Issues Only Memorandum

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist, Associate Planner
801-535-7930 or Kelsey.lindquist@slcgov.com

Date: June 2, 2016

Re: **PLNHLC2015-00237 and PLNHLC2015-00237**
Liberty Square Apartments
461 S. 600 E., 637 E, 500 S, and 625 E. 500 S.

Request
This is a request from Douglas Thimm, architect, representing Cowboy Partners, for a Work Session with the Historic Landmark Commission to review a redesigned proposal for new construction of a four story apartment structure and major alterations to the former Ensign Floral Building. Additionally, the applicant is requesting to demolish the noncontributing buildings located at 459 South 600 East, 637 East 500 South, 625 East 500 South. The site is zoned TSA-UN-C, within the H Historic Preservation Overlay in the Central City Local Historic District.

Purpose
The purpose of the work session is to listen to the presentation, comment, identify issues, raise questions, indicate additional information required for submittal and provide direction to the applicant, so they can proceed with revisions and a formal review and decision by the Historic Landmark Commission. No applications will be approved or denied at this meeting.

These applications were previously presented at the Historic Landmark Commission on October 1, 2015. The applicant has been working to modify the proposal to address previous concerns of the Commission, and is seeking feedback and guidance to help refine the final proposal. Planning Staff received an updated proposal with revised plans from the applicant on April 29, 2016. After reviewing the proposal, it was decided that the project had been revised and changed to such a degree that it was essentially a new proposal and an Issues Only Hearing would be beneficial for the applicant.

Work Session

The Commission should review the information in the Memo, hear the presentation by the applicant and be prepared to identify issues that relate to the standards of the ordinance for the H Historic Preservation Overlay and the New Construction Design Guidelines. Additionally, the applicant should be clear that participating in a work session with the Historic Landmark Commission does not guarantee an approval when the project comes before a public hearing. The issues raised will need to be addressed to sufficiently meet the standards for approval. Staff has also identified several items that are missing for a full

application; the applicant should submit better dimensioned elevations, roof plan and floor plans. Additionally, Staff requires clarification on the proposed materials, dimensions of the projections and windows.

In regards to the Major Alterations to the Ensign Floral Building, the Commission is being asked to:

a) **Confirm whether the previous issues regarding the planter boxes were resolved.**
b) **Identify and address any additional concerns.**

In regards to the new construction of the four-story apartment building, the Commission is being asked to:

a) **Give direction to the applicant in regards to the new proposal.**
b) **Confirm whether information currently submitted would be sufficient for the Commission to reach conclusions, and identify additional information required for further analysis.**
c) **Confirm whether the proposal generally follows the guidelines and meets or conflicts with the adopted standards.**
d) **Provide feedback regarding the height, massing, materials and detailing.**
e) **Provide additional concerns not raised by this memo.**

Background Information

On October 1, 2015 the Historic Landmark Commission held a public hearing to consider a proposal to demolish 7 noncontributing structures, modifications to a contributing structure (Ensign Floral) and the new construction of a four-story apartment structure. The Commission discussed the proposal at length, and ultimately decided to table the decision and allow the applicant to modify the proposal.

The Commission's main concerns during the October 1, 2015 meeting, regarding the Ensign Floral Building, centered on:

1. Retaining the historic planter boxes.
2. The adaptive re-use of the Ensign Floral Building.

These concerns appear to have mostly been addressed with the new proposal according to staff's observations. Any additional concerns should be addressed tonight and expressed to the applicant.

The Commission's main concerns during the October 1, 2015 meeting, regarding the new construction, centered on:

1. The massing of the new four-story apartment structure. The Commission expressed concerns regarding the monolithic design of the structure and suggested that the primary facades be modulated.
2. Treatment of the major facades: the major facades were uniform and consisted of little to zero breaks in material and undulation, which caused an overall lack of detail.
3. Materials and detailing, including joinery; the materials proposed were not consistent with the design guidelines. The proposed joints were considered to be inappropriate. Additionally, there needed to be more detail regarding the materials.
4. The Commission had concerns regarding the materials proposed for the parking structure, and suggested that the material lines extend to include the parking structure.
5. "Loss of porosity" between the street activation and pedestrians. There were concerns raised regarding the interaction of pedestrians and the structure.
6. Adaptive reuse of Ensign Floral for residential units. While the Commission commented on the proposed use for the former Ensign Floral, it is not within the purview of the Commission to dictate use.

Members of the Commission elected to table the project for further discussion, at a future meeting, and to allow time for the applicant to modify the petition in a way that addressed the commission's concerns.

Previous Proposal Presented on October 1, 2015.

THE SITE AND ADJACENT BUILDINGS

The site is located towards the eastern boundary of the Central City Local Historic District. The parcel, as well as the abutting and adjacent properties are zoned TSA-UN-C. The intent of the Core Area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. These types of districts require a TSA Development Score Review Application. The proposal has met the requirements to bypass additional public hearings for the approval of the development, outside of Historic Landmark Commission approval. The TSA-UN-C Zone allows the setback to be equal to the average front yard setback for properties located along the same block face on 500 South. Additionally, the TSA-UN-C Zone permits new construction to be developed to the maximum height of 75 feet. The new structure is currently being proposed at 69 feet, under the maximum height allowed. The following structures are the adjacent and abutting properties. The location of the proposals include 459 S. 600 E., 637 E. 500 S., and 625 E. 500 S. The abutting and adjacent structures consist of the following:

479 South 600 East, Currently Smith's Gas Station, constructed in 2011.

675 E. 500 South is currently a parking structure and an office structure constructed in 1979.

510 S. 600 E. Office for Construction Company, construct in 1976.

464 S. 600 E. Currently a strip mall constructed in 2007.

602 E. 500 S. Trolley Square addition and parking structure.

PROJECT DESCRIPTION

The Liberty Square Apartment proposal is located within the Central City Local Historic District at 461 S. 600 E. The site consists of several parcels, as well as one contributing structure and seven noncontributing structures. The seven structures that are considered noncontributing to the Central City Local Historic District will be demolished. The contributing structure, the former Ensign Floral building, will be restored and adaptively reused for five dwelling units.

The proposal for new construction consists of a four-story apartment structure, connected parking garage, leasing office and tenant amenity spaces. The four-story structure surrounds an interior courtyard and is situated to the property line on all four sides. The west, south and east facades contain multi-family units, while the north façade consists of the parking structure. According to the applicant, after the previous Commission meeting, the building was redesigned to compliment the surrounding neighbors and to create a unique structure that both reflects and compliments the district. The new design relies on mid century modern flare as a reference point for the proposed modulation, massing, color palate and materials.

LOCATION PLAN

ORDINANCE DESIGN STANDARDS & DESIGN GUIDELINES FOR NEW CONSTRUCTION
New construction Design Standards are defined by chapter 21A.34.020.H, which addresses three aspects of contextual design – Scale & Form, Composition of Principal Facades and the Relationship to Street. The Design Guidelines for Historic Apartment and Multifamily Buildings, Chapter 12 on New Construction, illustrate more detailed advice and guidance on new construction design related to meet the standards.

KEY ISSUES:
From the analysis of the proposed development, public comments, department review comments, and the minutes from the October 1, 2015 Historic Landmark Commission, the following key issues are identified.

Issue 1: Character of the Surrounding Development

The subject property, and the surrounding properties, are zoned TSA. This particular zoning district promotes retail, high density housing and a variety of additional uses. The site is surrounded within a context of a variety of uses, ranging from large retail outlets, a gas station, a parking structure and an office structure. The proposal only includes multi-family housing at this point, and no retail component.

The periods of construction and styles also vary greatly, leaving little reference and context for this development. Even though a great portion of the historic fabric of the surrounding area has been lost, this site and the design of the proposed structure will help to become the context for future redevelopment and construction for the surrounding properties. The proposal to incorporate a reference to mid-century

architecture with a contemporary flare and palette will help establish the age and the setting of the proposed structure.

Issue 2: Façade Articulation

The new rectilinear design of the Liberty Square Apartments consists of tall vertical shafts that create some scale and dimension on the primary facades. Additionally, the material palate shifts providing some variety in modulation. However, it is difficult to interpret the rendering, as well as the elevations due to the lack of floor plans. From the information received, the primary façade appears to be quite flattened in regards to balconies, entry ways, windows and overhangs, excluding the primary canopy on the south western corner of the subject property.

The vertical elements that extend from the ground floor above the principal roofline do help to add dimensional quality to the street facing facades, as well as division between the horizontal and rectilinear material patterns. The primary facades need to be further articulated and less flattened with extending the size of the proposed balconies, recessing the proposed windows, and considering a potentially stronger material palette.

Issue 3: Parking Structure Scale and Massing

The east elevation details the proposed multi-family dwelling units and the parking structure. The transition from the apartment structure to the parking structure is quite abrupt. One vertical element, potentially a stairwell, separates the two structures. The materials and design shift from a consistent rectilinear design with strong horizontality to a stark cement structure. The two structures need to be better integrated with a continuation of the material palette and façade articulation to disintegrate the harsh difference. Additionally, the parking structure is built to the property line along Green Street. The structure would be less intrusive, if it was pushed slightly to the west to incorporate additional landscaping.

In regards to the north elevation of the parking structure, this portion will be primarily visible from 400 south, which is a major thoroughfare with vehicular, transit and pedestrian traffic. While it is preferable to have the primary parking structure façade towards the rear of the development, it will overshadow the current retail outlet that exists on the abutting property. While the height is permitted, the structure could be successfully integrated with an alternative material palette or finishing. Adding texture to the concrete, additional openings or windows would help soften the appearance of the parking structure's massing.

Issue 4: Mid-Block Access

There have been several concerns raised regarding the mid-block access on Lang Place. The proposal does not include a mid-block access running east west. The Central Community Master Plan promotes mid-block access ways, stating: "New, smaller streets will be encouraged to provide greater access to the center of the 10-acre blocks north of 900 south. These new routes will provide greater pedestrian and vehicle access into the higher density populations within the block interiors." This proposal does not support the Central Community Master Plan policy regarding *Future Access and Mobility Changes*. Additionally, Lang Place is currently a privately owned right-of-way and restricting development or requiring an applicant to maintain or install a mid-block access is outside of the purview of the planning staff and department. This cannot be made a condition of approval.

Issue 5: Pedestrian Access

Due to the location of the subject property, there is a great deal of pedestrian traffic to and from Trolley Square to the south and Trader Joes to the North. The proposed sidewalk on Green Street abruptly ends at the entrance to the parking garage. This sidewalk should continue with an elevated area that directly separates vehicular and pedestrian traffic. The tenants, as well as the public will need continued access that runs north and south. The sidewalk located east of the former Ensign Floral building will not be

accessible to the public, thus it is imperative that the sidewalk located along Green Street be accessible and safe to use.

Issue 6: Palette of Materials

The proposed material palette consists of stack bond masonry in two colors, metal panels, cement board siding, concrete, metal panels and vertical stiles for the balconies, metal canopies, an aluminum storefront for the lower level, and vinyl windows. The palette is more complex than the initial submittal and proposes additional variety through color and texture. However, the proposed redesign of the four-story apartment structure consists of a variety of materials shifting arbitrarily along the façades. While the vertical elements assist in providing modulation, it is difficult to decipher the dimensional quality, and the success of the material choice. The surrounding structures are not materialistically diverse. However, the structures that the developer is using as inspiration for the design consist of a variety of traditional materials, see attachment G. The materials should be performing coherent composition of the street facades, which then relate to the overall design. They aren't inherently unsuccessful, but the placement and articulation will need to be further justified. The reasoning for the choice materials is not apparent in the proposal.

Issue 7: Windows

The proposed windows are vinyl, except for the main floor which will consist of aluminum. No detail on the proposed style or operation has been submitted. The material choice is appropriate; however the operability and profile are of concern. The windows do not appear to be operable within the structure, but it is difficult to tell given the current set of renderings and elevations. Additionally, it is difficult to understand the proposed articulation of the fenestration, since there are no floor plans provided. Currently, the applicant is proposing to recess the windows approximately 2 inches from the façade.

Issue 8: Projections

The proposed balconies are currently 4 feet deep. The lack of usable space does not promote an active streetscape. The area that surrounds the proposed development is active with pedestrian foot traffic, vehicular traffic and Trax transportation. The proposed dimensions for the balconies will not create an active streetscape due to the tenant's inability to utilize such a small area. Balconies that are not designed for usable space eventually become additional storage areas. The design for the subject parcel should integrate a focus on activating the exterior spaces.

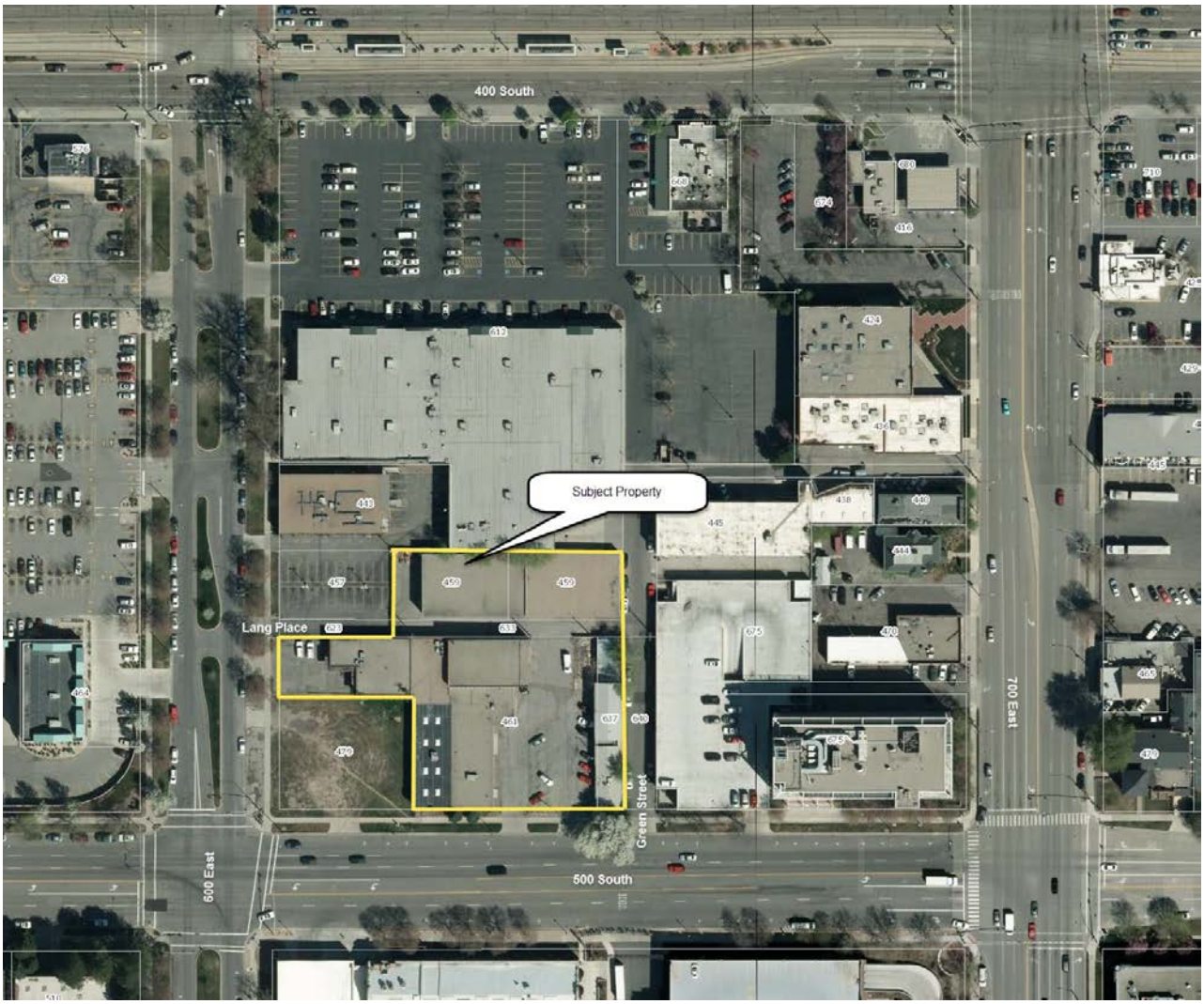
Issue 9: Landscape Buffer

The parcel located to the west of the proposed development is currently utilized as a gas station. The buffer of landscaping that runs parallel to the sidewalk on the west property line should be widened to increase the barrier between the gas station and the apartment tenants. The additional shield will promote privacy and security for the new development.

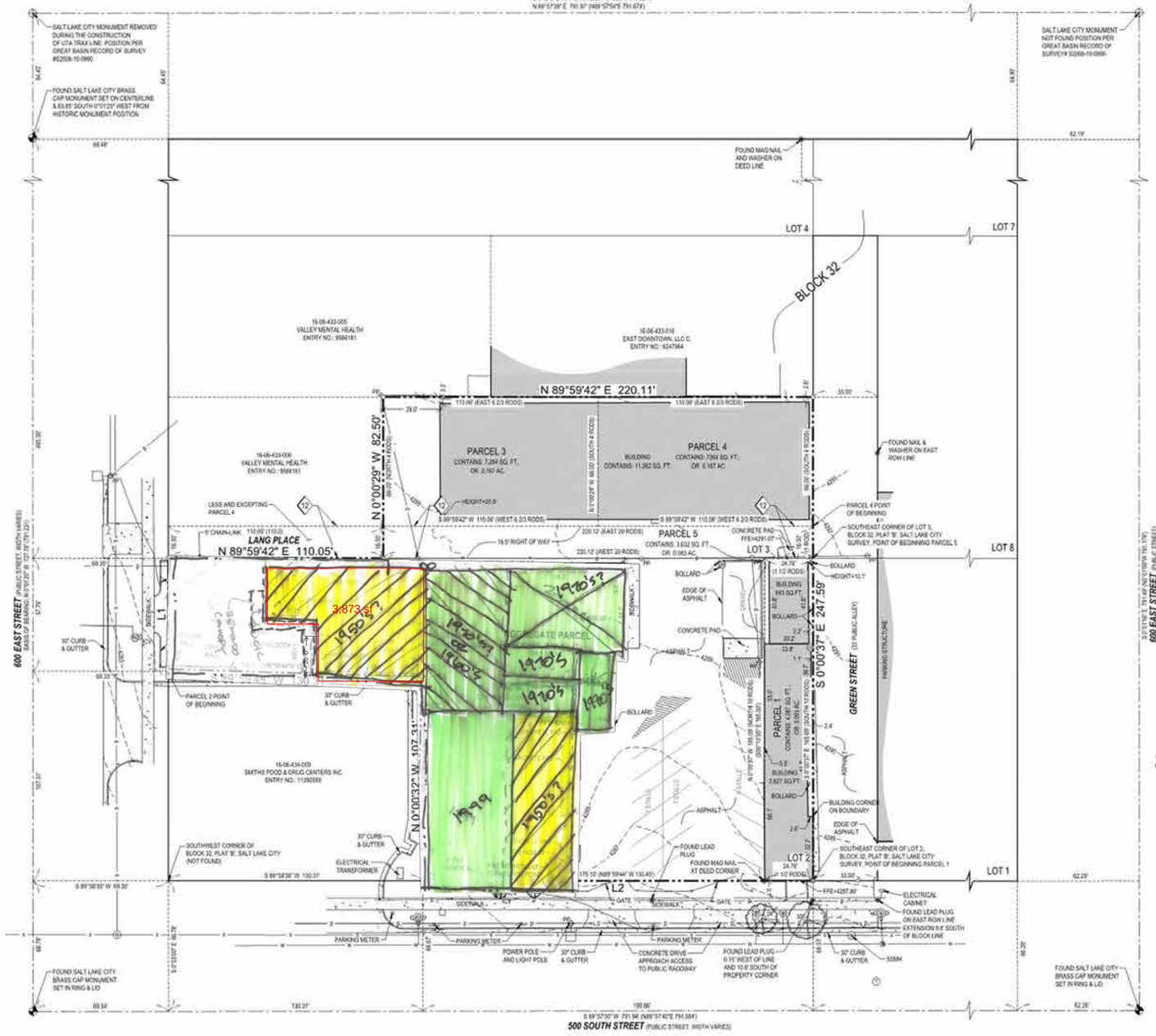
ATTACHMENTS:

- **A.** Vicinity Map
- B. Liberty Square Proposed Site Plan
- C. Liberty Square Project Description
- D. Liberty Square Setback Proposal
- E. Liberty Square Rendering
- F. Liberty Square Elevations
- G. Liberty Square Street Elevations
- H. Local Context for Design
- I. Details and Materials
- J. Ensign Floral Alterations
- K. Zoning Ordinance Standards
- L. Design Standards for TSA-UN-C
- M. Historic Preservation Standards
- N. Standards and Design Guidelines for New Construction
- O. TSA Score Review Application
- P. Department Review Comment
- Q. October 1, 2015 HLC Minutes (excerpt)

ATTACHMENT A: VICINITY MAP


400 South
Subject Property
Lang Place
700 East
Green Street
600 East
500 South

ATTACHMENT B: LIBERTY SQUARE PROPOSED SITE PLAN



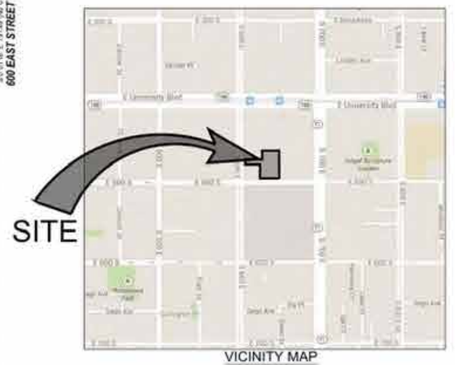
NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CLEAN OUT
- IRRIGATION CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN



VICINITY MAP

SCALE: N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(c), 8, 11(b), 13, 16, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 1 1/3 RODS; THENCE NORTH 10 RODS; THENCE EAST 1 1/3 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-026)

PARCEL 2:
ALSO, BEGINNING 157.25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 57.79 FEET; THENCE SOUTH 89 DEG 59'42" EAST 385.66 FEET; THENCE SOUTH 03 DEG 13'05" EAST 165.69 FEET; THENCE NORTH 89 DEG 59'42" WEST 175.05 FEET; THENCE NORTH 22 DEG 20'06" WEST 157.25 FEET; THENCE NORTH 89 DEG 59'42" WEST 110.45 FEET TO THE POINT OF BEGINNING. (16-06-434-016)

PARCEL 3:
ALSO, BEGINNING AT A POINT 6 2/3 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS; THENCE WEST 6 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-434-026).

PARCEL 4:
ALSO, BEGINNING 1 ROD NORTH OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-026).

PARCEL 5:
ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE WEST 110 FEET. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (TAX PARCEL NO. TO BE DETERMINED)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

THE BENCHMARK FOR THIS PROJECT IS 4279.35 FEET (NAVD88), ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 600 EAST STREETS PER THE SALT LAKE COUNTY SURVEYOR'S DATUM

LOT & BLOCK LINES WERE ESTABLISHED BASED UPON THE SALT LAKE CITY ATLAS PLAT 4 OF BLOCKS 25, 26, 17, 30, 31, 32, 39, 40, & 41 OFFICIAL SURVEY OF PLAT 'B' SALT LAKE CITY SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 17015-12 PREPARED BY AFFILIATED FIRST TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: MAY 12, 2014, AT 8:00 AM

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT.

(12) AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792398, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL, AS SHOWN HEREON.

