



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nannette Larsen, 801-535-7645
Date: February 26, 2020
Re: PLNSUB2019-00997 – Huddart Lofts – 156 East 900 South

Planned Development

PROPERTY ADDRESS: 156 East 900 South

PARCEL ID: 16-07-180-001

MASTER PLAN: Central Community – Medium Residential/Mixed Use

ZONING DISTRICT: CC (Corridor Commercial)

REQUEST: A request by Huang Nguyen, with SAPA Investment, requesting approval for a Planned Development to construct a 3-story mixed-use office, restaurant, and residential building with 18 new residential units located at 156 East 900 South. The applicant is requesting a Planned Development to allow for an increase in building height and a decrease in the front, rear, and corner side yard setbacks for the second and third stories of the building. The proposed structure will be located roughly on the same footprint as the existing building – the exterior wall of the proposed second and third stories of the structure will be in-line to the exterior wall of all 4 sides of the existing building. The subject property is located in the CC (Corridor Commercial) zoning district.

RECOMMENDATION: It is Planning Staff's opinion that overall the project meets the intent of the zoning district and the Planned Development standards with the recommended conditions of approval listed in this report. Therefore, Planning Staff recommends that the Planning Commission approve the Planned Development subject to the following conditions of approval:

1. An encroachment permit will be obtained for the eaves projecting into the public right-of-way prior to building permit approval.
2. Off-site parking will be maintained and available to the patrons and/or residents of the building.
3. The design of the project shall be consistent with this staff report and submitted planned development application.
4. Prior to construction, all plans shall comply with all applicable development standards required by City Departments.

ATTACHMENTS:

- A. Applicant Submittal and Information
- B. Site Plan
- C. Building Elevations
- D. Site Photos
- E. Zoning Ordinance Standards
- F. Planned Development Standards
- G. Department Comments
- H. Public Process and Comments

PROJECT DESCRIPTION:

BACKGROUND

Presently the subject site houses a commercial building which was built in 1963 and has been in use consistently since its initial construction. The existing building is built to the property lines along the north, south, and east property lines of the lot. At the time of construction, setbacks were not required and building to the property lines was permitted. The principal structure encompasses the majority of the lot with approximately 12 parking stalls and vehicle access to the parking lot placed along the Edison Street property line along the west of the building. Vehicle access to the site is facilitated by 2 large drive approaches, which would not have been regulated at the time of construction. Since the original construction of the building the site has been used for only commercial uses.

The site is located on the corner of 900 South and Edison Street. The site constitutes approximately 26,000 square feet, the

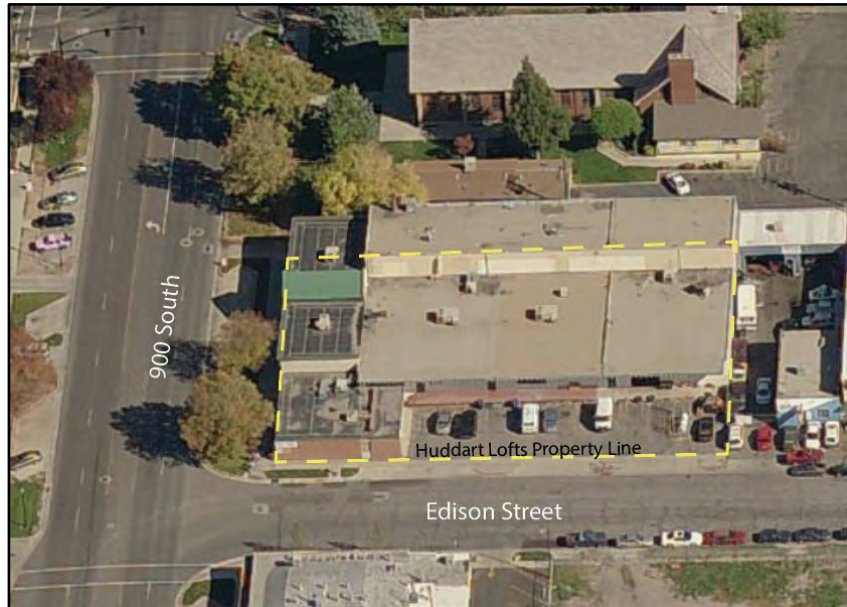


Figure 1: Existing Conditions



Figure 2: Proposed Huddart Lofts Rendering

majority of that occupied by the existing 2-story structure. To the north, west, and south of the project site are established commercial structures and uses. To the immediate east of the site is an alley. The alley to the east is a public alley and is actively used by the adjoining commercial and institutional uses. Further east of the project site is a church with its accompanying parking lot.

PLANNED DEVELOPMENT OVERVIEW AND REQUESTED MODIFICATIONS

The applicant is requesting modifications to the underlying zoning district (Corridor Commercial) in order to construct an addition to the existing building; the addition would comprise of new second and third stories to the building. The proposed addition will require that the applicant provide additional parking accessible to patrons and residents of the site as well as specific modifications which are related to yard setbacks and building height.

The applicant is proposing to introduce residential, restaurant, and office uses with their proposal for an addition and reuse of the building. The proposed second and third floor addition will house 18 new residential units, each unit will be 2 stories. The full-sized units will include 1 to 3 bedroom units with an open garden courtyard on the second and third floors, the open garden areas will be only accessible to residents in the building. The first floor is proposed to include offices, which will comprise the majority of the square footage on the first floor, and a restaurant which will have an entry which faces 900 South.

Because the existing structure was built before the setback requirements were in place, the front, corner side, and rear yard setbacks are not currently being met. The required setbacks in the Corridor Commercial zoning district are 15' in the front yard, 15' in the corner side yard, and 10' setback for the rear yard – there is no interior side yard setback required in the district. While the first floor was legally built in 1963 and is considered to be a legal noncomplying structure, any vertical addition for the second and third stories added to the building would require that the setbacks listed in the CC zoning district are met.

Setbacks

Because the existing structure on the site was built to the property lines on the north, south, and east sides of the building, the structure does not meet the required setbacks in the zoning district. The applicant is asking for a modification to the setback requirements in the front yard, corner side yard, and rear yard to allow the upper levels of the structure to match the existing zero- lot setbacks established on the ground floor. The requested modification will allow the addition to be in line to the existing building.

Height

The second requested modification to the underlying zoning district standards is an increase in building height. The Corridor Commercial zoning district has a maximum building height of 30' from finished grade to the highest point on the roof. The proposed Huddart Lofts Planned Development has a building height of 35'. The maximum additional height modification which the Planning Commission may approved through a Planned Development process is 5'.

KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

1. Compliance with Adopted Master Plans
2. Modifications to Setbacks
3. Modifications to Building Height
4. Compliance with Off Street Parking

Consideration 1 – Compliance with Adopted Master Plans

The Central Community Master Plan outlines certain goals for the Central Community and for the integration of the Central Community area into the larger extent of other Salt Lake City communities. The intent of the Community's Master Plan is to act as a, "*guide towards creating a more livable community*". It seeks to accomplish this by creating an overall vision for the Central Community Master Plan with four fundamental goals:

- Livable communities and neighborhoods;
- Vital and sustainable commerce;
- Unique and active places;
- And, Increased pedestrian mobility and accessibility.

Huddart Lofts Planned Development meets the intent and vision goals of the Central Community plan in that it improves the surrounding community's livability by providing an appropriate transition for existing residential uses by providing quality moderate density housing between the single-family residential units half a block to the east and the highly commercial land uses on State Street, one block away from the project site.

