



Work Session Memo

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Cheri Coffey, Assistant Planning Director; cheri.coffey@slcgov.com

Date: May 18, 2017

Re: Warm Springs Plunge- Renovation / Development Proposal

ACTION REQUIRED:

Salt Lake City's Housing and Neighborhood Development Division, represented by Dan Rip, Real Estate Services, is requesting that the Historic Landmark Commission hold a work session to discuss a concept of reusing the Warm Springs Plunge building, a city-owned Landmark Site.

One of the goals of the work session is to provide the potential owners of the structure with initial feedback on the proposed project and whether, conceptually, it would comply with adopted standards and guidelines of historic preservation.

DIRECTION FOR THE WORK SESSION:

Because there is no application associated with the proposal, staff has not reviewed the project based on the standards of approval. Staff would like the Commission to focus on the following to help give the applicant some understanding as to whether the Commission thinks the proposal may meet the required standards:

1. Would the Landmark Site be the prominent feature on the property with a proposed new residential structure behind it?
2. Is the massing and scale of the proposed new residential structure appropriate to ensure compatibility with the Landmark Site?
3. Is the site configuration (parking entrances, etc.) appropriate to ensure the Landmark Site is the predominant feature on the site?
4. Is the proposal appropriate as a way of trying to ensure the preservation and viability of the Landmark Site?

BACKGROUND/DISCUSSION:

The Warm Springs Plunge building is located at 840 N 300 West. It is a City owned Landmark Site built in 1921 in the Spanish Colonial Revival design. The building has been vacant for many years and the City has analyzed various types of adaptive reuse ideas for the structure.

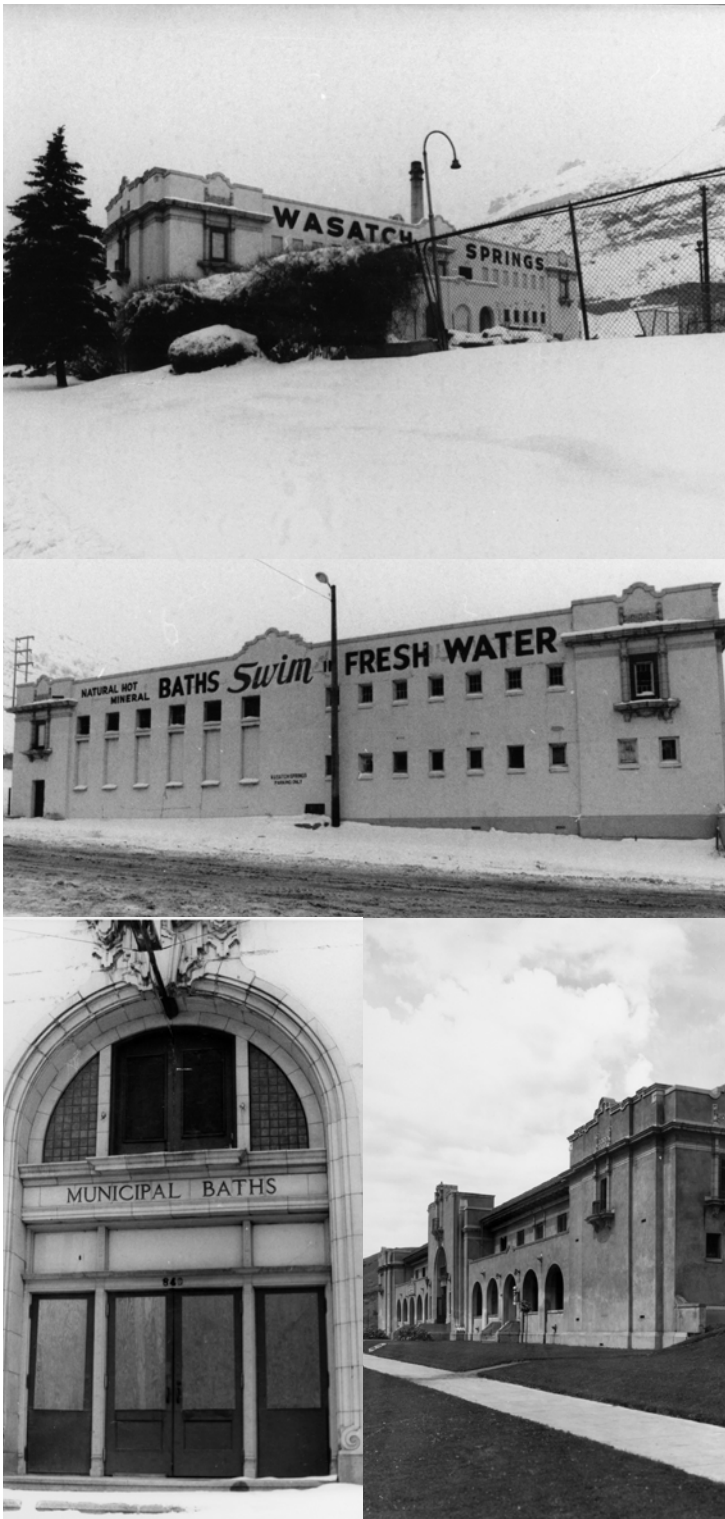
At this point, the City's real estate section, has conducted a Request for Proposal for the sale and reuse of the building and property. Woodbury Associates submitted a response to the RFP and the City is working on a contract with this group. Woodbury has contracted with CRSA Architects to develop a conceptual plan of what they would like to do with the structure and site.

PROPOSAL:

The proposal includes the renovation of the Landmark Site and construction of a new seven story structure to the east (behind) the Landmark Site. The new building would include two levels of structured parking (207 stalls) and five stories of residential use (125 units). The proposal also includes four townhouses (on the south side of the new building).

