



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, AICP, Senior Planner, sara.javoronok@slcgov.com, 801-535-7625
Date: November 29, 2023
Re: PLNHLC2023-00124 (Planned Development) and PLNHLC2023-00125 (New Construction)

Planned Development

PROPERTY ADDRESSES: 602 E 300 S, 612 E 300 S, and 321 S 600 E
PARCEL IDs: 16-06-284-001-0000, 16-06-284-002-0000, and 16-06-428-001-0000
MASTER PLAN: Central Community Plan, Medium Residential/Mixed Use and Medium Density Residential
ZONING DISTRICT: RMF-35, Moderate Density Multi-family Residential

REQUEST:

Thom Jakab, on behalf of the property owners, is requesting Planned Development approval to use the density provision to change the nonconforming commercial use on the properties at 602 E 300 S and 321 S 600 E to a permitted residential use. The proposal is to construct a single structure of multi-family housing with 38 micro-units on the properties at 602 E 300 S and 321 S 600 E. The structure at 614 E 300 S will be remodeled.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following condition of approval:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and including signage, lighting, and landscaping.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Maps](#)
- B. [ATTACHMENT B: Revised Plan Set](#)
- C. [ATTACHMENT C: Initial Plan Set](#)
- D. [ATTACHMENT D: Property and Vicinity Photos](#)
- E. [ATTACHMENT E: RMF-35 Zoning Standards](#)
- F. [ATTACHMENT F: Planned Development Standards](#)

- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)
- I. [ATTACHMENT I: Administrative Interpretation \(PLNZAD2022-00787\)](#)

BACKGROUND

The Historic Landmark Commission reviewed the [New Construction in a Historic District](#) request for the multi-family building and remodel of 614 E 300 S at their November 2, 2023, meeting and approved the request. The proposal includes construction and modification of three properties in the Central City Historic District:

- 602 E 300 S
- 612 E 300 S, which includes a second structure to the rear addressed as 614 E 300 S
- 321 S 600 E

The building at 602 E 300 S is a two-story Colonial Revival structure constructed c. 1906 that was historically occupied as a residence. The property owner currently uses it for their business. It is considered non-contributing to the historic district. This was the subject of an administrative interpretation. See [Attachment I](#) for additional information. The commercial building to the south, 321 S 600 E, was constructed c. 1970 and is considered out-of-period to the historic district. Per 21A.34.020 and 21A.10, Demolition of a Noncontributing Structure applications are reviewed administratively. Demolition applications were submitted and have been approved for 602 E 300 S and 321 S 600 E (PLNHLC2023-00129 and PLNHLC2023-00130).

612 E 300 S is a single-story English Cottage constructed c. 1920 that is considered contributing to the historic district and is part of the overall development site but will not be altered as part of this proposal. 614 E 300 S is located on the same parcel and to the rear of 612 E 300 S. It is a single-story cottage that is non-contributing to the district and was constructed c. 1910 and identified as a “salt box” plan type on the most recent survey. The applicant’s current plan is to significantly remodel this structure.

PROJECT DESCRIPTION

The three lots included in the development total 21,200 sq. ft. The proposal is to demolish the structures at 602 E 300 S and 321 S 600 E that are currently used for commercial purposes and replace them with a single residential building with 38 micro-units ranging from 360 to 411 sq. ft. Per 21A.55.010.F.1, buildings that replace a non-conforming commercial use with a residential use are exempt from the density limitations through the Planned Development process. Without this exemption, nine multi-family units would be permitted on the site. Associated bicycle parking and a single, one-bedroom residential unit are proposed for the remodeled structure at 614 E 300 S. The three parcels would be consolidated into a single parcel with a separate, administrative preliminary subdivision plat process.



Quick Facts

Height: Maximum is 34'9"

Number of Residential Units: 38 micro-units in multi-family building, 1 1-bedroom unit in remodeled 614 E 300 S, and single-family home at 612 E 300 S

Exterior Materials: Face brick and fiber cement board, aluminum clad windows

Parking: 9 off-street spaces including one accessible space, 3 on-street spaces

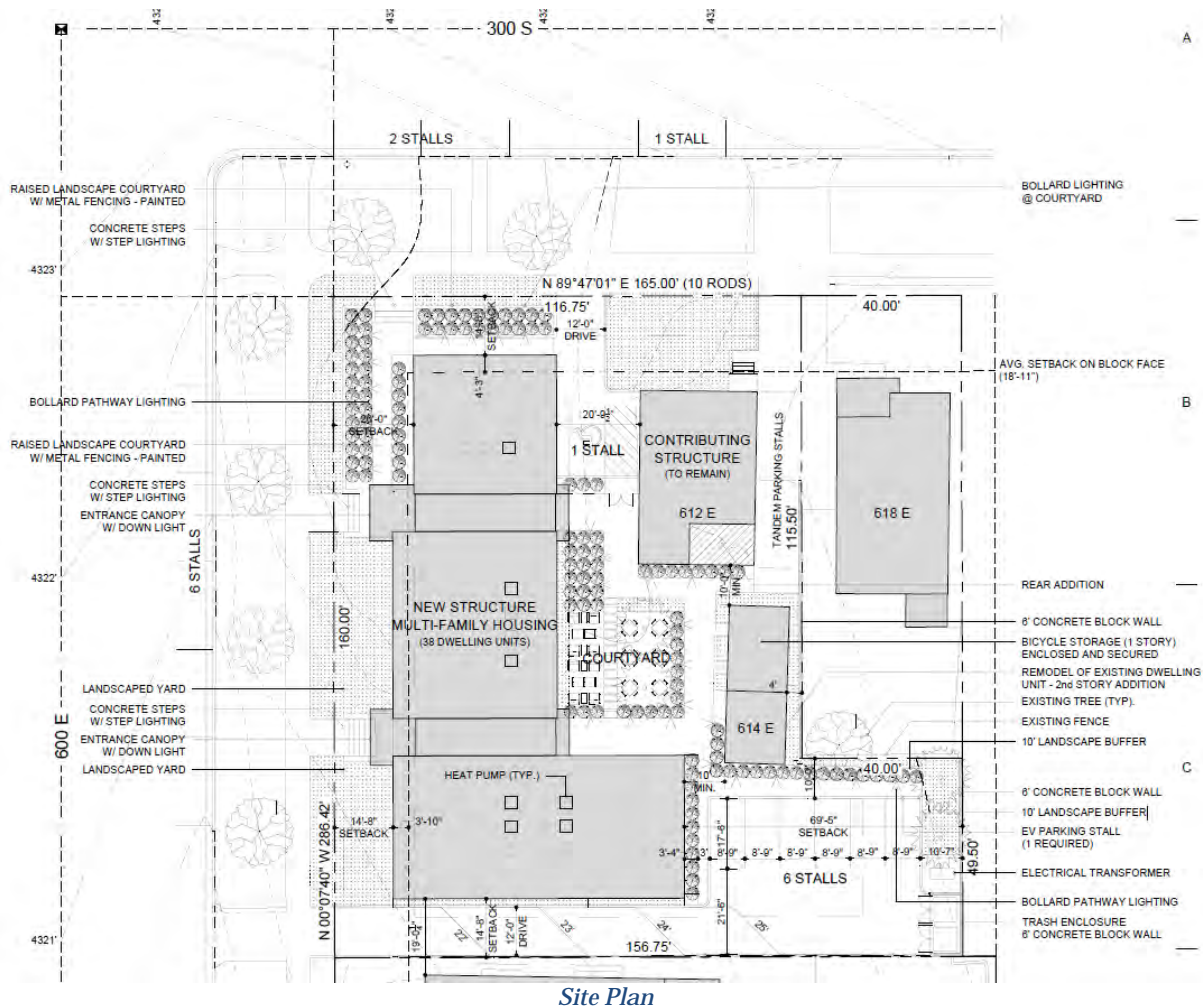
Lot area: 21,200 sq. ft.

Review Process & Standards: Planned Development (PC), New Construction (HLC);

To the north and east of the properties are residential dwellings (RMF-35). To the south is a commercial building (RMF-35). Across 600 E is a residential building (RMU) and to the north of it is a commercial building (RO). To the northwest is an additional commercial building (RMF-35). The existing street trees will be maintained.



Subject property



Site Plan

The site plan above shows the proposed multi-family building with the longest length and front of the building facing 600 E. The HLC can approve lot and bulk modifications, including reductions to setbacks. In this case, the applicant requested a reduced setback for the 600 E façade and canopies that was approved by the HLC. To the east of the multi-family building is the existing single-family dwelling at 612 E 300 S that is contributing to the district. To the rear of 612 is the existing single-family dwelling at 614 E 300 S that will be remodeled to accommodate bicycle parking and a single, two-story 1-bedroom unit.

Vehicular parking for the units is located to the rear and on the street. Most of the parking is accessed from 600 E. The proposal was submitted during the six-month period when an application could choose to be reviewed under the old or new parking standards in 21A.44. The applicant is requesting review under the old parking standards in 21A.44, which required ½ space for studio units, allowed for reductions with Transportation Demand Management strategies, counted on-street parking, and allowed for reductions with proximity to transit. This results in a requirement for 11 spaces and 12 are provided (9 off-street, 3 on-street). See calculations in [Attachment E](#).



The structure is divided into three volumes, two face 600 E and a single volume faces 300 S. At the corner of 300 S and 600 E is a raised landscape courtyard. This provides a focal point and gathering space for residents. There are two entrances to the building on 600 E, each roughly one-third of the length of the façade. Each unit, including those not on a street facing façade, has a small, 3'4" deep balcony or patio space with metal railings, which results in the HLC modification of the front yard setback from 20' to 14'8".



The proposed building has a flat roof with a pre-cast concrete cornice and metal coping. The primary exterior material is face brick with a standard 2 1/4 inch height and an elongated 16 inch length. Fiber cement board is proposed for the recessed areas of the balconies. There is a pre-cast concrete sill at each level. The proposed casement windows and sliding balcony doors are aluminum clad wood. The windows are to be recessed 3 inch from the brick cladding. Fiber cement board serves as a head and sill to the windows.



614 E 300 S - Rendering of remodel – facing northwest

The existing building at 614 E 300 S will be remodeled significantly. The remodel removes the westernmost portion of the existing structure and maintains the remainder of the existing footprint. The closest portion is 4' from the adjacent property line at 618 E 300 S. The southern portion will be expanded to two stories and houses a single, one-bedroom residential unit. The height of the two-story portion is 23'4". The northern portion provides 26 secure bicycle parking spaces. Twenty are wall hung units and six are lockers. The exterior of this building is painted metal paneling.

APPROVAL PROCESS AND COMMISSION AUTHORITY

This project is subject to Planned Development approval per Salt Lake City Code Chapter 21A. 55. The Planned Development process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. The Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district, does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

The applicant submitted an application for New Construction in the Central City Historic District. The Historic Landmark Commission approved the application for New Construction in the Central City Historic District on November 2, 2023.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans
2. Compliance with Zoning Requirements

Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.

The proposed Planned Development is compatible with *Plan Salt Lake, the Central Community Plan, and Housing SLC*.

Plan Salt Lake (2015)

Consistent with *Plan Salt Lake*, the applicant is proposing construction of a multi-family building with infill units. The plan identifies several principles and initiatives that the proposed Planned Development helps to implement.

In the Growth Chapter, several initiatives apply:

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 3. Promote infill and redevelopment of underutilized land.*

The proposed development is in an area with existing infrastructure and amenities. It is less than 1,000 ft. from a light rail station and several bus routes including two that are less than ¼ mile away with service every 30 minutes. The redevelopment of the southern parcel with the non-conforming commercial building is consistent with the initiative for infill and redevelopment.

In the Housing Chapter, the Guiding Principle and several initiatives apply:

Guiding Principle: Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Initiatives

- 2. Increase the number of medium density housing types and options.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*
- 6. Promote energy efficient housing and rehabilitation of existing housing stock.*
- 7. Promote high density residential in areas served by transit.*

While there are a number of units in the building, the three-story height and the massing of it is compatible with the RMF-35 zoning district and what is typically classified as medium density housing. As previously stated, the proposal is for an area with existing infrastructure and services. There is a light rail station nearby as well as grocery stores, restaurants, retail and other people-oriented uses and places. The proposed building would remove two non-conforming commercial uses and provide housing in the neighborhood at a scale consistent with its location near transit. The applicant plans to seek passive house certification, which will result in a more energy-efficient building.

Central Community Plan (2005)

The proposed development is consistent with the following issue within the within the Central City neighborhood, “Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.”

While the proposal includes demolition of two structures that are non-contributing to the Central City historic district, the proposed multi-family building was reviewed and approved by the Historic Landmark Commission. The applicant worked with staff to make modifications to the proposed building to increase its compatibility with the historic character of the district.

The master plan identifies the land use for the site as “Medium Residential/Mixed Use” with a density of 10-50 dwelling units per acre. The proposal is for a higher density of 89 du/ac. However, the units are micro units, and their smaller size increases the density of units compared to a larger unit with more bedrooms. While they are small units, the applicant has added amenities to the site including balconies for each unit, ski lockers, and two courtyard areas – one at the northwest corner and one behind the building.

The proposal is consistent with the general Residential Land Use Policies as follows:

RLU 1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

RLU-1.2 Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

RLU-1.3 Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.

RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan

As previously stated, the proposal is for 38 micro units and the conversion of the rear dwelling at 614 E 300 S to a one-bedroom unit. The small units create a higher density per acre than larger units with multiple bedrooms. The scale and building form are consistent with existing medium density residential development. Additionally, higher density residential development is encouraged in the East Downtown area. As identified in this section, the proposal is consistent with the city’s planning documents.

RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

RLU-3.1 Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

RLU-3.2 Encourage a mix of affordable and market- rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.

RLU-3.3 Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

RLU-3.4 Encourage high performance, energy efficient residential development.

The proposed multi-family building with micro units is consistent with the scale and character of the neighborhood. The small units provide an option that is more affordable for individuals that want their own unit instead of likely sharing a unit with others. These units will be for rent and add to the mix of housing options available in the neighborhood. The applicant is using the Planned Development process to change the non-conforming use to a conforming use. The proposal is energy efficient, and the applicant will seek passive house certification.

Housing SLC

The proposal is consistent with the recently adopted *Housing SLC*.

It is consistent with the following goal and metrics:

GOAL 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metrics: Entitle 10,000 new housing units throughout the city.

1. Minimum 2,000 units deeply affordable (30% AMI or below)
2. Minimum 2,000 units affordable (31% - 80% AMI)

The proposed building has 38 units. The units are not specifically designated as affordable but will add to the total number of new units entitled in the city.

Consideration 2: Compliance with Zoning Requirements

The proposal complies with zoning requirements except as modifications requested and approved by the Historic Landmark Commission. The modifications were as follows:

- Modification to the front yard setback from the required 20' to 14'8" for the building.
- Modification to the front yard setback to allow for the canopies to extend an additional 5'8".

The proposed building setback of 14'8" setback is 3'10" feet less than the 18'6" average setback on the block face. Staff supported this request since the applicant included 3'4" deep balconies rather than the Juliette balconies that were shown with the initial submittal. These balconies will provide outdoor space for residents and allow for greater visual presence on the street. The front yard modification is for less than the block face average. However, three of the four properties on the block face are non-contributing/out-of-period, and the proposed setback is greater than the corner side yard setback of the existing corner structure. The additional reduction for the canopies emphasizes the entry, provides for additional street engagement, and more fully establishes its presence on the street, and an expansion of them was recommended by staff.

STAFF RECOMMENDATION

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and including signage, lighting, and landscaping.

NEXT STEPS

Approval of the Request

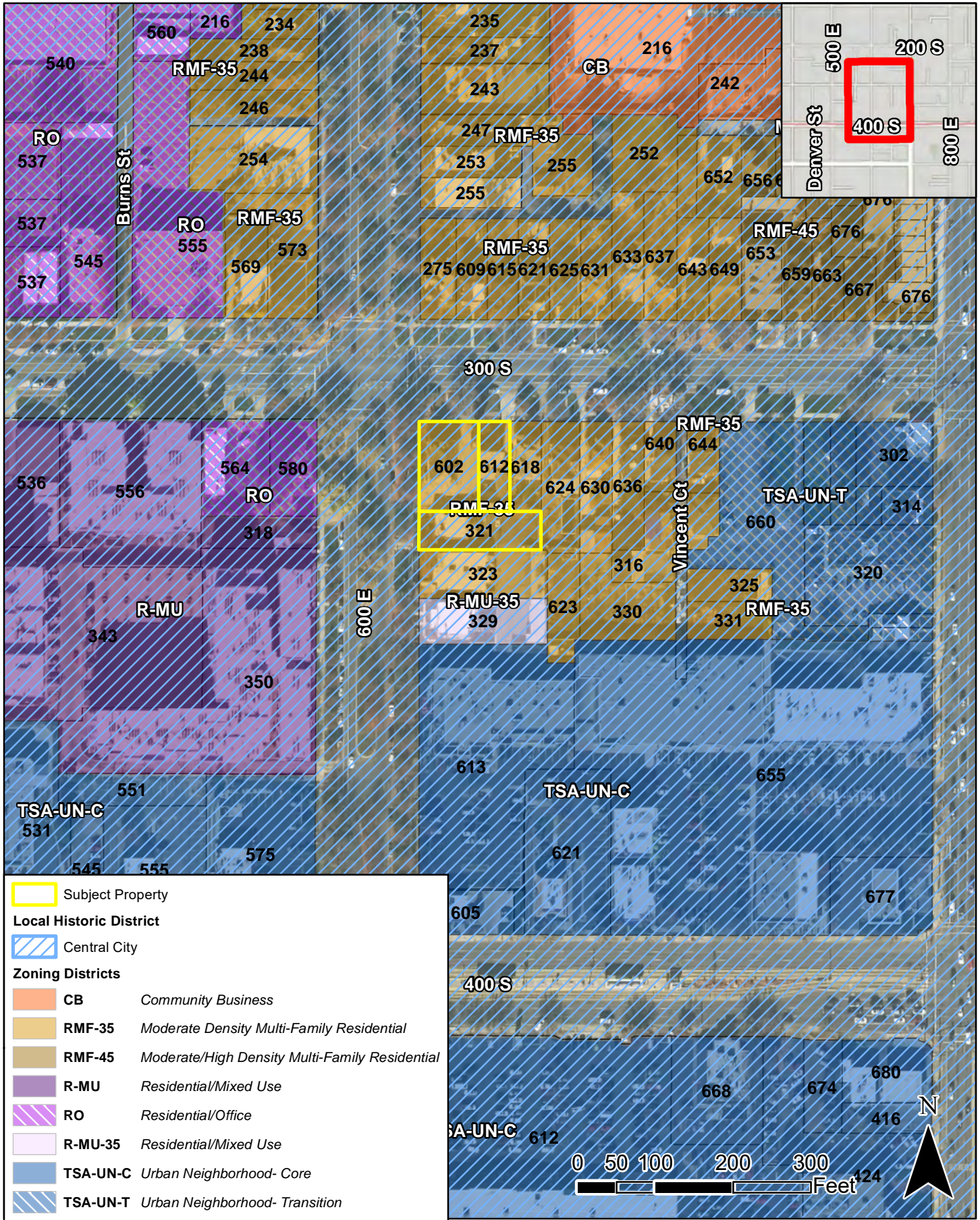
If the proposal is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. Final certificates of occupancy for the building will only be issued once all conditions of approval are met.

Denial of the Planned Development Request

If the Planned Development is denied, the applicant would need to meet the density requirements of the RMF-35 zoning district and nine units would be allowed.

ATTACHMENT A: Vicinity Maps

Zoning Map



Legend

- Subject Property
- Local Historic District**
- Central City
- Zoning Districts**
- CB *Community Business*
- RMF-35 *Moderate Density Multi-Family Residential*
- RMF-45 *Moderate/High Density Multi-Family Residential*
- R-MU *Residential/Mixed Use*
- RO *Residential/Office*
- R-MU-35 *Residential/Mixed Use*
- TSA-UN-C *Urban Neighborhood- Core*
- TSA-UN-T *Urban Neighborhood- Transition*



ATTACHMENT B: Revised Plan Set

A R C H I T E C T ' S T R A N S M I T T A L

client

Sebastian Uprimny & Catalina De La Torre

project

Bamboo LLC
Multifamily Housing

project address + phone number

602 E. 300 South, Salt Lake City, UT 84102
801.915.3048

transmittal date

February 15, 2023

Updated November 2, 2023

description

INTRODUCTION

Reading into the Central Community Master Plan, the most outstanding message conveyed within the document is a desire to reestablish housing throughout the East Downtown neighborhood. The Master Plan earmarks the East Downtown neighborhood as a medium to high density housing area that historically had the largest number of apartment and rooming housing. However, during the later half of the twentieth century, this housing stock in our neighborhood suffered a period of decline as pressure from commercial development spilled over from the Central Business District. As we know, since the 1990's the City recognized this decline and revamped the ordinance by adopting a residential mixed-use zoning district to encourage higher density residential development.

The proposed multifamily housing project, located at the southeast corner of 300 S. and 600 E., clearly falls in-line with our communities need for more housing. Again, taking cue from the Master Plan, the Future Land Use Map categorizes our land as medium residential / mixed use with a recommended number of units of 10-50 units per acre. As a corner property, the proposed project resides within a transitional zone between the high density, transit oriented development along 400 S. and the medium density residential on 300 S.. Because of this unique context, we have determined that our project must front 600 E. to sensitively bridge the two zones. Above all else, it is our intention to comprehend the history of the East Downtown neighborhood and it's pattern of apartment and rooming housing and use it to inspire the form, scale, and character of our new design. It is our primary objective in the description that follows to demonstrate how our design respects the historic patterns of the neighborhood while addressing the current and future need for more housing in our downtown district.

We are being asked to present our project to the Salt Lake City Planning Commission as a planned development for review and public comment. The criteria we are required to address, as delineated by Salt Lake City's Zoning Ordinance, is found in Chapter 21A.55 Planned Developments. To provide structure to our presentation, we will first provide a brief background of the overall project to orient the reader, then present our intentions for the planned development, and finally provide a detailed respond to sections 21A.55.010, 21A.55.050, and 21A.55.110.

BACKGROUND

The project site for the Bamboo Multifamily Housing is located on the corner of 600 E. and 300 S. and includes three properties: 321 S., 602 E., and 612 E. Currently, 321 S. is an out-of-period commercial building, 602 E. is a non-contributing business and 612 E. is a contributing residential home, all located within the Central City Historic District. The site is essentially flat with a small change in grade from north to south, and is bordered by large, older growth trees within the park strip. In order to make way for the new housing, both structures at 321 S. and 602 E. will be demolished. The contributing structure at 612 E. will remain and be remodeled. The owner's intend to make a small, rear addition to this single family residence. It is assumed at this point in time that this part of the project can be planned and

managed internally with the City as a minor alteration.