The institution of new and mixed uses also provides for a sense of space in a location which was previously limited in activity. The proposed uses on the site will create interest in the site and the design and architecture proposed for this Planned Development enhance the sense of place while interacting with pedestrians and bicyclists on the street. Along the 900 South façade an architectural sculpted piece will be integrated into the façade of the building while delineating the main entrance into the building. This integration of art into the façade of the building is unique to this neighborhood and will draw attention and interest from the street.



Figure 3: Huddart Lofts, North Facade

Further, the Planned Development will increase pedestrian interaction and accessibility from the street as the development will be mixed use. With a restaurant on the ground floor along the 900 South façade, offices, and residential on the second and third stories of the building the overall configuration of the building will encourage an active street during all hours of the day.

Plan Salt Lake also includes vision statements which support the Huddart Lofts Planned Development. Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the development of the City. Huddart Lofts meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this Planned Development are:

- *“Neighborhoods that provide a safe environment, opportunity for social interaction and services needed for the wellbeing of the community therein.”*
- *“Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.”*

All three floors of the proposed building’s north and west facades will have a greater fenestration to wall ratio than the fenestration standard in the underlying zoning district. A greater degree of transparency creates an environment that is inviting to the public and provides for a safe environment as the street is visible to patrons of the building during all hours of the day.



Figure 4: Huddart Lofts, West Façade Rendering

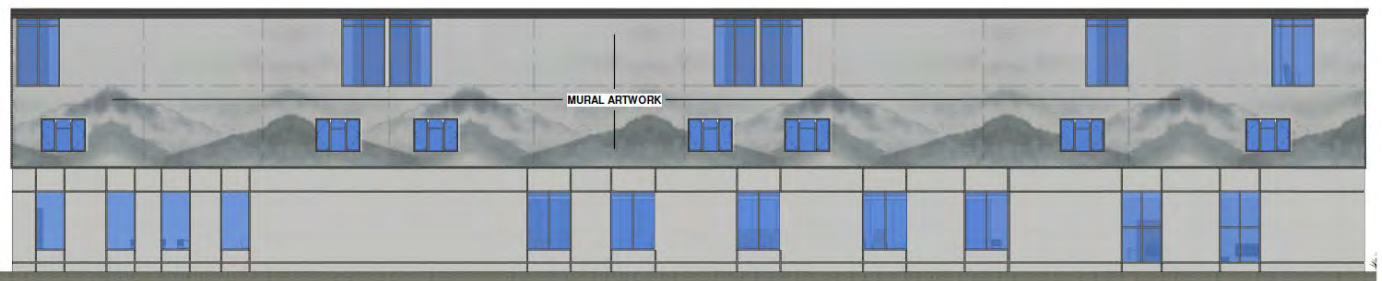


Figure 5: Huddart Lofts, Mural, East Facade

In addition to providing more visibility to the street and adjoining alley to the east, the applicant is also proposing to create a mural along the east façade, facing the adjoining alleyway, on the second and third stories of the building. The applicant, SAPA Investment, has partnered with The Utah Arts

Alliance in creating the mural, shown as figure 4. The artwork on the east façade will further enhance interest in the building and its sense of place while the additional windows along the east façade will make for a safer pedestrian and alleyway as it increases visibility into the alley.

The applicant is proposing to reuse the existing commercial building on the site and add a vertical addition to the site which would facilitate the reuse and introduction of new uses to the site. The reuse of the building reduces the amount of material consumed for the construction and activation of the site. The redevelopment of the site also allows for a greater utilization of the existing high frequency transit lines along 900 S. and State St. while increasing accessibility and mobility by locating new residential units near transit.

Consideration 2 – Modification to Setbacks

As previously described, the existing building on the site is built to the property line. The applicant is proposing, through a Planned Development, to extend the front, corner side, and rear exterior wall to create a second and third floor. While the existing building is considered to be legal noncomplying, any addition to the building is required to meet the CC zoning district setbacks. The front yard setback standard in the Corridor Commercial district is 15', the corner side yard is 15', and the rear yard setback is 10'. The addition will be in line to the existing building and is proposed to be built to the property line.

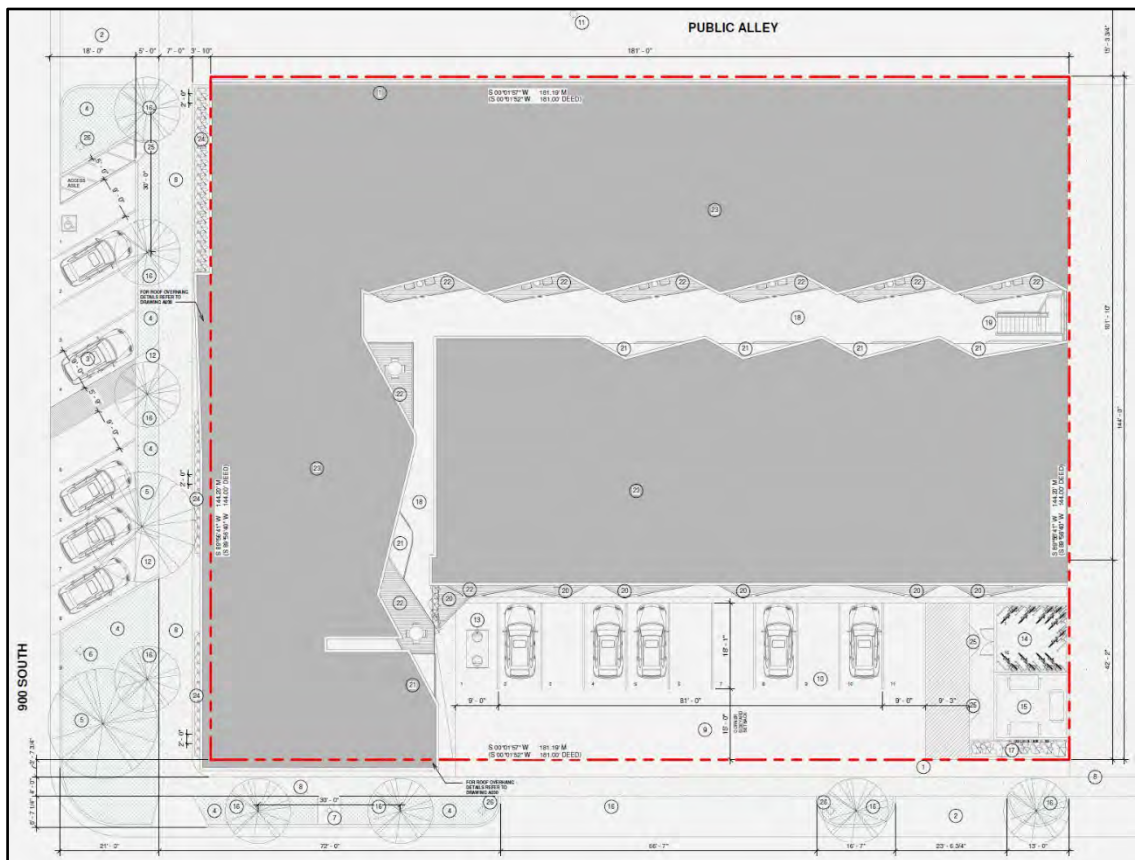


Figure 6: Proposed Site Plan

The addition of the second and third stories will not negatively impact the front or corner side yards as the existing building is built to the property lines, and allowing for the addition to be built inline vertically creates an addition and design which is cohesive to the structure as a whole, instead of

creating the appearance of two buildings if the front and corner side setback were enforced. Extending the exterior wall vertically is also compatible with the established built environment along 900 South which is an increasingly urban area where structures built to the property line is commonplace. The properties located to the north and west of the subject site also have structures built to the property lines, the property to the north also has a second story without a front yard setback.

