# REQUEST FOR PROPOSALS ("RFP")
# FOR THE DEVELOPMENT OF PROPERTY
## AMENDMENT #4

# WEST MONTROSE
## SALT LAKE CITY, UTAH

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**Date of Amendment:** June 8, 2020
**Amendment #4 provides the following:**

1. Due to damage caused by the recent earthquake, the Salt Lake City and County building, located at 451 South State Street, is closed to the public. As such, proposals must be mailed via USPS, postmarked on or before June 19, 2020, or hand delivered between the hours of 2:00 PM and 4:00 PM on June 19, 2020 to Salt Lake City's Plaza 349. Refer to *Section III: Submission Requirements* for additional information.
2. Clarification that the Art Requirement shall be up to approximately 1% of hard costs. Refer to *Exhibit C: Requirements and Preferences* for additional information.

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## SECTION I - OVERVIEW

### RFP SUMMARY

The Redevelopment Agency of Salt Lake City ("RDA") was created to revitalize neighborhoods to stimulate private investment and has been carrying out revitalization efforts in West Temple Gateway ("Project Area") since 1987. Through this request for proposals ("RFP"), the RDA is inviting developers to submit proposals to construct a development on 1.89 acres of RDA-owned property located at 300 West Montrose Avenue ("Property") in the Project Area. The Property is the last remaining development opportunity in the Project Area that will be marketed for development by the RDA.

Development teams ("Respondents") are invited to submit a proposal to purchase the Property, and design and construct a residential or mixed-use development ("Project") in accordance with the Requirements and Preferences (Exhibit C) and Design Guidelines (Exhibit F). The RDA seeks a thriving multifamily or mixed-use, mixed-income development that incorporates design excellence in the site plan and building design to encourage an active street life, pedestrian connectivity, and creative integration of the Project into the neighborhood. In particular, the RDA seeks a contextually sensitive development that is compatible with the adjacent single-family homes located to the east of the Property.

Proposals will be evaluated pursuant to *Section IV – Selection Process and Criteria*, through which the successful party ("Selected Developer") shall be invited to enter into negotiations for development of the Property subject to the development restrictions set forth herein.

### GENERAL DESCRIPTION OF PROPERTY

| | |
|---|---|
| Property Description: | 1.89-acres of land located at 300 West & Montrose Avenue |
| Address: | 765 South 300 West |
| Tax Identification No(s): | 15-12-206-013; 015; 016 & 017<br>15-12-207-001; 002; 012 & 013 |
| Zoning: | Form Based Urban Neighborhood 2 (FB-UN2) |

Copies of the Salt Lake City Zoning Ordinance are available on the Planning Division page of the City's website (www.slc.gov). The RDA has provided an ALTA survey as Supplemental Document 1. Due diligence, including verification of the information provided by the RDA through this RFP, will be the responsibility of the Selected Developer.

## SECTION II – PROJECT INFORMATION

### PREFERRED SCOPE OF DEVELOPMENT

1. **Property.** The proposal must incorporate the entire Property.
2. **Pedestrian Connectivity.** The proposal must include a plan for the improvement, maintenance, and public accessibility of the section of Montrose Avenue ("Street") that bisects the Property. Options may include: closing the Street to vehicular traffic, vacating the Street while allowing for public access, and/or modifying the location of the Street.
3. **Midblock Connection.** The proposal must include a plan to incorporate the midblock connection that is a requirement of the Downtown Plan, the community master plan for the Property, as shown on *Exhibit D: Master Plan Midblock Connections Map.*

4. **Requirements and Preferences.** The proposal should incorporate the objectives specified in the requirements and preferences as outlined in *Exhibit C: Requirements and Preferences*.
5. **Design Guidelines.** The proposal should incorporate the design guidelines as shown in *Exhibit F: Design Guidelines*.
6. **Zoning and Land Use.** The proposal must adhere to the zoning provisions outlined by Salt Lake City ordinance for Form Based Urban Neighborhood 2 (FB-UN2) Chapter 21A.27.050 of the Salt Lake City Municipal Code.

## WRITTEN AGREEMENTS REQUIRED

Selected Developer must be willing to enter into certain agreements with the RDA pertaining to the Project. These agreements shall outline the type, size, and timeframe for development, and include, but are not limited to:

1. **Purchase and Sale Agreement** (To be negotiated during the period of negotiations. As a condition of the RDA's obligation to sell the Property, Selected Developer must demonstrate its financial ability to acquire and develop the Property)
2. **Development Agreement** (To construct and oversee the completion of the development. The terms of the Development Agreement will require Selected Developer to provide personal guarantee(s) and payment and performance bonds)
3. **Special Warranty Deed**
4. **Option to Repurchase Agreement**

All provisions of the agreements must comply with established state law and City ordinance. Project-specific terms of these agreements will be negotiated prior to entering into a Purchase and Sale Agreement.

## DEVELOPER'S OBLIGATIONS

It is incumbent upon Respondents to read and comply with the Submission Requirements (Section III). Certain items of the overall development shall be required of Selected Developer by the RDA. These items include, but are not limited to, the following:

1. Selected Developer will be responsible for the construction and development of all aspects of the Project, including site preparation and public improvements.
2. Selected Developer will present schematic, design development, and final construction documents for review and approval by the RDA Design Review Committee as required in the Purchase and Sale Agreement and Development Agreement. Approval by the RDA Design Review Committee (outlined in Section V: Design Review) does not in any way relieve the Selected Developer of its obligation to comply with zoning regulations, building codes, and all other applicable regulations adopted by Salt Lake City Corporation.
3. Selected Developer will be required to obtain a completion bond or provide an equivalent form of security approved by the RDA.
4. Selected Developer's contractor will be required to obtain payment and performance bonds or an equivalent form of security approved by the RDA.
5. Selected Developer shall agree not to contest the formation of any assessment district that shall include the Property and be used for the purpose of infrastructure installation, maintenance, and/or programming.

6. Selected Developer will be required to maintain, or cause others to maintain, property, contractor, architect and other applicable insurance in an amount and form approved by the RDA.

## PURCHASE PRICE

The purchase price of the Property shall be based on a forthcoming appraisal report. Property may be discounted below the appraised value to support an exceptional Project that supports the implementation of RDA priorities and objectives. Property discounts shall be determined by a financial analysis of the Project, including a gap analysis that demonstrates the discount is necessary for the Project to succeed. Market conditions, economic trends, and public benefits shall be considered when determining property discounts. Discounts are subject to approval of the RDA Board of Directors if Property is to be sold at a discount greater than 10% from the as-is appraised fair market value.

## RDA FINANCIAL INCENTIVES

The RDA may provide incentives to assist in the development of the Property and the implementation of certain public benefits. As part of their proposal, Respondents must state the type and amount of the incentives being sought. These numbers should be reflected in the project pro forma and budget. Financial incentives will be evaluated and approved pursuant to RDA policies and procedures.

## SITE VISITS AND DEVELOPMENT INFORMATION MEETING

An RFP Informational Meeting ("Meeting") is scheduled for Wednesday, January 22, 2020 at 2:00 PM at the City and County Building, 451 South State Street, Room 126. This meeting will provide an opportunity for prospective Respondents to ask questions regarding the Property and RFP. A site visit of the Property will be conducted immediately following the Meeting, at approximately 3:00 PM. A summary of the meeting will be provided as an addendum to the RFP.

## ADDENDA TO RFP

Addenda and Exhibits, if issued, will be posted to the Utah Public Procurement Place website (https://solutions.sciquest.com/apps/Router/Login?OrgName=StateOfUtah&URL=). It is the responsibility of Respondents to review the Addenda and Exhibits issued and to ascertain prior to submitting a response that all Addenda and Exhibits have been received. All such Addenda and Exhibits shall become part of the RFP documents and all Respondents shall be bound by such Addenda and Exhibits, whether or not received by the Respondents.

## QUESTIONS

Prospective Respondents may submit questions to the RDA about the RFP through the Utah Public Procurement Place website. Questions must be submitted by June 10, 2020 to allow sufficient time for the RDA to respond to questions and for Respondents to consider or incorporate the guidance in their proposals.

## EQUAL OPPORTUNITY REQUIREMENTS

The Selected Developer, its tenants, employees, contractors, and primary subcontractors will not discriminate against or with respect to any person or group of persons on any unlawful basis in the construction, sale, lease, rental, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property or any improvements erected or to be erected thereon, or any part thereof.

### SLC DEVELOPMENT REVIEW TEAM – PRELIMINARY REVIEW

Respondents shall have their proposed site plan and uses reviewed by Salt Lake City's Development Review Team ("DRT") prior to submission. The DRT meets regularly to review projects and advise on city requirements. In order to arrange a DRT meeting, contact Salt Lake City's Building Services Division at 801-535-6629. Proposals should include the DRT-produced minutes from the meeting. Respondents should propose solutions to any issue identified by the DRT.

### PROPOSAL MANAGER

For additional information concerning this RFP, as well as any issued Addenda, interested parties may contact Tammy Hunsaker, Senior Project Manager, at the following e-mail address: tammy.hunsaker@slcgov.com or by phone at (801) 535-7244. Please review all posted documents before contacting RDA staff.

## SECTION III - SUBMISSION REQUIREMENTS

### PROCEDURES FOR SUBMITTING A PROPOSAL

Respondents shall submit eight (8) printed copies and one (1) electronic PDF copy on a portable drive. It is the developer's sole responsibility to read and interpret this Request for Proposals and the written instructions contained herein. The first page of the proposal shall:

1. State that the Respondent "has read and understands the Request for Proposals and accepts the written instructions contained herein."
2. Be signed by an officer or employee of the Respondent that is authorized to bind the developer contractually.
3. Provide the name, contact phone number, email address, and mailing address of the person to whom all correspondence should be sent regarding questions about the proposal, requests for interviews, or notifications regarding proposal selection.

