback 10' from the interior side yards, however, the second-floor balconies will project approximately 4' into the required interior side yard setback. The proposed interior side yard setback is 5' and 6' from the west and east property lines.

The townhouse structure proposed setback is 9' from the rear property line. The northern most duplex structure is setback 8' from the rear property line. The rear façade of the duplex will be setback 12' from the rear property line where a balcony on the second floor will project 4' the setback.

Attachment G of this report reviews the standards of the New Construction in a Local Historic District. It has been found the requested modifications meets those standards.

## **DISCUSSION:**

---

Staff has found that the proposed Marmalade Condo Development meets the guidelines for a New Construction with the requested modifications within the Capitol Hill Local Historic District as reviewed in Attachment G. Staff is recommending the Historic Landmark Commission approve the proposed new Construction with the modifications requested.

## **NEXT STEPS:**

---

### **New Construction Approval**

If the request is approved by the HLC, the applicant will receive a COA to proceed with the project and may apply for a building permit.

### **New Construction Denial**

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant will not be issued a COA for the proposed Marmalade Condo project.

## **ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION**

---





# HP: Major Alteration & New Construction

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
------------	--------------	----------------	---------

Project Name:  
Marmalade Condos

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:  
Historic Landmark Commission Approval for "The Marmalade Condos"

Address of Subject Property:  
226-230 West 300 North, Salt Lake City, UT 84101

Name of Applicant: Ralph Nagasawa	Phone: 801.364.5161
--------------------------------------	------------------------

Address of Applicant:  
255 West 700 South, Salt Lake City, UT 84101

E-mail of Applicant: ralph@mjsaa.com	Cell/Fax: 801.243.6900
---	---------------------------

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☒ Architect ☐ Other:

Name of Property Owner (if different from applicant):  
Jackson Jones

E-mail of Property Owner: jacksonjones223@gmail.com	Phone: 801.322.5527
--	------------------------

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email [historicpreservation@slcgov.com](mailto:historicpreservation@slcgov.com) if you have any questions regarding the requirements of this application.

A pre-submittal meeting for all New Constructions should be scheduled prior to submitting this application. To request a pre-submittal meeting, please contact the planning counter by sending an email to [zoning@slcgov.com](mailto:zoning@slcgov.com)

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

## REQUIRED FEE

**New Construction: Filing fee of \$265 per new building**, plus additional cost of postage for mailing notice.  
**Major Alteration: Filing fee of \$33**, plus postage \*postage fees will be assessed after application is submitted.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

05-03-2021

## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Project Description (please attach additional sheet electronically)

☒ Written description of your proposal

See attached document.

### 2. Drawings to Scale

☒ A Digital copy of each of the following:

#### a. Site Plan

☒ Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see [Site Plan Requirements](#) flyer for further details)

#### b. Elevation Drawing

☒ Detailed elevation, sections and profile drawings with dimensions drawn to scale

☒ Show type of construction, materials

☒ Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

☐ Show section drawings of windows and doors if new windows and doors are proposed

#### c. Streetscape Drawings (for new construction)

☒ Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

See sheet AP1-01 Neighborhood Photograph Documentation for street photo collage

If the new construction does not meet the front yard setback, graphically show the average front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

N/A, new construction is behind two existing renovated structures.

### 3. Photographs

☒ For Major Alterations: Historic photographs of existing building(s) if available  
See sheets AP1-01, AP1-02, and AE4-01 for Neighborhood Photograph Documentation  
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

☒ Current photographs of each side of the building

☐ Close up images of details that are proposed to be altered

### 4. Materials

☒ List of proposed building materials

Material callouts described on Elevation sheets AE2-01, AE2-02, AD2-03

☒ Provide samples and/or manufacturers brochures where applicable

For major materials and examples, see photographic representation sheet AE5-02 Architectural Details.  
Physical samples available upon request.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

RTN I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

## Memorandum

**To:** SLC Planning Division **Project:** Marmalade Condos  
451 South State Street, Rm 406  
Salt Lake City, UT 84114 **Date:** December 10, 2021  
**Attention:** Nannette Larsen **MJSA Project No:** 18020

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### RE: SLC Historic Landmark Commission – Project Description Additional Sheet Information

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#### Marmalade Condos Submittal Requirements:

##### 1. Project Description –

The Marmalade Condos is a 16-Unit mixed use project that lies within the West Capitol Hill neighborhood located at 230 West 300 North in the Marmalade district. The project will consolidate two deep adjacent parcels of land, 230 West and 226 West, providing 0.81 acres (35,408.45 sq. ft.). A lot line adjustment will occur excluding the street front residences at 226 West placing the final development at 0.69 acres (30,000.58 sq. ft.). The overall density of the project is at 11.02 units per acre which is well below the recommendations of the RMF-35 zone at less than 30 units max. per acre. The project is a mid-block infill solution to promote greater efficiency and innovation in the land use. The existing street front 2-story apartment building is in dire need of maintenance and will undergo a complete historic preservation. The parcels are now scattered with derelict garages, abandoned automobiles, sheds, and overgrown landscaping. The apartment structure is considered a contributory historic structure in the neighborhood. With the slated preservation and maintenance of the apartment building, the project will support the historic context and the character of the neighborhood.

The project scope includes the addition of three new structures inserted into the interior block's core (referred in our drawing submittal set as "Buildings B, C1 and C2"), which will contain a total of 12 new Townhouse units. All required parking is provided on site with one additional visitor stall. The site design including a fire access lane, covered parking, recycling center, open and private gathering spaces for the community. This is a transitional project moving from single family residential structures to the east and commercial structures to the west. The adjacent two parcels to the west contain a large office complex and next to that a fire station. With new landscaping, our project will soften the edges and beautify the neighborhood setting. This application is to gain approval from the Salt Lake Planning Commission to proceed with the design as shown in our attached drawing set. This development meets the intent of the Capitol Hill Master plan, the Local & National Historic Design Guidelines, along with the RMF-35 Zoning Ordinance of Title 21A.

## Project Compliance Notes:

- **Project Application Sequence;**

- a. HP: Major Alteration & New Construction application, simultaneously with “b” & “c”.
- b. Special Exception Notice of application, simultaneously with “a” & “c”.
- c. Planned Development application, simultaneously with “a” & “b”.
- d. Lot consolidation of parcel 08-36-402-008 (19,065.62 sq. ft./0.438 Acres) with Parcel 08-36-402-009 (16,342.83 sq. ft./0.375 Acres).  
New parcel size: 35,408.45 sq. ft./0.81 Acres  
Revised parcel size after Lot Line Adjustment (Item e): 30,000.58 sq. ft./0.81 Acres
- e. Lot Line Adjustment of Consolidated Parcel sectioning off southeast residential portion for private sale, maintaining Parcel 08-36-402-009 with lot line revisions.  
New parcel dimensions: 49'-6" (existing width) x 109'-3", 5,407.88 sq. ft./0.12 Acres.
- f. Preliminary Condo Plat will be applied for pending outcome of Historical Landmark Commission & Planning Commission reviews.

- **21A.24.010 General Provisions, Side Entry Buildings:**

- a. For Building B, the primary entry is from the west elevation. The setback along that interior side yard is 10 feet, see Site Plan AS1-01. Through the Special Exception Notice of Application process this modification will be applied for.

- **21A.24.130 Base Zoning Standards:**

The unit qualifying provisions are as follows;

- a. Land Use: Multi-family dwellings (12 or more units) minimum lot area: 26,000 sq. ft.
- b. Unit Count: 26,000 sq. ft. for 12 units, plus 1,000 sq. ft. for each additional dwelling unit up to 1 acre.
- c. Proposed: 16 total units on a single lot: 4 Units in an existing building and 12 units in new buildings. Therefore 12 units = 26,000 sq.ft. and 4 additional units at 1,000 sq. ft. each = 4,000 sq. ft.
- d. Lot size required:  $26,000 + 4,000 = 30,000$  sq. ft. min.
- e. Lot size provided: 30,000.58 sq. ft. = 0.69 Acres

The density calculations are as follows;

- a. Density – Allowed: 30 Units max. per Acre (RMF-35 zone)
- b. Density – Proposed:  $16 \text{ Units} \times 0.69 = 11.02 = 11$  Units per Acre

- **21A.24.130 RMF-35 Zone:**

Parcel 08-36-402-009, 226 W 300 N, Lot Width and Area;

- a. Adjusted lot dimensions: 49'-6" wide (no change) x 109'-3" depth (adjusted)
- b. Minimum lot size: 5,000 sq. ft./ RMF-35 zone
- c. Adjusted lot size provided: 5,407.88 sq. ft./ 0.12 Acres
- d. Lot width: Existing parcel dimensions, 49'-6" feet wide x 330 feet deep, does not comply with current zoning width requirement of 50' wide minimum lot width.  
Parcel width is an existing yard legally existing on April 12, 1995.
- e. The existing shared driveway curb-cut is 20 feet wide and will remain in use. A shared access easement will be recorded on the new parcel plat.
- f. Parcel classification to remain as RMF-35 zone.

- **21A.34.020 Historic Preservation Overlay District standards:**
  - a. The Standards for Certificate of Appropriateness for the existing contributing apartment building will be conducted in accordance with the Historic Preservation overlay district standards. The existing apartment building is considered a 2-story Double House Type C building, creating a self-contained unit. The structure will undergo a full preservation applying measures to sustain the existing form, integrity, and materials of the original building.
  - b. The historical preservation of the existing residential apartment building helps preserve the site's connection to the neighborhood. The development also lies within the Local and National Historic Districts. For this project, we will restore the existing structure which is a contributing historic building in the neighborhood. The historical preservation and maintenance of the residence will be giving life back into the dilapidated building.
  - c. The exiting street front building will maintain a place that provides a foundation for the city to affirm it's past. The renovation and the new buildings will tie together with similar material intent, details, shared drive aisles, walkways, and a full landscape design unifying the project as one.
  - d. The Standards for Certificate of Appropriateness for the new construction (non-contributing structures) of the townhouses will be conducted in accordance with the Historic Preservation overlay district standards. The uniqueness of the long deep lot enables us to develop the mid-block infill. The site is a transitional piece allowing us to capture the residential vibe as the area moves towards the west into the commercial, industrial, and multi-use zones.
  - e. The new structures will be constructed identifying with the neighborhood using materials that are contextual to the area.
  - f. Having multiple buildings, the open space between buildings will allow for communal and small private gathering spaces for the tenants to enjoy.
  - g. The site lighting will be designed with minimal neighbor disturbance by occupying the vacant mid-block will provide visual presence and safety for all.
  - h. The project will provide a vibrant, divers, and accessible resource that highlights the community's long-standing commitment to a strong creative building dichotomy through the visual characteristics of the building materials that are contextual to the site. The new townhouse buildings are designed with the industrial style in mind being constructed entirely out of brick, with subtle masonry detailing, precast stone clad accent blocks, and with refined metal detail accents providing a visual palate of the building materials contextual to the neighborhood. The windows and doors will be large aluminum clad wood windows providing a high efficiency glazing system inset from the face of the building roughly 4" - 5" to provide deep shadow lines.
- **Design Guidelines for Historic Apartments and Multifamily Buildings in Salt Lake City; Part I – Historic Preservation in Historic Districts, Section 1 – 4**
  - a. Existing Apartment House building type. The building type is considered a 2-story Double House: Type C buildings. The structure will undergo a full preservation
  - b. applying measures to sustain the existing form, integrity, and materials of the original building.

- c. A full historic preservation of the contributing 2-story apartment building will be executed using the design guideline parameters.
- d. The preservation scope will respect the style of the structure to its original historic design character.
- e. See 21A.34.020: H Historic Preservation Overlay District above for compliancy procedures.

- **Part II – New Construction in Historic Districts, Chapters 1 – 12**

- a. The new construction design will respect the context of the neighborhood. The area West of 200 West is made up of a variety of housing styles and is in this transition zone of more commercial building types. The project will provide a vibrant, diverse, and accessible resource that highlights the community's long-standing commitment to a strong creative building dichotomy. The design supports the Capitol Hill Master Plan by providing diversity of housing types. The new townhouse buildings are designed with the industrial style in mind being constructed entirely out of brick, with subtle masonry detailing, precast stone clad accent blocks, and with refined metal detail accents providing a visual palate of the building materials contextual to the neighborhood. The windows and doors will be large aluminum clad wood windows providing a high efficiency glazing system inset from the face of the building roughly 4" - 5" to provide deep shadow lines consistent of the era. The garage doors along the drive aisle will be solid panel aluminum overhead door with frosted glazing along the top row allowing light transmission into the interior space along with providing a glazed opening perspective. The unit style is appropriate as the area transitions into more industrial parcels to the west and beyond.
- b. The scale of the buildings are 30 feet tall which is below the allowable height of 35 feet tall allowed in the RMF-35 zone. The design will respect the principal elements of the historic building to reflect the scale of the block and historic context.
- c. The townhomes will occur behind the existing residences so not to affect the pedestrian visual perspective of the street scene.
- d. The new construction is setback from the existing residences by 67'-9" at 230 W and 102'-8" at 226 W to the nearest primary structure. This buffer zone respects access to light and privacy by the adjacent buildings.
- e. Each Townhome unit contains a private 2-car garage. There are six (6) surface covered parking stalls for the apartment complex that includes one visitor stall. The parking area along the east property line is adjacent to a 16 feet access easement behind five residential parcels (SR-1A zoned) to the east.
- f. The symmetrical characteristic of the design will be maintained as a key feature in the district.
- g. The site open characteristics will remain as part of the historic design intent.
- h. The access driveway approach will be maintained and used as a shared driveway. A shared access agreement will be written up in the recorded Condominium Plat.
- i. In the layout of the site, a fire apparatus access road will be provided using the alternate 120' hammerhead turnaround. This 20' wide alley creates a distinctive character for the street block, lending to its primary street facade and its more intimate interior provides an alley appearance.



- j. The site lighting will be discrete for specific access and use areas. The lighting design will provide visual accent and to respect or strengthen the historic context of the neighborhood.
- k. The exterior and party walls will be constructed using Insulated Concrete Forms (ICF) with a 4-inch concrete topping slab over a steel deck. The lower portion of the exterior walls will be fully clad with historic brick veneer cladding (thin brick) to respect the characteristic of the tendency of the historic apartments and multifamily building construction.
- l. Iron and steel will be used in various forms from decorated railings to the balcony construction.
- m. The second level balconies are designed to reflect the early “walk-up” type apartment buildings but developed further typing the units together while providing privacy.
- n. The roof(s) will be a flat roof(s) to reflect the historical multi-family apartment buildings of the past.
- o. The fenestration pattern is cohesively thought out and the placement is symmetrical and consistent to provide a refined building design.
- p. All windows will be aluminum framed with high efficiency glazing with minimal mullions to not conflict with the historical double hung windows in the historical apartment. With the thickened exterior walls, all glazing, and doors will be inset providing a visual planer difference and shadow line. The window reveals enhance the sense of visual strength of the facade.
- q. The units will have a single primary door with a 16-foot-wide overhead door. Building B in conjunction with the entry will have an eight (8) feet wide operable overhead door acting as a full size opening for through ventilation.
- r. The garage doors will be aluminum panel with frosted glass panels to match the glazing system for consistency.
- s. The entry doors and garage doors are placed in a precise rhythm for a key defining feature.
- t. The building forms and architectural character of the multi-family building is derived from the neighborhoods eclectic style. The intent is to ensure that the integrity of the composition and the architectural character are retained in style. The contrast in character between the street front apartment building and the mid-block infill establishes a variety in lot and building scale as a characteristic of the neighborhood.
- u. For the roof a minimal decorative parapet will be installed to provide a screen for the addition of photo voltaic (PV) hardware with little effect upon the profile of the building.
- v. A carport for the covered parking will be provided. Details will be developed that retains the projects features. The design style will be complementing the established design character.
- w. All utility connection services will be underground to a meter bank at a planned location. The unit HVAC exhaust and intake manifolds will be located to a planned location on the building elevation.

