

# Milk Block Market Building Adaptive Reuse

## Project Summary and Narrative

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 new market 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 single family residences 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 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.

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).

Design Review approval is required due to building size limits within CB zoning.

<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)
<b>Overall Existing: 15,496 sf</b>	<b>Overall New: 16,806 sf</b>

## 21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in [chapter 21A.37](#) of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

### *21A.26.030: CB ZONING COMMUNITY BUSINESS DISTRICT*

Purpose Statement: The **CB Community Business District** is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

**The proposed project is an adaptive reuse project that will restore part of a neighborhood market building while adding 4 residential units to a new partial upper floor. The existing commercial building is 23 ft 6 in high and is 15,496 sf. The building previously housed a market in the large center unit while the east and west units had a bakery and a restaurant. The proposed project intends to maintain the goal of the CB district by continuing to provide neighborhood retail off of 900 South while providing new housing options to the area.**

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

3. Parking shall be located within, behind, or to the side of buildings.

**The development will maintain all the commercial entrances facing 900 South. The upper level residential units which will be accessed from the east side of the building. The design intent is to keep the original structure intact and as the primary focus. The residential units will be built to the rear and step back from the primary volume. The building footprint does not change in the front and will continue to follow development patterns of the neighborhood that are setback from the front property line.**

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

**The commercial facade will restore ground floor glass and maximize transparency. The unsightly EIFS/stucco and patchwork window and door systems will be removed and upgraded to fit the architecture of the building. In addition to restoring the building, outdoor patios and landscape yards are planned along the 900 south (9-line) side of the building/project.**

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

**While the main building volume will remain intact in size and scale, the new upper level will step-back. The front facade will have several vertical details and material changes to break up the front facade similar to the the original building.**

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

**There are no building facades that exceed 200 feet in length but the design will incorporate facade breaks and material changes.**

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

**Outdoor dining areas will be provided and landscaped. Trees will be added and enhance several areas on site.**

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:
  - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
  - b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.
2. Negative impacts:
  - a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
  - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
  - c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
3. Cornices and rooflines:
  - a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
  - b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.
  - c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

**This building works to maintain the look of the existing historic commercial building as a distinct base and upper level steps back and is defined by a material change which maintains the original structure's human scale along the street (900 south). The building is in scale with similar surrounding commercial buildings. The proposed upper level addition is setback at 900 south maintaining the original scale of the existing building.**

**The rear of the building is setback an additional 2 ft (from required setback) to ease congestion on Grace Court as well as reduce in the effects to neighboring properties.**

**The step back of the upper level allows for several roof deck areas to support a more visually compelling roof landscape as well as break up the vertical facade height.**

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.

**Cars and parking are kept to the East in the existing parking area ensuring safe pedestrian connections. There are three vehicular access points to the parking lot:**

- 1. from the North, along 900 South,**
- 2. 2. Along Denver Street, and**
- 3. 3. Access is also allowed to the rear off Grace Court**

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

**Waste and recycling containers are fully concealed in two recessed trash enclosures within the structure. These are located at the rear of the building.**

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.

2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

3. Coordinate sign location with landscaping to avoid conflicts.

**There are several areas on the facade that could be used for signage. Signage will likely be attached to steel awnings located on the lower level commercial entrances.**

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

**Lighting will be provided to enhance safety for pedestrians while following anti-light-pollution strategies.**

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

**Street trees and hardscape design will meet these standards.**