The impacts due to the proposed addition not meeting the rear yard setback will be minimal as well. The ground floor of the existing building is already built to the rear property line and the property located to the south of the subject site is commercial in nature – the second and third story additions will not impact the use south of the project site.

Consideration 3 – Modification to Height

The permitted height in the Corridor Commercial district is 30'. The applicant is proposing to exceed the maximum building height in the underlying zoning district by 5' for a total building height of 35'. A height modification is allowed through a Planned Development up to 5 additional feet. While a 30' tall building would allow for 3 stories with standard ceiling heights, the Huddart Lofts Planned Development ground floor, which will be used for a restaurant and an office, will have a height of 13'9". This additional height facilitates the active ground floor uses; ceiling height has been shown to make for a more comfortable space for the patrons of the building and improve the lease-ability of the commercial uses. The additional height to the structure will not negatively affect surrounding properties or uses as the site is a corner lot with an alleyway located to the east and a commercial site neighboring to the south.

The project will increase the fenestration to wall ratio, well beyond what is required in the zoning district. The amount and location of the windows proposed on the converted structure and vertical addition will allow for greater transparency into the building which will assist in softening the reduced setbacks and additional height while improving the pedestrian experience on the street.

Consideration 4 – Compliance with Off-Street Parking Standards

During the public comment process the main concern expressed from members of the community was Huddart Lofts' compliance with the off-site parking standards. This concern was raised by the community as there is a perception that there is not sufficient parking in the immediate vicinity of the project site. The proposed Planned Development will meet its required off-street parking standards by providing some onsite parking and utilizing off-site parking, which is a

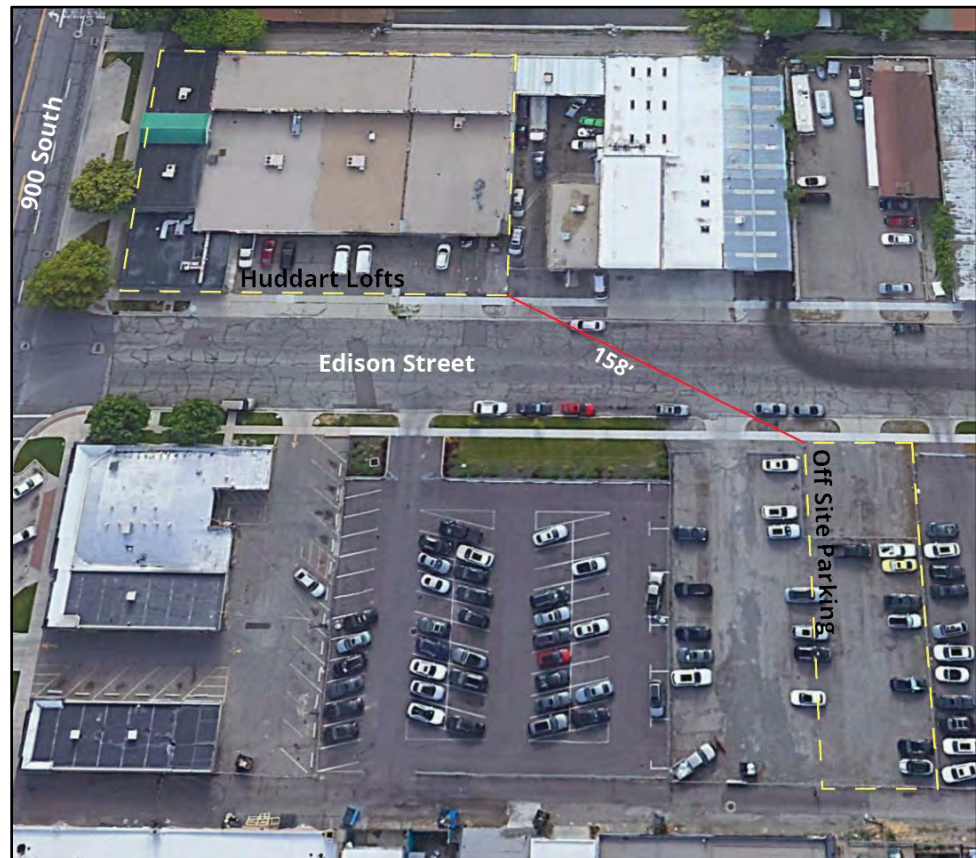


Figure 7: Off-Site Parking

permitted use in the Corridor Commercial district. Off-site parking in the CC district must be within 1,000' of the proposed use, the off-site parking proposed will be within 160' of the Huddart Lofts site -- the applicant is the owner of the off-site parking property.

The applicant also meets the standards for Transportation Demand Management Parking Incentives which allows for a reduction in parking of 75% of the minimum standards. The Transportation Demand Management Parking Standards the project meets includes:

- 50% secured long-term bicycle parking;
- Locker and shower facilities on-site;
- And, an on-premises daycare.

Because the proposed use of the building is mixed, shared parking will be used as the peak demand for parking for an office use is different than the peak demand for parking residential and restaurant uses. The shared parking count for the three different uses and the time of day they are most used is broken down in Table 1 below, the percentage of required shared parking may be found in Table 21A.44.040B Schedule of Shared Parking in the Salt Lake City Code. Huddart Lofts includes 44 parking stalls, the number of stalls required at any one time during the day is bolded in Table 1 within the row "parking stalls required".

The Huddart Loft project meets the parking standards found in Section 21A.44 of the Salt Lake City Zoning Code and per Transportation Review Comments (Exhibit G).

	Weekday 12-7AM	Weekday 7AM-6PM	Weekday 6PM-12AM	Weekend 12-7AM	Weekend 7AM-6PM	Weekend 6PM-12AM
Residential	34	17	27	34	26	26
Restaurant	1	4	5	1	3	5
Office	1	22	1	0	11	0
Parking Stalls Required	36	43	33	35	40	31

Table 1: Parking Calculations

DISCUSSION:

The proposed Huddart Lofts development will rehabilitate and reuse an existing building on the site. Due to the constraints of redeveloping a previously improved site, some modifications to the zoning standards are needed in order to develop the site to meet the intent of the Corridor Commercial zoning district. The intent of the Corridor Commercial district is, *“to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards”* and through *“a mix of land uses”*. It is found by Planning Staff that the Huddart Lofts project meets the intent of the Corridor Commercial zoning district and the Planned Development standards as discussed in this staff report.

The front and corner side yard setback modification are appropriate to the site as the setbacks will be the same as what presently exists on the site and the addition will be in line to the existing setbacks. The height modification to allow for additional height will have minimal impact to the adjoining properties and is the result of having a mixed-use development on the site. The Planned Development is consistent with the intent and purpose of the Master Plan and the underlying zoning district. Staff recommends approval of the proposed Planned Development.

NEXT STEPS:

Planned Development Approval

If the planned development is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Planned Development Denial

If the planned development is denied, the applicant cannot proceed with the project and will be required to meet the standards of the underlying zoning ordinance in order to develop the property.

ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION



SALT LAKE CITY PLANNING

Planned Development

OFFICE USE ONLY

Project #: <i>PLNSUB2019-00997</i>	Received By: <i>K. Englin</i>	Date Received: <i>10/17/19</i>	Zoning: <i>CC</i>
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Project Name:

Huddart Lofts

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: setback variance

Address of Subject Property: 150 E 900 S

Name of Applicant: Hoang Nguyen

Phone: [REDACTED]

Address of Applicant: [REDACTED]

E-mail of Applicant: [REDACTED]

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner☐ Contractor☐ Architect☒ Other:

Director of Public Relations

Name of Property Owner (if different from applicant): Mai Nguyen

E-mail of Property Owner: [REDACTED]

Phone: [REDACTED]

☐ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

☐ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

☐ Filing fee of \$775 plus \$121 per acre in excess of (1) acre.
☐ Plus additional fee for required public notices.