The new multifamily housing project is a 3-story, type VB structure, that is comprised of the following program: 38 studio apartments with balconies, a laundry / mechanical room, secure mailboxes, ski lockers, two exit stairs, and secured bicycle storage. The bicycle storage will be located in an exterior structure. This structure is attached to 614 E, an existing dwelling unit that will be remodeled. In addition, we intend to provide a landscaped entry court and two stoops for engagement with the public, and a private, landscaped courtyard in rear yard. The 38 dwelling units are obviously the most intensive aspect of this new facility and the primary reason we are being asked to present our project as a planned development. Referring to 21A.55 Planned Developments, there is a unique exception in the ordinance:

"In the RMF Zoning Districts and on lots 0.20 acres or more in size, developments that change a non-conforming commercial use to a residential use that is allowed in the zoning district are exempt from the density limitations of the zoning district when approved as a planned development. (Ord. 8-18, 2018)"

Both 602 E. and 321 S. are currently operating as nonconforming commercial uses with 602 E. having an area of 0.20 acres and 321 S. having an area of 0.18 acres, totaling 0.38 acres.

The project is fully located within RMF-35, a moderate density multi-family residential zoning district. Permitted uses include multi-family dwellings (12 or more units). The maximum building height allowed is 35'. Yard requirements are as follows: Front 20', corner side yard 10', interior side yard 10', and rear yard 25% of lot depth (not < 20' or > 25'). The front, corner side, and one interior side yards are required to be maintained as landscape yards and lastly landscape buffers are required where the lot(s) abut a lot in a single-family or two-family district - which it does. Please refer the provided zoning summary on sheet 3, Site Plan for the application of the zoning requirements.

We have made our best attempt to honor the prescriptive guidelines of the RMF-35 district when feasible and appropriate. However, as we understand, there are exceptions the Planning Commission can approve as part of the process. Below is a list summarizing what we now know to be deviations to the standard ordinance:

- Exemptions from the density limitations as stated above;
- A front yard setback exception of 14'-8" along 600 E. (See "Setback Analysis on sheet 1, Context Survey and Plans) and lastly;
- A parking lot dimension exception. We're asking for an 1'-10" exception on the back up space (dimensioned as 21'-6" on sheet 3, Site Plan) at the 6 parking stalls in the rear yard of 321 S. This lack of space is due to the required 10' landscape buffer at the rear lot of 618 E.

Currently the three lots at 321 S., 602 E., and 612 E. are not combined and remain to be separate. At the appropriate time, combine the lots into one lot. To the best of our knowledge, the list above are the only exceptions we seek approvals.

description continued

As on any project, the parking requirements are of upmost concern. We have outlined our parking analysis on the right hand column of sheet 3, Site Plan for your review. Please take note of the following parking reductions:

- On-street parking;
- Transportation demand management by providing two minor transportation demand management strategies: bicycle parking and bicycle sharing program and;
- Parking exception for proximity to mass transit.

Before digging into the specific requirements of the planned development, some general comments regarding the architecture may be of some use. Balancing the form, scale, and character of a 38 units apartment is quite challenging. First, while working through our design, we'd become aware that the number of units were deceptive. This is due to fact that all the dwelling units are studio apartments (or also know as the fashionable micro-unit), and thus resulted in a relatively compact footprint of 6393 square feet. This compact footprint significantly reduces the overall form and scale of the building when comparing it to older apartment types with a similar amount of units. Secondly, we've made our best effort to breakup the building mass by changing the roof line, staggering the walls, and providing a small balcony at each unit. The building elevation along 600 E., the primary block face, is broken down into three distinct masses, simply separated by the entrance and main circulation cores. The balcony aids in breaking the mass down to a finer level and provides the much needed "eyes-on-the-street." Third and lastly, our choice in durable building materials of brick and fiber cement board provides a distinctive character and refined look for a new building found within a historic district.

PLANNED DEVELOPMENT
21A.55.010

For the planned development, we intend to put forth an innovative building design that is progressive in its efficient use of land and resources that aims to improve the quality of our neighborhood and surrounding community. We have selected a combination of City objectives to incorporate into our design. They are as follows:

- Mobility
- Sustainability and;
- Master Plan Implementation

21A.55.010.D Mobility

Our project provides improvements that encourage transportation options other than just the automobile. The improvements are threefold. First, although seemingly counterintuitive, we will limit the amount off-street parking through the parking reductions allowed by the City ordinances. Secondly, our proximity to mass transit (within 1/4 mile) allows greater access to alternate means of transportation. Third, we will provide permanently sheltered, covered and secure facilities for bicycle parking inside the apartment complex. There will be a total of 26 wall-hung, bicycle parking stalls. In addition, we intend to participate or invest in an approved bicycle sharing program such as GREENbike SLC.

21A.55.010.E Sustainability

Our project will achieve exceptional performance with regards to resource consumption and impact on natural systems. As the City states, we need to provide a "design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type." We plan to respond to this challenge by achieving Plus Passive House CORE Certification.

The idea behind Passive House is to design and build correctly from the beginning to reduce a buildings ecological footprint by manipulating the natural environment to influence a buildings interior environment in ways that minimize the need for additional energy. We will employ strategies such as exploiting the sun's energy for heating yet block it for cooling and place continuous insulation so weather doesn't affect the interior temperature. By meeting Phius' criteria, we will create a building that is more capable of passively maintaining comfortable living conditions, therefore requiring less heating and cooling, ultimately reducing energy consumption.

The principles of Passive House can be summarized into 4 areas: thermal control, air control, radiation control, and moisture control. Thermal control will be achieved through a high-performance enclosure and eliminating thermal bridging. The concept is to keep the inside warmer when it's cold outside and cooler when it's hot outside for comfort and minimizing the need of energy. Continuous insulation will be placed throughout our building enclosure to help reduce the exteriors role on the interiors temperature and thereby reducing the need for additional heating and cooling. The design will also reduce typical thermal bridging to eliminate "cold corners" and improve interior temperature. This Phius principle is essential to minimizing energy use because it pro-actively eliminates the need for heating and cooling.

Our building will be air sealed and have a balanced, mechanical ventilation system to create a high indoor air quality. The concept behind creating an airtight building is similar to the thermal control with the idea of limiting the role of exterior temperatures and air quality. By creating an airtight building envelope, infiltration of outside air and the loss of conditioned inside air is prevented. A continuous ventilation, with heat and moisture recovery, will be put in place to control the buildings air, removing stale air and replenishing with fresh air to all living areas. This air control provides a superior indoor air quality as the air is balanced and controlled without compromising the thermal control.

Radiation control is key for preventing overheating in passive buildings. We take advantage of solar radiation when needed and then use shading strategies when cooling is needed to maximize energy efficiency. The Phius guidelines achieve this through high performance glazing and daylight shading. High performance windows and doors are built into the design with orientation and sun paths in mind to enhance proper solar heat gain. Shading strategies then maximize the sun in "heating seasons" and minimize the sun during "cooling seasons."

Special attention goes to moisture control with material moisture and air humidity in passive design. A proper mechanical system will be selected and commissioned to maintain safe and comfortable moisture levels. It will ventilate with attention to moisture and vapor to maintain appropriate levels in living space.

Passive House has more advantages than simply reducing energy consumption. Phius-certified buildings are arguably more resilient, durable, and healthy than typical buildings. From the meticulous quality control process, it is ensured that these buildings are built to last and provide safety for the environment and inhabitants. They have been proven to be more resilient in the event of natural disasters and provide healthier living conditions for their inhabitants by controlling the air quality and moisture levels of the spaces so they are above optimal.

description continued

21A.55.010.F Master Plan Implementation

Referencing the Central Community Master Plan and in particular the East Downtown neighborhood, there are a number of residential land use policies that need to be addressed. They are the following:

- Overall land use policy;
- New construction policy and;
- Historic preservation policies.

We've created a list of the Master Plan policies below and provided our response to each:

RLU 1.0: ...Use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

Response: Our design offers a new and special type of housing to the neighborhood: micro-unit living. Over the past five years, the owners have seen an increase in demand for this smaller and more efficient housing type. They believe there will be increased demand for the micro-units in the future as it will be more affordable to single people or couples who want to live a more minimal and less impactful lifestyle. This type of housing will be unique to the neighborhood and add variety to the stock of existing housing in the vicinity.

RLU 1.2: Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.

Response: The Master Plan encourages the type and scale of project we are proposing. As mentioned in the introduction, three and four story apartment houses were the norm in this neighborhood and many examples remain along 200 and 300 S. We are simply fulfilling the communities need for more housing in this walkable, residential zone with a history of apartment houses.

RLU 1.3: Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.

Response: We are located in the East Downtown neighborhood, where higher density housing is encouraged by the Master Plan.

RLU 1.6: Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan

Response: Our design attempts to strike a balanced proposal between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan and in addition, the Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City.

RLU 1.7: Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of non-conforming land uses.

description continued

Response: Our project eliminates two non-conforming land uses at 602 E. and 321 S. Both business will be relocated and replaced by housing.

RLU 3.0: Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

Response: As part of the approval process, we will be submitting our project to the Historic Landmarks Commission where we will be required to demonstrate compatibility. The process requires us to our communicate how our design addresses the neighborhood settlement patterns and neighborhood character, site access, parking and services, landscaping and lighting, building form and scale, building character, building materials, elements and detailing, and signage. Our design is a direct result of the application of the historic guidelines and certainly challenges them in relation to future land use via the micro-unit.

RLU 3.1: Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.

Response: Although the micro-unit is not suitable for families, it does offer a smaller dwelling that a variety of income levels and ages can afford.

RLU 3.2: Encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership

Response: Again, although this project cannot meet the needs of all types of residents, it adds to the mix of housing opportunities available within the neighborhood.

RLU 3.3: Use the planned development process to encourage design flexibility for residential housing while maintaining compatibility with the neighborhood.

Response: Yes, we are certainly using the planned development process to provide a design that is appropriate in form, scale and character for the neighborhood.

RLU 3.4: Encourage high performance, energy-efficient residential development.

Response: Yes, as outlined in the sustainability section, we are proposing a high performance, energy-efficient residential development.

HP 1.0: Central Community gives high priority to the preservation of historic structures and development patterns.

Response: Over the past year, we have been in constant contact with City planners to ascertain what is the most appropriate strategy to building new within the Central City Historic District. We have identified which buildings were contributing, non-contributing and out-of-period. We are not proposing to demolish any building that has been classified as contributing.

HP 1.4: Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.

Response: Again, our design approach for compatibility within the historic district will be addressed in the final section of this document.

HP 3.0: Continue implementation of the Design Guidelines for Residential Historic Districts in Salt Lake City to ensure the compatibility of new construction with existing historic buildings.

Response: Again, our design approach for compatibility of new construction within the historic district will be addressed in the final section of this document.

HP 3.2: Ensure building construction is compatible with existing historic structures.

Response: Again, our design approach for compatibility within the historic district will be addressed in the final section of this document.

21A.55.050 Standards for Planned Developments

For this section, we will make a response to each section listed in 21A.55.050. The first being the Planned Development Objectives. As described above, we have demonstrated how we intend to meet three of the strategies: mobility, sustainability, and the master plan implementation. Please refer to the preceding section for our response.

21A.55.050.B Master Plan Compatibility: 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.

Response: We have addressed three sections of the Central City Master Plan, and in particular, action items related to the East Downtown Neighborhood: Overall land use policy, new construction policy, and historic preservation policy. To avoid repetition, please refer to the section above.

21A.55.050.C Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

21A.55.050.C1 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;

Response: To reiterate a portion of the project background, balancing the form, scale, and character of a 38 units apartment is quite challenging. First, while working through our design, we'd become aware that the number of units were actually deceptive. This is due to fact that all the dwelling units are studio apartments (or also know as the fashionable micro-unit), and thus resulted in a relatively compact footprint of 6393 square feet. This compact footprint significantly reduces the overall form and scale of the building when comparing it to older apartment types with a similar amount of units. Secondly, we've made our best effort to breakup the building mass by changing the roof line, staggering the walls, and providing a small balcony at each unit. The building elevation along 600 E., the primary block face, is broken down into three distinct masses, simply separated by the entrance and main circulation cores. The balcony aids in breaking the mass down to a finer level and provides the much needed "eyes-on-the-street." Third and lastly, our choice in durable building materials of brick and fiber cement board provides a distinctive character and refined look for a new building found within a historic district.

21A.55.050.C2 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;

Response: The building's orientation is such that the larger mass fronts 600 E., and the smaller mass fronts 300 S. At 600 E., the longer facade is connected to the taller and more dense transit oriented district. Where the street turns to 300 S., the smaller and reduced building mass becomes integral with the smaller residential structures. In addition, the building is sufficiently setback from the contributing structures within the interior of the lot. In terms of the building materials, we have selected brick as our primary cladding - constituting approximately 70% of exterior. The brick may be found on all facades and offers a connection to many of the existing structures along the street.

21A.55.050.C3 Whether building setbacks along the perimeter of the development: A. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan, B. Provide sufficient space for private amenities, C. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise D. Provide adequate sight lines to streets, driveways and sidewalks and E. Provide sufficient space for maintenance

Response: The setback analysis on sheet 1, Context Plan concludes that the average set back along 600 E. is less than the required setback of 20'. We are utilizing this setback of 14'-8" at the southern 2/3's of the building along 600 E. to connect this facade with the historic context. We believe this setback maintains sufficient space for private amenities and offers sufficient open space for landscaping and buffer between public and semi-public spaces. Please take note that at the corner, we have setback the building the full 20' to provide adequate sight lines to streets and sidewalks. This 20' setback also help to reduce the overall mass of the building as it transitions to 300 S, also leaving sufficient space for maintenance of required landscape yards. Lastly, although only a 10'-0" corner setback is required on 300 S., we have opted to provide a more generous yard that is more compatible with the homes along the block face of 300 S..

21A.55.050.C4 Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Response: Yes, ground transparency is offered at all sides of the building as the balcony is provided in each unit, including the ground level. The balcony is the strongest architectural detail that can facilitate pedestrian interest and interaction. Thankfully, there is sufficient landscape yard that can buffer between the public and private zone.

21A.55.050.C5 Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Response: To keep a residential feel to the apartments, the owners intend to use minimal lighting - concentrating down-lighting at key areas such as primary entrances and blind spots.

21A.55.050.C6 Whether dumpsters, loading docks and/or service areas are appropriately screened; and;

Response: The dumpster enclosure located at the rear, southeast corner of the lot will be appropriately screened as per the City ordinance.

21A.55.050.C7 Whether parking areas are appropriately buffered from adjacent uses.

Response: All parking is buffered from the residential unit and neighboring properties either by clear space, landscape screening, and landscape buffers of planting and 6' fencing.

21A.55.050.D1 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: Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Response: The mature native trees will be preserved and maintained.

21A.55.050.D2 Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Response: Where feasible, existing landscaping abutting properties will be maintained and preserved.

21A.55.050.D3 Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and

Response: We assume that we will engage with City planners to develop and offer landscaping that reduces the impacts created by the new development. During the HLC review, we were encouraged to provide a strong connection with the public. Thus, we created a landscape courtyard and stoops to engage the street and provide a more gentle transition between public and private spaces.

21A.55.050.D4 Whether proposed landscaping is appropriate for the scale of the development.

Response: We assume that the landscaping will be developed at a later date with the guidance from City planners where we will create landscaping of an appropriate scale. Also, as stated above, the entry courtyard and stoops help moderate and soften the scale of the proposed development.

21A.55.050.E1 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: Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Response: Both exiting driveway curb cuts will be repurposed and / or improved. They are sufficiently located away from the corner intersection and 12' wide, similar to most residential drives.

21A.55.050.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;

Response: There are two entrances from the sidewalk along 600 E., exclusively for pedestrians and separate from the vehicular parking behind the primary structure. Bicycle facilities will be provided. The facilities are covered, secure and directly connected to pedestrian pathways with the goal of promoting bicycle use over vehicular.

21A.55.050.E3 Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Response: We are fortunate to have a mass transit station within 1/4 mile of the development. There are a number of grocery and retail store within the same radius as the mass transit. We can easily claim that we are truly within a walkable community.

21A.55.050.E4 Whether the proposed design provides adequate emergency vehicle access; and

Response: The entire building footprint of the building is less than 150' from 600 E. , and the majority of the units face a public way. Initial discussions with the City fire reviewer have concluded that a 20' fire lane is not needed for the project. We assume that further work with the fire reviewer is needed to address all code related to site access.

21A.55.050.E5 Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Response: The driveway and parking lots are designed according to the City's off-street parking regulations. Other than the 1'-10" exception on the turn around, all other aspects of the parking lot design meet City ordinance.

21A.55.050.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.

Response: There are no known existing site features that are contributing to the character of the neighborhood on our site. The old growth trees are certainly a great attribute to the landscape surrounding the site. As discussed early, these trees will be maintained.

21A.55.050.F Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

Response: It is anticipated that all the utilities will either be underground or be provided from the interior of the lot (power). Our commitment to achieving Passive House Standards as outlined in the sustainability section of this document will certainly decrease the demand this facility will place on public utilities.

21A.55.110 Disclosure of Private Infrastructure Costs for Planned Developments:
At this point of time, it is assumed that the criteria outlined in this section can be address at a later date after initial approvals are met. We pledge to disclose maintenance estimates, yearly maintenance statements and maintenance responsibilities.



BAMBOO

MICRO UNIT HOUSING

SCHMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
380 J ST. SALT LAKE CITY, UTAH 84103

DRAWING INDEX

- T TITLE SHEET
- 1 EXISTING_CONTEXT PLAN & PRECEDENTS
- 2 EXISTING_RECORD OF SURVEY
- 3 PROPOSED_SITE PLAN
- 4 PROPOSED_STREETSCAPE STUDY
- 5 PROPOSED_FLOOR PLANS
- 5.1 PROPOSED_FLOOR PLANS
- 6 PROPOSED_ELEVATIONS & MATERIALS
- 7 PROPOSED_BUILDING & WALL SECTIONS
- 8 PROPOSED_3D VIEWS
- 9 PROPOSED_3D VIEWS
- 10 PROPOSED_3D VIEWS
- 11 PROPOSED_3D VIEWS

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

PROJECT NO.
012023

DATE
10.05.23

TITLE SHEET

SHEET
T

SCALE: NA

SETBACK ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING SETBACKS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, SETBACKS ON BOTH BLOCK FACES ARE PROVIDED:

ADDRESS	SETBACK
600 E. (PRIMARY BLOCK FACE)	
602 E.	11.2'
321 S.	17.4'
323 S.	16.3'
329 S.	14.9'
613 E.	17.5'
605 E.	25.2'
	73.9' / 4 = 18.5' OR 18'-6"

ADDRESS	SETBACK
300 S.	
602 E.	18.4'
612 E.	23.7'
618 E.	20.6'
624 E.	17.8'
630 E.	21.7'
636 E.	17.9'
640 E.	21.2'
644 E.	23.5'
666 E.	23.0'
302 S.	01.0'
	170.4' / 9 = 18.9' OR 18'-11"

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



A

B

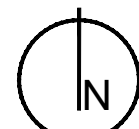
C

A

B

C

A
1
AERIAL
SCALE: NTS



B
1
CONTEXT PLAN
SCALE: NTS



150 S 700 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1927
3 STORY + BELOW GRADE BASEMENT



676 E MARKEA AVE
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 2011
3 STORY



680 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1987
4 STORY



546 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1928
3 STORY



555 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1928
3 STORY + BELOW GRADE BASEMENT



544 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1922
3 STORY + BELOW GRADE BASEMENT

D

D



611 E 100 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 2018
3 STORY



160 S 600 E
NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1980
4 STORY



121 S 600 E & 124 S 600 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1928 & 1931
3 STORY + BELOW GRADE BASEMENT



556 E 300 S
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 20121
4 STORY



207 S 600 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1981
4 STORY



101 S 600 E
LOCAL + NATIONAL CENTRAL CITY HISTORIC DISTRICT
YEAR BUILT: 1901
3 STORY

E

E

C
1
PRECEDENTS WITHIN DISTRICT - 3 TO 4 STORY APARTMENTS
SCALE: NTS

LEGEND

- C CONTRIBUTING STRUCTURE
 - NC NON-CONTRIBUTING STRUCTURE
 - NC-OP NON-CONTRIBUTING OUT-OF-PERIOD
- NOTE: NO LANDMARK SITES IN VICINITY

THOM JAKAB - ARCHITECT
360 J ST. SALT LAKE CITY, UTAH 84103

PROJECT NO.

012023

DATE

10.05.23

SHEET

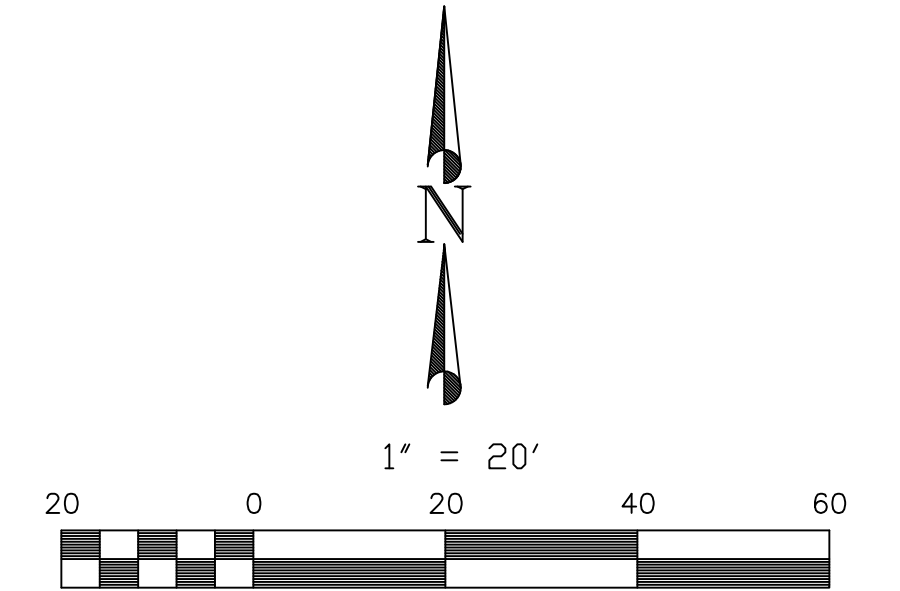
1

EXISTING CONDITIONS
CONTEXT PLAN & PRECEDENTS

SCALE: NA

TOPOGRAPHY/RECORD OF SURVEY

SE 1/4 NE 1/4 SEC. 06 T1S R1E SLB&M



BOUNDARY DESCRIPTIONS:

602 EAST 300 SOUTH: PARCEL 16-06-284-001, ENTRY 10503138 BOOK, PAGE 2481-2483

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-001 AS SURVEYED:

(01) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.75 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8865 SQFT).

612 EAST 300 SOUTH: TAX DEED

BEGINNING AT A POINT 48-1/4 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 7 RODS; THENCE WEST 40 FEET; THENCE NORTH 7 RODS; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-002 AS SURVEYED:

(02) BEGINNING AT A POINT BEING SOUTH 89°47'01" WEST 48.25 FEET OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE SOUTH 89°47'01" WEST 40.00 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE NORTH 89°47'01" EAST 40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.1061 ACRES (4620 SQFT).