GENERAL NOTES

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL, OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

(1) AT THE TIME OF THIS SURVEY THE COUNTY HAS NOT YET ASSIGNED A TAX ID NUMBER TO THE 16.5 FOOT STRIP NOTED AS PARCEL 3 OF THE COMMITMENT, PURSUANT TO FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792398, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. (EXCEPTION 12)

TABLE "A" ITEMS

1. PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 2
2. THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 421-433 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
3. THE SUBJECT PARCEL IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED. FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE 'X', WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (49035C0155G)
4. THE GROSS LAND AREA IS: 58,686 SQ. FT., OR 1.347 ACRES
5. CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD88 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL.
7(b). AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASE UPON THE ABOVE MEASUREMENT.
9. THERE ARE 22 REGULAR PARKING STALLS AND 0 HANDICAP PARKING STALLS, TOTALING 22 STALLS
11(b). UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
16. BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
18. BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AT&T	GARY GOLDSTEIN	801-401-3041	WAITING
COMCAST	GARY GOLDSTEIN	801-401-3041	WAITING
INTEGRA	SHAUNA JONES	801-709-6157	WAITING
MCI	DEAN BOYERS	972-729-6322	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-5970	WAITING
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	WAITING
QWEST WORLDWIDE	KIM JORDAN	303-992-1400	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacificorp.com	WAITING
SLC ENGINEERING	GARY ALBERT	801-535-7972	WAITING
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	WAITING
UDOT REGION II	STEVE MIDDLETON	801-887-3493	MAPS UNAVAILABLE
XO COMMUNICATIONS	STAKING CENTER	801-366-1063	WAITING

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION
1	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO:	14314
CAD FILE:	14314 ALTA
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	JDS
CHECKED BY:	MDH
DATE:	6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

CHRONOLOGICAL BUILDING TIMELINE

LIBERTY SQUARE • APRIL 2016
LANDMARK COMMISSION SUBMISSION

ARCH | NEXUS

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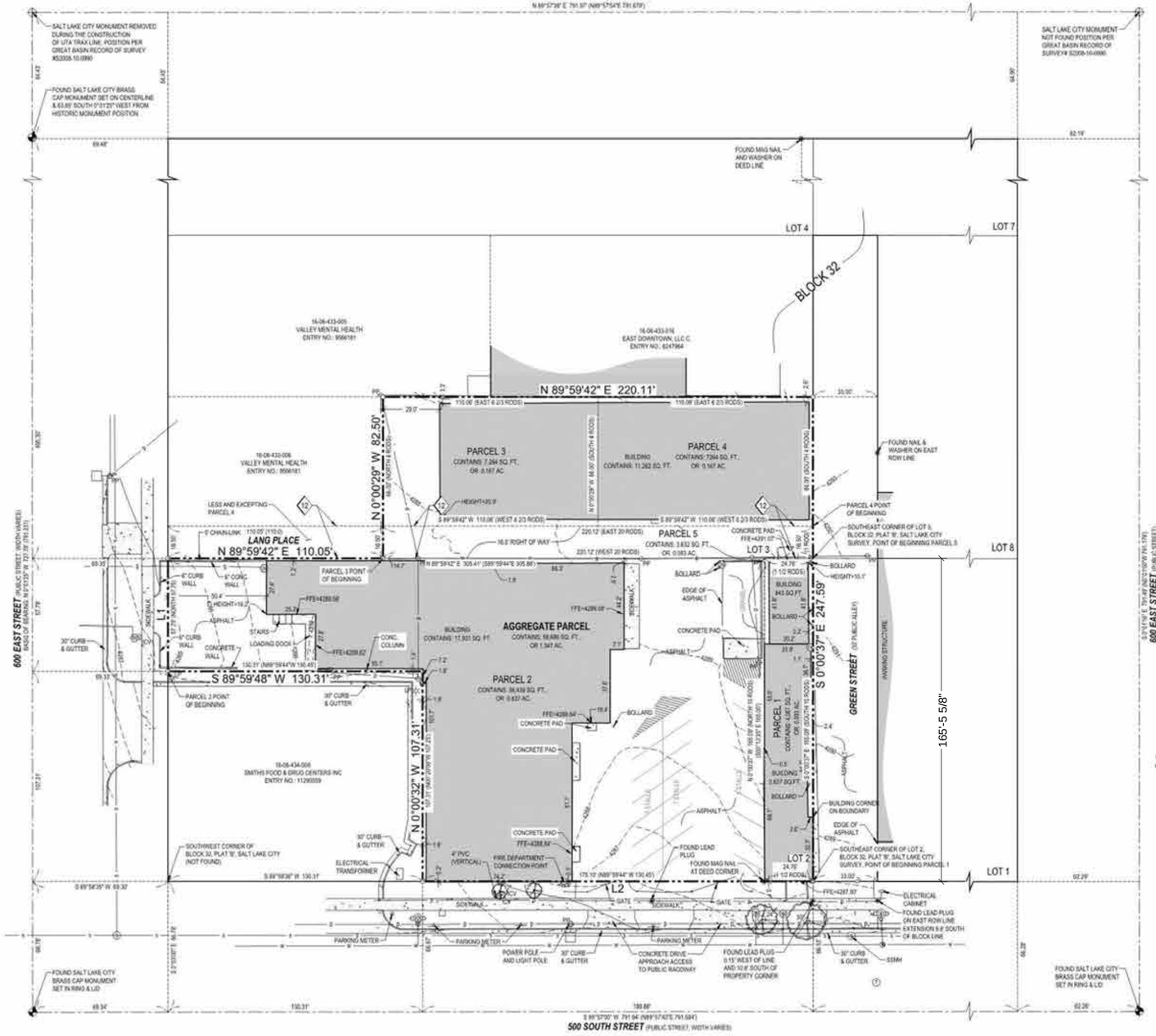
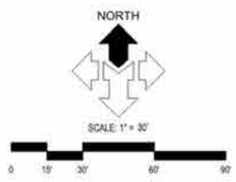
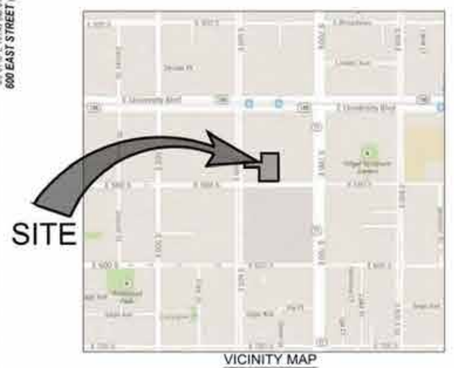




LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CLEAN OUT
- IRRIGATION CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN



VICINITY MAP
SCALE: N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, Tble 7(a), 8, 11(b), 13, 16, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 1 1/3 RODS; THENCE NORTH 10 RODS; THENCE EAST 1 1/3 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-006)

PARCEL 2
ALSO, BEGINNING 107.25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 127.75 FEET; THENCE SOUTH 89 DEG 59'44" EAST 305.66 FEET; THENCE SOUTH 00 DEG 13'16" EAST 190.65 FEET; THENCE NORTH 89 DEG 59'44" WEST 170.05 FEET; THENCE NORTH 00 DEG 00'29" WEST 157.22 FEET; THENCE NORTH 89 DEG 59'44" WEST 130.45 FEET TO THE POINT OF BEGINNING. (16-06-434-005)

PARCEL 3
ALSO, BEGINNING AT A POINT 6 2/3 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 3 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS; THENCE WEST 6 2/3 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 1 ROD; THENCE EAST 6 2/3 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-007)

PARCEL 4
ALSO, BEGINNING 1 ROD NORTH OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-008)

PARCEL 5
ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT "B" SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (AND EXCEPTING THEREFROM THE WEST 110 FEET TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (TAX PARCEL NO. TO BE DETERMINED)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

THE BENCHMARK FOR THIS PROJECT IS 4276.35 FEET (NAVD88) ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 400 EAST STREETS PER THE SALT LAKE COUNTY SURVEYOR'S DATUM

LOT & BLOCK LINES WERE ESTABLISHED BASED UPON THE SALT LAKE CITY ATLAS PLAT 4 OF BLOCKS 25, 26, 17...30, 31, 32, 39, 40, & 41 OFFICIAL SURVEY OF PLAT 'B' SALT LAKE CITY SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 17915-12 PREPARED BY AFFILIATED FIRST TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: MAY 12, 2014, AT 8:00 AM.

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT.

(12) AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11782386, IN BOOK 10336, AT PAGE 4035, SALT LAKE COUNTY RECORDS. AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL, AS SHOWN HEREON.

GENERAL NOTES

1. MINER, ENGINEERING OR MINER& ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B 2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

(1) AT THE TIME OF THIS SURVEY THE COUNTY HAS NOT YET ASSIGNED A TAX ID. NUMBER TO THE 16.5 FOOT STRIP NOTED AS PARCEL 5 OF THE COMMITMENT, PURSUANT TO FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11782386, IN BOOK 10336, AT PAGE 4035, SALT LAKE COUNTY RECORDS. (EXCEPTION 12)

TABLE "A" ITEMS

1. PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 2
2. THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 621-623 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
3. THE SUBJECT PARCEL IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED, FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE 'X' WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (#49035C0193G)
4. THE GROSS LAND AREA IS: 58,886 SQ. FT., OR 1.347 ACRES
5. CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD88 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL
7(b). AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASE UPON THE ABOVE MEASUREMENT.
8. THERE ARE 22 REGULAR PARKING STALLS AND 0 HANDICAP PARKING STALLS, TOTALING 22 STALLS
11(b) UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
16. BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
18. BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
AT&T	GARY GOLDSTEIN	801-401-3041	WAITING
COMCAST	GARY GOLDSTEIN	801-401-3041	WAITING
INTEGRA	SHAUNA JONES	801-708-8157	WAITING
MCI	DEAN BOYERS	972-729-6322	WAITING
QUESTAR GAS	SL MAPPING DEPT	801-324-3970	WAITING
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	WAITING
QWEST WORLDWIDE	KIM JORDAN	303-992-1406	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacificorp.com	WAITING
SLC ENGINEERING	GARY ALBERT	801-535-7972	WAITING
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6634	WAITING
UDOT REGION II	STEVE MIDDLETON	801-887-3400	MAPS UNAVAILABLE
XO COMMUNICATIONS	STAMONO CENTER	801-364-1063	WAITING

ALTA SURVEY

LIBERTY SQUARE • APRIL 2016
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McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8618 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION
1	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO:	14314
CAD FILE:	14314 ALTA
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	JDS
CHECKED BY:	MDH
DATE:	6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

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SITE PLAN

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

LEGEND

- PROPOSED NEW BUILDING
- CONTRIBUTING BUILDING TO REMAIN
- 6'•0" FENCE LINE
- COMMONLY SHARED ACCESS EASEMENT
- PUBLIC ALLEY

PARKING CALCULATIONS	
ZONE: TSA-UN-C	
TSA CORE	
MINIMUM (ALL USES)	0
MAXIMUM - RESIDENTIAL (1 PER DWELLING)	140
MAXIMUM - NON RES (3 PER 1000 SF)	9,147
(3049 SF LEASING/AMMENITY SPACE)	
TOTAL ALLOWABLE	**149**
PROVIDED - STRUCTURE	144
PROVIDED - SURFACE	5
TOTAL PROVIDED	**149**

ATTACHMENT C: LIBERTY SQUARE PROJECT DESCRIPTION

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ARCHITECTURAL NEXUS, Inc
archnexus.com

SALT LAKE CITY
2005 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000

SACRAMENTO
1990 Third Street, Suite 500
Sacramento, California 95811
T 916.443.6911

April 15, 2016

Liberty Square
Landmark Commission Submission Narrative

Project Description:

The Liberty Square project is to be a new apartment development located within the Central City Historic Overlay District at 461 South 600 East, Salt Lake City, Utah. Currently, this site is occupied by a number of buildings.

Eligible/Contributing Structure

One of the buildings is classified as Eligible/Contributory by the Central City Standard Reconnaissance-Level Survey prepared by Certus Environmental Solutions report and dated April 25, 2013. It is located at 461 South 600 East. The intent of this development is to maintain this structure. The best information available places construction of this building in the late 1950's during what is described as the Erosion of Residential Character era of the district. During this time there was a trend away from owner-occupancy toward rental housing. In addition to new apartment buildings, the area located between 200 South and 500 South experienced development of commercial development due to zoning ordinance modifications. This commercial development included small offices, restaurants, retail businesses and the like. While various retail options were explored for the building, the only economically viable option is to adapt the building into five apartment units.

This building, although it has changed uses over the years, embraces that era's "modern/ contemporary" style. The dominant face of this building, its west elevation, is composed of modular clay brick and storefront along with steel loading dock doors at the recessed portion of the elevation. Currently this face of the building serves as the "back door" for Ensign Wholesale Floral. Originally, the 600 East face of the building was the main storefront entrance as it projected towards the street. As indicated above, the recessed portion of this face of the building was historically utilized as a loading dock. A steel canopy protected the entrances of the building and established a scaling element. It is the intent of this proposed development to maintain this historically contributory structure and re-establish the steel canopy that was removed as a safety measure as its structure began to sag in recent years. The existing planter at the front of the building will be repaired and reused.

Non-Contributing/Out of Period Structures

Currently, the remainder of the site is occupied by a number of buildings, which are classified as either Non-Contributing or Out of Period. These buildings are located at 619 East 500 South, 637 East 500 South, 460 South Green Street. It is the intent of this development to remove the Non-Contributing and Out of Period structures and make way for a new four story residential apartment building and associate structured parking.

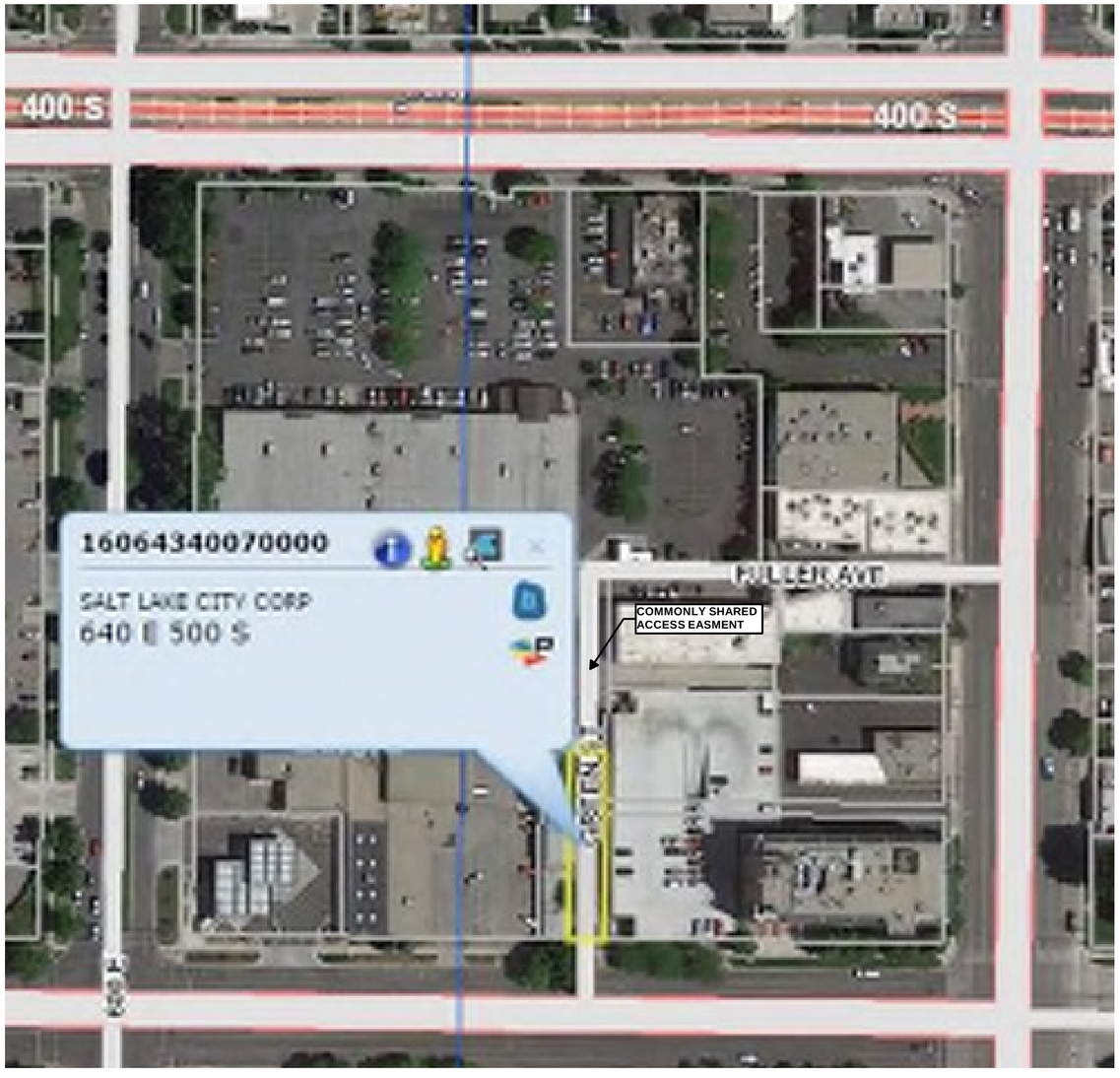
Proposed New Construction

The proposed new structure features four story "stacked-flat" residential units, with a total of 135 units, and includes a leasing office and amenities facility, including a bike workroom. The building is sited in such a way as to allow the building edge to define the adjacent streets/sidewalks along 500 South and Green Street. The setback matches the 0'-0" foot setback of the immediately adjacent parking structure and gas station. The building is organized around a central courtyard, with multi-family living units on three sides and the parking structure on the north end. This allows the dominant west and south elevations to present an appealing façade as a public face, and conceals the parking structure from most directions; it borders the retail area to the north, and the exposed piece of the parking structure on the north length of the building along Green Street is where the vehicle entrance to the structure will be. The primary entrance of the building is at the corner of 500 South and Green Street, which announces itself with a mid-century inspired planar canopy, entry door and storefront. The site design precludes any new curb cuts and maintains the existing curb cut location at 600 East for vehicular access to parking at the existing building. While layout out the site, pedestrian connections were considered heavily. This maintains the north-south pedestrian connection, and improves Green Street considerably as a pedestrian connection with added side-walk. While an east-west connection was considered, security concerns and the available space made it infeasible to include.

The massing and scale of the architecture is consistent with surrounding structures: the multi-story structure to the east and other large-scale structures to the west and south. The exterior appearance of the building is designed to complement its direct neighbor on the site (the former Ensign Floral) without diluting its individual character. Taking a cue from the Ensign Floral building's mid-century roots, the new building takes on a very mid-century inspired look in its modern aesthetic. The new building is very rectilinear in its compositional order leading with a dominant, vertical elements contrasted with a rhythm of long horizontal lines. This back-and-forth conversation between vertical and horizontal geometries plays throughout the buildings composition and details even in the lines of the stacked bond masonry. To add to the mid-century modern inspired look, a vibrant accent of orange (with a compliment of light blue in the balconies) plays a strong role in the exterior of the building. Orange was chosen because the color plays well with the mid-century inspiration while having a nice contemporary appearance. The building's design is intended to express a modern language that, while fitting nicely in its contemporary world, also has a nostalgic reference to the mid-century period of its neighbor.

Besides the immediate Ensign Floral structure, the block to the west on the south side of 500 South has various structures from the 1950s to the 1970s. The concrete of the parking structure ties into the concrete Brutalist office building on the corner (see photos on the 'Local and Time Period Context sheet). Further west on 500 South there are two historic office buildings using an interplay of brick and metal panels and stucco. We are proposing to use a combination of metal panels as described above with cement board siding with metal trim pieces in a pattern that economically evokes an historic feel. Large aluminum windows on the main floor articulate the ground level.

ATTACHMENT D: LIBERTY SQUARE SETBACK PROPOSAL



SALT LAKE CITY ASSESSOR PARCEL MAP

SALT LAKE CITY ASSESSOR PARCEL MAP

AVERAGE SETBACK CHART

ADDRESS	SETBACK
479 S 600 E	0'
461 S 600 E	0'
500 S 675 E	0'
500 S 637 E	0'

COWBOY PARTNERS | VARIENS

ATTACHMENT E: LIBERTY SQUARE RENDERING

BUILDING RENDERING FROM SOUTH• EAST

ATTACHMENT F: LIBERTY SQUARE ELEVATIONS

COWBOY PARTNERS | VARIENS

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS

SOUTH ELEVATION
1/4" = 1'• 0"

WEST ELEVATION
1/4" = 1'• 0"

NEW CONTRUCTION ELEVATIONS

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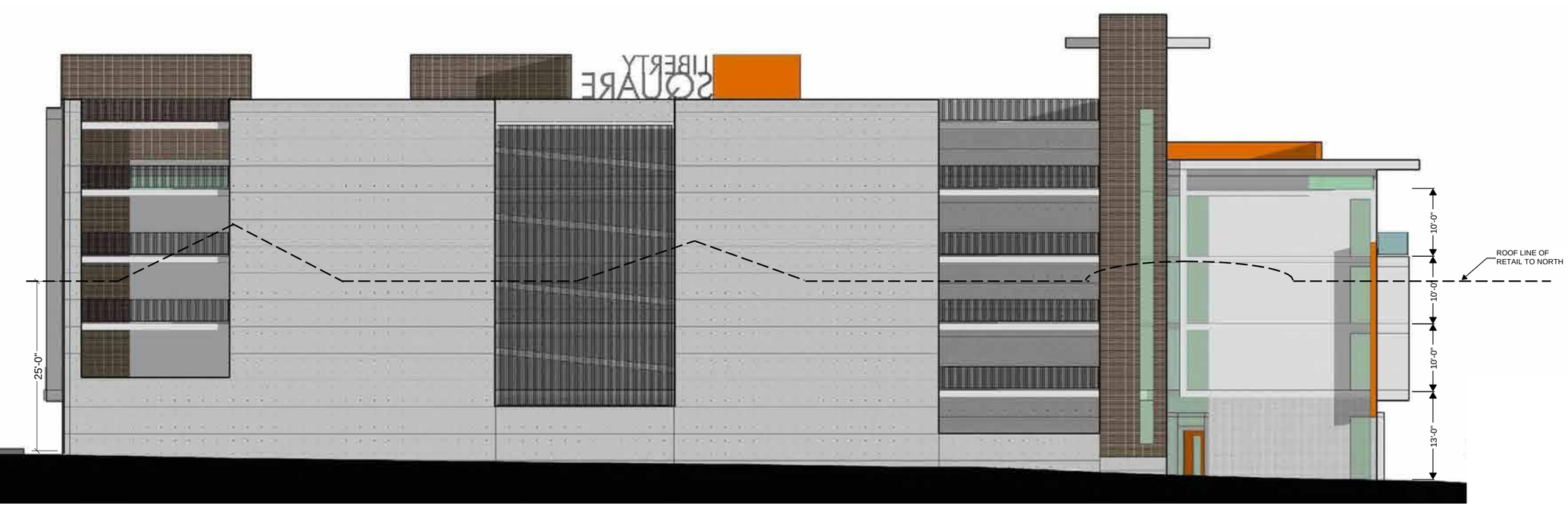
EAST ELEVATION
1/8" = 1'• 0"



NORTH ELEVATION
1/8" = 1'• 0"

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS

COWBOY PARTNERS | VARIENS

NEW CONTRUCTION
ELEVATIONS

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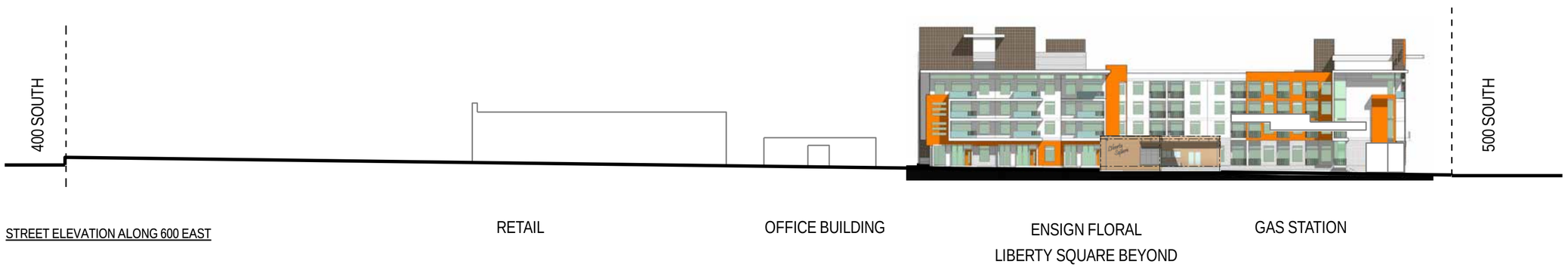
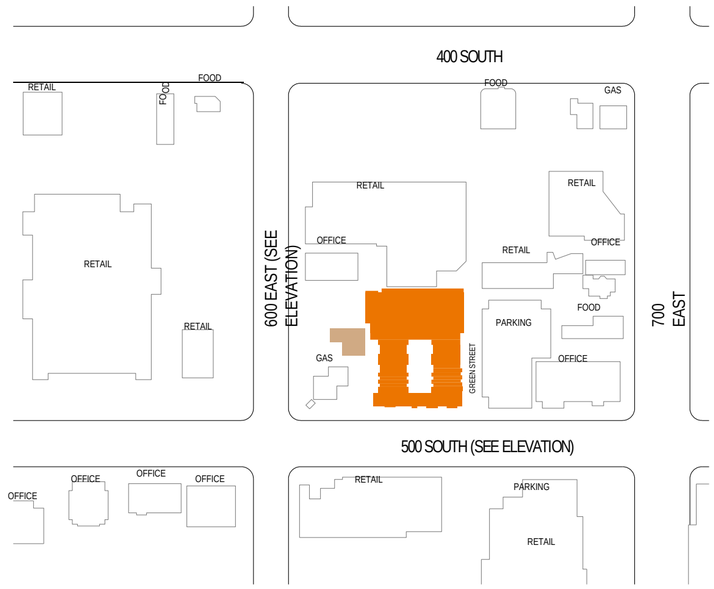
ATTACHMENT G: LIBERTY SQUARE STREET ELEVATION

STREET ELEVATION ALONG 500 SOUTH



STREET ELEVATION ALONG 600 EAST



OVERALL CONTEXT PLAN

ATTACHMENT H: LOCAL CONTEXT FOR DESIGN

3 - OFFICE BUILDING: 510 S 600 W

2 - OFFICE BUILDING: 560 E 500 S

3 - OFFICE BUILDING: 530 E 500 S

LOCAL CONTEXT

PRECEDENT IMAGES

1950s HOSPITALITY PRECEDENTS

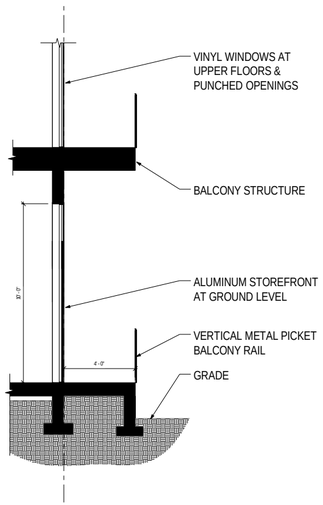
1950s OFFICE BUILDING PRECEDENT

1950s HOUSING PRECEDENTS

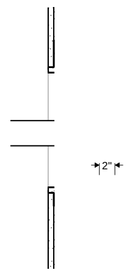
ATTACHMENT I: DETAILS AND MATERIALS

COURTYARD/PATIO RAIL/FENCE 6'•0"
SPACING OF MEMBERS WILL VARY BASED ON APPROPRIATE PRIVACY MEASURES DICTATED BY SITUATION

CURB WITH ORNAMENTAL FENCE 3'•0"

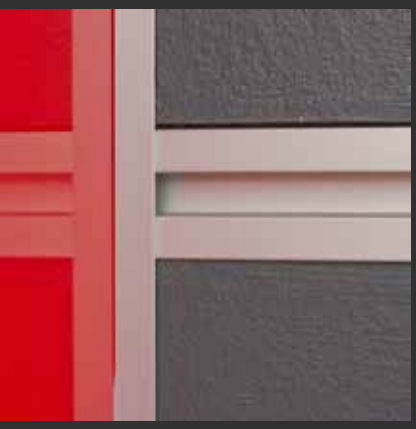


BALCONY DETAIL



TYPICAL WINDOW SECTION

Please visit
EasytrimReveals Channel
on YouTube



.easytrim reveals – combo booklet

Features & Benefits Product Guide

Installation Best Practices Guide

www.easytrimreveals.com
1.877.973.8746

welcome

Easytrim Reveals is a new aluminum reveal wall system designed to work with 5/16” fiber cement. The Easytrim Reveals system has been engineered to be a fast, beautiful, an inexpensive way to clad the exterior of your building.

Easytrim Reveals is the first aluminum reveal wall system with 5/16” panel and 3/4” plank siding profiles for fiber cement products. This guide will outline the key features and benefits of using the Easytrim Reveals system.