SIGNATURE

☐ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

[Signature]

Date:

10/17/19



To: Salt Lake City Planning Commission

From: Hoang Nguyen, Managing Partner
Sapa Investment Group

Date: December 12th, 2019

Re: Huddart Lofts Planned Development

PROPERTY ADDRESSES: 156 E 900 S

PARCEL ID: 180-001

MASTER PLAN: Downtown Master Plan

REQUEST: A request by Sapa Investment Group, representing the property owner, for Planned Development approval for waiving landscape requirements and setback variance. The Applicant plans to use the existing building for adaptive re-use, developing the second and third floors for eighteen (18) loft-style residential homes and ground floor space into offices, café, employee day care, and resident gym.

Applicant Narrative

Project Description

The current site has a two-story commercial building. The existing building does not meet present setback requirements. We would like to maintain the building but build on top of it: this construction would trigger a setback requirement that we request be waived to maintain the full square footage of the present building. This way we avoid sending the existing building to the landfill and replacing it with another building.

Our proposal will promote greater efficiency in land use by using the full square footage of an existing building, and will promote sustainability by enhancing the building instead of razing it and sending it to the landfill. We plan to preserve the existing building for first-floor office and café use, then build a second and third floor for loft-style apartments. In addition to office and café space, we intend to provide three kitchen areas, a section for employee day care, as well as a gym with lockers and showers for the upstairs residents. The proposal includes multi-family housing and mixed use buildings that are uncommon to the area. By making the most of the property within its zoning restrictions, we predict the property's improvements will better the surrounding community on both residential and commercial levels. The construction of housing units will increase local residency, while improvement made to ground floor office and café space (to be operated by Fillings & Emulsions bakery, contact Chef Adalberto, [website](#), [menu](#)) will activate the sidewalks and contribute to a more walkable community.

We plan to adapt and reuse the existing building to contribute to the character of the community as well as provide a new façade; and we plan to use design, landscape, and architectural features to create a pleasing environment.

The proposed structure is five feet over the allowed height for the district. This height variance will enable more space within the structure for offices as well as added luxury in the loft-style apartments.

The lot currently contains 18 parking stalls. While this amount does not meet the required parking per use, we intend to employ strategies to reduce parking demand. We intend to provide bike racks that are covered to shelter from the elements. We are hoping to combine efforts with neighboring commercial ventures to initiate a new GreenBike port in our area; initial talks have occurred with Maven District. There is also a bus stop (route #9) at 900 S and 120 E, just a block away from the site. The property's proximity to the Trax station (at 900 S, 200 W) also promotes alternative transportation.

Landscaping will consist and expand past the requirement of 1 tree per 30 feet of frontage. We will cluster trees on the corner to enhance the glass façade, and we plan a wall mural to break up the east-facing wall. We are partnering with the Utah Arts Alliance (contact Derek Dyer, 801.651.3937, derek@utaharts.org) for this mural as well as a sculptural feature. The front building façade will also be highly decorative and artful and may function itself as public art. All of these items combined will create a functional and pleasing environment for residents and neighbors.



Outdoor rendering of the glass façade and sculptural front of Huddart proposal.

We have a great working relationship with Tim and Tess Watcke, the owners across the street, and a collaborative mission to enhance the Maven District area. In addition, we have presented the plans to the Liberty Wells Community Council, who wholeheartedly support our proposal.

- 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 proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood. Enhances accessibility and mobility.

By adaptively reusing the building instead of demolishing it, we will preserve the character of the building and community while also practicing sustainability. By building more residential apartments, our plan 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 more residential apartments on top of an existing building, we directly align with the master plan for having sustainable urban living. In addition, our property will be multi-use, with office and retail spaces on the ground floor.

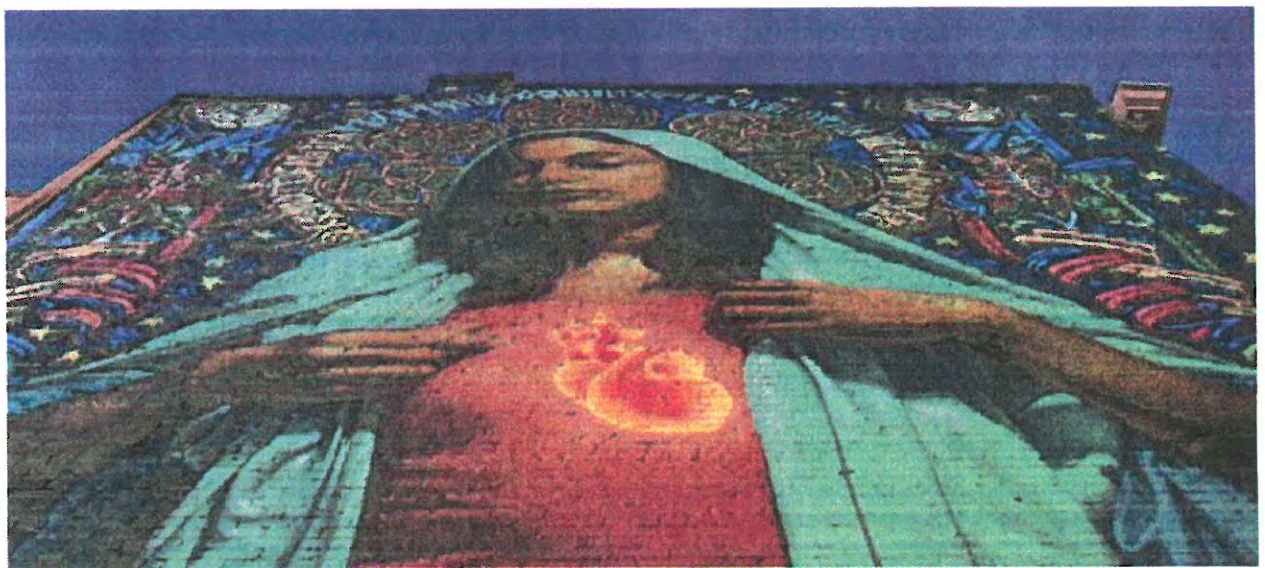
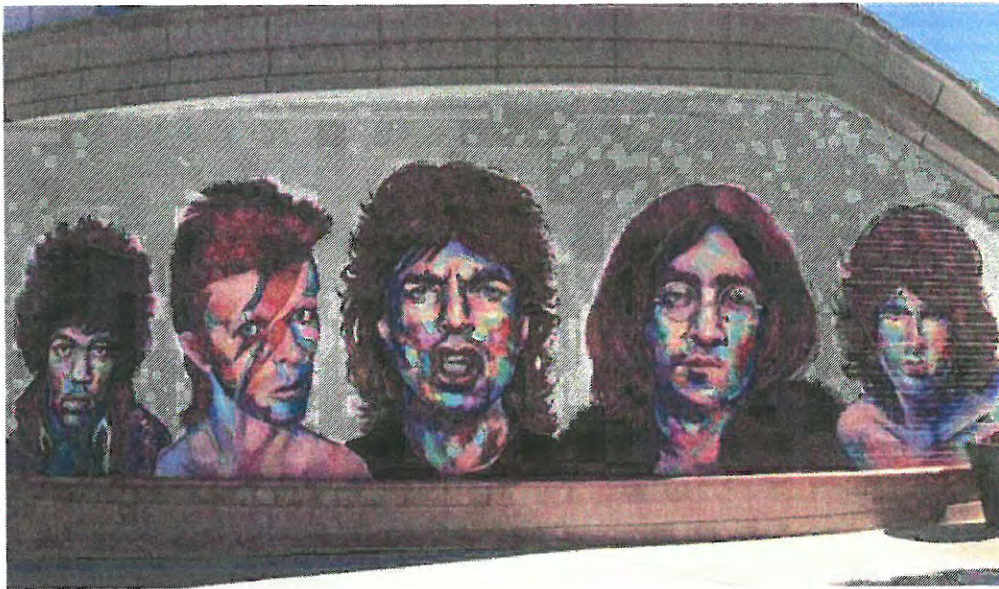
- C. **Design and Compatibility:** Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. Building façades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.