Proposals shall be submitted in a sealed package with the Respondent's name, address, date of response, and the title "WEST MONTROSE" shown on the outside of the envelope, and shall be submitted in one of the following ways:

1. Mailed via the United States Postal Service (USPS) to:

   Tammy Hunsaker, Senior Project Manager
   Redevelopment Agency of Salt Lake City
   P.O. Box 145518
   Room 118 City & County Building
   451 South State Street
   Salt Lake City, Utah 84114-5518

   If mailed via the USPS, proposal packages must be postmarked on or before June 19, 2020.

2. Hand delivered on June 19, 2020 between the hours of 2:00 PM – 4:00 PM to:

   Tammy Hunsaker, Senior Project Manager
   Redevelopment Agency of Salt Lake City
   Plaza 349
   349 South 200 East
   Salt Lake City, Utah 84114-5518

~~Responses are due in the RDA's office, 451 South State Street, Room 118, Salt Lake City, Utah 84101, on or before June 19, 2020 by 4:00 PM.~~ Due to damage caused by the recent earthquake,

the Salt Lake City and County building, located at 451 South State Street, is closed to the public. As such, proposals must be mailed via USPS, postmarked on or before June 19, 2020, or hand delivered between the hours of 2:00 PM and 4:00 PM on June 19, 2020 to Salt Lake City's Plaza 349. Late responses will not be considered for award. The RDA reserves the right to reject any and all responses.

## INITIAL SUBMISSION REQUIREMENTS

Materials should be organized in keeping with the format outlined as follows. Address all items and identify the sections within the proposal. Label all graphics and tables.

1. **Project Description:** A written description of the proposed development, including the following information:
   a. A statement of how the proposed development addresses requirements and preferences as outlined in *Exhibit C: Requirements and Preferences.*
   b. A description of the types of uses included in the proposed development and their size (e.g. 5,000 sq ft of office).
   c. Indication of Respondents' commitment to incorporating environmentally-friendly and energy-efficient design elements or programs.
   d. A vision for how the proposed development will complement and enhance the character of the Central Ninth and Granary District neighborhoods.

2. **Design Concepts:** A written narrative and drawings to convey the Respondent's intentions for the proposed development in a manner that can be fully and objectively evaluated, including the following:
   a. A brief written description of the manner in which the proposed development meets the design objectives and requirements as described in Design Guidelines (Exhibit F).
   b. Conceptual site plan that conveys the intent of the design. The site plan should show auto and pedestrian circulation, building footprint, massing, materials, parking, and other major design elements.
   c. Two conceptual elevation drawings (one from 800 South and one from 300 West) showing the development plan in appropriate context. The elevation drawings should identify façade materials and any other design elements Respondent deems necessary to communicate the intent of the proposed development.
   d. Other drawings or renderings that Respondent feels will best convey the intent of and vision for the proposed development.

3. **Statement of Qualifications:** A written description of the development team's qualifications, including the following information.
   a. Identification of the type and ownership of the legal entity with whom the RDA would contract, including information with regard to its owners (i.e., the proposed guarantors).
   b. Organizational and management approach, and role of each development partner and major consultant, in the implementation of the development.
   c. Identification and role of key individuals in the development team who would be involved in negotiations, project design, and implementation, including their background and experience.
   d. The Respondent's previous relevant development experience including: (1) brief descriptions of projects (date; location; concept; land uses; number of residential units; square footage of commercial, office, or retail space; construction costs; sales prices or rents; leasing and/or sales strategy), (2) photographs of projects, (3) description and role

of development entity, (4) current status of project, and (5) contacts enabling the RDA to verify information.

e. A description of the financial capacity of the Respondent. If selected, Respondent will be required to submit additional financial information about the development entity and its owners during the negotiation period.

3. **Financial Model:** A complete financial model for the proposed development, including the following components:

   a. Development pro forma: The development pro forma is intended to incorporate the best estimates at a proposed stage of predevelopment, and should include:

      i. Development costs:

         - Acquisition price of the Property (proposed)
         - Required insurance and bonds (per RDA lending criteria)
         - Development fees (e.g. impact, permit, etc.)
         - Site improvement costs
         - Construction costs
         - Operating and rent-up reserves
         - All other project costs, including soft costs (e.g. legal, architect/engineer, etc.)

      ii. Project Funding:

         - If applicable, Respondent must state intent to request funding from the RDA
         - Respondent's anticipated equity contribution
         - Construction sources (including assumptions on rate and term for all loans)
         - Permanent sources (including assumptions on rate, term and amortization for all loans)

         Specify whether the funds are secured or unsecured as of the date of submission of the proposal.

   b. Operating Pro Forma:

      i. Detailed revenue and expenses (including vacancy assumptions)

      ii. Cash flow analysis (at least five years)

   c. Equity Return Metrics:

      i. Expected rate of return (IRR)

      ii. Return on equity (cash-on-cash return)

4. **Marketing Approach:** A brief description of the marketing approach for the proposed development and how marketing efforts will also market the Granary District and Central Ninth Neighborhood and attract more people to live, eat, work, and play there.

5. **Neighborhood Engagement Plan:** A brief description of plans to engage neighborhood stakeholders to create mutually beneficial outcomes for the proposed development.

6. **Deposit:** The Selected Developer shall submit a non-refundable check (certified or cashier's) made payable to the Redevelopment Agency of Salt Lake City in the amount of $3,000 as a deposit for the purchase of the Property. The deposit will be credited toward the required option fee under the Purchase and Sale Agreement and can only be refunded prior to closing if the project is unable to get Planning Commission approval (if needed). Should Selected Developer be unable to perform for any reason, the RDA shall retain the option fee.

7. **Exceptions:** In the event that Respondent desires to take exception to any term or condition set forth herein or in RDA provided supplemental information, said exceptions must be clearly identified in the proposal. Requested exceptions to or deviations from any of the terms and conditions must not be added to the proposal pages but must be included separately an appendix clearly labeled "Exceptions."

The RDA reserves the right to reject any and all proposals and to waive any non-material irregularity, informality, or technicality in proposals received, in the interest of the RDA. The RDA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of Respondent to perform the obligations in the response.

## SECTION IV - SELECTION PROCESS AND CRITERIA

The RDA shall evaluate proposals pursuant to the following process:

1. **RFP Submittals.** Proposal shall be submitted pursuant to the requirements contained herein.
2. **Requirements Review.** Once the RFP window is closed, the RDA will conduct a review to determine whether proposals conform to the Submission Requirements outlined in Section III. Proposals that do not meet the requirements may be deemed ineligible and will not be reviewed further.
3. **Selection Committee Evaluation.** The RDA will convene a committee that may be comprised of representatives from the RDA, Redevelopment Advisory Committee, Community and Neighborhoods Department, Economic Development Department and/or neighborhood/community council ("Selection Committee") to review proposals. The Selection Committee will evaluate and rank proposals based on the following criteria:
    a. Complete Proposal: Did the Respondent submit a complete and thorough proposal?
    b. Vision: Does the proposal provide a clear vision for the proposed development and how the development will complement the neighborhood?
    c. Scope of Development: How well does the development proposal address the Requirements and Preferences (Exhibit C) and Design Guidelines (Exhibit F).
    d. Developer Qualifications: To what degree do the Respondent and Respondent's team possess the qualifications and experience necessary to plan, design, and build the proposed development?
    e. Financing: Does the Respondent have the necessary financial expertise and backing to complete the proposed project?
    f. Exceptions to the RFP Terms: Are they inconsistent with the Agency's desired development?

    The Committee will rank the proposals and may ask the top-ranked Respondents to present their proposed projects. The Selection Committee may recommend the selection of a first-ranked proposal, a first- and second-ranked proposal, or no proposal.
4. **RDA Executive Director Ratification.** The Selection Committee's recommendation will be forwarded to the RDA's Executive Director for consideration and ratification.

Once a proposal selection has been ratified by the RDA Executive Director, the Selected Developer will be invited to enter into negotiations with the RDA for development of the Property.

If the Selected Developer withdraws or fails to achieve milestones, the second-ranked proposal, if applicable, may be considered by the RDA Executive Director.

The RDA, in consultation with the Selection Committee, shall be the sole judge as to which proposal best meets the selection criteria. The RDA reserves, at its sole discretion, the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, or to waive any irregularities in any submitted proposal. If a proposal is not selected through this RFP, the RDA may continue to offer the Property for development pursuant to the RDA's Real Property Disposition Policy.

## SECTION V - DESIGN REVIEW

A design review process will require the Selected Developer to obtain approval from the Design Review Committee for the Basic Design, Schematic Design, Design Development, and Final Construction Documents for the proposed development. Design review approval milestones are as follows:

1. **Basic Design.** The Basic Design drawings shall consist of the drawings that were submitted with the proposal and any modifications required by the Selection Committee as part of their approval. Selected Developer will be expected to present the Basic Design to the applicable Community Council(s).
2. **Schematic Design.** The schematic design shall be conducted when the design is 30% complete. The submittal shall include a narrative description of the development, a presentation site plan, exterior concept elevation drawings, and two project sections.
3. **Design Development.** The Design Development submittal shall include the 60% complete construction documents. The submittal will include samples of exterior materials, as well as drawings that specify the location and appearance of all exterior design features.
4. **Final Construction Documents.** The Final Construction Documents submittal shall include all drawings, specifications, and related documents necessary for construction of the development.

## SECTION VI - MISCELLANEOUS

### GENERAL MISCELLANEOUS

1. Any additional information that Respondent wishes to submit may be attached to the proposal in the form of appendices. Statements should be complete, but as brief as possible. No more than 1-3 additional pages beyond the information requested may be attached. Please do not send brochures, corporate marketing materials, or models.
2. All development concept information submitted by Respondent will be binding. Unless authorized by the RDA in writing, subsequently prepared plans and specifications must be consistent with, and be a logical development or reasonable inference of the information submitted.
3. The proposal, including attachments, supplementary materials, and addenda shall become the property of the RDA at the time of submission and will not be returned to the Respondent. Information contained in the proposal, excepting proprietary information exempt from the Government Records Access and Management Act ("GRAMA") in accordance with the law, will be available to the public upon request.
4. Respondent, by submitting a proposal, waives all rights to protest or seek any legal remedies

whatsoever regarding any aspect of the invitation from the RDA to Respondent to submit a proposal, including but not limited to, the RDA's rejection of any or all responses, and the terms of any subsequent Purchase and Sale Agreement and Development Agreement that might be subsequently entered into.

5. The RDA reserves the right to negotiate changes in the terms of development with the Selected Developer as may be required.
6. Pending RDA approval, and pursuant to the RDA Logo Usage Guide and RDA Acknowledgement Guide, Selected Developer will be required to include the RDA logo and names and acknowledge the RDA's contributions or assistance to the project.
7. Selected Developer shall agree to provide a written Project Report to the RDA and County Assessor within 2 weeks of receiving a Certificate of Occupancy. The report shall include the following information:
    a. Total square footage of Property improvements
    b. Total development cost
    c. Description of the development
    d. Lease rates for the development
8. Selected Developer shall agree to develop and implement a plan to mitigate impacts from construction of the Project on the surrounding properties ("Mitigation Plan"). The Mitigation Plan shall address environmental and physical effects on buildings and people.
9. Selected Developer shall agree to provide an annual leasing report to the RDA and County Assessor that discloses the lease rates being charged to all tenants.
10. Selected Developer may be required to prepare and record CC&Rs against the Property specifying the rules for the use and maintenance of any shared improvements.
11. The RDA does not in any way or form guarantee the condition of the Property, nor does it accept any liability related to any and all of the information available through the State of Utah Department of Environmental Quality Division of Environmental Response Remediation. The Property will be sold as-is and Selected Developer must perform their own due diligence in relation to the environmental conditions of the Property.

**RDA AND CITY NON-LIABILITY AND RELATED MATTERS**

1. **No Representation or Warranties.** All facts and opinions stated herein, any additional data including, but not limited to statistical and economic data and projections, are based on available information, and no representation or warranty is made with respect thereto by the City or the RDA.
2. **Building Permits, Zoning Variances, and Financial Viability.** The RDA through the sale of the Property in no way guarantees or warrants the issuance of building permits, zoning variances, or the financial viability of the Project.
3. **RDA Discretion, Non-Liability, Waivers, and Hold Harmless.** Respondent acknowledges by submitting information and a proposal to the RDA that the RDA and the City do not undertake and shall have no liability with respect to the development program or to any matters related to submission by Respondent. By submitting a proposal, Respondent releases the RDA and the City from all liability with respect to the development program, and all matters related thereto, covenants not to sue the RDA or City regarding such matters and agrees to hold the RDA and the City harmless from any claims made by Respondent or anyone claiming by, through, or under Respondent in connection therewith.
4. **Representation Regarding Ethics.** Respondent represents and warrants that it has not: (1) provided an illegal gift or payoff to a Salt Lake City Corporation ("City") officer or

employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in the City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

**RIGHT TO REJECT/WAIVE IRREGULARITIES**

The RDA reserves the right to reject any and all proposals and to waive any non-material irregularity, informality, or technicality in proposals received, in the interest of the RDA.

## SECTION VII – SUPPLEMENTAL INFORMATION

The following supplemental information is available on the Utah Public Procurement Place website (https://solutions.sciquest.com/apps/Router/Login?OrgName=StateOfUtah&URL=).

- Supplemental Document 1: ALTA Survey of the Property
- Supplemental Document 2: Groundwater Monitoring and Limited Subsurface Investigation Report
- Supplemental Document 3: Utilities Map

## SECTION VIII – EXHIBITS

A. Property Description
B. Property Map
C. Requirements and Preferences
D. Master Plan Midblock Connections Map
E. List of Closing Requirements
F. Design Guidelines

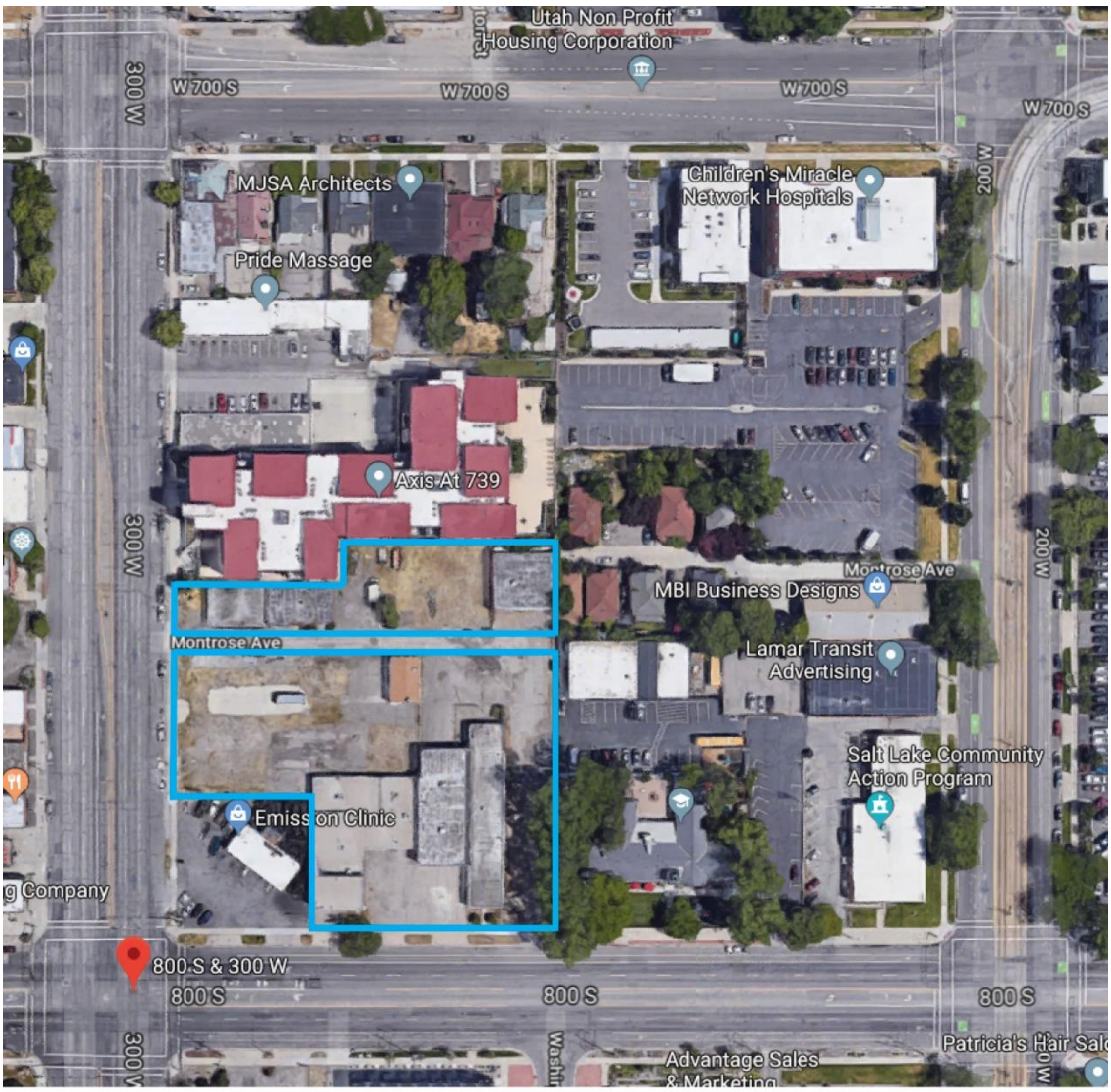
**EXHIBIT A**
**Property Description**

| | |
|---|---|
| Property Description: | A 1.89-acre parcel of land located at 300 West & Montrose Avenue |
| Address: | 765 South 300 West |
| Tax Identification No(s): | 15-12-206-013; 015; 016 & 017<br>15-12-207-001; 002; 012 & 013 |
| Zoning: | Form Based Urban Neighborhood 2 (FB-UN2) |

Legal Descriptions:

- 15-12-206-013: BEG S 34 FT FR NW COR LOT 3, BLK 13, PLAT A SLC SUR; E 132 FT; S 34.50 FT; W 132 FT; N 34.50 FT TO BEG
- 15-12-206-015: BEG W 57.75 FT FR NE COR LOT 3, BLK 13, PLAT A SLC SUR; W 57.75 FT; S 68.50 FT; E 57.75 FT; N 68.50 FT TO BEG
- 15-12-206-016: BEG AT NE COR LOT 3, BLK 13, PLAT A SLC SUR; W 57.75 FT; S 68.50 FT; E 57.75 FT; N 68.50 FT TO BEG
- 15-12-206-017: BEG W 115.50 FT FR NE COR LOT 3, BLK 13, PLAT A SLC SUR; W 66 FT; S 68.50 FT; E 66 FT; N 68.50 FT TO BEG
- 15-12-207-001: COM 174.86 FT N FR SW COR LOT 2 BLK 13 PLAT A SLC SUR N 62.14 FT E 210 FT S 105 FT W 40 FT N 42.86 FT W 170 FT TO BEG
- 15-12-207-002: COM 110.75 FT N FR SW COR LOT 2 BLK 13 PLAT A SLC SUR N 64.11 FT E 170 FT S 42.86 FT W 54.5 FT S 21.25 FT W 115.5 FT TO BEG
- 15-12-207-012: BEG AT SE COR LOT 3, BLK 13, PLAT A, SLC SUR; N 72 FT; W 40 FT; S 105 FT; E 40 FT; N 33 FT TO BEG
- 15-12-207-013: BEG AT SE COR LOT 2, BLK 13, PLAT A SLC SUR; W 214.50 FT; N 132 FT; E 94.50 FT; N 105 FT; E 80 FT; S 105 FT; E 40 FT; S 132 FT TO BEG

**EXHIBIT B**
**Property Map**




*Note: Map depicts approximate Property boundaries. Refer to *RFP Supplemental Document 1: Alta Survey of the Property* for precise property boundaries.

**EXHIBIT C**
**Requirements and Preferences**

## A. General Requirements:

The Project must incorporate the following:

1. **Multifamily or Mixed-Use.** A multi-family or mixed-use development - which may contain a single use of residential or residential with a mix of commercial, office, and/or retail uses - that is distinctive, high-quality, and enduring.
2. **Mixed-Income Housing.** A minimum of 20% of the residential units shall be affordable to households earning at or below 60% of the area median income ("AMI").
3. **Housing Context.** New housing that adds density, complies with zoning, and is done in a contextually sensitive manner to the single family homes on Montrose Avenue (to the east of the Property).
   **Design Standards.** A high concern for architectural and urban design principles. The project shall utilize *Exhibit F: Design Guidelines* (*West Temple Gateway & Granary District Design Guidelines),* including the Crime Prevention Through Environmental Design principles.
4. **Parking Strategy.** A development plan that limits surface parking and the visibility of parking, including parking structures, from the street.
5. **Mid-Block Connection & Walkway.** Incorporation of a pedestrian midblock connection, as identified by The Downtown Plan, the adopted master plan for the area. The midblock connection shall provide pedestrian connectivity and amenities, be privately maintained, and include a public easement.
6. **Sustainability.** Demonstrated commitment to incorporating environmentally-friendly and energy-efficient design elements or programs.

## B. Required Art Installation:

The project must include an element of art ("Art") that is clearly visible to the public from the street, with the following specifications:

1. The Art shall contribute to an enhanced identity of the neighborhood.
2. The cost of the art shall be up to approximately 1% of hard costs of the project and ongoing maintenance will be the responsibility of the Selected Developer/property owner.
3. The Art shall utilize artists that live and/or work in Salt Lake City to design and fabricate the Public Art installation.

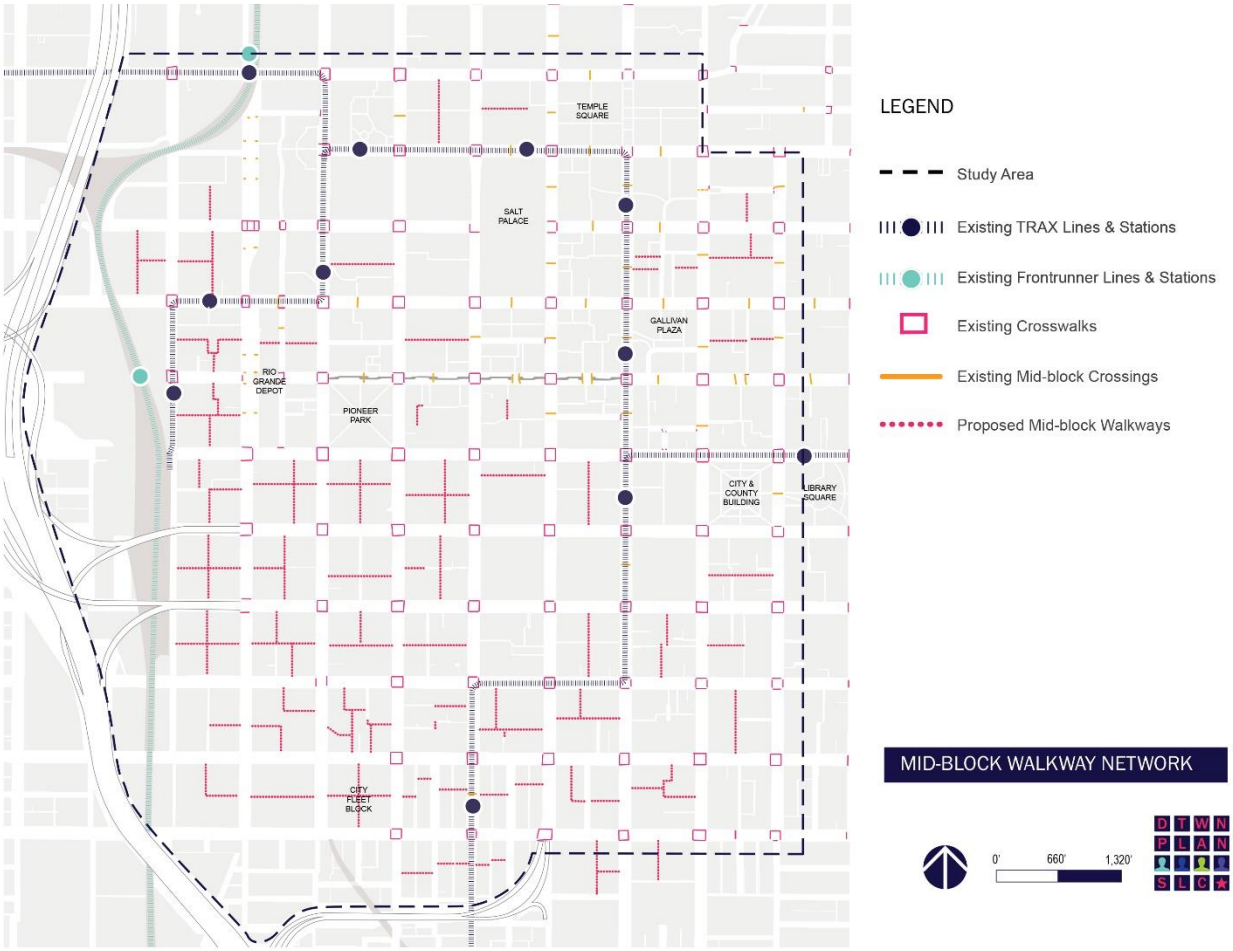
## C. Preferences:

Preference will be given to a Project that incorporate the following:

1. **Family Housing.** A portion of the affordable units being 3 to 4 bedrooms.
2. **Local Businesses.** Commercial space for neighborhood service providers and/or locally-owned businesses and identifies specific tenants for commercial, office, or retail uses proposed.
3. **Financial Viability.** Financial ask of the Agency is no higher than 10% of total project cost with commitment to repay all debt to the Agency.
4. **Timely.** Can break ground in a timely manner.

## EXHIBIT D

### Master Plan Midblock Connections Map




DISTRICTS BROADWAY DISTRICT SALT LAKE CITY | DOWNTOWN COMMUNITY PLAN 99

*Note: The complete plan can be accessed at http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf.

## EXHIBIT E

### List of Closing Requirements

The following is a partial list of requirements and conditions that the Selected Developer will need to provide or address in order to close on the purchase of the Property. These are standard requirements that are included in the Purchase and Sale Agreement and Development Agreement. Selected Developer must agree to enter into these agreements with the RDA to design, construct, and oversee the operation of the development.

1. **Design Submission and Approval.** The developer will be required to secure approval by the RDA of basic, schematic, design development, and final construction drawings.
2. **Cost Estimate.** The developer will provide a cost estimate from a licensed contractor. The cost estimate should provide information concerning the development costs in terms of total cost and cost per square foot.
3. **Pro Forma.** The developer will provide a development budget that shows sources and uses. If developer is requesting RDA assistance, the budget shall clearly state the type and amount of RDA assistance being requested, and the amount of developer's equity contribution, not including land.
4. **Title.** The developer accepts title subject to the Option to Repurchase Agreement, and also the requirement that the developer and all subsequent owners will operate the construction and management of the Property as an equal opportunity employer.
5. **Schedule.** The developer shall provide a Schedule of Development for RDA approval prior to Closing. The development schedule should highlight major milestones such as closing, start of construction, and project completion.
7. **Performance Security.** The developer will be required to obtain Payment and Performance Bonds, and provide personal/corporate guarantees and adequate financial resources to assure the RDA that construction of the development will be funded in the event of a developer default.
9. **Closing.** Closing shall be contingent on the developer receiving the requisite approvals of the Final Construction Documents, construction estimate, marketing plan, project pro forma, and building permit, as well as all other conditions of closing that are negotiated during the negotiation process. The RDA will close simultaneously with the developer's construction financing.
10. **Financing.** If the Selected Developer opts to include for-sale housing in the development, developer will be required to secure written assurance from a bank confirming that bank's commitment to provide financing for the purchase of those units by the end user. For a rental project, the developer will need to provide the RDA with verification of construction and long-term financing for the approved project prior to closing on the purchase of the Property.
11. **Financial Information.** The Selected Developer will be required to submit additional financial information about the development entity and its owners during the negotiation period. The financial information will include audited financial statements for the entity, and personal financial statements of individual partners or owners within the entity.
12. **Miscellaneous.** Other terms as required by the RDA's attorney.

**EXHIBIT F**

**Design Guidelines**

[Beginning on the following page]

# WEST TEMPLE GATEWAY & GRANARY DISTRICT

# DESIGN GUIDELINES



JUNE 7, 2011

SLCRDA
www.slcrda.com

National Development Council / LMN / Waronzof / Charlier Associates

# DESIGN GUIDELINES




**A. Design Intent**
1. Design Vision
2. Purpose of this Document
   Key Design Objectives

**B. Street Typologies**
**Street Classification Map**
1. Type I (Transit Boulevard)
   a. Descriptions
   b. Standards
   c. Diagram

2. Type II (Fleet Multi-Modal Street)
   a. Descriptions
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**C. Site Design**
1. Building Placement
2 Parking Lot Screening and Landscaping
3. Lighting
4. Pedestrian Connections
5. LID/Sustainable Features
6. Corner Sites
7. Treatment of outdoor storage, sales, and equipment

**D. Building Design**
1. Ground floor details
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**E. Sign Design**
1. Integration with Architecture
2. Creativity and Unique Expression
3. Pedestrian Orientation
4. Wayfinding Coordination

# A. DESIGN INTENT

## 1. Design Vision

The West Temple Gateway and Granary District Redevelopment Area is located along the Trax line southwest of downtown Salt Lake City. The scale of development ranges from large scale multifamily and commercial uses to single family housing on less than 5000 SF lots. The vision for new development in this area is to create a walkable, transit-oriented neighborhood by fostering the continued pattern of small scale infill projects as well as allowing for context-sensitive larger scale mixed-use projects that will provide a wide range of housing choices and incubator commercial spaces that serve the neighborhood and the region.

## 2. Purpose of this Document

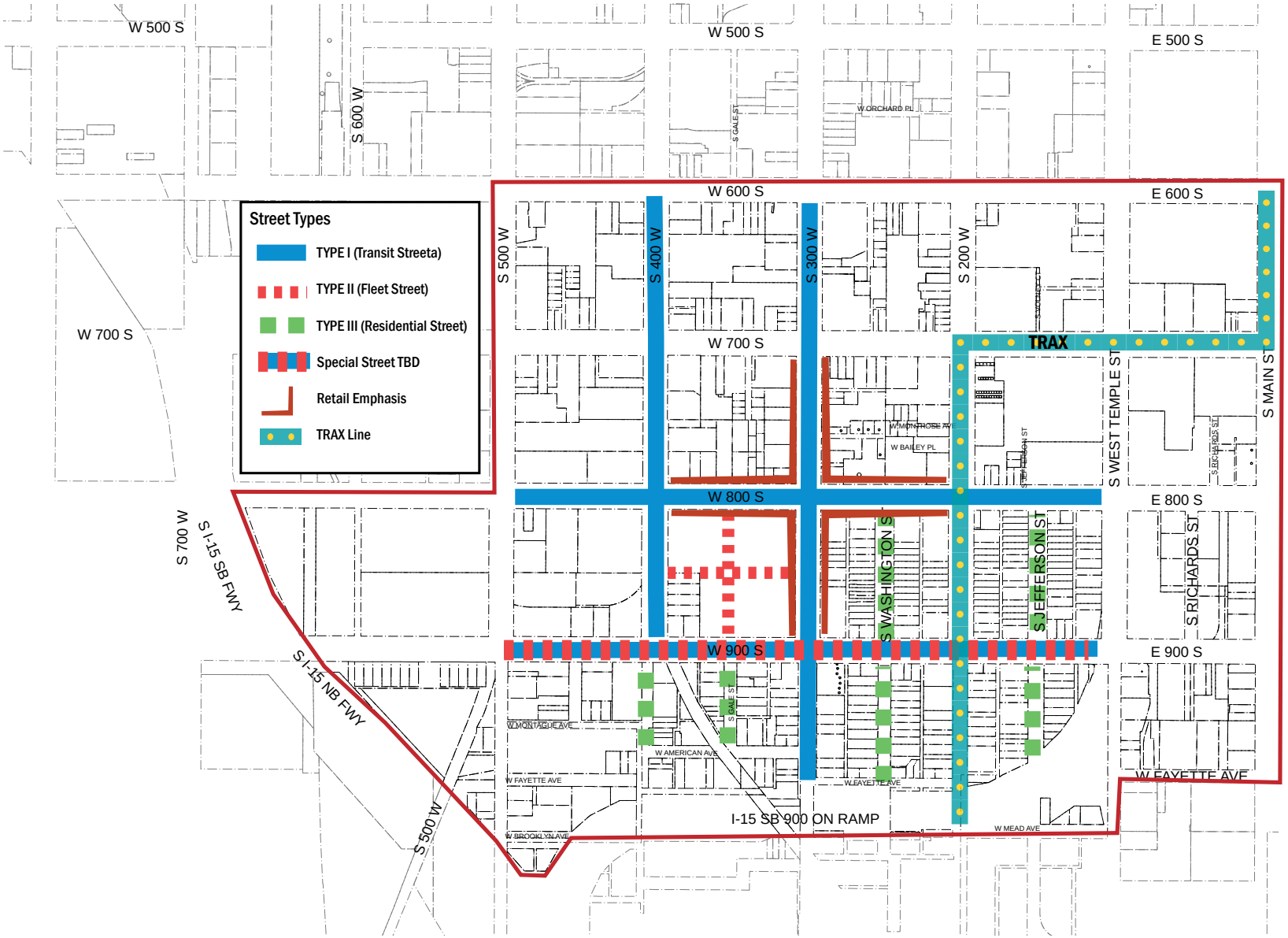
The purpose of this document is to serve as a design guide for redevelopment in the West Temple Gateway and Granary District Redevelopment Area. The guidelines in this document are directly related to achieving the key design objectives for the district:

### Key Design Objectives

A. Context-sensitive solutions for infill and redevelopment projects in the project area.
B. Emphasis on mixed-use, pedestrian-oriented developments and streetscapes that promote active use of the streets, sidewalks and public spaces.
C. Incorporate the CPTED principles (Crime Prevention Through Environmental Design) to increase “eyes on the street” and other considerations in regards to public safety.
D. Ensure availability of a range of transportation choices including all modes – walking, bicycling, transit, and motor vehicles.
F. Apply principles of long term economic, social, and environmental sustainability in the design of infrastructure, site and building development.
G. Provide the West Temple Gateway and Granary District Redevelopment Area with a distinct character.

Each guideline includes an intent statement that explains the purpose of the directive to achieve one or more of these overall design objectives. In many cases alternative solutions to the guidelines may be suggested by the developer/designer/applicant, so long as the solution meets the intent statement.

# Street Typology Map



# 1. Type I Streets (Transit Boulevard)

a. Description

These streets or street segments shall primarily support pedestrian and transit circulation while also fully accommodating vehicles. Some traffic calming features may be used and speed limits shall be 30 mph or less.

b. Street Standards

i. The pedestrian realm should include an 8-foot (5-foot minimum) paved furnishings zone behind the curb for plantings, poles and standards, and other furnishings; and a 15-foot (9-foot minimum) clear passageway for walking.

ii. To ensure smoother, more organized traffic movements and less disruption of pedestrian movement, curb cuts (driveway openings) should:
   a) Be no more than 30 feet wide.
   b) A minimum of 200 feet apart from any other curb cut or street intersection, except as required to provide minimum access to a property
   c) Not interrupt the paving material of the sidewalk with another material. The sidewalk paving should be continuous.

iii. Curb extensions at intersections are required except at streetcar corners if a streetcar line is installed in the future. Turn radii (curb returns) shall be 15 feet or less on all multi-lane streets.

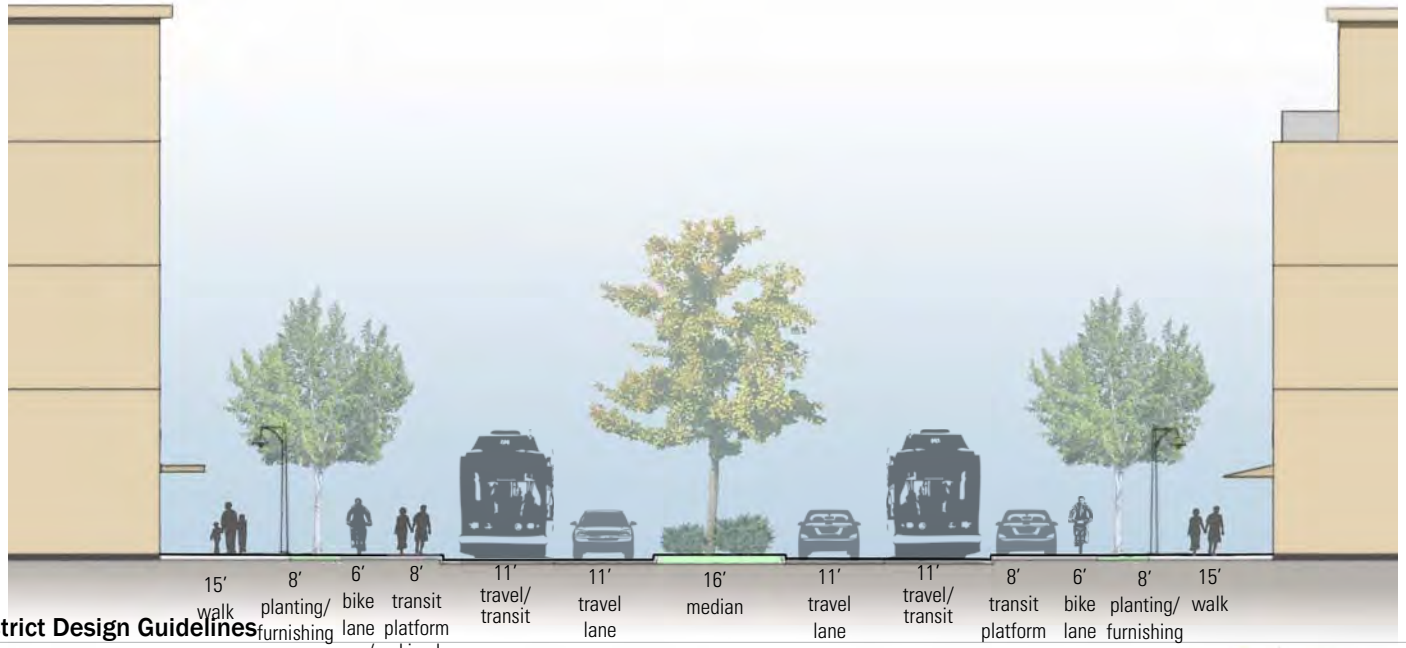
iv. Special lighting and furnishings (such as benches, light fixtures, news stands, garbage/recycling receptacle, etc) are required to be located within the furnishings zone.

v. Trees should be planted within the furnishings zone at the average rate of one tree every 25 feet of street frontage. Trees may be spaced at irregular intervals to accommodate sight distance requirements for driveways and intersections.

vi. A designated area for bicycle traffic should be accommodated within the street ROW for both directions of travel, this could be accomplished by a 6-foot bicycle lane on both sides of the street between the on-street parking and the travel lanes, a separated bike path between the planting and parking lane, two bike lanes within a widened traffic median, or other similar solution.

vii. Where left turn movements need to be specifically accommodated, planted medians with turn pockets should be installed wherever possible rather than a continuous center turn lane.

c. Street Section Diagram



# 2. Type II Streets (Fleet Multi-Modal Streets)

a. Description

These streets are intended to function as the “pedestrian first street” in terms of the building-street relationship and the high degree to which pedestrian comfort and safety are addressed through streetscape design and minimization of vehicle-pedestrian conflict points. Although vehicular traffic is not excluded, its movement shall be slow (30 mph or lower) and “calmed” through features such as curb extensions, on-street parking, and frequent crossings. Sidewalks should be wide, street trees and understory vegetation should be plentiful (in planters), incorporating pedestrian-scaled lighting and abundant street furnishings.

b. Street Standards

i. The pedestrian realm should include an 8-foot (5-foot minimum) paved furnishings zone behind the curb for plantings, poles and standards, and other furnishings; and a 12-foot (9-foot minimum) clear passageway for walking.

ii. To ensure smoother, more organized traffic movements and less disruption of pedestrian movement, curb cuts shall:
   a) Be no more than 30 feet wide.
   b) Be spaced a minimum of 200 feet apart from another curb cut or street intersection, except as required to provide minimum access to a property.
   c) Not interrupt the paving material of the sidewalk with another material. The sidewalk paving shall be continuous.

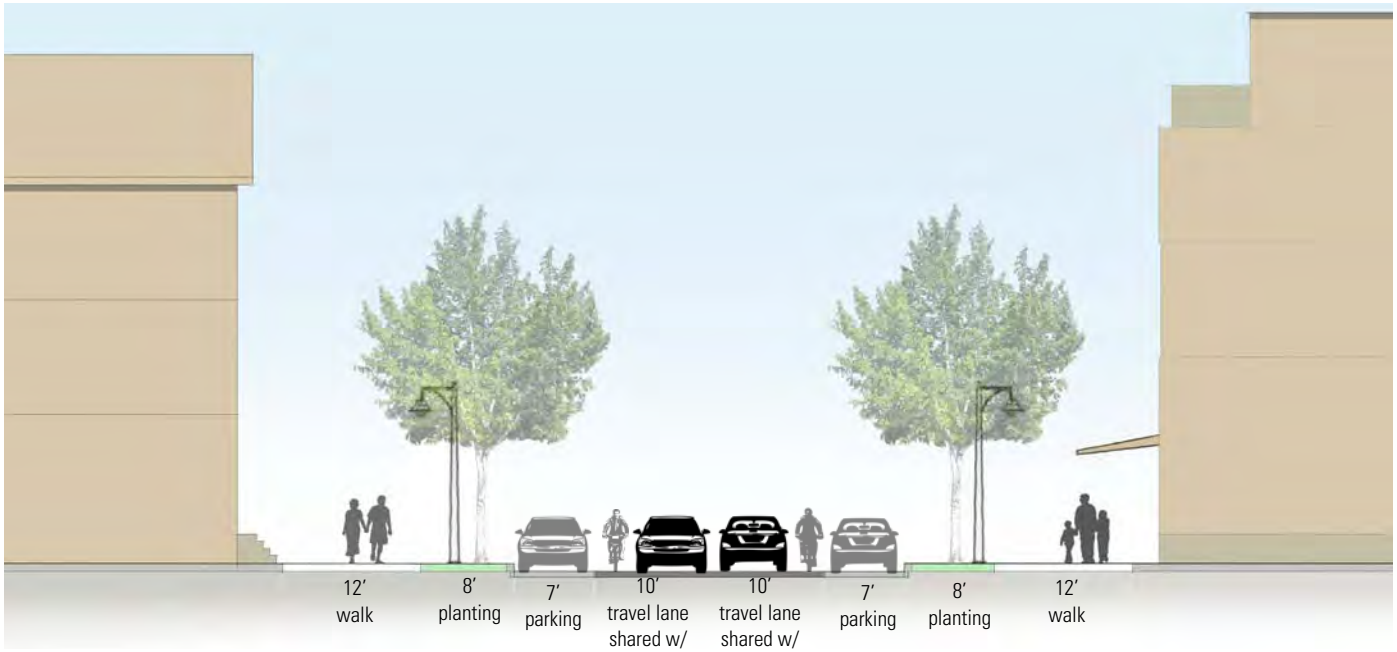
iii. Curb extensions at intersections should be installed wherever possible.

iv. Sidewalk lighting and furnishings (such as benches, light fixtures, news stands, garbage/recycling receptacle, etc) shall be placed within the furnishings zone behind the curb.

v. Bicycle traffic should be accommodated in the travel lane using a method such as sharrows*, or other similar solution.

vi. Parallel on-street parking should be installed on both sides of the street wherever possible.

c. Street Section Diagram




*This study acknowledges that although SLC Transportation recommended that a separate bike lane be added to the streets in these guidelines, due to the scale of Street type 2 and the desire to slow traffic for a more ideal pedestrian environment within the Fleet Block, sharrows are recommended here.*

# 3. Type III Streets (Residential Streets)

### a. Description

This street type should be designed to emphasis walking, biking, and residential access over motor vehicle circulation. Generous provision of plantings and street trees, and on-street parking shall contribute to a pedestrian-oriented environment. Vehicular movement shall be 25 mph and “calmed” through features such as curb bulbs, on-street parking, and frequent crossings.

### b. Street Standards

i. The pedestrian realm shall include an 8-foot (5-foot minimum) paved furnishings zone behind the curb for plantings. poles and standards, and other furnishings; and a 15-foot (9-foot minimum) clear passageway for walking.

ii. To ensure smoother, more organized traffic movements and less disruption of pedestrian movement, curb cuts should:
   a) Be no more than 30 feet wide.
   b) Be spaced a minimum of 200 feet apart from another curb cut or street intersection, except as required to provide minimum access to a property.
   c) Not interrupt the paving material of the sidewalk with another material. The sidewalk paving should be continuous.

iii. Curb extensions at intersections shall be installed wherever possible.

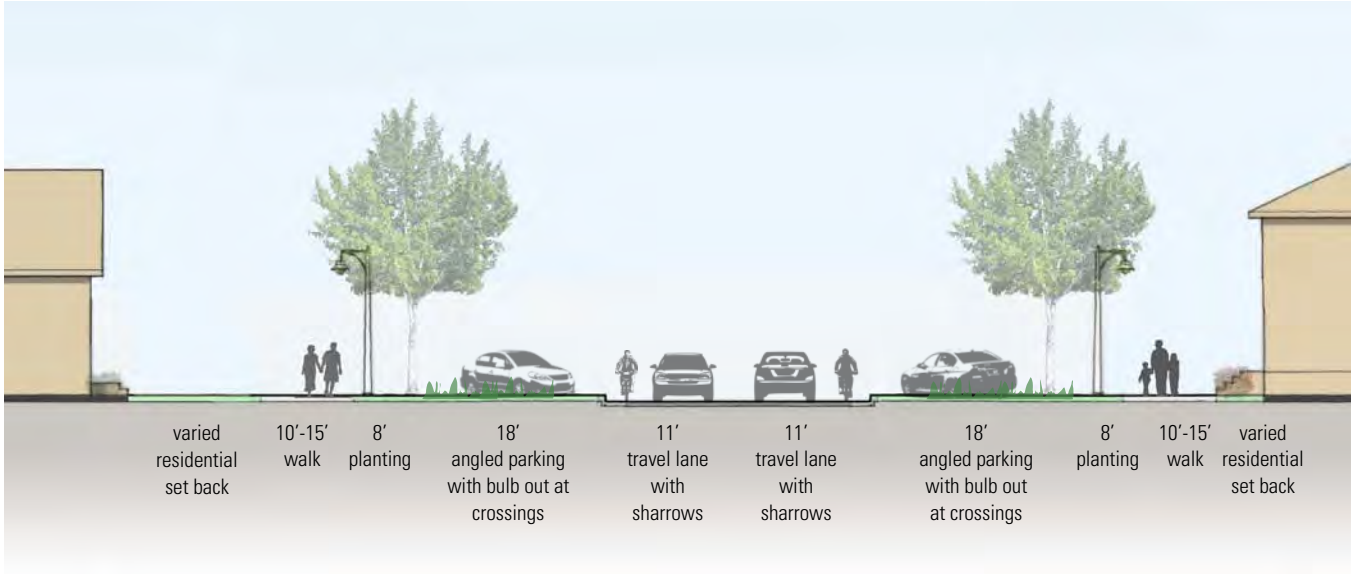
iv. Sidewalk lighting is required within the furnishings zone

v. Angled, back-in on-street parking shall be installed wherever possible on both sides of the street.

vi. Bicycle traffic should be accommodated in the travel lane using a method such as sharrows.

vii. LID (low impact development) features, gardens, and public art are encouraged in the designated planting areas

### c. Street Section Diagram



# 1. Building Placement

*Intent: To support and encourage pedestrian comfort, convenience and activity by creating a sense of enclosure within the street corridor, by establishing a direct relationship between buildings and sidewalks, and by creating a logical transition from the public realm of the streets and sidewalks to the private realm of residential properties.*

1. Commercial and mixed use buildings should be built along or within 18 inches of the back of the sidewalk on all Type I and Type II streets, adjacent to any public plaza, courtyard, seating area, or other space intended for public use.

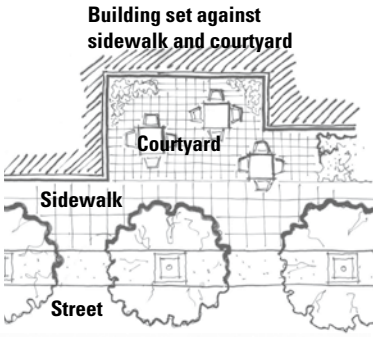
2. Multi-family buildings may include a modest front setback (3-7 feet) to create a transition area between the public and private space. Street wall reinforcing elements are encouraged to occupy in this setback, such as:
   - Porches/stoops
   - Landscaping
   - 3' maximum fence

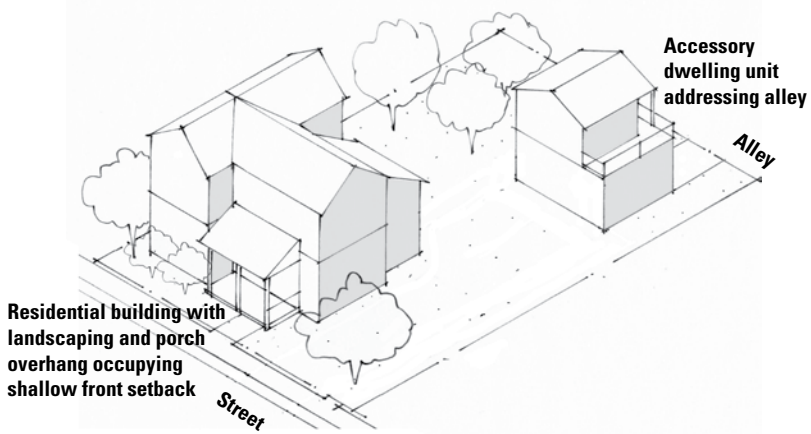
3. Single-family and lower density residential structures on Type III streets may have a front setback of 20-25', (or average of two adjacent properties) to maintain the existing character.

4. Detached accessory residential structures, such as accessory dwelling units or detached garages should be set 0'-10' from the back lot line and orient towards the alley.



Buildings sited at the back of sidewalk to make a strong street wall.



# 2. Parking Lot Screening and Landscaping

*Intent: To diminish the amount of impervious surface and visual impact of parked cars and to buffer parking lots from other uses of lesser intensity to provide for infiltration of rain water and snow melt, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking.*

1. Parking lots should integrate main drive aisles to appear more like streets, and should include sidewalks, landscaping including trees, and pedestrian scaled lighting.

2. Masonry walls and other structural screening features should be used only for corner accents or where screening of headlights is necessary, and should not be used as a substitute for landscaping.

3. Parking aisle should be organized to create a central pedestrian access to building entries. Outer parking aisles may incorporate drainage swales between parking rows.

4. Trees should be distributed throughout the parking area to provide ample shading and visually soften the parking area, roughly 1 tree for every 8 parking stalls. Adjacent to single-family residential uses, 1 tree for every 5 stalls should be planted.

5. In addition to trees, shrubs and perennials should be planted as understory at the base of tree planting beds.

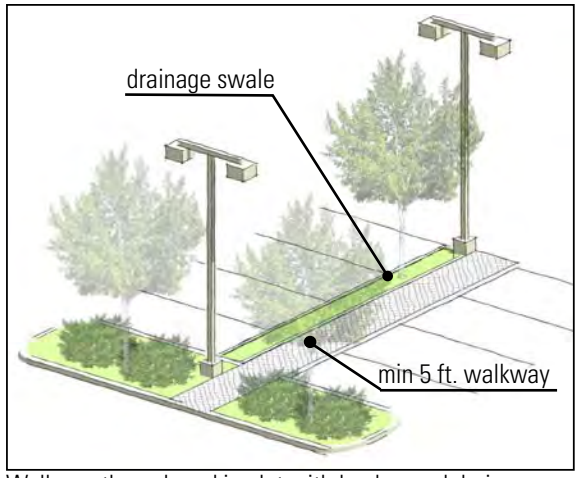
6. Grouping trees may be allowed to accommodate natural features, so long as the equivalent number of trees are planted and so long as the grouping is within the parking area. Curbs or other methods of preventing vehicles from damaging the trees should be installed.

7. Retaining existing trees in parking lots is encouraged.



Planting strip between sidewalk and parking lot.






Walkway through parking lot with landscaped drainage.

# 3. Lighting

*Intent: To ensure that lighting contributes to the character and safety of the streetscape and public spaces, but does not disturb adjacent developments and residences.*

1. Use City-approved standardized fixtures for sidewalk lighting. Fixtures should be consistent with adopted light fixture for the project area.
2. Lighting elements throughout and surrounding the site should be complementary, including pedestrian pathway, accent, and parking lot lighting, lighting of adjacent developments and the public right-of-way.
3. All lighting should be shielded from the sky and adjacent properties and structures, either through exterior full cut-off shields or through optics within the fixture.
4. Lighting used in parking lots should not exceed a maximum of 30 feet in height. Pedestrian-scale lighting should be a maximum of 16 feet in height.
5. Parking lot lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security.



Examples of cut-off lighting fixtures.

# 4. Pedestrian Connections

*Intent: To allow for safe pedestrian passage through any large blocks to provide convenient and direct pedestrian connections throughout the district and to provide neighborhood-scale open space.*

1. Formalized mid-block pedestrian corridors or connections between public rights of way through the blocks and redevelopment sites on 300'-350' intervals are highly encouraged, with at least one through-block connection for any block face longer than 600'.

2. All non-motorized corridors and connections should include:
   - a 5' minimum building setback on either side of the connection, which could include landscaping, lighting, and other pedestrian amenities,
   - a 5' minimum walkway, and
   - appropriately scaled pedestrian lighting
   - CPTED considerations in regards to landscaping and other potential hazardous areas.

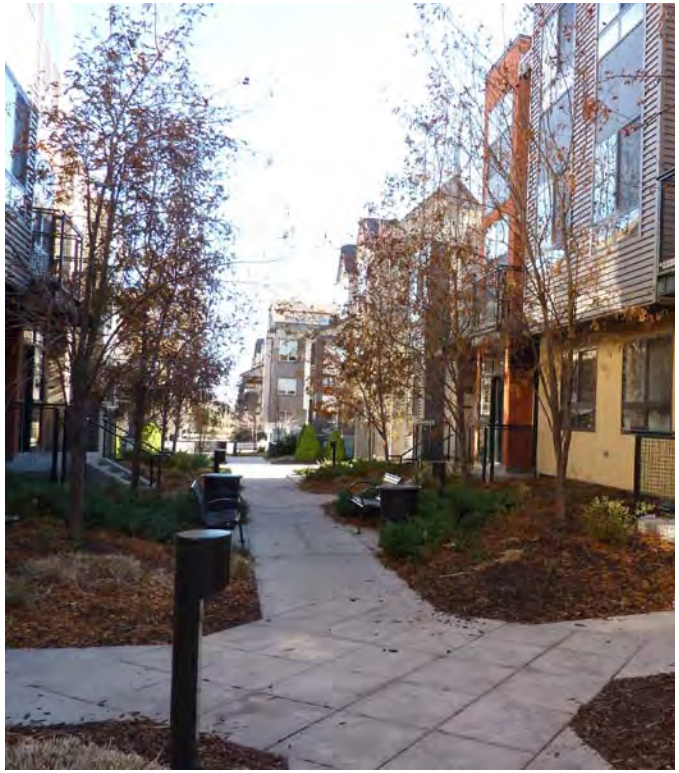
3. Walkways should be paved with a differentiated pavement surface treatment to alert drivers to the pedestrian right of way and potential presence of pedestrians. Speed tables may be installed as appropriate to further calm vehicular traffic.

4. Alternate building entrances are encouraged to be located on pedestrian connections and alley ways to provide a building face along such pathways.

5. Access from the street should include wayfinding signage to notify pedestrians of the facility. (see Sign Design on page 20)



Pedestrian connection with lighting and landscaping.



Pedestrian connection with entries and windows along walkway.

# 5. LID/Sustainable Features

*Intent: To encourage the integration of the natural systems, such as weather and water, into site design.*

1. Site design and building placement should address specific natural conditions such as: significant wind or sun exposure, views or other natural features to ensure the development is designed in keeping with the context of its environment.

2. The placement of any structure on the site should consider solar access to minimize shadow impacts on adjacent structures and public areas.

