

PLANNING COMMISSION STAFF REPORT

Hansen Planetarium Declaration of Surplus
Property 400-07-17 located at approximately
15 South State Street
August 22, 2007



Planning and Zoning Division
Department of Community
Development

Applicant: Property Management Division;
John Spencer

Staff: Nick Norris;
nick.norris@slcgov.com
or 535-6173

Tax ID: 16-06-102-008

Current Zone: D-1
Central Business District

Master Plan

Designation: Central
Business District

Council District:
District 4; Nancy Saxton

Acreage: 0.44 acres

Current Use: Vacant
structure

**Applicable City
Ordinance:**

- City Code
Section 2.58

Attachments:

- A. Memo from Lyn Cresswell, Chief Administrative Officer
- B. Existing site plan
- C. Historic photo of building
- D. Current photo of building
- E. Rendering of building after rehabilitated

REQUEST

The Salt Lake City Property Management Division is proposing that the property located at 15 South State Street be declared surplus property so that the property can be sold. The O.C. Tanner Company has made an offer to purchase the property, rehabilitate the structure and relocate its downtown location to the building.

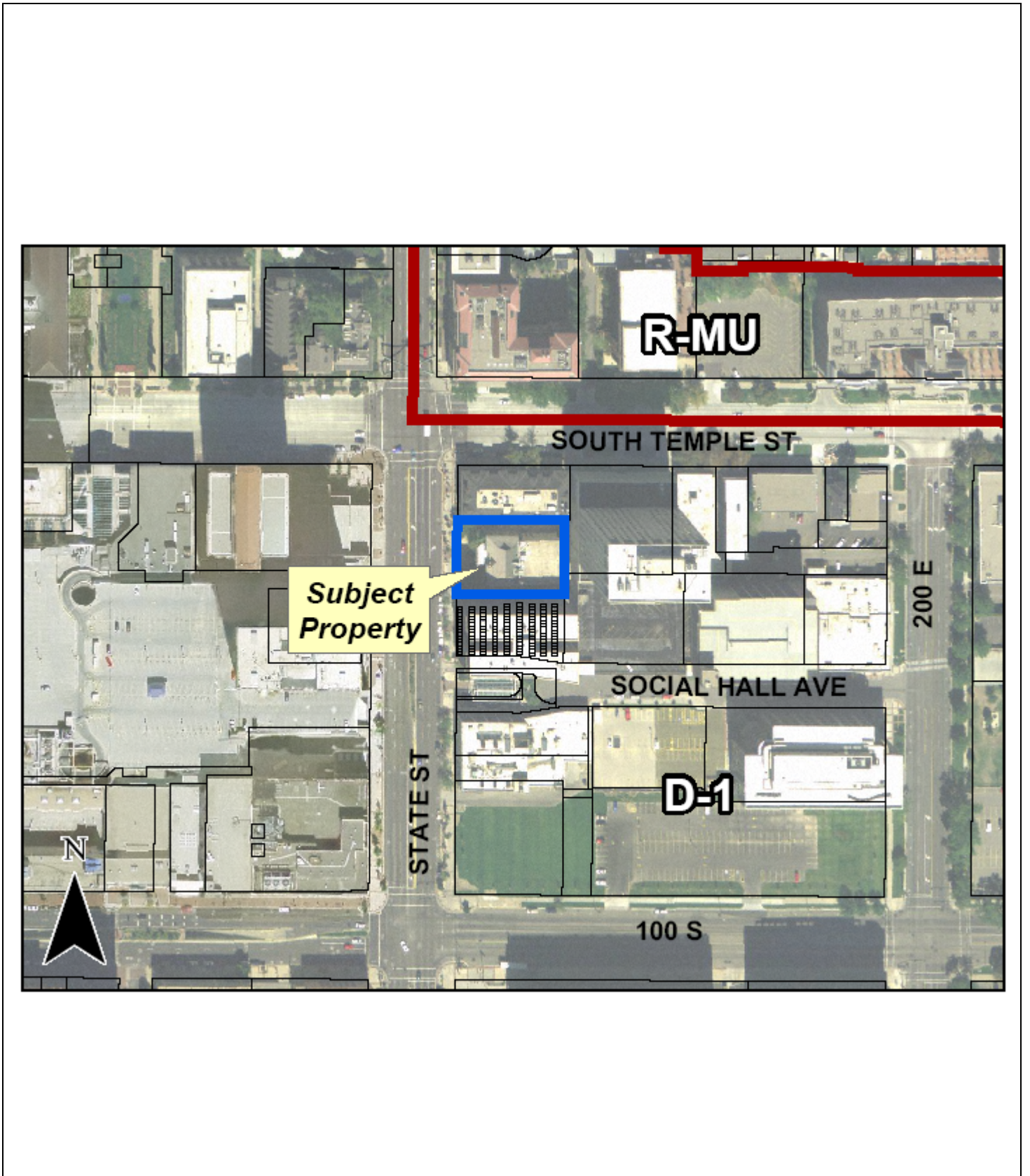
PUBLIC NOTICE

Public Notice for declaring city owned property surplus is not required by City Ordinance. However, the property was posted on August 8, 2007. The agenda for the August 22, 2007 Planning Commission meeting was sent to interested parties and posted on the Planning Divisions website on August 8, 2007.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission declare the property surplus and forward a recommendation to the City Administration to dispose of the property located at 15 South State Street, Tax ID 16-06-102-008, as required in Section 2.58 of City Code and the property transaction is consistent with the Request for Proposal , RFP No. 0103RFP070019 including the recording of a preservation easement.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

No public comments have been received.

City Department Comments:

Lyn Cresswell contacted each City Department on March 12, 2007 to determine if there was a need for the City to retain the property for future use. In a memorandum dated July 17, 2007, Mr. Creswell indicated that no City Departments expressed a need to use the property in the future and there was no requirements for the City to retain the property. A copy of the memo has been attached.

Staff Analysis and Findings

Project History

The structure was constructed in 1905 and was home to the Salt Lake City Library. The structure was designed by the New York architecture firm of Heinz and Lefarge. Local Utah architect Frederick Albert Hale served as the project manager. The building was designed in the Beaux-Arts style. The structure was used as a library until 1964 when a larger library facility was erected on the northeast corner of 200 East and 500 South. A private grant was used to establish the Hansen Planetarium shortly after the library relocated. In 2003 the Hansen Planetarium relocated to a new facility in The Gateway. The structure has been vacant since that time.