- **21A.36.010.B.1 General Provisions:**

- a. This multi-family project scope entails the construction of three new Townhouse structures behind an existing 2-story contributing historic structure (4-plex

apartment), creating an urban infill development consisting of 16 for rent and sale units. Since the new buildings do not front on a public street a Planned Development Application will be applied for simultaneously with this Historic Landmark Commission HP: Major Alteration & New Construction application.

- **21A.44.030 Off Street Parking Spaces Required:**

- b. Total parking stalls required = 29 stalls.
- c. Maximum parking stalls allowed = 36 stalls.
- d. Total parking stalls provided = 31 stalls.
- e. The project consists of (3)-1-bedroom units and (13)-2-bedroom units. There is a total of 30 parking stalls provided on site. All required parking is contained on site with two (2) additional visitor parking stall, see parking calculations on the Cover Sheet, AG0-00.
- f. The parking distribution breakdown is as follows; (12)-2 car garages and (7)-surface stalls under a canopy.

- **21A.48.080 Landscaping and Buffers:**

- a. Eastern side yard setback does not comply with the required RMF-35 or the required landscape buffer of 10 feet. This modification will be applied for in the Special Exception Notice of Application.
- b. For the construction document set, full services of a Landscape Architect will be engaged. The services will include but not limited to provide a full landscape and irrigation plan in compliance to SLC Zoning Ordinances.

**2c. Streetscape Drawing** – A streetscape drawing along Panther Way (300 North) is not shown in this drawing set because that drawing would not show any relevant information, since the proposed work is located exclusively behind the existing building(s) and can only be seen minimally from the street. This project will not impair the pedestrian visual perspective of the street scene along 300 North. A pictorial street scape along Panther Way is provided, see AP1-01.



## Memorandum

**To:** SLC Planning Division  
451 S State Street, Rm 406  
Salt Lake City, UT 84114  
**Attention:** Nannette Larsen

**Project:** Marmalade Condos

**Date:** November 09, 2021  
**MJSA Project No:** 18020

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### RE: SLC Historic Landmark Commission – Special Exception Description Additional Sheet Information

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#### Marmalade Condos Submittal Requirements:

##### 1. PROJECT DESCRIPTION:

In this Special Exception application, MJSA Architects is seeking the approval from the Historic Landmark Commission for modifications of the Lot and Bulk setback requirements within the Local and National Capitol Hill Historic District in the RMF-35 zone for the Marmalade Condos located at 230 West 300 North.

The Marmalade Condos is a 16-Unit mixed use project that lies within the West Capitol Hill neighborhood located in the Marmalade district. The project consists of the historic preservation of a contributing 2-story historical apartment and three (3) infill townhouse structures. To support the Capitol Hill Master Plan, this project provides more density to the parcel's open interior layout.

The project will consolidate two deep adjacent parcels of land, 230 West and 226 West, providing 0.81 acres (35,408.45 Sq. Ft.). A lot line adjustment will occur excluding the street front residences at 226 West placing the final development at 0.69 acres (30,000.58 sq. ft.). The overall density of the project is at 11.02 units per acre which is well below the recommendations of the RMF-35 zone at less than 30 units max. per acre. The project is a mid-block infill solution to promote greater efficiency and innovation in the land use. The existing street front 2-story apartment building is in dire need of maintenance and will undergo a complete historic preservation. The parcels are now scattered with derelict garages, abandoned automobiles, sheds, and overgrown landscaping. The apartment structure is a contributory historic structure in the neighborhood. With the slated preservation and maintenance of the apartment building, it will support the historic context and the character of the neighborhood.

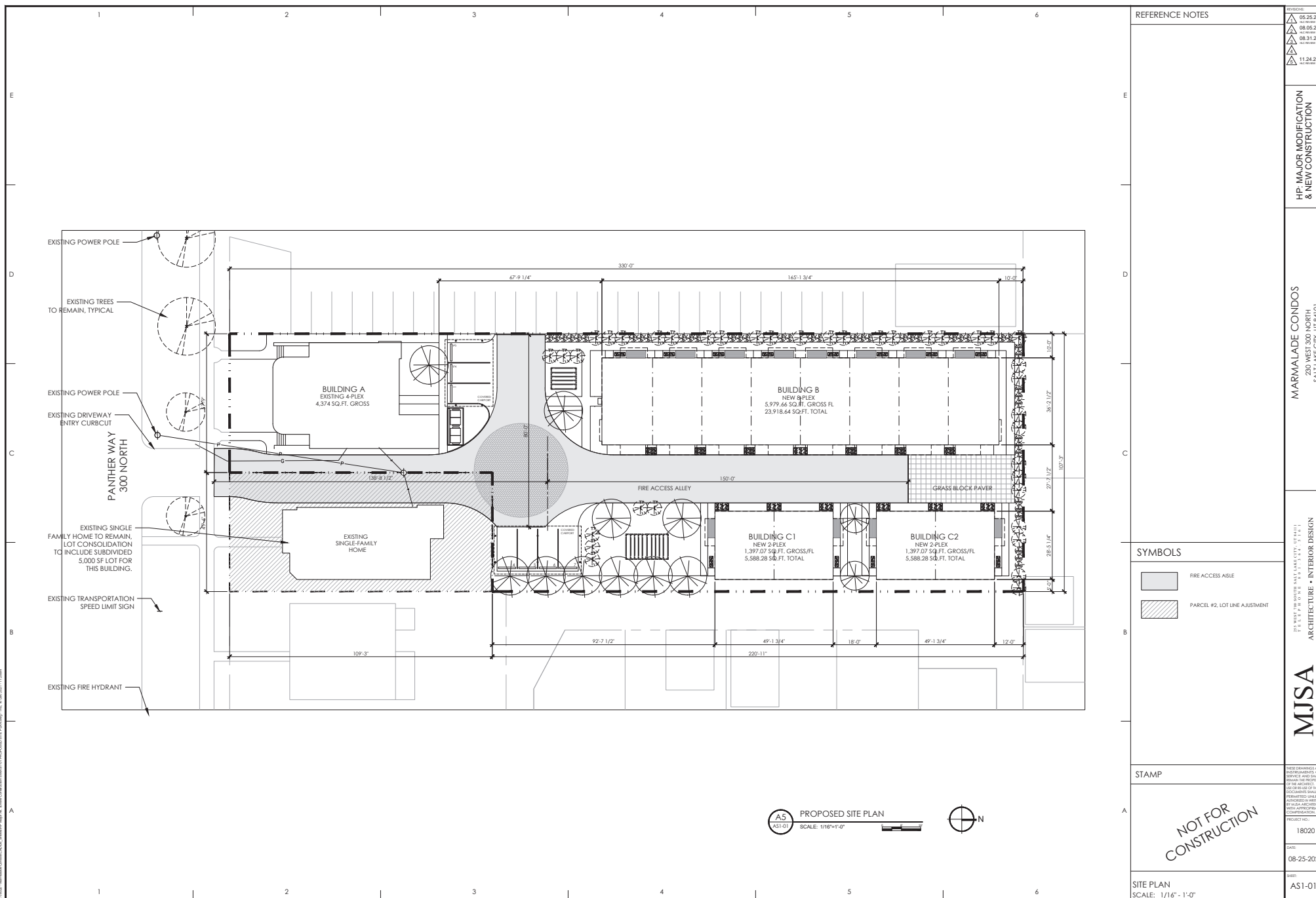
The project scope includes the addition of three new structures inserted into the interior block's core (referred in our drawing submittal set as "Buildings B, C1 and C2"), which will contain a total of 12 new Townhouse units. All required parking is provided on site with one additional visitor stall. The site

design including a fire access lane, covered parking, recycling center, open and private gathering spaces for the community. This is a transitional project moving from single family residential structures to the east and a large commercial structure to the west. The adjacent two parcels to the west contain a large office complex and next to that a fire station. With new consistent landscaping, our project will soften the edges and beautify the neighborhood setting. This application is to gain approval from the Salt Lake Historical Planning Commission to proceed with the design as shown in our attached drawing set. This development meets the intent of the Capitol Hill Master plan, the Local & National Historic Design Guidelines, along with the RMF-35 Zoning Ordinance of Title 21A.

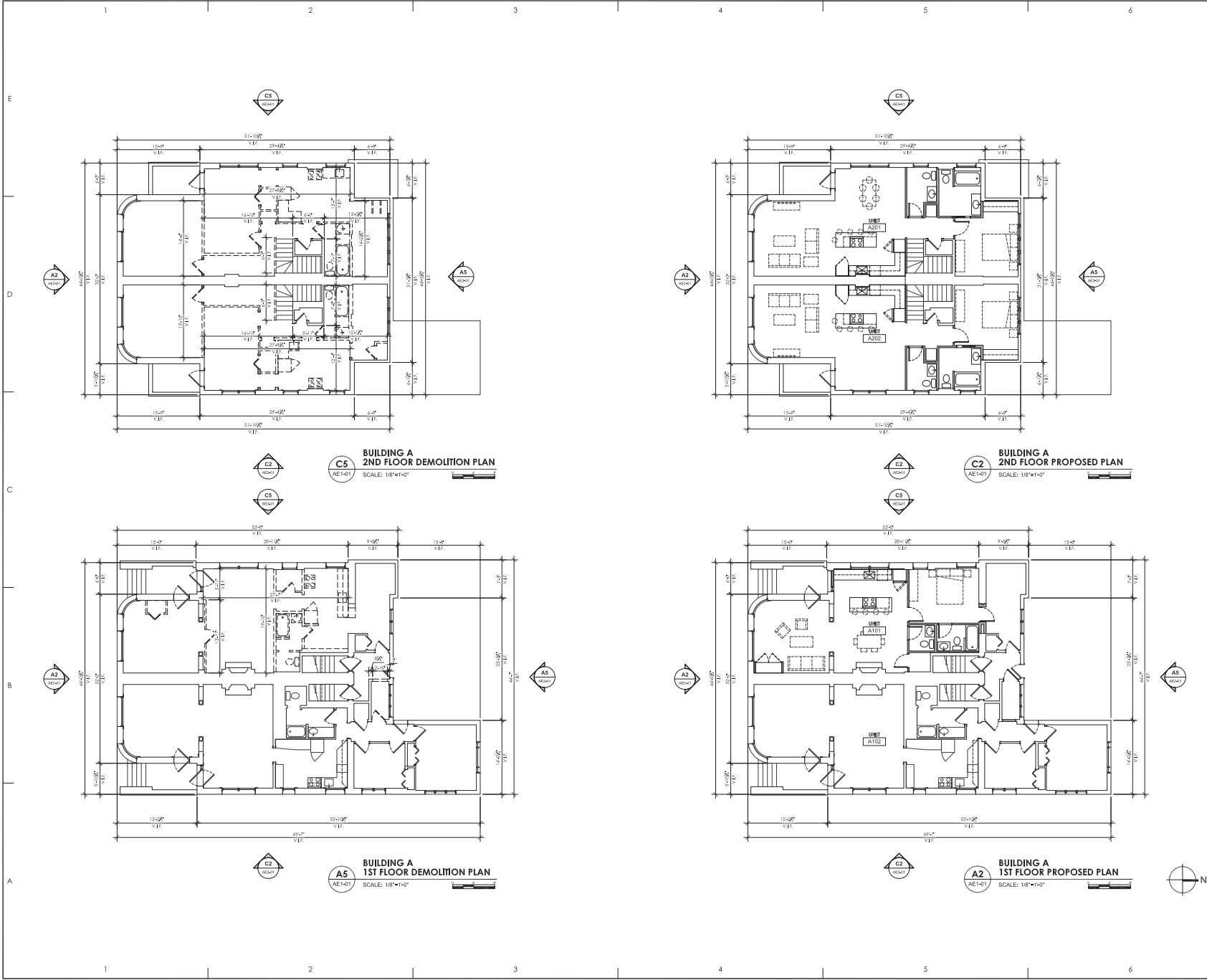
Through this Special Exception application, the lot and bulk requirements that are requested to be modified are as follows;

- Exception 1: Side entry to building separation to be allowed. Title 21A.24.010.H, side yard separation between buildings to be changed from 12 feet min. clearance to 10 feet min clearance.  
Description: Building “B” primary entries are along the west façade within the side yard setback. The adjacent parcel to the west is a single aisle continuous parking lot to a metal accessory building that is located 36-inches to the west of the lot line. The secondary entry (garage door) is along the east elevation from the service alley.
- Exception 2: Side yard encroachment, overhead balcony: West side yard of Bldg. “B”, upper-level balcony encroachment of 48” to be allowed (RMF-35 to RMF-35). Building complies to 10 feet side yard setback.  
Description: The second level has a 48-inch balcony that encroaches into the setback requirements. The adjacent parcel to the west is a single aisle continuous parking lot to a metal accessory (shop) building that is located 36-inches to the west of the lot line.
- Exception 3: Side yard modification, setback: East side yard of Bldg “C1 & C2”, setback changed from 10 feet to 5 feet (RMF-35 to SR-1A) to be allowed.  
Description: In the adjacent SR-1A parcels to the east, there is a +-16.5 feet right of way the full length of buildings “C1 & C2” and most of the eastern boundary of the parcel.
- Exception 4: Side yard modification, landscape buffer: East side yard of Bldg “C1 & C2”, landscape buffer changed from 10 feet to 5 feet (RMF-35 to SR-1A) to be allowed, see Note 2, above.  
Description: Side yard setback to be fully landscaped.
- Exception 5: Rear yard modification, setback: entire rear yard of North property line, setback changed from 20 feet to 10 feet (RMF-35 to SR-1A) to be allowed.  
Description: The minimum 10 feet setback complies to the min. of an accessory building that can be built in the RMF-35 zone.





