



# Marmalade Block

## URBAN AND LANDSCAPE DESIGN GUIDELINES



SLCRDA THE REDEVELOPMENT AGENCY OF SALT LAKE CITY

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## 1. INTRODUCTION

These guidelines provide a framework for public realm design for the Marmalade Block, located along 300 West between 500 North and 600 North in Salt Lake City. The guidelines, which pertain to Parcels 1 through 4 (see Schematic Plan View at right), build on existing applicable design guidelines pertinent to the site:

- *Design Guidelines for Signs in Historic Districts (2013)*
- *Design Guidelines for Historic Commercial Properties and Districts in Salt Lake City (2012)*
- *A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City (2012)*, including *Design Standards for the Capitol Hill Historic District*
- *Design Guidelines for 300 West & 500 North (IBI Group 2002)*

The guidelines that follow help to establish parameters for building development projects, with the goal of defining and branding the Marmalade Block while respecting the area's historic context. The parcels on the block may develop concurrently or in sequence, by one developer or multiple developers. Thus, consistency in design will rely on these guidelines. Although each building will have its own individual design, it should be compatible with the surrounding urban form, both modern and historic. These design guidelines are structured to accommodate the forthcoming mixture of uses on the site and guide the redevelopment of the area into a neighborhood center. They embrace traditional urban form and details while acknowledging contemporary design, which will allow the Marmalade Block to contribute to the evolution of the neighborhood's urban form.





*Example of spatial definition by articulated building facades, street trees, and fencing.*



*Sidewalks can be designed not only for pedestrian use, but can include seating and tables, public art, and decorative plantings.*



*Sidewalks can be enhanced with pavement accents and decorative planters and tree grates.*



*Corner bulb-out is treated as an amenity with plantings, site furnishings, and decorative lighting.*

The urban outdoor environment, including architecture, streetscape, and lighting, plays a large role in establishing a district identity. The design incorporates the following major components:

- **Spatial Definition:** The spatial definition of the street frames the perspectives of people and provides human scale to the environment. In addition to buildings that can shape the street with their massing, form, and orientation, other elements can define these relationships. These include amenities that are part of a district context, such as plazas, street trees, landscaping, and public art.
- **Sidewalk Dimensions and Configuration:** Sidewalks are more than just pedestrian walkways. When strategically designed, they become outdoor living rooms, where people eat, work, play and experience the public realm. This space can include outdoor dining, street trees and planting beds, decorative planter boxes, outdoor retail space to extend store fronts, vendor kiosks, food carts, and lighting. At the corners of sidewalk space, bulb-outs extend the pedestrian space and act as buffers from street traffic.
- **Amenities and Aesthetics:** Urban design can be attractive and context-sensitive as well as functional. Building details, specialty paving, furniture, and landscaping enhance aesthetics and define a district. Good design can create a place that is inviting to all users.

## 2. NEIGHBORHOOD CONTEXT AND HISTORY

The character of the Marmalade neighborhood is eclectic, in both urban form and architectural style. Although originally platted with 10-acre blocks as seen in the core of Salt Lake City, the steep terrain and topography led to a settlement pattern on the slopes west of the Capitol that diverged from the 10-acre block pattern. Informal streets and paths responded to the topography; subsequently, buildings oriented to these rather than the original plat lines. The area became well-established early due to proximity to downtown/central Salt Lake City. It was platted again as Plat E in 1867, to formalize the street patterns and urban form that emerged in a vernacular manner during its early settlement.

Today, the area is represented with a continuum of building styles and types that span from the early settlement period of the 1850's through the present day. Multiple redevelopment projects over time have shifted the uses to include multi-family dwellings and commercial uses interspersed among the single-family homes that remain the dominant use.



*Existing conditions of the Marmalade Block site (view to the southeast), showing neighborhood context to the east and south.*



*The historic character of the neighborhood is primarily single-family residential.*



*Church buildings and other institutional structures contribute to the neighborhood's diverse architecture.*



### 3. USE OF THE GUIDELINES

These design guidelines are written to assist architects, engineers, design professionals, landscape architects, contractors, and Salt Lake City Redevelopment Agency (SLC RDA) staff in maintaining a cohesive public realm design in the Marmalade Block development. They have been developed with the following objectives:

- Conform to existing applicable standards and guidelines
- Provide a design framework that establishes consistent aesthetics and quality from project to project
- Visually orient residents and visitors to the Marmalade Block
- Streamline the design and approval process of projects

Where appropriate, the Guidelines provide more specificity for the four individual development parcels. It is expected that these guidelines will be monitored and updated by SLC RDA staff to reflect future developments in building code requirements, manufacturing techniques, and design trends.

*The Urban and Landscape Design Guidelines are intended to identify the Marmalade Block, respect its neighborhood context, and create an inviting and active public realm.*

## 4. URBAN DESIGN GUIDELINES

### A. BUILDING FORM AND CHARACTER – HEIGHT AND MASSING

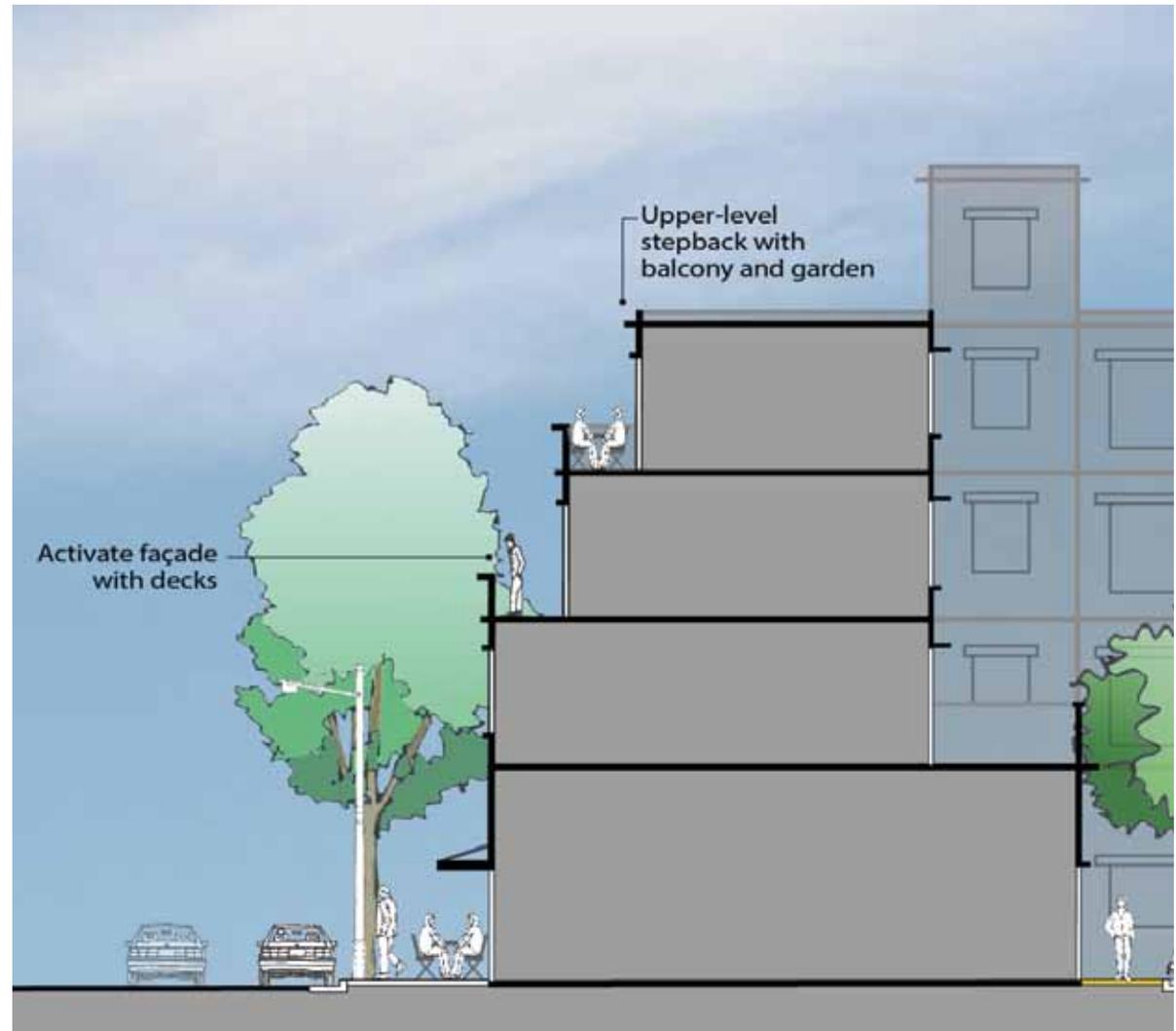
Summary of reference guidelines and overall context:

- New building height and massing should reflect the established scale of the area.
- New buildings should reinforce sense of human scale and appear similar to the established street block.
- New buildings should have a similar scale and form to those seen historically in the neighborhood.

#### Marmalade Block Overall Guidelines:

The established scale of the area is generally one to three stories in height, for both residential and commercial structures. All redevelopment parcels on this block are currently zoned Residential/ Mixed-Use (R-MU); regulatory references reflect current R-MU language.

- The maximum permitted height is 75 feet for mixed-use buildings (non-residential uses may occupy a maximum floor area coverage equal to three (3) floors). A 75-foot building generally will have up to 5 or 6 stories.
- The maximum permitted height for strictly non-residential buildings is 45 feet.
- Maximum height for mixed use buildings, subject to a conditional use permit, is 125 feet.



*Several design strategies can ensure that a building's height, mass and scale do not overwhelm the pedestrian experience on the street. These include upper floor stepbacks and façade articulation to ensure a comfortable pedestrian scale.*



*Institutional buildings, such as libraries, warrant extra attention to scale and relationship to public open space.*



*Example of a mixed-use building with the upper floors stepped back.*



*This building approximates the maximum height and number of stories allowed for mixed-use buildings.*



*Integrate expressive design features at upper levels, such as balconies and windows, giving mixed-use buildings a rhythm and residential scale.*

### Parcel 1 – Library:

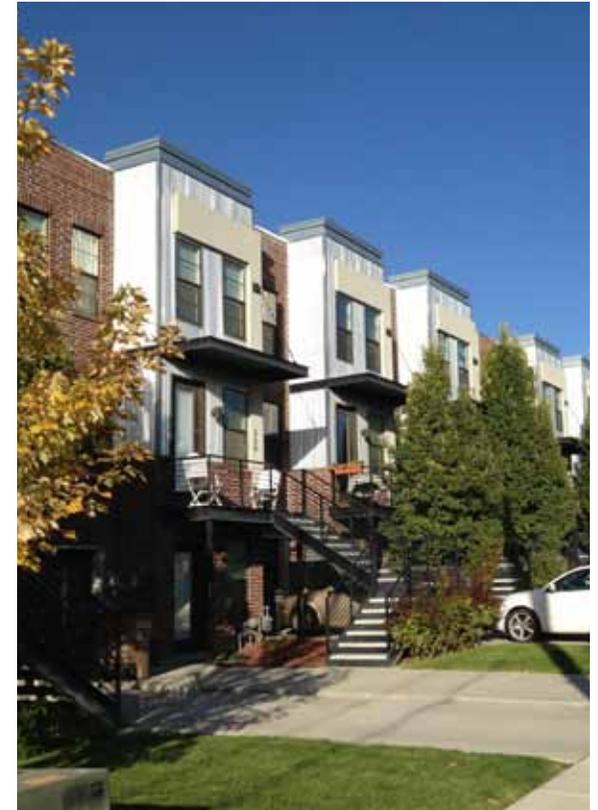
- As a non-residential structure, the maximum height allowed is 45 feet. Full height is allowed on all frontages. To match the anticipated building massing along the entire block face, the structure shall have elements covering at least one third of its street frontage on 300 West and on 500 South that are no less than 35 feet high.
- Setbacks should be minimized to encourage full use of the parcel for building footprint and related outdoor spaces.
- Outdoor seating and or public space may be used in a street-facing setback on one side, which would allow for the building to be further away from the street/sidewalk in this context.

### Parcels 2 and 3 – Mixed Use:

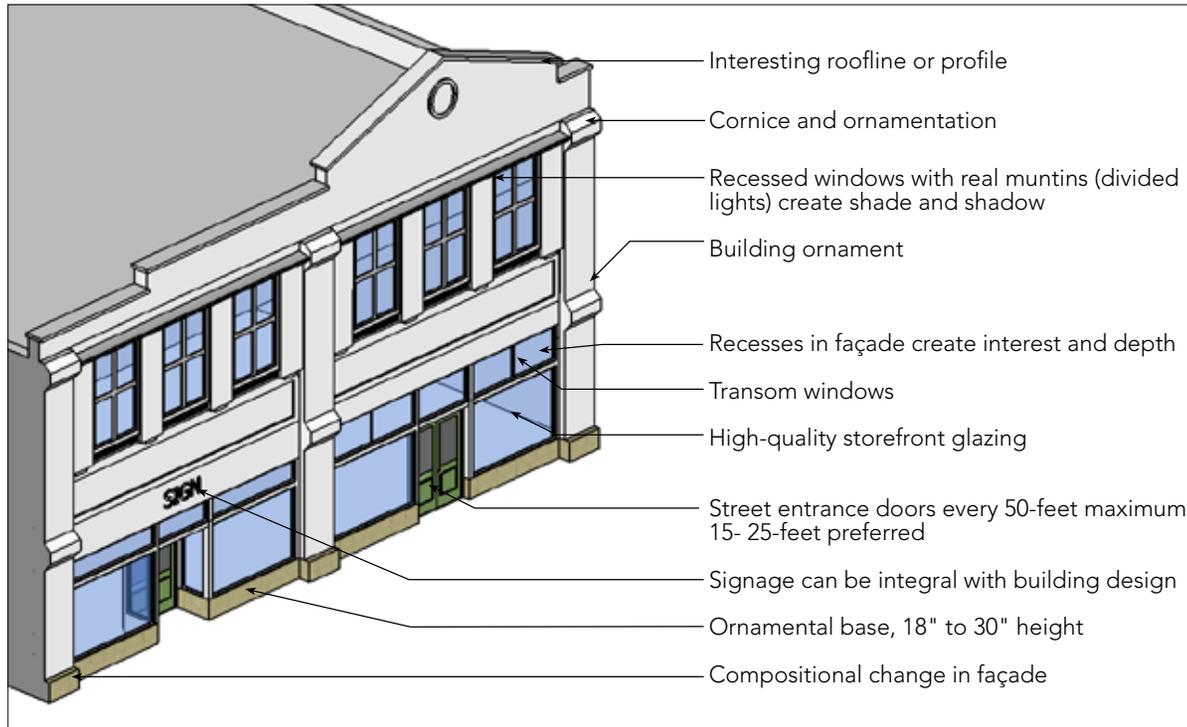
- Unless a conditional use permit is obtained, the maximum height allowed is 75 feet. Those stories above 45 feet shall be stepped back a minimum of 20 feet on the 300 West-facing frontage (for Parcel 2) and on both the 300 West-facing frontage and the 600 North-facing frontage (for Parcel 3). Full height is permitted for the remainder of the building mass.
- For buildings higher than 45 feet high, the portion above 45 feet may be articulated, with varying setbacks, decks, rooftop courtyards, and similar strategies to break up the massing and create a smaller-scale, traditional rhythm on the street-facing frontages.
- Building massing may allow access to rooftops at setbacks to residential units at or above 25 feet and at or below the 45-foot level. Rooftop amenities may include landscaping, outdoor furniture, and human-scale exterior lighting.

### Parcel 4 – Townhomes:

- To reflect a townhome style of development, a massing of 2 to 3 stories is desired. As such, the maximum height for this parcel is 45 feet if podium parking is included on the ground level.
- Building massing shall accommodate grade changes from east to west, providing vehicle access from Arctic Court and walkout access to public spaces. The slope from east to west shall not be accommodated by using general site retaining walls to create flat building pads.
- Setbacks of individual townhomes shall be consistent or shall vary in a manner consistent with the architectural style of the townhomes.
- If townhomes are divided into more than one block, design of the individual blocks of townhomes shall be complementary with each other.



*The lower scale of townhomes on the east side of Marmalade Block will mediate the transition to existing adjacent residential uses.*



*Façade elements help define a building's architectural character and quality of design.*

## B. BUILDING FORM AND CHARACTER – STREET FAÇADES

Summary of reference guidelines and overall context:

- Street façades should be similar in scale to current and surrounding development.
- Façade elements should relate to and reinforce human scale and pedestrian activity.
- Street-front façades should be of similar height to those seen historically on and around the block.
- Façade proportions should be similar to those traditionally seen on and around the block.

### Parcel 1 – Library:

- As an institutional building, the library exterior should reflect one use, rather than be artificially divided by façade treatments intended to convey separate smaller storefronts. However, portions of the building dedicated to separate uses may be distinguished using different materials, massing, and/or coloring or texture.

- Massing shall be balanced, consistent with the historical nature of the district, and recognizable by citizens as typical of public buildings.
- Although the main entry will face only one of the two streets near the corner, the building shall have similar public-scaled massing facing each of the two street fronts.

#### Parcels 2 and 3 – Mixed Use:

- The portion of each building that is lower than 45 feet high shall be designed to create a unified street-facing frontage, with consistent height, storefronts, and massing along the length of the street-facing frontage.

- Storefronts shall be designed so that ground-floor commercial or retail space may be subdivided to allow occupancy either by one tenant or by multiple tenants.
- Public access to commercial tenants on upper floors shall be from 300 West (for Parcels 2 and 3), from 600 North (for Parcel 3), or from the corner (for Parcel 3).

#### Parcel 4 – Townhomes:

- Both major townhome façades face public spaces: Arctic Court to the east and public park and plaza spaces to the west. Both east and west façades of townhomes shall be designed as street-front façades. The Arctic Court facade shall thus be designed to have pedestrian access as well as garage/parking access.



*Example showing façade consistency along the street-facing frontage.*



*Ensure that the park- and plaza-facing sides of townhomes are attractive and comparable in level of design attention to the street façades.*



*Design each building to be oriented to the street, with the main entrance on a public street.*



*Emphasize the library entry with appropriate scale and public amenities.*

### C. BUILDING FORM AND CHARACTER – ENTRIES AND FENESTRATION

Summary of reference guidelines and overall context:

- Door and window spacing should be similar to those traditionally on block.
- Ratio of wall to window (solid to void) should be similar to that of historic structures in district
- Canopies and awnings can be used to emphasize entrances; these are to be non-illuminated.

#### Parcel 1 – Library:

- The library shall have its main public entry on either 300 West, 500 North, or on the corner. If feasible, it may have one or more secondary entries on its north and/or east sides from the library plaza/public spaces.
- Fenestration on both street-facing façades shall be of a scale and character to suggest the front rather than the back or side of a building.

#### Parcels 2 and 3 – Mixed Use:

- For Parcel 2, entries to all buildings shall be on the 300 West street front.



*Special architectural features can enhance corner entries of mixed-use buildings.*



*Newer buildings can be designed with more traditional wall-to-window ratios.*

- For Parcel 3, building entry shall be on the 300 West street front, the 600 North street front, or on the corner. One entry on 300 West and one on 600 North is also acceptable.
- The wall to window ratio on the ground floor of 300 West (Parcels 2 and 3) and 600 North (Parcel 3) street fronts may be lower than that of the historic district. However, the total non-tinted and unobstructed glazing, including entrances, shall be a minimum of 50% and maximum of 75% of the ground-floor building façade.
- Non-tinted windows shall provide views into the ground floor space and not be obstructed or designed to function as display cases.
- Buildings adjoining public open spaces as well as the street shall include additional entries and fenestration facing these public open spaces, applying design requirements consistent with street-frontage façades.
- For Parcel 3, fenestration on both street-facing façades shall be of a scale and character to suggest the front rather than the back or side of a building.

#### Parcel 4 – Townhomes:

- Townhomes shall have fenestration consistent with the historic district and clearly visible entries on both their major façades: facing Arctic Court to the east and public park and plaza spaces to the west.
- Townhome fenestration and entries shall be consistent with the different styles used for each townhome to complement the existing architecture of the Marmalade district.

#### D. BUILDING FORM AND CHARACTER – GROUND FLOOR GUIDELINES

Summary of reference guidelines and overall context:

- The ground floor design should encourage pedestrian activity
- Visual interest shall be provided
- Canopies and awnings can emphasize ground floors; these are to be non-illuminated.
- Front porches are required on residential uses facing Arctic Court.



*Example of historic building fenestration.*



*Townhomes with well-defined entries and fenestration.*



*Ground floor retail uses can feature display windows and interesting architectural details.*



*Awnings and canopies provide interest and human scale to the design of ground floor façades.*

#### **Parcel 1 – Library:**

- Minimum clear height of 15 feet is required inside at least 30% of main floor.
- The ground floor shall include materials and architectural features that are associated with human scale and pedestrian activity.

#### **Parcels 2 and 3 – Mixed Use:**

- Minimum ground floor-to-floor height of 18 feet is required.
- The ground floor shall include materials and architectural features that are associated with human scale and pedestrian activity.
- Canopies and awnings are encouraged as a way of marking building entries.
- For Parcel 3, ground floor building articulation shall emphasize the corner at the intersection of 600 North and 300 West.

#### **Parcel 4 – Townhomes:**

- Minimum ground floor-to-floor height of 10 feet is required.

- Buildings shall have covered porches facing Arctic Court.
- Individual decks extending along at least 30% of the west-facing building frontage of each block of townhomes are encouraged.
- West-facing ground floors shall include connections to library and public spaces.

### **E. BUILDING FORM AND CHARACTER – ARCHITECTURAL DETAILS**

Summary of reference guidelines and overall context:

- Contemporary designs should be compatible with the character of the surrounding area
- Roof forms should be similar to those traditionally seen on the block
- A specific style or theme should not be utilized
- Replication of historic styles is discouraged
- Ornamental elements should be of a scale compatible with similar historic elements
- Creative and contemporary interpretations of historic/traditional details are encouraged

### Parcel 1 – Library:

- All sides of the building shall be treated as public façades—two sides facing 500 N and 300 W and two sides facing the library plaza and east plaza.
- Avoid a large, boxy building with flat-looking walls/façades.
- Articulate walls with setbacks, awnings, wings, and recesses to accommodate site elements.
- The architectural character and detailing of the library shall be recognizable by citizens as typical of public buildings.
- Flat roofs are acceptable.

### Parcels 2 and 3 – Mixed Use:

- Give the greatest consideration in terms of design emphasis and detailing to the street-facing façades.
- Provide for depth and variation in façades through the use of different colors, materials, and other details.
- Architectural character and detailing of each building shall be consistent with the historical nature of the district. Building designs shall complement, yet be distinct from, other buildings on the block.

- Break up walls with setbacks, awnings, wings, recesses, canopies, and bay windows or other modulations.
- If the building or entry is oriented to the corner, the building design shall be generally consistent with historical precedents for similarly situated structures.
- Flat roofs are acceptable for commercial buildings. Mixed-use structures may have pitched or flat roofs.

### Parcel 4 – Townhomes:

- Façades of single blocks of town homes shall vary from each other, but be complementary, as well as complementing the existing architecture of the Marmalade district.
- Break up flat walls with projecting elements such as wings, porticos, bay windows, awnings, and/or alcoves. Staggered bays contribute to a greater definition of a façade.
- No more than one half of townhomes may have flat roofs.

## F. BUILDING MATERIALS

Summary of reference guidelines and overall context:

- New buildings should have materials similar to local historic structures (stone, brick, stucco, wood (painted), and architectural metal) and surrounding neighborhood context.
- New/modern materials should be compatible with/similar in character to historic/traditional materials and detailed to be compatible.
- New materials may include: sand blasted colored concrete, cement board, glass fiber reinforced concrete, ceramic tile, slate, synthetic cornice treatments
- Materials should be compatible with surrounding buildings
- Materials should be high quality and durable
- Materials should contribute to a sense of human scale and pedestrian activity
- Materials should be appropriate both for Salt Lake City's climate and for building exposure.



*Brick and stone are traditional materials in the area.*



*Example of contemporary brick building.*



*Painted brick façades add interest to the street.*



*Stone cladding adds texture and color.*

### **Parcel 1 – Library:**

- Materials shall be low maintenance, high quality, and durable.
- Preferred exterior materials include brick, stone, glass, and prefinished sheet metal (as accent).
- Additional allowable exterior accent materials include sand blasted colored concrete, painted cement board, glass-fiber reinforced concrete, ceramic or porcelain tile, slate, or synthetic cornice treatments.
- Materials should complement but not be identical in character or color with other new buildings on the block.
- Vinyl, cellular or otherwise, is not acceptable.

### **Parcels 2 and 3 – Mixed Use:**

- Materials shall be low maintenance, lasting quality, and durable.
- For Parcel 2, preferred exterior materials include brick, glass, prefinished sheet metal, or painted or pre-finished cement board.
- For Parcel 3, preferred exterior materials include brick, stone, glass, prefinished sheet metal, and ceramic or porcelain tile.

- Additional allowable exterior accent materials include sand blasted colored concrete, glass-fiber reinforced concrete, painted cement board, ceramic or porcelain tile, slate, or synthetic cornice treatments.
- Vinyl, cellular or otherwise, is not acceptable.
- Materials should complement but not be identical in character or color with other new buildings on the block.

#### Parcel 4 – Townhomes:

- Materials shall be cost-effective, attractive, serviceable, and durable.
- Preferred exterior materials include brick, glass, prefinished sheet metal, or painted or prefinished cement board siding.
- Additional allowable exterior accent materials include concrete, ceramic or porcelain tile, slate, or synthetic column or cornice treatments.
- Vinyl, cellular or otherwise, is not acceptable.
- Materials should complement but not be identical in character or color with other new buildings on the block.

#### G. EXTERNAL BUILDING LIGHTING

Summary of reference guidelines and overall context:

- Minimize visual impact except at public facilities.
- Fixture design should complement style/design of building.
- Maximize use of energy-efficient fixtures and lamps, such as LEDs.
- Use lamps with consistent CRI (Color Rendering Index) values throughout the block.

#### Parcel 1 – Library:

- Lighting may be used to highlight and articulate building façades.
- Use a consistent general illumination theme for all façades with added accents at public entries.
- Exterior sconce lighting should be used at appropriate locations to highlight elements or features of building façades and passageways.

#### Parcels 2 and 3 – Mixed Use:

- Building façades should be lit primarily at street level.
- Above the first floor, light should only be used to highlight unique building features selectively without lighting the entire structure.



*These townhomes feature brick and stone.*



*Example of combining brick with more contemporary building materials.*



*Sconce lighting highlights this commercial entry.*



*Architectural features can be enhanced by accent lighting.*

- Exterior sconce lighting should be used at appropriate locations to highlight elements or features of building façades and passageways.
- For Parcel 3, lighting should accentuate special architectural corner features.

#### **Parcel 4 – Townhomes:**

- Lighting should be limited to one motion and daylight sensing light fixture at garage or carport entries, a single light fixture near each entry door to light the entry areas selectively plus, if necessary, one additional overhead light at covered porches. See landscape lighting section below for general site lighting not attached to structure.

#### **H. BUILDING SIGNAGE AND IDENTIFICATION**

Summary of reference guidelines and overall context:

- Focus on pedestrian-oriented signs.
- A single monument sign may be provided for the development as a whole.
- Illuminated signage is discouraged.

#### **Parcel 1 – Library:**

- A single library monument sign may be installed at or near the corner of 500 North and 300 West or within 20 feet of the main street-front entry.
- No more than 2% of each building façade may be dedicated to signboards/flush mounted commercial signage. Underlying city sign standards for the R-MU zone apply.
- The building address (street number only) shall be prominently displayed on the same façade as the main entry.

### Parcels 2 and 3 – Mixed Use:

- Canopies and awnings can be used for signage.
- No more than 2% of each building façade may be dedicated to signboards/flush mounted commercial signage. Typically, such signs are scaled for pedestrian wayfinding and are mounted above entry doors. Underlying city sign standards for the R-MU zone apply.
- While not currently allowed in the R-MU zone, should regulations change one blade or bracket-mounted sign (also known as a projecting sign) could be used to identify each ground floor tenant and for the ground floor building entry. Such signs should all be mounted at the same height for each individual building; however the mounting height may vary between buildings.
- The bottom of blade or bracket-mounted signs should be no less than 10 feet above grade and no more than 12 feet above grade.

- The building address (street number only) shall be prominently displayed on the same façade as the main entry.
- For Parcel 3, any special corner architectural feature provided may be allowed to exceed the 2% limit on signage (for the feature area of the façade only) with a conditional use permit.

### Parcel 4 – Townhomes:

- The building address (street number only) shall be prominently displayed on the façade facing vehicle access. Numbers shall be no smaller than 4" high and no larger than 6" high.
- No other signage is permitted.

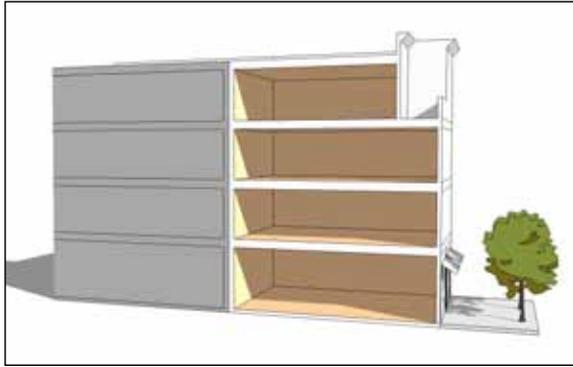
### I. PARKING

Summary of reference guidelines and overall context:

- Locate parking access away from street frontage.
- Locate parking structures behind or under primary buildings.
- Parking design shall exhibit sensitivity to surrounding context of historic neighborhood and streetscape.

### Parcel 1 – Library:

- No additional parking is required other than angled street parking along 500 North and parallel parking along 300 West, adjacent to Parcel 1.



*Diagram showing wrapped above-ground parking structure (in gray), recommended for Parcels 2 and 3. Non-parking uses (to the right) are integrated into the building along the entire street frontage of the parcel on all levels of the building. The parking structure is totally hidden behind a “liner building” of non-parking uses.*



*These townhomes incorporate off-street parking within the structure.*

### **Parcels 2 and 3 – Mixed Use:**

- For mixed-use buildings, reduce the required number of parking stalls by 30%.
- For street fronts facing 300 West, structured parking may be under, behind, or under a portion of the primary building. Parking may enfront 600 North to within 50 feet of the intersection with 300 West, but it must be fully screened with landscaping.
- For multi-level parking structures, commercial or retail spaces must wrap the street front of the ground floor parking level along 300 West.
- For Parcel 2, required parking spaces may be distributed unequally among more than one mixed-use building as long as each building includes at least three quarters of a parking stall per residence in that same building.

### **Parcel 4 – Townhomes:**

- Each townhome must include a garage or sheltered parking for one vehicle. A shelter may include parking beneath an elevated upper level (beach house concept) or an individual roof.
- Canopies over surface parking are not acceptable.

## 5. LANDSCAPE DESIGN GUIDELINES

### A. PAVING MATERIALS

Paving is necessary to define pedestrian routes and access to public spaces, to create large gathering areas, and to define the edges of soft landscaped zones. A mix of paving styles and textures is necessary to create variety, delineate zones, and to establish a hierarchy of spaces.

#### Hardscape: Standard Sidewalk Paving:

- Materials: concrete
- Color and finish: per Salt Lake City standards
- Location: Primary paving material for sidewalks in the public right-of-way

#### Hardscape: Enhanced Pedestrian Paving – Concrete:

- Materials: concrete; colored and/or textured
- Color and finish: integral color concrete (enhanced gray, tan, or clay color) or exposed-aggregate concrete
- Location: Building entries and/or café zones

#### Hardscape: Enhanced Paving – Unit Paving:

- Materials: concrete or brick unit pavers (prefer sand-set), 4" x 8" or similar dimensions; square pavers may be added for design interest
- Color and finish: enhanced gray, tan, or clay color; natural finish
- Location: Building entries and/or café zones; vehicular entries



*Example of exposed-aggregate concrete paving.*



*Example of unit pavers installed for permeability, to help with on-site stormwater management.*



*Unit pavers can mix several colors in an application.*



*This plaza has a more contemporary paver design.*



Sweetgum (*Liquidambar styraciflua*)



Summit Ash (*Fraxinus pennsylvanica* 'Summit')



Silver Linden (*Tilia tomentosa*)

## B. PLANT MATERIALS

Summary of reference guidelines and overall context:

- Maintain established plantings in residential areas, if present
- Compatibility with surrounding environment
- Use of indigenous and drought-tolerant plant materials
- Street trees are required on all vehicular ways, including alleys
- Trees are required in parking lots, with use of irrigated planter islands
- Trees are to be used in public plazas

### Street Trees:

Street trees are common throughout the Marmalade area. This feature should be reinforced within the block development to tie the development's streetscape in with the rest of the

neighborhood. Table 1 below lists recommended street tree species for the Marmalade Block, which includes re-use of existing trees. See also the Site Landscape Plan for tree types and locations, done as part of the Design Development Package for the open space improvements.

Avoid where possible placing trees in locations that may exacerbate shading of north facing spaces. Select trees such that their canopies are of a height that allows unobstructed passage of different user types, including vehicles, pedestrians, and bicyclists. Spacing between trees and from buildings and other structures should be designed to allow for full canopy growth. Street trees along 300 West should be planted in a double row, with trees on either side of the sidewalk. Tree grates are to be used when the immediate surrounding surface is paved (PaverGrate for unit pavers; Urban Accessories "Fan" grate for concrete).

**TABLE 1: Recommended Street Trees**

STREET	TREE TYPE
300 West	Ward Sweetgum ( <i>Liquidambar styraciflua</i> 'Ward')
600 North	Summit Ash ( <i>Fraxinus pennsylvanica</i> 'Summit')
500 North	Silver Linden ( <i>Tilia tomentosa</i> )
Entry drive from 300 West	Common Hackberry ( <i>Celtis occidentalis</i> ) Pink Spires Crab Apple ( <i>Malus</i> x 'Pink Spires')

### Park Strips:

Wide, planted park strips separate the sidewalk from the street; these are the predominant form on the east-west streets and the rest of the block. They comprise street trees plus a planted understory. Use of a planted park strip is recommended for all street frontages. A wide park strip that continues the existing form is to be used on 500 North and 600 North. A planted park strip shall be used on 300 West to soften the pedestrian environment and provide a buffer between the sidewalk and street. Recommended understory species include:

- 600 North: Bella Blue turf (*Poa pratensis* Bluegrass mix)
- 300 West: Creeping Mazus (*Mazus reptans*)

### Planting Beds:

Planting beds between the sidewalk and building, provide more opportunities to introduce color and texture with shrubs, bunchgrasses, perennials, and groundcovers. These plants should consist of native and/or drought-tolerant species. It is important to select plants that have a mature height and spread appropriate to the planting area, and that are compatible with nearby pedestrian activity. Table 2 lists recommended planting bed species for the Marmalade Block. See the Site Landscape Plan for plant types and locations, done as part of the Design Development Package for the open space improvements.



Blue Grama (*Bouteloua gracilis*)



Blanketflower (*Gaillardia x grandiflora*)



Gold Star Potentilla (*Potentilla fruticosa* 'Gold Star')

**TABLE 2: Recommended Planting Bed Species**

SPECIES	SPECIES
Cameo Yarrow ( <i>Achillea x 'Cameo'</i> )	Colorado Four O'Clock ( <i>Mirabilis multiflora</i> )
Blue Grama ( <i>Bouteloua gracilis</i> )	Ninebark ( <i>Physocarpus opulifolius</i> )
Sedge ( <i>Carex caryophylla</i> 'The Beatles')	Gold Star Potentilla ( <i>Potentilla fruticosa</i> 'Gold Star')
Wood Oats ( <i>Chasmanthium latifolium</i> )	Gro-Low Fragrant Sumac ( <i>Rhus aromatica</i> 'Gro-Low')
Common Buckwheat ( <i>Eriogonum fasciculatum</i> )	Sage ( <i>Salvia x 'Indigo Blue'</i> )
Blanketflower ( <i>Gaillardia x grandiflora</i> )	Alkali Sacaton ( <i>Sporobolus airoides</i> )



*Melville bench*



*Parc Vue bench*



*Poe trash receptacle*



*Emerson bicycle rack*

### C. SITE FURNISHINGS – SEATING

Summary of reference guidelines and overall context:

- Use of benches and seating is encouraged; arrange to promote opportunities for social interaction

The following seating options are recommended for the Marmalade Block:

- Landscape Forms: Melville Bench (backed and backless; bronze color metal finish with ipe wood)
- Landscape Forms: Parc Vue Bench (backed and backless; bronze color metal finish)

### D. SITE FURNISHINGS – OUTDOOR DINING

Summary of reference guidelines and overall context:

- Garden and outdoor dining areas are encouraged
- Outdoor dining areas should be compatible in design, materials, finishes, and color to the building and surrounding streetscape
- Minor grade changes or landscape planters can be used to separate from public walkways

The following outdoor dining furniture options are recommended for the Marmalade Block:

- Forms and Surfaces: Cross Table (round with optional umbrella hole) and Vista Chair (with optional armrest), in Argento Texture powdercoat finish
- Landscape Forms: Equinox Umbrella (frame in bronze powder-coated metal finish; sunbrella fabric in yellow, green, or blue)

### E. SITE FURNISHINGS – TRASH RECEPTACLES

The following option is recommended for the Marmalade Block:

- Landscape Forms: Poe Receptacle (bronze color metal finish for trash receptacles; grass color metal finish for recycling receptacles)

### F. SITE FURNISHINGS – BICYCLE RACKS

- The following bicycle rack model is recommended for the Marmalade Block: Landscape Forms: Emerson Bike Rack (bronze color metal finish)
- In addition to bicycle racks, space and other provisions for a bicycle-sharing facility shall be reserved along 300 West

## G. FENCING

Summary of reference guidelines and overall context:

- The material and character/design of fencing should be similar to historic examples
- Lower heights in front yards
- Transparency of fencing (vs. solid fence wall)
- Combine with landscaping elements, such as shrubbery
- Materials to consider include wrought iron, stone, and painted wood

For the Marmalade Block, fencing should not serve as a barrier to the development but rather a welcoming element that creates a transition zone. These must conform to City standards and be consistent with historic district character.

## H. SITE LIGHTING

Summary of reference guidelines and overall context:

- New elements should be compatible in scale, design, and style with surrounding streetscape context
- Simplicity of design is encouraged

If existing street lights on the Marmalade Block are to be replaced, replacement lights shall comply with the Salt Lake City Street Lighting Master Plan and Policy. Street lights may be supplemented with additional specialty lighting as follows:

- Pedestrian lights: these lights may be needed to help create safe and uniform pedestrian lighting. Simple lighting design is recommended, such as the Bega pole-top wide beam luminaire in black or bronze finish. Pole heights of 16 feet are recommended to create the optimal amount of illumination. Luminance levels and appropriate color temperatures of light bulbs should be optimized to limit dark spots or hot spots, and to maintain color accuracy at night.
- Bollard lights: may be needed to mark secondary walkways, delineate pedestrian from vehicular areas, and illuminate landscaped areas. The bollards in the Marmalade Block shall be consistent with the design vocabulary of other light fixtures and site furnishings. A 3-foot high bollard is recommended with horizontal louvers for 360° light distribution, such as the Bega bollard with horizontal louvers.
- Spot lighting, in-ground lighting, deck and stair lighting, and accent lighting shall be used as appropriate or required within the block.



*Cross table and Vista chair (armrests not shown)*



*Equinox umbrella*



*Bega pole top light (left) and bollard light (right)*



*This recent mixed-use development incorporates durable materials, including brick.*



*Example of a light shelf, which enhances natural lighting inside a building.*



*Green roofs can capture and filter run-off and provide a potential gathering space.*



*Stormwater management can be integrated with building and streetscape design.*

## 6 SUSTAINABILITY

New development on the Marmalade Block can showcase more sustainable design and construction strategies. These can conserve energy, water, and other resources, reduce operating and maintenance costs, and make the site and buildings more people-friendly.

### ARCHITECTURAL DESIGN

- Design new buildings to be LEED-certified or LEED-compliant
- Design new commercial and mixed-use buildings to accommodate diverse uses over time, allowing for continued re-use in the future
- Utilize durable, long-lasting materials and finishes
- Specify energy-efficient lighting fixtures and water-efficient plumbing equipment
- Maximize natural lighting with light-shelves on south-facing windows, and with skylights
- Provide operable windows wherever possible to allow for passive ventilation

- Consider using photovoltaic panels for energy generation
- Encourage the use of green and/or 'cool' roofs to reduce the heat-island effect
- Consider water collection devices such as cisterns and rain barrels for collecting and re-using rooftop runoff
- Reduce waste generation by providing recycling and composting facilities

#### LANDSCAPE DESIGN

- Provide adequate pedestrian and bicycle facilities
- Use native and drought-tolerant plant species to minimize landscape water use
- Design the landscape for comfortable micro-climates and reducing the heat-island effect
- Utilize durable, long-lasting materials and finishes
- Minimize the use of impervious surfaces to help reduce stormwater run-off, and direct run-off to landscaped and other pervious areas



*Site amenities, such as this bike-sharing station, can encourage pedestrian and bicycle use.*



*Carefully selected landscape plants can minimize water use and reduce maintenance needs.*



*Install naturally drained, landscaped stormwater planters where possible (e.g., on sidewalks, bulbouts and plazas).*



*Permeable paving allows stormwater to percolate into the ground.*