To learn more about Easytrim Reveals, please find us at:

www.easytrimreveals.com

1 . 877 . 973 . 8746

or scan this QR code on your smartphone

easytrim™ reveals

profiles

Panel

.corners

The Square Outside Corner (EZ.1)

The Rounded Outside Corner (EZ.2)

The Inside Corner (EZ.3)

.horizontals

The z-Trim (EZ.4) (Horizontal Trim)

The h-Trim (EZ.5) (Horizontal Trim)

The Soffit J-Trim (EZ.9)

The b-Trim (EZ.10)

.verticals

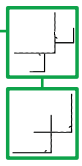
The General J-Trim (EZ.8)

Vertical Back Plate Assembly (EZ.6) / The Panel to Panel Top Cap (EZ.7)

Vertical Back Plate Assembly (EZ.6) / The Panel to Plank Top Cap (EZ.11)

LAP

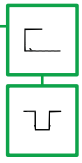
.corners



The LAP Square Outside Corner (EZ.1 LAP)

The LAP Inside Corner (EZ.3 LAP)

.verticals



The LAP General J-Trim (EZ.8 LAP)

The LAP Plank to Plank Top Cap (EZ.7 LAP)

easytrim™ reveals

what goes where–panel

easytrim™
reveals

what goes where–lap

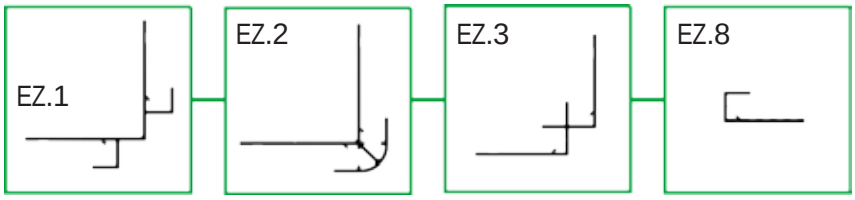
easytrim™
reveals

ez.bump™

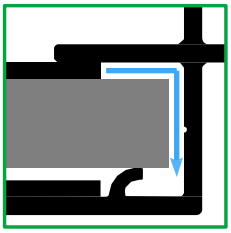
Wind drives water to the corner of buildings where it can collect and cause damage to the underlying cladding, trim and building wall. Easytrim Reveals' ez.bump™ is located on the nailing flange just under the ½" tab, and elevates the set in fiber cement siding inside the system. The ez.bump™ has been engineered and shaped to create water and air flow. By elevating the edge of the fiber cement, the ez.bump™ creates an interior drainage gutter that collects and channels water down, out and away from the building. The ez.bump™ also serves as further protection by raising the fiber cement cladding up and away from the water channel and eliminating the risk of standing water coming into contact with the edges of the panel.

The ez.bump™ is a key technology designed to increase the life and performance of in set Fiber Cement products by capturing, collecting and releasing water from the building envelope. Because they were designed for interior use, ordinary aluminum trim "systems" lack ez.bump™ technology and cannot adequately protect the edges of Vertical Siding (panels), nor the building wall from the damaging effects of unmanaged water ingress and collection.

There are four profiles that feature the ez.bump™:



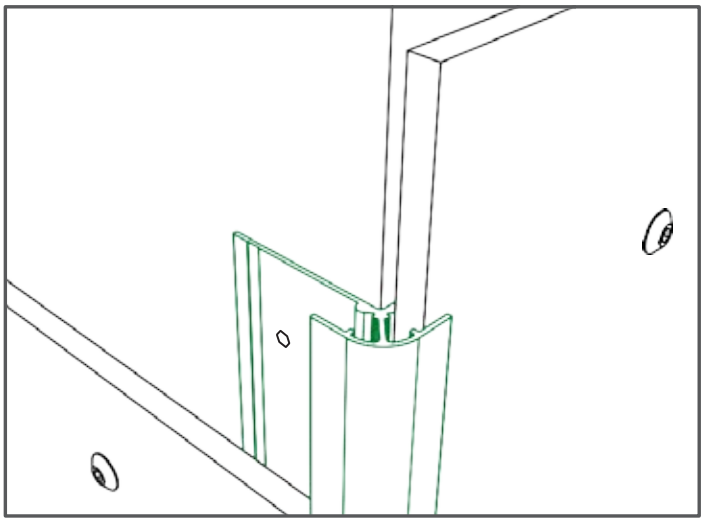
Square Outside Corner | Rounded Outside Corner | Inside Corner | General J-Trim



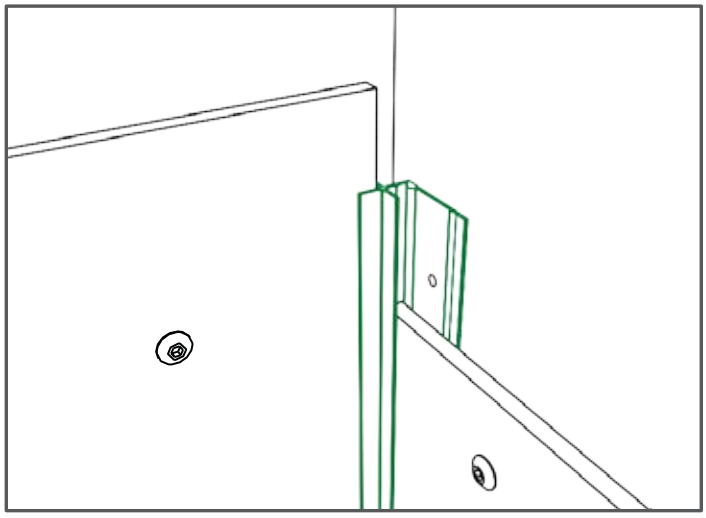
The ez.bump™ allows the h-Trim pieces to nest inside while keeping the panel flush to the tabs. This creates an interior drainage channel that guides water away from the fiber cement cladding and the building envelope.

.installation examples

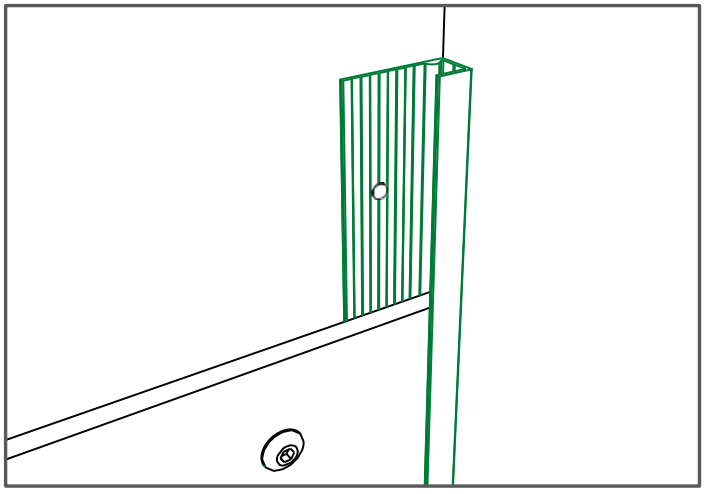
Rounded Outside Corner (EZ.2)



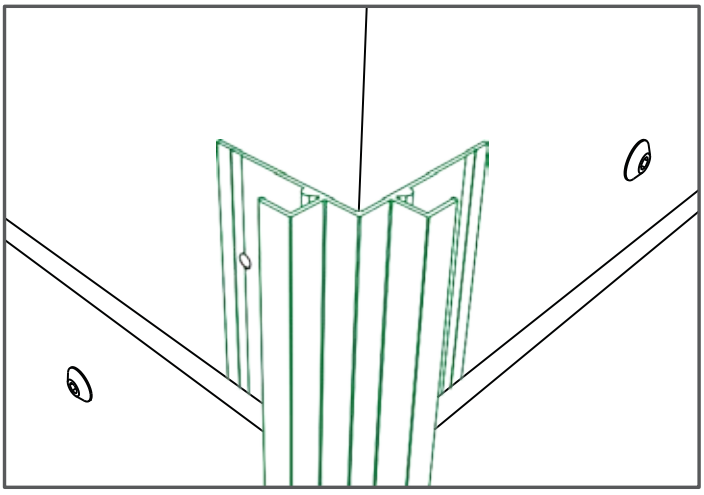
Inside Corner (EZ.3)



General J-Trim (EZ.8)



Square Outside Corner (EZ.1)

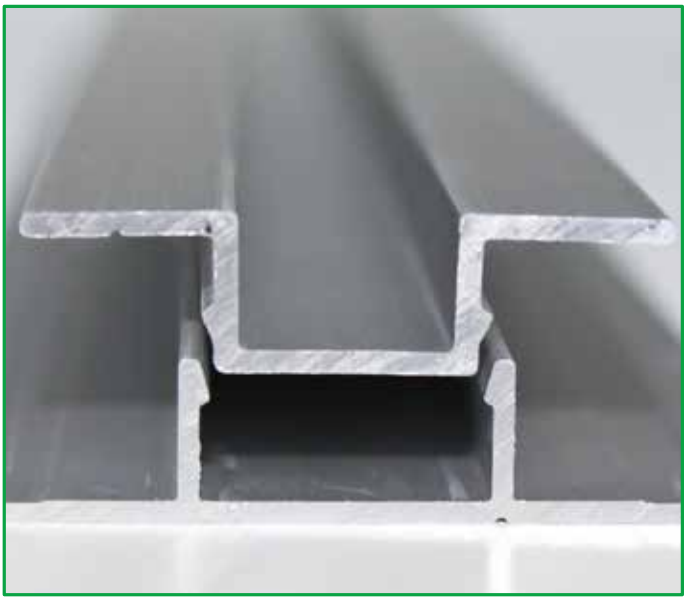


ez.lock™

The ez.lock™ was engineered as an installation efficiency for siding contractors that promotes ease of use, installation speed and lower "On The Wall Cost." The ez.lock™ has allowed Easytrim Reveals to solve the problem of restricted access created by an ordinary 1 piece vertical reveal trim by creating a 2 piece assembly. The ez.lock™ consists of a Vertical Back Plate and a separate Top Cap. The Vertical Back Plate is nailed into place between the top of the nailing flange at the bottom and underneath the ½" tab above. Vertical Siding (panels) and Lap Siding (plank) can now be easily installed in an open space.

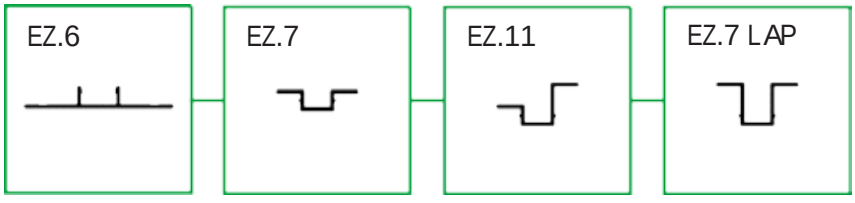
With ordinary 1 piece vertical trim profiles, the installer fights to bend the Fiber Cement Vertical Siding (panel) in order to make it fit under the tab and fit into the profile opening. This unsafe practice can be costly in regards to extending installation times and the potential for snapped and wasted product.

With Easytrim Reveals' 2 piece vertical reveal profile, once the Vertical Back Plate has been installed and the Fiber Cement set in, the installer completes the assembly with the Top Cap. The Panel to Panel Top Cap is then cut to length and inserted under the ½" tab above, creating a smooth connection point with no sharp edges. The lower section of the Top Cap then slides over the nailing flange of the horizontal trim below (h-Trim, z-Trim or b-Trim), resting on top of the 8 degree tab below smoothly completing the lower intersection without hazardous sharp edges.



The ez.lock™ has demonstrated its ability to help contractors install more Fiber Cement product quicker, with fewer mistakes and with greater end-user satisfaction when compared to competing trim systems.

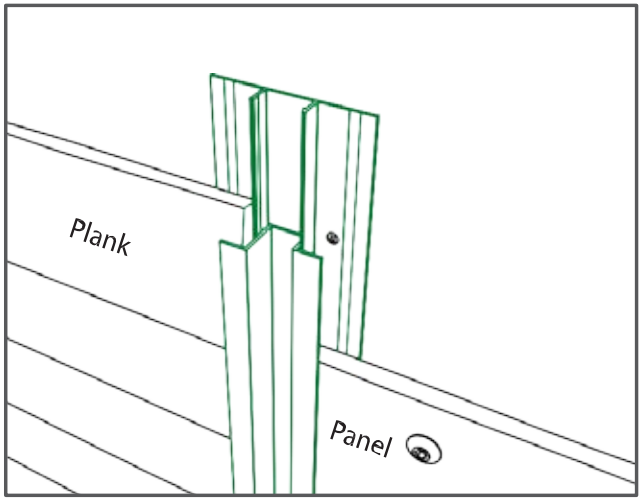
There are 4 profiles that feature ez.lock™:



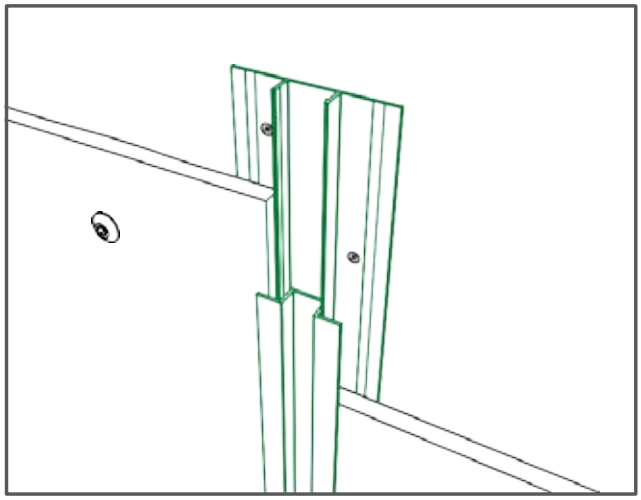
Vertical Back Plate | Panel to Panel Top Cap | Panel to Plank Top Cap | Plank to Plank Top Cap

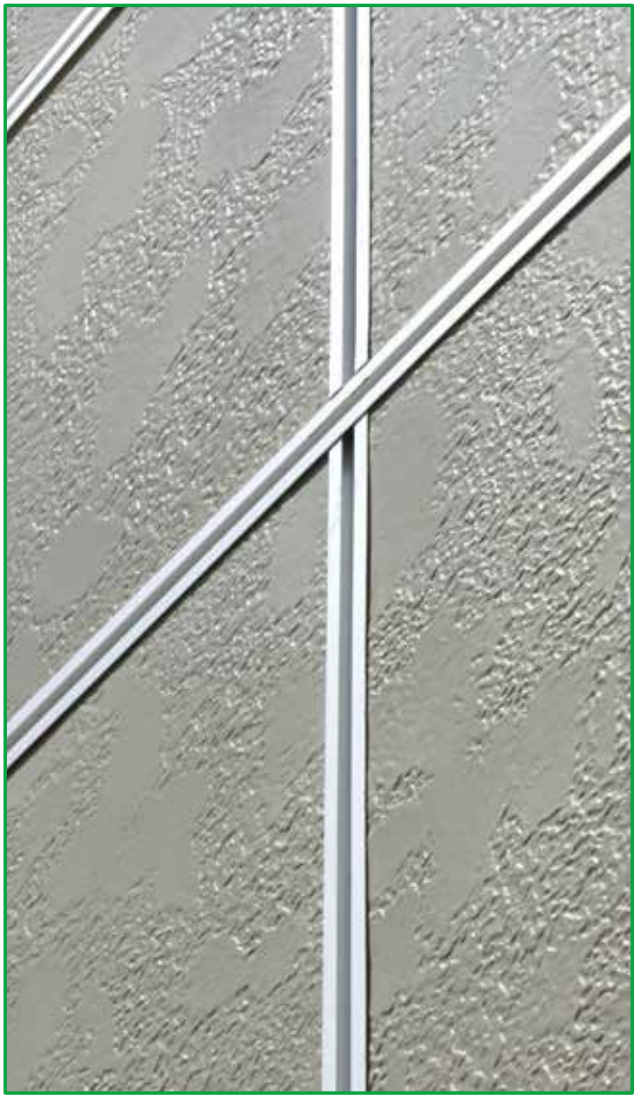
.installation examples

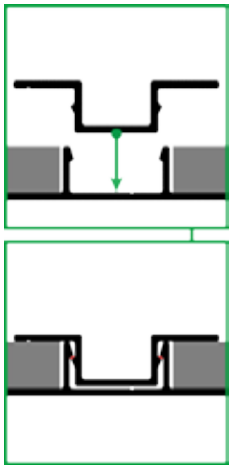
The Panel to Plank Top Cap (EZ.11)



The Panel to Panel Top Cap (EZ.7)







The ez.lock™ system allows the primary verticals to be installed quickly and without fasteners. The Top Cap is tapped into place with a hammer and wood block to prevent surface marring.

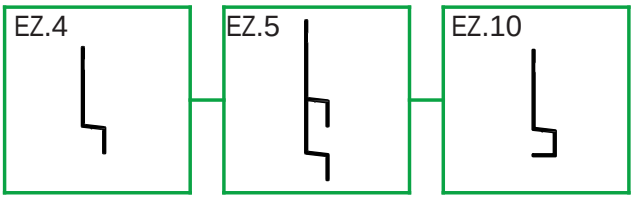
Once the Top Cap is fitted, the channel teeth will engage creating a secure lock.

ez.plane™

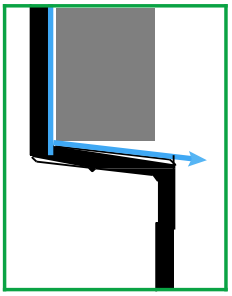
Standing water creates the potential for building product failures if they are allowed to sit or rest in it. The ez.plane™ was engineered to drain water, snow, ice and moisture away from the profile surface with an 8 degree positive slope. The incorporation of ez.plane™ provides added protection to the sealed edges of your fiber cement panels by creating a surface that will not hold or retain water.

Competing trim systems uniformly offer h-Trim profiles with a 90 degree angle. Originally designed for indoor use, where a flat horizontal plane is inconsequential, competing trim systems invite water collection, potentially damaging the fiber cement when used outdoors.

These are the profiles that feature the ez.plane™:



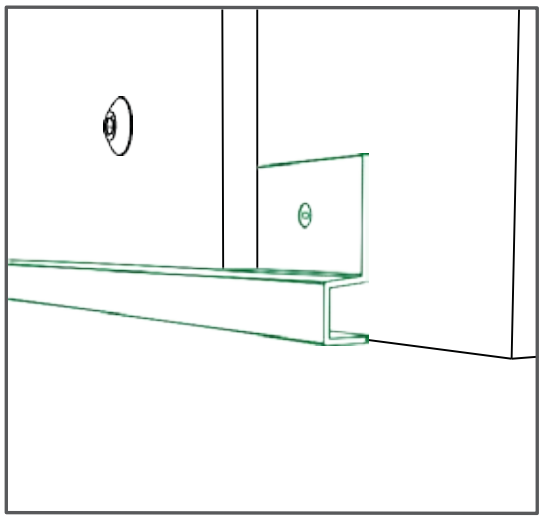
The z-Trim The h-Trim The b-Trim



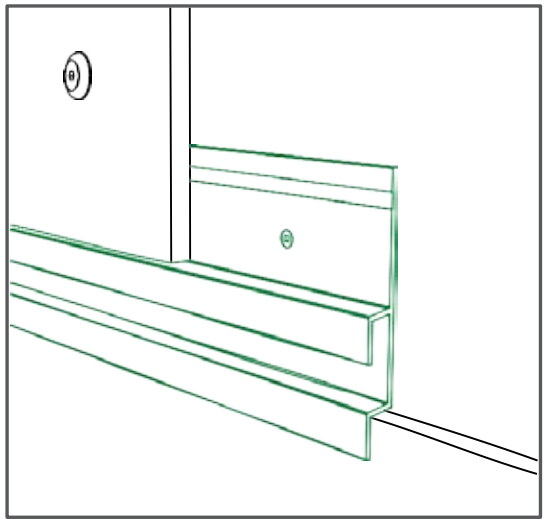
The ez.plane™ utilizes an 8 degree positive slope on all horizontal profiles that drains water away from the wall.

.installation examples

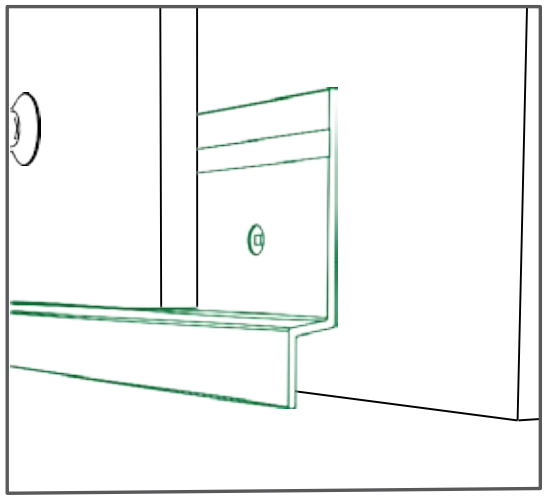
b-Trim (EZ.10)



h-Trim (EZ.5)



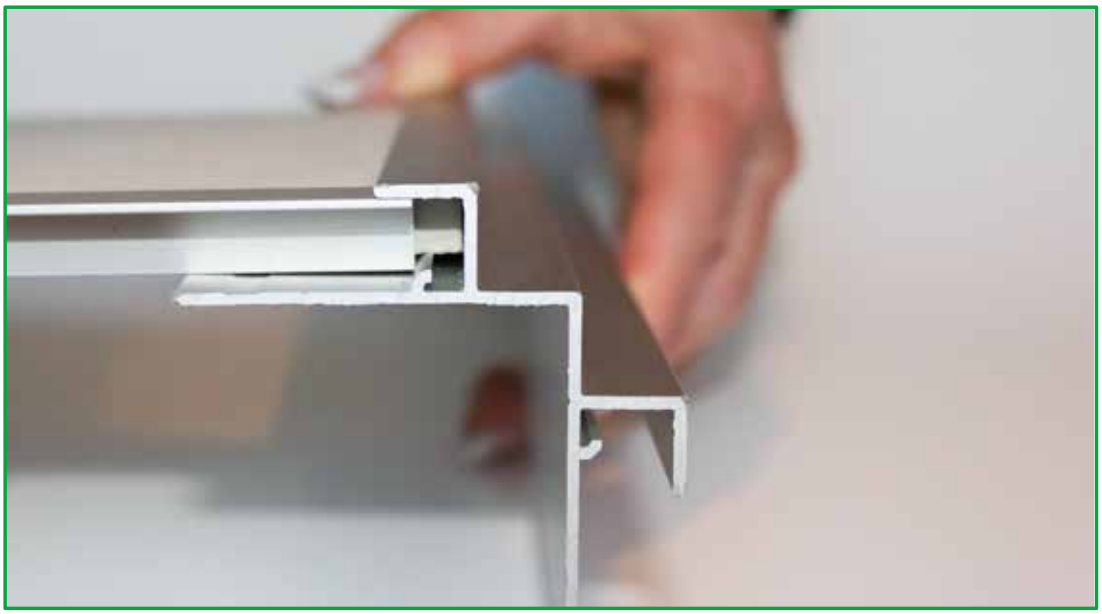
z-Trim (EZ.4)



ez.fit & finish™

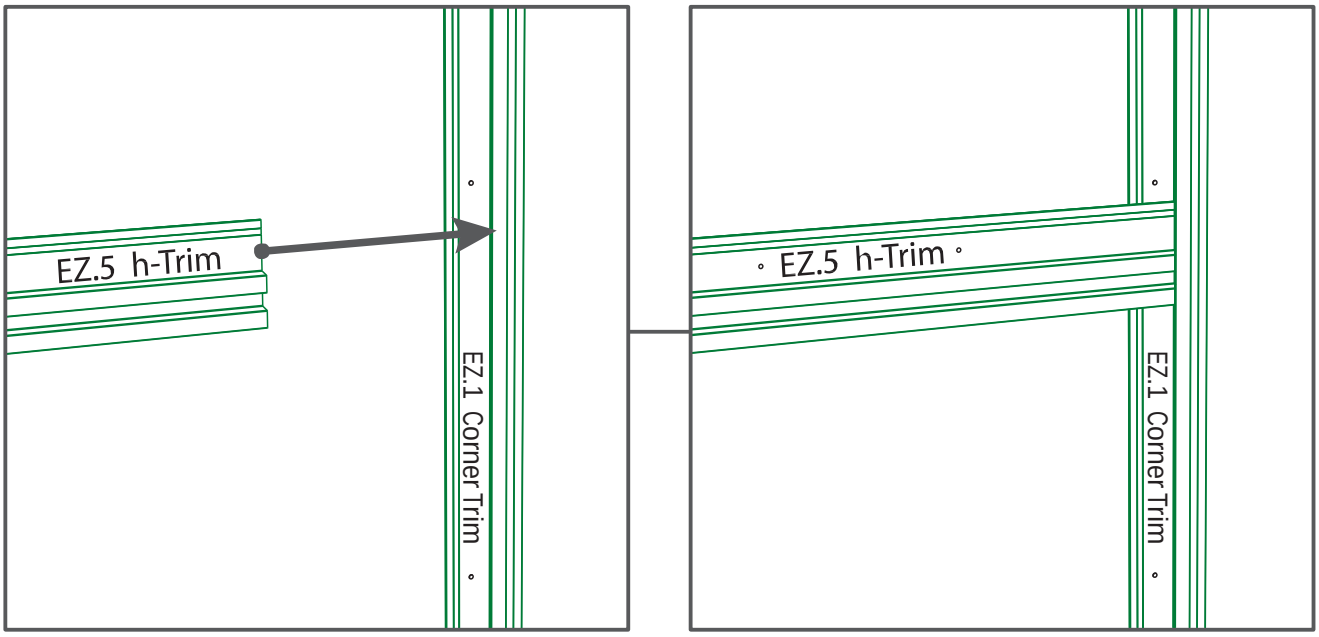
Fit & finish are vital to the performance and aesthetics of all building materials. Building products with poor fit & finish often take longer to install and eventually suffer performance issues. Easytrim Reveals has engineered ez.fit & finish™ into each profile by creating a system where all horizontal trims slide into pre-finished corners and vertical trim profiles. This attention to detail is significant, in that the installations are peformed more quickly and for less cost than with ordinary systems. This is because cladding cuts do not require absolute accuracy with the ½" tabs providing a ½" coverage tolerance.

The ez.fit & finish™ also eliminates all dangerous sharp edges produced by trim systems that require horizontal trims with pointy, 45 degree mitered cuts on all outside corners.