202501 - 202502 - 202503 - 202504 - 202505 - 202506 - 202507 - 202508 - 202509 - 202510 - 202511 - 202512



REFERENCE NOTES

UNITS SQUARE FOOTAGES

UNIT A101	UNIT A201
991.5 SQ. FT.	1085.2 SQ. FT.
991.5 SQ. FT. TOTAL	60.1 SQ. FT. DECK
	1065.3 SQ. FT. TOTAL
UNIT A102	UNIT A202
1209.0 SQ. FT.	999.5 SQ. FT.
1209.0 SQ. FT. TOTAL	60.1 SQ. FT. DECK
	1059.6 SQ. FT. TOTAL

STAMP

NOT FOR  
CONSTRUCTION

BUILDING A  
DEMOLITION & PROPOSED PLANS  
SCALE: 1/8"=1'-0"

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

230 WEST 300 NORTH, SALT LAKE CITY, UT 84101  
ARCHITECTURE • INTERIOR DESIGN

MJSA

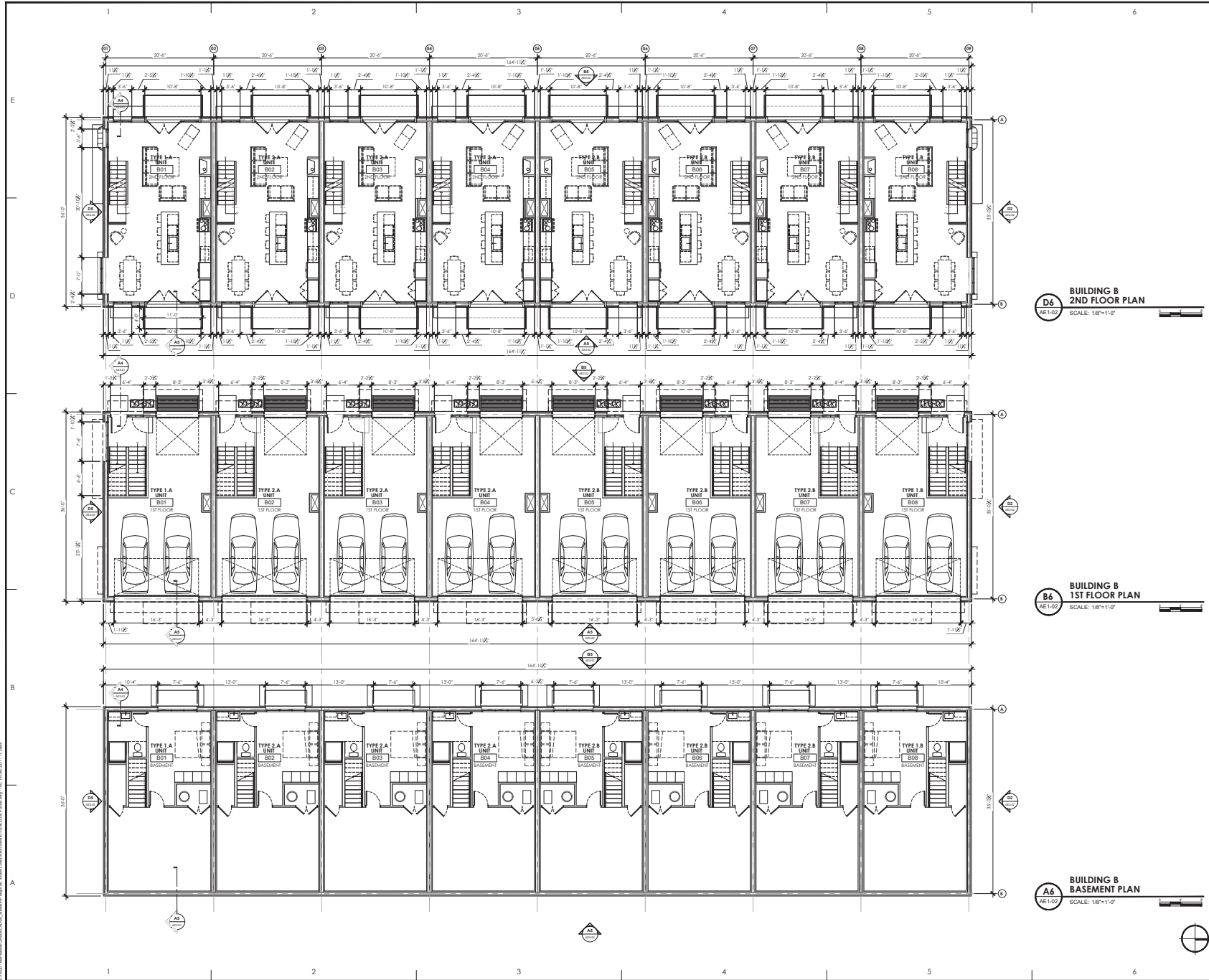
PROJECT NUMBER: 18020

DATE:  
08-25-2021

SHEET:  
AE1-01



18020 - Marmalade Condos, 230 West 300 North, Salt Lake City, UT 84101. 08-25-2021. 18020



#### REFERENCE NOTES

18020	08-25-21
18020	08-25-21
18020	08-25-21
18020	08-25-21
18020	08-25-21

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

230 WEST 300 NORTH, SALT LAKE CITY, UT 84101  
ARCHITECTURE • INTERIOR DESIGN

**MJSA**

#### UNIT GROSS SQUARE FOOTAGES

UNIT B01, B08
1745.0 SQ. FT. (EXCLUDING GARAGE)
188.0 SQ. FT. PORCH
1833.0 SQ. FT. TOTAL
755.0 SQ. FT. BASEMENT
UNIT B02, B03, B04, B05, B06, B07
1685.0 SQ. FT. (EXCLUDING GARAGE)
88.0 SQ. FT. PORCH
1773.0 SQ. FT. TOTAL
738.0 SQ. FT. BASEMENT

#### STAMP

NOT FOR  
CONSTRUCTION

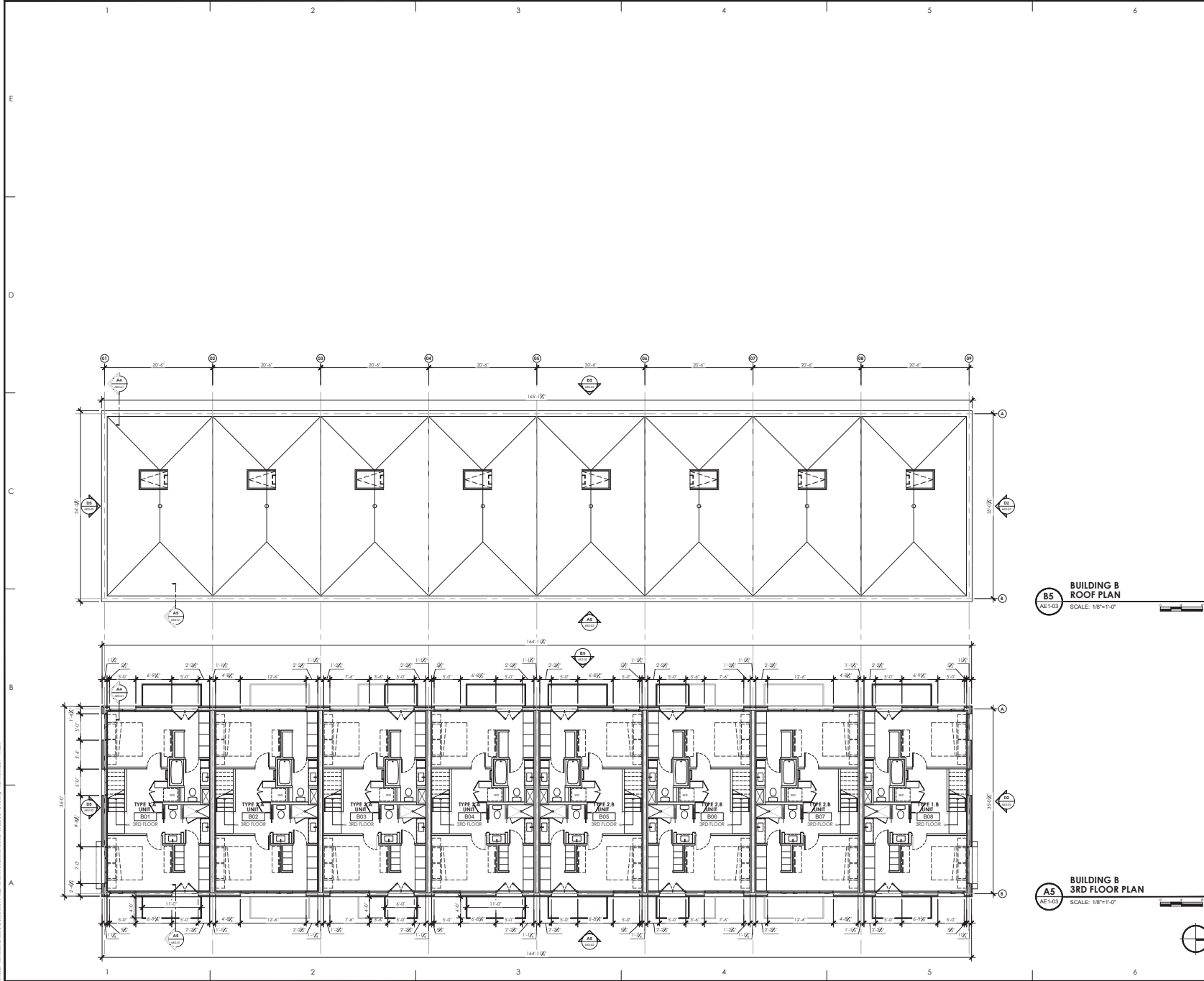
BUILDING B  
OVERALL FLOOR PLANS  
SCALE: 1/8" = 1'-0"

18020

08-25-2021

AE1-02

18020 - Marmalade Condos - 230 West 300 North - 3rd Floor Plan - 1/8" = 1'-0"



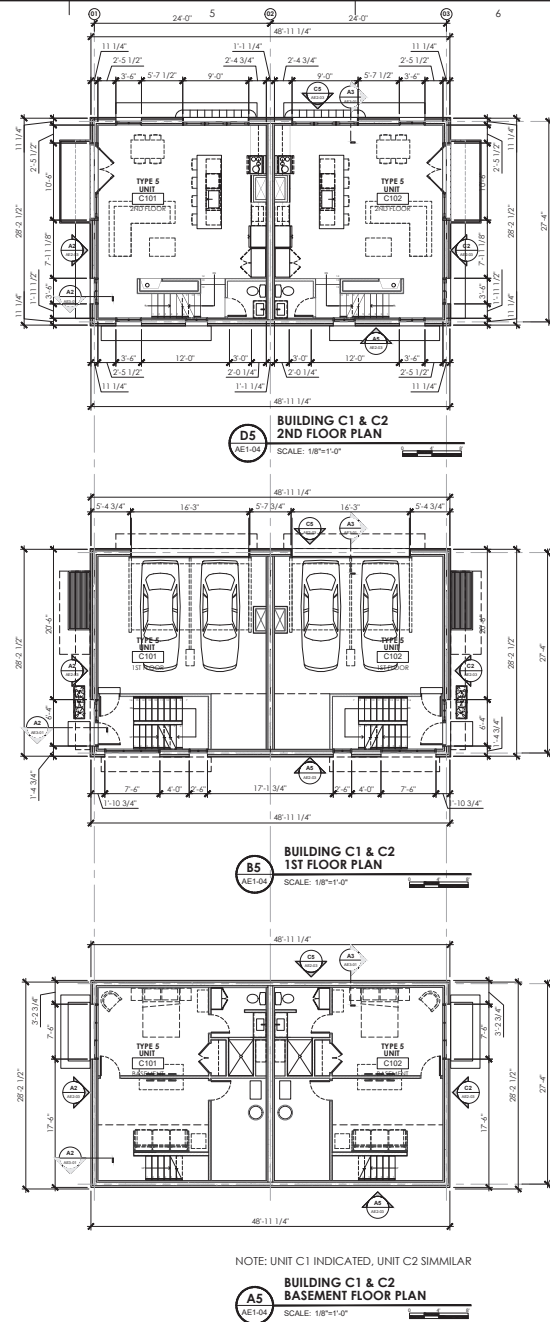
**B5**  
BUILDING B  
ROOF PLAN  
SCALE: 1/8" = 1'-0"

**A5**  
BUILDING B  
3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

<div>REVISIONS: 05.25.21 08.05.21 08.31.21 11.24.21</div>		HP: MAJOR MODIFICATION & NEW CONSTRUCTION	
		MARMALADE CONDOS 230 WEST 300 NORTH SALT LAKE CITY, UT 84101	
		FOR WEST VALLEY ARCHITECTS, P.C. - UT 84101 ARCHITECTURE • INTERIOR DESIGN	
		<b>MJSA</b>	
UNIT GROSS SQUARE FOOTAGES		UNIT B01, B08 1748.0 SQ. FT. (INCLUDING GARAGE) 88.0 SQ. FT. DECK 1836.0 SQ. FT. TOTAL 735.0 SQ. FT. BASEMENT	
UNIT B02, B03, B04, B05, B06, B07		1885.0 SQ. FT. (INCLUDING GARAGE) 88.0 SQ. FT. DECK 1973.0 SQ. FT. TOTAL 738.0 SQ. FT. BASEMENT	
STAMP		NOT FOR CONSTRUCTION	
BUILDING B OVERALL FLOOR PLANS SCALE: 1/8" = 1'-0"		18020 08-25-2021 AEI-03	

18020 - Marmalade Condos - 230 West 300 North - 3rd Floor Plan - 1/8" = 1'-0"



NOTE: UNIT C1 INDICATED, UNIT C2 SIMMILAR

REFERENCE NOTES		REVISIONS 1 08-25-21 2 08-26-21 3 08-26-21 4 08-31-21 5 08-30-21 6 11-24-21 7 08-26-21	
		HP: MAJOR MODIFICATION & NEW CONSTRUCTION	
		MARMALADE CONDOS 230 WEST 300 NORTH SALT LAKE CITY, UT 84101	
		JEFFREY W. MURPHY ARCHITECTS, P.C. ARCHITECTURE • INTERIOR DESIGN	
UNIT GROSS SQUARE FOOTAGES UNIT C101, C102, C201, C202 1410.5 SQ. FT. (EXCLUDING GARAGE) 889.0 SQ. FT. (N/A) 1498.5 SQ. FT. TOTAL 690.5 SQ. FT. BASEMENT		<b>MJSA</b>	
STAMP		THESE DRAWINGS ARE THE PROPERTY OF JEFFREY W. MURPHY ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEFFREY W. MURPHY ARCHITECTS, P.C.	
NOT FOR CONSTRUCTION		PROJECT NO.: 180201 DATE: 08-25-2021	
BUILDING C1 & C2 OVERALL FLOOR PLANS SCALE: 1/8" = 1'-0"		SHEET: AE1-04	



**C2**  
AE2-01

**BUILDING A ELEVATION  
SIDE (EAST)**

SCALE: 1/8"=1'-0"



**BUILDING A ELEVATION  
SIDE (WEST)**



**BUILDING A ELEVATION  
FRONT (SOUTH)**

SCALE: 1/8"=1'-0"



**BUILDING A ELEVATION  
REAR (NORTH)**

## REFERENCE NOTES

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

**MARMALADE CONDOS**  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 760 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1

**ARCHITECTURE • INTERIOR DESIGN**

MJS A

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY M.J.S.A. ARCHITECTS WITH APPROPRIATE COMPENSATION.

18020

DATE:  
08-25-202

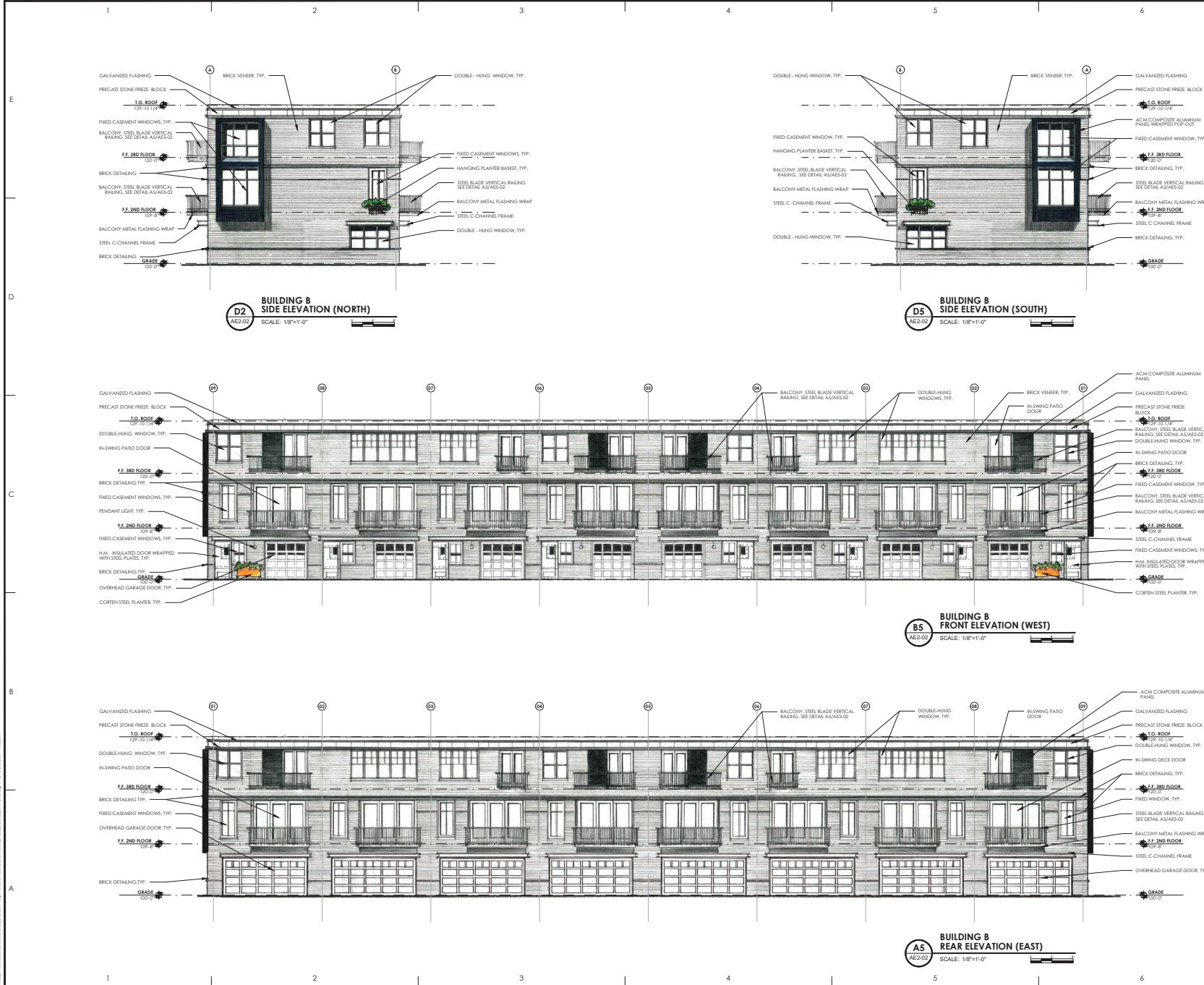
SHEET:

STAMP

NOT FOR  
CONSTRUCTION

BUILDING A ELEVATIONS  
SCALE: 1/8" = 1'-0"

11/2020 - Marmalade Condos, 230 West 300 North, Salt Lake City, UT 84101 - 1/16/2021 - 1/16/2021



REFERENCE NOTES

05.25.21	08.05.21	08.31.21	11.24.21
05.25.21	08.05.21	08.31.21	11.24.21
05.25.21	08.05.21	08.31.21	11.24.21
05.25.21	08.05.21	08.31.21	11.24.21

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

230 WEST 300 NORTH, SALT LAKE CITY, UT 84101  
MJS  
ARCHITECTURE • INTERIOR DESIGN

MJS

18020

08-25-2021

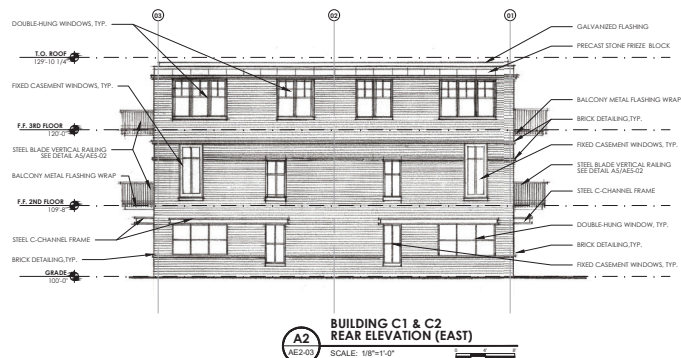
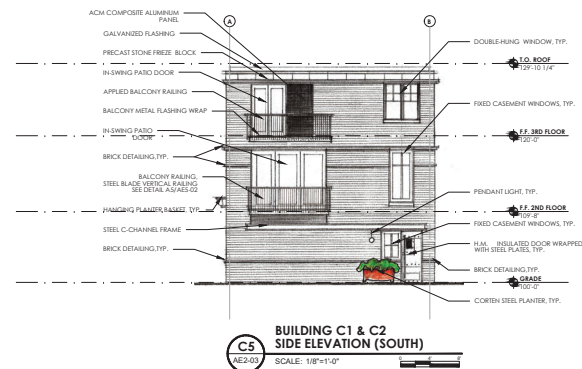
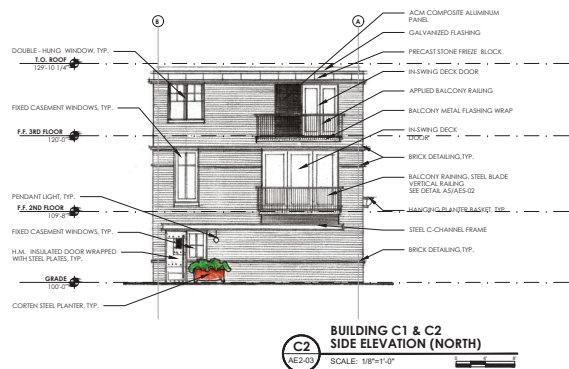
AE2-02

STAMP

NOT FOR  
CONSTRUCTION

BUILDING B ELEVATIONS  
SCALE: 1/8"=1'-0"





## REFERENCE NOTES

REVISIONS:	
	05.25.21 HLC REVIEW #1
	08.05.21 HLC REVIEW #2
	08.31.21 HLC REVIEW #3
	
	11.24.21 HLC REVIEW #5

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 700 SOUTH SALT LAKE CITY, UT 84111  
TELEPHONE 801.364.3161

MJS A

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY ALZA ARCHITECTS WITH APPROPRIATE COMPENSATION.

PROJECT NO. -

18020

DATE: 08-25-2021

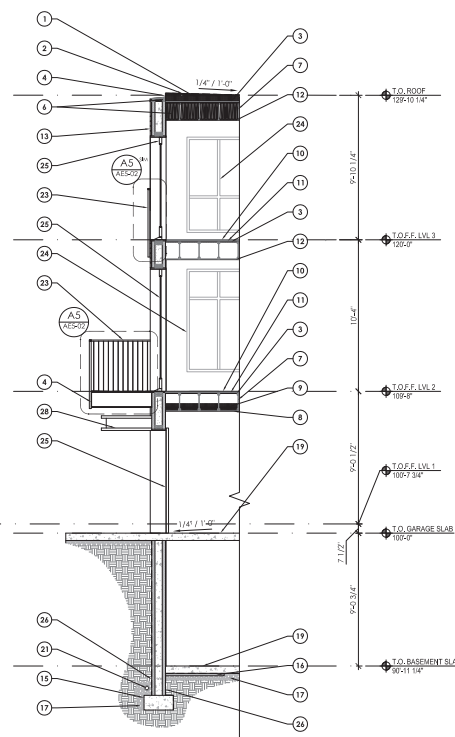
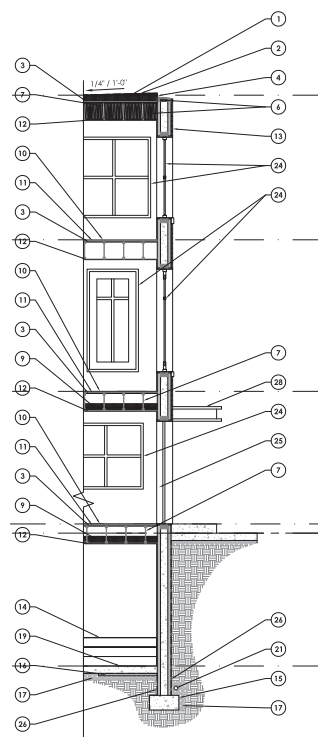
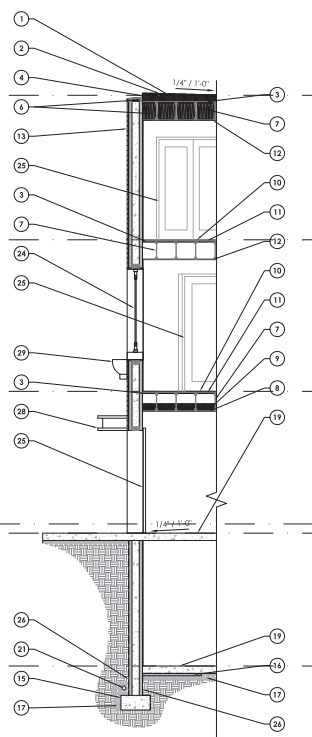
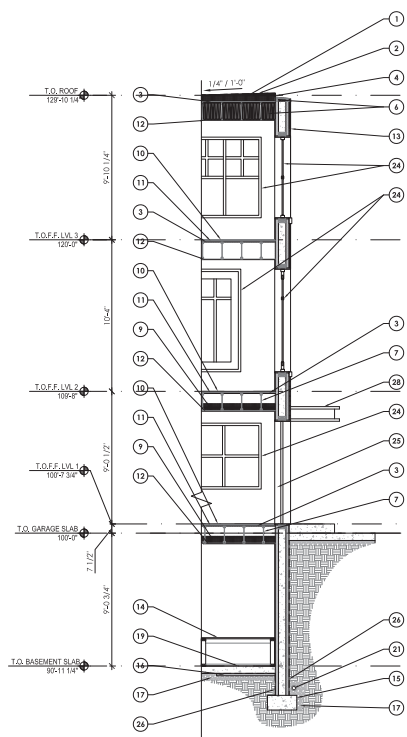
SHEET:

STAMP

NOT FOR  
CONSTRUCTION

BUILDING C1 & C2 ELEVATIONS  
SCALE: 1/8" = 1'-0"





- ## REFERENCE NOTES

- 1. ROOF INSULATION SLOPE TO DRAIN – SEE SPECS.
- 2. ROOF MEMBRANE – PER SPECS.
- 3. SHIMS PER STRUCT.
- 4. METAL FLASHING PER SPECS. COLOR PER ARCHITECT.
- 5. 6" POLYETHYLENE GLASS FIBER VAPOR BARRIER.
- 6. INSULATION PER SPECS.
- 7. FRAMING PER STRUCTURAL.
- 8. 1/2" RATED GYPS. BOARD.
- 9. 6" STONE WOOL SLOPE BLANKET WITH THE FLOOR
- 10. FLOOR FINISH AS SCHEDULED.
- 11. SOFFIT MAT.
- 12. 1/2" CEILING GY. BOARD.
- 13. 1/2" FINISH PER ELEVATIONS
- 14. STAIRS – SEE STAIRS SECTION.
- 15. CONCRETE FLOOR ON FOUNDATION REINFORCED PER STRUCTURAL.
- 16. 1/2" FINISH PER SPECS.
- 17. 4" FILL DRAINING GRAVEL.
- 18. COMPACTED SOIL PER SPECS.
- 19. 1/2" CONCRETE SLAB – THICKNESS AND REINFORCEMENT PER STRUCTURAL.
- 20. CONCRETE FOUNDATION WALL PER STRUCTURAL.
- 21. DRAINAGE SYSTEM PER SPECS.
- 22. CONCRETE WRAIT WITH WEAPED SEAMS.
- 23. RAILING SYSTEM.
- 24. CONCRETE WINDOW – SEE DETAILS A501.
- 25. SCHEDULED DOOR – SEE DETAILS A502.
- 26. VAPOR BARRIER.
- 27. HEADER PER STRUCTURAL.
- 28. STEEL C CHANNEL BRACE.
- 29. HANGING PLANTER BASKET.

**HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION**

**JARMALADE CONDOS**  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

255 WEST 760 SOUTH SALT LAKE CITY, UT 84111  
T E L E P H O N E 8 0 1 . 3 6 4 . 5 1 6 1

MISA

STAMP

NOT FOR  
CONSTRUCTION

BUILDING SECTIONS  
SCALE: 1/4" = 1'-0"

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PROJECT NO.: 18020

18020

DATE: 08-25-202

2017



DRIVE AISLE WEST (CURRENT)



DRIVE AISLE (CURRENT)



DRIVE AISLE EAST (CURRENT)



RENDERING - CLOSE UP OF BUILDING B



RENDERING - CLOSE UP OF BUILDING C



BUILDING A (EXISTING)



RENDERING - PEDESTRIAN VIEW FROM MIDDLE OF DRIVE AISLE



RENDERING - PEDESTRIAN VIEW FROM SIDEWALK, LOOKING DOWN DRIVE AISLE

REVISIONS:	
05.25.21	1. INITIAL
08.05.21	2. COMMENTS
08.31.21	3. COMMENTS
11.24.21	4. COMMENTS

HP: MAJOR MODIFICATION  
& NEW CONSTRUCTION

MARMALADE CONDOS  
230 WEST 300 NORTH  
SALT LAKE CITY, UT 84101

FOR WEST OF SALT LAKE CITY, UT 84101  
ARCHITECTURE • INTERIOR DESIGN

MJSA

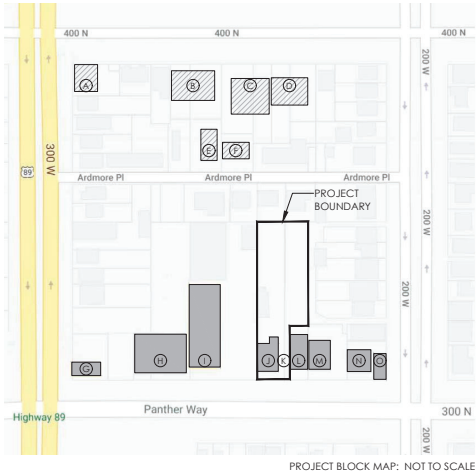
STAMP	PROJECT NUMBER AND DATE SUBMITTED FOR REVIEW AND REVIEW DATE. THE PROJECT IS THE ARCHITECT'S OWN AND IS NOT FOR SALE OR RENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER USE OF THE DRAWINGS.
NOT FOR CONSTRUCTION	18020
RENDERINGS AND MISC. PHOTOS SCALE: NTS	DATE: 08-25-2021
	SHEET: AE4-01











MATERIALS, ELEMENTS & DETAILING



Ⓐ 376 N 300 W



Ⓑ 241 & 253 W 400 N



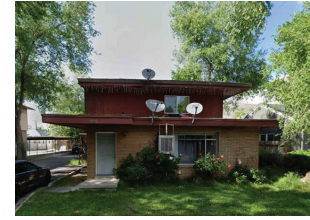
Ⓒ 231 & 235 W 400 N



Ⓓ 223 & 227 W 400 N



Ⓔ 246 W ARDMORE PL



Ⓕ 240 W ARDMORE PL

FORM & SCALE - CHARACTER OF THE STREET BLOCK

PANTHER WAY - 300 NORTH



Ⓖ 306 N 300 W



Ⓗ 270 W 300 N



Ⓙ 244 W 300 N



Ⓚ 230 W 300 N



Ⓛ DRIVE BETWEEN 230 & 226 W 300 N



Ⓜ 226 W 300 N



Ⓝ 218-220 W 300 N



Ⓞ 204-206 W 300 N



Ⓟ 202 W 300 N

NOT FOR  
CONSTRUCTION

NEIGHBORHOOD COMMENTARY  
PHOTOGRAPHIC STREETSCAPE





A photograph of a two-story brick townhome complex. The building features multiple units with individual entrances, some with small balconies. The exterior is made of light-colored bricks. The property is landscaped with green lawns, young trees, and a paved walkway. A tall black pole stands in the foreground on the right.

CHARACTER - FACADE  
ARTICULATION # PROPORTIONS  
N.T.S.