By keeping the existing building, we enter in to the visual character of the neighborhood. However, we will also improve the landscape with high-scale materials, high design, and architectural and landscape facades for a pleasant neighborhood experience. We will activate the sidewalk with the office and retail ground floor.

- D. **Landscaping:** Proposed landscaping is designed to lessen potential impacts created by the proposed planned development.

Landscaping will consist and expand past the requirement of 1 tree per 30 feet of frontage. We will cluster trees on the corner to enhance the glass façade, and we plan a wall mural to break up the east-facing wall. We are partnering with the Utah Arts Alliance (contact Derek Dyer, 801.651.3937, derek@utaharts.org) for this mural as well as a sculptural feature. The front building façade will also be highly decorative and artful and may function itself as public art. All of these items combined will create a functional and pleasing environment for residents and neighbors.

Some examples of SLC murals:





To see more images of Utah Arts Alliance murals and to read about their importance to Salt Lake, visit [this article](#) by *The Salt Lake Tribune*.

- E. **Mobility:** The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood.

We intend to provide bike racks that are covered to shelter from the elements. We are hoping to combine efforts with neighboring commercial ventures to initiate a new GreenBike port in our area; initial talks have occurred with Maven District. There is also a bus stop (route #9) at 900 S and 120 E, just

a block away from the site. The property's proximity to the Trax station (at 900 S, 200 W) also promotes alternative transportation. The new café and office space for the ground floor will activate the sidewalks and support a more walkable community.



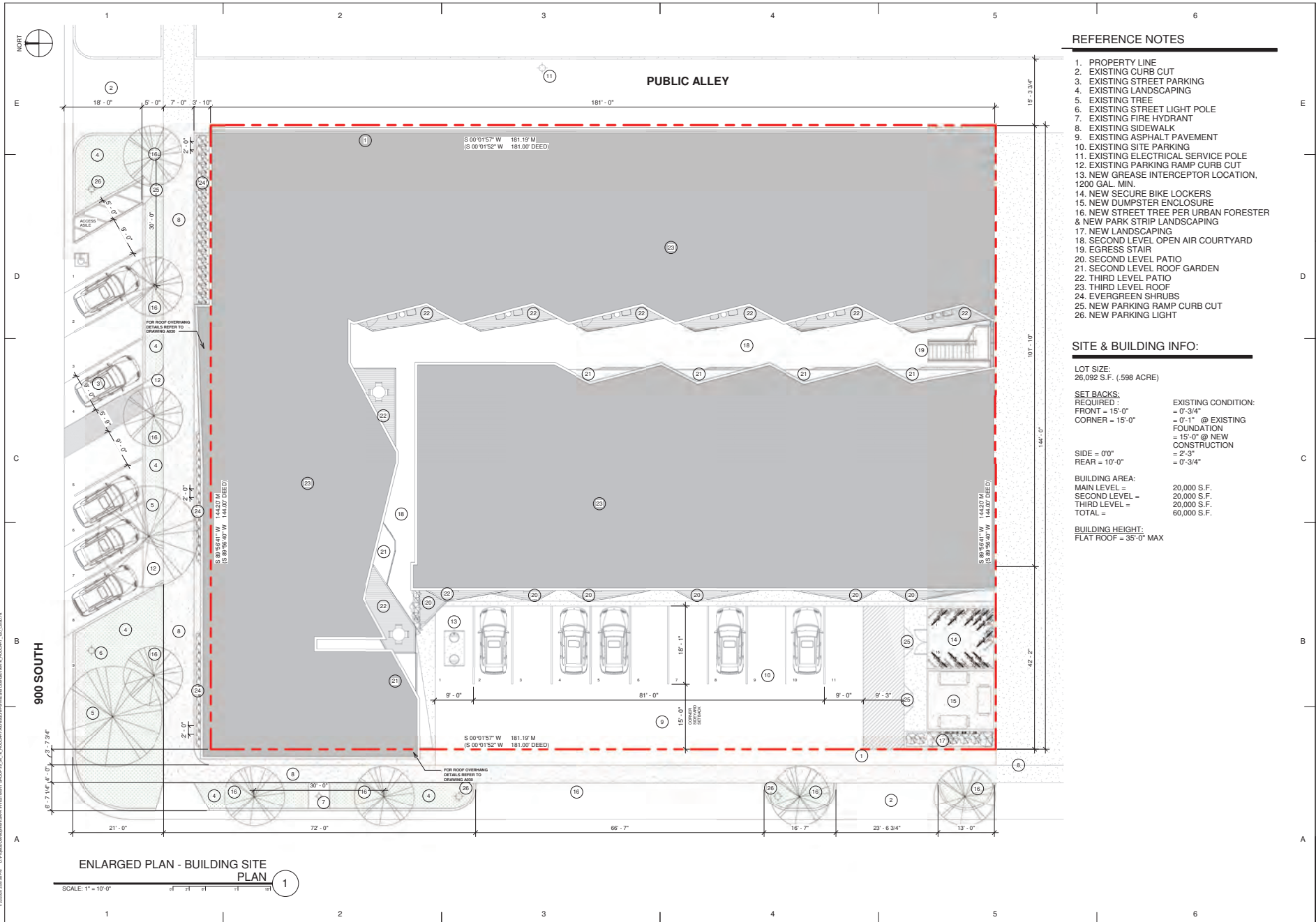
The yellow box represents our land parcel. The pink box represents the bus stop for route #9 at 900 S, 120 E. The purple box represents the Trax station at 900 S, 200 W.

- F. **Existing Site Features:** The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

We aim to keep the current building, promoting sustainability and maintaining the character of the neighborhood while also increasing the value of the area with office, café, and residential spaces, as well as a fresh façade for the second and third floors.

For all these reasons, we humbly ask the Planning Commission to waive setback requirements and landscape requirements for the proposed building at 156 E 900 S.

ATTACHMENT B: SITE PLAN



REFERENCE NOTES

1. PROPERTY LINE
2. EXISTING CURB CUT
3. EXISTING STREET PARKING
4. EXISTING LANDSCAPING
5. EXISTING TREE
6. EXISTING STREET LIGHT POLE
7. EXISTING FIRE HYDRANT
8. EXISTING SIDEWALK
9. EXISTING ASPHALT PAVEMENT
10. EXISTING SITE PARKING
11. EXISTING ELECTRICAL SERVICE POLE
12. EXISTING PARKING RAMP CURB CUT
13. NEW GREASE INTERCEPTOR LOCATION, 1200 GAL. MIN.
14. NEW SECURE BIKE LOCKERS
15. NEW DUMPSTER ENCLOSURE
16. NEW STREET TREE PER URBAN FORESTER & NEW PARK STRIP LANDSCAPING
17. NEW LANDSCAPING
18. SECOND LEVEL OPEN AIR COURTYARD
19. EGRESS STAIR
20. SECOND LEVEL PATIO
21. SECOND LEVEL ROOF GARDEN
22. THIRD LEVEL PATIO
23. THIRD LEVEL ROOF
24. EVERGREEN SHRUBS
25. NEW PARKING RAMP CURB CUT
26. NEW PARKING LIGHT

SITE & BUILDING INFO:

LOT SIZE:
26,092 S.F. (.598 ACRE)

SET BACKS:
REQUIRED :
FRONT = 15'-0"
CORNER = 15'-0"

EXISTING CONDITION:
= 0'-3/4"
= 0'-1" @ EXISTING
FOUNDATION
= 15'-0" @ NEW
CONSTRUCTION
= 2'-3"
= 0'-3/4"

SIDE = 0'0"
REAR = 10'-0"

BUILDING AREA:
MAIN LEVEL = 20,000 S.F.
SECOND LEVEL = 20,000 S.F.
THIRD LEVEL = 20,000 S.F.
TOTAL = 60,000 S.F.