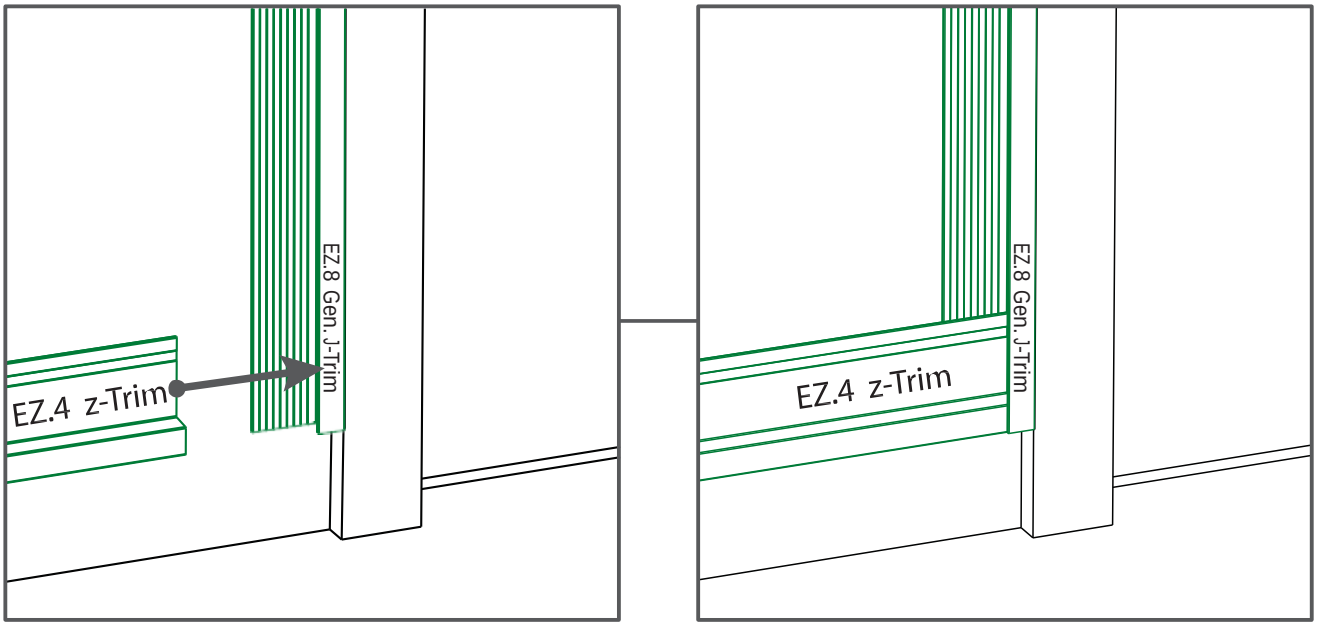


.installation examples

h-Trim slides into a corner profile



z-Trim slides into a General J-Trim



* Instances not shown: z-Trim sliding into corner piece, h-Trim sliding into General J-Trim, b-Trim sliding into a corner profile, and b-Trim sliding into a General J-Trim.

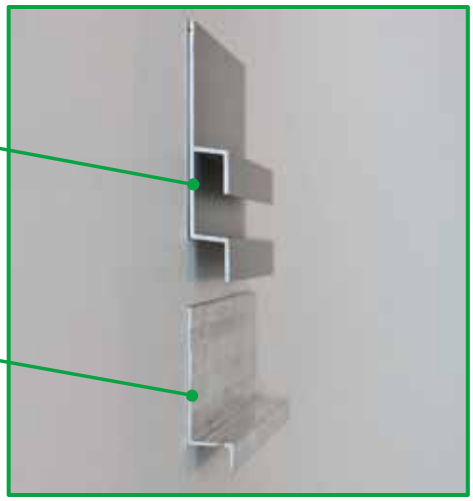
easytrim™ reveals

ez.5 h-trim™

Easytrim Reveals' ez.5 h-Trim™(Horizontal Trim) has a truly unique design that assists with the creation of consistent, flowing architectural lines on a building, which is unmatched by ordinary aluminum reveal wall systems.

The ez.5 h-Trim™ (Horizontal Trim) departs from ordinary horizontal trim design by adding a second tab and a center reveal. This ½" tab, ½" reveal, ½" tab design serves multiple purposes:

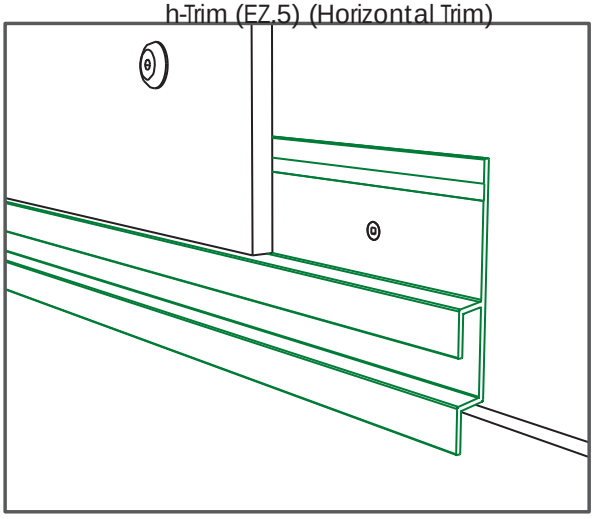
1. Creates the appearance that all horizontal panel edges sit inside upward pointing ½" tabs. This is an illusion created by the downward pointing ½" tabs.
2. The ez.5 h-Trim™ (Horizontal Trim) sheds water away from the wall with the positive 8 degree drainage slope.
3. Enables design consistency with the ½" tab, ½" reveal, ½" tabs of the Vertical Top Cap.

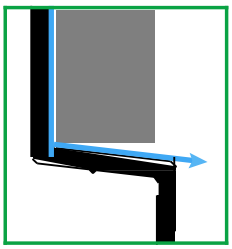


These functions and features allow architects and designers to create horizontal reveal details without the danger of trapping water, where the architectural lines created with ½" tabs join, disconnect and rejoin with absolute harmony and symmetry.

.installation examples

h-Trim (EZ.5) (Horizontal Trim)





Moisture Management Technology

ez.shingle lap™

ez.shingle lap™ takes a giant leap forward over conventional aluminum reveal wall systems with its ability to shed water away from the building envelope and represents the attention to detail in Easytrim Reveal's engineering and design process. Once the Vertical Back Plate has been installed between horizontal trims, according to installation instructions, and the fiber cement panels have been fastened into place, the installation of the Top Cap can begin and ez.shingle lap™ produced. On the top edge of the panel the Top Cap is inserted under the tab of the z or h-Trim and the ez.lock™ is engaged with a rubber mallet creating a positive lap assemble for water to flow down and away from the wall. The Top Cap slides over the nailing flange of the z or h-Trim at the bottom of the panel coming to rest on the profile's 8 degree horizontal surface completing the ez.shingle lap™ feature of positive lap water management.

finish options

Easytrim Reveals are available with two finish options: anodized or primed for on-site paint application.

Oxide anodization produces the best long term finish and value for the dollar. Oxide anodization is an electrochemical conversion process that deposits a hard, weather resistant oxide film on the aluminum trim. This inert film is integral to the aluminum and is impervious to sunlight, UV rays and is guaranteed to never chip, flake, peel or fail. Anodized aluminum provides a truly ageless finish requiring minimal long term maintenance.

When architectural design requires, Easytrim Reveals can match the color of any vertical panel. Easytrim also provides a primed option. Primed finished Easytrim Reveals can be painted on site with a high quality exterior acrylic latex paint.

easytrim warranty

Easytrim Reveals provides an industry leading 15 year Limited Warranty.

When installed properly, anodized Easytrim Reveals are warranted to be free of manufacturing defects in workmanship and materials and will not split, crack, peel, blister, flake, buckle, rust nor be subject to abnormal weathering.

Easytrim Reveals will not warranty, nor be responsible for the repair or replacement of any resulting damage due to issues associated with on-site paint application. Potential damages include, but is not limited to, paint adhesion, cracking, peeling, flaking, fading, and paint failure. Ensure the paint manufacturer 's best practices are followed regarding the painting of primed finished aluminum to achieve best results.

Please visit
EasytrimReveals Channel
on YouTube

TM

easytrim
reveals

Installation Best Practices Guide

www.easytrimreveals.com
1.877.973.8746

easytrim legend

panel

PROFILE	PART NUMBER	DESCRIPTION	CALLOUT
	EZ.1.PNL.A	Square Outside Corner	EZ.1
	EZ.2.PNL.A	Rounded Outside Corner	EZ.2
	EZ.3.PNL.A	Inside Corner	EZ.3
	EZ.4.PNL.A	z-Trim (Horizontal Trim)	EZ.4
	EZ.5.PNL.A	h-Trim (Horizontal Trim)	EZ.5
	EZ.6.PNL.A	Vertical Back Plate	EZ.6
	EZ.7.PNL.A	Panel to Panel Top Cap	EZ7
	EZ.8.PNL.A	General J-Trim	EZ.8
	EZ9.PNL.A	Soffit J-Trim	EZ.9
	EZ10.PNL.A	b-Trim	EZ.10
	EZ11.PNL.A	Panel to Plank Top Cap	EZ.11
	EZ.6-7.PNL.A	Vertical Back Plate / Panel to Panel Top Cap Assembly	EZ.6-7
	EZ.6-11.PNL.A	Vertical Back Plate / Panel to Plank Top Cap Assembly	EZ.6-11

lap

	EZ.1.LAP.A	LAP Square Outside Corner	EZ.1 LAP
	EZ.3.LAP.A	LAP Inside Corner	EZ.3 LAP
	EZ.8.LAP.A	LAP Genreal J-Trim	EZ.8 LAP
	EZ.7.LAP.A	LAP Plank to Plank Top Cap	EZ.7 LAP

colors available

CL	Clear
BL	Black
PR	Primed

part no. legend

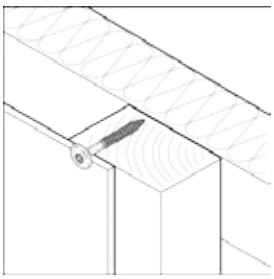
EZ#	Profile Callout Number
PNL	5/16” Panel
LAP	3/4” Plank
A	Anodized
P	Painted

- **Aesthetic fastening system for attaching cladding panels to timber battens, aluminum and steel framework.**
- **Low profile TORX® drive head can be colored to match any cladding panel.**
- **304 Stainless Steel provides maximum resistance to corrosion.**

Application

TW-S-D12
#10-12 Self-Tapping
Cladding Panel to Wood

Material: 304 Austentic Stainless Steel



Drive:	TORX® T20W	
Head Dia:	12.5 mm - 11.5 mm	(.492 - .453")
Thread Major Dia:	4.9 mm - 4.7 mm	(.194 - .188")
Thread Minor Dia:	3.4 mm - 3.3 mm	(.134 - .129")
Nom. Tensile:	7100 N	(1596 lbs)
Nom. Shear:	5395 N	(1213 lbs)
Min. Torsional:	6.8 N-m	(60 lb-in)
Pull-out Strength - SYP Dimensional Lumber		
1/4":	2140 N	(481 lbs)
Pull-out Strength - Plywood		
3/4":	2571 N	(578 lbs)
5/8":	1948 N	(438 lbs)
1/2":	1547 N	(348 lbs)
Pull-out Strength - OSB	(Oriented Strand Board)	
23/32":	1997 N	(449 lbs)
19/32":	1832 N	(412 lbs)
7/16":	1014 N	(228 lbs)

Selection

Description	Global Code
TW-S-D12	
10-12 x 1	TW-S-D12-4,8X25
10-12 x 1-1/8	TW-S-D12-4,8X30
10-12 x 1-1/2	TW-S-D12-4,8X38
10-12 x 1-3/4	TW-S-D12-4,8X44
10-12 x 2-3/8	TW-S-D12-4,8X60

Installation

Fastener length should provide for a minimum of 1" penetration into wood substrate.

Fastener length should provide for a minimum of 3/16" penetration of fully developed threads into metal substrate. Check with cladding panel manufacturer for specific installation guidelines.

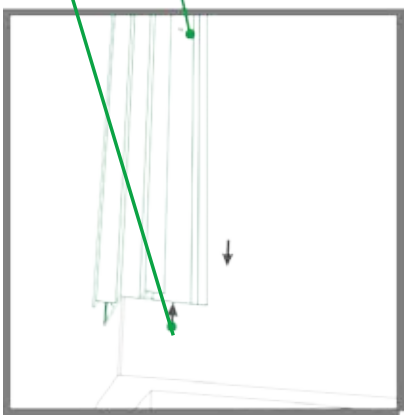
quick start – before you begin – installing easytrim reveals

VERY IMPORTANT

- ! Cutting Easytrim – Use standard miter / chop saw with all-purpose metal cutting blade
- ! Fastening Easytrim – Easytrim can be fastened to your wall sheathing or framing member with DOUBLE HOT DIPPED GALVANIZED SIDING NAILS fired directly through nailing flange **without pre-drilling.**
- ! Fastening Fiber Cement – It is recommended that Vertical Siding (panels) be fastened to the wall with STAINLESS STEEL TORX HEAD SCREWS or DOUBLE HOT DIPPED GALVANIZED SIDING NAILS. Any chosen alternative fastener MUST BE CORROSION RESISTANT. **Pre-drilling is highly recommended.**
- ! Penetration Flashing – Easytrim Reveals DO NOT replace standard penetrations flashings, wall flashings or through wall flashings required by your local building code.
- ! Paint Fiber Cement Cut Edges – All Fiber Cement cut edges MUST be painted or sealed to prevent water absorption and potential delamination.
- ! Pre-Drilled Holes –Pre-drilled fastener holes provide Vertical Siding (panels) the advantages of maximum panel strength, consistent fastener placement pattern and superior aesthetics.
- ! Rigid Foam – Easytrim cannot be applied directly to rigid foam. Rigid foam must be strapped prior to Easytrim Reveals installation.
- ! NEVER install General J-Trim, Soffit J-Trim, Vertical Back Plates, Corner Trims or Top Caps horizontally because they will collect water.
- ! NO NOT fasten trims together where nailing flanges overlap when terminating Horizontal Trims into Corner Trim or General J-Trim.
- ! DO NOT overlap and fasten Vertical Back Plate to the wall through nailing flange of a Horizontal Trim; leave a ¼" gap bridging juncture with "peel & stick" membrane, or building paper flashing to shed water away from building envelope.
- ! DO NOT run Vertical Back Plate from top of the wall to the bottom of the wall uninterrupted. Horizontal Trims wrap the building in continuous manner with Vertical Back Plates and Top Caps inserted in between the Horizontal trims.

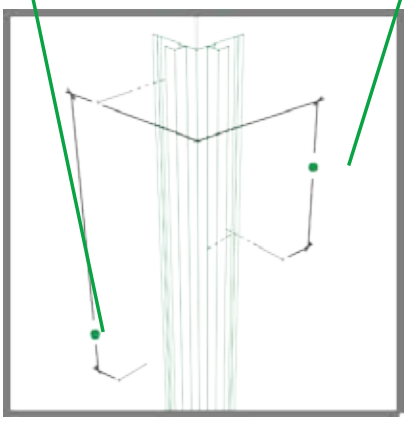
step one

1.
Fit piece and tack with one fastener. After piece is aligned, tack with second fastener.
Refer to construction plans for set height of building cladding.

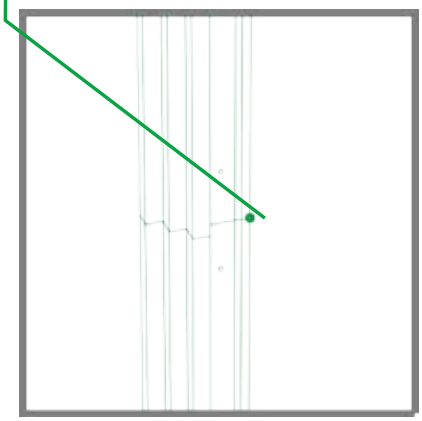


2.
Once piece is aligned and tacked, fasten every 12" inches while alternating flanges for each fastener.

Fasteners on the same flange should be 24" inches apart.



3.
After first piece is installed, fit the second piece - repeat #1. & 2. Ensure that the butt joint is flush before fully securing piece.
*Repeat process for other corners on building as required.

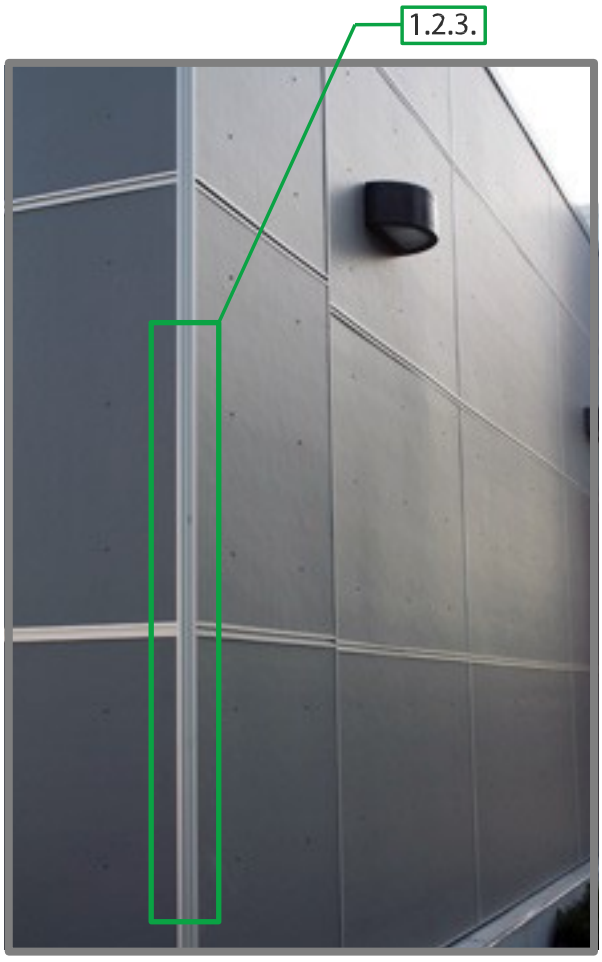


Before installing; verify that the building is plumb and square (make adjustments accordingly), read construction drawings to ensure correct layout and placement and ensure that building wrap/ rain screen (where applicable) is in place.

An outside corner is the best place to start installing Easytrim. Choose one that makes the most sense for your project.

Easytrim Reveals offers two pre-built corner options: the Square Outside Corner and the Rounded Outside Corner.

The rest of the workflow will reference from the corner pieces - correct alignment is critical. If more than one length is used; carefully align butt joints for smooth transition from piece to piece.

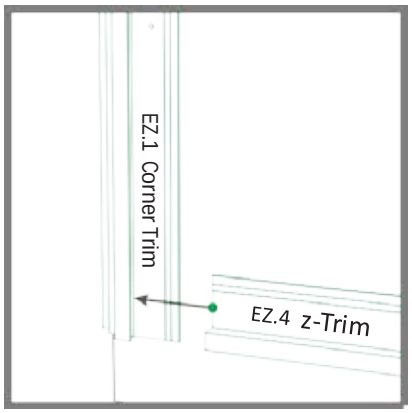


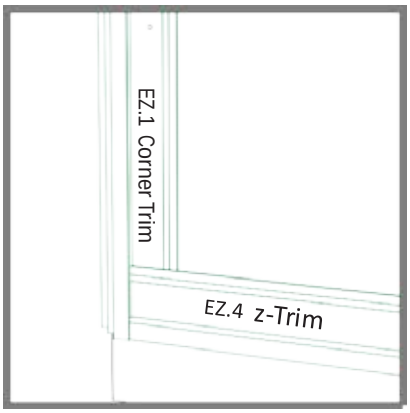
step two

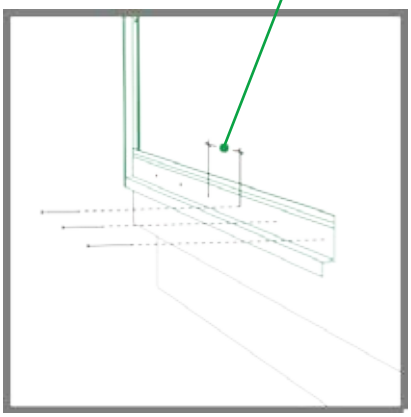
1.
Slide the first z-Trim piece in until it hits the **ez.bump™** on the inside of the vertical corner piece (cut to length beforehand if required).

2.
Do not tack where the two flanges overlap. Level piece and make second tack.

3.
Ensure z-Trim is level and fasten every 16” inches in wood sheathing or every 16” to 24” inches into studs.

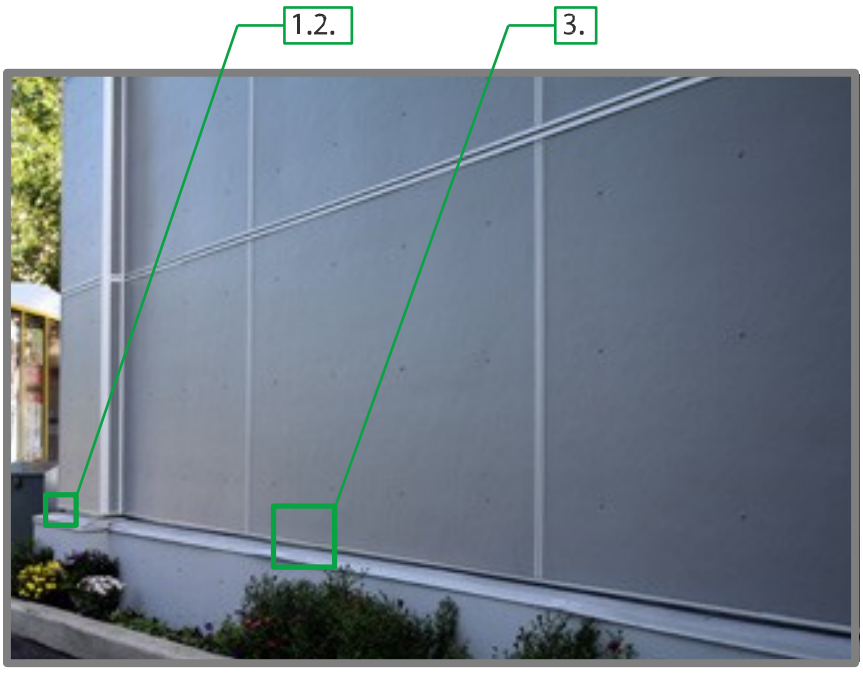






The z-Trim is the second piece to be installed – after the first corner has been finished. The z-Trim in this instance will serve as the base trim for the wall. It features the **ez.plane**™ 8 degree positive drainage slope to drain water away from the fiber cement panels and the building.

The z-Trim will be used as a reference for the horizontal pieces above and proper alignment is critical. If more than one length is used, carefully align butt joints for smooth transition from piece to piece and shim as necessary before panels are installed.



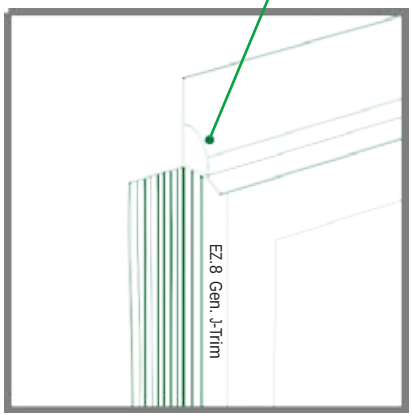
easytrim reveals™

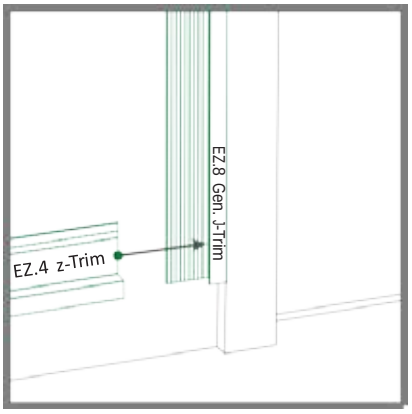
step three

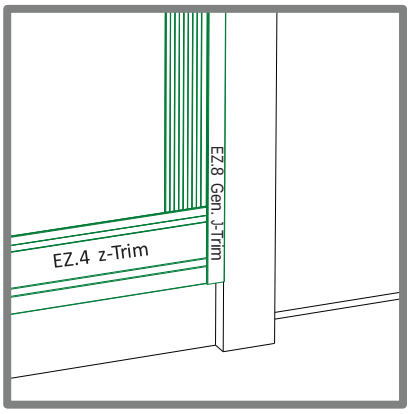
1.
Install the General J-Trim along the sides of the door frame. Extend the drip flashing pasted the window to cap the General J-Trim.

2.
After the General J-Trim is installed slide in the z-Trim.

3.
Ensure that pieces are flush on the bottom. Do not tack where the two flanges overlap. Level piece and make second tack.







The General J-Trim is used for vertical applications around windows, doors and other wall penetrations in conjunction with the z-Trim or h-Trim.

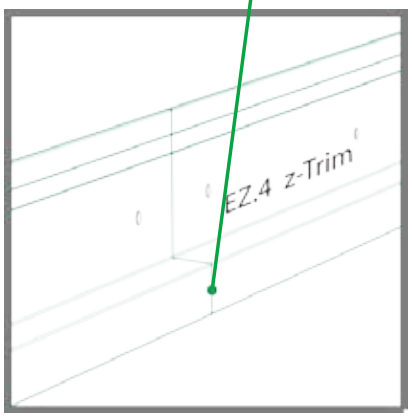
easytrim reveals™

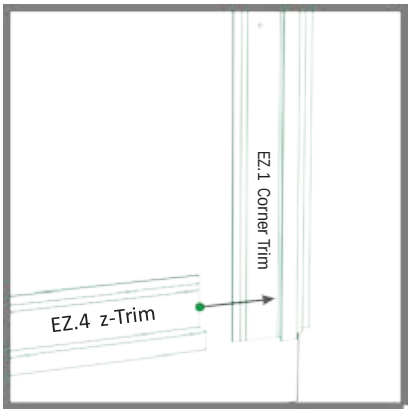
step four

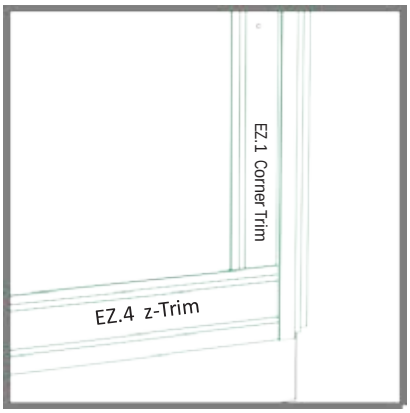
1.
Continue with z-Trim after vertical interruptions; doors, windows, etc. Ensure that the butt joint is flush before fully securing piece.