840 N. BECK STREET

WARM SPRINGS DEVELOPMENT Section 1



Vision for Development

November 4, 2016 the Woodbury | CRSA | EBR team submitted a development proposal for the property at 840 North Beck Street. This original project proposal included the renovation of the Warm Springs Building with an attached 112-unit residential housing project.

In late January 2017 the team was extended a provisional approval as determined by the Warm Springs Building site selection committee. As per staff reports to the Woodbury | CRSA | EBR team, the committee supported the project vision with the housing concept presented; however, there was some reservation about the scale of the design and the logistics of altering the building as proposed. Based on these reservations, a few conditions were made by the selection committee for a revised proposal, including:

- Two or three alternative designs that would increase probability for approval for historic tax credits, as well as approval from the Historic Landmark Commission. This likely would include a more modest alteration to the pool areas and a scaled back version of housing addition that better complements the historic structure. It was understood that there would be some flexibility to build an additional structure away from the building to the east.
- Clearly state in the revised proposal a re-zone intent.
- Clearly state and show ways to make a more emphasized connection between the north and south portions of the park.

In March 2017 the Woodbury | CRSA | EBR team presented revisions to the project development plan to a planning staff review and were subsequently recommended for full project approval. Project revisions included, but are not limited to:

- Detaching the residential housing project from the Warm Springs building.** Initial thoughts that the buildings could be connected via an underground parking structure were not feasible financially. The buildings are no longer connected physically.
- Develop a design response necessary to make this project viable to the Historic Landmark**

Commission and others. By allowing the Warm Springs building to be unencumbered by attached residential development it was thought that the project would face far fewer hurdles with the HLC and others during national level review. This is critical for the project to be successful in its attempt to seek historic tax credits.

- Addition of structured parking underneath the residential construction.** Due to the cost of underground structured parking and the limited site area, the development selected to develop above grade structured parking to accommodate the development density necessitated by the project size.
- Development of a 35' wide linear park connecting the north and south portions of Warm Springs Park.** A generous, at grade linear park has been developed to become both a neighborhood amenity and an amenity to the development. Paved pathways, seating, landscape areas and trees create a pedestrian oriented environment that facilitates both access between the Warm Springs Building and the residential building and north-south between the park.
- Develop an approach to re-zoning.** 840 North Beck Street is currently zone Public Lands. The Woodbury | CRSA | EBR team spent considerable effort to develop an adaptive re-use project. As there is no longer a substantial connection, subsequently the two building approach will require a zoning change. It is the desire of the project to seek a zoning change to R-MU.
- Intent to seek a variance to side and rear yard setback requirements.** The Woodbury | CRSA | EBR team will need to seek a variance to the R-MU side yard setback of 4' feet and the rear yard setback of 30' feet. As properties on all sides of the project will likely never be developed, the project team would seek a zero lot line adjacent to the residential portion of the project.
- Intent to seek approval to construct a project above 75' in height.** The proposed new residential project is intended not to exceed 95 feet.

Description of Uses for the 840 Beck Residential Building

New residential construction will be located to the east of the Warm Springs building. The residential portion of this project consists of two levels of structured parking (podium) with five levels wood frame residential construction above. In addition, four town home units join the project on the south side of the parking structure and face the adjacent park.

The development consists of 125 total units, ranging from studio to two bedroom. Unit sizes range from 491 sf to 932 sf with a total gross square footage of 16,490 nsf or 24,571 gsf per floor. A leasing office will be located on level one of the residential building with vertical access to a stair and elevator. In addition, stairs and elevator lead to all levels of the building. Residential amenities, such as gym, will be located in the Warm Springs building.

Total Lots Size	94,044 sf
Footprint Totals	53,726 sf
Residential Building	24,571 sf
Town Homes	5,611 sf
Warm Springs Building	23,543 sf

Coverage 53,726 sf / 94,044 sf = 57%

The project site has developed a thru site park linkage along a 40 foot average width. This landscaped areas consists on paved walks, planting areas, amenities and numerous trees. Site landscape will be extended thru the parking areas as required by code. Additinal outdoor amentieis are located on the third level of the residential development and may be added to the roof to afford views of the Utah State Capital, Wasatch Mountains and the Great Salt Lake.

Description of Uses for the Warm Springs Plunge Building

The Warm Springs Plunge building renovation will focus on the adaptive reuse of the building to include 42,000 sf of commercial lease space on the basement, main, and second floors. The 4,200 sf in the basement currently houses an area dedicated to locomotive train enthusiasts for building elaborate models, and this use will remain intact. Integrating commercial lease space into the building allows for greater flexibility in the floor plans without negatively impacting the historically significant interior spaces. The main level will accommodate around 21,700 of commercial lease space and the second level will accommodate 16,300 sf, with an added mezzanine over the pool area.

The monumental entry on the west façade will remain intact and will continue to function as the public face of the entire development. The two walk up entrances to the “porches” on the north and south sides of the main entry will remain and will continue to be accessible from the interior spaces. The existing entry on the south side of the building will remain intact. Because none of these entries are considered accessible entries, two new accessible entries on the east façade will be provided which will also function as a circulation link between the Warm Springs Plunge and the new housing complex. In addition, an inconspicuous ramp will be provided at the main entry. Thus, building access will remain conveniently located from the west off of Beck Street and also from existing parking areas to the north and south, and to the new parking areas to the west.

The exterior of the Warm Springs Plunge will be repaired as necessary to maintain its long term viability. Various work items which will need to be addressed include the following:

- Stucco will be patched or replaced
- Windows will be repaired or replaced
- Doors will be repaired or replaced
- Upgrade roofing
- Restore skylights
- Stabilize the smokestack
- Repair or replace decorative terra cotta elements

- Repair or replace other decorative features, such as decorative wood brackets

All of these items will enhance the aesthetics of the building as well as providing a better envelope enclosure for the building.