BUILDING HEIGHT:
FLAT ROOF = 35'-0" MAX

CB&SD
REVIEW

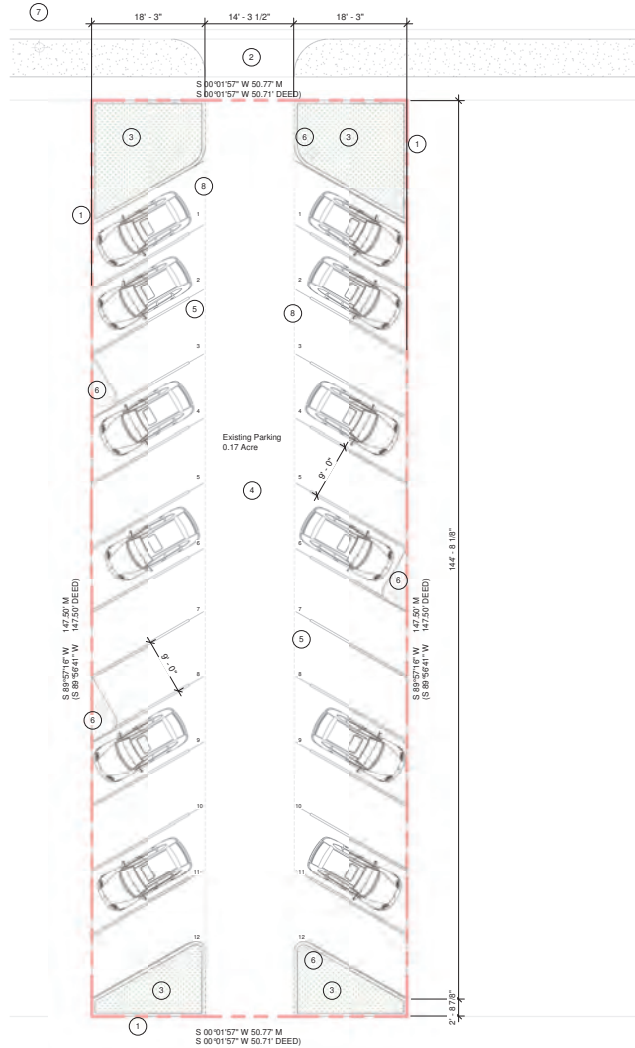
HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE:
12/16/19

PROJECT NO.:
190416

ENLARGED SITE
PLAN

A402



REFERENCE NOTES

1. PROPERTY LINE
2. EXISTING CURB CUT
3. LANDSCAPE
4. NEW LAYER OF ASPHALT
5. NEW STRIPING
6. NEW PARKING LIGHTING
7. EXISTING STREET LIGHTING POLE
8. VEHICLE PROJECTION LINE

SITE & BUILDING INFO:

LOT SIZE:
26,092 S.F. (.598 ACRE)

SET BACKS:
REQUIRED:
FRONT = 15'-0"
CORNER = 15'-0"

EXISTING CONDITION:
= 0'-3/4"
= 0'-1" @ EXISTING
FOUNDATION
= 15'-0" @ NEW
CONSTRUCTION
= 2'-3"
= 0'-3/4"

BUILDING AREA:
MAIN LEVEL = 20,000 S.F.
SECOND LEVEL = 20,000 S.F.
THIRD LEVEL = 20,000 S.F.
TOTAL = 60,000 S.F.

BUILDING HEIGHT:
FLAT ROOF = 35'-0" MAX

CB&SD
REVIEW

HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE:
12/16/19
PROJECT NO.:
190416

ENLARGED PLAN -
OVERFLOW PARKING

A403



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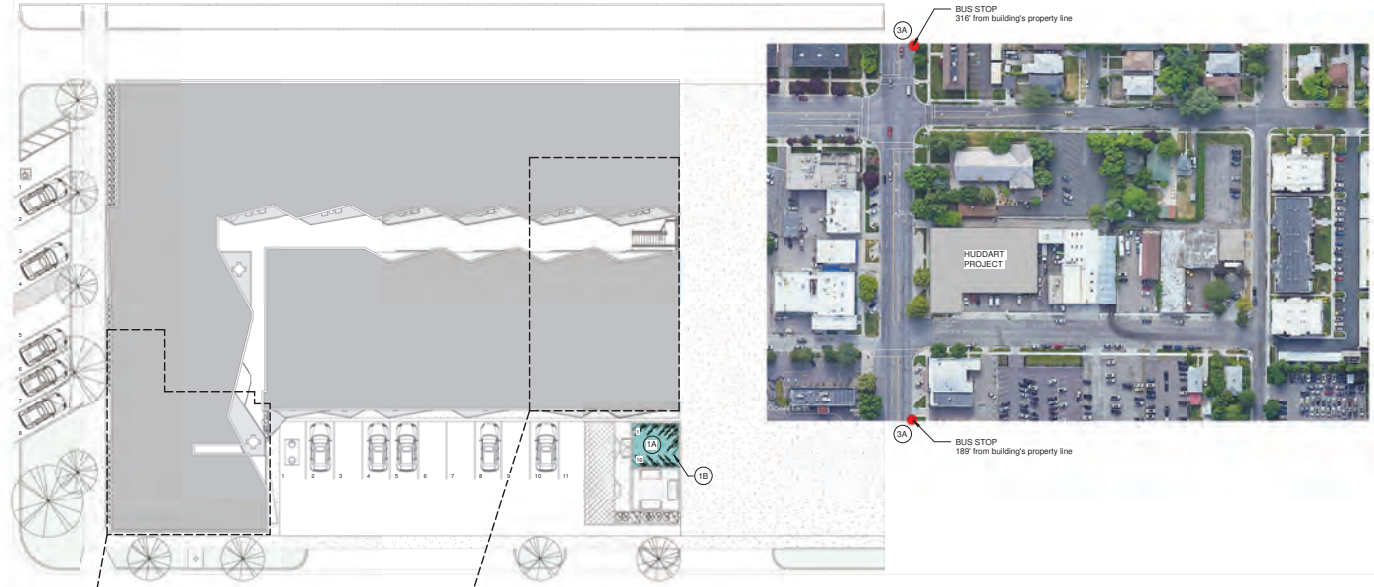
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REFERENCE NOTES

21A.44.050: TRANSPORTATION DEMAND MANAGEMENT:
C.4: Eligible Transportation Demand Management Strategies:

A. Major transportation demand management strategies:

- (1) At least fifty percent (50%) of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees or patrons of the development.
- (2) A facility for bicycle or pedestrian commuters that offer at least one (1) unisex shower and five (5) lockers for storage for use by employees of a nonresidential development.
- (3) A full service bus stop sited to serve the development's employees or residents, either of new construction or with improvements, such as additional lighting, security features, benches or shelter, to an existing stop. A full service bus stop includes, but is not limited to, full ADA accessibility, a paved pathway to the right-of-way, trash cans, lighting, a bench and a shaded, sheltered waiting area. The applicant must work with Utah Transit Authority to establish and verify the long term viability of the proposed or existing bus stop.
- (5) An on premises daycare in a nonresidential or mixed use development.
- (6) An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.
- (7) An on premises restaurant, cafeteria or lunchroom that provides meals for purchase by employees, residents or patrons of the development.