321 SOUTH 600 EAST: PARCEL 16-06-428-001, WARRANTY DEED, ENTRY 11577667, BOOK 10108, PAGE 2088

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-001 AS SURVEYED:

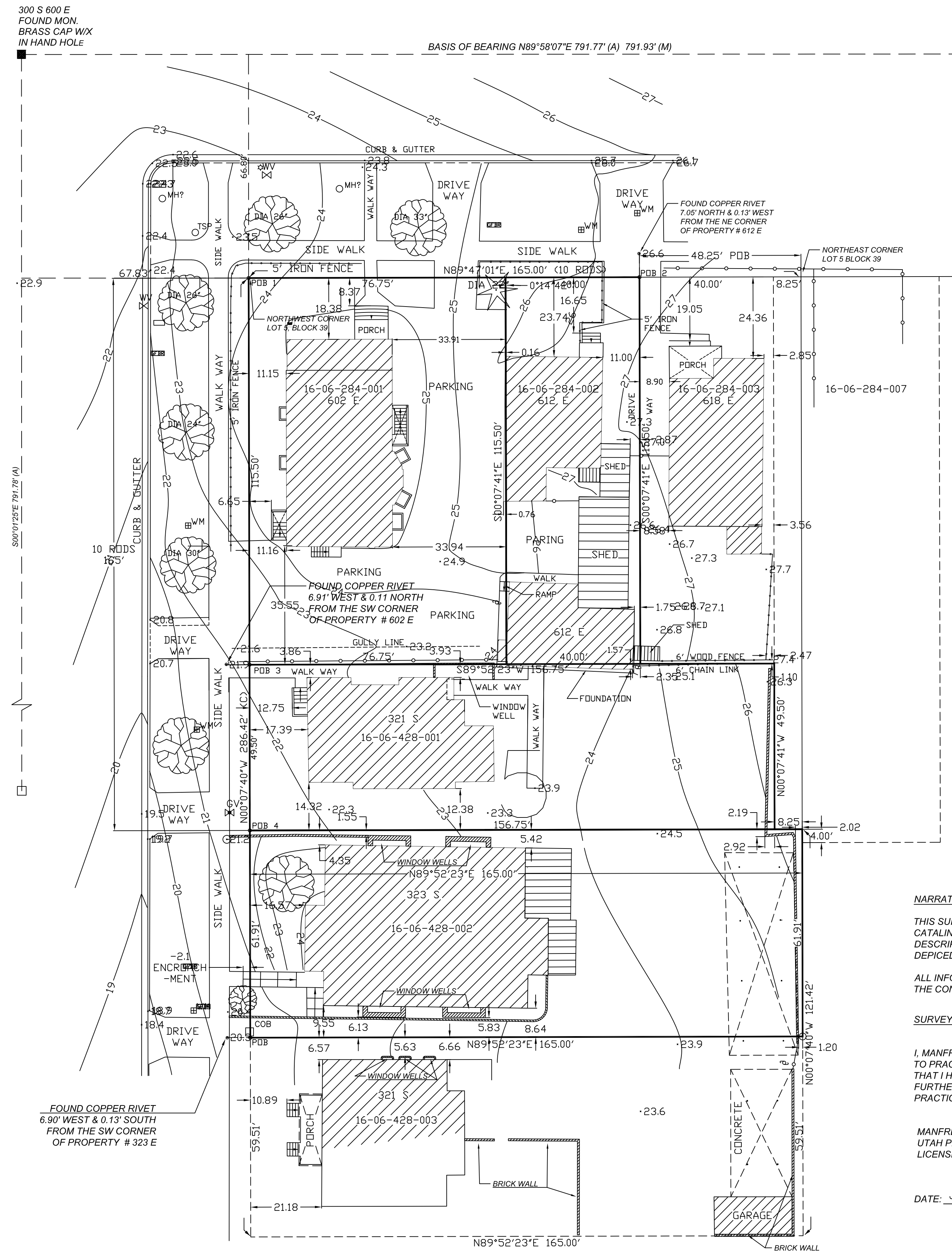
(03) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.75 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8864 SQFT).

323 SOUTH 600 EAST: PARCEL 16-06-428-002, QUICK CLAIM DEED, ENTRY 10653266, BOOK 9700, PAGE 2115-2116

BEGINNING AT A POINT 165 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 61.91 FEET; THENCE EAST 165 FEET; THENCE NORTH 61.91 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-002 AS SURVEYED:

(04) BEGINNING AT A POINT 165.00 FEET SOUTH 0°07'41" EAST FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°07'41" EAST 61.91 FEET; THENCE NORTH 89°47'01" EAST 165.00 FEET; THENCE NORTH 0°07'41" WEST 61.91 FEET; THENCE SOUTH 89°47'01" WEST 165.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2345 ACRES (10215 SQFT).



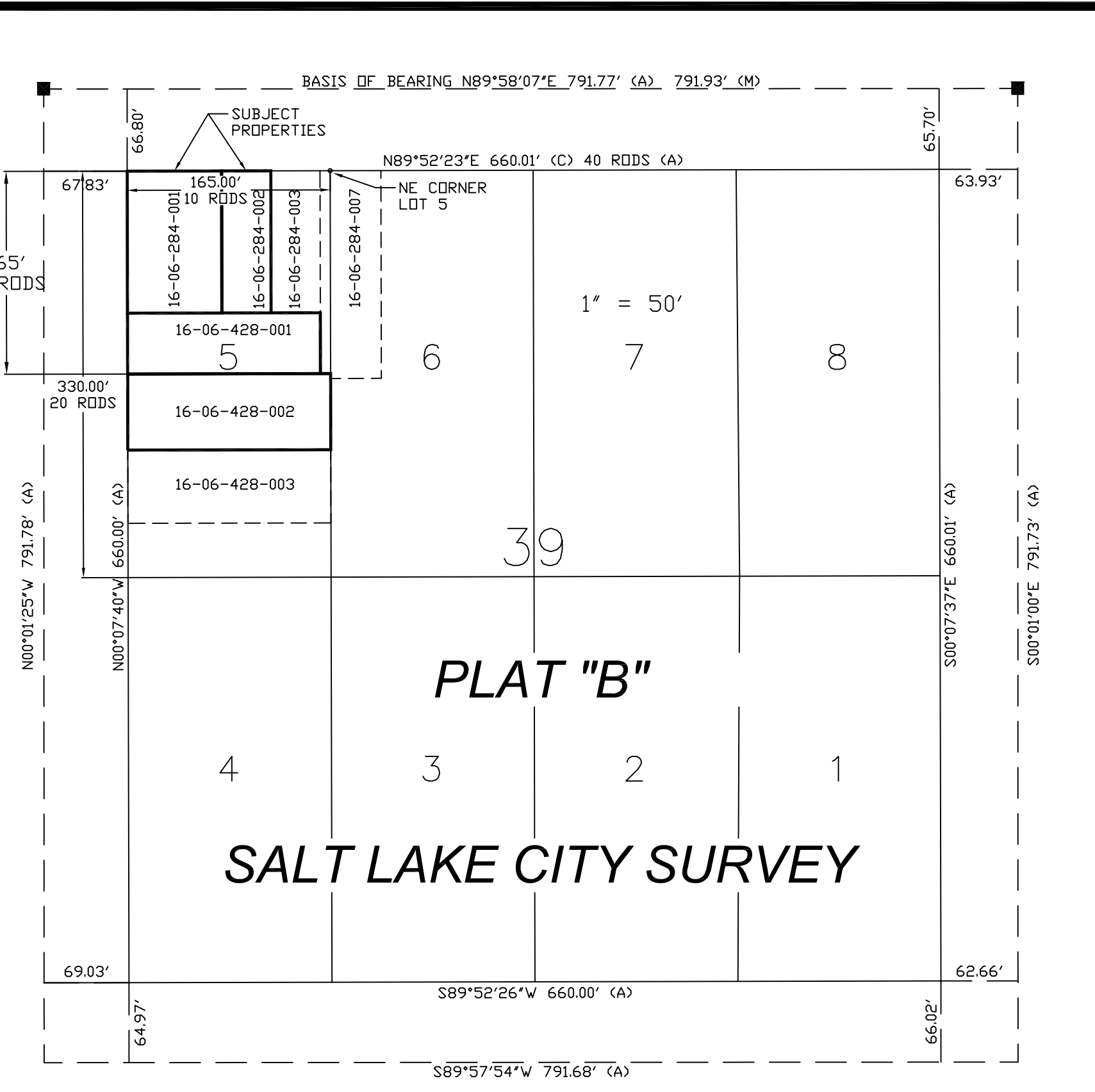
NOTE:

All Elevations are based on the North American Vertical Datum of 1988 (NAVD 88), minus 4300 feet as shown on this drawing.

STREET	BUILDING HEIGHTS & ROW OFFSET [All Decimal Foot]				
	ADDRESS	PEW	ROOF-TOP	HEIGHT DIFFERENCE	ROW-closest objects
253 S. 600 E.	4327.5	4366.4	38.9	-4.2	18.4
255 S. 600 E.	4327.4	4349.0	18.2	-5.2	19.4
321 S. 600 E.	4321.4	4349.0	24.2	12.8	18.4
323 S. 600 E.	4320.8	4340.7	12.5	-2.1	16.5
329-331 S 600E	4319.9	4349.0	29.1	10.9	21.2
556 E., 300 S.	4317.7	4363.5	45.8		6.2
564 E., 300 S.	4318.5	4331.5	13.0		15.3
580 E., 300 S.	4320.8	4334.9	14.1		0.8
601 E., 300 S.	4325.7	4366.5	40.8	-5.0	3.8
602 E., 300 S.	4324.4	4360.8	36.4		8.4
612 E., 300 S.	4325.8	4349.0	23.3		16.5
605 E., 400 S.	4315.5	4332.4	17.9		25.2
613 E., 400 S.	4319.1	4343.5	24.4	4.5	17.6
655 E., 400 S.	4319.1	4354.7	35.6	NA	NA
618 E., 300 S.	4326.6	4349.0	22.2		19.0
624 E., 300 S.	4328.6	4362.6	34.0		17.8
630 E., 300 S.	4329.3	4367.5	38.2		21.7
636 E., 300 S.	4330.9	4361.4	30.5		17.4
640 E., 300 S.	4331.6	4361.4	29.8		21.2
644 E., 300 S.	4333.1	4361.4	18.3		23.5
650 E. no HS	NA	NA	NA		NA
664 E. no HS	NA	NA	NA		NA
666 E., 300 S.	4337.4	4367.5	30.0		19.8
302 S., 700 E	4340.7	4355.2	14.5		1.0
AVERAGE			27.2	1.7	15.6

Legend:
PEW = Property Edge of walk
ROW = Right of Way

- LEGEND:**
- M/L - MONUMENT LINE
 - R/L - RIGHT OF WAY LINE
 - P/L - PROPERTY LINE
 - (M) - MEASURED
 - (R) - RECORD
 - (A) - ATLAS
 - (C) - CALCULATED
 - EXIST. FENCE
 - - MONUMENT
 - TSP - TRAFFIC SIGNAL POLE
 - MH? - MANHOLE
 - ☆ - STREET LIGHT
 - ⊙ - POWER POLE
 - COB - CLEAN OUT BOX
 - ⊕ WM - WATER METER
 - ⊕ WV - WATER VALVE
 - ⊕ GV - GAS VALVE
 - ⊕ - IRRIGATION BOX
 - ⊕ CB - CABLE BOX
 - ⊕ - TREE DESIDUOUS
 - ⊕ - TREE CONIFEROUS



NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE REPRESENTATIVE OF THE SUBJECT ESTATE IN LINGUA UTAH, CATALINA DE LA TORRE, EXECUTIVE DIRECTOR/PRINCIPAL TO PREPARE THE NEW PROPERTY DESCRIPTIONS WITH APPURTENANT INFORMATION FOR THE BOUNDARY LINES OF THE PROPERTIES DEPICTED HEREON.

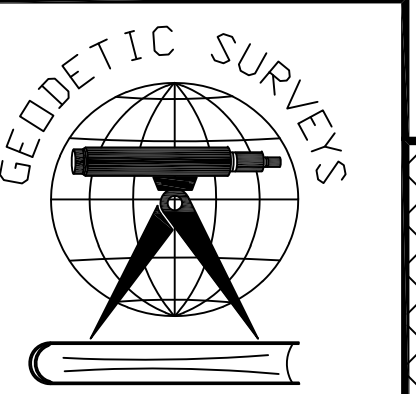
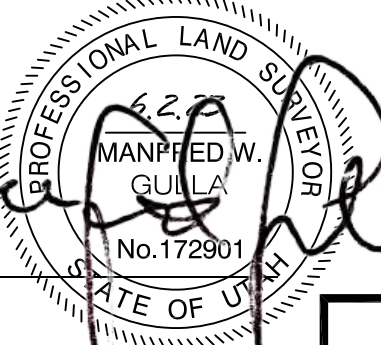
ALL INFORMATION ARE BASED AND DEPICTED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

SURVEYORS CERTIFICATE:

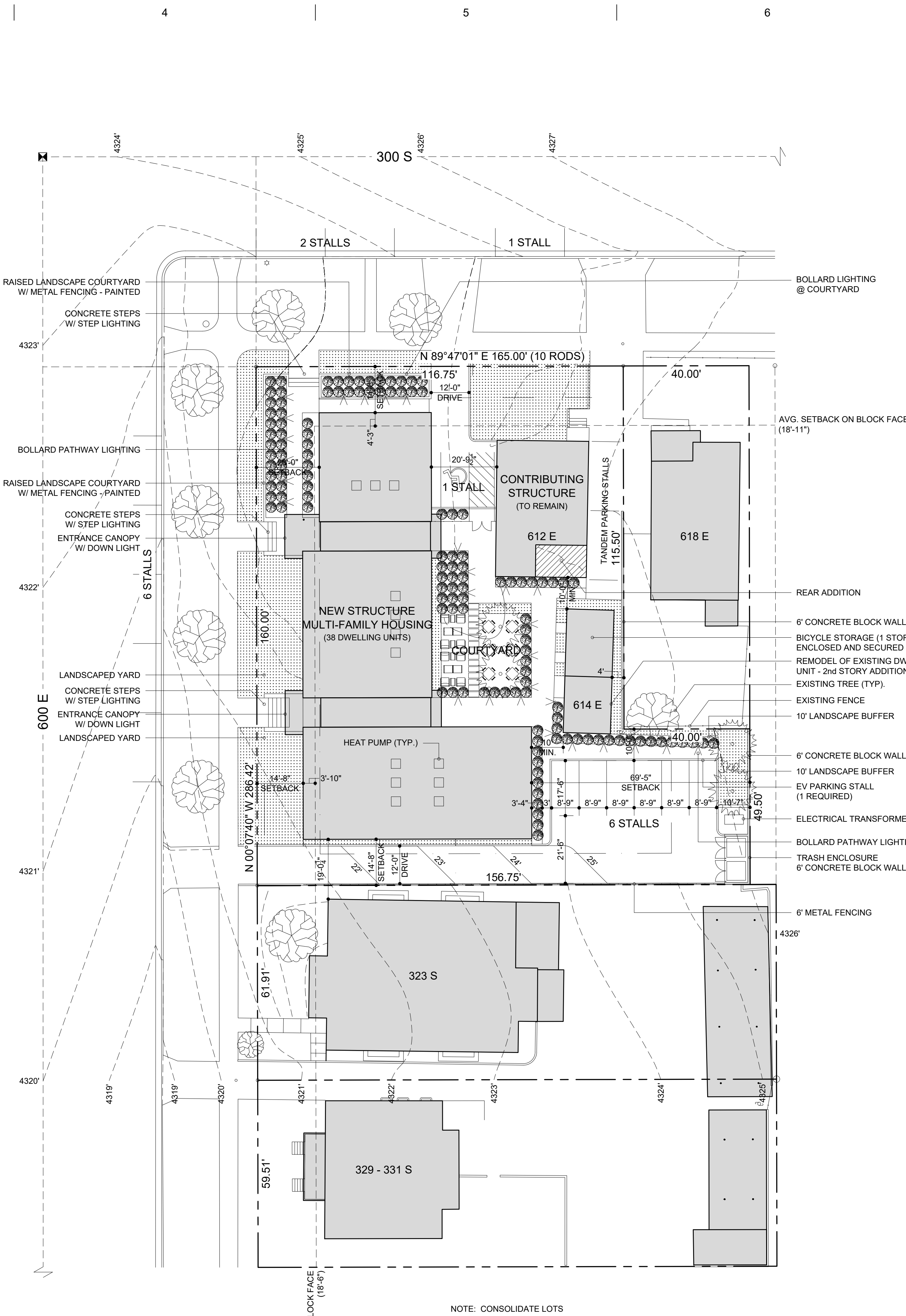
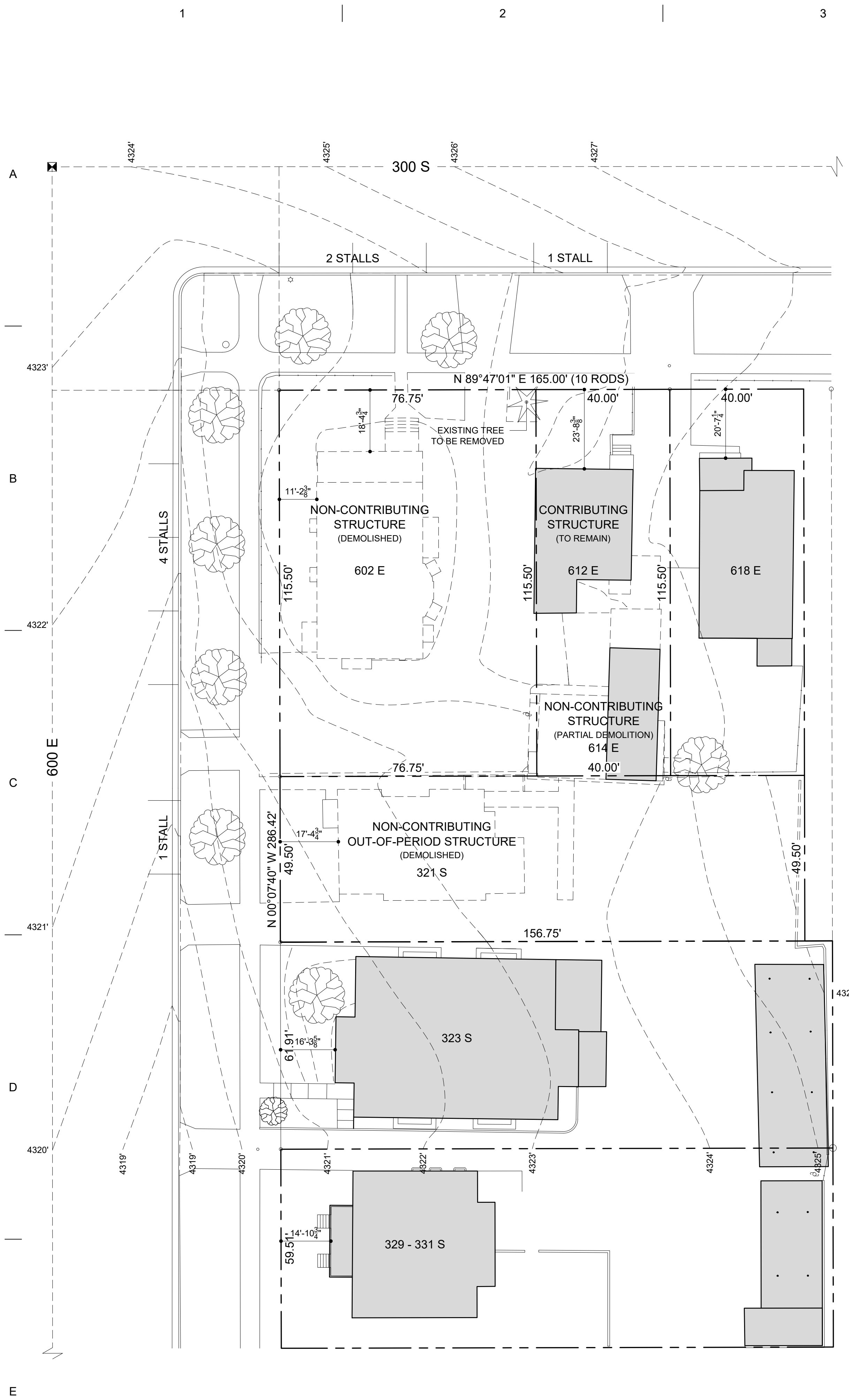
I, MANFRED W. GULLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 172901. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES.

MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901

DATE: JUNE 02, 2023 SIGNED: *Manfred W. Gulla*



DRAWN BY: MANFRED GULLA DATE: 6.02.2023 DWG. NO.: 10834	SURVEYED FOR: INLINGUA UTAH ATTN: Catalina De La Torre, Executive Director 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102	SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102 PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MANFRED W. GULLA L.S. 172901 DATE: _____ TIME: _____ FEE: _____ BOOK: _____ PAGE: _____ COUNTY SURVEYOR _____ COUNTY RECORDER _____	GEODETIC SURVEYS 394 NORTH MAIN STREET SALT LAKE CITY, UTAH 84103 PHONE 801-521-2150
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ZONING SUMMARY

RMF-35
MODERATE DENSITY MULTI-FAMILY RESIDENTIAL

USES:
MULTI-FAMILY DWELLINGS (12 OR MORE UNITS)
SINGLE FAMILY

MAXIMUM BUILDING HEIGHT: 35'

MINIMUM YARD REQUIREMENTS:
FRONT: 20'
CORNER SIDE YARD: 10'
INTERIOR SIDE YARD: 10'
REAR: 10'

REQUIRE LANDSCAPE YARD:
FRONT, CORNER SIDE, AND ONE INTERIOR SIDE.

MAXIMUM BUILDING COVERAGE:
BUILDING AREA: 8,348 SF (6665 + 1257 + 626)
LOT AREA: 21,244 SF
BUILDING COVERAGE: 8,348 / 21,244 = 39%

LANDSCAPE BUFFERS REQ'D.
WHERE LOT ABUTS A LOT IN A SINGLE-FAMILY OR TWO-FAMILY DISTRICT

PARKING ANALYSIS

MINIMUM OFF STREET PARKING REQUIREMENTS

MULTI-FAMILY:
1/2 PARKING SPACE FOR EFFICIENCY

SINGLE FAMILY:
2 PARKING SPACES FOR EACH DWELLING UNIT

MULTI-FAMILY:	38 UNITS x 1/2	19	STALLS
SINGLE FAMILY:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		23	STALLS

OFF STREET PARKING REDUCTIONS:
ON STREET PARKING 3 STALLS

B TRANSPORTATION DEMAND MANAGEMENT

- BUILDING EXCEEDS 5,000 SF IN FLOOR AREA
- 1 ELECTRIC VEHICLE PARKING PROVIDED
- ENCLOSED BICYCLE PARKING PROVIDED

MODIFICATION OF THE NUMBER OF REQUIRED PARKING SPACES: 75% REDUCTION IF TWO MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES ARE FULFILLED:

- PERMANENTLY SHELTERED, COVERED OR SECURED FACILITIES: 25 WALL HUNG BICYCLE PARKING PROVIDED IN ACCESSORY STRUCTURE.
- PARTICIPATION IN, INVESTMENT IN OR SPONSORSHIP OF AN APPROVED BICYCLE SHARING PROGRAM: OWNER AGREES TO PARTICIPATE.