The structure was altered three different times during its life; the first addition to the east side was added in the 1950's to provide more book storage space for the library. A second addition was added in the early 1960's. When the structure was converted to the Planetarium, additional height was added to accommodate the planetarium theater.

The property is listed on the National Register of Historic Places and the Salt Lake City Register of Cultural Resources.

Standards

There are not specific standards for declaring City owned property as surplus property. It is appropriate to consider the following items when reviewing a declaration of surplus property:

1. Proposed use and project description.

Analysis: The proposed use would be a jewelry store. The property is Zoned D-1 and the proposed use is a permitted use in the zone. The subject property is listed on the City's Register of Cultural Resources and the National Register of Historic Places. Protecting the structure by recording a preservation easement in favor of the Utah Heritage Foundation will insure the long term protection of the historical structure. All exterior modifications to the structure must be approved by the Historic Landmark Commission to insure that the historical fabric of the structure is preserved.

Finding: The proposed use is appropriate for the building and the location. The proposed surplus property shall include a preservation easement in favor of the Utah Heritage Foundation to protect the Landmark Site status of the structure.

2. Subject property history

Analysis: Historically, the structure has been used as a library and planetarium. As the library expanded, two additions were made to the building to provide more storage for books. When the structure was converted to a planetarium portions of the interior were removed and additional height was added to accommodate the planetariums theater. The potential owner is proposing to remove the additions on the east side of the structure to accommodate parking and an entrance to the building. The east façade of the building would be renovated so that it is closer to the original design of the structure. The west façade along State Street would be rehabilitated by removing the fountain, restoring the front stairs to their original design, rehabilitating the middle entrance, and converting the two remaining entrances on the west façade to display windows. The existing doors will remain and the display cases will be placed inside the structure behind the doors. The center doorway would be used for pedestrian access. Due to the Landmark status of the property, the Historic Landmark Commission would review all exterior modifications to the site.