As stated above, the interior will be adaptively reused as commercial lease space, while maintaining and restoring the important interior features such as the lobby, stair elements, and the large and small pool areas. The core of the building (i.e., common areas, lobby and significant pool areas, restrooms, elevator, etc.) will be installed while the leasable areas will be shelled out, and prepared for tenant improvements. Part of the core construction of the building will be seismically enhancing the structure. In the pool area this enhancement will be carefully balanced because the architectural significance of the space is largely defined by the deterioration concrete reinforced trusses spanning over the pool. The pool will be filled in to allow for occupancy in that space, but will still be visible as an outline in the new floor. In addition, to maximize and optimize that volume of space, a mezzanine will be constructed at the second floor level to accommodate additional office areas. The mezzanine will be open in the middle so that the volume of the space is preserved. The large pool room and the small pool room are better adapted to occupancy by a single tenant. The skylights in the pool rooms will be restored, thus bringing natural light into those areas once again.

The lobby space will be restored and new mechanical and electrical systems installed to accommodate the new use. In addition, new ADA restrooms will be installed as well as conveying systems as required by code (i.e., stairways, elevator, etc.). All of these new integrations will be done in such a manner as to maintain the existing significant spaces of the Warm Springs Plunge. The areas outside of the pool areas that will be adaptively reused as commercial lease space are largely shell space currently. Most of the floor structure above the floors are exposed and many partition walls original to the building were removed in the 1980s when it was converted to the Children’s Museum of Utah.

Project Risks and Mitigations

Risk: The Warm Springs Plunge is on the National Register of Historic Buildings.

Mitigation: Built in 1921, the Warm Springs Plunge was listed to the National Register of Historic Places in 1980. Designed by the prominent firm of Cannon and Fetzer, it was long considered a community meeting place. The building is a significant example of Spanish Colonial Revival design. Because it a local Salt Lake City landmark, approval of the development proposal will be required by the SLC Landmarks Commission prior to the issuance of a building permit. The SLC Landmarks Commission will be primarily concerned with exterior alterations to the existing building and how the building will be utilized. The SLC Landmarks Commission will be the final authority. Consultation with staff on design approaches will be vetted early in the project to ensure a streamlined approval process. If the development team wishes to pursue the Federal Historic Tax Credits (HTC) then State Historic Preservation Office will be involved, acting as a consulting partner on behalf of the National Park Service to determine eligibility for the HTC, which amounts to 20% of the qualified rehabilitation expenses. Eligibility at this level is more stringent and decisions regarding the design of the building will need to be in accordance with the Secretary of the Interiors Standards for Rehabilitation. Early and continuing consultation with the State SHPO will be necessary to successfully capturing the available credit.

Risk: Rehabilitation/Restoration Costs:

Mitigation: Under the best circumstances, construction costs are volatile. Additionally, the Warm Springs Plunge will require a full seismic upgrade as well as repair and rehabilitation of the exterior decorative features including various wood elements, wrought iron rails, terra cotta parapet caps and details, and the stuccoed façades. Restoration of these historic details will require experienced craftsmen to achieve the desired restoration goals. CRSA was the first architectural firm in the region to specialize in work on historic structures and for over 40 years we have established relationships with contractors whom we have utilized again and again on historic restoration projects. As with any restoration project, upgrades to existing buildings are varied and can take a multitude of approaches. Among those we

have formed long relationships with are cost estimators who are well versed in the costs of restoration. We will get reliable costs early and continue to monitor them throughout the design and construction process. We will balance cost with the appropriate approach to meet both the restoration goals and the established budget.

Risk: Likelihood of hazardous materials in the building or on the site.

Mitigation: There will no doubt be some hazardous materials that are encountered in the restoration of the Warm Springs Plunge. Because asbestos and lead were widely utilized in building construction at the time this building was built, some remediation work will need to occur, as elements are exposed. Remediation of hazardous materials is a routine part of the historic renovation, restoration and adaptive re-use projects. We work with firms and contractors who are certified to identify the hazards, and abate them in the safest and most cost efficient methods.



DESIGN
CONCEPTS
Section 2

PROJECT SITE PLAN



1. WARM SPRINGS PARK NORTH ENTRANCE
2. GATEWAY LANDSCAPING
3. NEW LANDSCAPED PEDESTRIAN PARK CONNECTION
 - Colored pavers and other hardscape materials to define path
 - Waterwise/low maintenance landscape theme
4. RESIDENT COURTYARD:
 - Outdoor Kitchen
 - Covered Seating
 - Fire Pit
 - Bocce Ball Court
 - Spring/Water Feature
5. WATERWISE LANDSCAPED PARKING LOT
6. NEW CRUSHED GRAVEL PARK TRAIL
7. GATEWAY STRUCTURES
8. PARKING ENTRANCE:
 - 126 Residential Parking Stalls + 2 per Townhouse
 - 70 Commercial Parking Stalls
 - 2 Way Access at both entrance points
9. RAISED PEDESTRIAN WALKWAY WITH COLORED PAVERS

COMMUNITY CONTEXT



The development enhances the integration of the property to Warm Springs Park and with a landscaped walking path and site amenities.

Capitol Hill Master Plan - “As a north entrance to the City and Downtown, the community will provide opportunities for clean and attractive businesses and industries along the Beck Street Gateway with community development which will service primarily the diverse residential population as well as commuters.”

The Beck Street side of the building is the front of the building. The historic entry, lobby and exterior balconies will be retain and renovate to enhance the pedestrian scale of the building.

Capitol Hill Master Plan - “The community will strive to protect and enhance the residential neighborhoods, each with its unique character, as stable and attractive residential and historic neighborhoods which attract diverse populations.”