MULTI-FAMILY:	19 STALLS x 75%	15	STALLS
PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT: 50% REDUCTION FOR NEW MULTI-FAMILY WITHIN 1/4 MILE OF FIXED TRANSIT STATION.		8	STALLS
MULTI-FAMILY:	15 UNITS x 50%	8	STALLS
REVISED OFF-STREET PARKING REQUIREMENTS			
MULTI-FAMILY:	38 UNITS x 50% & 75%	8	STALLS
SINGLE FAMILY:	2 UNITS x 2	4	STALLS
TOTAL REQUIRED		12	STALLS
TOTAL PROVIDED (OFF-STREET)		9	STALLS
(ON - STREET)		3	STALLS
TOTAL PROVIDED		12	STALLS

LEGEND

	LAWN OR GROUND COVER
	GRAVEL / CHAT
	TREE DECIDUOUS (EXISTING)
	TREE CONIFEROUS (EXISTING)
	NEW TREE

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
300 J ST. SALT LAKE CITY, UTAH 84103

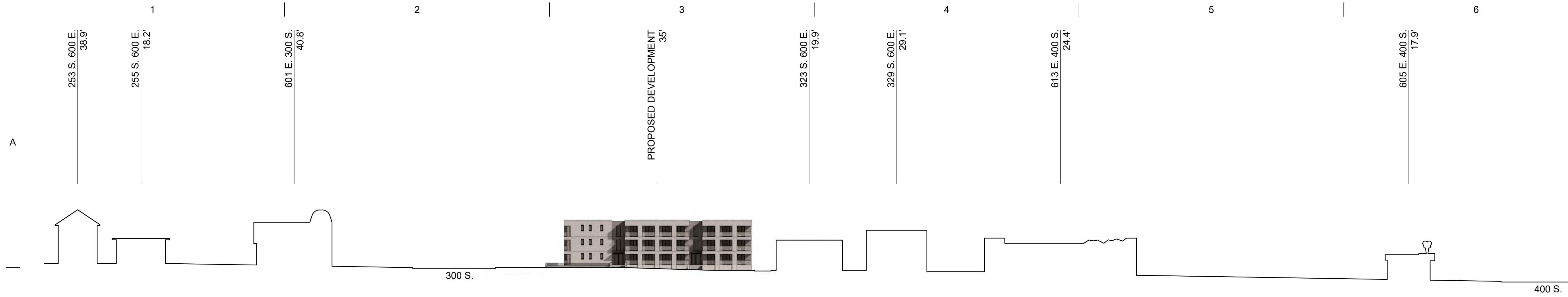
A SITE DEMOLITION PLAN
SCALE: 1" = 20'

B SITE PLAN
SCALE: 1" = 20'

PROPOSED DEVELOPMENT SITE PLAN

SCALE: 1" = 20'

PROJECT NO:
012023
DATE:
10.05.23
SHEET:
3



HEIGHT ANALYSIS

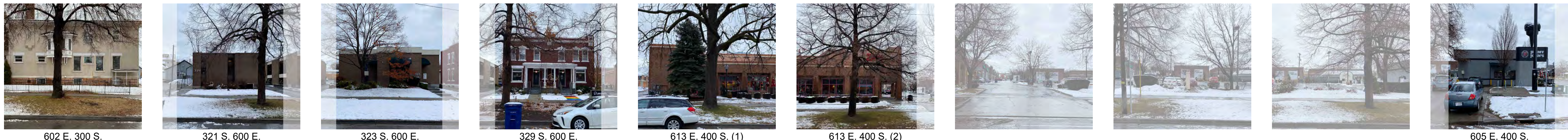
IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING HEIGHTS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, BUILDING HEIGHTS ON BOTH BLOCK FACES ARE PROVIDED:

ADDRESS	SETBACK
600 E. (PRIMARY BLOCK FACE)	
602 E.	36.4'
624 E.	24.2'
636 E.	19.9'
640 E.	29.1'
644 E.	24.4'
666 E.	17.9'
605 E.	91.3' / 4 = 22.8' OR 22'-10"

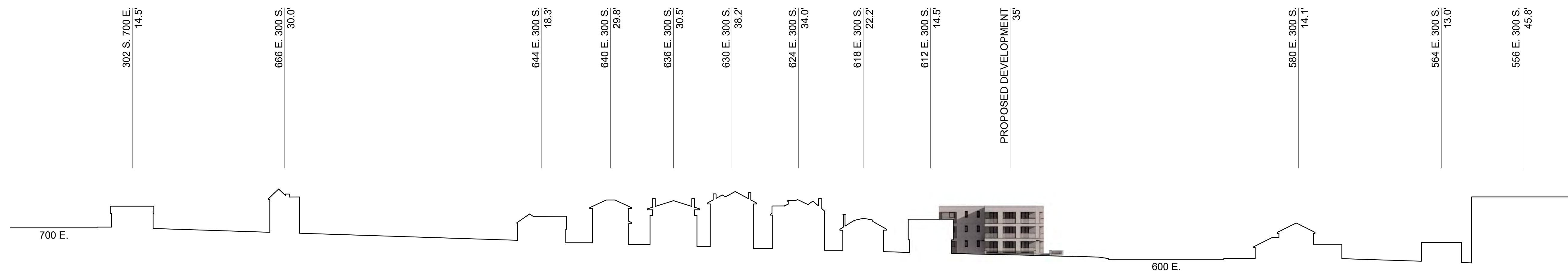
ADDRESS	SETBACK
300 S.	
602 E.	36.4'
612 E.	23.3'
618 E.	22.2'
624 E.	34.0'
630 E.	38.2'
636 E.	30.5'
640 E.	29.8'
644 E.	18.3'
666 E.	30.0'
302 S.	14.5'
	240.8' / 9 = 26.8' OR 26'-8"

SCHEMATIC DESIGN

A STREETScape (600 E)
4 SCALE: 1" = 40'



B EXISTING STRUCTURES (600 E.)
4 SCALE: NTS



C STREETScape (300 S.)
4 SCALE: 1" = 40'



D EXISTING STRUCTURES (300 S.)
4 SCALE: NTS

HEIGHT ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING HEIGHTS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, BUILDING HEIGHTS ON BOTH BLOCK FACES ARE PROVIDED:

ADDRESS	SETBACK
600 E. (PRIMARY BLOCK FACE)	
602 E.	36.4'
624 E.	24.2'
636 E.	19.9'
640 E.	29.1'
644 E.	24.4'
666 E.	17.9'
605 E.	91.3' / 4 = 22.8' OR 22'-10"

ADDRESS	SETBACK
300 S.	
602 E.	36.4'
612 E.	23.3'
618 E.	22.2'
624 E.	34.0'
630 E.	38.2'
636 E.	30.5'
640 E.	29.8'
644 E.	18.3'
666 E.	30.0'
302 S.	14.5'
	240.8' / 9 = 26.8' OR 26'-8"

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



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380 J ST. SALT LAKE CITY, UTAH 84103

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PROJECT NO.
012023
DATE
10.05.23
SHEET
4

PROPOSED DEVELOPMENT
STREETScape STUDY
SCALE: NA

1

2

3

4

5

6

AREA SUMMARY		
BUILDING FOOTPRINT		6393 SF
NORTH UNITS	(763 SF x 1 LVL)	763 SF
	(1166 SF x 2 LVL)	2332 SF
WEST UNITS	(2594 SF x 3 LVL)	7782 SF
EAST UNITS	(1174 SF x 3 LVL)	3522 SF
HALLS, STAIRS, MECH	(1862 SF x 1 LVL)	1862 SF
	(1451 SF x 2 LVL)	2902 SF
TOTAL AREA - 3 STORY		19163 SF
UNIT SIZE - GSF		360 ~ 411 SF

SCHEMATIC DESIGN

A

B

C

D

E

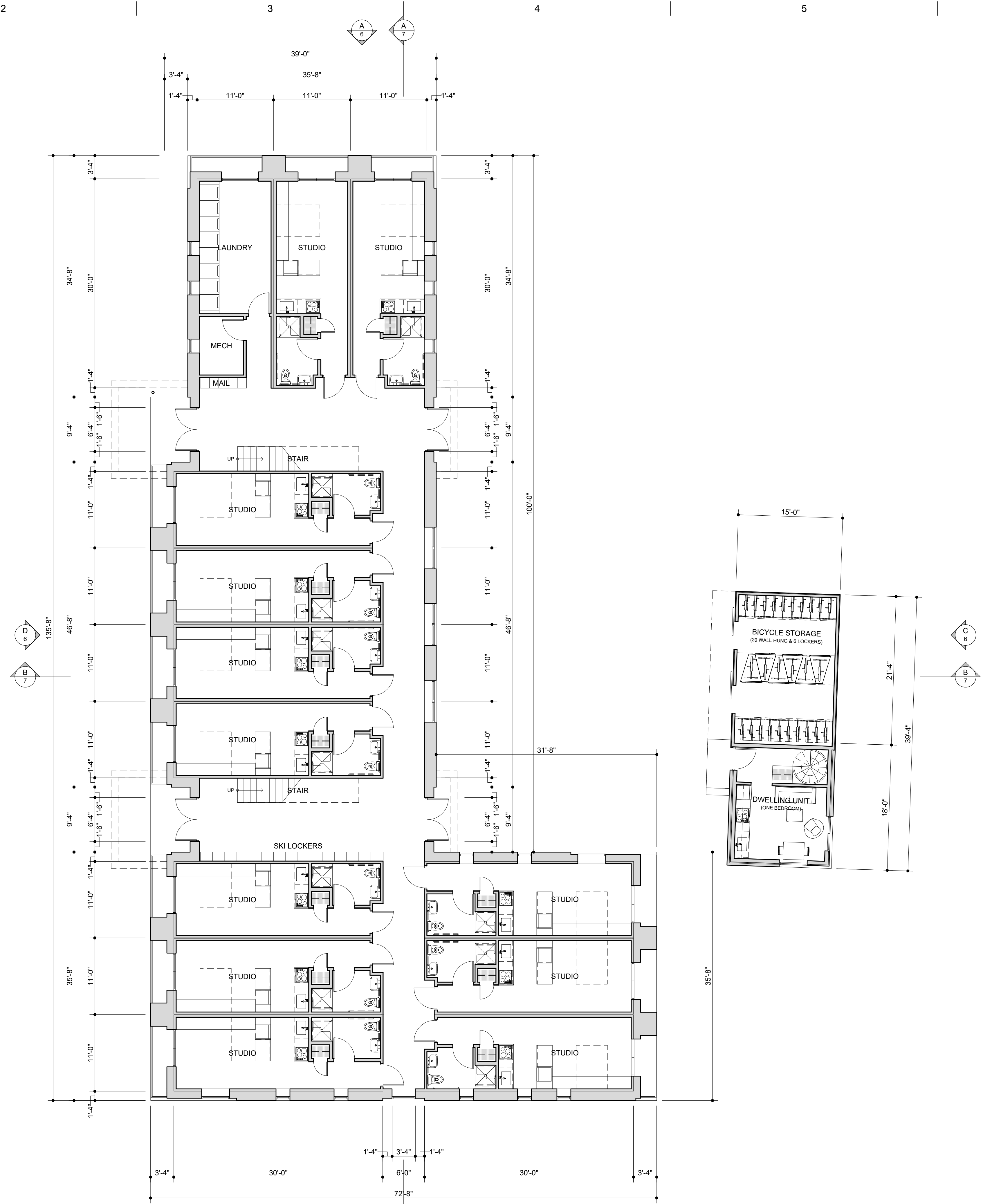
A

B

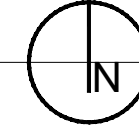
C

D

E



1 FLOOR PLAN_GROUND LVL
 5 SCALE: 1/8" = 1'-0"



BAMBOO LLC
 602 E. 300 S.
 SALT LAKE CITY, UT 84102



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PROJECT NO.	012023
DATE	10.05.23
SHEET	5.1

PROPOSED DEVELOPMENT
 FLOOR PLANS_GROUND LVL.

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

1

2

3

4

5

6

1

2

3

4

5

6

AREA SUMMARY		
BUILDING FOOTPRINT		6393 SF
NORTH UNITS	(763 SF x 1 LVL)	763 SF
WEST UNITS	(1166 SF x 2 LVL)	2332 SF
EAST UNITS	(2594 SF x 3 LVL)	7782 SF
HALLS, STAIRS, MECH	(1174 SF x 3 LVL)	3522 SF
	(1862 SF x 1 LVL)	1862 SF
TOTAL AREA - 3 STORY	(1451 SF x 2 LVL)	2902 SF
		19163 SF
UNIT SIZE - GSF		360 ~ 411 SF

SCHEMATIC DESIGN

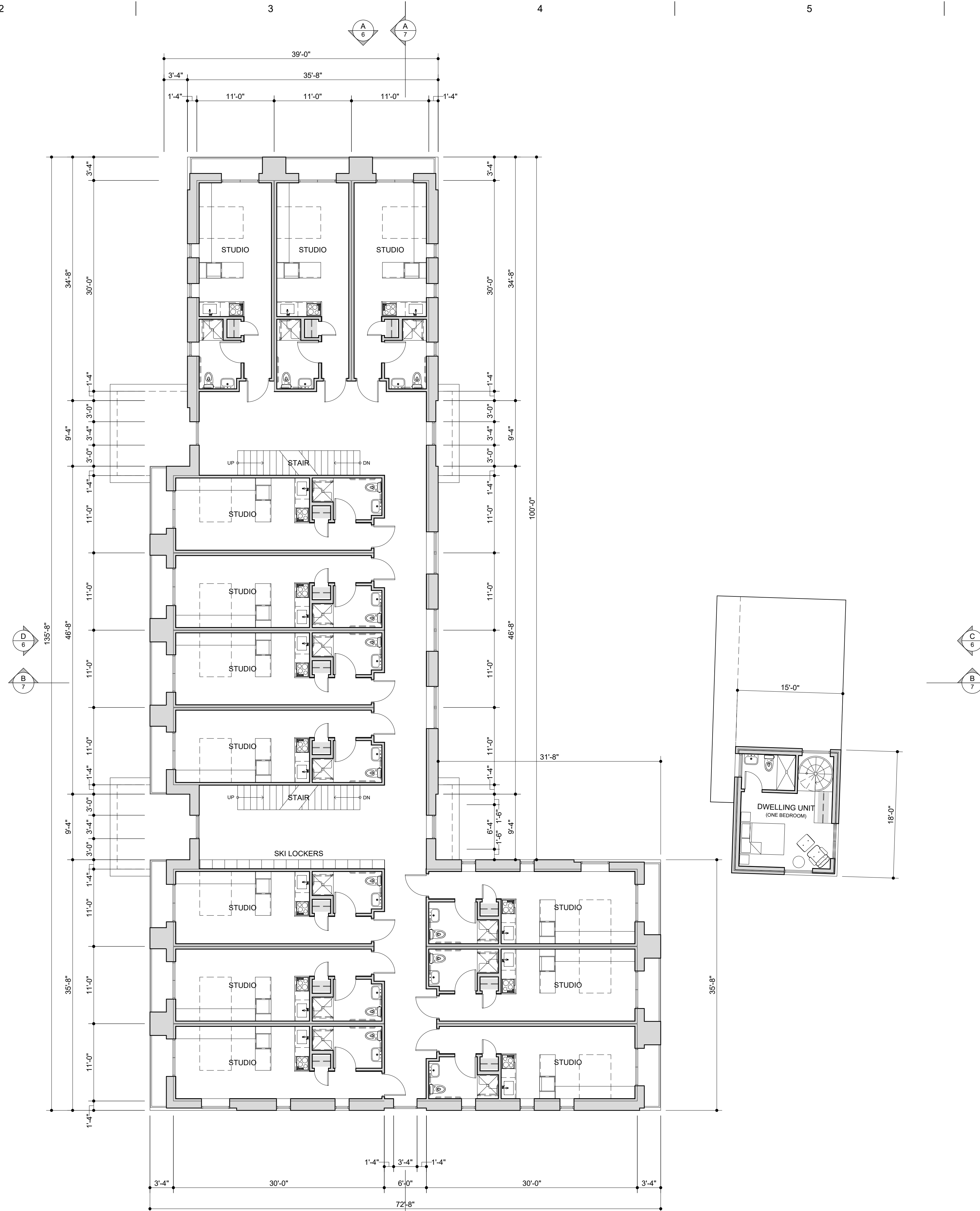
A

B

C

D

E



A

B

C

D

E

BAMBOO LLC
 602 E. 300 S.
 SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
 360 J ST. SALT LAKE CITY, UTAH 84103

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PROJECT NO.	012023
DATE	10.05.23
SHEET	5.2

2 FLOOR PLANS_2ND & 3RD LVL
 5 SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT
 FLOOR PLANS_2ND & 3RD LVL

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

1

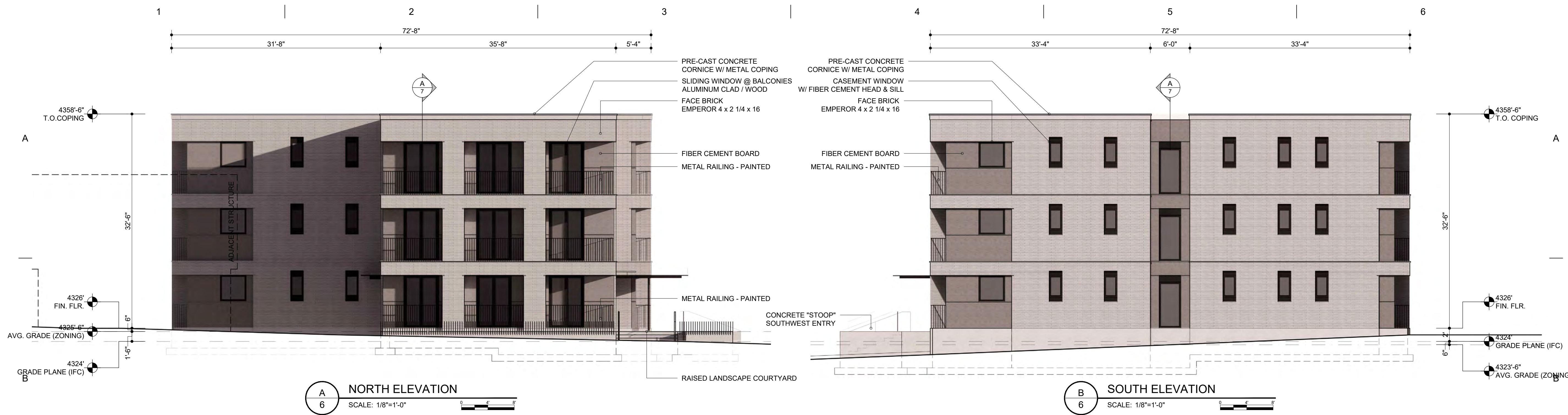
2

3

4

5

6



A
6 NORTH ELEVATION
SCALE: 1/8"=1'-0"

B
6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



C
6 EAST ELEVATION
SCALE: 1/8"=1'-0"

D
5 WEST ELEVATION
SCALE: 1/8"=1'-0"

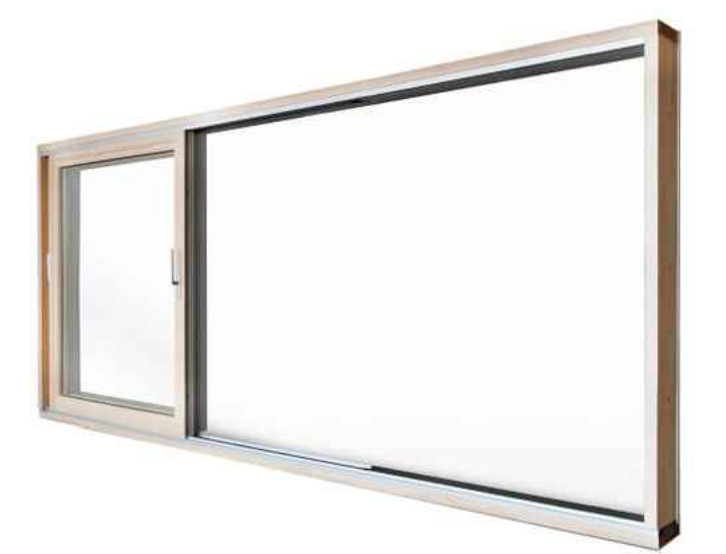
MATERIALS PALETTE



FACE BRICK - EMPEROR 4 x 2 1/4 x 16



Patina Original P 313
FIBER CEMENT BOARD



ALUMINUM CLAD WOOD WINDOW

BUILDING MATERIAL ANALYSIS

ELEVATION	OVERALL FACADE AREA	AREA	% MAT'L
NORTH ELEVATION	OVERALL FACADE AREA	2196 SF	
	DOORS & WINDOWS	- 462 SF	30%
		1734 SF	100%
SOUTH ELEVATION	OVERALL FACADE AREA	2299 SF	
	DOORS & WINDOWS	- 264 SF	30%
		2035 SF	100%
EAST ELEVATION	OVERALL FACADE AREA	4465 SF	
	DOORS & WINDOWS	- 791 SF	22%
		3704 SF	100%
WEST ELEVATION	OVERALL FACADE AREA	4465 SF	
	DOORS & WINDOWS	- 1135 SF	25%
		3330 SF	100%
OVERALL MASS TO GLASS			20%

1

2

3

4

5

6

A

B

C

D

E



A
8 VIEW FROM 600 E. (LOOKING SOUTH)
SCALE: NTS



B
8 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

1

2

3

4

5

6

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



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360 J ST. SALT LAKE CITY, UTAH 84103

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PROJECT NO.

012023

DATE

10.05.23

SHEET

8

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1

2

3

4

5

6

A

B

C

D

E



A
9 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS



B
9 VIEW FROM 300 S. (LOOKING WEST)
SCALE: NTS

A

B

C

D

E

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



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360 J ST. SALT LAKE CITY, UTAH 84103

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SHALL BE
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WRITING BY THE
ARCHITECT WITH
APPROPRIATE
COMPENSATION.

PROJECT NO.