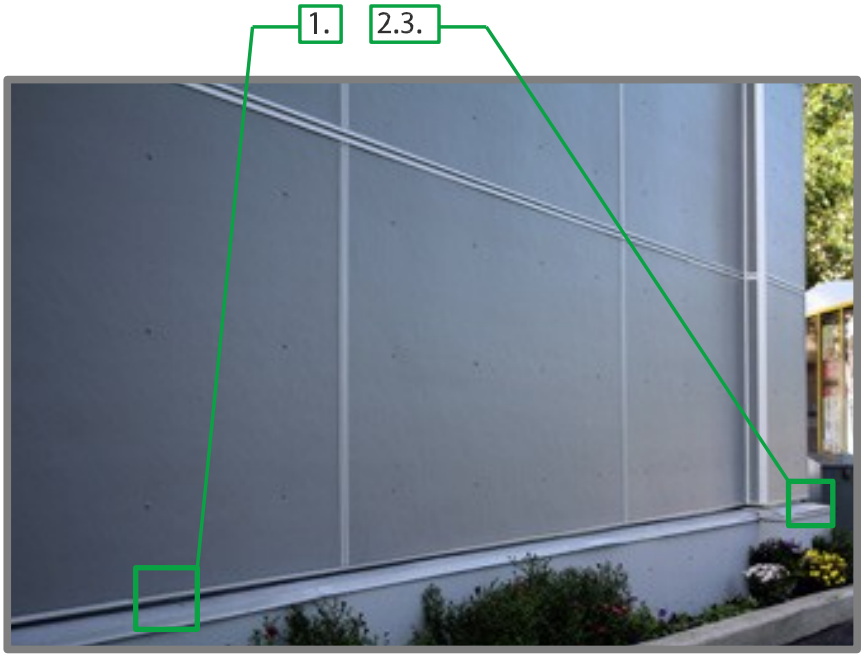
2.
Slide the last z-Trim piece into corner until it hits the **ez.bump™** (cut to length beforehand).

3.
Do not tack where the flanges overlap. Level piece and make second tack.





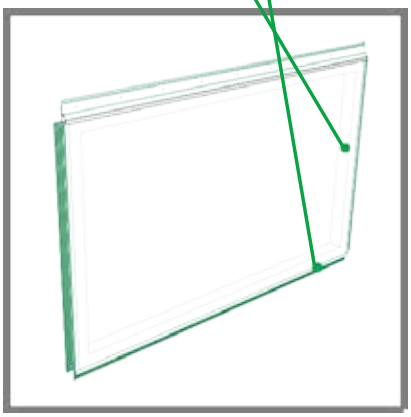




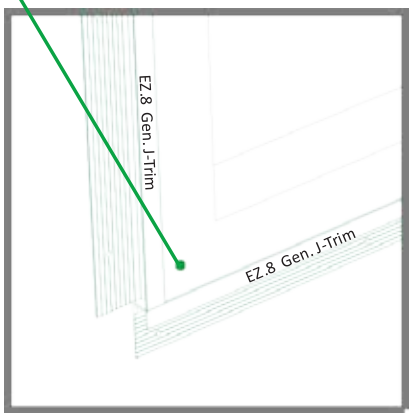
easytrim reveals™

step five

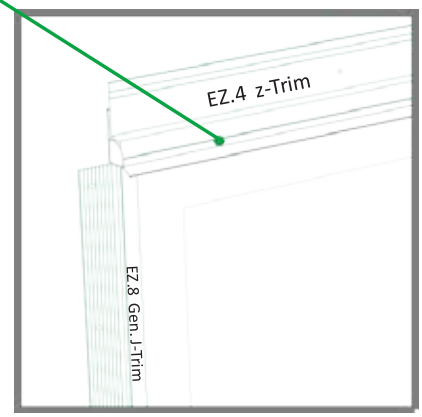
1.
Run General J-Trim along side(s) and bottom of the window.



2.
Butt the General J-Trim that runs along the sides of the window to rest on top of the bottom General J-Trim that extends 1/2" inch beyond the window frame on each side.



3.
Run the General J-Trim flush with the top of the window frame. Run the appropriate window flashing over the window and the General J-Trim on each side.



The General J-Trim is also used along the sides of windows, the same method is used for doors (step four).

For instances, where windows do not reach to the base of the building; the General J-Trim will also be used along the bottom of the window.

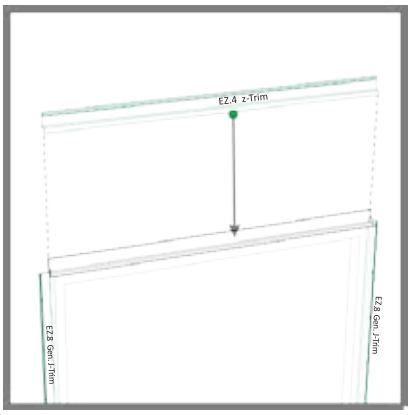
easytrim reveals

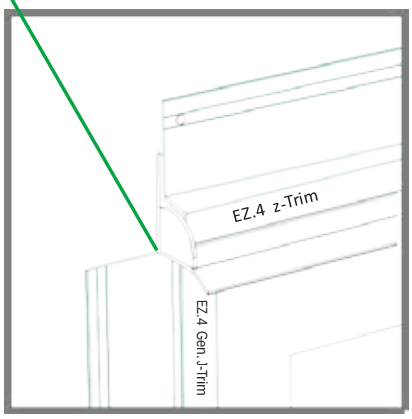
step six

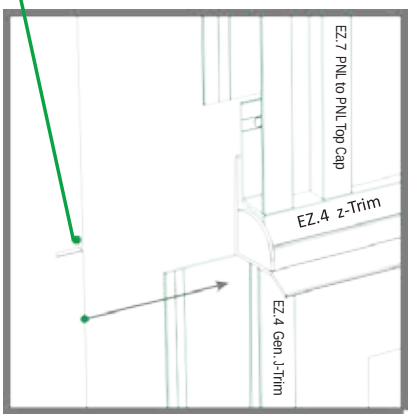
1.
Measure from outside of the General J-Trim tabs, then cut accordingly to cap off above windows and doors.

2.
Run the General J-Trim flush with the top of the window frame. Run the appropriate window flashing over the window and the General J-Trim on each side.

3.
*Note: It is necessary to notch the panel that runs alongside doors / windows. (step ten, step fifteen)







The z-Trim is also used to cap the flashing over doors and windows.

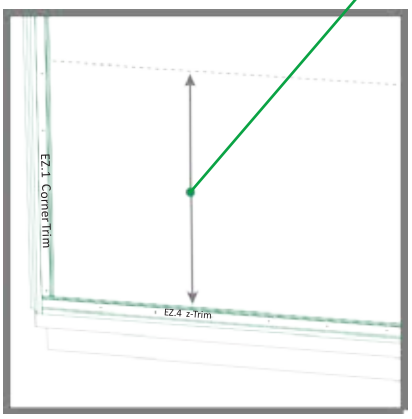
When installing panels: ensure the panel notch cut is large enough for proper fitment.

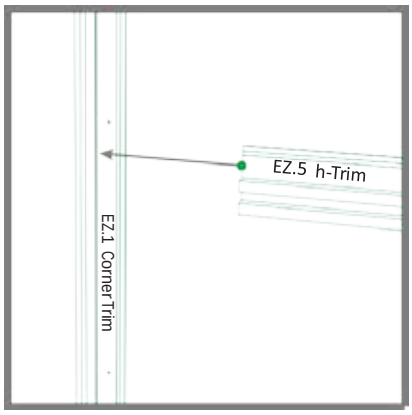
step seven

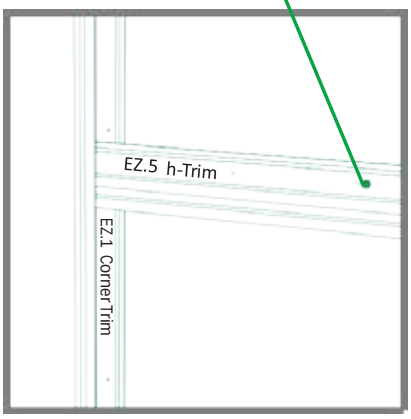
1.
Measure up from base z-Trim the specified distance (according to construction drawings). Lay out a chalk line or similar as a guide. At this time it is convenient to lay out the vertical chalk lines.

2.
Slide h-Trim inside the Corner Trim until it hits the **ez.bump™**.

3.
Align to chalk line and do not tack where the two flanges overlap. Once leveled, fasten every 16" inches into sheathing or every 16" to 24" inches into wall studs.







The h-Trim is used to run horizontally between the Corner Trims and / or the General J-Trim pieces.

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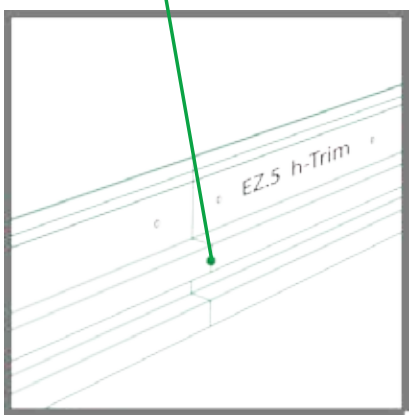
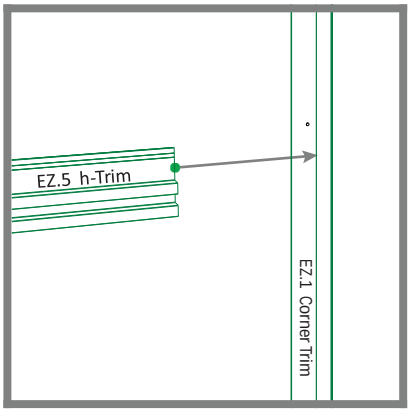
step eight

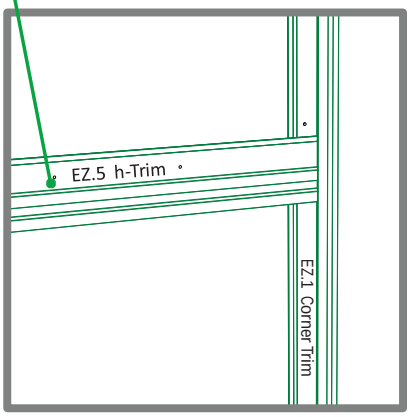
1.
Continue with h-Trim after interruptions – doors, windows, etc. Ensure that the butt joint is flush before securing piece.

2.
Slide h-Trim inside the Corner Trim until it hits the **ez.bump™** (or General J-Trim if horizontal piece is terminating at a window or door).

3.
Align to chalk line and do not tack where the two flanges overlap. Once leveled, fasten every 16" inches into sheathing or every 16" to 24" inches into wall studs.





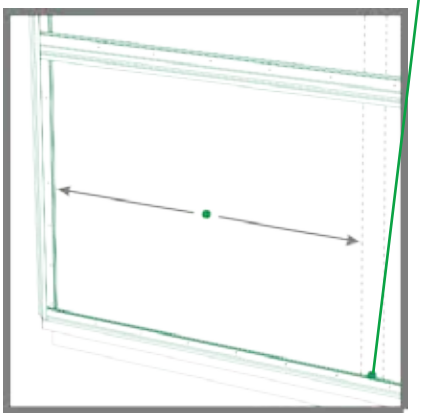


While running across the building, the h-Trim may start and stop a number of times at various doors and windows. At these intersections it will nest within the General J-Trim in the exact same manner it nests within the Corner Trim.

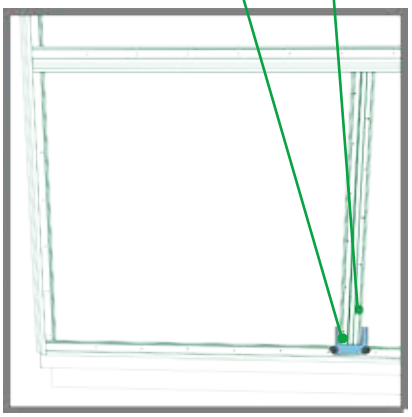
easytrim reveals™

step nine

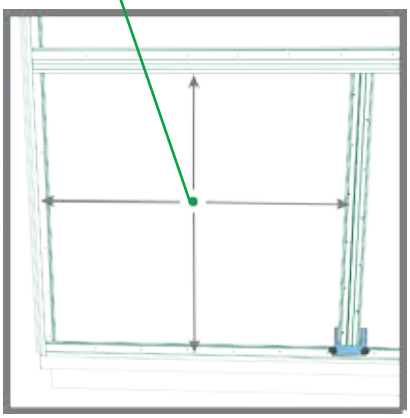
1.
Refer to construction plans for spacing of the vertical trim. The Vertical Back Plate is mounted in between horizontal trims. Measure and make a double chalk line for reference, add/subtract ¾" as the chalk line will reference from the edges and not the center. Allow a small gap – ½" inch to ¾" inch– between Vertical Back Plate and nailing flange.



2.
Align Vertical Back Plate, then flash the seam between Vertical Back Plate and the z-Trim nailing flange to shingle water away from building.



3.
Repeat #1. & 2. for all subsequent Vertical Back Plates. Once the grid pattern has been laid out, measure each space for panel sizing.



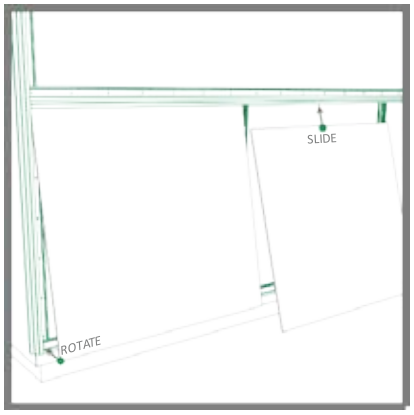
Easytrim Reveals' vertical two-tab profile design has been engineered as a two piece assembly: the Vertical Back Plate and a Top Cap. Easytrim Reveals' **ez.lock™** technology joins the two profiles together after the fiber cement panels have been installed, producing one, seamless finish. The Vertical Back Plate is always installed first. Make sure to follow construction drawings for required layout of vertical profiles.

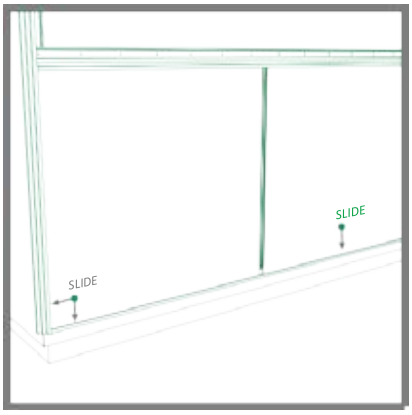
step ten

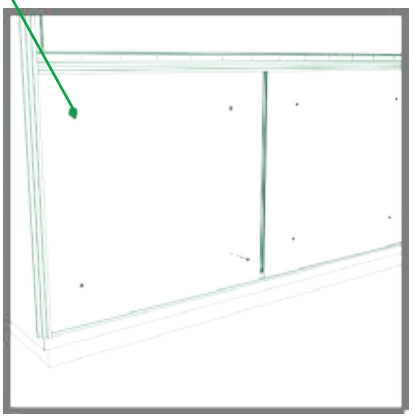
1.
After panels have been cut to correct size, slide panel under the tab of the h-Trim, then rotate panel towards wall.

2.
Once panels are flush to wall, slide panels down to rest on the lower z-Trim. If the panel is at an end, slide sideways so panel rests on top of the **ez.bump™**.

3.
Fasten panel once it has been properly aligned. **DO NOT fasten panel through nailing flanges or closer than 6" from panel edge**. Refer to construction drawings for fastener type and layout.







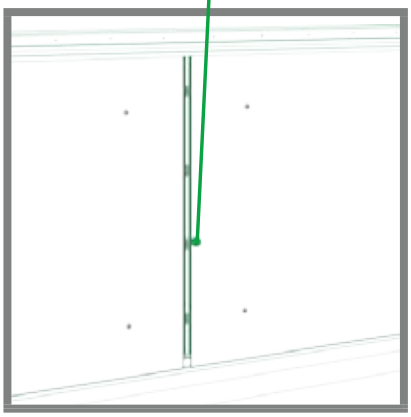
1.2.3.

The Easytrim Reveals system has been designed to work best with fiber cement. Use care when handling pre-finished material in order to maintain mar-free finish. Ensure that measurements are correct before cutting panel to size.

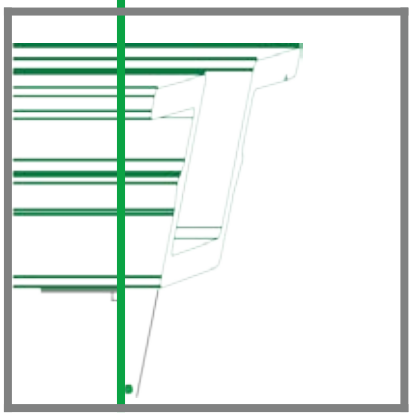
easytrim reveals™

step eleven

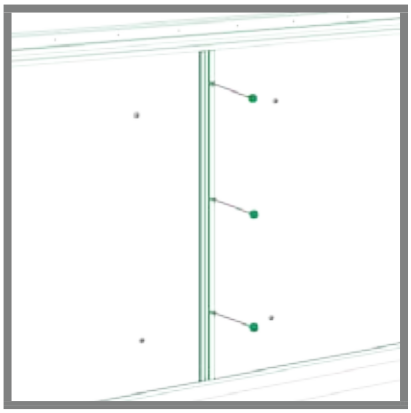
1.
Measure distance from the bottom tab of the h-Trim to the ledge of the z-Trim and cut the Top Cap accordingly. Apply small dabs of caulk every 12“ inches inside the channel of the Vertical Back Plate.



2.
Cut the Top Cap according to length. The bottom cut requires an 8 degree angle cut to match the slope of z-Trim it the will rest upon.



3.
Engage **ez.lock™** and the vertical assembly with a rubber mallet or a scrap block of wood and hammer by tapping the Top Cap into the Vertical Back Plate.

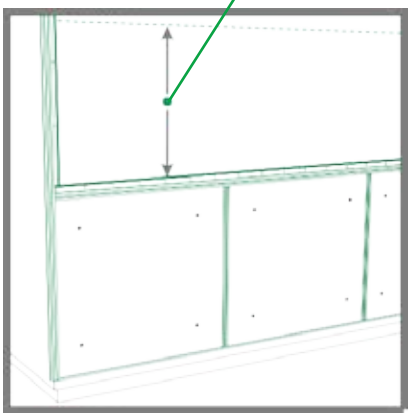


The Top Cap shingles with the h-Trim by tucking underneath the lower tab at the top. The bottom of the Top Cap sits on top of the z-Trim. This seamless inter-connection of profiles delivers essential water management and no dangerous sharp edges.

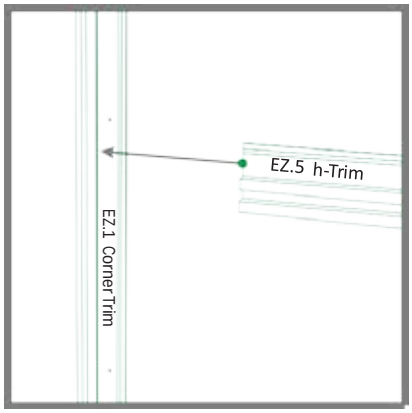
easytrim reveals™

step twelve

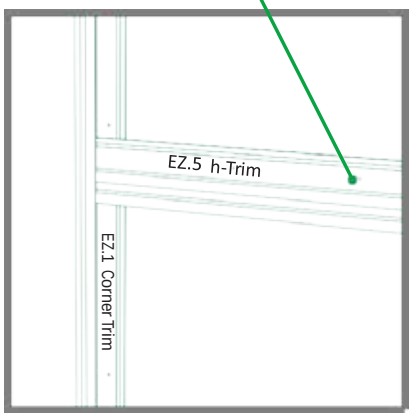
1.
Once the base section is installed, begin on the section above. Measure up from the h-Trim and make a chalk line or similar as guide.



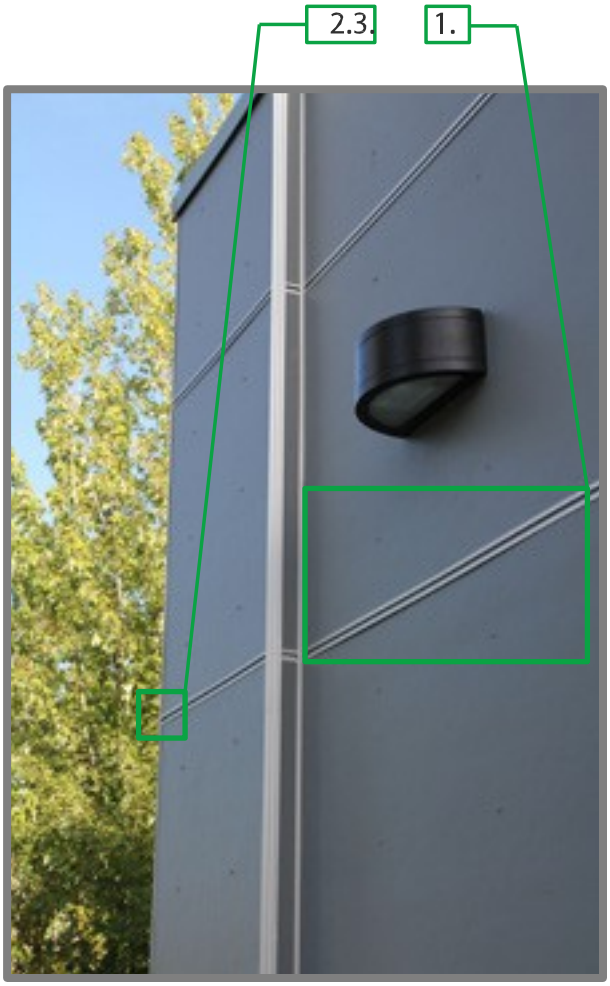
2.
Slide h-Trim inside Corner Trim until it touches the **ez.bump™**.



3.
Align to chalk line and do not tack where the two flanges overlap. Once leveled, fasten every 16" inches into sheathing or every 16" to 24" inches into wall studs.



The layout for the second section (and all subsequent ones) will follow the same layout as the first section.



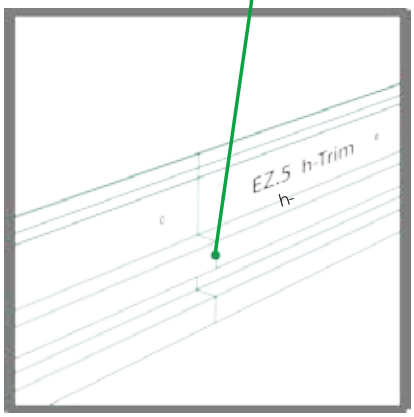
easytrim reveals™

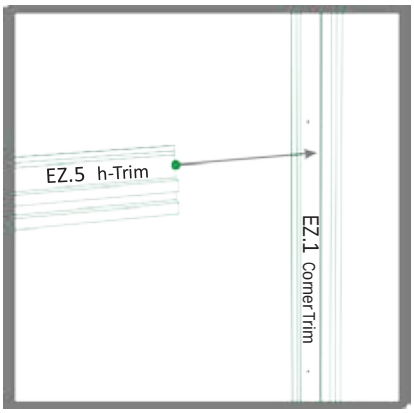
step thirteen

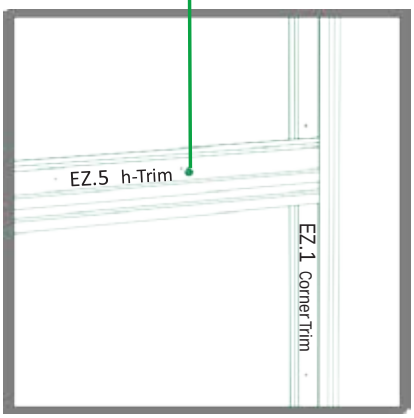
1.
Continue with z-Trim after vertical interruptions – doors, windows, etc. Ensure that the butt joint is flush before fully securing piece.

2.
Slide h-Trim inside the Corner Trim, or General J-Trim if piece is terminating at a window or door, until it touches the **ez.bump™**.

3.
Align to chalk line and do not tack where the two flanges overlap. Once leveled, fasten every 16" inches into sheathing or every 16" to 24" inches into wall studs.



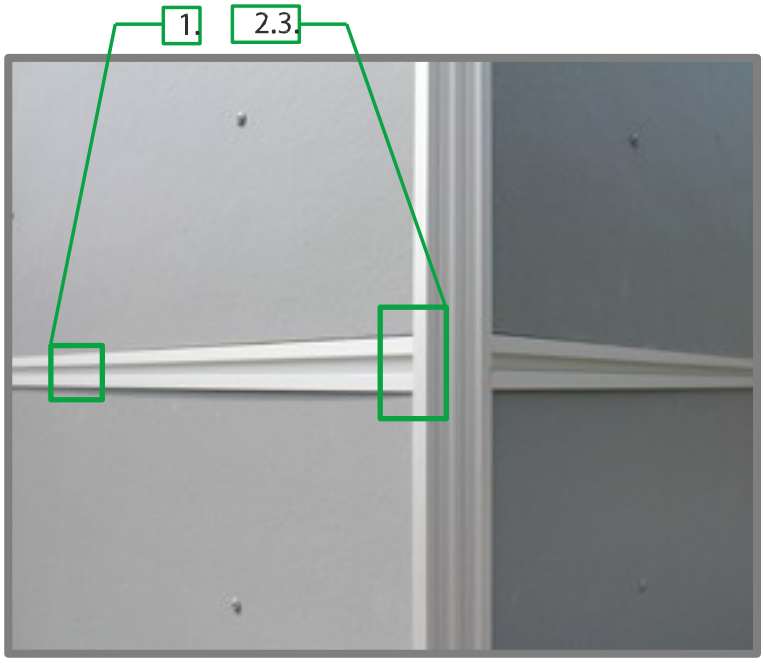




The second h-Trim will install the same as the first one while running across the building, as will all subsequent ones.

The h-Trim may start and stop a number of times at various doors and windows.

At these intersections, the h-Trim will nest inside and against the General J-Trim's **ez.bump™** the same way it does with the Corner Trim.