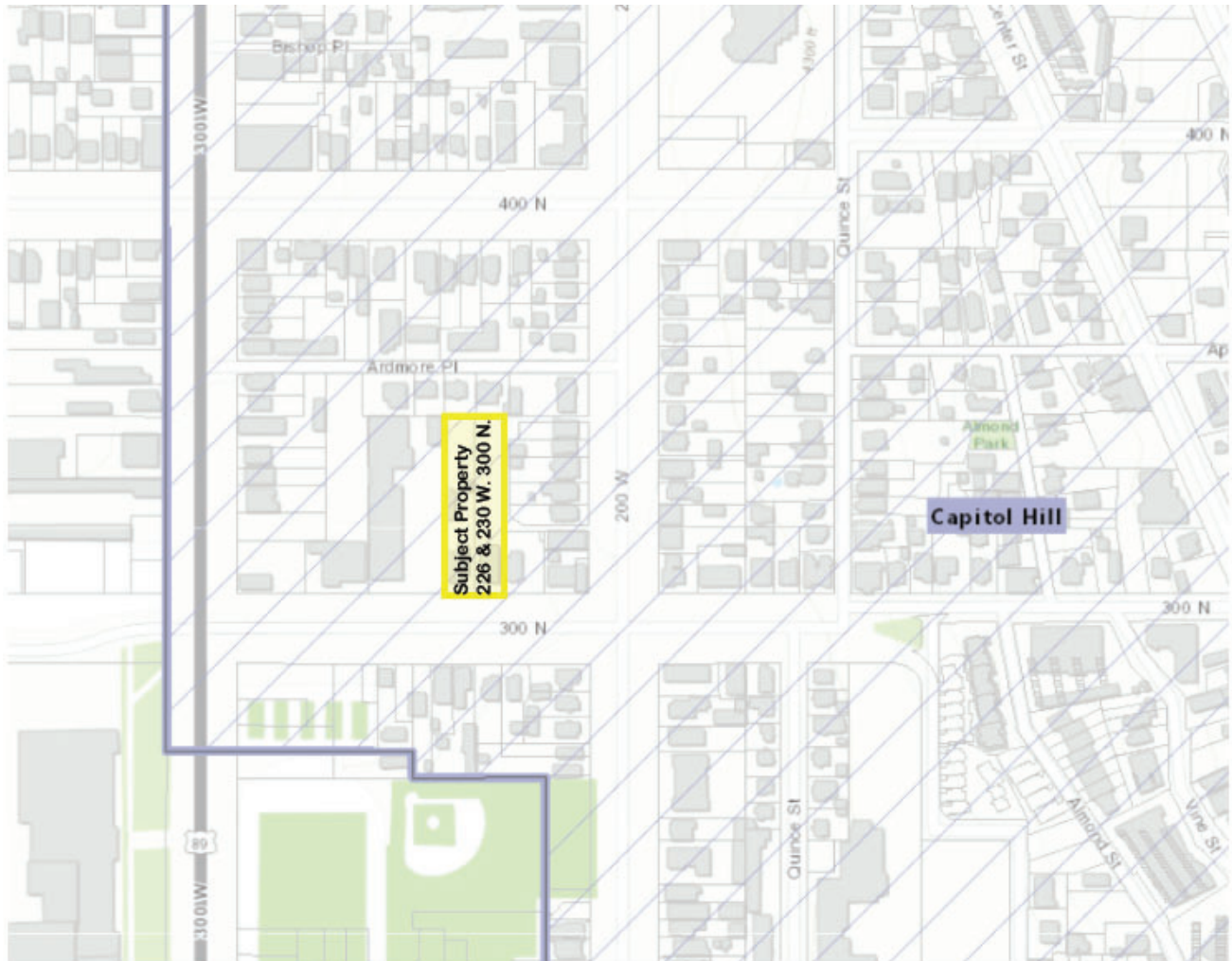


## **ATTACHMENT B: CONTEXT MAP**



## ATTACHMENT C: HISTORIC DISTRICT MAP

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## **ATTACHMENT D: HISTORIC SURVEY INFORMATION**



**Architectural Survey Data for SALT LAKE CITY**  
**Utah State Historic Preservation Office**

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
158 W 300 NORTH	D	1/0	1977	REGULAR BRICK SHINGLE SIDING	MANSARD	OTHER APT./HOTEL	06	
		2				MULTIPLE DWELLING	05	N05
160 W 300 NORTH	B	0/1	1960	REGULAR BRICK ALUM./VINYL SIDING	POST-WWII: OTHER	OTHER APT./HOTEL	06	
		2				MULTIPLE DWELLING	05	N05
163 W 300 NORTH	B	0/0	c. 1900	STUCCO/PLASTER	VICTORIAN: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE A; 163-165
		1.5						
171 W 300 NORTH	B	0/0	1950	REGULAR BRICK FLAGSTONE	POST-WAR MODERN	WALK-UP APT.	06	171-177 W
		2.5				MULTIPLE DWELLING		
180 W 300 NORTH	B	0/1	1953	STRIATED BRICK CONCRETE BLOCK	POST-WWII: OTHER	OTHER APT./HOTEL	06	aka 306 N 200 WEST (PARCEL ADDRESS)
		2				MULTIPLE DWELLING	05	N05
202 W 300 NORTH CHARLES D. HARDING	B	0/0	c. 1909	REGULAR BRICK	20TH C. COMMERCIAL	2-PART BLOCK GROCERY	06 05	NOW UTAH HUMANITIES COUNCIL N05
204 W 300 NORTH	B	0/0	c. 1936	STRIATED BRICK	ENGLISH COTTAGE	DOUBLE HOUSE /	06	PERIOD COTTAGE DUPLEX; 204- 206 W
HEYSTECK DUPLEX		1			MINIMAL TRADITIONAL	MULTIPLE DWELLING	05	N05
217 W 300 NORTH	B	0/1	1954	STRIATED BRICK	POST-WWII: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06	DOUBLE HOUSE TYPE B; 217-219
		1.5						
218 W 300 NORTH WILLIAM T. EDWARD HOUSE	B	/	c. 1909	REGULAR BRICK	VICTORIAN: OTHER	DOUBLE HOUSE / MULTIPLE DWELLING	06 05	N05
		2						
225 W 300 NORTH	B	0/0	c. 1890	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	
		1.5						
226 W 300 NORTH WHITNEY, JOSHUA & EMMELINE,	B	0/0	1901	REGULAR BRICK	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06 80	N05
		1						

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished



**Architectural Survey Data for SALT LAKE CITY**  
**Utah State Historic Preservation Office**

Address/ Property Name	Eval/ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
229 W 300 NORTH	B	0/1 2	c. 1910	STUCCO/PLASTER REGULAR BRICK	BUNGALOW	FOURSQUARE (BOX) SINGLE DWELLING	06	
230 W 300 NORTH	A	0/1 2	1910	REGULAR BRICK	NEOCLASSICAL VICTORIAN ECLECTIC	DOUBLE HOUSE / MULTIPLE DWELLING	06 86	230-232 W; FLAT ROOF N05
JAMES WINTER APARTMENTS								
233 W 300 NORTH	A	0/1 1	1915	REGULAR BRICK HALF-TIMBERING	BUNGALOW ARTS & CRAFTS	BUNGALOW SINGLE DWELLING	06	
239 W 300 NORTH	B	0/1 1.5	1881	STUCCO/PLASTER ADOBE BRICK	VERNACULAR CLASSICAL: OTHER	HALL-PARLOR SINGLE DWELLING	06 80	SHORT END FACES STREET
243 W 300 NORTH	B	0/0 1	c. 1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	OTHER RESIDENTIAL SINGLE DWELLING	06	
244 W 300 NORTH	B	0/1 2	1912	REGULAR BRICK	VICTORIAN ECLECTIC 20TH C.: OTHER	2-PART BLOCK COMMERCIAL (GEN.)	06 86	01 TWO CONNECTED BUILDINGS; ANNEX IN REAR; WINDOW ALTERATIONS N05A
MODEL STEAM LAUNDRY			1915					
245 W 300 NORTH	A	0/0 1	1900	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	06	
? 247 W 300 NORTH	B	0/0 1	c. 1900	DROP/NOVELTY SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	06	BEHIND 245 W; BOARDED & VACANT
270 W 300 NORTH	D	0/ 1.5	c. 1980	FORMED CONCRETE	MODERN: OTHER OTHER/UNCLEAR STYLE	OTHER FIRE STATION	06 86	N05A
SLC FIRE STATION # 2								

?=approximate address

Evaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/alterd D=ineligible/out of period U=undetermined/lack of info X=demolished

Property Type: 111

Utah State Historical Society  
Historic Preservation Research Office

Site No. \_\_\_\_\_

## Structure/Site Information Form

1  
IDENTIFICATION

Street Address: 226 West 300 North

UTM: 825 825

Name of Structure:

T. 01.0 N R. 01.0 W S. 36

Present Owner: Holt, Virginia W. and Gary A  
226 W 300 N

Owner Address: SLC, Utah 84103

Year Built (Tax Record): 1901

Effective Age: 1925

Tax #: 01 3398

Legal Description

01 Kind of Building: residence

BEG AT SE COR LOT 2, BLK 114, PLAT A, SLC SUR; W 3 RDS; W 3 RDS; N 20 RDS; E 3 REs; S 20 RDS to BEG

2  
STATUS/USE

Original Owner: Joshua R. Whitney

Construction Date: 1901

Demolition Date:

Original Use: residence

Present Use: residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☒ Excellent☐ Site☒ Unaltered☐ Significant☐ Not of the☐ National Landmark☐ District☐ Good☐ Ruins☐ Minor Alterations☒ Contributory

Historic Period

☐ National Register☐ Multi-Resource☐ Deteriorated☐ Major Alterations☐ Not Contributory☐ State Register☐ Thematic3  
DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ OtherViews: ☒ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title☒ Sanborn Maps☐ Newspapers☐ U of U Library☐ Plat Records/Map☒ City Directories☒ Utah State Historical Society☐ BYU Library☐ Tax Card & Photo☐ Biographical Encyclopedias☐ Personal Interviews☐ USU Library☐ Building Permit☒ Obituary Index☐ LDS Church Archives☐ SLC Library☐ Sewer Permit☐ County & City Histories☐ LDS Genealogical Society☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Records, 1860-1940.

Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.

Polk, Salt Lake City Directory, 1902, 1905, 1934.

"Joshua R. Whitney," Deseret News, July 30, 1934, p. 7.

Researcher: Fred Aegerter/Thomas W. Hanchett

Date: 7/8/80



Street Address: 226 West 300 North

Site No:

4

ARCHITECTURE

Architect/Builder:

Building Materials: brick

Building Type/Style: Victorian Eclectic

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story Victorian home, probably of pattern-book design. It has a main hip roof, a projecting gabled front bay and a west side dormer window. The front gable and dormer has patterned wood shingle siding, and the gable has a Palladian window. Below the gable is a segmental bay window with stone sills and lintels and a leaded glass center transom.

Side windows have brick arches. The front porch has wooden balustrades and Tuscan columns.

Photos

5

HISTORY

Statement of Historical Significance:

Construction Date: 1901

From evidence of title, city directories, and Sanborn maps, this home appears to have been built in 1901. The original owner of the house was Joshua R. Whitney.

Whitney was born March 8, 1864, in Salt Lake City. He was a son of Horace Kimball and Mary Cravath Whitney. He was married to Emmeline World. The couple had six children. He worked as a purchasing agent for the Deseret News for forty years. Prior to his employment with the Deseret News, he was employed by the Salt Lake Stock and Mining Exchange. He was a member of the LDS Church. He died July 29, 1934. Whitney deeded the home to his wife in June 1934.



Property Type: 113

Utah State Historical Society  
Historic Preservation Research Office

Site No. \_\_\_\_\_

## Structure/Site Information Form

1  
IDENTIFICATION

Street Address: 230 West 300 North

UTM: 164

Name of Structure:

T. 01.0 N R. 01.0 W S. 36

Present Owner: Hammond, Gay and Wanda & Mitchell, Lee R.H.  
230 W 300 N

Owner Address:

Year Built (Tax Record): 1905  
Legal Description 01Effective Age: 1930  
Kind of Building: residence

Tax #: 01 3399

COM 3 RDS W OF SE COR OF LOT 2 BLK 114 PLAT A SLC SUR W 3 1/2 RD N 20 RD E 3 1/2 RD  
S 20 RD TO BEG2  
STATUS/USE

Original Owner: James Winter

Construction Date: 1900

Demolition Date:

Original Use: apartment

Present Use: apartment

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☒ Excellent  
☐ Good  
☐ Deteriorated☐ Site  
☐ Ruins☒ Unaltered  
☐ Minor Alterations  
☐ Major Alterations☒ Significant  
☒ Contributory  
☐ Not Contributory☐ Not of the  
Historic Period☐ National Landmark  
☐ National Register  
☐ State Register☐ District  
☐ Multi-Resource  
☐ Thematic3  
DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs: Spring '80 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ OtherViews: ☒ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title  
☐ Plat Records / Map  
☐ Tax Card & Photo  
☐ Building Permit  
☐ Sewer Permit☒ Sanborn Maps  
☒ City Directories  
☐ Biographical Encyclopedias  
☒ Obituary Index  
☐ County & City Histories☐ Newspapers  
☒ Utah State Historical Society  
☐ Personal Interviews  
☐ LDS Church Archives  
☐ LDS Genealogical Society☐ U of U Library  
☐ BYU Library  
☐ USU Library  
☐ SLC Library  
☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County Plat Record, 1860-1940.

Sanborn Maps, Salt Lake City, 1898, 1911, 1930, 1969.

Polk, Salt Lake City Directory, 1898, 1901, 1941.

"James Winter," Deseret News, November 1, 1940, p. 20."James Winter," Salt Lake Tribune, November 1, 1940, p. 31.

Researcher: Fred Aegerter

Date: 7/8/80

Street Address: 230 West 300 North

Site No:

4  
ARCHITECTURE

Architect/Builder:

Building Materials: brick, stone

Building Type/Style: apartment

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This two story apartment has a flat roof and is symmetrically arranged with curved corners. The building has side entrances with porches and balconies on the second floor. There are some leaded glass transoms.

5  
HISTORY

Statement of Historical Significance:

Construction Date: 1900

From evidence of title, city directory, and Sanborn Maps, this apartment appears to have been built about 1900. The original owner of the apartment was James Winter.

Winter was born December 15, 1859, in Sheffield, England. He was a son of Richard and Mary Hattersly Winter. He was later married to Martha Hanson. Winter was involved in sheep ranching all of his life. He was a member of the L.D.S. Church. He died on October 31, 1940. James Winter deeded the home to George H. Winter in 1940.