012023

DATE

10.05.23

SHEET

9

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1

2

3

4

5

6

1

2

3

4

5

6

A

B

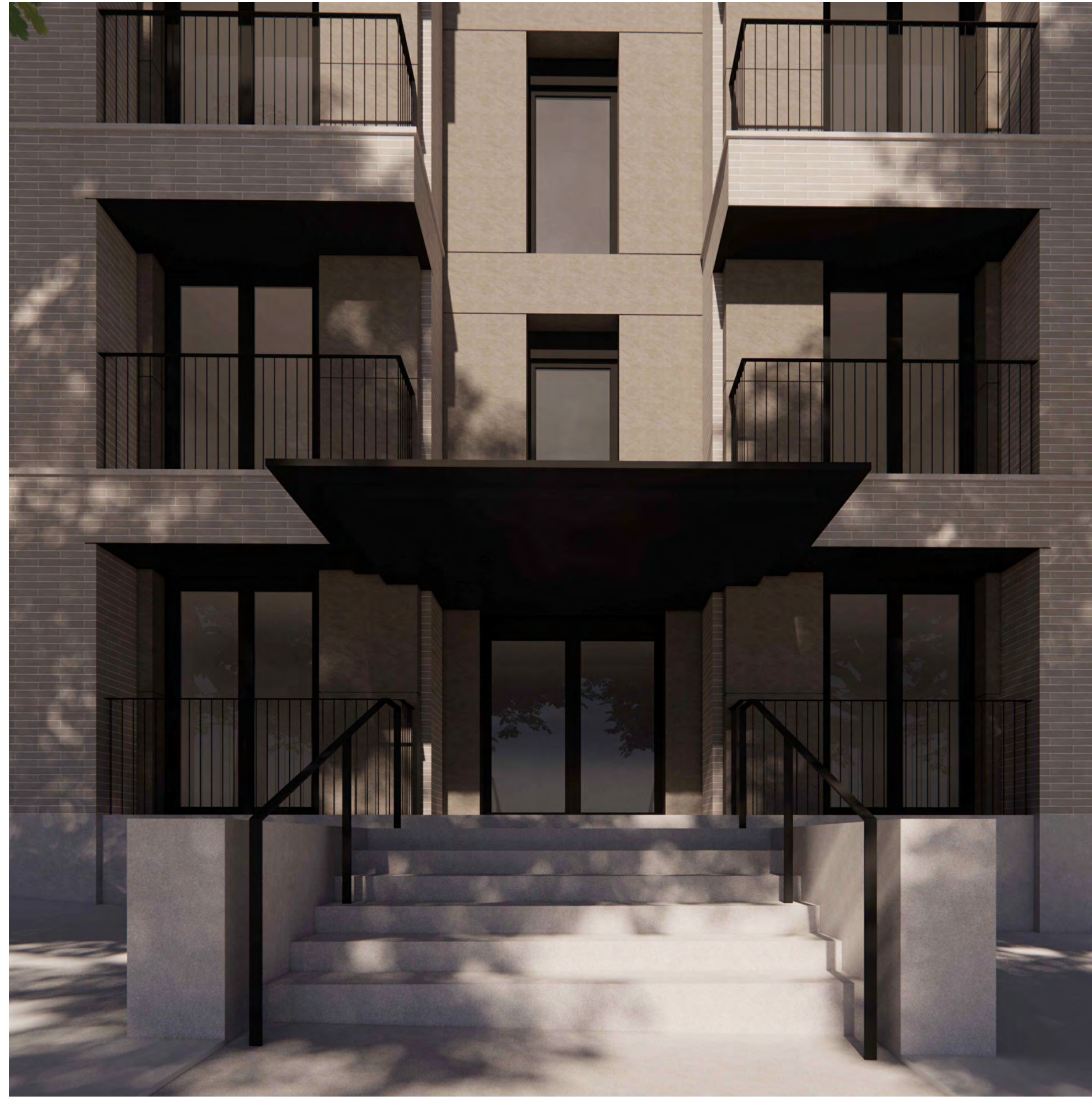
C

D

E



A
10 VIEW OF NORTHWEST ENTRY (LOOKING EAST)
SCALE: NTS



B
10 VIEW OF SOUTHEAST ENTRY (LOOKING EAST)
SCALE: NTS

A

B

C

D

E

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



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PROJECT NO.

012023

DATE

10.05.23

SHEET

10

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1

2

3

4

5

6

1

2

3

4

5

6

A

B

C

D

E



A VIEW FROM SOUTH PARKING LOT (LOOKING NORTHWEST)
 11 SCALE: NTS



B VIEW FROM NORTH PARKING LOT (LOOKING SOUTHEAST)
 11 SCALE: NTS

1

2

3

4

5

6



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PROJECT NO.
012023

DATE
10.05.23

SHEET
11

ATTACHMENT C: Initial Plan Set

1

2

3

4

5

6

A

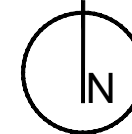
B

C

D



A
1
AERIAL
SCALE: NTS



LOCAL HISTORIC DISTRICT BOUNDARY

1

2

3

4

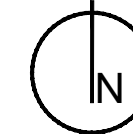
5

6

E



A
1
CONTEXT PLAN
SCALE: NTS



LOCAL HISTORIC DISTRICT BOUNDARY

A

B

C

D

E

SETBACK ANALYSIS

IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING SETBACKS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, SETBACKS ON BOTH BLOCK FACES ARE PROVIDED:

600 E. (PRIMARY BLOCK FACE)	ADDRESS	SETBACK
	602 E.	11.2'
	321 S.	17.2'
	323 S.	16.7'
	329 S.	15.4'
	613 E.	18.0'
	605 E.	22.5'
	101' / 6 = 16.8' OR 16'-10"	

300 S.	ADDRESS	SETBACK
	602 E.	18.4'
	612 E.	23.5'
	618 E.	20.6'
	624 E.	19.3'
	630 E.	19.0'
	636 E.	16.8'
	640 E.	19.5'
	644 E.	23.0'
	666 E.	21.3'
	302 S.	00.0'
	181.4' / 10 = 18.14' OR 18'-2"	

LEGEND

- C CONTRIBUTING BUILDING
 - NC NON-CONTRIBUTING BUILDING
 - NC-OP NON-CONTRIBUTING OUT-OF-PERIOD
- NOTE: NO LANDMARK SITES IN VICINITY

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - AIA
360 J ST. SALT LAKE CITY, UTAH 84103

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PROJECT NO.	012023
DATE	02.15.23
SHEET	1

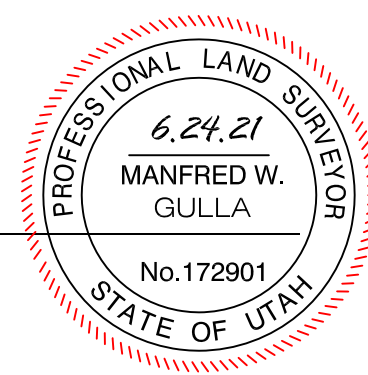
EXISTING CONDITIONS
CONTEXT SURVEY & PLANS

SCALE: NA

SURVEYORS CERTIFICATE:

I, MANFRED W. GULLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 172901. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES.

MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901



DATE: JUNE 24, 2021 SIGNED: _____

RECORD OF SURVEY

SE 1/4 NE 1/4 SEC. 06 T1S R1E SLB&M

BOUNDARY DESCRIPTIONS:

602 EAST 300 SOUTH, PARCEL 16-06-428-001, ENTRY 11967715, BOOK 10284, PAGE 7559-7560

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76-3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76 3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-001 AS SURVEYED:

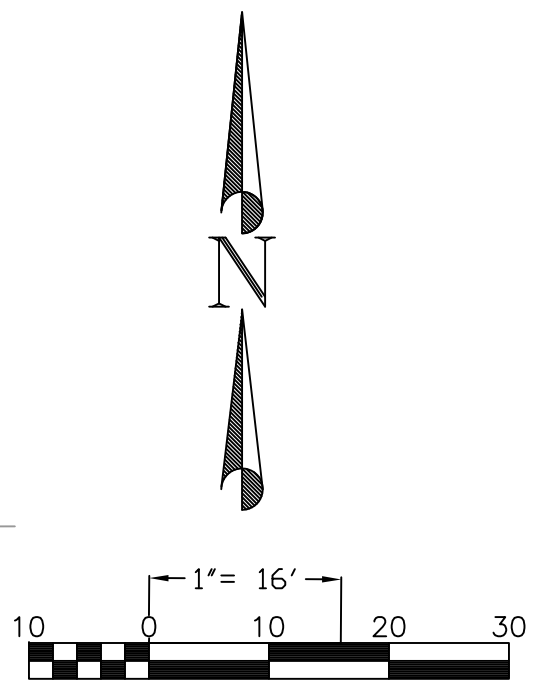
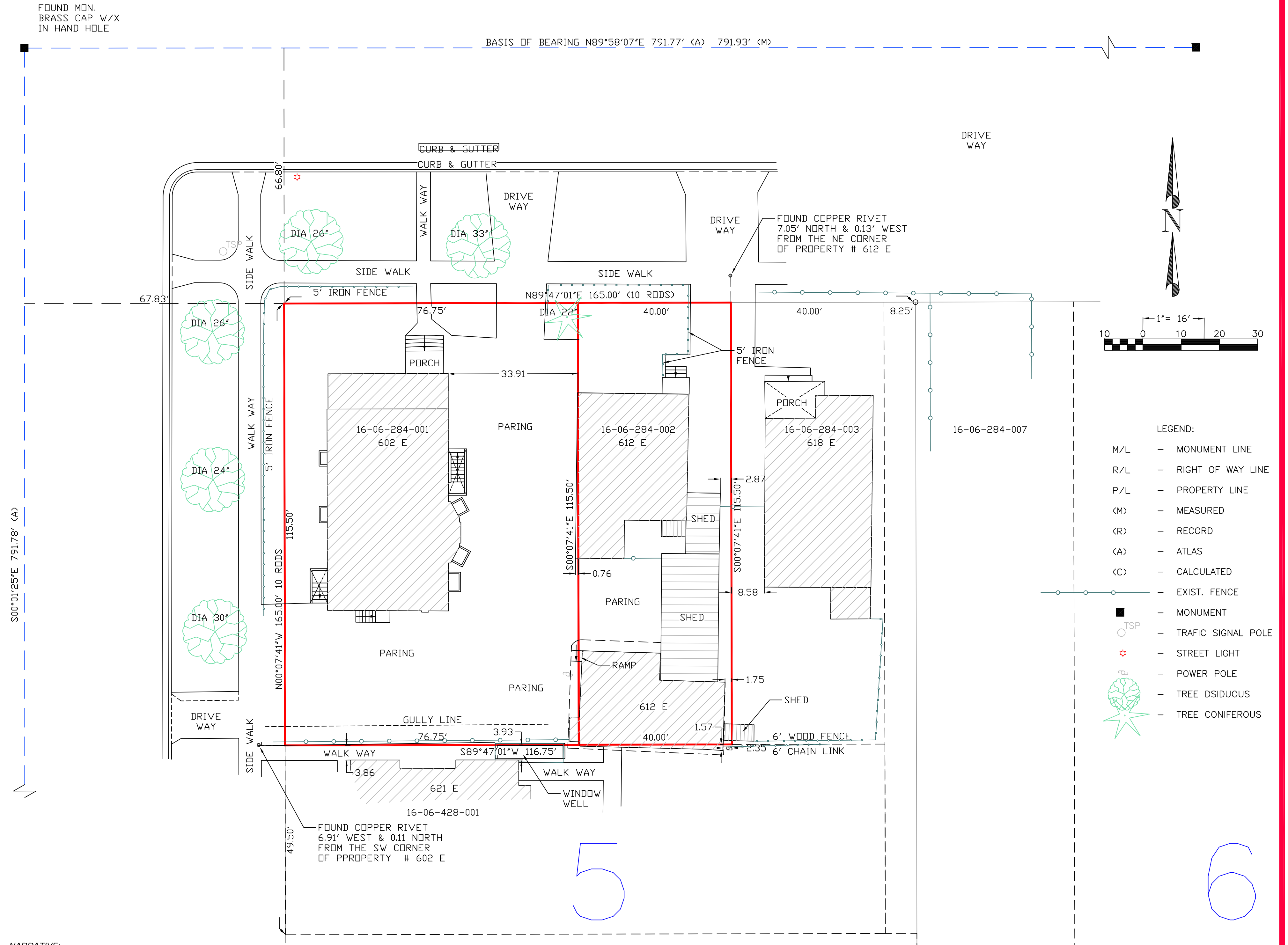
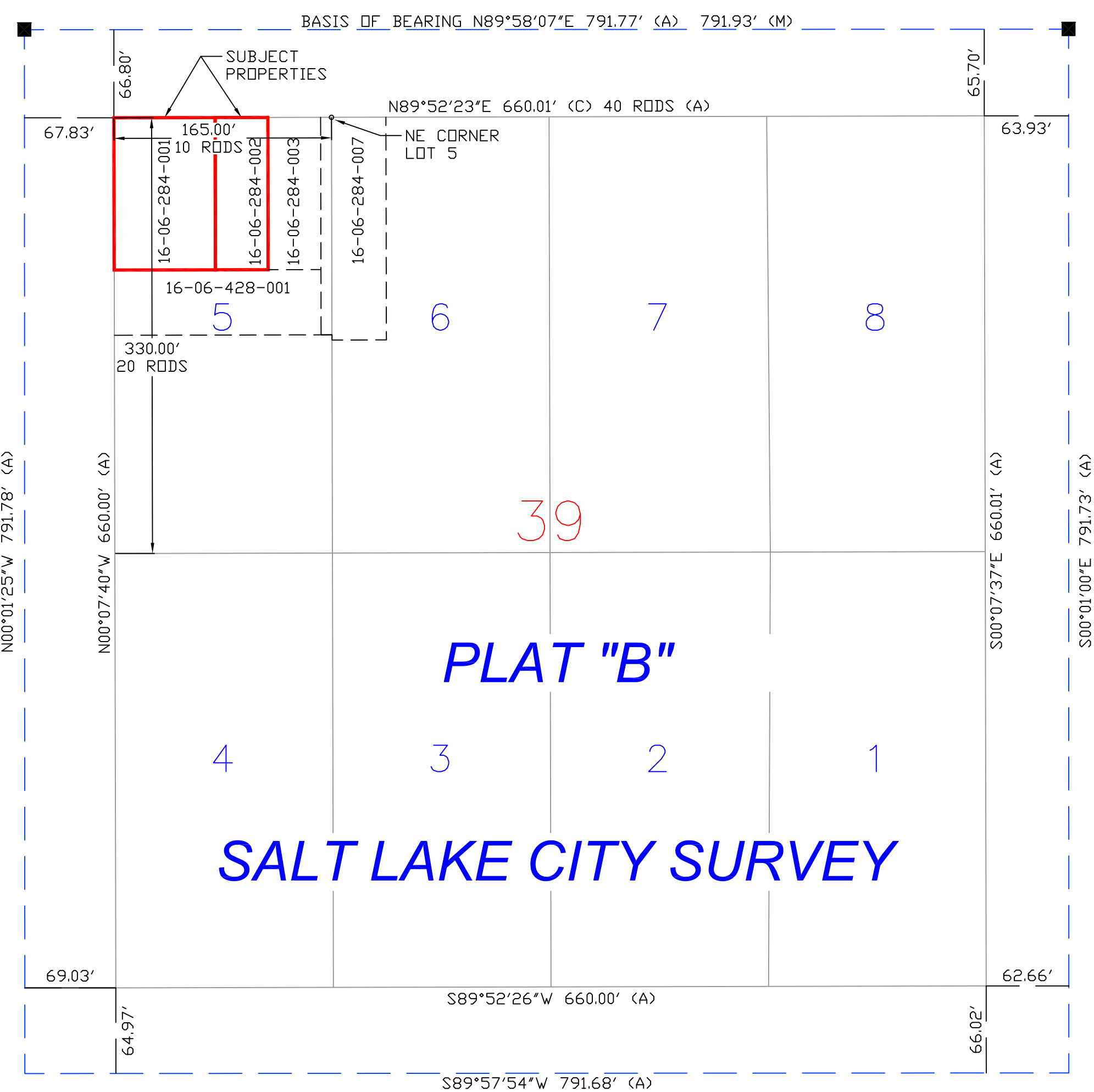
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.000 ACRES (8864.52 SQFT).

321 S 600 E, PARCEL 16-06-428-002, ENTRY 11967716, BOOK 10284, PAGE 7561-7562

BEGINNING AT A POINT 48-1/4 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 7 RODS; THENCE WEST 40 FEET; THENCE NORTH 7 RODS; THENCE NORTH 115.5 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-002 AS SURVEYED:

BEGINNING AT A POINT BEING SOUTH 89°47'01" WEST 48.25 FEET OF THE CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 40.00 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.000 ACRES (4620 SQFT).



- LEGEND:**
- M/L - MONUMENT LINE
 - R/L - RIGHT OF WAY LINE
 - P/L - PROPERTY LINE
 - (M) - MEASURED
 - (R) - RECORD
 - (A) - ATLAS
 - (C) - CALCULATED
 - EXIST. FENCE
 - - MONUMENT
 - TSP - TRAFFIC SIGNAL POLE
 - ★ - STREET LIGHT
 - - POWER POLE
 - - TREE DISIDUOUS
 - - TREE CONIFEROUS

NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE REPRESENTATIVE OF THE SUBJECT ESTATE INLINGUA UTAH BY CATALINA DE LA TORRE, EXECUTIVE DIRECTOR/PRINCIPAL TO PREPARE THE NEW PROPERTY DESCRIPTIONS WITH APPURTENANT INFORMATION FOR THE BOUNDARY LINES OF THE PROPERTIES DEPICTED HEREON.

ALL INFORMATION ARE BASED AND DEPICTED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

DRAWN BY: MANFRED GULLA

SURVEYED FOR: INLINGUA UTAH

SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF MANFRED W. GULLA, L.S. 172901

DATE: 6 24, 2021

ATTN: Catalina De La Torre, Exexecutive Director

PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY

DATE: _____ TIME: _____ FEE: _____ BOOK: _____ PAGE: _____

DWG. NO.: 10834

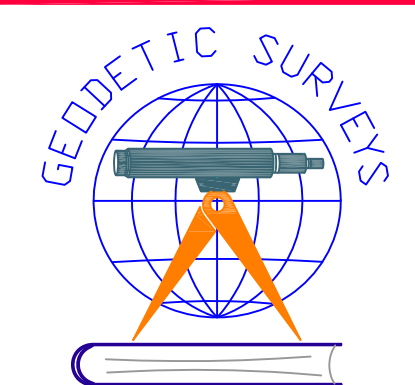
602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6

COUNTY SURVEYOR: _____ COUNTY RECORDER: _____

TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

GEODETTIC SURVEYS
394 NORTH MAIN STREET
SALT LAKE CITY, UTAH 84103
PHONE 801-521-2150



A

B

C

D

E



A
4
STREETSCAPE (600 E.)
SCALE: NTS



B
4
STREETSCAPE (300 S.)
SCALE: NTS



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PROJECT NO.

012023

DATE

02.15.23

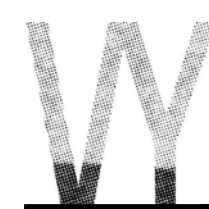
SHEET

4

AREA SUMMARY		
BUILDING FOOTPRINT		6036 SF
NORTH UNITS	(710 SF x 1 LVL)	710 SF
WEST UNITS	(1085 SF x 2 LVL)	2170 SF
EAST UNITS	(1089 SF x 3 LVL)	3267 SF
HALLS, STAIRS, MECH	(1852 SF x 1 LVL)	1852 SF
TOTAL AREA - 3 STORY	(1477 SF x 2 LVL)	2954 SF
		18108 SF
UNIT SIZE - GSF		330 - 370 SF

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - AIA
360 J ST. SALT LAKE CITY, UTAH 84103

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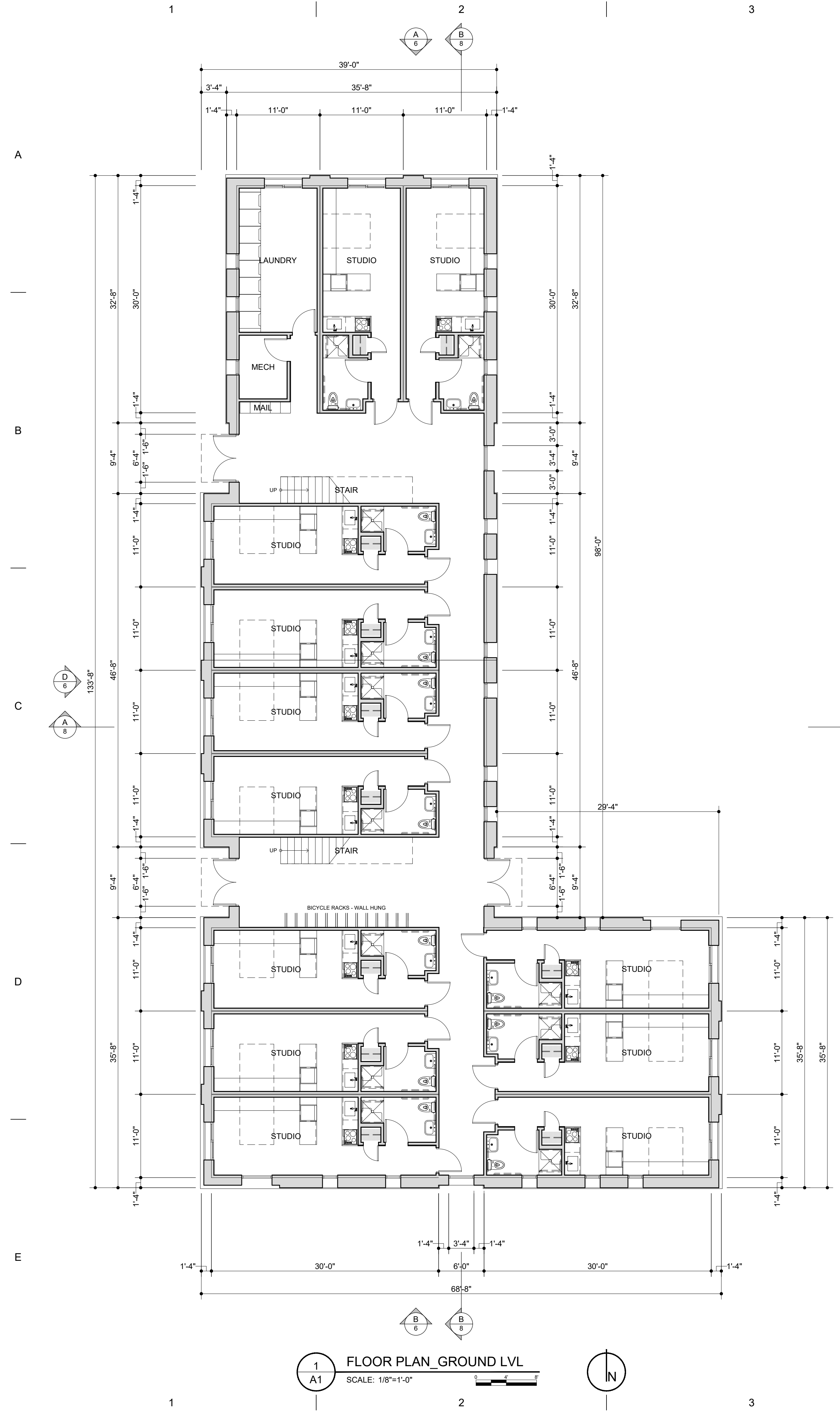
PROJECT NO.
012023

