



JACOBY ARCHITECTS INC.

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## MAVEN LOFTS -

September 16<sup>th</sup>, 2020

Property Address: 156 E 900 S



### **Request:**

We are submitting the Planned Development Application and the Design Review Application simultaneously for Planning Commission to review. The Design Review has the intent of getting an approval for the additional height in the CC Zoning district where the proposed building is located. The Planned Development Application has the intent of obtain a variance to the required setbacks and a variance to accept the required landscape area to be considered when located in Roof top courtyard.

The Applicant plans to use the existing building for adaptive re-use, remodeling the existing 2-story building into a 4-story building with the following program.

### **Building Program:**

- 57 qty. 1 bed 1 bath apartments (600 S.F.) on levels 2, 3, &4
- 6 qty. Shelled Retail spaces fronting 900 S and Edison St. on level 1
- 1 qty. Shelled Restaurant space fronting 900 S. on level 1
- Parking Garage on level 1 (30)
- Off-Street parking along Edison Street in property (8)
- On-Street parking along 900 S (9)
- Adjacent Parking to remain in property (26)
- 3 qty. Rooftop amenities (Tenant Courtyard + Tenant Balcony + Semi Public Restaurant Rooftop) on level 2.
- Public Gathering & Food Truck Area on Edison in front Storefronts

### **Project Description:**

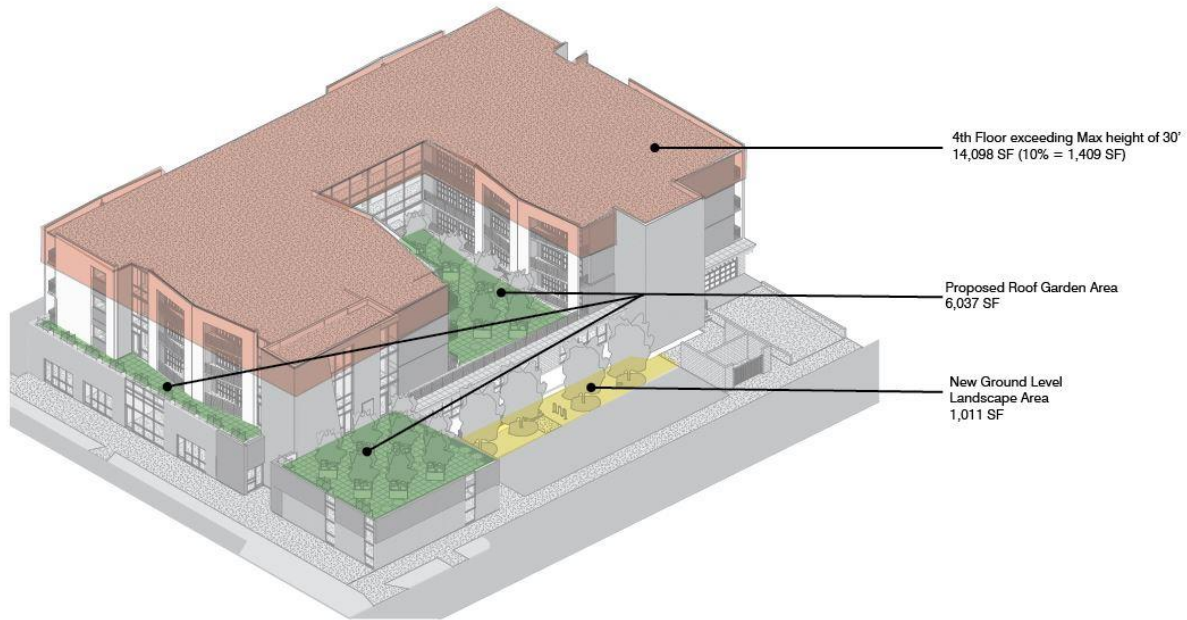
The Project site is located at 156 East 900 South, Salt Lake City, Utah. The site constitutes approximately 26,000 square feet, the majority of that site is occupied by the existing 2-story structure that was built in 1963 and has been in use consistently since its initial construction. The proposed project adds 2 additional stories and rooftop to the existing structure to create a mixed use development within the program described above. The property also includes an adjacent 26 stall parking lot 158 feet away from the property. This adjacent property will remain as-is.