CAPITOL HILL HISTORIC DISTRICT  
Salt Lake City, Salt Lake County, Utah

RECORDING, LAND LEVEL SURVEY 2006  
Page 16 of 90



158 W 300 North  
D



160 W 300 North  
B



183-185 W 300 North\*  
B



171-177 W 300 North\*  
B



180 W 300 North  
B



180 W 300 North, (garage &  
wall)



202 W 300 North  
B



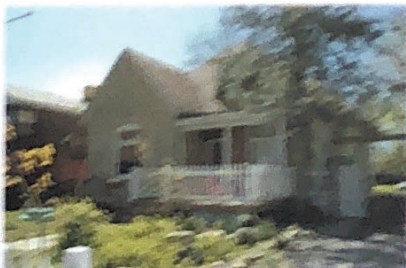
204-206 W 300 North  
B



217-219 W 300 North\*  
B



218-220 W 300 North  
B

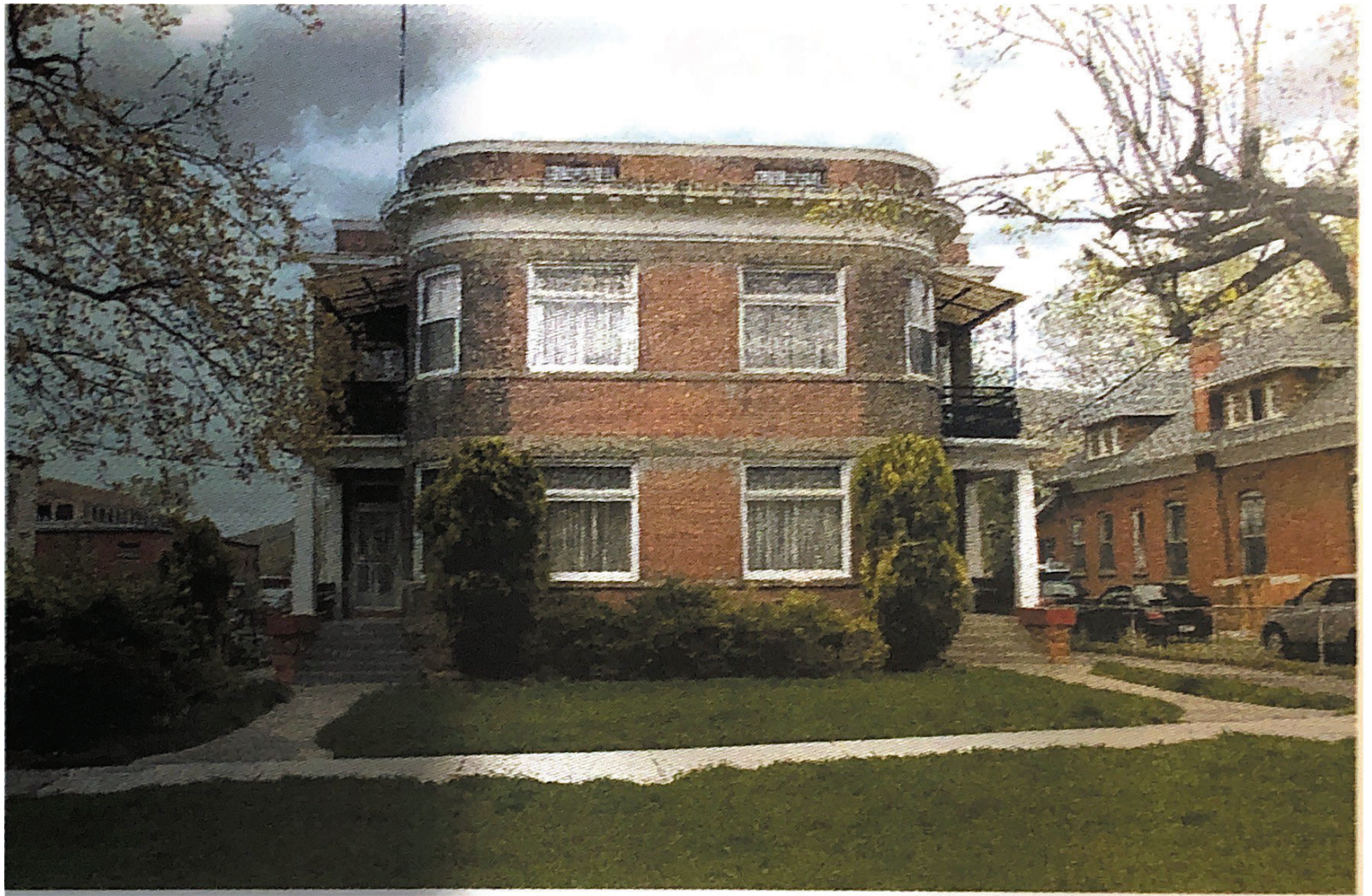


225 W 300 North\*  
B



226 W 300 North  
B









226 W. 300 N. ST.





230 W. 232 W 300 N. ST.



## ATTACHMENT E: PHOTOS OF THE SITE

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*View of 230 West 300 North House, Existing Conditions*



*View of 226 West 300 North House, Existing Conditions*





*View of Future Drive to proposed Marmalade Development*



*View of Project Site Looking North/East from 300 North*





*View of Project Site Behind Existing Houses, East Perspective*



*View of Project Site Behind Existing Houses, North East Perspective*





*View of Project Site Behind Existing Houses, North Perspective*



## ATTACHMENT F: RMF-35 DISTRICT STANDARDS

### RMF-35 (MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)

*The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale 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.*

Zoning Ordinance Standards for D-1 zone (21A.30.020)			
Standard	Requirement	Proposed	Finding
<b>Multi-Family Residential (12+ units) Minimum Lot Area</b>	26,000 SF + 1,000 SF for each additional dwelling unit	30,000 SF – 16 residential units permitted	<b>Complies</b>
<b>Minimum Lot Width</b>	80'	57' 9"	<b>New Construction Modification</b>
<b>Maximum Building Height</b>	35'	29' 10"	<b>Complies</b>
<b>Front Yard Setback</b>	20'	18' (existing house)	<b>Complies</b>
<b>Interior Side Yard Setback</b>	10'	6' / 5'	<b>New Construction Modification</b>
<b>Rear Yard Setback</b>	25% of the lot depth up to 25'	6'6" / 9'	<b>New Construction Modification</b>
<b>Maximum Building Coverage</b>	60%	37%	<b>Complies</b>
<b>Frontage</b>	All primary buildings fronting a public street	Three residential structures will not have frontage	<b>Planned Development Modification (Planning Commission Review)</b>

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

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## 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 Standards for New Construction	Design Guidelines for New Construction	Finding
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<p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>a. Block and Street Patterns</b></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><b>Settlement Patterns &amp; Neighborhood Character</b></p> <p><b>Block, Street &amp; Site Patterns – Design Objective</b></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><b>12.1</b> 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"> <li>• Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.</li> <li>• Reinstate sections of secondary street and/or alleys where these have been lost.</li> <li>• Design for the particular street patterns of e.g. Capitol Hill.</li> <li>• Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues.</li> <li>• Refer to the specific design guidelines for the historic district for additional details and considerations.</li> </ul> <p><b>12.2</b> 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"> <li>• Retain historic alignments and widths wherever possible.</li> <li>• Plan the site to avoid adversely affecting the historic integrity of this pattern.</li> </ul> <p><b>12.3</b> 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"> <li>• Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for:</li> <li>• Direct and quieter street frontage for smaller buildings.</li> <li>• Rear access to the property and to accessory buildings</li> <li>• An attractive focus for community social interaction.</li> <li>• An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.</li> </ul>	<p>Complies -</p> <p>As reviewed in Key Consideration 1, the new construction on the site will a drive aisle access to the rear buildings is part of a historic pattern of infill development in the Capitol Hill Local Historic District. There are a number of other infill developments in the community with either private drives access or public alleyways that allow access to interior block development.</p>
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<p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>b. Lot and Site Patterns</b></p> <p>The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.</p>	<p><b>12.4</b> 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"> <li>• Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern.</li> </ul> <p><b>12.5</b> 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"> <li>• Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages.</li> <li>• Site a taller building away from nearby small scale buildings.</li> <li>• A corner site traditionally might support a larger site and building.</li> <li>• A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale.</li> <li>• Respect and reflect a lower scale where this is characteristic of the inner block.</li> </ul>	<p>Complies –</p> <p>The historic pattern and scale of the neighborhood will be preserved if the new construction is permitted. The two subject sites are some of the largest in the neighborhood and the lot’s dimension allows for the infill development of the site without modifying the historic streetscape of 300 North.</p>
<p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>c. The Public Realm</b></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><b>The Public Realm - Design Objective</b></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><b>12.6</b> A new building should contribute in a creative and compatible way to the public and the civic realm.</p> <p><b>12.7</b> A building should engage with the street through a sequence of public to semi-private spaces.</p> <p><b>12.8</b> 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"> <li>• Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.</li> <li>• Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.</li> </ul> <p><b>12.9</b> 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"> <li>• The street character will also depend on the adjacent street blocks and frontage.</li> <li>• Building setbacks may be different.</li> <li>• The building scale may also vary between the streets.</li> </ul>	<p>Complies –</p> <p>All proposed changes to the site will be setback from the public street. A private drive aisle is proposed to allow access to the rear structures. While the proposed buildings may be visible from the street, the defining characteristics of the sites from the street will remain centering on the two contributing structures.</p>

<p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>d. Building Placement</b></p> <p>Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p>	<p><b>Building Placement, Orientation &amp; Use - Design Objective</b></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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.12</b> 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><b>12.13</b> 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"> <li>• Reducing the bulk and the scale of the building.</li> <li>• Configuration for residential amenity and casual social interaction.</li> <li>• Shelter from traffic and traffic noise.</li> <li>• Plan for solar access and seasonal shade.</li> <li>• Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.</li> </ul> <p><b>12.14</b> 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"> <li>• Locate and design to preserve neighboring privacy.</li> </ul> <p>Plan and design for landscape amenity and best practices in sustainable design. (PART IV)</p> <p><b>12.15</b> 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"> <li>• Private space should be contiguous with the unit.</li> <li>• Private space should be clearly distinguished from common open space.</li> </ul> <p><b>12.16</b> 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"> <li>• See Guidelines for Sustainable Design (PART IV)</li> </ul>	<p>Complies –</p> <p>The established development pattern of the block is consistent with the proposed configuration of the subject site. Many of the surrounding sites have much smaller lots than what is existing on the site. Further, there are many other mid-block alleys or public streets that allow for large city blocks to broken up to allow for additional housing. These mid-block streets or alleys include Ardmore Place to the north, Bishop Place to the north, Ouray Avenue to the north west, and Pugsley Street to the north west.</p> <p>Building entrances and patios will face interior property lines. Consideration on site access has been taken and allows for both pedestrian and vehicle access to the site.</p> <p>Landscaping is proposed along the interior property lines as well as a way to separate uses and enhance the visual appearance of the infill development. Sufficient open space is proposed that would allow residents access to greenspace.</p>
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<p>1. Settlement Patterns &amp; Neighborhood Character</p> <p><b>e. Building Orientation</b></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><b>12.10</b> The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.</p> <p><b>12.11</b> The front and the entrance of the building should orient to and engage with the street.</p> <ul style="list-style-type: none"> <li>• A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.</li> <li>• An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.</li> </ul> <p><b>12.15</b> 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"> <li>• Private space should be contiguous with the unit.</li> <li>• Private space should be clearly distinguished from common open space.</li> </ul> <p><b>12.16</b> 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"> <li>• See Guidelines for Sustainable Design (PART IV)</li> </ul>	<p>Complies –</p> <p>Previously addressed in this report.</p>
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<p>2. Site Access, Parking &amp; Services</p> <p><b>a. Site Access</b></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><b>Site Access, Parking &amp; Services – Design Objective</b></p> <p>The site planning and situation of a new multifamily 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><b>12.12</b> 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><b>12.17</b> 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"> <li>• Avoid combining with any vehicular access or drive.</li> <li>• Provide direct access to the sidewalk and street.</li> <li>• Landscape design should reinforce the importance of the public entrance.</li> </ul> <p><b>12.18</b> Where the secondary street or alley network is available, rear public access should be retained and used.</p> <ul style="list-style-type: none"> <li>• Residential access options to the site and building should be retained and/or maximized.</li> <li>• Alternative vehicular access from secondary streets and alleys should be retained and reused.</li> </ul> <p><b>12.19</b> 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><b>12.20</b> 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><b>12.21</b> A vehicular access and drive should not be combined with a pedestrian access and entrance.</p> <ul style="list-style-type: none"> <li>• Place vehicle access away from commercial uses such as cafe, restaurant or retail.</li> </ul> <p><b>12.22</b> 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"> <li>• A vehicular entrance which incorporates a ramp should be screened from street views.</li> <li>• Landscape should be designed to minimize visual impact of the access and driveway.</li> </ul> <p><b>12.23</b> A single curb cut or driveway should not exceed the minimum width required.</p> <ul style="list-style-type: none"> <li>• Avoid curb cuts and driveways close to street corners.</li> </ul> <p><b>12.24</b> 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"> <li>• Curb cuts should be shared between groups of buildings and uses where possible.</li> <li>• Joint driveway access is encouraged.</li> </ul> <p><b>12.25</b> 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"> <li>• Surface parking areas should be screened from views from the street and adjacent residential properties.</li> </ul>	<p>Complies –</p> <p>Access to the site will be from 300 north. The form and function of the proposed private drive access is appropriate and within the established characteristics of the community. Both pedestrian and vehicle access is addressed in the design of the site place. Pedestrian access to the residential development will be separate from vehicle access. Access to the site will be shared and only one private drive is proposed that will serve the 12 units.</p> <p>Landscaping is proposed at the primary entrance of each residential unit.</p>
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<p>2. Site Access, Parking &amp; Services  <b>b. Site and Building Services and Utilities.</b>  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><b>Site &amp; Building Services &amp; Utilities – Design Objective</b>  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.  <b>12.26</b> Utility areas and other ground level building services should be situated away from the frontage of the building.  • Screen from street views and adjacent buildings.  • Integrate these facilities with the architecture of the building through design, color and the choice of materials.  <b>12.27</b> Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.  • 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.  <b>12.28</b> Mechanical services should be acoustically screened from nearby residential properties.  • Screening should be compatible with and also integrated into the design of the building.  <b>12.29</b> 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.  • Avoid placing AC or other equipment in balcony spaces.  <b>12.30</b> Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.  • 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.  <b>12.31</b> Cellular phone and other antennae, and associated equipment, should not be visible from the public way.  • Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.</p>	<p>Complies –</p> <p>Required utilities will not be visible from the street and will be screened from adjacent buildings.</p> <p>The marmalade condos will have a flat roof, where the AC units will be placed. These units will be screened from the street.</p>
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<p>3. Landscape and Lighting  <b>a. Grading of Land</b>  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><b>Front Yard Landscape - Design Objective</b>  The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.  <b>12.32</b> The front yard landscaping for a new multifamily building should coordinate with historic and/or established patterns.  <ul style="list-style-type: none"> <li>• Evaluate existing historic patterns and character.</li> <li>• Design a creative complement to the established historic character.</li> </ul> <b>12.33</b> 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.  <ul style="list-style-type: none"> <li>• Retaining walls provide significant opportunity for creative design and natural materials, when they are a characteristic of the setting.</li> <li>• Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade.</li> <li>• Design any fencing to be low and transparent in form.</li> </ul> <b>12.34</b> 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.  <ul style="list-style-type: none"> <li>• Reflect the historic grading and landscaping of the area between the street pavement and the building.</li> <li>• The building should readily engage with the street and public realm.</li> </ul> </p>	<p>Complies –</p> <p>Overall, the site is relatively flat and regrading of the site will be minimal. There are no proposed walls on the site and there are no fences that will be visible from the street.</p>
<p>3. Landscape and Lighting  <b>b. Landscape Structures</b>  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><b>Front Yard Landscape - Design Objective</b>  The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm.  <b>12.35</b> 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.  <ul style="list-style-type: none"> <li>• Design any seating as a creative element of the landscape design.</li> <li>• Low walls in the landscape design can provide the opportunity for integrated informal seating.</li> <li>• Use ergonomic and durable materials in the design and choice of seating, e.g. wood &amp; metal.</li> </ul> </p>	<p>Complies –</p> <p>The front yard landscaping on the site will remain the same. Changes to the landscaping on the site will not be readily visible from the street.</p>