DATE
02.15.23

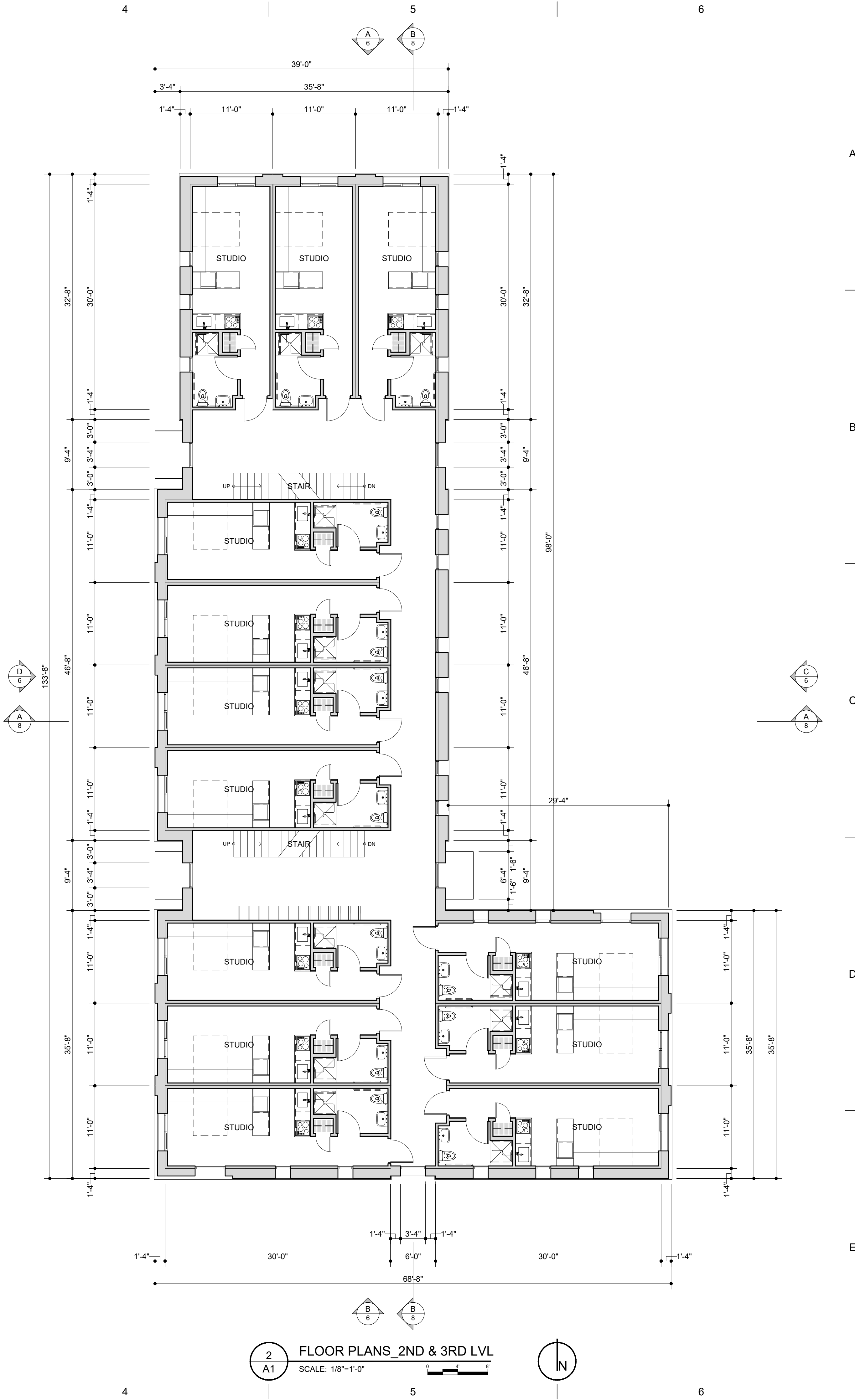
SHEET
5

PROPOSED DEVELOPMENT
FLOOR PLANS

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



1 FLOOR PLAN_GROUND LVL
SCALE: 1/8"=1'-0"

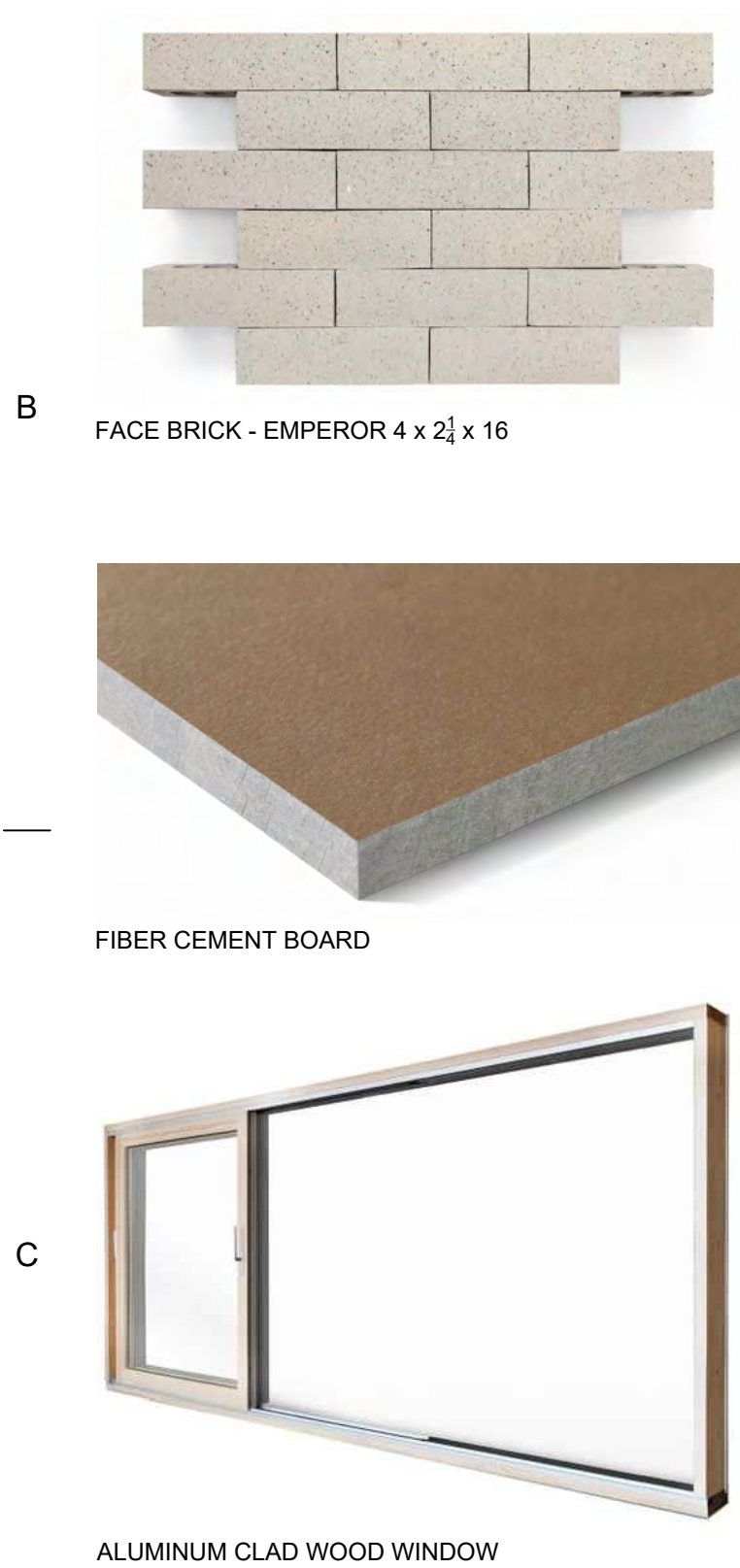


2 FLOOR PLANS_2ND & 3RD LVL
SCALE: 1/8"=1'-0"

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



MATERIALS PALETTE



BUILDING MATERIAL ANALYSIS

ELEVATION	OVERALL FACADE AREA	AREA	% MAT'L
NORTH ELEVATION	OVERALL FACADE AREA	2196 SF	
	DOORS & WINDOWS	- 462 SF	
		1734 SF	
SOUTH ELEVATION	OVERALL FACADE AREA	2299 SF	
	DOORS & WINDOWS	- 264 SF	
		2035 SF	
EAST ELEVATION	OVERALL FACADE AREA	4465 SF	
	DOORS & WINDOWS	- 791 SF	
		3704 SF	
WEST ELEVATION	OVERALL FACADE AREA	4465 SF	
	DOORS & WINDOWS	- 1135 SF	
		3330 SF	
OVERALL MASS TO GLASS			20%

A

B

C

D

E



A
7
VIEW FROM 300 S. (LOOKING WEST)
SCALE: NTS



B
7
VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS



C
7
VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

A

B

C

D

E



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

PROJECT NO.

012023

DATE

02.15.23

SHEET

7

1

2

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6

A

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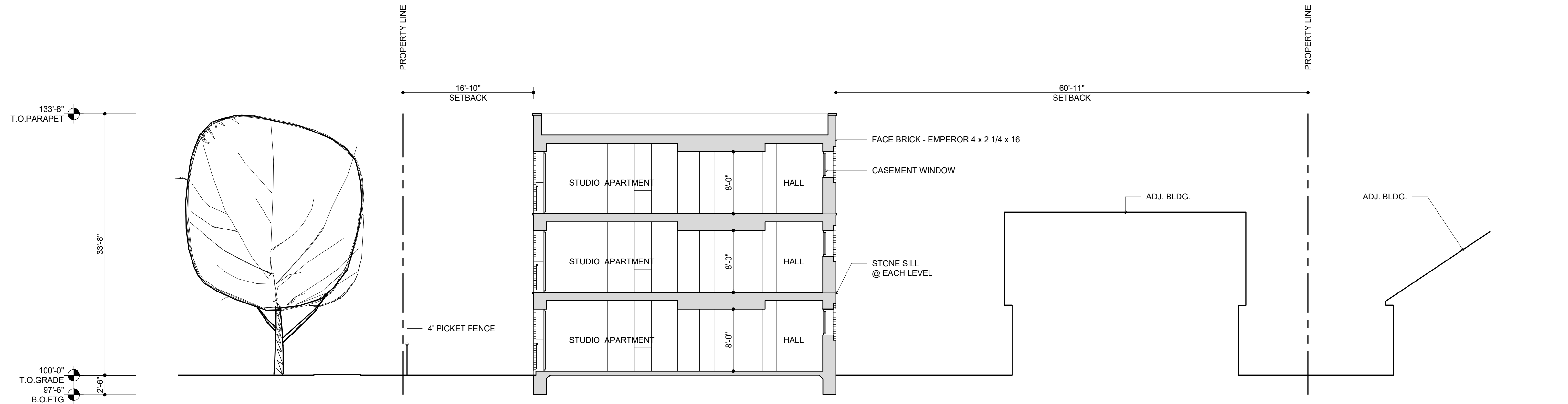
A

B

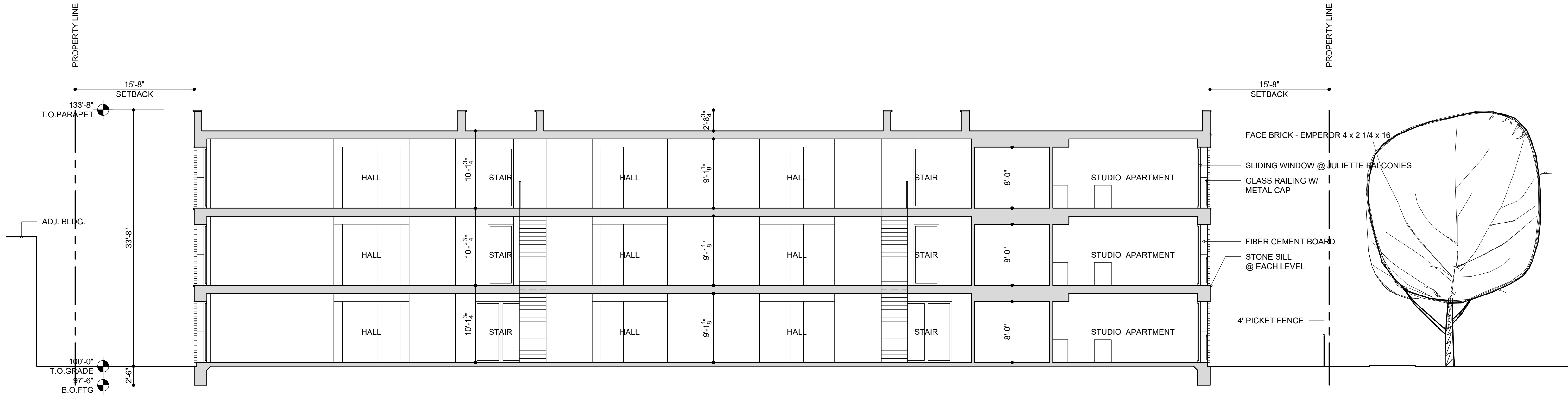
C

D

E



A
8
CROSS SECTION
SCALE: 1/8"=1'-0"



B
8
LOGITUDINAL SECTION
SCALE: 1/8"=1'-0"

1

2

3

4

5

6

ATTACHMENT D: Property and Vicinity Photos



Existing structure at 602 E 300 S



Existing structure at 612 E 300 S



Existing structure at 614 E 300 S



Existing structure at 321 S 600 E



Property to the north



Property to the northeast



Property to the east



Property to the south



Property to the west



Property to the southwest



Property to the northeast

ATTACHMENT E: RMF-35 Zoning 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.

Primary Residential Building

Standard	Requirement	Proposed	Finding
Maximum building height	35'	Max. proposed is 34'9" on west elevation, 33' on north elevation	Complies
Front/ Corner Side/ Interior Side/ Rear Yard	20' 10' 10' 25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.	14'8", 9' (canopies) 14'8" 14'8" 69'5" (rear yard is current rear of 321 parcel).	Complies with requested modifications as part of HLC approval. The front yard is not compliant. The canopies extend an additional 5'8" into the front yard.
Buffer yard	NA	Property adjacent to RMF-35.	Complies
Landscape yard	The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.	Front and corner side yards shall be maintained as landscape yards. Site is not an interior multi-family lot.	Complies
Lot area and density limitations	Multi-family dwellings (12 or more) 26,000 square feet for 12 units, 9,000 square feet for 3 units, plus 2,000 square feet for each additional dwelling unit up to and including 11 units. 26,000 square feet for 12 units, plus 1,000 square feet for	Three parcels total 21,200 sq. ft. 38 studio units, 1-one bedroom unit, one single-family home	Does not comply, part of Planned Development request.

	<p>each additional dwelling unit up to 1 acre</p> <p>9,000 sq. ft. = 3 units</p> <p>12,200 sq. ft. = 6 units</p> <p>Total = 9 multi-family units</p>		
Lot width	80'	165'	Complies
Maximum Building Coverage	60%	39%	Complies
Off Street Parking & Loading (21A.44.030.G)	<p>½ space for single room occupancy (600 sq ft max)</p> <p>2 spaces for SF residence at 612 and</p> <p>1 space required for remodeled 614</p> <p>2 bicycle spaces required (The number of bicycle parking spaces provided for any residential or commercial use shall be five percent (5%) of the vehicular parking spaces required for such use. At least two (2) bicycle parking spaces are required)</p>	<p>12 spaces provided: 9 spaces off-street, and 3 spaces on 300 S</p> <p>19 spaces required for MF, 2 spaces required for 612, and 1 space required for remodeled 614</p> <p>75% of required with two minor transportation demand strategies are fulfilled = 14 spaces required</p> <p>50% reduction for MF near transit = 7 spaces required + 3 spaces (612 + 614) = 10 spaces required</p> <p>26 bicycle parking spaces provided</p>	Will comply with submittal of bike sharing agreement with building permit application.

ATTACHMENT F: Planned Development Standards

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

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposal meets the Planned Development purpose statement. The proposed multi-family building allows for an efficient use of land and resources. The Planned Development allows for increased density from what is otherwise permitted. In doing so, it provides a greater number of dwelling units than would otherwise be permitted and removes non-conforming uses from the neighborhood. The proposal to change the nonconforming commercial use to a residential use is consistent with zoning regulations and the Central Community Plan.

Finding: Meets Purpose Statement Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

- 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.**
- 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.**
- 3. Development of connected greenways and/or wildlife corridors.**
- 4. Daylighting of creeks/water bodies.**
- 5. Inclusion of local food production areas, such as community gardens.**
- 6. Clustering of development to preserve open spaces.**

Discussion: The proposal does not preserve, protect or create open space.

Finding: Objective Satisfied Objective Not Satisfied

B. Historic Preservation:

- 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.**
- 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.**

Discussion: The properties are in the Central City Historic District, which is listed on the National Register and locally designated. The proposal includes the demolition of two non-contributing buildings. The status of one of the buildings was reviewed in an administrative interpretation ([Attachment I](#)). The dwelling at 612 E 300 S is considered contributing to the Central City Historic District and any changes to this building will be reviewed with a minor alterations application.

Finding: Objective Satisfied Objective Not Satisfied

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

- 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.**
- 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.**

Discussion: The proposed multi-family building includes 38 micro units. This type of unit is not commonly found in the neighborhood, particularly as new construction, as the zone sharply

limits the amount of density allowed. The scale and form of the three-story building is typical for multi-family buildings in the neighborhood and the Central City Historic District.

Finding: Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

- 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.**
- 2. Improvements that encourage transportation options other than just the automobile.**

Discussion: The proposal encourages transportation options other than just the automobile. The site is well located for the use of transit since it is approximately 1,000 ft. from a Trax station. Based on allowances in the previous 21A.44 parking chapter in the zoning ordinance, the on-site parking is limited, while still meeting the standards. The proposal includes 26 secured bicycle parking spaces and, as part of the parking reduction request, the applicant plans to participate in a bike share program such as GREENbike.

Finding: Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

- 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.**
- 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.**

Discussion: The proposal plans to achieve a significant reduction in energy usage by achieving Phius Passive House CORE Certification.

Finding: Objective Satisfied Objective Not Satisfied

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

- 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)**

Discussion: The proposal meets goals and policies in Plan Salt Lake, Housing SLC goals and metrics, and the Central City Master Plan. These are detailed in Key Consideration #1. For Plan Salt Lake, it meets initiatives in the growth and housing chapters. In Housing SLC, the proposal assists with the metric goal to entitle new units. In the Central City Master Plan, this

property is designated as Medium Density/Mixed Use (10-50 dwelling units per acre). The intent of this land use includes increasing population density to support neighborhood business uses and providing more housing units within various building types, including stand-alone residential land uses.

Finding: Objective Satisfied Objective Not Satisfied

B. Master Plan Compatibility: 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.

Finding: Complies

Discussion: As detailed in Key Consideration #1, the proposal is consistent with adopted plans and policies, including Plan Salt Lake, the Central Community Plan, and Housing SLC.

Condition(s): NA

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

As detailed in Key Consideration #1, the proposal is compatible with the neighborhood where it will be located and the Central Community Master Plan.

Condition(s): NA

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion:

The proposed building orientation and building materials are compatible with the neighborhood. For building orientation, the proposed building is oriented to 600 E with its pedestrian entries and one vehicular entry along this street. There are few buildings on this

block face oriented to 600 E, but much of that is due to previous redevelopment on the southern half of the block. The 300 S elevation has similar architectural detailing as the 600 E elevation and there is a courtyard area at the intersection that serves as a focal point. The courtyard and architectural detailing create a presence on 300 S that is compatible with the neighborhood. The proposed building material is primarily brick with fiber cement board as a secondary material.

Condition(s): NA

3. Whether building setbacks along the perimeter of the development:

- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
- b. Provide sufficient space for private amenities.
- c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
- d. Provide adequate sight lines to streets, driveways and sidewalks.
- e. Provide sufficient space for maintenance.

Finding: Complies

Discussion:

As detailed in Key Consideration #2, the proposed building complies with zoning requirements except for the front yard setback. Two modifications to this were requested by the applicant and reviewed by the Historic Landmark Commission. The reductions to the front yard setback allow for balconies and the entry canopies to extend further from the front façade of the building. These reductions maintain the character of the neighborhood. Balconies and entry canopies are common features of buildings in the neighborhood that are a similar style and type.

The proposal includes a courtyard area at the northwest corner of the building and adjacent to the intersection of 600 E and 300 S. A second, more private courtyard is located to the rear of the building.

The proposal complies with yard setback requirements on the corner side, interior, and rear yards. There is sufficient buffering, sight lines, and space for maintenance.

Condition(s): NA

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion:

The building is strictly residential and is in a residential zoning district. The balconies, windows, and modern architectural detailing on the street-facing façades, particularly on the first floor, offer transparency and provide visual interest. The raised landscape courtyard at the corner provides additional pedestrian interest, opportunities for interaction, and a gathering space for residents. It also delineates the public and private realm.

Condition(s): NA
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Finding: Complies With Conditions
Discussion: Lighting is not shown at this stage and will be subsequently reviewed by staff to ensure compliance with requirements.
Condition(s): Condition of Approval #1
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Finding: Complies
Discussion: Dumpsters are located to the rear of the building and screened. A loading dock is not required for a building this size. The electrical transformer is also to the rear of building adjacent to the parking.
Condition(s): Condition of Approval #1
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: The parking areas are located to the rear of the proposed building. The surrounding properties are in the RMF-35 zoning district and a landscape buffer is not required. There is a 10' landscape buffer from the property to the north where there is a single-family dwelling.
Condition(s): NA

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:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Complies

<p>Discussion: The proposal maintains the existing street trees.</p>
<p>Condition(s): NA</p>
<p>2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>
<p>Finding: Complies</p>
<p>Discussion: The proposal will maintain the existing landscaping where feasible.</p>
<p>Condition(s): NA</p>
<p>3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;</p>
<p>Finding: Complies With Conditions</p>
<p>Discussion: As previously discussed, the proposal includes a landscaped courtyard area at the northeast corner of the site, at the intersection of 300 S and 600 E. This courtyard lessens the impacts of the proposal by providing an additional landscape feature, adding visual interest, and further delineating the public and private realms. The primary parking area includes a buffer to the single-family dwelling to the north, which is in the RMF-35 zoning district. Staff will review the details of the proposed landscaping during the building permit process.</p>
<p>Condition(s): Condition of Approval #1</p>
<p>4. Whether proposed landscaping is appropriate for the scale of the development.</p>
<p>Finding: Complies With Conditions</p>
<p>Discussion: The proposed landscaping is appropriate for the scale of the development and staff will review the details of the proposed landscaping during the building permit process.</p>
<p>Condition(s): Condition of Approval #1</p>

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:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Finding: Complies

Discussion:

Drive access to local streets will not negatively impact the safety, purpose, or character of the street. The proposal removes an existing curb cut on 600 E. It has a single vehicular access point from 600 E and maintains the existing two access points from 300 S. The 600 E access point serves the primary parking area. The western access point is limited to the ADA stall and the eastern access point is to the dwelling at 612 E 300 S that will remain.

Condition(s): NA

2. 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;

Finding: Complies

Discussion:

The proposal considers safe circulation for a range of transportation options. As previously discussed, its corner location and the raised landscape courtyard provide a safe and accommodating pedestrian environment. The entries, balconies, windows, and detailing at the street level are oriented to pedestrians. The proposal includes 26 secured bicycle spaces, and the site is approximately 1,000 ft. from a Trax station. It is also less than ¼ mile from two bus routes. The small scale of the proposal and limited parking minimizes conflicts between different transportation modes.

Condition(s): NA

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Finding: Complies

Discussion:

The small size of the proposed development enables access to adjacent uses and amenities. On-site, there are two courtyard areas that serve as gathering spaces. Transit, retail and services are all within walking distance.

