

SALT LAKE CITY DESIGN REVIEW

DATE: 2024.12.10 TO: THE PLANNING COMMISSION

Project Narrative and Description:

This project will consist of a two-story addition to an existing office warehouse. L. A. Roser is an industrial refrigeration company. The existing office warehouse is 12,086 square feet. The addition will provide an additional 10,654 square feet of office space. The existing offices will be relocated to the addition. Durable exterior materials have been selected to complement the existing building. The existing building is of tilt up concrete construction. The addition will consist of Metal Panels, Stone Veneer, and an Exterior Insulation and Finish System. This project is in the TSA-MUEC-T zone. This project requires the design review process because it does not meet the Transit Station Area requirements for administration approval. The construction type will be VB. No minimum parking is required due to the transit context for either office or warehouse uses. 43 stalls have been provided in the existing parking lot. A full parking tabulation has been provided on the attached site plan.

The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development around transit stations. This project takes space currently used for the storage of mechanical parts and creates a pedestrian oriented commercial space. This project addresses the design standards as follows:

- A. Comply with the Zoning District Regulations
 - 1. See below.
- B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot
 - 1. The building entrances face the sidewalk. Parking is located mainly to the side of the building. See sheet DR 1.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. The glazing percentage requirement has been met. See DR 4.
 - 1. The building façade includes banding, articulation, diverse materials, and band signage. See sheets DR 4 and DR 5.
- D. Large building masses shall be divided into heights and sizes that relate to human scale
 - 1. The addition portion of the building is broken up by horizontal bands and vertical bays, a balcony, overhanging entrance, and glazing. See sheets DR 4 and DR 5.
- E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include
 - 1. The building façades do not exceed 200' and are broken up by material changes, vertical bays, and horizontal banding. See sheets DR 4 and DR 5.
- F. If provided, privately-owned public spaces shall include at least three of the six following elements
 - 1. No private spaces have been created for the 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. The site location is not in the Downtown or Sugar House areas. The building height will be 32' - 6" and will not require modification. See sheets DR 4 and 5.
- H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. Parking is encouraged to be behind the principal building and away from pedestrian walkways
 - 1. Parking is mostly behind the building. Parking to the side of the building abuts but does not interrupt the on-site pedestrian walkway. On-site walkways connect to existing sidewalks. See sheet DR 1.

- I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and, for buildings with only one street-facing frontage, are prohibited from being located along street-facing facades. They shall incorporate building materials and detailing compatible with the building being served and shall be co-located with driveways unless prohibited by the presence of a street tree, public infrastructure, or public facility within the right of way. Service uses may be located within the structure
 - 1. Waste and recycling containers are located to the side of the building towards the rear of the property within a dumpster enclosure. The enclosure will use materials matching the building. The existing loading dock is located to the side of the building and is recessed more than 85' away from the street behind fencing. See sheet DR 1.
- J. Signage shall emphasize the pedestrian/mass transit orientation
 - 1. An existing monument sign will remain in place. Building signs will be well lit and oriented toward the street.
- K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals
 - 1. The building and parking area will be equipped with pedestrian focused lighting and light shields as needed to meet dark sky goals.
- L. Streetscape improvements shall be provided as follows
 - 1. Street trees will be provided every 30' of property frontage on the street. Trees removed because of construction will be replaced with approved trees. Pedestrian sidewalks will be provided, and asphalt will be limited to vehicle drive aisles. Landscape areas will be provided between parking and the building façade.

Existing L. A. Roser Building



Project Location



TSA Transit Station Area District Requirements (21A.26.078)

- A. The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed-use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed-use pedestrian-oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas.
1. This project is in the core area and is designated as a Mixed-Use Employment Station area.
 2. The vacant portion of the parcel to the north of the existing building will be developed to better utilize the site.
- B. Station Area Types
1. This project is in a Mixed-Use Employment Station area.
- C. Review Process
1. The project is undergoing the TSA review process simultaneously with the Design Review.
- D. Development Score
1. The development score of the proposed project is 31 by our calculation. Final scoring from the TSA review has not been received. Considering this score, the project has been submitted to Design Review.
- E. Development Standards
1. Application: Dimensional Requirements apply to additions to existing buildings.
 2. Building Height: 75' Max.
 - a. Proposed building height is 32'-6". See DR 4 and DR 5.
 3. Set backs
 - a. General Standards for Front/Corner Side Yards
 1. All portions of the yard not occupied by constructed elements are landscaped.
 2. No walls have been included beyond those needed for the actual building.
 3. Entrance canopies are located within the yards and are not subject to front or corner side yard restrictions.
 4. Balconies do not project from the building.
 5. Front and Side yards comply with setback requirements. The existing building was constructed with a Zero Lot Line clearance. The proposed addition moves more than 1'-0" off the Lot Line.
 4. Minimum Lot Area and Lot Width Requirements.
 - a. The minimum lot area is 2,500 square feet. The actual lot size is 37,310 square feet.
 - b. The minimum lot width is 40 feet. The actual lot width is 152'-0"
 5. Open Space Area
 - a. The addition to the existing building involves 8,840 square feet. The required open space area is 884 square feet. More than 2,500 square feet of open space have been provided. See DR 1.
 6. Circulation and Connectivity
 - a. All parking lots comply with 21A.44.020
 7. Accessory Structures
 - a. No accessory structures have been included in the project.
- F. Design Standards
1. Compliance with Chapter 21A.37 is listed below.
 2. The following standards apply
 - a. EIFS and Stucco Limitation
 1. See the table below for required and provided exterior materials. See DR 4 and DR 5.
 - b. Front and Corner Side Yard Design Requirements:
 1. See attached landscaping plan

- c. Entry Feature Requirements
 - 1. The proposed building includes an entry canopy. See DR 4.
- d. Ground floor use requirement for 400 South and North Temple Boulevard
 - 1. The project is not located in this area.
- G. Multiple Buildings on a single parcel
 - 1. The project is to be an addition to an existing building and not a separate building. No other buildings are included on the site.
- H. Conflicting Regulations
 - 1. This project complies with the more restrictive requirements in the case of conflicting regulations.
- I. Developments over five acres
 - 1. This project is not over five acres.

TSA Zone Design Requirements (21A.37)

- A. Ground Floor Use and Visual Interest
 - 1. See table below for required and provided percentages. See DR 2 for floor plan usage.
- B. Building Materials
 - 1. See table below for required and provided percentages. See DR 4 and DR 5 for material descriptions and calculation of material percentages by façade.
- C. Glass
 - 1. See table below for required and provided percentages. See DR 4 and DR 5 for glass usage.
- D. Building Entrance
 - 1. See table below for required and provided distance. See DR 2 for building entrance locations.
- E. Maximum Length of Blank Wall
 - 1. See table below for required and provided blank wall lengths. See DR 2 through DR 5 for length of wall between material changes and façade articulation.
- F. Maximum Length of Street Facing Facades
 - 1. See table below for required and provided façade lengths. See DR 2 through DR 4 for length of street facing façade.
- G. Upper Floor Step Back
 - 1. Upper Floor step back not required in TSA zone.
- H. Exterior lighting
 - 1. Exterior lighting will be pointed down to prevent light trespassing onto adjacent properties and will not be strobe, flash, or flicker.
- I. Parking Lot Lighting
 - 1. All parking lot lighting will be shielded and directed down to minimize light encroachment onto adjacent properties.
- J. Screening of Mechanical Equipment
 - 1. All mechanical equipment will be screened from public view and sited to minimize visibility on the site. This will be accomplished by parapets for rooftop equipment.
- K. Screening Service Areas
 - 1. The existing loading dock is set back 60'-0" from the front of the building and blocked from public access by a fence. In addition, as this project changes the main entrance of the building to be in the addition, the dock will be over 80'-0" from the entrance. The original entrance to the building will be access to the warehouse offices.
- L. Ground Floor Residential Entrances for Dwellings with Individual Unit Entries

- 1. This project does not include any residences.
- M. Parking Garages or Structures
 - 1. This project does not include parking garages or structures.
- N. Residential Structures in RB District
 - 1. This project does not include Residential Structures.
- O. Primary Entrance Design in SNB District
 - 1. This project is not in the SNB District.
- P. Entry Features
 - 1. The entry has been provided with a canopy to provide customers direct access to the building use. See DR 2 and DR 4.
- Q. Streetscape Standards
 - 1. See attached landscape plan.
- R. Height Transitions
 - 1. The proposed building is shorter than the neighboring buildings to the East and West and of a similar height to the building to the North.
- S. Horizontal Articulation
 - 1. The proposed building includes a recessed entry, canopies at entrances, material banding, and material depth changes.

COMMERCIAL DISTRICT DESIGN STANDARDS			
TSA-MUEC STANDARD	REQUIRED	PROVIDED	
• GROUND FLOOR USE (%)	80	/	100
• DURABLE MATERIALS: GROUND FLOOR (%)	90	/	99
• DURABLE MATERIALS: UPPER FLOORS (%)	60	/	83
• GLASS: GROUND FLOOR (%)	60	/	60
• BUILDING ENTRANCE (FT)	40	/	39
• BLANK WALL: MAXIMUM LENGTH (FT)	15	/	6
• STREET FACING FACADE: MAXIMUM LENGTH (FT)	200	/	48
• LIGHTING: EXTERIOR	X	/	X
• LIGHTING: PARKING LOT	X	/	X
• SCREENING OF MECHANICAL EQUIPMENT	X	/	X
• SCREENING OF SERVICE AREAS	X	/	X
• GROUND FLOOR RESIDENTIAL ENTRANCES FOR DWELLINGS WITH INDIVIDUAL UNIT ENTRIES	X	/	X

Neighboring Buildings