<p>3. Landscape and Lighting</p> <p><b>c. Lighting</b></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><b>Lighting - Design Objective</b></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><b>12.36</b> 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"> <li>• Design to avoid light trespass beyond the area to be lit.</li> <li>• Design for creative and discrete task lighting.</li> </ul> <p><b>12.37</b> 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"> <li>• 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.</li> <li>• Design building light fixtures for architectural quality and durability.</li> <li>• Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space.</li> </ul> <p><b>12.38</b> Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.</p> <p><b>12.39</b> Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.</p> <ul style="list-style-type: none"> <li>• Light specific design features.</li> <li>• Avoid light trespass and glare.</li> </ul> <p><b>12.40</b> 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"> <li>• Plan and design supply runs at an early stage to avoid external surface conduit and equipment.</li> <li>• Conceal within, or integrate with, the design of the building.</li> </ul> <p><b>12.41</b> 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"> <li>• Use effective ‘cut-off’ shields to confine light spread.</li> <li>• Position light fittings to reduce public visibility.</li> <li>• Choose fittings and finishes that complement the design of the building.</li> </ul>	<p>Complies-</p> <p>Exterior building lighting will take the form of pendant lights which will be placed near the garage and main building entrances of the residential units. The pendant lighting will be directed downtown avoiding light trespass to adjoining residential spaces.</p> <p>There will be no undue illumination of the structure and lighting will be directed toward the entrances of the building.</p> <p>Landscaping will be placed around pedestrian walkways and drive aisle spaces.</p>
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<p>4. Building Form and Scale</p> <p><b>a. Character of the Street Block</b> The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p><b>(1) Height</b> 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><b>(2) Width</b> 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><b>(3) Massing</b> The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p><b>(4) Roof Forms</b> The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p><b>Building Form &amp; Scale - Design Objective</b> 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><b>12.42</b> 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"> <li>• Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally.</li> <li>• The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale.</li> </ul> <p><b>12.43</b> 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"> <li>• Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays.</li> <li>• Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally.</li> <li>• Design window openings that are similar in scale to those seen traditionally.</li> <li>• Articulate and design balconies that reflect traditional form and scale.</li> <li>• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types.</li> <li>• Use building materials of traditional dimensions, e.g. brick, stone, terracotta.</li> <li>• Choose materials that express a variation in color and/or texture, either individually or communally.</li> </ul> <p><b>12.44</b> A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.</p> <p><b>12.45</b> The principal elements of the front façade should reflect the scale of the buildings comprising the block face and historic context.</p> <ul style="list-style-type: none"> <li>• The primary plane/s of the front façade should not appear to be more than a story higher than those of typical historic structures in the block and context.</li> <li>• Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below.</li> <li>• A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.</li> </ul> <p><b>12.46</b> 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"> <li>• Design a fenestration pattern and a window scale that reflect those of the context and historic district.</li> <li>• Arrange and design balconies to articulate the architecture of both the primary and secondary facades.</li> <li>• In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the façade above.</li> <li>• Express the ‘base’ for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration.</li> <li>• Reinforce this definition through detailing and materials.</li> </ul>	<p>Complies –</p> <p>The proposed Marmalade Condos will have a flat roof with a stone frieze that will emphases the roof form. This scale and type of the structure is similar to the existing contributing house that faces 300 North. The contributing house on the site has a smaller porch area, the proposed duplex and townhouse structure will also have a similar smaller building entrance and patio area.</p> <p>Window openings are proposed to be vertical in nature with dimensions that are similar to the historic structures along 300 North.</p> <p>The balconies on both the townhouse and duplex structures are proposed to project from the façade of the building 4’, this allows the balconies to be used by residents rather than just as storage space.</p> <p>The historic structure located on the site features stone belt courses and a stone frieze. The scale of the building, material detailing, and symmetry of the building is similar to the proposed new construction. The overall height proposed for the new construction is similar to the established built environment along the historic context of 300 North and is appropriate to the area. The new construction building height is proposed at 29’, the existing apartment building on the site has</p>
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	<ul style="list-style-type: none"> <li>• Design a distinct ‘foundation’ course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color.</li> <li>• 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.</li> </ul> <p><b>12.47</b> 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"> <li>• This can be effective in composing the modulation of a wider façade, helping to integrate this within a smaller scale setting.</li> <li>• Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration.</li> </ul> <p><b>Height - Design Objective</b> 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><b>12.48</b> The building height should be compatible with the historic setting and context.</p> <ul style="list-style-type: none"> <li>• The immediate and wider historic contexts are both of importance.</li> <li>• The impact upon adjacent historic buildings will be paramount in terms of scale and form.</li> </ul> <p><b>12.49</b> Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.</p> <p><b>12.50</b> 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"> <li>• Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district.</li> <li>• Restrict maximum building height to particular sections of the depth and length of the building.</li> </ul> <p><b>12.51</b> 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><b>12.52</b> 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"> <li>• Design a distinctive and a taller first floor for the primary and secondary facades.</li> <li>• Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest.</li> <li>• Design a hierarchy of window height and/or width, when defining the fenestration pattern.</li> <li>• Consider designing for a distinctive projecting balcony arrangement and hierarchy.</li> <li>• Use materials and color creatively to reduce apparent height and scale, and maximize visual interest.</li> </ul> <p><b>Width - Design Objective</b> The design of a new multifamily building should articulate the patterns established by the buildings in the historic</p>	<p>an established height of approximately 29’.</p> <p>While rowhouses were not typical in the Capitol Hill District, building massing proposed is appropriate in the neighborhood. Building step backs are not typical for rowhouses and would not be appropriate on the site. Further, while the width of the rowhouse structure requires a much greater massing than the four-square apartment buildings that are more common, the placement of the rowhouse, perpendicular to the public street, and its proximity to a commercial building to the west makes the massing of the townhouse structure appropriate.</p>
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	<p>context to reduce the perceived width of a wider building and maintain a sense of human scale.</p> <p><b>12.53</b> 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"> <li>• Reflect the modulation width of larger historic apartment buildings.</li> <li>• 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.</li> <li>• Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.</li> </ul> <p><b>Massing</b></p> <p><b>12.54</b> 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"> <li>• Modulate the building where height and scale are greater than the context.</li> <li>• Arrange the massing to step down adjacent to a smaller scale building.</li> <li>• Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context.</li> </ul> <p><b>Roof Forms</b></p> <p><b>12.55</b> The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.</p> <ul style="list-style-type: none"> <li>• Focus on maintaining a sense of human scale.</li> <li>• The variety often inherent in the context can provide a range of design options for compatible new roof forms.</li> <li>• Vary the massing across the street façade/s and along the length of the building on the side facades.</li> <li>• Respect adjacent lower buildings by stepping down additional height in the design of a new building.</li> </ul>	
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<p>5. Building Character</p> <p><b>a. Facade Articulation and proportion</b></p> <p>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><b>(1) Rhythm of Openings</b></p> <p>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><b>(2) Proportion and Scale of Openings</b></p> <p>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><b>(3) Ratio of Wall to Openings</b></p> <p>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><b>(4) Balconies, Porches, and External Stairs</b></p> <p>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><b>Façade Articulation, Proportion &amp; Visual Emphasis - Design Objective</b></p> <p>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><b>12.56</b> Roof forms should reflect those seen traditionally in the block and within the historic district.</p> <ul style="list-style-type: none"> <li>• Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.</li> <li>• 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.</li> <li>• Where it is expressed, roof pitch and form should be designed to relate to the context.</li> <li>• 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.</li> <li>• Consider roof profiles when planning the location and screening of rooftop utilities.</li> </ul> <p><b>12.57</b> Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.</p> <ul style="list-style-type: none"> <li>• The “overall proportion” is the ratio of the width to the height of the building, especially the front facade.</li> <li>• 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.</li> <li>• With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm.</li> <li>• See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and façade proportions.</li> </ul> <p><b>12.58</b> 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"> <li>• Vary the planes of the façade for all or part of the height of the building.</li> <li>• Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings.</li> <li>• 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.</li> <li>• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements.</li> <li>• Vary the planes of the primary and secondary facades to articulate further modeling of the composition.</li> <li>• Design for a distinctive form and stature of primary entrance.</li> <li>• Compose the fenestration in the form of vertically proportioned windows.</li> </ul>	<p>Complies –</p> <p>As previously discussed, the Marmalade Condo roof form reflects the roof form of the existing historic multi-family structure on the site. Also, the massing and scale is similar to the commercial building to the west and the historic multi-family structure on the site.</p> <p>Horizontal window separation was also discussed. The majority of the windows are double hung where the window will include mullions and be separated from the larger window element.</p> <p>Balcony forms will be translucent and are proposed to be constructed of 1” x .5” steel tubes with 2” spacing. The balcony steel tubes will be powder coated.</p>
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	<ul style="list-style-type: none"> <li>• Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis.</li> </ul> <p><b>12.59</b> A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade.</p> <p>Consider the following:</p> <ul style="list-style-type: none"> <li>• The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale.</li> <li>• Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate.</li> <li>• Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades.</li> <li>• Design a distinct foundation course.</li> <li>• Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade.</li> <li>• Design the fenestration to create and/or reflect the hierarchy of the façade composition.</li> <li>• Change the materials and/or color to distinguish the design of specific levels.</li> </ul> <p><b>Solid to Void Ratio, Window Scale &amp; Proportion - Design Objective</b></p> <p>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><b>12.60</b> 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.</p> <p>Consider the following:</p> <ul style="list-style-type: none"> <li>• Achieve a balance, avoiding areas of too much wall or too much window.</li> <li>• Large surfaces of glass can be inappropriate in a context of smaller residential buildings.</li> <li>• Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context.</li> <li>• Window mullions can reduce the apparent scale of a larger window.</li> <li>• Window frame and mullion scale and profiles should be designed to equate with the composition.</li> </ul> <p><b>12.61</b> Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.</p> <p><b>Fenestration - Design Objective</b></p> <p>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. <b>12.62</b> Public and more important interior spaces should be planned and designed to face the street.</p> <ul style="list-style-type: none"> <li>• Their fenestration pattern consequently becomes a significant design element of the primary facade/s.</li> </ul>	
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	<ul style="list-style-type: none"> <li>• Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms.</li> </ul> <p><b>12.63</b> 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"> <li>• Design for a similar scale of window and window spacing.</li> <li>• Reflect characteristic window proportions, spacing and patterns.</li> <li>• 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.</li> <li>• Arrange and/or group windows to complement the symmetry or proportions of the architectural composition.</li> <li>• Emphasize the fenestration pattern by distinct windows reveals.</li> <li>• 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.</li> </ul> <p><b>Balconies &amp; Entrance - Design Objective</b> 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><b>12.64</b> 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"> <li>• 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.</li> <li>• Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building.</li> <li>• Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures.</li> <li>• Select and design balcony materials and details as a distinct enrichment of the building facade/s.</li> </ul> <p><b>12.65</b> 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"> <li>• Design for greater stature to enhance visual focus, presence and emphasis.</li> <li>• Design for a distinct identity, using different wall planes, materials, details, texture and color.</li> <li>• Consider designing the name of the apartment building into the facade or the porch/stoop.</li> </ul> <p><b>12.66</b> 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>6. Building Materials, Elements and Detailing</p> <p><b>a. Materials</b></p> <p>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.</p> <p>These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p> <p><b>b. Materials on Street-facing Facades</b></p> <p>The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p><b>Materials - Design Objective</b></p> <p>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><b>12.67</b> 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"> <li>• This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district.</li> <li>• The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design.</li> <li>• Creative design, based on analysis of the context, will be invaluable in these respects.</li> </ul> <p><b>12.68</b> 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"> <li>• Use external materials of the quality, durability and character found within the historic district.</li> </ul> <p><b>12.69</b> 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"> <li>• Use brick and/or natural stone, in preference to less proven alternatives for these areas.</li> <li>• Limit panel materials to upper levels and less public facades.</li> <li>• Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate.</li> <li>• Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics.</li> </ul> <p><b>12.70</b> 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"> <li>• Avoid materials which merely create the superficial appearance of authentic, durable materials.</li> <li>• 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.</li> <li>• New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.</li> </ul>	<p>Complies –</p> <p>The exterior building materials proposed is within the character of the historic character of the structure along 300 North. Brick designs found in the applicant's submittal is consistent with the historic structure on the site. The precast stone frieze, precast window sill block, and brick detailed belt courses is also comparable to the historic structure. All exterior building materials proposed are considered durable and are not considered to create a superficial appearance of authenticity.</p>
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<p>6. Building Materials, Elements and Detailing</p> <p><b>c. Windows</b></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><b>Windows - Design Objective</b></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><b>12.71</b> 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"> <li>• 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.</li> <li>• Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.</li> </ul> <p><b>12.72</b> Windows with vertical proportion and emphasis are encouraged.</p> <ul style="list-style-type: none"> <li>• A vertical proportion is likely to have greater design affinity with the historic context.</li> <li>• It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context.</li> <li>• See also the discussion of the character of the relevant historic district and architectural styles. (PART I)</li> </ul> <p><b>12.73</b> Window reveals should be a characteristic of masonry and most public facades.</p> <ul style="list-style-type: none"> <li>• These help to express the character of the facade modeling and materials.</li> <li>• Window reveals will enhance the degree to which the building integrates with its historic setting.</li> <li>• A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the facade.</li> <li>• 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.</li> <li>• A hierarchy of window reveals can effectively complement the composition of the fenestration and facades.</li> </ul> <p><b>12.74</b> 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"> <li>• 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.</li> <li>• Durable frame construction and materials should be used.</li> <li>• Frame finish should be of durable architectural quality, chosen to compliment the building design.</li> <li>• Vinyl should be avoided as a non-durable material in the regional climate.</li> <li>• Dark or reflective glass should be avoided.</li> <li>• 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).</li> </ul>	<p>Complies-</p> <p>The shape and scale of window configuration is similar to the historic structures on the site that face 300 North. All of the windows have a vertical proportion emphases and larger windows are divided into smaller window forms.</p> <p>Window reveals will be recessed approximately 4” from the brick façade of the building. Aluminum clad wood windows are proposed for both the double-hung and casement windows. The manufacturer for all windows will be Windsor Pinnacle.</p>
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<p>6. Building Materials, Elements and Detailing</p> <p><b>d. Architectural Elements and Details</b></p> <p>The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p><b>Details - Design Objective</b></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><b>12.75</b> 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"> <li>• These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details.</li> </ul> <p><b>12.76</b> Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</p> <ul style="list-style-type: none"> <li>• The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative.</li> </ul> <p><b>12.77</b> Creative interpretations of traditional details are encouraged.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Complies –</p> <p>As previously described, façade design elements are proposed that respond to the architectural character of the historic structure on the site.</p>
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<p><b>7. Signage Location</b> 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><b>Signs - Design Objective</b> 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. <b>12.78</b> Signs should be placed on the building or the site where they are traditionally located in the historic context. <b>12.79</b> Identify a non-residential use with a sign location, placement, form and design, which relates directly to the ‘storefront’ and window design. • 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. <b>12.80</b> Signs and lettering should be creatively designed to respect traditional sign scales and forms. <b>12.81</b> Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade. • 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. <b>12.82</b> Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination. <b>12.83</b> 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. • The light source should not be visible. • Internally illuminated lettering and sign boxes should be avoided. • Internally illuminated lettering using a transparent of translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in ‘halo’ form. • Banner or canopy signs are not characteristic and will not be appropriate. <b>12.84</b> Sign materials should be durable and of architectural quality to integrate with the building design. <b>12.85</b> Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. <b>12.86</b> Refer to the City’s Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.</p>	<p>Complies –  No signage is proposed as part of this residential development.</p>
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# **ATTACHMENT H: PUBLIC PROCESS AND COMMENTS**

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## **Public Notice, Meetings, Comments**

The following is a list of public input opportunities, related to the proposed project:

### **PUBLIC PROCESS AND INPUT**

#### **Timeline**

- The New Construction application was initially submitted on September 28, 2020.
- The application was assigned to Kelsey Lindquist on October 15, 2020. It was determined the application was incomplete at this time. Staff worked with the applicant on the updated submittal.
- A Planned Development application was received September 2, 2021.
- The application was reassigned to Nannette Larsen on September 13, 2021 as staff positions were changed.
- The Capitol Hill Community Council was notified of the requested New Construction and Planned Development on September 22, 2021.
- Public notice of application was mailed October 20, 2021 to property owners and occupants within 300' of the subject sites. The following public comments are included in the staff report. Any public comments received after publication of the staff report will be forwarded to the commission.
  - A public comment was received through email in opposition of the proposed project on November 19, 2021.
  - A public comment was received through email in opposition of the proposed project on December 6, 2021.
  - A public comment was received through email in opposition of the proposed project on December 7, 2021.
- Public notice of the HLC hearing was mailed January 21, 2022 to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on January 20, 2022.



**From:** [george chapman](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** (EXTERNAL) Comments against Case number PLNPCM2020-00464 the reduced setbacks of 4" and 2.7 ft do not allow sufficient space for firefighters. I urge the SLC Planning Commission to not approve this proposal.  
**Date:** Tuesday, December 7, 2021 10:36:14 AM

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George Chapman SLC

**From:** [Jonathan Lee](#)  
**To:** [Larsen, Nannette](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Re: PLNHLC2020-00803 - New High density development - Property approximately 230 W 300 N  
**Date:** Friday, November 19, 2021 2:47:53 PM

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Hi Nannette,

This is Jonathan Lee, I am the property owner of 237 W Ardmore Place, SLC UT 84103 and my home email address is [REDACTED]; but when you reply please reply to all so the group (all our neighbors) can receive your response. Please reply back so we know you received this email.