Condition(s): NA

4. Whether the proposed design provides adequate emergency vehicle access;

Finding: Complies
Discussion: The proposal is required to meet all city requirements.
Condition(s): NA
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
Finding: Complies
Discussion: Due to the small size of the development, loading areas are not required. The access areas for services are sufficient for the size of the development.
Condition(s): NA

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.
Finding: Complies
Discussion: The proposed project is in the Central City Historic District. There are three existing buildings on the site and the proposal retains the contributing structure, but not the two non-contributing structures.
Condition(s): NA

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.
Finding: Complies
Discussion: The proposal will need to comply with all requirements from other divisions and departments.
Condition(s): NA

ATTACHMENT G: Public Process & Comments

Public Notice and Comments

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

- July 27, 2023 – The Central City and East Central Community Councils were sent the 45-day required notice for recognized community organizations. The East Central Community Council requested a presentation at their August 10th meeting and the applicant and staff attended. The attendees had a number of comments and general questions including the number of parking spaces provided, the parking reductions for proximity to transit, and the design of the building. The Central City Community Council requested a presentation at their September 6th meeting and the applicant and staff attended. The attendees expressed support for additional housing, particularly with the level of detailing and durable materials proposed. Residents had questions about the cost and affordability of the units.
- July 27, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 2023 - present – The project was posted to the Online Open House webpage.

Notice of the public hearing for the New Construction application included:

- October 19, 2023
 - Public hearing notice sign posted on the property
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Notice of the public hearing for the Planned Development application included:

- November 16, 2023
 - Public hearing notice sign posted on the property
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

As of the date of this report, staff has received four emails with comments on the proposal. See attached.

From: [Andreas Mueller](#)
To: [Javoronok, Sara](#)
Cc: [Kim](#)
Subject: (EXTERNAL) Comment to Bamboo Multifamily Housing Project
Date: Thursday, August 31, 2023 1:02:27 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Planning Commission, Historic District Representative/

We live at 621 E 300 S and we are worried about this submission for various reasons:

- 1.) 602 E 300 S is a prominent building on our street with historic significance and should be maintained or better restored to its original.
- 2.) the need to preserve 614 E instead with no significance makes no sense.
- 3.) there are no other apartment complexes on our block with one exception at the corner lot son 700E and 300s this dwelling though is respectfully incorporated into its surroundings and does not exceed 3 stories. Furthermore, the footprint is larger than the area in question and has only about 12 units.
- 4.) The proposed density with 38 units on this footprint means, that the new development will exceed any height restrictions on 300 South and will not respect the current setbacks on 300s and 600e.

For those reasons but not limited to, this development proposal should be declined in its fullness. It would change the character of the Historic District represented on 300S with Victorian style homes on both sides.

Thank you for consideration and please ensure that the public hearing will get posted in order to attend.

Best Regards

Andreas M. Mueller

Sent from my iPhone

From: [R.A](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) 602 E 300 S – Bamboo Multifamily
Date: Tuesday, August 8, 2023 5:45:22 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello this is Ravi,

I am an owner at 640 east 300 south. I have to ask why the building design is rather ugly, outdated, with no modern and visually pleasing elements?

As the neighborhood improves, the new building at least could be visually aesthetically pleasing with a modern design and some ground level landscaping and could be an asset rather than an eyesore.

Has modernizing the building design been discussed and maybe offering street level retail?

From: [Thom Jakab](#)
To: [Javoronok, Sara](#)
Subject: RE: (EXTERNAL) Question
Date: Thursday, March 2, 2023 9:16:31 AM

Good morning Sara,
That's good to know I ask because I already got a comment on my website regarding our project Here it is:

Sent via form submission from THOM JAKAB
Name: scott paulsen
Email Address: [REDACTED]
Subject: future development at 300 s 600 e (bamboo inc)
Message: thom,

please convince the developers at bamboo inc to move their proposed development at 300 s 600 e two blocks west to 300 s 400 e avoid destroying a historic building and bring your beautiful design a little closer to the center of the city

-----Original Message-----

From: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Sent: Wednesday, March 1, 2023 4:54 PM
To: Thom Jakab [REDACTED]
Subject: RE: (EXTERNAL) Question

Hi Thom,

Planning application materials in the Citizen Access Portal can be viewed by members of the public Notices for the applications have not been sent to the property owners

I'm finishing up the zoning review and should have that out soon

Let me know if you have additional questions

Sara

SARA JAVORONOK | (She/Her/Hers)
Senior Planner, Planning Division

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: (801) 535-7625

Email: Sara.Javoronok@slcgov.com

https://urldefense.proofpoint.com/v2/url?u=http-3A__WWW.SLC.GOV_PLANNING&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=por3rn_6aTxD75V0VHsXFdvPgJbCv8k-gBq251hOmO4&e=https://urldefense.proofpoint.com/v2/url?u=http-3A__WWW.SLC.GOV&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=MhdoxUBM1mGCZYPlsIMDWWrDy4slaxwVTbQ1YpNri2E&m=B3SS92Yjs11gRltlpF6y6OKKctZwcj48gWNQe4vgBHI&s=JBFr6zQK87-K0v6FLYbujlbM2iCJsXP97Njicoc_w44&e=

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights

-----Original Message-----

From: Thom Jakab <thom@thomjakab.com>
Sent: Wednesday, March 1, 2023 4:16 PM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Subject: (EXTERNAL) Question

Hi Sara,

Do you know if any information regarding our project has been released to the public yet?

Please let me know Thanks, Thom

Sent from my iPhone

From: [Buckley, Benjamin](#)
To: [Stephen W. Cook](#)
Cc: [Javoronok, Sara](#)
Subject: RE: (EXTERNAL) Case # PLNHLC2023-00158
Date: Friday, March 10, 2023 3:00:27 PM
Attachments: [image001.png](#)

Hi Stephen,

Thank you for your comments. While I understand your concerns regarding the future project, this engagement period is for the demolition applications. I have forward your comments to the assigned planner for the new development as well as copying them here. There will be more notices of applications that you receive in the coming weeks regarding the new development.

Best,



BEN BUCKLEY | (He/Him/His)
Associate Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7142
Email: Benjamin.Buckley@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

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From: Stephen W. Cook [REDACTED]
Sent: Friday, March 10, 2023 2:31 PM
To: Buckley, Benjamin <benjamin.buckley@slcgov.com>
Subject: (EXTERNAL) Case # PLNHLC2023-00158

Dear Mr. Buckley: I am the owner of the building located at 323 South 600 East, Salt Lake City, Utah 84102. I am in receipt of the Notice of Application by Bamboo, LLC. I have reviewed the site plan. I am very concerned about the limited parking the project proposes. In particular I am concerned that residents of the project will use my driveway and parking lot. At present I have to patrol the parking lot as mass transit people often park there as well as patrons of my neighbor to the south of me. I also find random cars parked in my lot day and night. The site plan plainly implies that Bamboo will have “access to adjacent parking lot.” That will not be the case. Please bring this to the attention of the applicant.

Stephen W. Cook
[REDACTED]

From: [Jeri Fowles](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Bamboo public commons
Date: Sunday, August 13, 2023 9:57:28 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Sara,

I made a harsh statement at the East Central Community Council meeting last Thursday night about the lack of integration of the Bamboo development into the area. I wish to step back from that. After driving by the property, I appreciate that Tom wants to keep the new development at 3 stories.

The woman who spoke after me said what I was trying to say, but much more eloquently. The Bamboo development feels stark, whereas historic buildings have more architectural elements that soften the facade.

I'm sending along a few accents that I believe soften some of the historic buildings in the avenues. These are just some thoughts and I don't pretend to be an architect, but I'm hoping that you will pass this email along to Tom Jacob. Thank you,

Jeri Fowles







ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Planning:

- The remodel and bike room for 614 E 300 S will also need review. Any portions that are meeting a requirement for the New Construction review need to be submitted as part of this application. This includes the number of spaces in the bicycle storage, site/floor plans of any additions, elevations, and materials.
- The remodel for the remainder of 614 E may be included as part of this proposal or could be reviewed separately. It would also require site/floor plans of any additions, elevations, and materials.
- The scale of the buildings on the 300 S streetscape does not appear consistent. The height of the proposed building and the existing 612 E seem to be out of scale – the new building is over twice the height of 612 E. An option for enhancing the compatibility with the adjacent building would be for the foundation or the pre-cast concrete sill to align with elements on adjacent buildings.
- The addition of the standard balconies rather than the Juliette balconies is more compatible. However, the setbacks of the building on both street facing facades have decreased, particularly when compared to the nearby buildings on 300 S. Consider increasing the depth of the balconies to 5-6' and increasing the setback to be closer to that on adjacent properties.
- The massing of the building is heavy and bulky. Consider enlarging the smaller window openings or opening the balconies so the ceiling isn't as heavy.

Building Services:

No comment regarding the planning application. For information only, regarding the future building permit application, please take note of the following observations (not a complete review). The egress stairways connecting more than 2 stories would need to comply with 2021 IBC 1006.3.2. Fire separation distances between buildings on the same lot will need to be shown, and the plans would need to address compliance with IBC Section 705. Accessible means of egress would need to be provided per IBC Section 1009.7.

Engineering:

1. Deny any requests for direct assigned transformers and their access vaults in the Public Way for new building construction
2. Deny any requests for direct assigned transformers in the Public way and consider on a case by case basis their respective access vaults for all renovations/building improvements for existing buildings.

Public way improvements are to be designed per the 2017 edition of the APWA Standard Plans.

Transportation:

**with Planning staff modifications*

- The 75% reduction for TDM must be taken from the calculated table value first, then the 50% reduction for proximity to transit (see 21A.44.050.C.3.a). This results a required parking count of 10 vehicles, with 1 ADA van accessible space and 1 EV stall required, if minor TDM strategies are implemented.
- How will you meet the TDM strategy for “Participation in, investment in or sponsorship of an approved bicycle sharing program.”?

- The existing plan meets the minimum parking requirements. Please submit corrected parking calculation table when you submit your building permit application.

Fire:

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; 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.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Aerial access shall be provided to the long side of the building.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. This dimension appears to be greater than 30-feet

*Overhead utility and power lines and trees shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. The large trees will have to be removed.

Urban Forestry:

It appears from the plans that the intent is to preserve the public ROW parkstrip trees. I am attaching our tree preservation policy for their review. All public trees should always be assumed that preservation and protection is required. Plans submitted as part of the building permit reviews should show the required tree related information to help expedite the plan approval process.

Public Utilities:

Comments have been provided to assist in the future development of the property. 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.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- CC&R’s must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- Site utility and grading plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans may also be required. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service.
- The site is served by a 6” water main in 300 South and a 4” water main in 600 East. If a new hydrant is required for this project, then public water main upsizing will be required. The existing system is not adequately sized to support the installation of a new fire hydrant. Private hydrants require detector check valves.
- 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 is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). This permit was updated with this requirement in June 2021. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures.
- This project is located in SLCDPU’s High Profile Construction Area and will require a SWPPP.

**ATTACHMENT I: Administrative
Interpretation
(PLNZAD2022-00787)**

September 28, 2022

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2022-00787**



REQUEST:

This is a request for an Administrative Interpretation regarding whether the building located at approximately 602 E 300 S (tax ID#16-06-284-001-0000) is a non-contributing structure to the Central City Local Historic District.

DECISION:

The Zoning Administrator finds that the *Non-Contributing* status of the building at approximately 602 East 300 South should remain unchanged. The Zoning Administrator finds that the character defining features of the structure have been substantially altered and that the building does not satisfy the definition or criteria for a contributing structure found in Section 21A.34.020.C. It does not retain the historic integrity, or historic significance in terms of architecture, workmanship, and association with a significant person, or provide information important in the understanding of the history of Salt Lake City.

BACKGROUND:

The subject property is in the Central City Historic District, within the H (Historic Preservation Overlay District) and is subject to the standards in section 21A.34.020.H of the Salt Lake City zoning ordinance. The structure is a two-story Colonial Revival box type building that was constructed c. 1906. Per the 1911 Sanborn maps, it was a single-family dwelling in 1911. The building permit card shows two units added in 1948, and the 1950 Sanborn map states that it was a two-family dwelling. It was later converted to office use.

Section 21A.34.020.B of the Salt Lake City Zoning Ordinance states the following regarding contributing and non-contributing structures:

Contributing Structure: A structure or site within the H historic preservation overlay district that meets the criteria outlined in subsection C15 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

Non-Contributing Structure: A structure within the H historic preservation overlay district that does not meet the criteria listed in subsection C15 of this section. The major character defining features have been so altered as to make the original and/or historic form, materials and details indistinguishable and alterations are irreversible. Noncontributing structures may also include those which are less than fifty (50) years old.

Historic Resource Surveys are one of the tools used by Staff for the purpose of identifying and evaluating the quantity and quality of historic resources for land use planning purposes following the guidelines and forms of the Utah State Historic Preservation Office (SHPO).

The first survey conducted in what became the Central City Historic District was in 1980. Buildings were evaluated and each one was given one of the following ratings:

- Significant
- Contributory
- Not Contributory
- Intrusion

In 1980, the subject structure was designated as “Contributing” with “Minor Alterations”. The site information form indicates the building condition is “Good”. The alterations are noted as a concrete porch and the second story porch railing. The description notes that it is constructed of masonry and has a brick exterior. It notes it was constructed for Mary J. Brenner, but it does not provide additional information on its owners, occupants or architect.

The local Central City Historic District was designated in 1991. In the 1994 Central City Survey, the porch is enclosed with glass and the building was noted as “contributing” to the National Historic District, which was designated in 1996.

Historic surveys were also conducted in 2012-2013, and each property within the Central City Historic District was evaluated and given one of the following ratings:

- Eligible Significant
- Eligible Contributing
- Ineligible Non-Contributing
- Out of Period

The 2012-2013 survey report called out the property as one where the status changed from Eligible Contributing to Ineligible Non-Contributing.

Changes from 1995 to 2012-2013 include replacement concrete stairs without a sidewall and vinyl siding on the third-floor hipped dormer. Additionally, Salt Lake City HLC Card Files include HLC Screened Case 2863 from 1998 for the application of stucco, which appears to have been added in 1997. The card file states:

*Continue with a base coat, only, of stucco on the south and east walls of this building. This legalizes the base coat that is already on the north and west walls. Owners will take off the styrofoam quoins. This is the solution agreed upon by the ASC in October, 1997.
5/20/98 EG*

Subsequently, there were additional changes to the property since the 2012-2013 survey, based on a comparison of the survey photos and images from Google Street View. The changes include the replacement of windows that were not original to the building. These windows are located on the west and east facades of the building and are visible from the right-of-way. The size of the window openings has not changed. The third-floor gabled dormer windows were also replaced between 1980 and 2011 (Google Street View), but it is not clear whether this change occurred prior to 1994.

ANALYSIS & FINDINGS:

The Ordinance criteria in Section 21A.34.020.C.15 draw directly from the national preservation methodology and evaluation criteria developed by the U.S. Department of the Interior for the Secretary of the Interior’s Standards for Historic Preservation. In relation to evaluating a

property, the National Park Service provides clarification and guidance in the National Register Bulletin 15 'How to Apply the National Register Criteria for Evaluation'.

21A.34.020.C.15

Standards For The Designation Of A Landmark Site, Local Historic District Or Thematic Designation: Each lot or parcel of property proposed as a landmark site, for inclusion in a local historic district, or for thematic designation shall be evaluated according to the following:

- A. *Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:*
 1. *Events that have made significant contribution to the important patterns of history, or*
 2. *Lives of persons significant in the history of the city, region, state, or nation, or*
 3. *The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or*
 4. *Information important in the understanding of the prehistory or history of Salt Lake City;*

Analysis: The subject property is a component of the Central City Historic District. A component of a district cannot contribute to the significance of the district if it does not share the historic associations of the district. The Central City Historic District was nominated for its significance in the areas of Architecture, Community Planning & Development, and Social History, which directly relate to evaluation criteria 1, 2 & 3 under the evaluation criteria for significance in subsection 15.

The Central City Historic District represents contributing architectural types and styles built over more than a century. The 1996 National Register Nomination Form identified the period of significance as from c. 1870s-1946. The 2013 Central City Reconnaissance Level Survey (RLS) surveyed buildings constructed through 1968 to consider a possible amendment to extend the period of significance to 1968. The RLS included the following contextual periods of significance:

- *(1847-1689) Initial Settlement*
- *(1870-1899) Transition*
- *(1900-1922) Mature Community*
- *(1923-1955) Depression & Decline*
- *(1956-1995) Erosion of Residential Character*
- *(1996-2013) Preservation vs. Progress*

The subject property was constructed c. 1906, placing it in the Mature Community context. This is the period in which the majority of resources in the Central Community Historic District were constructed, a total of 368. This period embodies the growth of Salt Lake City as a western city and the growth of the "suburbs" surrounding the city. Development in the neighborhood transitioned from single-family homes to multifamily dwellings.

The box type of the structure with Colonial Revival elements is visible and distinguishable. This includes the hipped roof of the third-floor dormer window, brackets and dentils in the overhanging eaves, the pedimented lintels above the windows, the 8/1 light windows on the second floor, the quoins on the second floor of the front elevation, and the second-floor bay on the west elevation. However, as described above, there have been numerous alterations to the exterior

of the building. Cumulatively, and particularly with the application of the stucco, the structure has lost its integrity and is considered non-contributing to the historic district.

As identified above it was constructed c. 1906 for Mary J. Brenner. There is not additional information on its owners, occupants or architect. There is no evidence that it is significant to lives of persons significant in the history of the city, region, state, or nation.

B. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the national register of historic places;

Analysis: The National Park Service defines integrity as “*the ability of a property to convey its significance.*” Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. In relation to the seven aspects of integrity as defined by the National Park Service, several observations can be made.

- **Location:** *Location is the place where the historic property was constructed.* The building was constructed in its current location; therefore, the location of the building remains intact.
- **Design:** *Design is the combination of elements that create the form, plan, space, structure, and style of a property.* The original architectural design of this building was a box type with elements of the Colonial Revival style. The structure has been significantly altered with the application of stucco in the late 1990s, following the designation of the local and National Register Central City historic districts. Additionally, there are other modifications including the installation of vinyl siding on the third floor, replacement windows on the secondary facades, the enclosure of the front porch with wrapped columns and glass, and replacement of the entry stairs. Many of these changes can be reversed. However, the application of the stucco is difficult to reverse. Ultimately, the structure does not retain its design integrity.
- **Setting:** *Setting is the physical environment of a historic property.* This building is situated at the southeast corner of 300 South and 600 East, facing 300 South. There are 10 structures fronting this block face and, with the exception of this structure and 302 South 700 East (Papa Murphy’s), the others are contributing to the district. The north side of the block face has 13 contributing structures. The only non-contributing or out-of-period structures are those at the intersection of 300 South and 700 East. The remaining three corners of the intersection of 300 South and 600 East are contributing. Additionally, the property is adjacent to 600 East and the structure contributes to the character of the “parking” median added early in the 20th century. The setting of the subject property retains a substantial degree of integrity.
- **Materials:** *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* As discussed previously, there is a layer of stucco covering the brick, which is an alteration that is difficult to reverse. Additionally, the porch columns have been wrapped and the porch enclosed with glass, the entry steps replaced, and many of the windows on the secondary facades replaced. The integrity of the structure’s materials are not intact.
- **Workmanship:** *Workmanship is the physical evidence of the crafts of a particular*

culture or people during any given period in history or prehistory. The original construction of the structure included many details that are still visible. This includes the brackets and dentils under the second story eaves and the second-floor bay window on the west elevation. However, with the removal and modification of character defining features, including significant alterations such as the application of the stucco, alteration of the porch, and replacement of windows, the structure no longer provides physical evidence of the workmanship associated with the type and style of construction.

- **Feeling:** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* This building does not retain enough of the architectural features that convey the property's historic character. The structure has been significantly altered through the modification of character defining features of the property as previously noted. The structure no longer provides a clear historic sense of a particular period of time.
- **Association:** *Association is the direct link between an important historic event or person and a historic property.* Planning staff finds no direct link between important historic events or persons in regards to the subject building.

C. The proposed local historic district or thematic designation is listed, or is eligible to be listed on the national register of historic places;

D. The proposed local historic district contains notable examples of elements of the city's history, development patterns or architecture not typically found in other local historic districts within Salt Lake City;

E. The designation is generally consistent with adopted planning policies; and

F. The designation would be in the overall public interest.

Analysis: Standards C through F are not applicable because they relate to designation of a district or site, and not to reevaluating the contributing status of individual parcels within the already designated Central City Local Historic District.

Findings: Subsection 21A.34.020C.15 of the Salt Lake City Zoning Ordinance outlines criteria that each property within a historic district must meet to be considered "contributing" to the historic district. The findings conclude that the subject property does not meet the criteria for both standards A and B to be considered a contributing to the local historic district. Based on the foregoing findings and analysis, the structure's character defining features are not intact and have been substantially altered; therefore, the structure is non-contributing to the Central City Local Historic District.

If you have any questions regarding this interpretation, please contact Sara Javoronok at (801) 535-7625 or by email at sara.javoronok@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the

decision to be in error. Applications for appeals are located on the Planning Division website at <https://www.sl.gov/planning/applications/> along with information about how to apply and processing fees.