Finding: The Historic Landmark Commission will review all exterior modifications to the structure in order to preserve the historic integrity of the structure.

3. Access issues.

Analysis: The proposal would rehabilitate the original stairs and entrance to the building. The main pedestrian entrance would be from State Street. An ADA ramp on the north side of the building would wrap around the east side of the building. A driveway on the north side of the building would be used to access a two level parking ramp on the east side of the building. The vehicles would exit onto State Street from a driveway on the south side of the building. A median in State Street would limit vehicles to right turns only as the exit the site. If the property is declared surplus and the future owners do rehabilitate the site, the Transportation Division and the Building Services Division will review all proposed accesses to insure they are compliant with all applicable regulations.

Finding: Access to the site is appropriate and will be reviewed by the Transportation Division and Permits Section of the Building Services Division prior to any permits being issued.

4. Proposed method of disposition of the property if declared surplus.

Analysis: If declared surplus, the property would be sold to the entity selected according to the Request For Proposal (RFP) process initiated earlier this year. All property transactions must be consistent with section 2.58 of the City Code. The RFP requires a preservation easement be recorded as part of the transaction involving the property. The Mayor has final authority to dispose of City owned real property.

Finding: If declared surplus, the property will be sold to the entity selected according to RFP No. 0103RFP0700019.

5. Comments from applicable departments.

Analysis: Chief Administrative Officer Lyn Creswell has contacted the applicable City Departments and has determined that there are not any City requirements or need to retain the property. If the property is sold and rehabilitated, the proposed site plan will be routed to the applicable City Departments to review the construction plans.

Finding: The proposed declaration of surplus property has been reviewed by applicable City Departments and it has been determined that there are not any City requirements or needs to retain the property.

6. Compliance with adopted policies of relevant master plans

Analysis: The property is located in the area covered by the Downtown Master Plan and the Central Community Master Plan. The Central Community Master Plan identifies the property as “Central Business District”. The purpose of the Central Business District is to increase multiple land use activities within a dense urban area following the guidelines established in the Downtown Master Plan. The Central Community Master Plan does include an historic preservation chapter. The main purpose of the chapter is to protect historically significant sites and districts.

The Downtown Master Plan does not include a future land use map but does include a number of objectives, concepts, strategies and actions to implement the Downtown Plan. The Downtown Plan discourages vacant buildings and recommends finding new uses for vacant structures and utilizing vacant store fronts. The proposed use would provide a reuse to a vacant historical building that is important in understanding the history of Salt Lake City. One Strategy of the plan is to encourage flagship retail stores in the Central Business District. The proposed tenant is an existing downtown business that has moved to several locations within the Central Business District. They have indicated that the rehabilitated structure would become their flagship store. The Downtown Plan lists preserving and showcasing historic buildings and sites as a main objective of the Plan. Declaring the property surplus would allow a successful local business to rehabilitate the property, restore the east façade of the building, and use the building in a manner that preserves the historical nature of the site. The RFP requires a preservation easement as part of the sale of the property.

Finding: The proposed declaration of surplus property is consistent with applicable master plans.

7. Whether annexation is required

Analysis: No annexation is required for this proposal.

Finding: No annexation is required for this proposal.

8. Consistency with adopted governmental codes

Analysis: City Code Section 2.58 outlines the process for declaring property surplus. Once the Planning Commission makes a recommendation to the City Administration, the item will be transmitted from the Community Development Department to the Chief Administrative Officer (Lyn Creswell). At that point, notification will be sent to the City Council members. The City Council members have 15 days to request a hearing. After the 15 days have passed or an administrative hearing is held, the property is officially declared surplus and the disposition of the property can be finalized.

Finding: The proposed declaration of surplus property is consistent with adopted City codes and procedures.

Attachment A

Memo from Lyn Cresswell

Attachment B
Existing site plan

Attachment C

Historic Photo

Attachment D
Current Photo

Exhibit E
Rendering of Building
After rehabilitation