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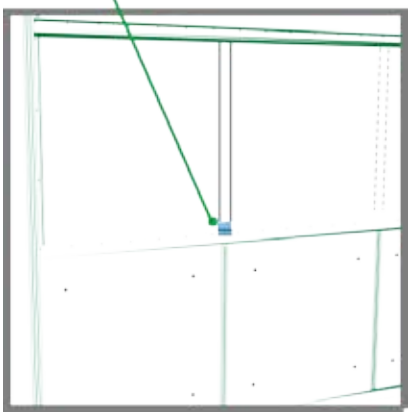
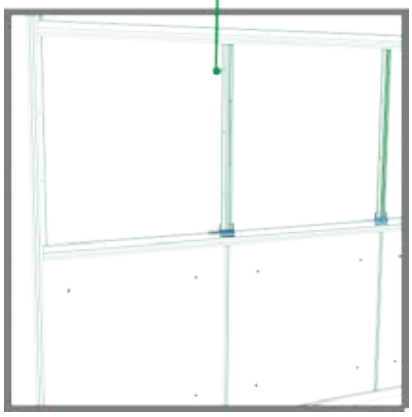
step fourteen

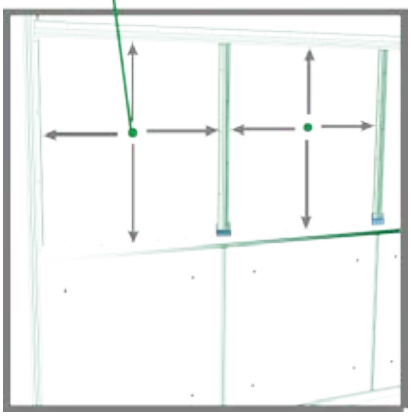
1.
There should still be a reference chalk line for the Vertical Back Plates from the previous section. Tape the seam in the ½" to ¾" gap between Vertical Back Plate and h-Trim flange.

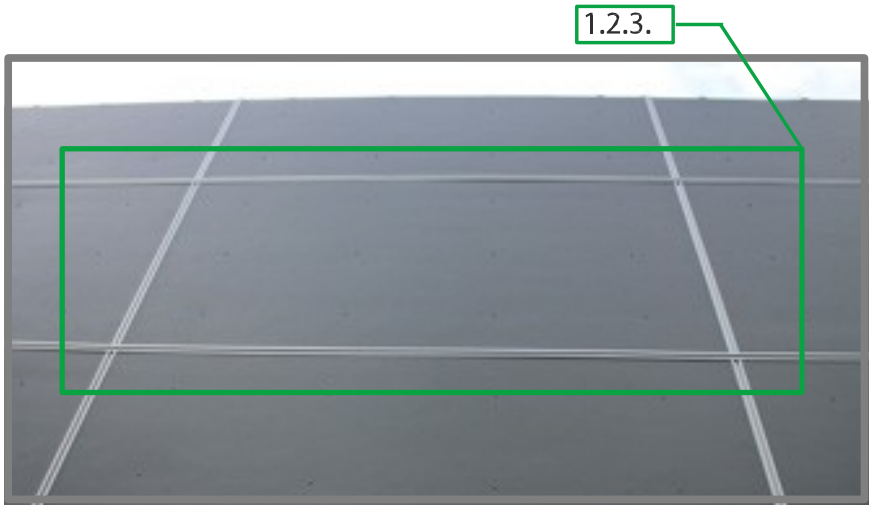


2.
Align Vertical Back Plate and fasten every 12" inches, alternating flanges.



3.
Repeat #1. & 2. for all subsequent Vertical Back Plates. Once the second section has been laid out, measure each space for panel sizing.





Easytrim Reveals' vertical two-tab profile design has been engineered as a two piece assembly: the Vertical Back Plate and a Top Cap. Easytrim Reveals' **ez.lock™** technology join the two profile together after the panels have been installed, producing one, seamless finish.

The Vertical Back Plate is always installed first. Make sure to follow construction drawings for required layout of vertical profiles.

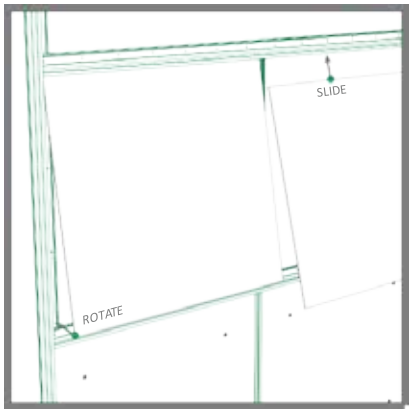
easytrim reveals™

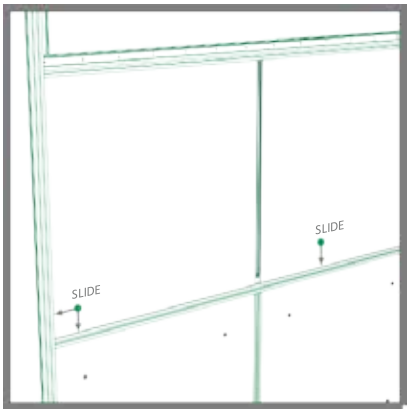
step fifteen

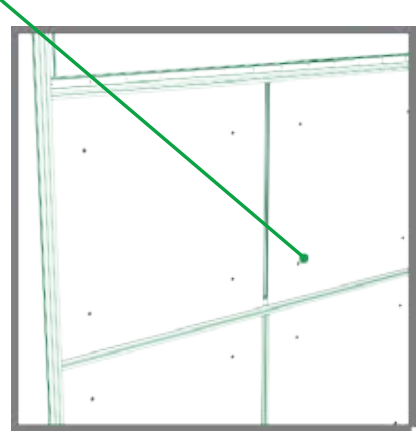
1.
After panels have been cut to correct size, slide panel under the tab of the h-Trim, then rotate panel towards wall.

2.
Once panels are flush to wall, slide panels down to rest on the lower z-Trim. If the panel is at an end, slide sideways so panel rests on top of the **ez.bump™**.

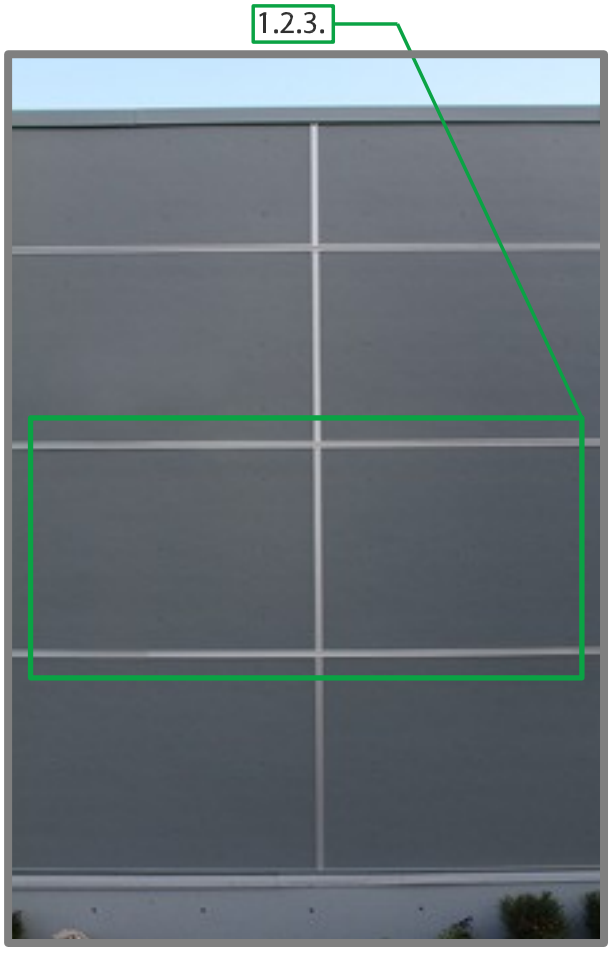
3.
Fasten panel once it has been properly aligned. **DO NOT fasten panel through nailing flanges or closer than 6" from panel edge**. Refer to construction drawings for fastener type and layout.







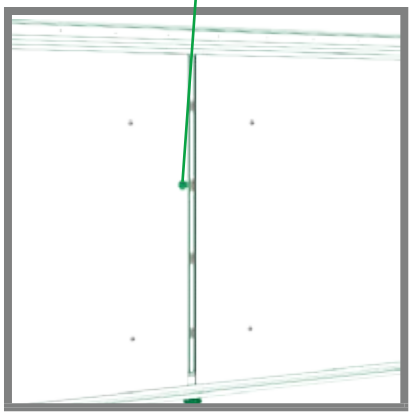
The Easytrim Reveals system has been designed to work best with fiber cement. Use care when handling pre-finished material in order to maintain mar-free finish.



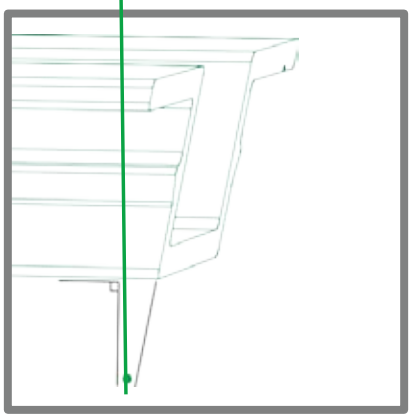
easytrim™ reveals

step sixteen

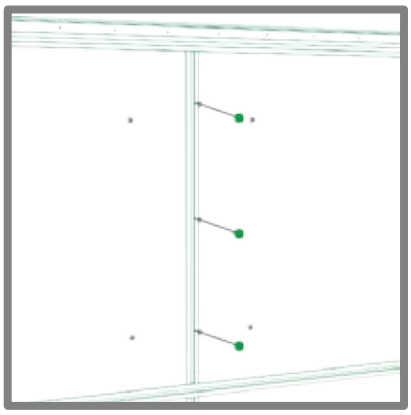
1.
Measure distance from the bottom tab of the h-Trim to the ledge of the z-Trim and cut the Top Cap accordingly. Apply small dabs of caulk every 8" to 12" inches inside the channel of the Vertical Back Plate.



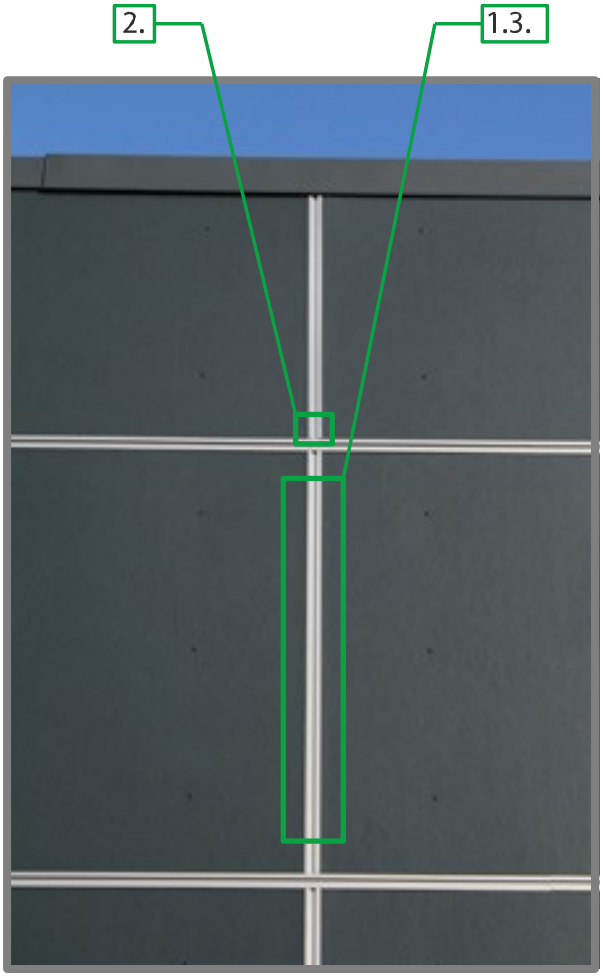
2.
Cut the Top Cap according to length. The bottom cut requires an 8 degree angle cut to match the slope of the z-Trim it will rest upon.



3.
Engage **ez.lock™** and the vertical assembly with a rubber mallet or a scrap block of wood and hammer by tapping the Top Cap into the Vertical Back Plate.



The Top Cap is the last trim piece to be installed to the section. After caulk has been applied to Vertical Back Plate channel and Top Cap is tapped into place, the panel will be locked in.



easytrim reveals™

special cases

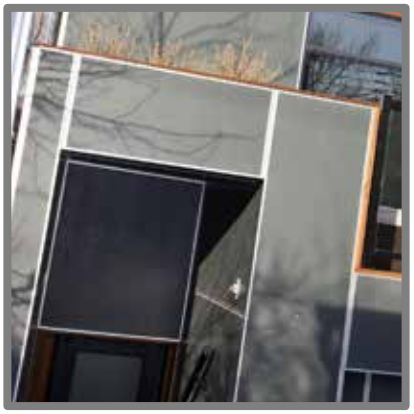
The Easytrim Reveals system has been designed with the installer in mind. The Easytrim Reveals system is as flexible as it is easy, so there are a number of ready-to-go solutions for special cases. The next few pages will outline these components.

The ***b-Trim*** is used when the Easytrim Reveals system will be terminating at a place high enough on the building facade that the underside of the trim will be visible. In this situation a b-Trim will be favored in place of the z-Trim as the delineating piece.

The Soffit J-Trim is used when the Easytrim Reveal is butting up to a soffit, instead of being covered by the parapet flashing.

The previous guide exclusively featured the Square Outside Corner Trim. This of course can be substituted with the ***Rounded Outside Corner*** as design and requirements dictate.

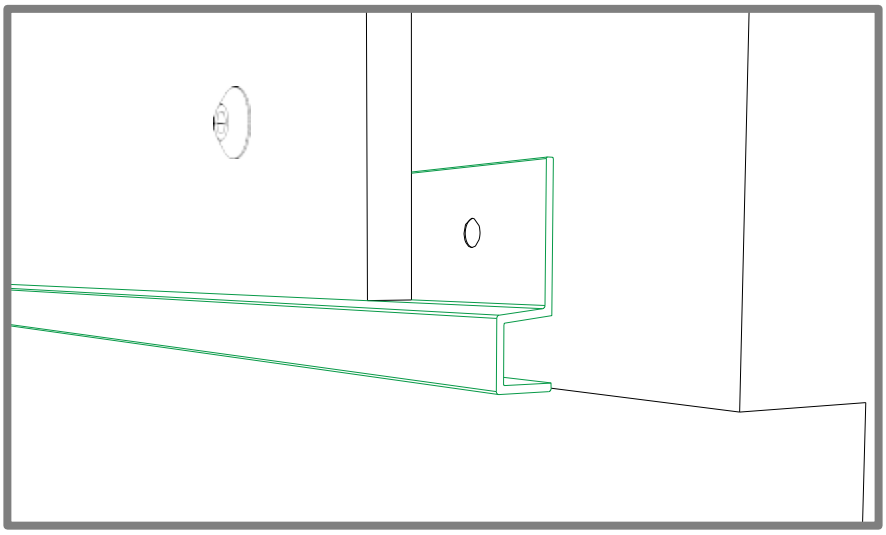
In cases where the building requires and inside corner, use the Inside Corner and use the same installation instructions as the Square Outside Corner featured in the installation guide.



The Panel to Plank Top Cap can be used in place of the Panel to Panel Top Cap where the siding transitions from fiber cement panel siding to plank siding.

b-trim

b-Trim (EZ.10)

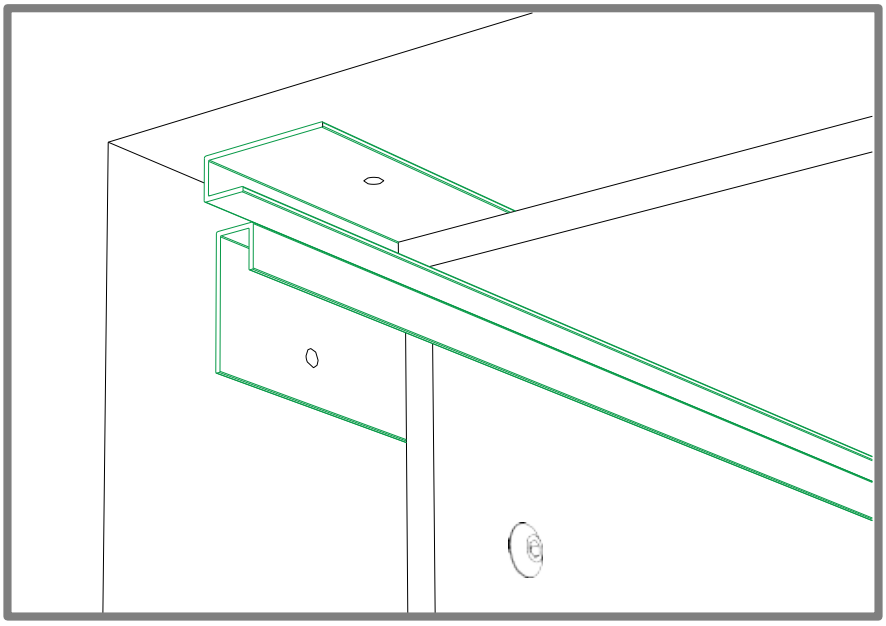


The b-Trim is used when the system will be terminating at a place high enough on the building facade that the underside of the trim will be visible. In this situation, a b-Trim will be favored in place of the z-Trim as the horizontal delineating piece, or when the facade transitions material to stone, brick, stucco, etc.

easytrim™ reveals

soffit J-trim

Soffit J-Trim (EZ.9)



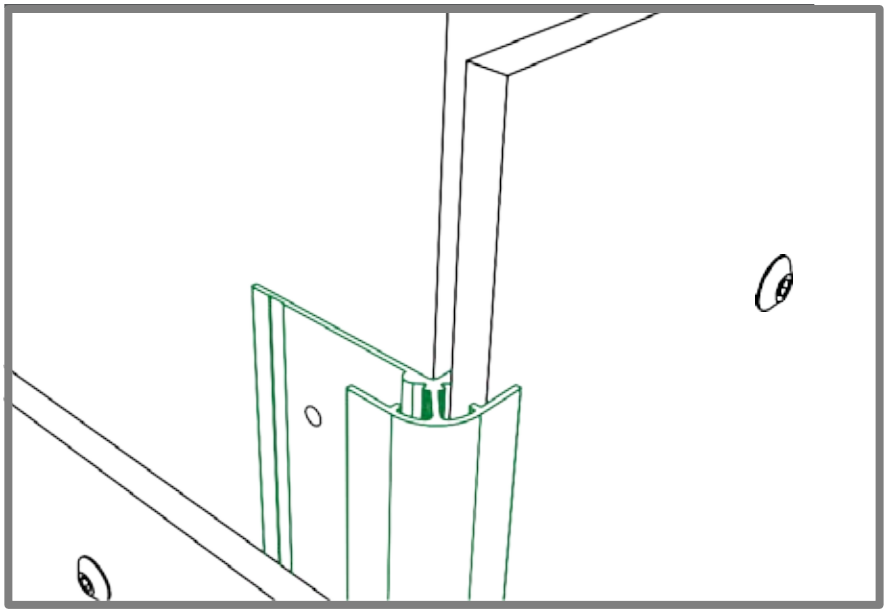
The Soffit J-Trim is used when the system is butting up to a soffit instead of being covered by the parapet flashing.

The Soffit J-Trim can also be used for the soffit itself when and where it is required.

easytrim™ reveals

rounded outside corner

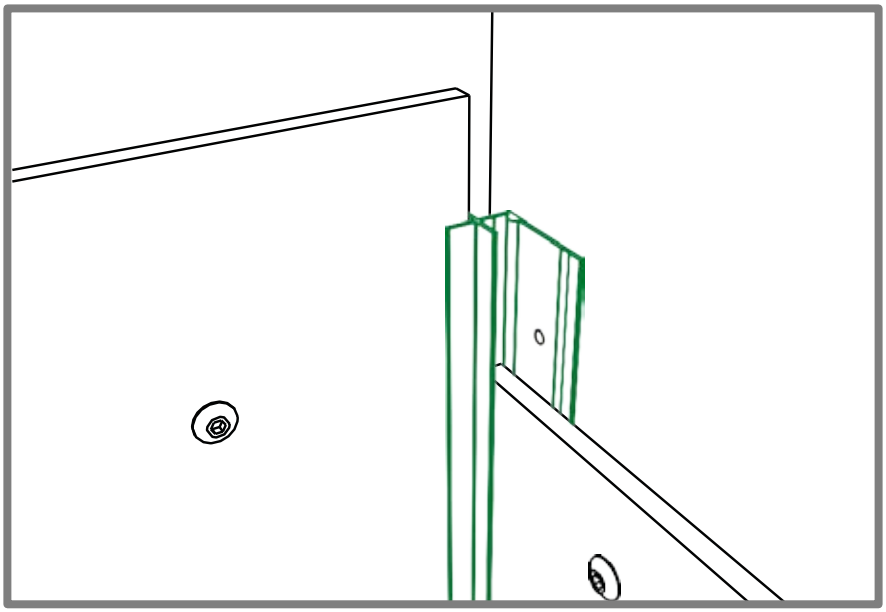
Rounded Outside Corner (EZ.2)

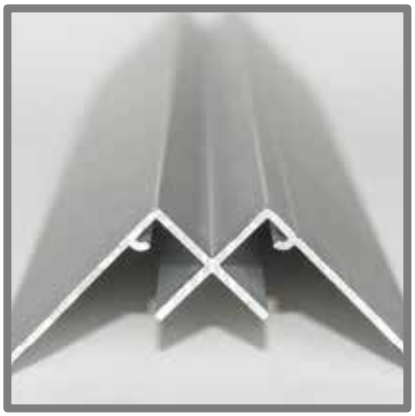


The previous guide exclusively featured the Square Outside Corner Trim. This of course can be substituted with the Rounded Outside Corner as design and requirements dictate, especially for columns, pillars and high-traffic areas. The exact same practices are used for installation.

inside corner

Inside Corner (EZ.3)

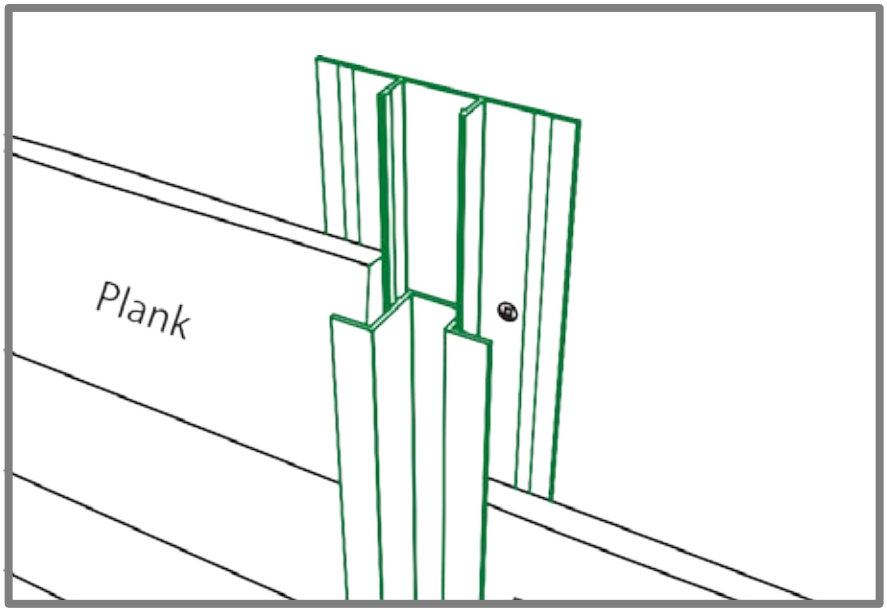


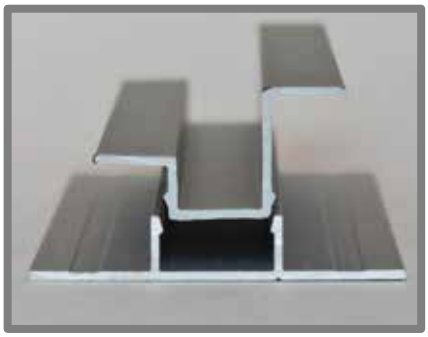


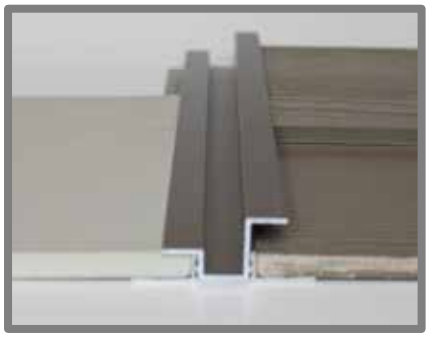
In cases where the building requires an inside corner, use the Inside Corner and use the same installation instructions as the Square Outside Corner featured in the installation guide.

panel to plank top cap

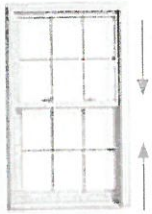
The Panel to Plank Top Cap (EZ.11)







The Panel to Plank Top Cap can be used in place of the Panel to Panel Top Cap where the siding transitions from fiber cement panel siding to plank siding.



DOUBLE HUNG

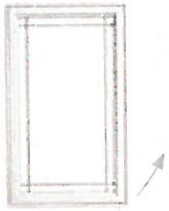
For a timeless look, choose the Double Hung, which is popular in Victorian, Craftsman and Colonial architecture. Both sash on Double Hung windows slide up and down vertically.

- The exclusive Simonton Sill® is triple-stepped and sloped to move water quickly away from your home and to help prevent air infiltration
- Tilt-in/lift-out sash makes cleaning easy from the inside
- The easy-glide sash and balance system allow the sash to raise and lower with ease
- Simonton's innovative Lap-Lok® meeting rail helps provide a tight seal for protection against the elements and increased energy efficiency
- Unique Denny Clip™ pivot system keeps sash in perfect alignment for easy operation

SLIDER

Slider windows glide horizontally from side to side. Available in a 2- or 3-lite configuration, 3-lite Sliders have operable end vents. They are perfect for replacing large Picture windows to gain ventilation.

- Corrosion-resistant* rollers and roller track provide a lifetime of easy operation
- Interlocking meeting stiles create a tight seal against the elements
- Lift-out sash can be removed for easy cleaning and maintenance



CASEMENT

The Casement features a hinged sash that opens outward. If you are looking for optimum ventilation and a wide-open view, the Casement is the perfect choice. Casements are the second most energy-efficient style available for your home.