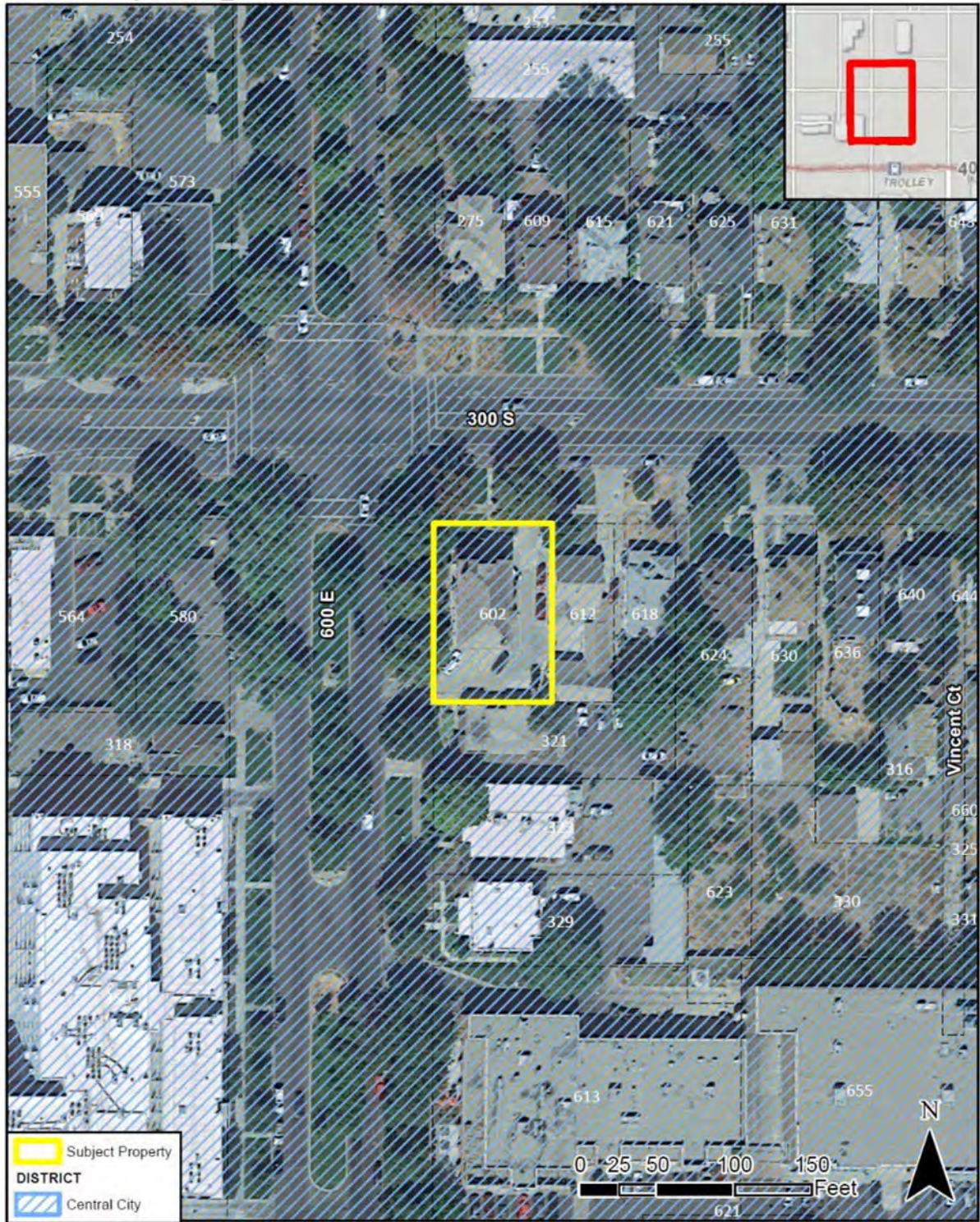
Sara Javoronok, AICP
Senior Planner

CC: Nick Norris, Planning Director
Michaela Oktay, Deputy Planning Director
Mayara Lima, Zoning Administrator
John Anderson, Planning Manager
Casey Stewart, Planning Manager
Posted to Web
File

Attachments:

Vicinity Map
Tax Photos
Current Photos
Historic Surveys (1980, 1994, and 2012-2013)
Extracts from Central City District Survey-Final Report (2013)
Building Permit Card
HLC Card Files
Clips from Sanborn Maps

VICINITY MAP



TAX PHOTOS



Subject property, 1936. Photo courtesy Salt Lake County Archives.



Subject property, 1978. Photo courtesy Salt Lake County Archives.

CURRENT PHOTOS



Front/North Elevation



Side/West Elevation



Front/North and Side/East Elevations



Side and Rear/South Elevations

HISTORIC SURVEYS

Surveyor APA

Plat No. B

Date 7-18-80

Block No. 39

Lot No. 5

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1
Street Address: 602 East 300 South Census Tract 19

Name of Structure: _____ Ownership: Public
Private

Age/Condition/Use

2
Construction Date or Period: ca. 1906

Original Use: multi family

Present Use:

- | | | |
|--|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input checked="" type="checkbox"/> Multi Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated | |

Integrity:

- | |
|---|
| <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations |

Status

3
Preliminary Evaluation:

- | |
|--|
| <input type="checkbox"/> Significant |
| <input checked="" type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion |

Eligibility Status:

- | | |
|--|--|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> Historic District |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> City Register | <input type="checkbox"/> Conservation District |

Documentation

4
Research Sources/References (if used):

Samborn Maps
Title Abstracts

Photography:

Date of Photographs: 1980
Views: Front Side Rear Other



①

5

Architect/Builder (if known): _____ Building Type/Style: Box

Building Materials: masonry Number of Stories: 2 1/2

Description of Physical Appearance & Significant Architectural Features:
 (Include additions, alterations, ancillary structures, and landscaping if applicable)
 HIPPED ROOF WITH CENTRAL HIPPED DORMER WITH FLARED
 CHECKS; PAIRED MODILLIONS UNDER WIDE EAVES; SECOND
 STORY LINTELS ARE THICK AND DECORATIVE; SECOND
 FLOOR CENTRAL DOOR OPENS ON TO A "RANCH" RAILED PORCH;
 FULL-WIDTH FIRST STORY PORCH IS SUPPORTED BY LARGE
 SQUARE BRICK POSTS (ADDITONAL?); SEMI-ELLIPTICAL ARCHED
 PORCHWAY INCLUDES TRANSOM AND SIDE LIGHTS; LEADED-
 GLASS WINDOWS AND TRANSOMS; BRICK EXTERIOR; STONE
 FOUNDATION; BRACKETED BAY WINDOW ON SIDE;

ALTERATIONS: CONCRETE PORCH; SECOND STORY PORCH RAILING;

6

- Statement of Historical Significance:**
- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio- |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |

ca. 1906 - Mary J. Brenner



602 EAST 300 SOUTH



556 E. 300 S. OP

564 E. 300 S. EC

569 E. 300 S. ES

573 E. 300 S. EC



580 E. 300 S. NC

580 E. 300 S. NC

601 E. 300 S. EC

602 E. 300 S. NC



609 E. 300 S. EC

612 E. 300 S. EC

614 E. 300 S. NC

615 E. 300 S. EC

**EXCERPT FROM CENTRAL CITY HISTORIC DISTRICT
SURVEY – FINAL REPORT 2013**

self-sufficiency of Mormon settlers in Utah and extolling the religious virtues of domestic industry. The society held annual expositions in conjunction with the general conference of church members. The exposition was held in numerous locations over the years until finding what appeared to be a permanent home with the construction of the elaborate Exposition Building and grounds at the 10th Ward Square in 1888. The annual gatherings were held at the Exposition building until ca. 1902, at which time they moved to their current location at the Utah State Fair Grounds.



Utah Exposition Building, ca. 1888. Photo courtesy of Utah State Historical Society.

Mature Community (1900 to 1922)

By the turn of the 1900s, Salt Lake City had matured into a typical western city connected to the rest of the nation by rail, offering numerous amenities, and no longer dependent on an agrarian lifestyle. Greater religious and ethnic diversity, and greater diversity of employment opportunities, followed the evolving economy of the city. The religious diversity is reflected, in part, by the appearance of the Swedish Mission Church and the Seventh Day Adventist Church buildings in the Central City survey area by 1911.

The mining industry still provided substantial employment and wealth (to a few individuals) to the area's residents. As the population of the area continued to diversify and grow, and the streetcar system continued to expand and improve its efficiency, the popularity of the "suburbs" surrounding the downtown business center of the city rose, as did the attractiveness of suburbs further away. By 1911, few vacant lots remained in the Central City survey area. Those that were available were primarily located in the southern half of the survey area and appear to have been associated with platted subdivisions that had yet to be developed. These trends brought interesting, almost contrasting, changes to the neighborhood of the Central City survey area.

On the one hand, single-family housing construction boomed as more residents flooded the neighborhood. Larger lots were subdivided and platted subdivisions were built out. Residential courts consisting of multiple attached single-family dwellings also became popular in the area, as did residential courts of small, detached Bungalows. On the other hand, a slow exodus of single-family homeowners also began during this period. This is evidenced, in part, by the increase in the number of single-family dwellings being used as rental properties (Giraud 2001).

Construction of multi-family housing, particularly in the form of multi-story apartment buildings, also increased during this period. These apartments, along with the residential courts, served to increase the population density of the neighborhood.

While the neighborhood of the Central City survey area was never a historically dense commercial area (as opposed to its current status), there was a minor increase in commercial services during the first decade of this period. In many cases, these commercial ventures were small grocery stores, drug stores, butcher shops, and bakeries that served the local residents. Other commercial enterprises served a broader population and included a carpet cleaner, the Paris Hand Laundry, and a cigar box factory. Also by 1911, the once abandoned Industrial Christian Home had reopened as the Hotel Fifth East.

Two major efforts prior to 1910 served to create an identity for the Central City neighborhood. One was the rise of the City Beautiful movement in 1906, and the other was the construction of the Utah Light & Railway Company (UL&R) car barns and shops in 1908 at what is now Trolley Square.

The City Beautiful movement was a national movement intended to improve the aesthetic appeal of cities and, by extension, the living conditions of urban residents. In Salt Lake City, the movement, which extended into the 1920s, was heavily promoted by Mayor Ezra Thompson and the Improvement League. Local beautification efforts included such projects as paving streets, installing curb and gutter and street lighting, creating parks, and planting trees, flowers, and other ornamental landscaping in public spaces. In the Central City neighborhood, the movement manifested itself in raised and landscaped medians that extended along many of the neighborhood's major streets, including 600 East. The 600 East median extended from the Governor's mansion on South Temple to the northern entrance of Liberty Park at 900 South. The median, which is still present today and remains as one of the few medians still fully intact along its original length, serves as a unifying element tying the northern and southern portions of the Central City survey area together.

The development of Trolley Square as the center of operations for the UL&R established the Central City neighborhood as a transit-oriented neighborhood. The square, which had previously held the Utah Exposition Building, was purchased by E.H. Harriman, the wildly successful leader of the Union Pacific Railroad Company and all-around railroad magnate. Harriman, who for years had been engaged in buying up small, local rail companies to add their capacity and geography to his massive Union Pacific system, had purchased controlling interest in the UL&R. In 1908, he invested more than \$3 million to construct a series of Mission style trolley barns, maintenance buildings, and support structures at what would then become Trolley Square. The complex also included the iconic water tower that stands on the property today.

Depression and Decline (1923 to 1955)

As much as the streetcar system had spurred the growth and influenced the development of the Central City neighborhood during its early history, the rise of the automobile may have changed it even more. As they always have, automobiles brought a form of geographic freedom that had not really existed, particularly in the interior West, prior to their "arrival". While railroads and transit lines offered increased mobility to those without horses and wagons, they followed prescribed routes and required transfers or walking by passengers to get to many locations. By contrast, automobiles could take travelers wherever they wanted to go. As automobiles became more affordable over time,

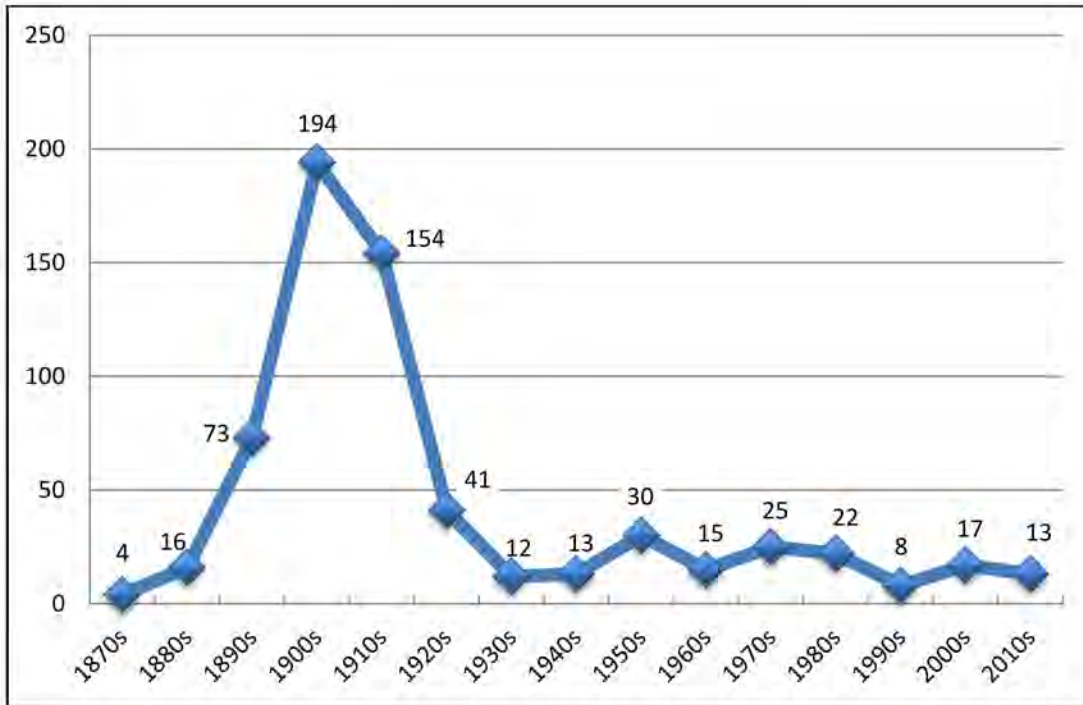


Figure 6. Construction trends by decade showing numbers of properties currently represented in the district.

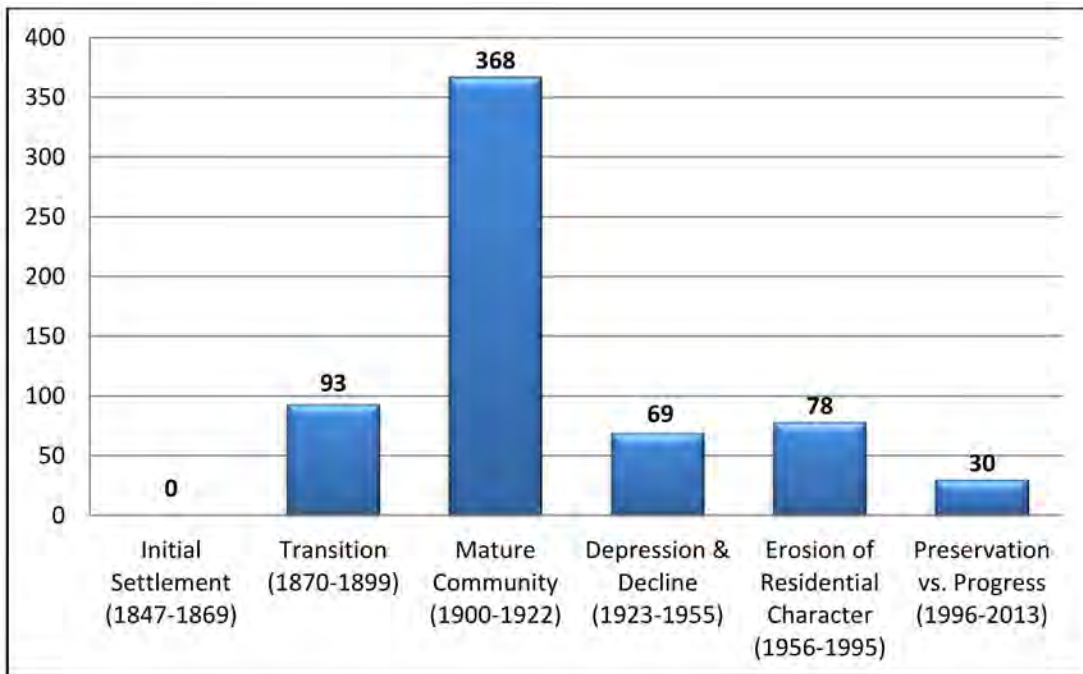


Figure 7. Number of current properties by thematic period.

appropriate repair, rehabilitation, and restoration projects. This general lack of information is likely due in large part to owner and resident turn over since the time the district was initially established. New outreach to property owners and residents of the area may provide increased opportunities to preserve both individual historical properties and the overall historical character of the area.

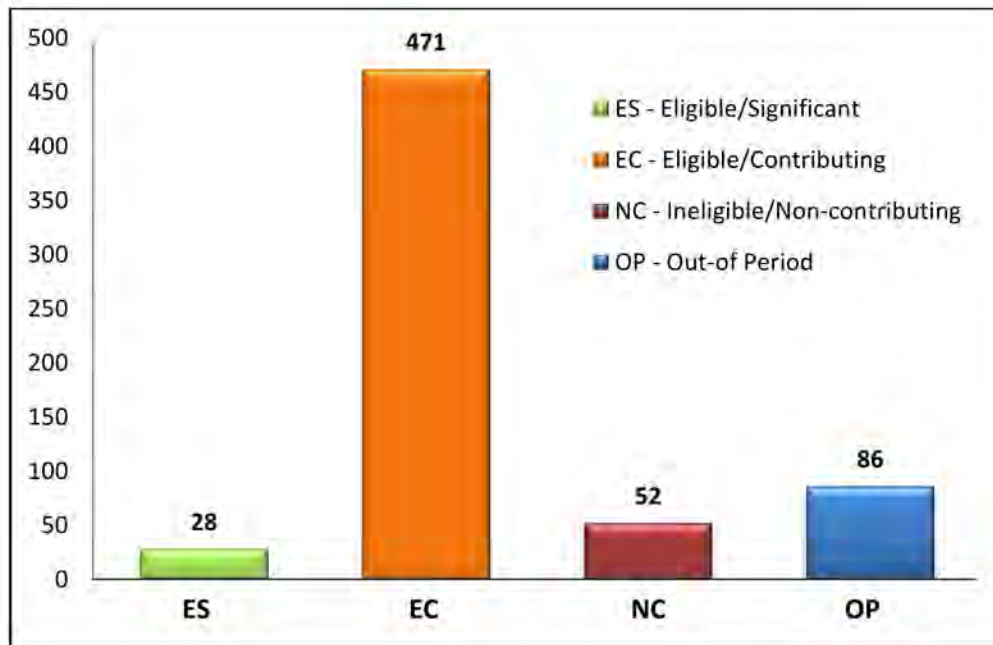


Figure 10. 2013 eligibility ratings of buildings in the Central City local historic district.

Table 5. Buildings for which a change in contributing status is warranted

Address	Previous Status Recommendation ¹	Current Status Recommendation ¹
544 East 100 South	ES	EC
546 East 100 South	NC	EC
602 East 300 South	EC	NC
721 South 500 East	EC	NC
833 South 500 East	NC	EC
40 South 600 East	ES	EC
72 South 600 East	NC	EC

¹ ES = Eligible/Significant; EC = Eligible/Contributing; NC = Ineligible/Non-contributing

BUILDING PERMIT CARDS

ADDRESS

602 E. 3rd South

DATE

7/29

1919

OWNER

O. R. Hardy - Southwick - Lynn Foster

BUILDING PERMIT NO.

2705-17/18 - 14282 COMPLETE

ELECTRICAL PERMIT NO.

1045-2/14/25-6/12-10-8-21-1789

PLUMBING

" " 1021-7/18/28-569-8-11-31-14426-9-4-35

POWER AND HEAT PERMIT NO.

SIGN AND AWNING

" " " "

SEWER CONNECTION

Plumbing " " 2612-3-25-48-14336-7-9-49

BUILDING REG. PAGE NO.

2662-1-27-48 Remodel Res. - add 2 units

Electric 14423-9-4-35-4377-6-8-49

Bldg - 7280-2-16-95 Exp Bldg

Building 21666-5-12-83 Parking Lot 3000th

Address 1002 East 300 South

Date

19

Owner

Sumner Hunt Foster

^{mech} Building Permit No. 2/4/26 - 9/10/29 - 2750 BTU Boiler

^{mech} Building Permit No. 1/5/24 - 10/12/29 - 4090 BTU Boiler

Building Permit No. 53445-19/4/20 - Replace drwy, CO, 300^{lb}, \$350

Building Permit No.

Building Permit No.

Building Permit No.

Building Permit No.

Building Permit No.

Building Permit No.

Building Permit No.

Building Permit No.

HLC CARD FILES

SCREENED CASE NO 2863

ADDRESS: 602 East 300 South

OWNER: Foster and Foster Attorneys (Repr. by a. Todd
Anderson Construction)

REQUEST: Repair existing wood fascia and soffits. Replace
with new wood to match existing, as necessary.

DATE: 6/22/2000 NK

SCREENED CASE NO. 2249

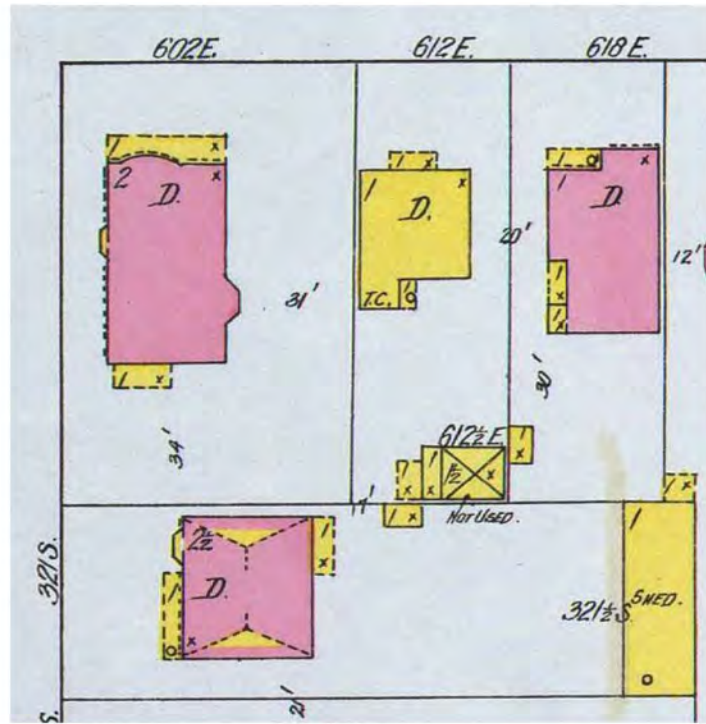
ADDRESS: 602 East 300 South

OWNER: Grant and Lynn Foster

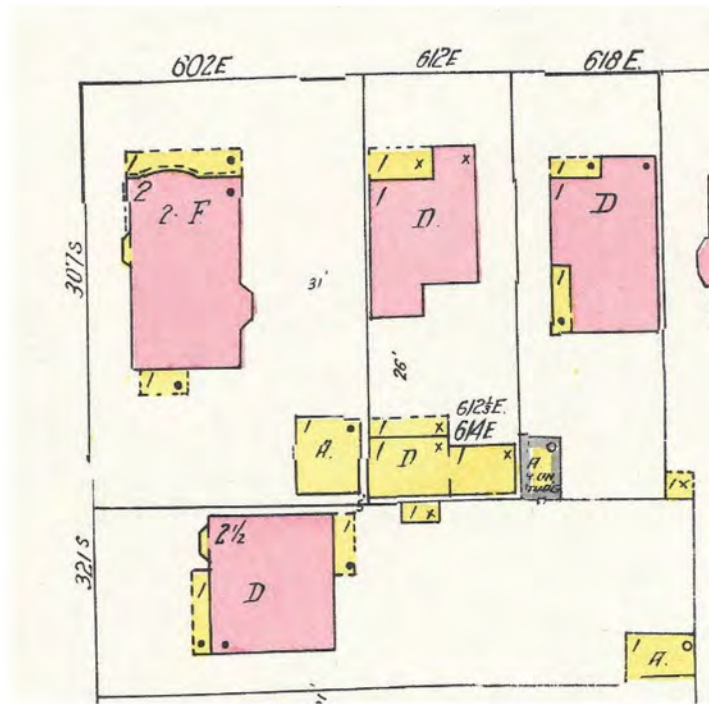
REQUEST: Continue with a base coat, only, of stucco on the south and east walls of this building. This legalizes the base coat that is already on the north and west walls. Owners will take off the styrofoam quoins. This is the solution agreed upon by the ASC in October, 1997.

DATE: 5/20/98 EG

CLIPS FROM SANBORN MAPS



Sanborn Map, 1911.



Sanborn Map, 1950.