The Maven Lofts proposal is to maintain the existing building footprint and most of the existing exterior walls and build on top of it. For this specific reason we would like to request the required setback to be waived.

The Development is compatible with the Master plan of the Commercial Corridor, proposing a mix of land use, residential and commercial, with design and materials fitting the neighborhood buildings. Most of the North elevation is Storefront (45%), facilitating pedestrian's interest and interaction with the commercial part of the building.

The proposed structure is fifteen feet (44'-11") above the allowed height for the district. (Not exceeding the Maximum additional height established by Chapter 21A.59 Design Review Process) Allowing this height variance results in an additional floor of apartments bringing more community to the area. Also in order to preserve a reduced scale along 900 S, the new additional levels that face 900 S step back several feet, allowing the new building to integrate better with the scale of the adjacent structures improving the site layout and building amenities.

In Order to obtain the Maximum Additional Height the Landscape area will have to be increased ten percent of the area of the additional floor.



NOTE: Existing Building had 0 SF of Landscape Area.

Part of the Applicants request is to obtain a variance to be able to consider the proposed roof garden areas as Landscape areas. (In addition to the New Ground Level Landscape Area)

### **Compliance to Purpose Statement 21A.55.010**

*A. Open Space and Natural Lands: Preserving, protecting or creating open space and natural lands:*

*1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.*

-The new development includes 3 rooftop gathering areas, including a courtyard on the West side of the building, along Edison Street, where the main goal is to reduce the scale of the development, allow more natural light to enter the building and to create community interaction. Also it is proposed a big Art Mural on the East elevation, along the existing Alley, in effort to improve and promote local art to the neighborhood.

*D. Mobility: Enhances accessibility and mobility:*

*1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.*  
*2. Improvements that encourage transportation options other than just the automobile.*

-Maven Lofts is proposing a secure bike rack for the public and also a secure Bike storage in the parking garage for the tenants, encouraging the use of others transportation options than just automobile.

### **Compliance to Standards for Planned Development 21A.55.050**

*A. Planned Development Objectives: Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically and that contribute to the general welfare of the residents of the*

City. The proposed project includes housing that is hard to find in the existing neighborhood and aligns with Salt Lake's plan of greater housing in the downtown areas.

- B. ***Master Plan Compatibility:*** Downtown Salt Lake will be the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West. By building residential apartments on top of the existing building, we directly align with the master plan for having sustainable urban living. In addition, our property will be multi-use, with retail spaces on the ground floor.
- C. ***Design and Compatibility:*** Maintain the visual character of the neighborhood will be achieved by maintaining the existing building and enhancing it. We will also improve the visual by adding rooftop gardens to the building, breaking the massing, and also gathering space on the ground level, activating the sidewalks and integrating the ground level business to the exterior of the building.
- D. ***Landscaping:*** Landscaping is being proposed on the roof gardens, and also on the West side of the building. The East side of the building is designed to have a big Art Mural, enhancing that façade, and the neighborhood.
- E. ***Mobility:*** The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. Maven lofts will be providing bike racks. There is also a bus stop (rout # 9) at 900 S and 120 E, just a block away from the site and there is a Trax station (at 900S, 200 W) all those promote alternative transportation to the proposed site.
- F. ***Existing Site Features:*** The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood.