- Casements crank outward for maximum ventilation and easy cleaning
- Optional folding crank handle allows for easy and convenient operation
- Advanced locking system secures sash at multiple points with one, easy-to-use handle

GEOMETRIC

Customize the look of your home with a stunning Geometric window. The dramatic options provide a contemporary look that will enhance any home.

- Select from a variety of optional grid patterns to create a unique look
- Available styles in Half-round, Quarter-round, Eyebrow, Circle, Octagon, Trapezoid, Pentagon and Hexagon

GARDEN

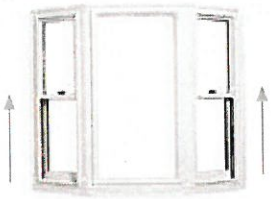
A Garden Window can bring a little bit of the outdoors in year-round.

- Two side windows can be opened or closed with the simple turn of a crank
- Seat boards are available in white pine laminate or wood veneer in either oak or birch and can be painted or stained
- Top-sloping insulating glass unit tempered for breakage resistance
- Sill cover resists water penetration
- Multi-point, single-lever locking system for added security
- Corrosion-resistant* hardware provides a lifetime of smooth operation.

BOW

A Bow window features windows mulled at 10-degree angles, which creates a rounded, more circular appearance than a bay.

- Bow windows feature 3-, 4- or 5-unit designs
- Equal-sized Double Hung or Casement windows can be used to create a Bow window with excellent ventilation
- Ideal for large window openings
- Head and seat boards in oak or birch veneer can be painted or stained to match the interior of your home
- Insulated seat boards provide increased thermal efficiency



BAY

Open up your home and bring the outside in with the addition of a Bay window. The dramatic look of a Bay creates a special nook and adds dimension to any room.

- Bay windows feature either Double Hung or Casement windows on each side of a center Picture window
- Available in either 30- or 45-degree angles
- Ideal for larger openings
- Head and seat boards in oak or birch veneer can be painted or stained to match the interior of your home
- Insulated seat boards provide increased thermal efficiency

PATIO DOOR

Redefine your living space with a Reflections 5500 Patio Door. Large glass areas open up a room while allowing easy access to the outside.

- Fusion-welded panel provides strength and thermal efficiency
- Double-strength tempered glass for increased safety
- Corrosion-resistant* rollers allow door to open and close smoothly
- Color-coordinated handle options to match your style
- Exterior keyed lock for maximum security
- Foot bolt for partial ventilation
- Sidelites and transoms available for added light and character

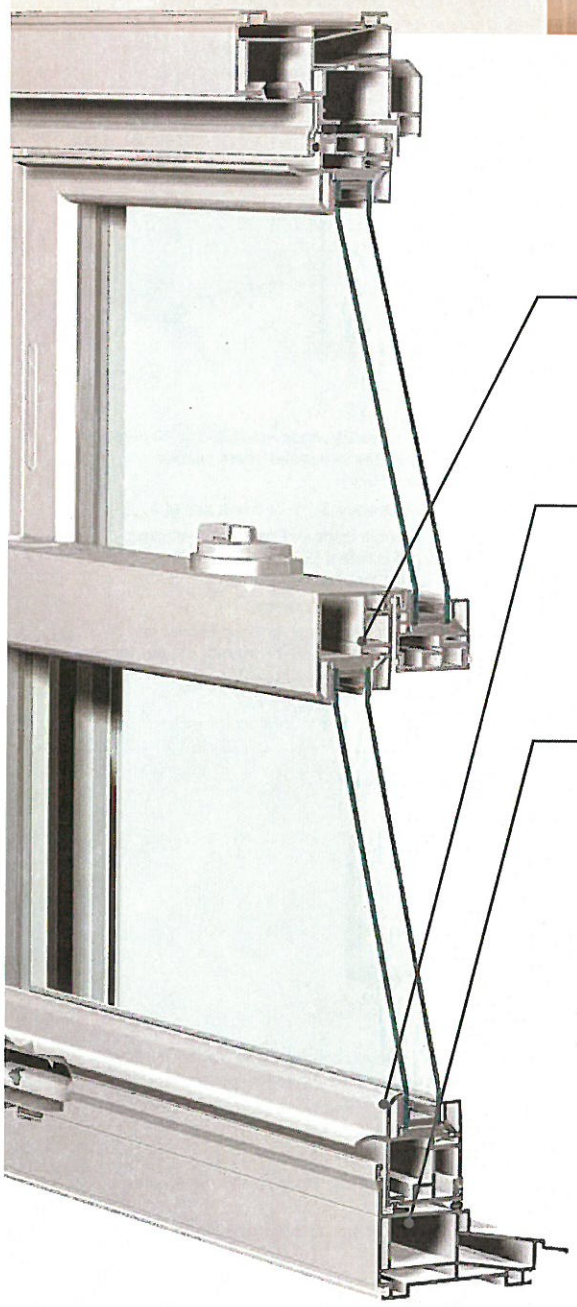
GARDEN DOOR

With a Garden Door you can create an elegant entryway for your home and achieve a greater sense of security.

- Continuous, fixed-geared hinge eliminates panel sag and increases weatherability
- Thick, high-performance weatherstripping
- 7/8-inch tempered insulating glass unit for greater thermal efficiency
- Available in center-hinge and French-hinge styles that swing in or out
- Solid brass handle with center bolt and keyed lock for increased safety
- Available with a white or tan interior and exterior

Quality Insulation

Do you worry about condensation in your windows during the colder months of the year? Simonton Reflections 5500 windows help reduce temperature conduction and the potential for condensation. Our sealed, insulating glass units are set ¾ inch into the sash, providing extra insulation to keep the glass warmer.



Reflections 5500 comes standard with features that help **keep unwanted weather out**:

Our innovative **Lap-Lok® meeting rail** overlaps and interlocks the sash to create a tight seal that virtually eliminates air and water infiltration

The **Intercept® spacer system's unique U-shaped design** keeps glass warmer for increased efficiency and comfort, while flexing and contracting to reduce seal failure

Our exclusive **triple-stepped, sloped Simonton Sill®** forces water away from the window more quickly than flat, conventional sills to help protect your home from water infiltration, even in heavy rain

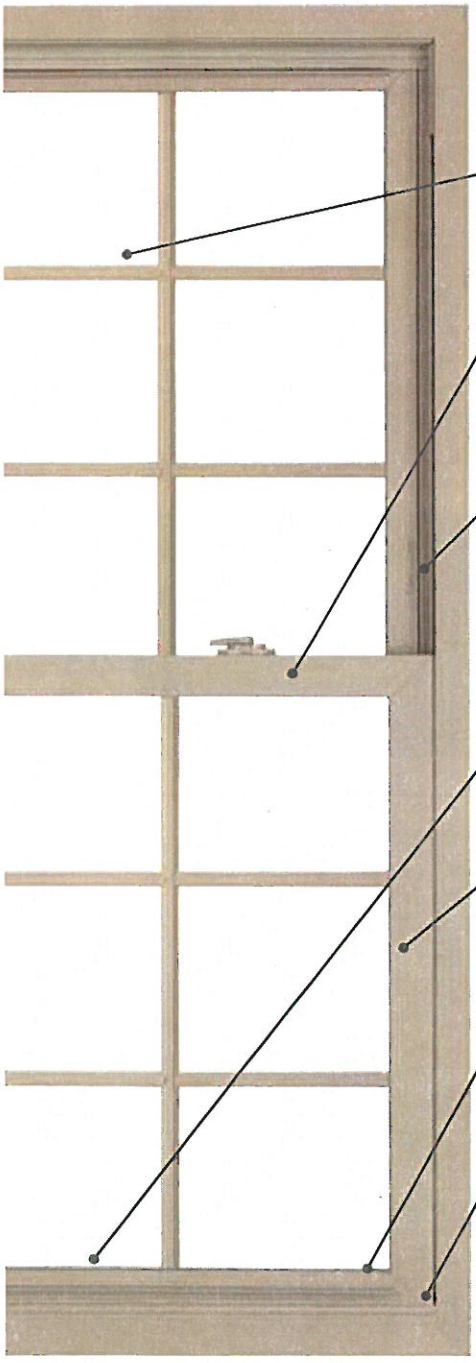
ProSolar.

ProSolar® Low E glass with Argon gas reduces temperature transfer to help lower energy costs and keep your home comfortable all year long. It also helps block ultraviolet rays that can fade carpet, photos and furniture.

energy

WE SELL ENERGY STAR

Can be ordered to meet **ENERGY STAR®** guidelines for any region of the country, no matter where you live



Reflections 5500 makes taking care of windows **simple**:

Grids located between the two pieces of glass eliminate the need to dust or clean window grids

Operable sash that tilt and lift out allow you to clean both sides of the window quickly and easily, from inside your home

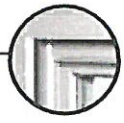
Reflections 5500 windows and doors **remain low maintenance** over time because they don't require regular painting and do not rot, flake, peel or chip like wood windows.

When it comes to Simonton,® the **quality** is in the details:

A **contoured lift rail** is actually molded into the sash to provide lifetime durability

A **stainless steel constant force coil spring balance system**, allows you to easily move the window sash to any desired position, even after years of use

Our unique **Denny Clip™ pivot system** helps to maintain perfect sash alignment on Double Hung windows



Fusion-welded construction bonds each corner together to create a rigid, one-piece frame that offers reliable strength and durability

Every window that Simonton builds is **AAMA Gold certified**, which means that it has passed stringent tests for air leakage, water infiltration and wind pressure

Profiles™ & Traditions Steel Doors

Find style at an affordable price point with options to match any home style and budget in Profiles and Traditions doors. Fire-rated options on 6'8" solid-panel doors make a perfect choice for house-to-garage.

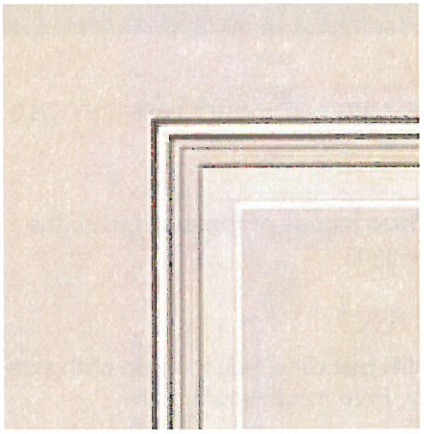
- 1-¼" lock and hinge stiles.
- 12-½" lock blocks.
- No stile lines.
- Primed, ready-to-paint surface.

WBDR / HVHZ Options: Look for this icon to find door styles that can be configured for WBDR or HVHZ.*

20-Minute Fire-rated options available on 6'8" solid-panel doors. See page 217.

■ = Available
• = Not Applicable
P = Paint

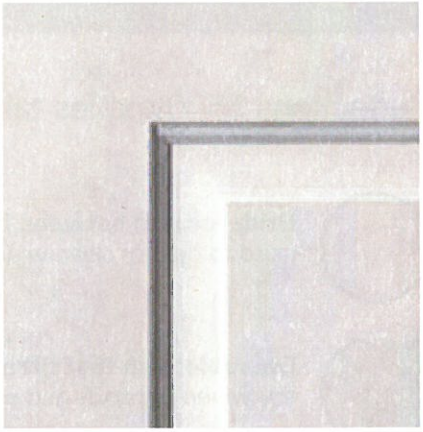
	Profiles™	Traditions
Door Widths		
2'0"	■	■
2'4"	■	■
2'6"	■	■
2'8"	■	■
2'10"	■	■
3'0"	■	■
3'6"	■	•
Door Heights		
6'6"	■	■
6'8"	■	■
7'0"	■	•
8'0"	•	■
Glass Options		
Decorative	16	16
Privacy	4	4
Internal Blinds	■	■
Screen Vented Lites	■	■
Simulated Divided Lites	■	■
Grilles Between Glass	■	■
Removable Wood Grilles	■	■
Fixed Grilles	■	■
Low-E	■	■
Clear	■	■
Additional Options		
Finish	P	P



Profiles™ Steel

Features 24-gauge steel, smooth surface and triple-shadowed panel embossments for greater definition.

10 YEAR LIMITED WARRANTY
Door & Glass



Traditions Steel

Features 25-gauge steel, standard embossed smooth surface.

All 8'0" doors are 24-gauge steel with standard embossments.

5 YEAR LIMITED WARRANTY
Door

10 YEAR LIMITED WARRANTY
Glass

Retrofit Patio Sizes

Looking for retrofit options? Choose 2'4" width for 5'0" retrofit doors and 2'10" for 6'0" retrofit doors.

Privacy Glass

Pages 206, 211

Chord Glass
Glass Privacy Rating: **10**

Chinchilla Glass
Glass Privacy Rating: **10**

Rainglass
Glass Privacy Rating: **8**

Granite Glass
Glass Privacy Rating: **10**

Chord

Chinchilla

Rainglass

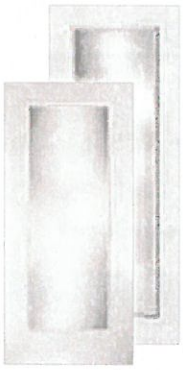
Granite

*Please verify that there is a Therma-Tru product approval for the configuration before buying.

**Decorative glass designs are shown in Profiles only.

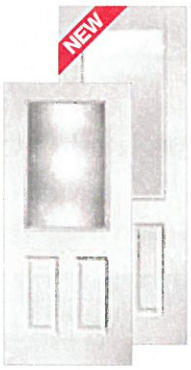
Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size of glass and hand craftsmanship. See your Therma-Tru seller or visit www.thermatru.com for more, including details on limited warranties and exclusions, ENERGY STAR qualified products and product approvals.

Clear Glass



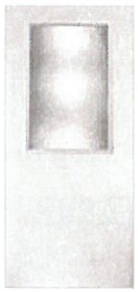
TS118
2'0"x 6'8"
2'4"x 6'8"
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

818
2'0"x 8'0"
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

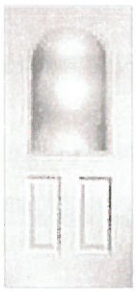


TS206
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

8206
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



TS104
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"



TS150
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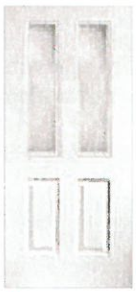
2'10"x 6'8"
3'0"x 6'8"



TS289
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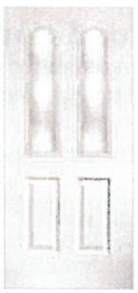
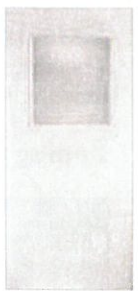
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

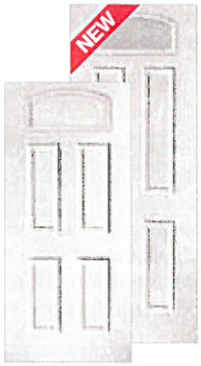


TS153
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"



TS105
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

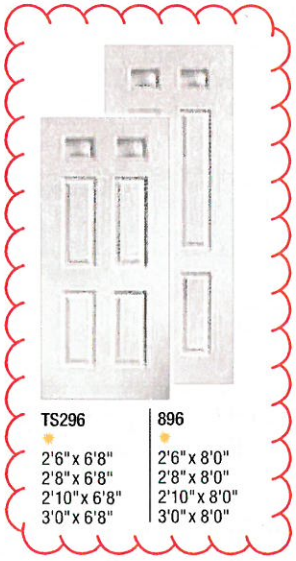
TS102
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"



TS708
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

8708
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

TS256
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"



TS296
2'6"x 6'8"
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

896
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

TS291
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

100SL
10"x 6'8"
12"x 6'8" ‡
14"x 6'8" ‡

818SL
12"x 8'0"
14"x 8'0"

TS210SL
10"x 6'8"
12"x 6'8"
14"x 6'8"

TS150SL
12"x 6'8"
14"x 6'8"

TS296SL
12"x 6'8"
14"x 6'8"

19200T
3'0" Door Only

19210T
12" & 14" Sidelite Only

19220T
3'0" door + (2) 12" sidelites
3'0" door + (2) 14" sidelites
Continuous Sill Systems Only

Options Key

- Simulated Divided Lites (SDL)*,**
- Fixed Grilles (FXG)
- Flat White Grilles Between Glass Only (GBGFW)
- Flat or Contour, White or Color Grilles Between Glass (GBGF / GBGC)
- Removable Wood Grilles (RG)
- Low-E Glass (LE)
- Turtle Glass
- WBDR / HVHZ Options
- 6'6" Height Available
- ‡ 7'0" Height Available

Features Key

- PVC Doorlite Frame**

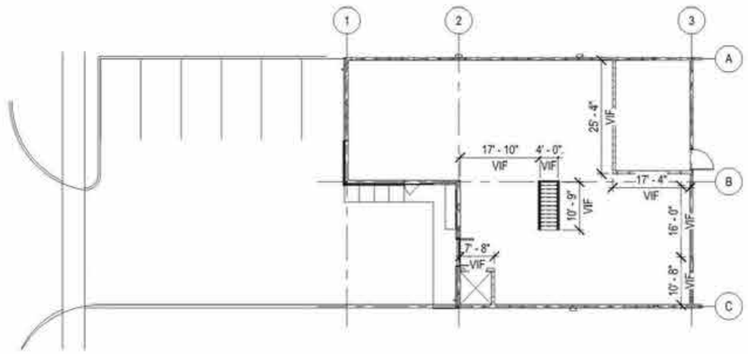
ATTACHMENT J: ENSIGN FLORAL ALTERATIONS

EXISTING WEST FACADE

EXISTING NORTH FACADE

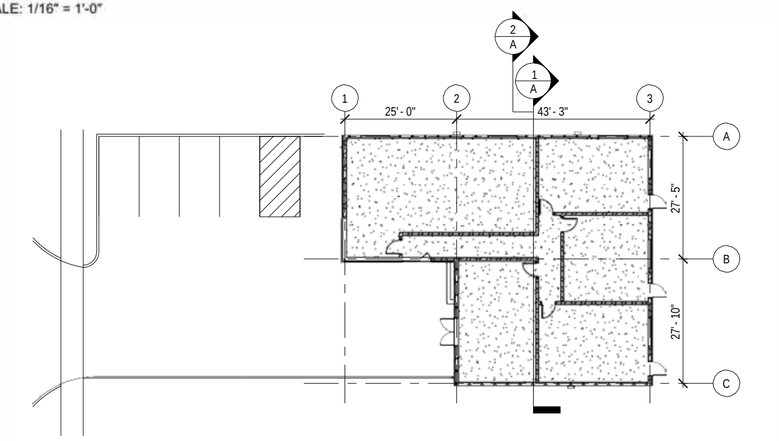
EXISTING SOUTH FACADE

PROPOSED WEST FACADE



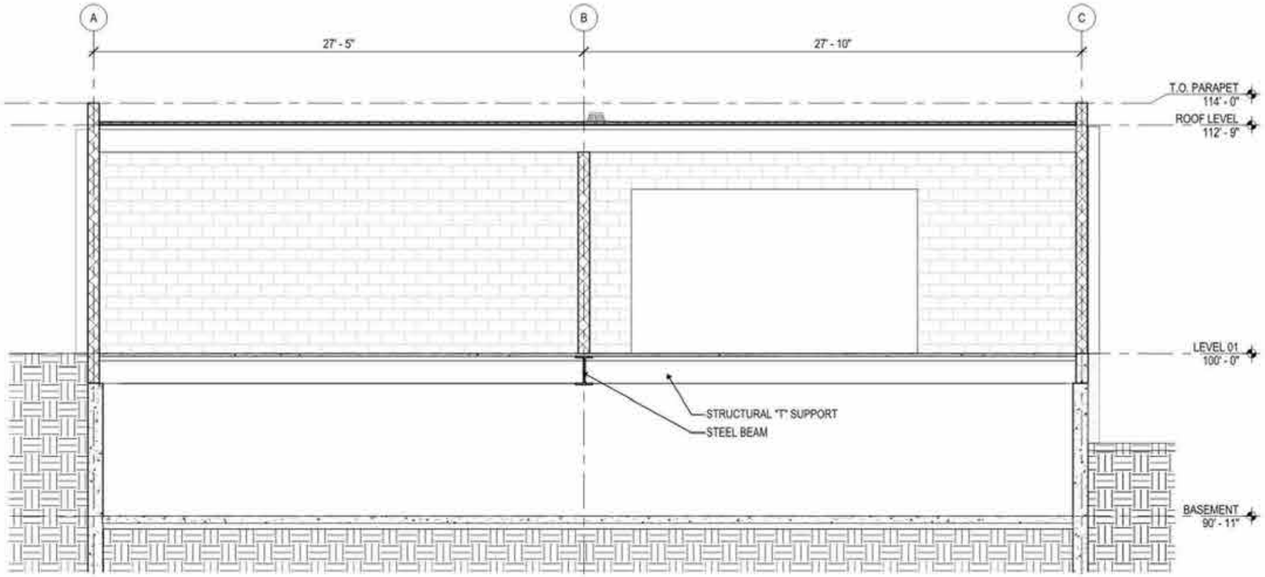
EXISTING BUILDING PLAN

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



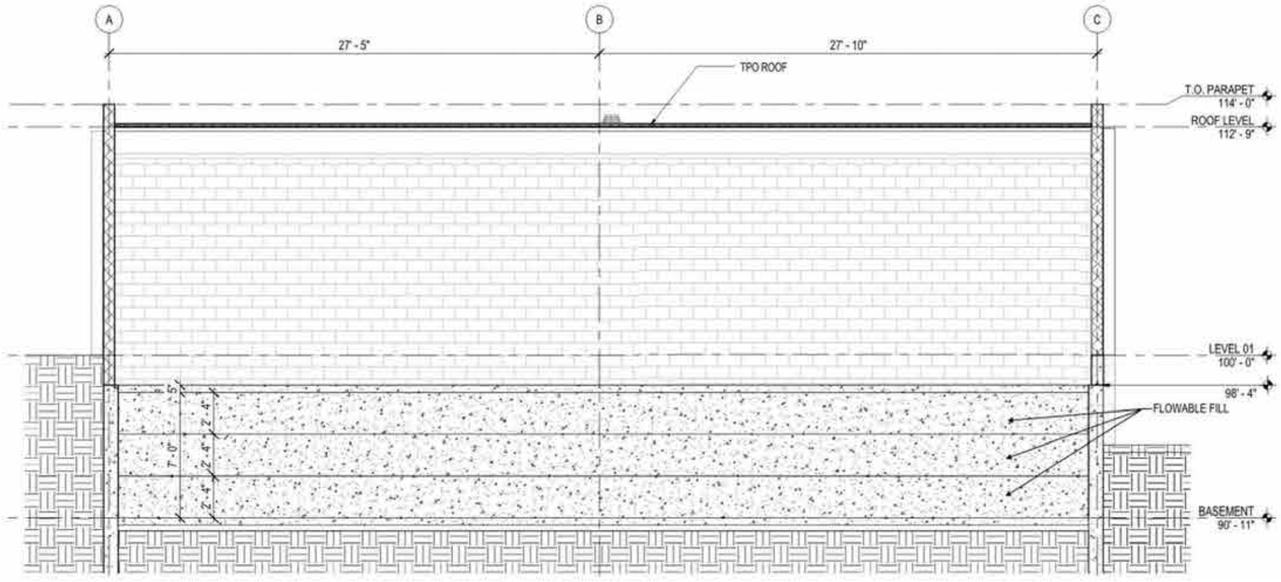
PROPOSED BUILDING PLAN

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



1-A EXISTING BUILDING SECTION

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



2-A PROPOSED BUILDING SECTION

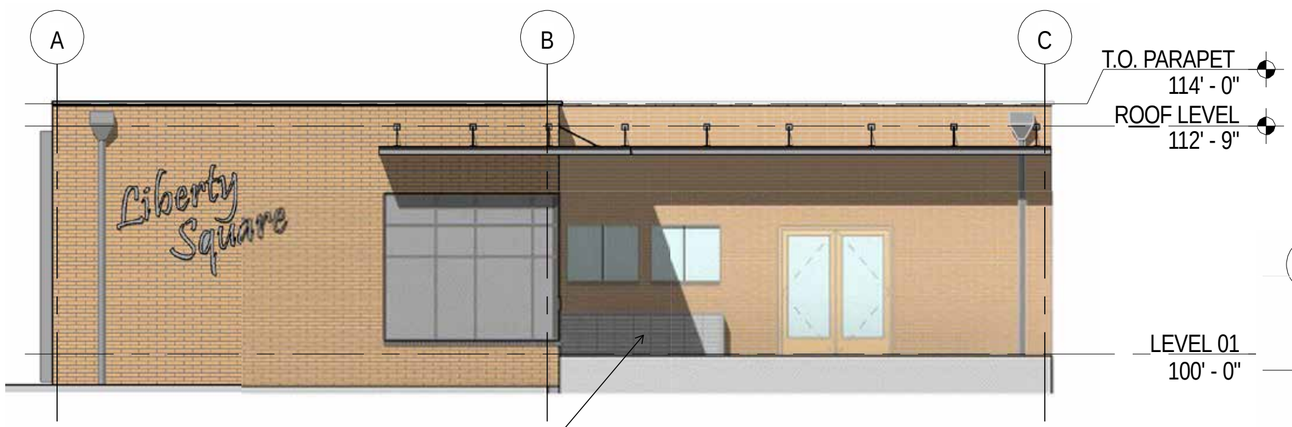
SCALE: 1/4" = 1'-0"

ADAPTIVE RE-USE OF ENSIGN FLORAL

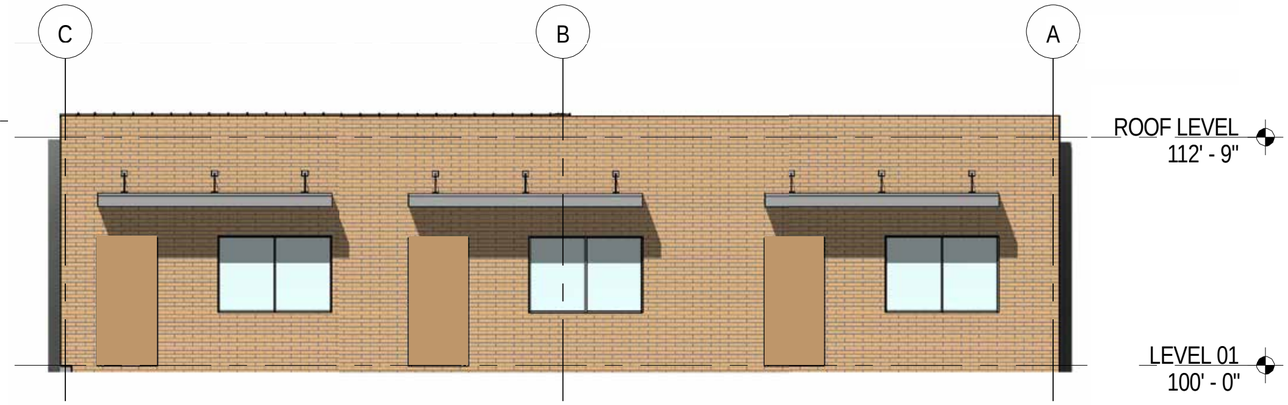
LIBERTY SQUARE • APRIL 2016
LANDMARK COMMISSION SUBMISSION