Please make sure we are informed of all the hearing dates for the application for variance on the above project for this project. The petition number on the previous mailer was wrong, but I believe the above reference is correct (PLNHLC2020-00803).

We are not in favor of the project for several reasons including 3 story building height so close to the property line, headlight pointing directly into our back windows from the proposed driveway access for every car that enters the new project development on a driveway that ends abruptly at the property line, overhang of the balcony decks above our backyards, and for other reasons; and hereby request that the builder change their project parameters to meet existing code and build something else not so high density and towering.

Furthermore, it is my understanding that setbacks and building heights cannot be changed through a variance, but must go through a zoning code amendment, is that correct?" Please advise if there is height restriction for the area as most buildings are residential single level or at most 2 stories (commercial) and if there needs to be a zoning and ordinance change for the area and not for just a variance because variance can not be self imposed.

This is my written request as I have left a message earlier on the phone but have not received any call backs from SLC planning etc. If you can also forward and distribute this email to those various committees in the consideration process and let us know who to contact on each committee so we can further discuss our concerns with them, I would greatly appreciate it.

Thank you,

Jonathan Lee  
[REDACTED]

**From:** [jody millard](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** Re: (EXTERNAL) Property at 230 West 300 North  
**Date:** Monday, December 6, 2021 2:20:09 PM

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Dear Historic Landmark Committee,

I have concerns about the proposed project behind my home. I live at 329 North 200 West. I would like to see the land have a much less dense use. It is inconsistent with what already is on this block. There are no buildings taller than two stories on all four streets surrounding this. There is some commercial, but it is mostly two stories as well.

I would respectfully request that

1. All zoning laws and setbacks be strictly adhered to.
2. NO exceptions to width or setback requirements.
3. All duplexes in the area are required to have two parking spaces per unit. This development should have two parking places per unit (including the four-plex that is to be rehabbed) plus guest parking. Many of the properties that abut this do not have driveways and need to park on the street. This development should not add to the street parking burden in the neighborhood.
4. The units should not be so tall as to look into the yards that surround it. Usually homes are back-to-back with their backyards providing enough space between them so that they are not looking right into the other home or their yard. This unit will be right behind the yards of homeowners. This makes them quite close and able to look in the windows of the homes and definitely into their backyards. This severely limits the homeowners' privacy in their own yards.
5. There are too many units projected to maintain the neighborhood feel. Most homes on the block are single family or duplexes with two small four-plexes. This will significantly impact the ambience and possibly the home values of this historic neighborhood.
6. Strict enforcement of rental rules - no B&B's
7. This boxy nature of the design does not fit with the homes that are right next to it. It does not add to or even compliment the historic feel. I appreciate the use of brick, but am worried that once approval is given there will be a request to modify the finish.

Thank you for your time and attention. I sincerely hope that you will work to preserve this neighborhood.

Sincerely,  
Jo Ellen Millard (homeowner for 27 years)

## ATTACHMENT F: SITE PHOTOS

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*View of Future Drive to proposed Marmalade Development*



*View of Project Site Looking North/East from 300 North*





*View of Project Site behind Existing Houses, West Perspective*



*View of Project Site behind Existing Houses, South/West Perspective*



*View of Project Site behind Existing Houses, South Perspective*

# ATTACHMENT G: RMF-35 ZONING STANDARDS ANALYSIS

## RMF-35 (Moderate Density Multi-Family Residential District)

*Purpose Statement: The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale 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.*

Zoning Ordinance Standards for RMF-35 zone (21A.24.130)			
Standard	Requirement	Proposed	Finding
Multi-Family Residential (12+ units) Minimum Lot Area	26,000 SF + 1,000 SF for each additional dwelling unit	30,000 SF – 16 residential units permitted	Complies
Minimum Lot Width	80'	57' 9"	HLC Approved Modification
Maximum Building Height	35'	29'10"	Complies
Front Yard Setback	20'	18' (existing house)	Complies
Interior Side Yard Setback	12'	6' / 5'	HLC Approved Modification
Rear Yard Setback	25% of the lot depth or 20'	6'6" / 9'	HLC Approved Modification
Maximum Building Coverage	60%	37%	Complies
Frontage	All primary buildings fronting a public street	The residential structures will not have frontage	Planned Development Modification Request



## ATTACHMENT H: PLANNED DEVELOPMENT STANDARDS

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**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	Rationale	Finding
<b>A. Planned Development Objectives:</b> 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>The Marmalade Condo project meets the purpose statement of the Planned Development by complying with objective B in regard to Historic Preservation.</p> <p>Objective B of the Planned Development objectives states that the project must comply with the purpose of the Planned Development by, <i>“preservation of historically significant landscapes that contribute to the character of the City...”</i></p> <p>The proposed project meets this objective as the two historic structures will remain on the site and the proposed residential structures will be located off the historic 300 North, thereby maintain the historic character of the street while allowing the applicant to develop the sites to the density permitted in the RMF-35 district.</p>	<b>Complies</b>
<b>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.</b>	<p>As discussed in the Key Consideration 1 of this Staff Report it has been found that the proposed Marmalade Condo project will meet the master plans which are applicable to the site, this includes the Capitol Hill Master Plan and the citywide Plan Salt Lake.</p>	<b>Complies</b>
<b>C. Design and Compatibility:</b> 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:	<p>Permitting the residential structures to be located mid-block and away from the public street will allow for the contributing historic structures to remain on the sites. If a strict application of the required land uses regulations were enforced the land would remain undeveloped as the two historic structures would need to remain on the sites.</p> <p>Permitting the Planned Development would allow the site to be developed to the potential of the RMF-35 district while maintaining the intent of the Local Historic District.</p>	<b>Complies</b>



C1	<p><b>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;</b></p>	<p>The project's density is within the moderate density residential district standards. The overall height of the proposed residential townhouse structures complies with the existing historic structures on site, at approximately 29'.</p> <p>Because the new construction will be located off of 300 North the character of 300 North will be preserved.</p>	
C2	<p><b>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;</b></p>	<p>The townhouse residential structures will face an existing commercial parking lot. The duplex structures will front an existing alley. The RMF-35 district does not have any building material or site design standards.</p>	
C3	<p><b>Whether building setbacks along the perimeter of the development:</b></p> <p><b>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</b></p> <p><b>b. Provide sufficient space for private amenities.</b></p> <p><b>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</b></p> <p><b>d. Provide adequate sight lines to streets, driveways and sidewalks.</b></p> <p><b>e. Provide sufficient space for maintenance.</b></p>	<p>The setback modifications permitted through the New Construction application that was heard by the Historic Landmark Commission were found to be appropriate to the character of the neighborhood.</p> <p>The visual character of the neighborhood will be maintained as the modification required allows for the new structures to be setback from the public street.</p> <p>Sufficient open space on the site is being proposed as greenspaces and walkways are proposed throughout the proposed development. The proposed building coverage is well within the maximum allowed in the RMF-35 district.</p>	
C4	<p><b>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</b></p>	<p>The architectural detailing was found to be sufficient and appropriate to the Local Historic District and within character of the existing historic structures on the site. Solid to void ratios were also found to be appropriate to the existing structures on the site.</p>	
C5	<p><b>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</b></p>	<p>The lighting will be directed towards the interior of the proposed site.</p>	
C6	<p><b>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</b></p>	<p>The proposed dumpster locations will be interior to the site and will not be within a required setback. The dumpster locations are setback from adjoining neighbors.</p>	

C7	Whether parking areas are appropriately buffered from adjacent uses.	Parking on the site will be setback from the street and either enclosed in a residential structure or located away from adjoining neighbors.	
<b>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:</b>		The proposed project will provide sufficient landscaping that meets the standard in the RMF-35 district. Landscaping and mature trees that surround the two historic structures are proposed to remain.	<b>Complies</b>
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	There are a few mature trees located toward the rear of the site that are proposed to be removed. This is necessary for the development of the site. Street trees located in front of the existing houses will remain.	
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Because this is a redevelopment of the sites, toward the rear of the sites there is no existing maintained landscaping. Landscaping is proposed around the 3 residential structures that will act as a buffer to the adjoining sites.	
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Landscape buffers are proposed along the west, north, and east property lines. These buffers would provide shrubs and new trees to reduce possible impacts of the new development.	
D4	Whether proposed landscaping is appropriate for the scale of the development.	The subject site will meet the landscaping standards in the RMF-35 district and is appropriate to the scale of the residence.	
<b>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:</b>		The Marmalade Condos project meets this criterion as the parking standards required in the RMF-35 district are met. Salt Lake City's Fire Department has had the opportunity to review the configuration and circulation of the site and found that it met their requirements.	<b>Complies</b>
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Access to the rear of the properties will use the existing driveway accesses on the sites. Because of this, the safety and character of the public street will not be impacted.	
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;	Alterations to the site will not affect the safety or accessibility of the neighborhood. The proposed access to the site is conforming to the zoning district and applicable master plans. Walkways are proposed that will allow access from the public street to the proposed residential units.	

<b>E3</b>	<b>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</b>	The adjoining properties to the north and east of the sites are residential and access from the rear of the site would not be appropriate. The commercial property to the west includes a parking lot that front along the subject sites, access to this site isn't possible.	
<b>E4</b>	<b>Whether the proposed design provides adequate emergency vehicle access; and</b>	The layout of the site allows for adequate emergency access. Salt Lake City Fire Department had the opportunity to review the proposed configuration of the site and agreed to the layout.	
<b>E5</b>	<b>Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</b>	Because this is a moderate density multi-family site there are no loading or service areas on the site.	
<b>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.</b>		Overall, the proposed configuration of the site is consistent with the character of the neighborhood. The proposed modifications will preserve the characteristics along 300 North.	<b>Complies</b>
<b>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</b>		The Public Utilities Department has reviewed the project and finds that they are able to provide all necessary services for this proposed project.	<b>Complies</b>

## ATTACHMENT I: DEPARTMENT COMMENTS

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### **Transportation Review:** (Michael Barry)

- The garages appear to meet dimensional requirements. The surface parking spaces do not show the dimensions.

### **Building Review:** (Steven Collett)

- All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

### **Engineering Review:** (Scott Weiler)

- No objections.

### **Public Utilities Review:** (Jason Draper)

- Planned Development will likely require offsite utility improvements
- Room for water and sewer and drainage improvements should be considered in site planning.

*The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Street lighting improvements will be determined during the building permit application and review process.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility, grading, drainage, erosion control, and plumbing plans will be required for building permit review. Submit supporting documents and calculations along with the plans.
- Public improvements including public utilities must be bonded for and must be complete prior to Certificate of Occupancy.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment of all runoff from parking and drive areas is required prior to discharge to the public storm drain. Utilize stormwater Best Management



Practices (BMP's) to remove solids and oils. Green infrastructure must be evaluated for stormwater treatment.

**Fire Review:** *(Steven Collett)*

- There shall be a fire hydrant within 600 feet of all exterior walls of the first floor on a fire apparatus access road.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

# **ATTACHMENT J: PUBLIC PROCESS AND COMMENTS**

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## **Public Notice, Meetings, Comments**

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

### **PUBLIC PROCESS AND INPUT**

#### **Timeline**

- The New Construction application was initially submitted on September 28, 2020.
- The application was assigned to Kelsey Lindquist on October 15, 2020. It was determined the application was incomplete at this time. Staff worked with the applicant on the updated submittal.
- A Planned Development application was received September 2, 2021.
- The application was reassigned to Nannette Larsen on September 13, 2021 as staff positions were changed.
- The Capitol Hill Community Council was notified of the requested New Construction and Planned Development on September 22, 2021.
- Public notice of application was mailed October 20, 2021 to property owners and occupants within 300' of the subject sites.
  - A public comment was received through email in opposition of the proposed project on November 19, 2021.
  - A public comment was received through email in opposition of the proposed project on December 6, 2021.
  - A public comment was received through email in opposition of the proposed project on December 7, 2021.
- Public notice of the HLC hearing was mailed January 21, 2022 to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject sites on January 20, 2022.
- The Historic Landmark Commission's public hearing was held February 3, 2022.
- A public notice sign of the Planning Commission meeting was posted on both frontages of the subject sites on February 25, 2022.
- Public notice of the Planning Commission meeting was mailed February 25, 2022.

**From:** [george chapman](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** (EXTERNAL) Comments against Case number PLNPCM2020-00464 the reduced setbacks of 4" and 2.7 ft do not allow sufficient space for firefighters. I urge the SLC Planning Commission to not approve this proposal.  
**Date:** Tuesday, December 7, 2021 10:36:14 AM

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George Chapman SLC

**From:** [Jonathan Lee](#)  
**To:** [Larsen, Nannette](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Re: PLNHLC2020-00803 - New High density development - Property approximately 230 W 300 N  
**Date:** Friday, November 19, 2021 2:47:53 PM

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Hi Nannette,

This is Jonathan Lee, I am the property owner of 237 W Ardmore Place, SLC UT 84103 and my home email address is [REDACTED]; but when you reply please reply to all so the group (all our neighbors) can receive your response. Please reply back so we know you received this email.

Please make sure we are informed of all the hearing dates for the application for variance on the above project for this project. The petition number on the previous mailer was wrong, but I believe the above reference is correct (PLNHLC2020-00803).

We are not in favor of the project for several reasons including 3 story building height so close to the property line, headlight pointing directly into our back windows from the proposed driveway access for every car that enters the new project development on a driveway that ends abruptly at the property line, overhang of the balcony decks above our backyards, and for other reasons; and hereby request that the builder change their project parameters to meet existing code and build something else not so high density and towering.

Furthermore, it is my understanding that setbacks and building heights cannot be changed through a variance, but must go through a zoning code amendment, is that correct?" Please advise if there is height restriction for the area as most buildings are residential single level or at most 2 stories (commercial) and if there needs to be a zoning and ordinance change for the area and not for just a variance because variance can not be self imposed.

This is my written request as I have left a message earlier on the phone but have not received any call backs from SLC planning etc. If you can also forward and distribute this email to those various committees in the consideration process and let us know who to contact on each committee so we can further discuss our concerns with them, I would greatly appreciate it.

Thank you,

Jonathan Lee  
[REDACTED]



**From:** [jody millard](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** Re: (EXTERNAL) Property at 230 West 300 North  
**Date:** Monday, December 6, 2021 2:20:09 PM

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Dear Historic Landmark Committee,

I have concerns about the proposed project behind my home. I live at 329 North 200 West. I would like to see the land have a much less dense use. It is inconsistent with what already is on this block. There are no buildings taller than two stories on all four streets surrounding this. There is some commercial, but it is mostly two stories as well.

I would respectfully request that

1. All zoning laws and setbacks be strictly adhered to.
2. NO exceptions to width or setback requirements.
3. All duplexes in the area are required to have two parking spaces per unit. This development should have two parking places per unit (including the four-plex that is to be rehabbed) plus guest parking. Many of the properties that abut this do not have driveways and need to park on the street. This development should not add to the street parking burden in the neighborhood.
4. The units should not be so tall as to look into the yards that surround it. Usually homes are back-to-back with their backyards providing enough space between them so that they are not looking right into the other home or their yard. This unit will be right behind the yards of homeowners. This makes them quite close and able to look in the windows of the homes and definitely into their backyards. This severely limits the homeowners' privacy in their own yards.
5. There are too many units projected to maintain the neighborhood feel. Most homes on the block are single family or duplexes with two small four-plexes. This will significantly impact the ambience and possibly the home values of this historic neighborhood.
6. Strict enforcement of rental rules - no B&B's
7. This boxy nature of the design does not fit with the homes that are right next to it. It does not add to or even compliment the historic feel. I appreciate the use of brick, but am worried that once approval is given there will be a request to modify the finish.

Thank you for your time and attention. I sincerely hope that you will work to preserve this neighborhood.

Sincerely,  
Jo Ellen Millard (homeowner for 27 years)