Development designs include features that enhance energy efficiency, including the development goals to create a net-zero development thru the use of geothermal capture.

Capitol Hill Master Plan - “In the Capitol Hill Community, design will be used to carefully reinforce the special identity, human scale and character of the area. Emphasis is placed on human scale and preservation of structures and places of historic and architectural significance. Steps are taken to ensure new development is compatible with the existing built environment and natural environment.”

Community Preservation Plan - “Require architectural designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood. Especially **preserve and incorporate open space, interface well with public spaces and incorporate energy efficient technologies and design.**” Page II-7

Capitol Hill Master Plan - “**Encourage new medium/high density housing opportunities** in certain appropriate locations within the West Capitol Hill neighborhood.”

Exclusive parking for the development has been minimized. At grade parking for commercial uses of Warm Springs Building and adjacent park and structured parking for residential development have been provided.

The development is accessible to people with mobility impairments and provides activities that draw people to utilize Warm Springs Park resources.

Space has been set aside in the large, publicly accessible lobby of the building as free art gallery space. Collaboration with public entities, such as the Springville Art Museum, will be sought.

NEW DESIGN FEATURES



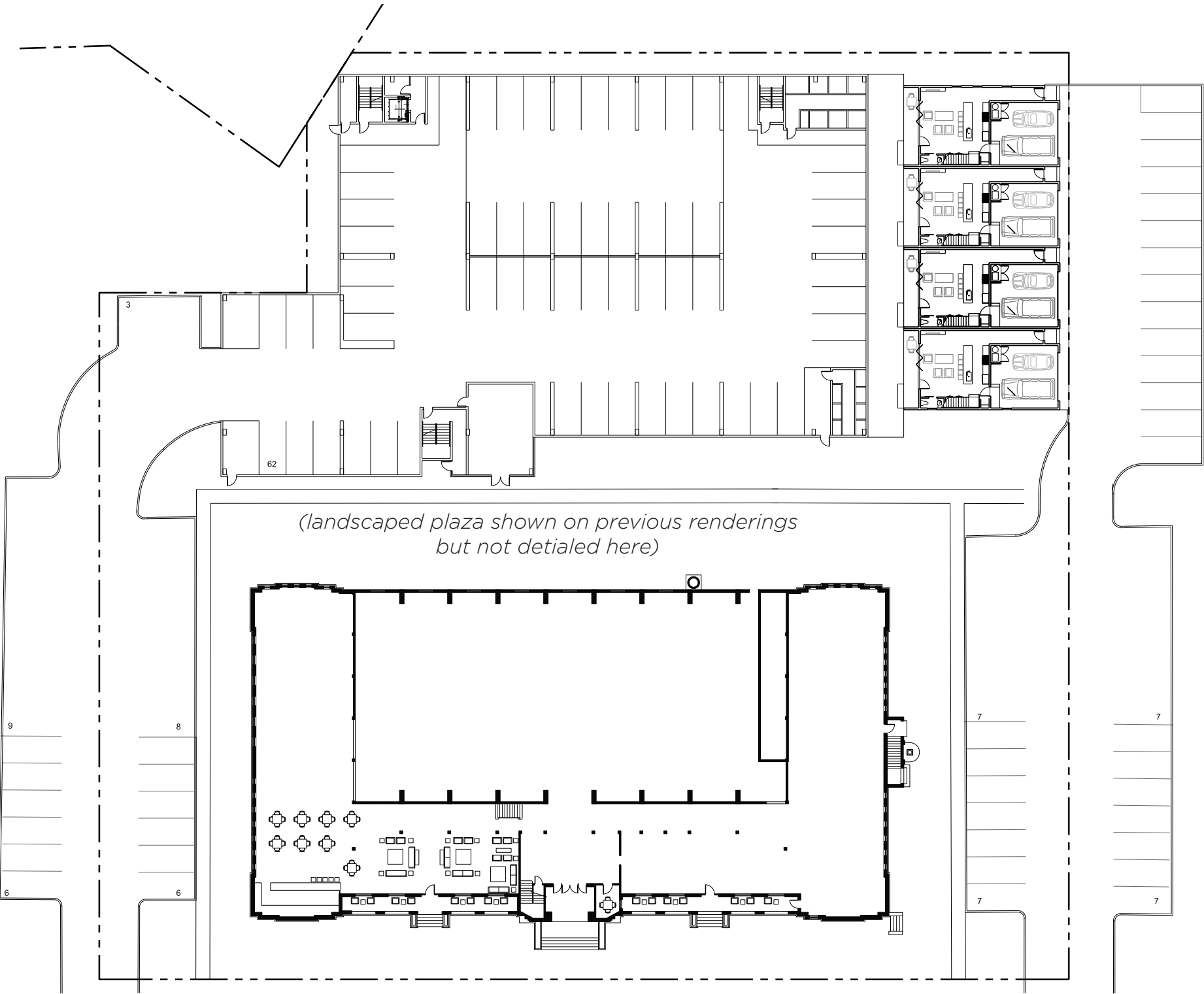
FRONT ELEVATION

NEW DESIGN FEATURES



AERIAL VIEW

FLOOR PLANS



LEVEL 1

Square Footage Summary - Level 1

- 1. Warm Springs Plunge: 21,689 gsf
- 2. Residential Building (including parking structure): 24,571 gsf
- 3. Town Homes: 5,611 gsf

Unit Count - Level 1

- 1. Townhouse: (4) 2-bedroom units = 8 bedrooms

Parking Count

On-grade stalls = 73 stalls
Parking Deck L1 = 62 stalls
Parking Deck L2 = 64 stalls
Town Home Parking = 8 stalls
Total = 207 stalls

Zoning Calculations

Warm Springs Plunge - Commercial
Basement = $4,200 \text{ nsf} / 1000 \times 1.25 = 5$
Level 1 = $21,489 \text{ nsf} / 1000 \times 3 = 64$ stalls
Level 2 = $14,736 \text{ nsf} / 1000 \times 1.25 = 18$ stalls
Residential
studio + 1 bedroom: $110 \text{ units} \times 1 \text{ stall} / \text{unit} = 110$ stalls
2-bedroom: $15 \text{ units} \times 2 \text{ stalls} / \text{unit} = 30$ stalls
townhomes (2-bedroom) = $2 \text{ stalls} / \text{unit} = 8$ stalls
= 235 total required stalls

FLOOR PLANS

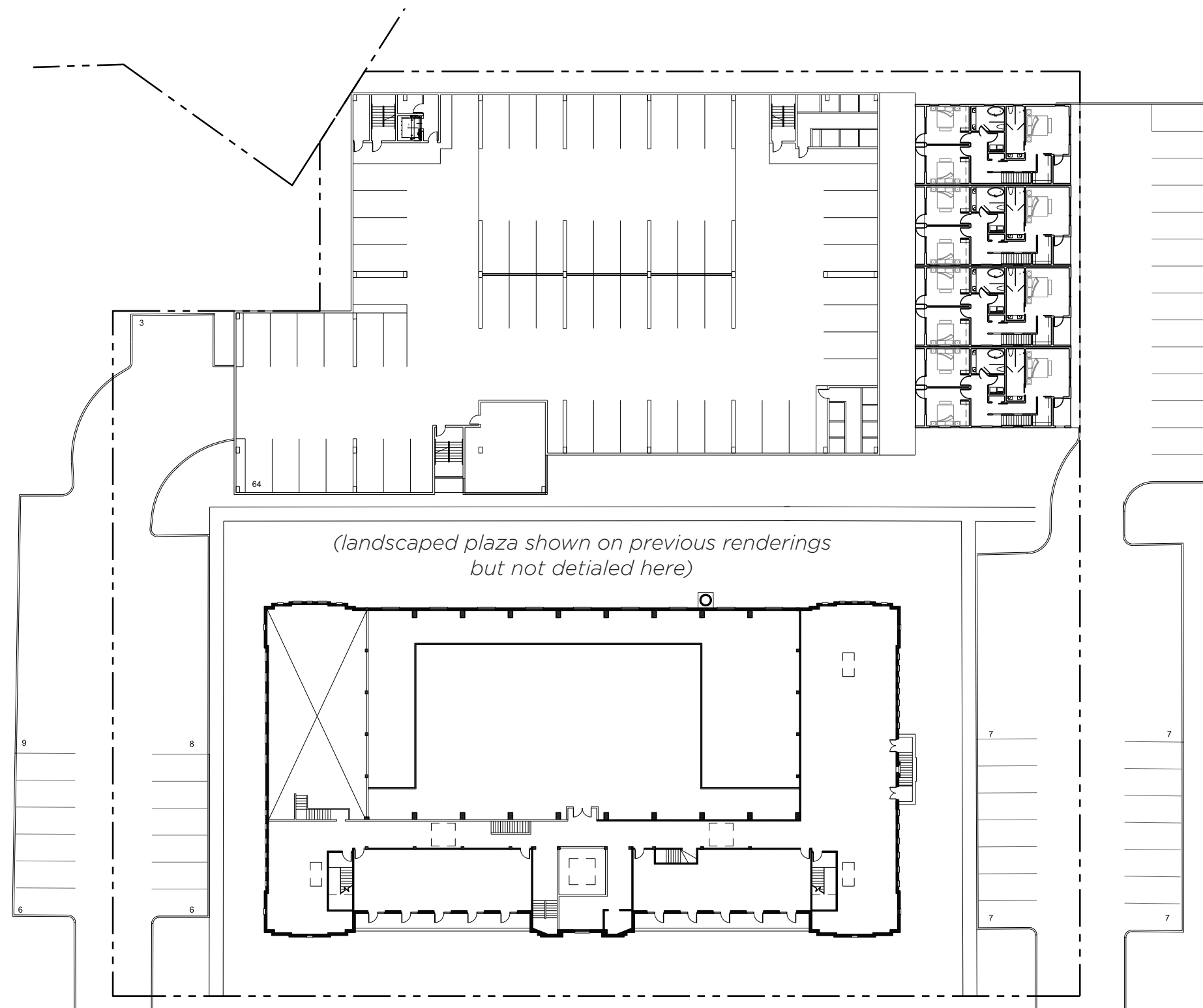
LEVEL 2

Unit Count - Level 2 = 0*

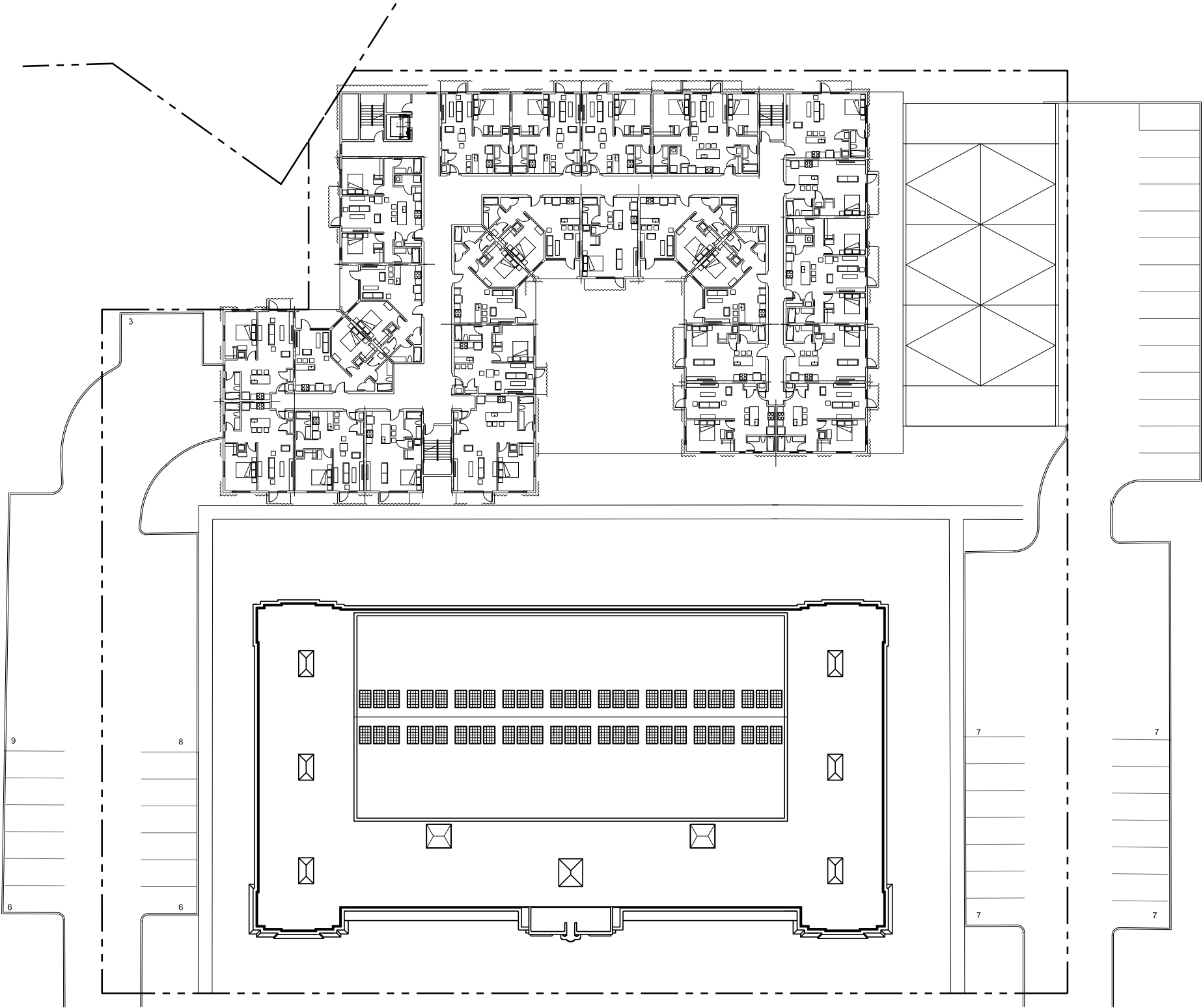
* Townhomes count @ Level 1

Parking Count

Parking Deck L2 = 64 stalls



FLOOR PLANS

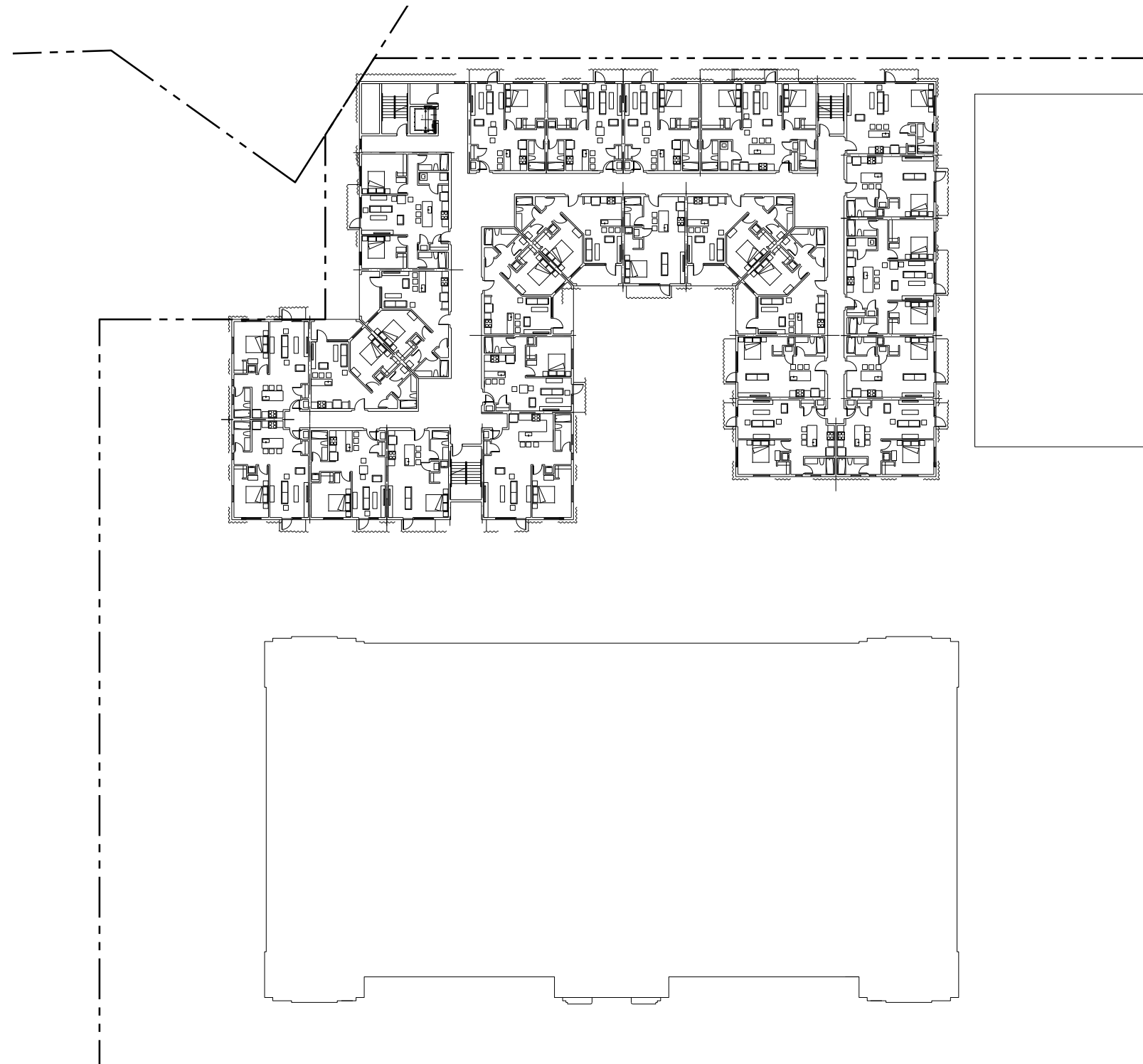


LEVEL 3

Unit Count - Level 3 = 25 total units

- 1. Studio: 24 units
- 2. 1-bedroom: 64 units
- 3. 2-bedroom: 24 units

FLOOR PLANS



LEVEL 4 - 7

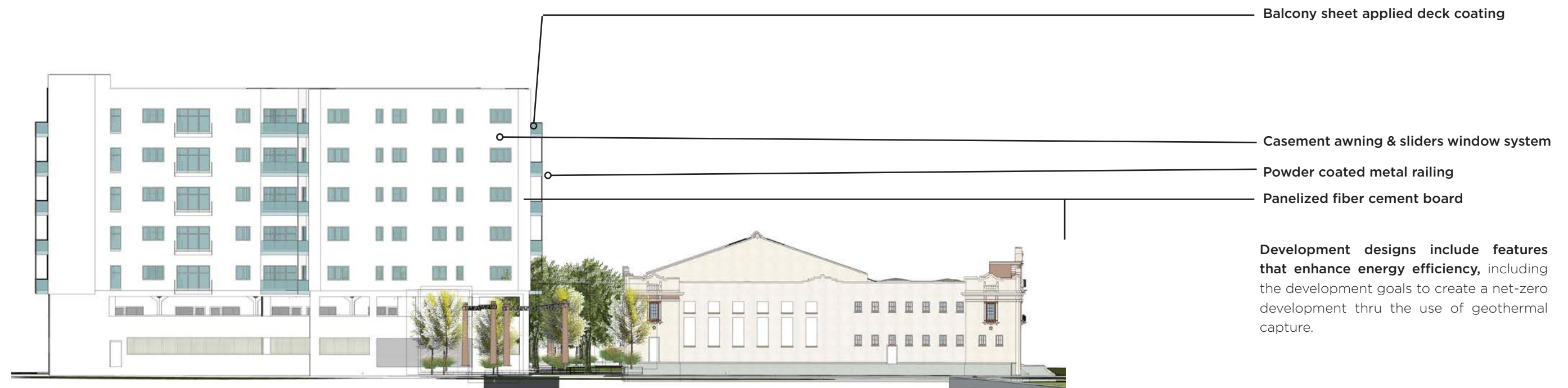