ARCH | NEXUS

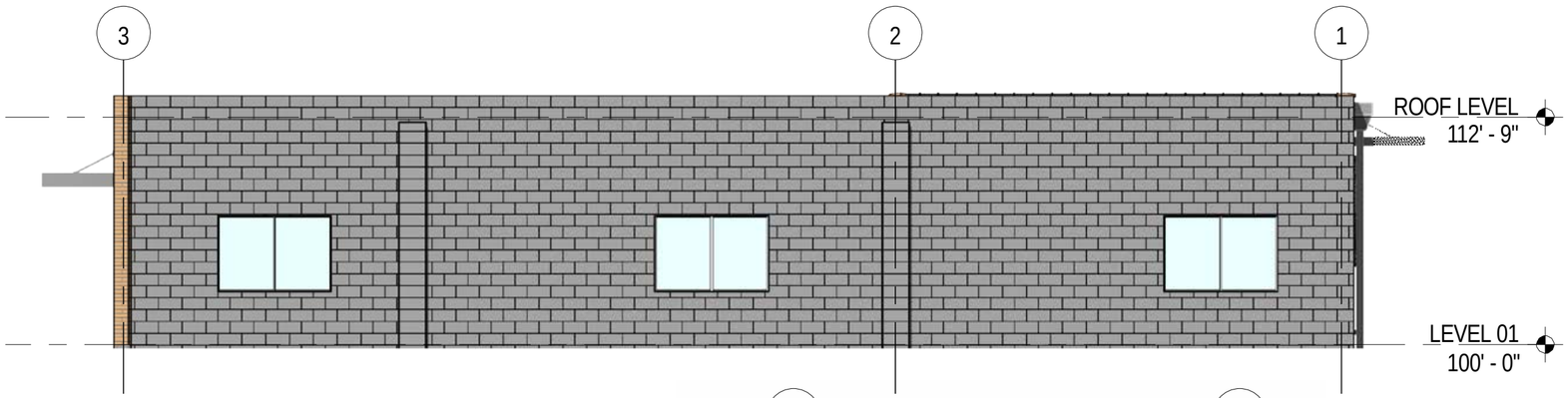
COWBOY PARTNERS | VARIENS



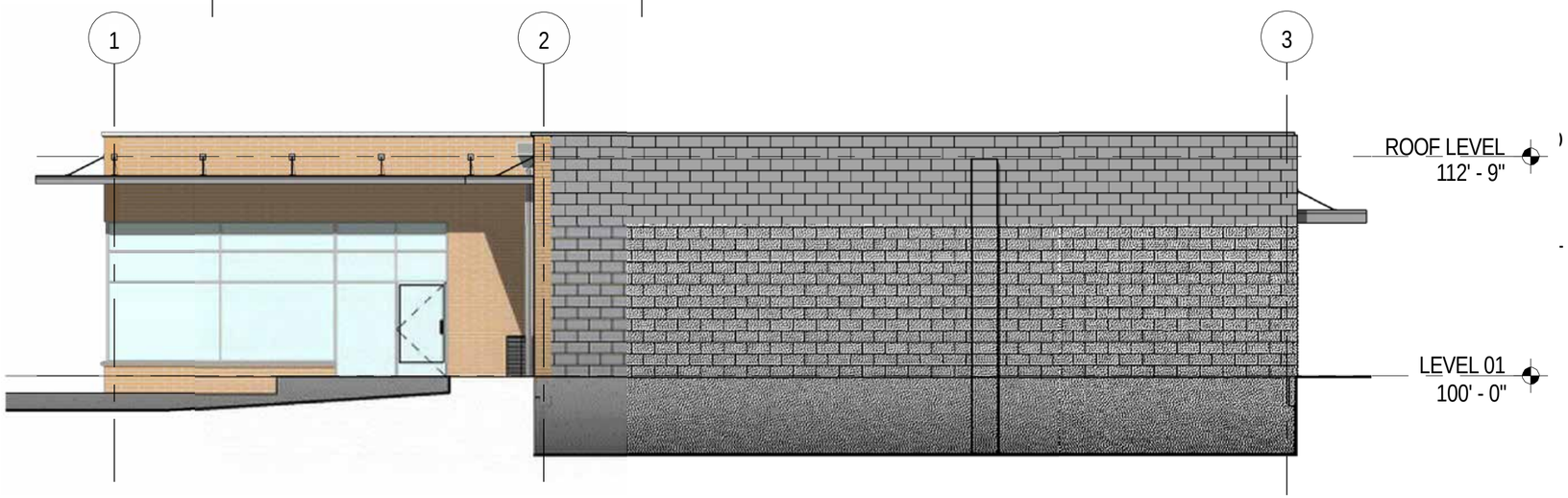
WEST ELEVATION
1/4" = 1'• 0"



EAST ELEVATION
1/4" = 1'• 0"



NORTH ELEVATION
1/4" = 1'• 0"



SOUTH ELEVATION
1/4" = 1'• 0"

ATTACHMENT K: ZONING ORDINANCE STANDARDS

Existing Conditions:

The site consists of eight buildings, seven of which are being proposed to be demolished. One of the buildings is an existing building that would be renovated. Additionally, a new four-story apartment structure will be constructed.

TSA-UN-C (Transit Station Area-Urban Neighborhood-Core)

The purpose of the core area is to provide areas for comparatively intense and development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area is generally within a (1/4) mile walk of a transit station platform. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm. Buildings in this area should have minimal setbacks to encourage active outdoor use adjacent to the sidewalk, such as outdoor dining and patios that reflect the desired character of the area. Building facades should be varied and articulated, include storefronts adjacent to the street, windows on the street level and have clearly defined entrances to provide visual interest to pedestrians. Buildings should be a minimum of two (2) or three (3) stories in height, depending on location, in order to define the street edge. Arcades, bays and balconies are encouraged. The configuration of buildings must balance the needs of all modes of circulation with the safety and comfort of pedestrians and bicyclists. A vertical mix of uses, with office and residential above ground floor commercial uses is encouraged. A minimum of (30) dwelling units per acre is encouraged within the core.

Zoning Ordinance Standards for TSA-UN-C (21A.26.078)

Zoning Standard	Finding	Rationale
Minimum Lot Area and Lot Width: 2,500 square feet and forty feet (40') of street frontage.	**Complies**	The subject parcel is approximately 358,686 square feet. The lot width at 500 South would be 199.75 feet.
Minimum Front Yard Requirements: If a setback is provided, at least fifty percent (50%) of the street-facing building façade shall be located within five (5') of the front property line. For properties that front on 500 South, the front yard setback shall be equal to the average front yard setback for properties located along the same block face.	**Complies**	At least fifty percent (50%) of the front façade on Green Street would be within five feet of the front property line. On 500 South, the front yard setback would be the same as the other buildings on the block face.
Interior Side Yard: No yard is required.	**Complies**	
Rear Yard: No rear yard is required.	**Complies**	
Maximum Building Height: 75 feet.	**Complies**	The highest elevation on the building would be 69 feet.
Minimum Open Space: 10% of the lot area shall be maintained as open space. This open space may take the form of landscape yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.	**Required to Comply**	The project is required to meet the 10% open space requirement.

ATTACHMENT L: DESIGN STANDARDS FOR TSA-UN-C

Zoning Standard	Finding	Rationale
Walls Adjacent to a Street: Street-facing building facades shall provide architectural variety and scale.	**Complies**	The façade composition consists of several materials, including stack bond masonry, metal panels and cement board siding. The materials change to create large vertical columns which consist of stack bond masonry. The change of materials and the fenestration pattern help to achieve the architectural variety and scale.
Ground Floor Building Materials: Other than ground windows and doors, eighty percent (80%) of the remaining ground floor wall area shall be clad in durable materials.	**Complies**	The base of the building is composed of stack bond masonry.
Ground Floor Glass and Transparency: Forty percent (40%).	**Required to Comply**	The windows on the ground floor will be required to satisfy the 40% requirement.
Ground Floor Residential Uses: Dwelling units located on the ground floor and facing a public or private street shall have a minimum of one primary entrance facing the street in the core area. The entrance facing the street in the core and transition areas with ground floor residential uses shall feature elements that signal habitation such as windows, entrances, stairs, porches, bay windows, and balconies that are visible from the public street.	**Complies**	The ground level will be activated through individual primary entrances on the ground floor apartments facing 500 south and Green Street. Individual entrances are demarcated by a landing and steps.
Park Structures: (1) The ground floor of parking structures adjacent to a public street shall include an active use other than parking suchas office, retail, residential leasing office, restaurant, etc. Parking is permitted behind the ground floor uses. If the ground floor does not include active use, then the structure must be set back behind a building or be a minimum of sixty feet (60%) from a property line adjacent to a public street or sidewalk. (2) The levels of parking above the first level facing the front or corner side lot line shall have horizontal floors and/or facades and not sloped. (3) The levels of parking above the second level shall be designed to effectively screen the vehicles so they are not readily visible from an adjacent street.	**Complies**	The parking structure will be located on the north of the site next to the Trader Joe's loading dock and it will be set back significantly from 600 East and 500 South. Green street is only a City street for approximately 165 feet from 500 South and then it is a private easement. The parking structure and its entrance would be located on the private easement. Therefore the requirement for the parking structure to have an active use on the ground floor would not apply to this project.
Mechanical Equipment: Mechanical equipment may be located on the ground provided it is behind the building, screened and not located in a required rear yard or side yard setback.	**Complies**	Mechanical equipment and service areas would be located inside the parking structure.
Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view.	**Complies**	Mechanical equipment and services areas would be located inside the parking structure.

ATTACHMENT M: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

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Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;		
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;		
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.		
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.		
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.		
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.		
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.		

Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.		
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.		
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.		
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.		

ATTACHMENT N: DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

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Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

2. COMPOSITION OF PRINCIPAL FACADES **2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

2.b Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
2.c Rhythm of Entrance Porch and Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;	**Building Character & Scale** **Façade Articulation, Proportion & Visual Emphasis** **Visual Emphasis – Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.

	• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. **Balconies, Porches & External Escape Stairs – Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop.

2.d Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.	**Building Materials, Windows, Elements & Detailing** **Materials – Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. **12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. **Windows – Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.** • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72 Windows with vertical proportion and emphasis are encouraged.** • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).

	12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). **Architectural Elements & Details – Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.** • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. **12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. **12.77 Creative interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

3. RELATIONSHIP TO THE STREET **3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;	**Settlement Patterns & Neighborhood Character** **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
3.b Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

3.c Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.**

3.d Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles**

	12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
4. Subdivision Of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT O: TRANSIT STATION AREA DEVELOPMENT SCORE REVIEW

Transit Station Area (TSA) Development Guideline Checklist					
Refer to the ***Transit Station Area Development Guidelines*** for more information on each Guideline					
Category	**Guideline**	**Description**	**Value**	**Applicant Review**	**Staff Review**
Land Use	Intensity/Density: (Applicable to Core Area Only. A project can only get points from one of the lines in this guideline).	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	**20**	140 units on 1.347 acres: 104 dwelling units per acre.	
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	**15**		
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**10**		
	Intensity/Density: (Applicable to Transition Area only. A project can only get points from one of the lines in this guideline).	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	**12**		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more	**8**		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	**5**		
	Mix of Uses: If the ground floor of a building is designed for retail, restaurant, or other active use than what the floors above are used for, the following points shall be added to the development score	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**10**		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**8**		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	**6**		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	**6**		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Mixed Income Housing: A project that includes affordable housing (available to those with 80% or less of the median household income of the City) for sale or	33% or more of the total dwelling units.	30		
		20% or more of the total dwelling units.	15		
		10% or more of the total dwelling units.	10		
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units	5		
		10% or more of the total dwelling units.	3		
	Community Serving Uses: Refer to the Transit Station Area Development Guidelines for qualifying uses.	A minimum of 1500 square feet.	15		
		A minimum of 1000 square feet	10		
		A minimum of 500 Square feet	5		
	Redevelopment of Surface Parking Lots.	50% or more of the existing surface parking lot is covered by new buildings.	15		
		35% or more of the existing surface parking lot is covered by new buildings.	10		
		25% or more of the existing surface parking lot is covered by new buildings.	5	.433 acre existing: 32% replaced	
	Redevelopment of Nonconforming Use or Noncomplying Building	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	Warehouses replaced by high density housing.	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5		
	Removal of Billboards	An existing billboard is legally removed by the developer as part of a redevelopment project.	10		
Building and Site Design	Sustainable Site and Open Space Design	The project utilizes a renewable energy source, such as geothermal heating, solar panels, or other similar system that is incorporated into the open space and capable of producing at least 25% of the buildings energy needs.	15		
		The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5		
	Green Building: based on the ICC National Green Building Standard	Emerald	50		
		Gold	40		
		Silver	20		
	Energy Efficiency	The project is capable of producing 100% of its power through renewable sources as documented by a licensed engineer.	50		
		The project is capable of producing 50% of its power through renewable sources as documented by a qualified, licensed engineer.	25		
		The project is capable of producing 25% of its power through renewable sources as documented by a qualified, licensed engineer.	10		
		The project is capable of producing 10% of its power through renewable sources as documented by a qualified, licensed engineer	5		
		The project is designed with passive, energy efficient features that are capable of reducing the energy needs of the building by at least 25%.	5		
	360 Degree Architecture	Architectural detailing is wrapped around all four sides.	20		
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15	See elevations	
	Historic Preservation	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of projects with exterior alterations not locally designated and seeking federal tax credits.	20		

Category	Guideline	Description	Value	Applicant Review	Staff Review
		Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20		
		Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5		
		Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50		
	Building Materials	The entire street facing façade, excluding glazing, doors, and trim, is clad in durable, high quality materials as listed in the Transit Station Area Development Guidelines.	15		
		Other than glazing, doors and trim materials, projects that have a minimum of 50% of the street facing façade clad in durable, high quality building materials as listed in the Transit Station Area Development Guidelines.	10		
	Corner Buildings	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10		
		A corner building is designed with a visual emphasis placed on the corner to make the building more prominent. This may include additional height, a change in material, or change in architectural detail.	10		
	Rooftop Design and Use	A rooftop of a building is used as a common space for the building occupants.	6	Rooftop patio accessible to building occupants	

Category	Guideline	Description	Value	Applicant Review	Staff Review
		A roof includes at least one of the following design features: 5 points Two or more sloping planes if the roof is pitched; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs significant enough to create a shadow line; Variations in height of parapets of at least 2 feet.	5	Large variation in parapet heights: from 2 to 10 feet.	
	Eyes on the Street and Public Spaces	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space.	5	All units include a balcony and operable doors/windows.	
	Lighting	A project that includes a lighting plan that accomplishes at least one of the following: Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; Highlights artwork or unique landscape features.	6		
	Signs	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2		
		An awning or canopy sign that is integrated into the design of the building.	2	Sign in canopy over the leasing office/main street entry.	
		A monument sign that is integrated into the site and compatible with the building architecture.	2		
Public Spaces	Public Spaces and Plazas	A project includes a minimum of 15% of the total lot area.	15		
		A project includes a minimum of 10% of the total lot area.	10		
		A project includes a minimum of 5% of the total lot area.	5		
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3		
	Streetscape Amenities	At least 4 street furnishings	3		
		At least 3 street furnishings	2		
		At least 2 street furnishings	1		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Public Artwork	At least 1% of the project budget is dedicated to public art.	8		
		At least 0.5% of the project budget is dedicated to public art.	4		
		A major piece of art work is incorporated into the project and is visible from a public space.	2		
Circulation	Connections and Walkways	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4		
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4		
	Bicycle Amenities	The project includes lockers, changing rooms for cyclists and showers.	6		
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3	All units include a balcony and operable doors/windows.	
		The project incorporates art into the design of the bicycle amenity.	3		
	Access to Transit	The project is located within 750 feet, measured along the most direct, legal walking path.	8	Trolley Station Trax Stop is about 600 feet from project.	
		The project is located within 1500 feet, measured along the most direct legal walking path.	4		
	Mid-block Walkways	The project includes a walkway accessible to the public that is a minimum of 20 feet wide that connects through the property to a public space, such as park, trail or similar area and allows for the walkway to be continued on adjacent properties.	6		
Parking (see the ***Transit Station Area Development Guidelines*** for qualifying provisions related to this item)	Structured Parking	100% of the parking is in above grade structured or 75% in a below grade structure.	50		
		75% of the parking is in above grade structure or 50% in a below grade structure.	40	144 of 149 stall in above grade structure.	
		50% of the parking is in above grade structure or 25% in a below grade structure.	20		
	Shared Parking	At least 50% of the parking is shared with other uses, whether on or off site.	15		
		At least 40% of the parking is shared with other uses, whether on or off site.	12		
		At least 25% of the parking is shared with other uses, whether on or off site.	8		

Category	Guideline	Description	Value	Applicant Review	Staff Review
	Alternative Vehicle Parking	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	**5**		
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 5% of the total number of spaces provided for automobiles.	**3**		
		A project includes dedicated parking stalls/equipment for a car sharing program.	**3**		
		A project includes a charging station for electric vehicles.	**3 points per stall, max. of 9 points**		
Approval Process:				**Applicant Total**	**Staff Total**
	Planning Commission Review Required	**0-49 points**			
	Administrative Hearing Required	**50-99 points**			
	Building Permit Review	**100 or more points**		159	

ATTACHMENT P: DEPARTMENT REVIEW COMMENTS

Engineering Department-Scott Weiler- Sidewalk exists on 600 East and 500 South, adjacent to this proposed development.

Currently, there is not a well functioning sidewalk along the project frontage of Green Street. It might be possible to introduce sidewalk along the project frontage of Green Street (by installing concrete at the same elevation as the existing pavement) without narrowing the area for vehicles. However, this would leave no protection for pedestrian conflicts with vehicles. For that reason, I would not advocate requiring sidewalk on Green Street, unless it could be installed with an abutting curb and gutter.

Fire Review-Ted Itchon- No problem with the proposal.

Transportation-Michael Barry- I concur with Scott that if the sidewalk were to be level with Green St. then vehicles may treat the sidewalk as if it were part of the roadway. There would also be potential issues with drainage if there was no curb against the sidewalk. My recommendation would be to install the sidewalk at a higher elevation than the roadway and also take a closer look at how drainage from the street would be handled. The entrance/exit from the parking garage must comply with sight distance triangle requirements (21A.40.120.E.4). There are no minimum parking requirements for this zone TSA-UN-C.

ATTACHMENT Q: HISTORIC LANDMARK COMMISSION MINUTES FROM OCTOBER 1, 2015

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
October 1, 2015

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at 5:30:19 PM. Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Thomas Brennan, Vice Chairperson Charles Shepherd; Commissioners Sheleigh Harding, David Richardson, Kenton Peters and Rachel Quist. Commissioner Heather Thuet was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Katia Pace, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:
A field trip was held prior to the meeting. Historic Landmark Commissioners present were Rachel Quist and Kenton Peters. Staff members in attendance were Michaela Oktay and Katia Pace.

The following sites were visited:

- **461 South 600 East –** Staff gave an overview of the proposal.

APPROVAL OF THE SEPTEMBER 3, 2015, MINUTES 5:31:12 PM
MOTION 5:31:14 PM
Commissioner Harding moved to approve the minutes from September 3, 2015. Commissioner Richardson seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR 5:31:31 PM
Chairperson Brennan stated he had nothing to report.

Vice Chairperson Shepherd stated he had nothing to report.

DIRECTOR'S REPORT 5:31:46 PM
Ms. Michaela Oktay, Planning Manager, reviewed the city tours the Commission will be taking. She reviewed the solar panel text amendments and the time line for the proposal. Ms. Oktay reviewed the National Trust Matching Grant Staff was applying for to bring Bob Yapp, Historic Preservation Expert, who will conduct classes for Staff and the Commission on various preservation aspects.

PUBLIC COMMENT 5:34:03 PM

Vice Chairperson Shepherd stated he had nothing to report.

DIRECTOR'S REPORT 5:31:46 PM

Ms. Michaela Oktay, Planning Manager, reviewed the city tours the Commission will be taking. She reviewed the solar panel text amendments and the time line for the proposal. Ms. Oktay reviewed the National Trust Matching Grant Staff was applying for to bring Bob Yapp, Historic Preservation Expert, who will conduct classes for Staff and the Commission on various preservation aspects.

PUBLIC COMMENT 5:34:03 PM

Chairperson Brennan opened the Public Comment Period, seeing no one in the audience wished to speak; Chairperson Brennan closed the Public Comment Period.

5:34:34 PM

PUBLIC HEARINGS

Major Alterations on a Contributing Building at 461 South 600 East; Demolition of Noncontributing Buildings and New Construction at approximately 625 East 500 South, 637 East 500 South, 459 South 600 East – Douglas Thimm, architect, is requesting to remove a door, add two windows, change the sign and restore the canopy on the former Ensign Floral building located at the above address. The request also includes demolishing seven of the buildings located at the above addresses and building a new four story apartment building in its place, the Liberty Square Apartments. The properties are located in the Central City Historic District. The buildings proposed for demolition are noncontributing to the historic district. The property is located in the TSA-UN-C (Transit Station Area-Urban Neighborhood-Core) zoning district and in City Council District 4, represented by Luke Garrott. (Staff contact: Katia Pace, (801) 535-6354 or katia.pace@slcgov.com.)

a. **Major Alterations on a Contributing Building - Request to alter the former Ensign Floral building. Case number PLNHLC2015-00237**
b. **Demolition of Noncontributing Buildings and New Construction - Request to demolish noncontributing buildings and build a new four stories apartment building. Case number PLNHLC2015-00238**

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was recommending that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The reasoning behind the condition regarding the air conditioning units.
- If the proposed building and Ensign Floral buildings would be connected.
- The awning on the Ensign Floral building.
- If the pedestrian alley way was accessible to the public or what it would be used for.

Mr. Douglas Thimm, Architect, stated Cowboy Partners owned the properties and reviewed the past work the company had done. He stated the west pathway would be maintained for utilities and neighboring businesses. Mr. Thimm reviewed the location of the air conditioners for the building, the location and layout of the parking structure for the proposal and how the Ensign Floral building would be incorporated into the project. Mr. Thimm stated they were willing to meet the conditions as outlined in the Staff Report.

The Commission, Staff and Applicant discussed the following:

- The parking for the Ensign Floral Building.
    - The existing parking lot would be used for the Ensign building.
- The design of the proposed building and how it fit with the neighborhood.
- The setbacks for the proposal.
- The height and massing for the proposed building.

- The cornices, lentils and spandrel on the building.
- The materials for the proposal and if they were in keeping with the historic nature of the area.
- The function of the Ensign floral building.
- The fencing for the project.
- The cladding material on the parking structure.
- Landscaping the Ensign Floral parking lot to make it more inviting.
- How the TSA zoning applied to the proposal and the points for the project.
- The role of Lang Place played in the plan.
- If retail should be included in the proposal.
- The windows, doors, foundation expression and railings for the proposal.
- If the exterior of the building could be modulated and where it could be done.

PUBLIC HEARING 6:26:15 PM
Chairperson Brennan opened the Public Hearing.

Ms. Cindy Cromer thanked Polly Hart recommending the Ensign Floral building be listed as contributing. She reviewed the other buildings that were lost in the area due to development. Ms. Cromer stated the development would close the only mid block access in the area because the TSA point system did not give credits for it. She stated the mid block streets are part of the development pattern and character of the area and should be recognized. She stated she was concerned with the treatment of Lang Place and that the planter boxes on Ensign Floral would be removed. Ms. Cromer stated the boxes should be retained and listed in the proposal as a requirement. She said the proposed front yard parking in front of the Ensign Floral building was consistent with the area but it seemed larger than it needed to be. Ms. Cromer stated the canopy on the west façade was a character defining feature and should be replaced to match the historic canopy as closely as possible. She stated the script on the signage should be the more distinctive one used for the name Ensign (the larger script).

Chairperson Brennan closed the Public Hearing.

Mr. Thimm stated they were in agreement with keeping the planter boxes on the west elevation and the possible additional landscaping in the front yard parking. He stated they would be willing to work with Staff on approval of those items. Mr. Thimm stated the west canopy failed and they did not want it to fail again. He stated they would do the best they could to secure the canopy and make it look as it did before.

The Commission, Staff and Applicant discussed the following:

- The parking ratio for the proposal.

The Commission discussed the following:

- If an architectural subcommittee would be appropriate for the proposal.
- The Commissions purview over the design aspects of the project
- Other buildings that have been changed due to an architectural subcommittee.
- The pros and cons of a architectural subcommittee.

The Commission stated the following were the main items that need to be addressed:

- Maintaining and preserving the planter boxes on the Ensign Floral building.
- The massing and form of the building was a major concern.
- Leave the Ensign Floral as a separate building.
- Express the ground floor and street level to make it not seem so large.
- Appling the guidelines for multifamily and apartments to the proposal.
- Extending the balconies to be more historically accurate.

Ms. Oktay stated another option would be to have the applicant address the concerns of the Commission and present a revised proposal to the Commission instead of a subcommittee meeting.

The Commission and Staff discussed the purpose of a Subcommittee and the Commission's purview.

The Commission, Applicant and Staff discussed the following:

- The time frame for an architectural subcommittee.
- If the Applicant preferred to go to an architectural subcommittee or work with Staff on the suggested proposal changes and return to the Commission.
    - Mr. Thimm stated they would work on the proposal with Staff and return with changes that address the Commission's concerns.
- Why retail was not added to the proposal.
- When the proposal would be brought back to the Commission for review.

- The earliest the proposal could come back to the Commission would be in December.

MOTION 7:07:55 PM

Commissioner Harding stated in the case of PLNHLC2015-00237 and PLNHLC2015- 00238, she moved that the Historic Landmark Commission table the petition for further Public Hearing so the Commission could consider new designs from the applicant. Commissioner Shepherd seconded the motion. The motion passed unanimously.

Themeetingadjournedat7:08: