

Milk Block Adaptive Reuse Project

Project Description

The proposed two story mixed-use project seeks to revive the existing historic building while adding live/work units to the upper level. This will serve to breathe new life into an important neighborhood commercial node by providing a remodeled market tenant space as well as other retail and restaurant opportunities.

Scope of work: The front of the building and some of its original structure will be maintained and restored while the rear part of the building will be demolished (approximately 6000 sf). This area will be rebuilt as commercial space on the main level and will add 4 live/work units on the second floor. The new construction at the rear of the building will actually reduce the existing building footprint in order to help ease congestion at the rear of the building (along Grace Court) and set the building back away from the residential properties to the south.

Built in 1941, the original brick building housed O.P. Skaggs market. The building has sat neglected for decades, and it had a less than desirable EIFS/stucco front facade remodel completed sometime within the last 30 years.

There is integrity in the preservation of older buildings and salvaging their design components. This project seeks to preserve certain elements of this building and front facade rather than maximizing square footage of the development. The proposed project will restore the original brick front facade of the building and maintain portions of the building that are architecturally interesting such as the art deco corner marquee, steel bow truss structure, and interior exposed brick dividing walls.

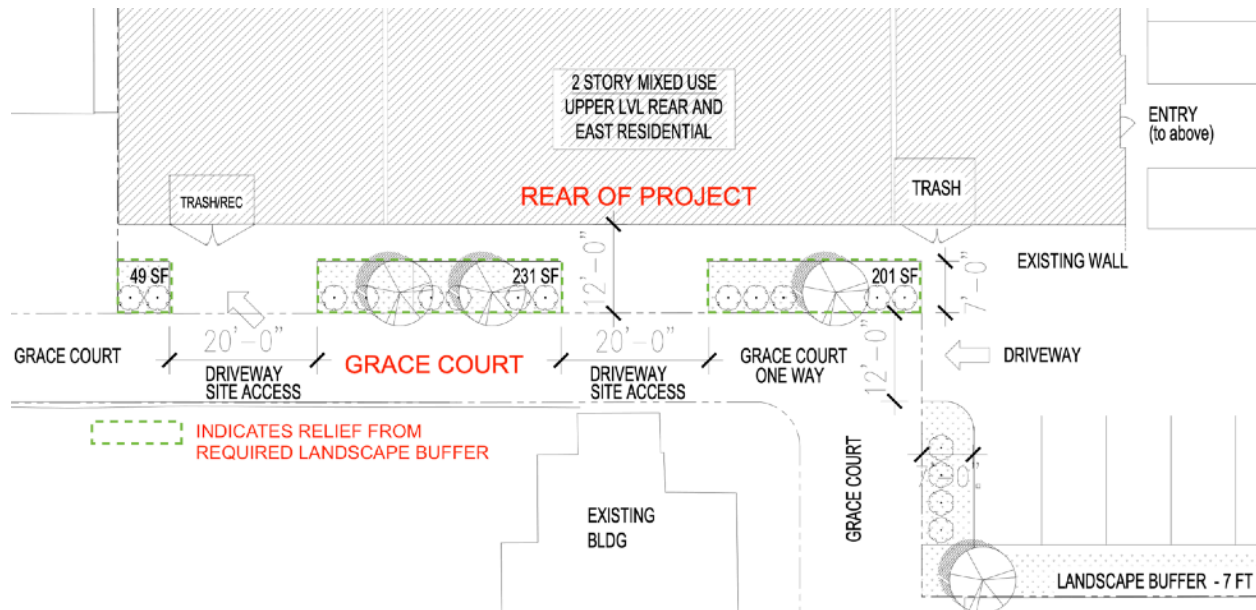
The proposed selective demo will be in areas that have been neglected and are toward the rear of the building. The entire rear wall of the brick structure has had decades of water damage while the east wall has significant settling and cracking. Removing these walls provide an opportunity to rebuild adequate structure while adding the residential component to this project. The total new footprint of the building will be 11,644 sf (reduced by 1,039 sf).

<u>Existing Building</u>	<u>Remodel/Addition</u>
Main Floor Footprint: 12,683 sf	Main Floor Footprint: 11,644 sf
Upper Floor: 2,813 sf (Existing Office)	Upper Floor: 5,162 sf (5 live/workspaces)

Overall Existing: 15,496 sf

Overall New: 16,806 sf

This proposed building complies with all CB zoning regulations but is requesting a Planned Development approval to waive the required landscape buffer at the rear of the existing building along Grace Court. The request is only for the portion required between the building and Grace Court (see diagram below). This would resolve congestion at south side of the existing commercial site created by commercial use of the rear of the building for deliveries. The portion of the zoning ordinance relating to this application is 21A.48.080.C.3 for CB Community Business District.



The existing building and property has accepted deliveries for separate tenants at the rear of the building (south property line) since the property was developed over 80 years ago. In an effort to help alleviate effects on neighboring properties, the proposed design moves the rear wall of the building back 12 ft and reduces the footprint of the existing commercial structure to allow for



all deliveries to and access to the building to remain on site. The project proposal also includes the removal of a 45 ft long masonry wall that sits at the south property line and pushes all site traffic/ circulation onto Grace Court. This is a non-conforming existing condition as primary structures in the CB zoning are required to have a 10 ft rear setback.

In this same area, a 7ft wide landscape buffer is required per zoning regulations. The landscape buffer requirement creates a hardship for the development and rehabilitation of this historic building and continuous commercial use property. The project proposes to waive the requirement of the landscape buffer at the rear of the building which would be approximately 481 sf with 3 trees. This required landscaping area would be moved to another location on the site enhancing the entire project site design by providing that same amount of required landscaping area and trees. The additional area of landscape buffer will be placed at the front of the site (north of the existing building).

Below is a demonstration of the project meeting the criteria of the planned development application.

21A.55.010: STANDARDS FOR DESIGN REVIEW:

B. Historic Preservation:

This project proposes to preserve a large portion and front facade of the existing structure which has contributed to the character of the neighborhood for more than 80 years. It was originally built to serve the neighborhood as a market and a drug store. While the building does not appear to be historic due to the colorful EIFS facade, there is an older brick structure underneath that the project hopes to expose and restore. It is expected that the original exterior tile work was damaged during the prior EIFS facade remodel and this will be removed to expose the brick below. Interior elements such as the original bow truss roof, wood ceilings, and exposed brick walls will be restored and preserved. It is important to note that this project will include investment in upgrading the building to meet current seismic requirements.

D. Mobility: Enhances accessibility and mobility:

The project will increase the walkability of the area with the new mixed use concept: commercial on the main level with residential units on the upper level. The project will have bike racks in several locations and a bike storage room on the ground floor to encourage tenants to utilize the new raised bike lane along 900 South. This adaptive reuse project will maintain the existing commercial node along an established bus route as well as add residential units that will be able access the public transportation with ease.

F. Master Plan Implementation:

This development aligns with all four of the Central Community Master Plan's goals by focusing commercial activity on providing services to the area residents, assisting the area's demand for new housing options, and adding diversity of retail and restaurants that are accessible to the neighborhood by foot and bicycle.

—Livable communities and neighborhoods

This project will enhance the livability of the neighborhood and surrounding community. It will maintain and revitalize the historic commercial use of the building. The main large commercial space (center) has historically had a market tenant. Originally, it was an OP Skaggs market and more recently it was the

South East Asian market. This space will be reimagined as a neighborhood Coop Market. The placement of a market at this location is critical for the neighborhood that doesn't really have a grocery store or market within walking/biking distance. Other uses that the project intends to keep are restaurant and retail space (in the east and west commercial spaces).

The addition of 4 live/work spaces on upper level of the market help with the demand for housing in Salt Lake City.

—Vital and sustainable commerce

This project intends to maintain and revitalize this commercial node where local businesses can thrive and community members can utilize services as well as work.

—Unique and active places

This is an existing commercial destination that will be revitalized by a remodel and addition. The added residential live/work units will add a layer of community use and interaction to the project site.

The maintenance of this existing commercial node

—Increased Pedestrian Mobility and Accessibility

The project encompasses the majority of the block face and will have several protected access points that will enable pedestrians to access the site without encountering vehicular traffic. The location of the project along 900 south will be enhanced by the 9-Line path and existing bus routes.

21A.55.050 Standards for Planned Developments

A. Planned Development Objectives:

This project meets several Planned Development objectives which are described in the section above: Objective B. Historic Preservation, Objective D. Mobility, and Objective F. Master Plan Implementation.

The proposed adaptive reuse project will result in a more enhanced product than would be achievable through strict application of land use regulations.

The request for modification to the zoning regulations are necessary to meet the vision of this adaptive reuse project. This would allow the project relief from the 7 ft wide landscape buffer (in a specific area) and would not require a further reduction to commercial space in order to provide on-site access to the rear of the building and facilitate operations of existing commercial use of this site.

B. Master Plan Compatibility:

The proposed development is consistent with citywide and community Master Plans; specifically, the Central Community Master Plan. It aligns with the area master plan by focusing commercial activity on providing services to the area residents, assisting the area's demand for new housing options, and adding diversity of retail and restaurants that are accessible to the neighborhood by foot and bicycle. The project is committed to bringing in locally owned businesses including a neighborhood Coop market.

C. Design And Compatibility:

1. The scale, mass, and intensity of the proposed planned development is compatible with the area as the building has historically been commercial and has two stories. There are other commercial projects in the immediate area on 900 South. The building to the west is 30 ft in height and has parking and delivery access off of Grace Court. A similar building in size and commercial use is located to the east at 935 South Denver Street that still maintains a commercial/industrial use. This particular area has historically had commercial operations starting in the early 1900s.

2. The building orientation and materials in the proposed planned development are compatible with the neighborhood as the project will maintain the building's orientation to 900 South. The building remodel will remove the EIFS/stucco and work to return the front facade to a similar look of the original building.

3. The project will meet all building setback requirements for the CB Zoning.

a. The front setback is maintained similar to buildings on the block face as well as neighboring block faces to the east and west of the site. This increased front wall setback is more than required but will allow for outdoor dining and landscaping.

The rear setback of the building will be increased from 0 ft in some areas to 12 ft to help provide access to the commercial uses on the main level (note: area at exist stair is setback 11 ft 4 in.). The intent of this new rear setback to ease past congestion along Grace Court during delivery times and ease the impact on the neighboring properties.

b. Sufficient space if provided for private amenities. The existing front setback area will provide space for outside dining and enhanced landscaping to what now is an asphalt area with no landscaping or trees.

c. This project will take several existing areas and provide buffering to neighboring properties. A landscape buffer will be provided along the entire south edge of the property that has been an asphalt parking lot with no landscaping for decades. The project does ask for relief from landscape buffer adjacent to the south wall of the building in order to continue deliveries to the commercial tenants. There will still be some buffering by providing space away from adjacent neighbors on Grace Court by pushing the south wall of the building back 12 ft. (a small portion will be 11 ft 4 in). Also, the upper level wall will be pushed back and an additional 3 ft 6 in. to be sensitive to neighboring properties.

d. Sight lines to streets, driveways, and sidewalks will be provided. All existing driveways will remain. No additional driveways will be added to the area.

e. Sufficient space for maintenance is available within the development.

4. Building facades will offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction. Please see attached plans that detail facades and features.

5. Lighting is will be designed for safety and visual interest while minimizing impacts on surrounding property.

6. Dumpsters are appropriately screened. Please see attached plans for details.

7. The amount of parking and the size of the existing parking lot will be reduced. The proposed project adds significant buffering to the adjacent uses.

D. Landscaping:

1. There are only two native trees located on the property and they will be maintained.

2. The existing condition of the site is quite baron with the majority of the site being covered by asphalt and no landscaping. The project proposes to increase landscaping and site trees.

3. The proposed landscaping is designed to add buffering along the entire parking lot perimeter and lessen the impact on neighboring properties.
4. The landscaping is appropriate for the development as it will serve to reduce the amount of existing asphalt and provide a separation between the development and neighboring properties.

E. Mobility:

1. The project will not increase the amount of driveways to/from the existing site. All sidewalks at the perimeter will be maintained with appropriate sight lines. Generally, the existing drive access to the site will maintain the safety, purpose and character of the street that has been in place for decades.

2. Safe circulation for a range of transportation options:

a. The pedestrian environment is consistent with the existing site as sidewalks will be maintained with safe access to the site and amenities. The main pedestrian access point along 900 South will have plenty of space for access to 3 commercial units as well as outdoor dining and gathering that provide an interesting flow and aesthetic design.

b. Bicycle parking on site (bike racks) and within the building (bike storage room) will be provided which is an important component to a project along the planned 9-Line.

c. Conflicts between different transportation modes are minimized.

3. The project site design promotes and enables access to adjacent use and amenities by including bike storage and parking as well as plenty of vehicle parking. The existing building is situated along 900 south and will increase the walkability of the neighborhood by providing commercial and residential options.

4. The site design and project will provide adequate emergency access with drive access from 3 roadways (900 South, Denver and Grace Court).

5. The project seeks to increase the area at the rear of the existing commercial building in order to minimize the impact of necessary access and delivery to the building along Grace Court. This is a delivery area that has been in place for 80+ years and the project's setback of the location of the south wall should help with the functioning of the commercial use while seeking to minimize the impact on neighbors.

F. Existing Site Features:

The project proposes to preserve a portion of the existing building that has served the surrounding area for 80+ years and is an important commercial node. It intends to continue to contribute to the livability and walkability of the neighborhood.

G. Utilities:

Existing utilities will adequately serve the development without detrimental effect on the surrounding area.

21A.55.110 Disclosure of Private Infrastructure Costs For Planned Developments

Long term maintenance and maintenance responsibilities will be handled by the property owner. This will be a mixed use project and leased to tenants by the owner. There are no separate units that will be sold.