Unit Count / Level = 100 total units

1. Studio: 24 units
2. 1-bedroom: 64 units
3. 2-bedroom: 24 units

Total Levels 1-7

1. Studio: 30 units
2. 1-bedroom: 80 units
3. 2-bedroom: 15 units

Total: 125 units



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

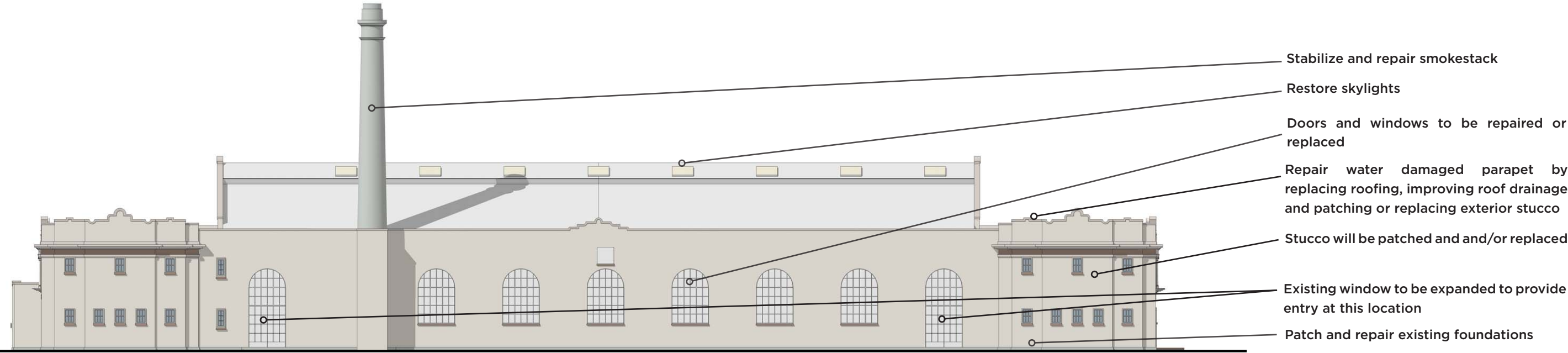


WEST ELEVATION

REHABILITATION ELEVATIONS

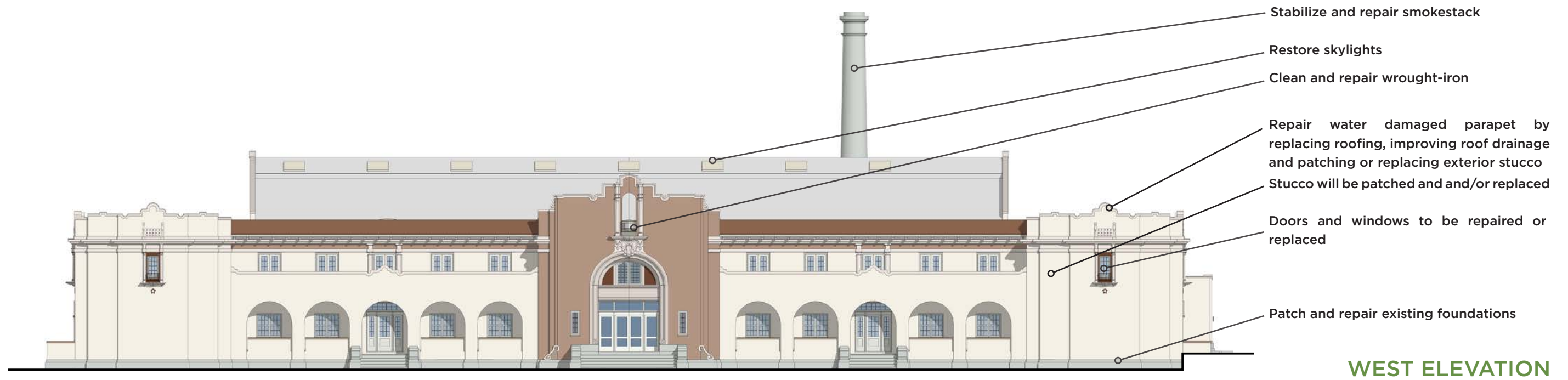
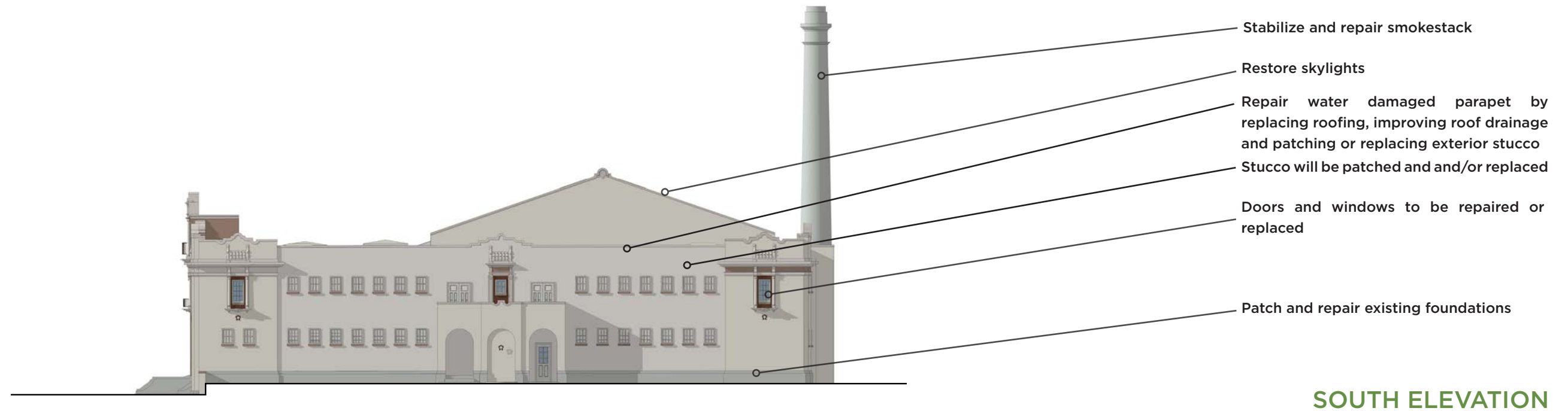


NORTH ELEVATION



EAST ELEVATION

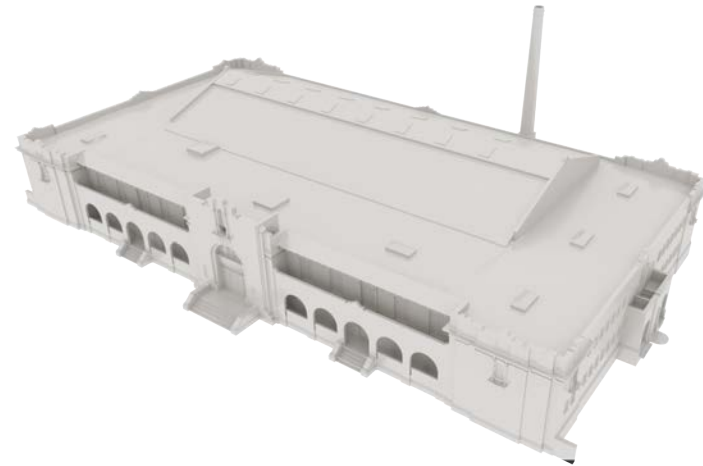
REHABILITATION ELEVATIONS



EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS & REHABILITATION



EXISTING CONDITIONS



REHABILITATION

- REPAIR TILE ROOF, RESTORE DECORATIVE WOOD BRACKETS
- CLEAN AND RESTORE WROUGHT IRON WORK
- REPAIR WATER DAMAGED PARAPET BY REPLACING ROOFING IMPROVING ROOF DRAINAGE AND PATCHING EXTERIOR STUCCO
- ADD PERIOD-APPROPRIATE LIGHTING
- REPLACE, REPAIR AND REFINISH WINDOWS AND DOORS AS APPROPRIATE
- REPAIR AND REHABILITATE TERRACOTTA DETAILS