B. Minor transportation demand management strategies:

- (1) Permanently sheltered, covered or secure facilities for the required bicycle parking.

CB&SD
REVIEW

PARKING CALCULATION:

FIRST FLOOR:

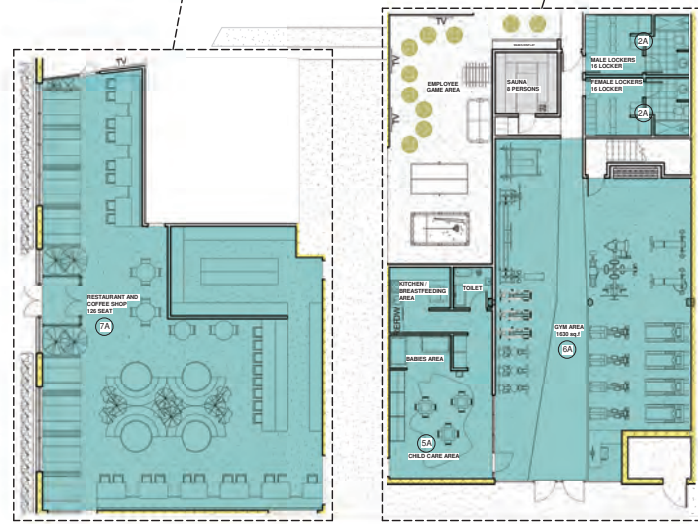
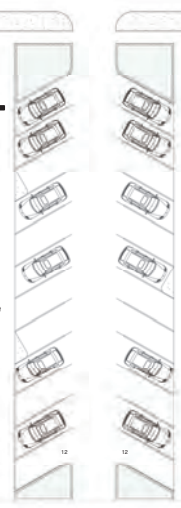
OFFICE / NO. OF REQUIRED PARKING SPACES
Usable area = 7460.58 sq.ft 3 spaces per 1000 sq.ft = 22 space

RESTAURANT / NO. OF REQUIRED PARKING SPACES
Usable area = 2370 sq.ft 2 spaces per 1000 sq.ft = 5 spaces

SECOND AND THIRD FLOOR:

RESIDENTIAL / NO. OF REQUIRED PARKING SPACES
1 / 4 Bedrooms 1 space per room = 4 spaces
1 / ADA - 1 Bedroom 1 space per room = 1 space
16 / 2 Bedrooms 1 space per room = 32 space

Total 18 units Total = 37 space
Total parking required = 64 parking space



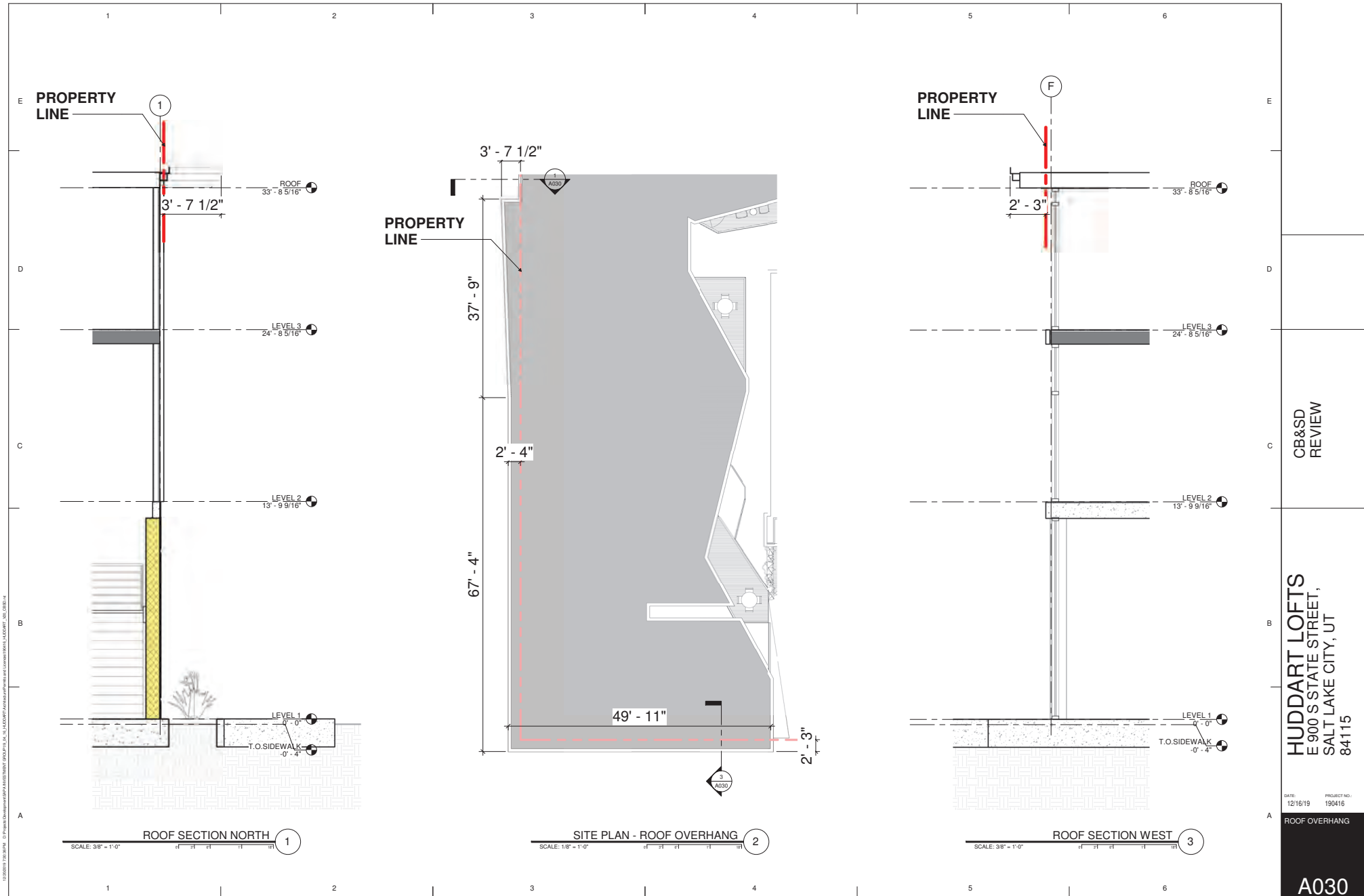
LEVEL 1 RESTAURANT AREA

LEVEL 1 GYM AND DAYCARE AREA

HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE: 12/16/19 PROJECT NO.: 190416
TRANSPORTATION AND PARKING MANAGEMENT