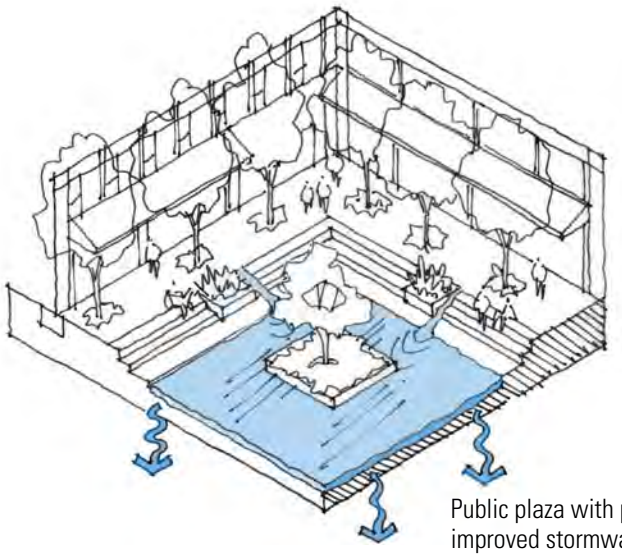
3. The following Low Impact Development (LID) techniques are encouraged for site planning to ensure that sensitive areas are protected and maintained:
   a. Minimize impervious surface for all development wherever feasible.

   b. Implement stormwater retention techniques that capture stormwater close to where it falls to mimic natural systems wherever possible. Examples include: bioretention swales and ponds, stormwater capture (per Utah State Law SB 32), and vegetated roofs.

   c. Other techniques that satisfy the intent of low impact development, such as:
      - xeriscaping or low-water landscaping,
      - retain existing vegetation on site,
      - use of alternative energies (ie solar/wind power) for utilities,
      - use paving materials that reflect as opposed to absorbing solar heat,
      - etc.



Streetscape with lid stormwater features integrated into landscaping design.



Public plaza with pervious paving for improved stormwater management.

# 6. Corner Sites

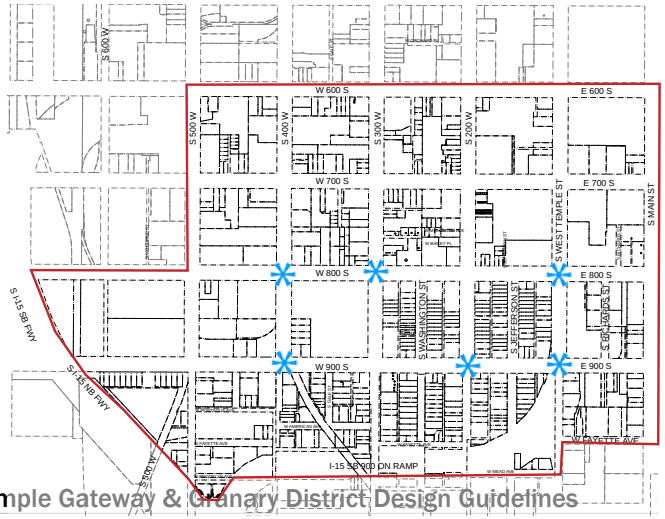
*Intent: To provide an enhanced pedestrian experience by creating visual gateways, public plazas, courtyards and other gathering spaces.*

1. Key intersections should be marked with setbacks that allow for public spaces. Rather than meeting the corner, new buildings should incorporate forecourts, plazas, or gardens that welcome the public and offer a dramatic statement at the corner.

2. Major entrances should also be located at the corners and highlighted by elements such as higher or more expressive canopies, higher bays, larger windows and doors, projections, different window designs, or other physical features.

3. If potential views to noteworthy natural features and points of interest exist, (either nearby or in the distance exist from the development site), entrances and publicly accessible open spaces should be located and oriented to take advantage of this view.

KEY INTERSECTIONS






Courtyard plaza at street corner, framed by building oriented to public space.



Principal building entrance from sidewalk with a gracious entry court.

# 7. Treatment of Outdoor Storage, Sales, and Equipment

*Intent: To reduce the visual impacts of storage, trash, and service areas.*

1. The total area allowed for outdoor storage and/or merchandise display should be less than twenty-five percent (25%) of the total gross square footage of building occupied by the use; provided, however, that such area may exceed twenty-five (25%) percent if it is fenced and screened. This standard does not apply to temporary uses such as material storage during construction or street vendors.

2. Any storage, service and truck loading areas, utility structures, storage tanks, elevator and mechanical equipment on the ground or roof should be screened from public view.

3. Trash collection and outdoor storage tank areas should be located within enclosed structures constructed of similar materials and quality of the associated buildings, with a gate that can be closed. The gate should be similarly treated or located in an area not visible from the street.



Architectural screening of rooftop mechanical equipment.


Trash and/or storage enclosure.

# 1. Ground Floor Details

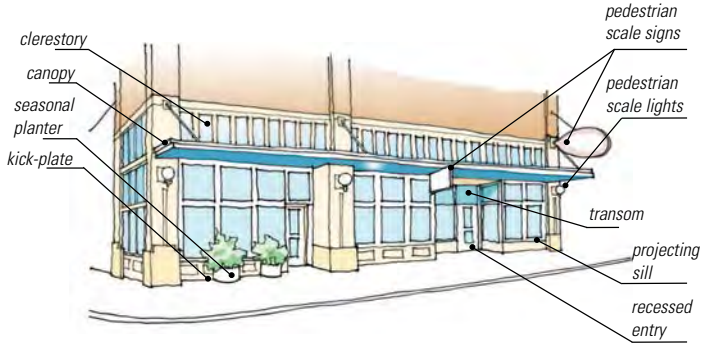
*Intent: To reinforce the character of the streetscape and provide pedestrian amenities.*

1. The first floor level should be at least 12 feet in height as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions.

2. Facades of commercial and mixed-use buildings that face the street should be designed to be pedestrian friendly through the inclusion of at least three of the following elements:

   - Kick plates for storefront windows
   - Projecting window sills
   - Pedestrian-scale signage
   - Exterior lighting sconces
   - Containers for seasonal plantings
   - Window box planters
   - Benches and seat walls along 30% of the length of the façade
   - Decorative paving in the sidewalk
   - Decorative brick, tile or stone work on the ground floor façade
   - A feature not on the list that meets the intent of the guideline



# 2. Ground Level Transparency

*Intent: To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.*

1. All commercial buildings should include windows with clear vision glass on at least 50 percent of the area between two and twelve feet above grade for all ground floor building facades that are visible from an adjacent street.
2. Street-facing, ground-floor facades of commercial and mixed-use buildings should incorporate generous amounts of glass in storefront-like windows. Amounts of clear, transparent glass should meet or exceed the following:
   - 80% along Type I streets
   - 60% along Type II
   - 50% along other streets



Merchandise and activity inside is highly visible from along the sidewalk.



# 3. Prominent Entrances

*Intent: To design and orient building entrances that readily inform people of their access and use.*

1. The primary (front) building façade and main entry of nonresidential buildings should be well-marked, articulated and oriented and facing the primary public street.

2. Consider placing the main building entrance at a street corner.

3. Entries should be lighted and protected from weather.

4. Entries facing public streets should be made visually prominent and receive architectural emphasis. A variety of techniques to accomplish this include:

   - recessed entries
   - projecting entries
   - elevated entries with stairways for residential uses
   - entry-related cover and/or roof line articulation (such as canopy articulation; parapet-roof articulation)
   - arched entries
   - decorative lintels of molding above doorways
   - landscape treatment and emphasis
   - surface treatment (such as paver or tiles)
   - entry courtyard
   - transom windows
   - signage
   - pilasters or columns supporting and/or framing the entrance
   - other techniques as appropriate



Trellis and landscape create a gracious main entry.



# 4. Treatment of Blank Walls

*Intent: To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.*

1. Use vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface. Green walls are strongly encouraged to manage stormwater runoff.

2. The use of façade articulation such as expressing the structural bays of the building with pilasters or other detailing should be used to help animate an otherwise blank area of wall.

3. Use artwork, such as bas-relief sculpture, murals or trellis structures. Use seating areas with special paving.

4. Use architectural detailing, reveals, and contrasting materials.



Artwork can provide visual interest and reveal a place's culture and history.



Ground cover and vines help soften a flat facade.

# 5. Articulation

*Intent:: To reduce the apparent bulk and maintain a human scale proportion in multi-story or large buildings.*

1. Buildings should incorporate varied articulation on all sides. The street-facing side(s) should receive the greatest amount of attention with respect to richness of forms, details, materials, and craft.

2. Elements such as sun shades, terraces, and rain water harvesting features can be used to compose and articulate the building's façade.

3. Varied frontages. Building frontages should be divided into relatively small units with storefronts, bays, recesses, offsets, balconies, a varied and rich color palette, and other elements to avoid long, monolithic facades.









Frontage varied into bays and recesses.

# 6. Transition of Scale

*Intent:*
*To encourage additional features to be incorporated into higher density development when located adjacent to properties with lower density single-family use to enhance the compatibility between uses.*

1. Multi-family and mixed use development located adjacent to existing single-family residential should incorporate three or more of the following architectural features:
   - recessed entry
   - dormers
   - higher quality material
   - pitched roof forms
   - upper level balconies
   - upper level step backs
   - gables
   - window patterns

3. Flat, blank walls should not be visible from the street or common areas.

4. Tree retention or additional vegetative screening along neighboring properties is encouraged.



Multi-family buildings with architectural details matching the character and scale of the existing single-family structure.





Examples of multi-family development that is compatible with single family residential.

# 1. Integration with Architecture

*Intent: To ensure that signage is a part of the overall design approach to a project and not added as an afterthought element.*

1. The design of buildings and sites shall identify location and sizes for future signs. As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits the architectural character, proportions, and details of the development.



Sign integrated into the facade of the building.

# 2. Creativity / Unique Expressions

*Intent: To encourage interesting, creative and unique approaches to the design of signs.*

1. The design of signs are encouraged to use color, graphics, and handcrafted elements.

# 3. Pedestrian Orientation

*Intent: To provide signs that will complement and strengthen the pedestrian realm.*

1. Pedestrian signs include projecting signs (blade signs), window signs (painted on glass or hung behind glass), logo signs (symbols, shapes), wall signs over entrance, and monument signs.



Various artistically craft signs gives a pedestrian street added interest and character.

# 4. Coordinated Wayfinding

*Intent: To ensure that public signage reflects and enhances the character of the district.*

1. The City should implement a coordinated neighborhood identity program in the design of wayfinding signage.








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