### **Design Review Process 21A.59.030**

#### ***The purpose of the individual zoning district;***

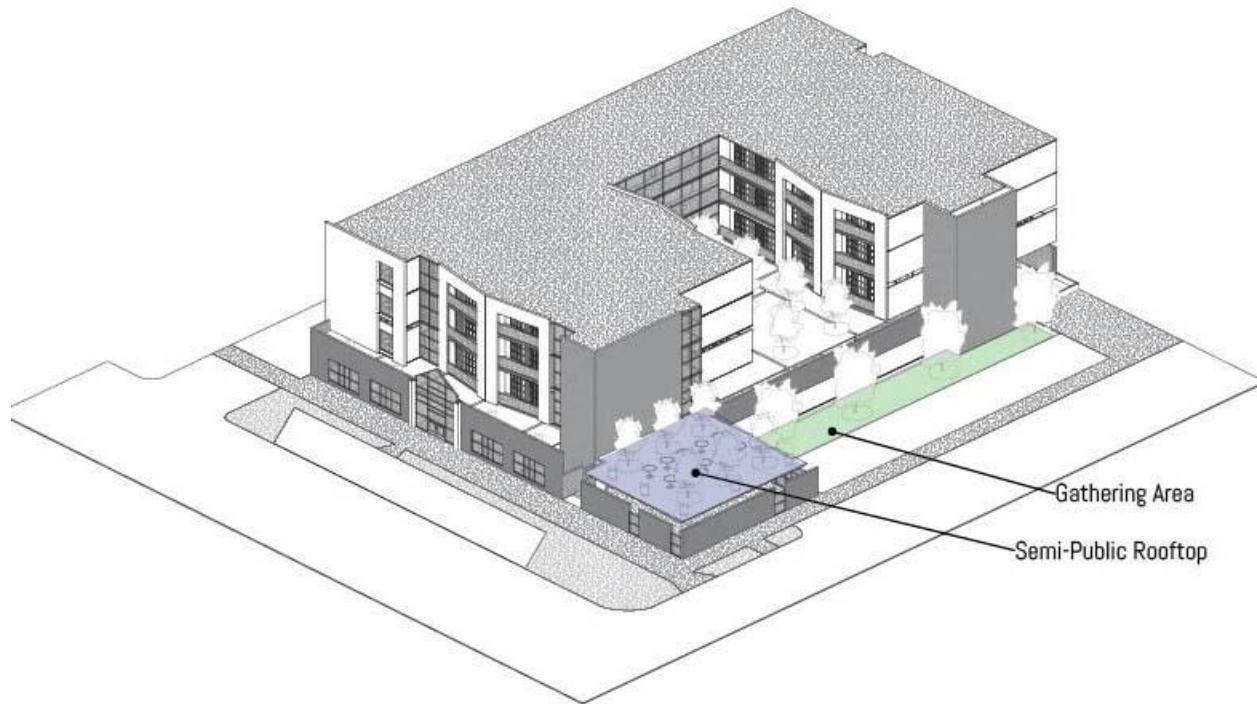
The Maven Lofts is located under the CC Corridor Commercial District and it aligns with its described purposes. It creates a mixed use between residential and commercial, providing economic development opportunities with the retail spaces located in the ground floor. By keeping the existing building, we preserve the visual character of the neighborhood. However we plan to improve the existing building façade by adding more storefront, activating the sidewalks and prioritizing the pedestrian access to the building. Bicycles racks are also located on Edison Street for that purpose.

#### ***The purpose of the individual design standards that are applicable to the modification request;***

The following design standards were taken into consideration when designing the building:

- Primary entrances are facing the public sidewalk (Along 900 S)
- Parking lot for the Commercial part of the building is located along Edison Street.

- Building façades facing public streets are built with sufficient quantity of glass, facilitating the pedestrian interest and interaction.
- Outdoor gathering space is located on the rooftop of the corner business and one other gathering space is located along Edison Street, along the existing building dock. See following image.



-In Order to preserve a reduced scale along 900 S, the new addition levels that face the main street step back several feet, allowing the new building to integrate better with the scale of the adjacent structures and relating better to the human scale. Secondary elements such as balconies with full size openings and roof top gardens were also added for these purposes.

-Privately-owned and semi-public spaces includes the following:

- Sitting Spaces
- A Mixture of areas that provide seasonal shade with trees.
- Outdoor Dining areas

***The proposed modification is compatible with the development pattern of other buildings on the block face or on the block face on the opposite side of the street;***

The Maven Lofts is part of the new Maven District, which the owner has been very diligent in creating a high end design, utilizing Scandinavian design pallet. The proposed building is taking cues from the neighbors as part of its design, blending in with the neighborhood.

Following are pictures from neighboring buildings in the Maven District:





**For the reasons listed above, we kindly ask the planning commission to review the following:**

- **Approve the Height Variance**
- **Waive the setback requirements maintaining the same building foot print.**
- **Allow the Rooftop courtyards to be considered as part of the new Landscape area in addition to the ground level landscape.**

**Note:** See Attached Graphic Narrative and Schematic Set of Drawings

Sincerely,

Joe Jacoby  
Principal, Jacoby Architects