A020



CB&SD
REVIEW

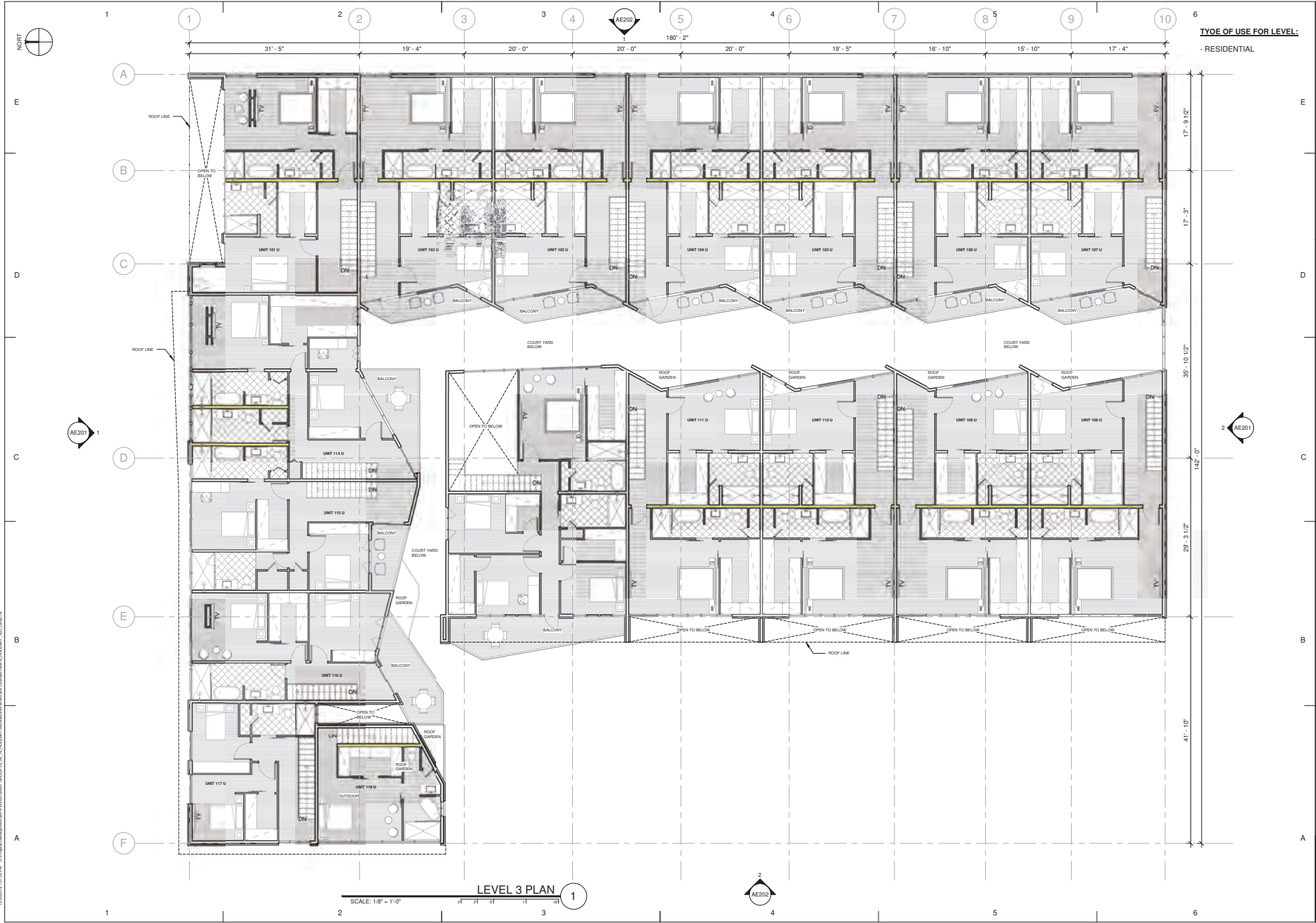
HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE:
12/16/19

PROJECT NO.:
190416

ROOF OVERHANG

A030



12/16/19 10:27 AM 0:00 Huddart Lofts - Level 3 Plan - 1/8" = 1'-0" - 12/16/19 10:27 AM 0:00 Huddart Lofts - Level 3 Plan - 1/8" = 1'-0"

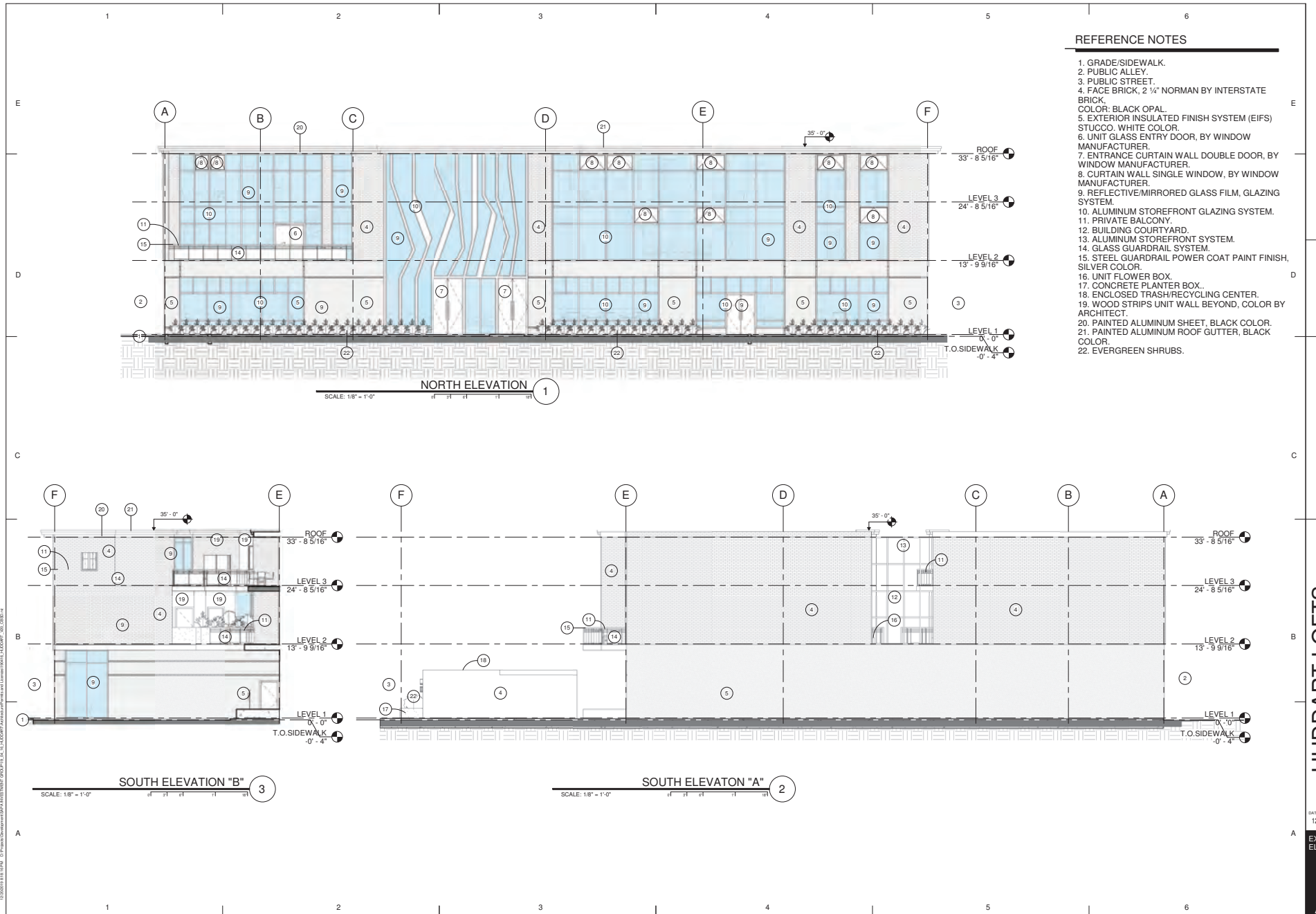
CB&SD
REVIEW

HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE: 12/16/19 PROJECT NO.: 190416
GENERAL PLAN
LEVEL 3

A104

ATTACHMENT C: BUILDING ELEVATIONS



CB&SD
REVIEW

HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

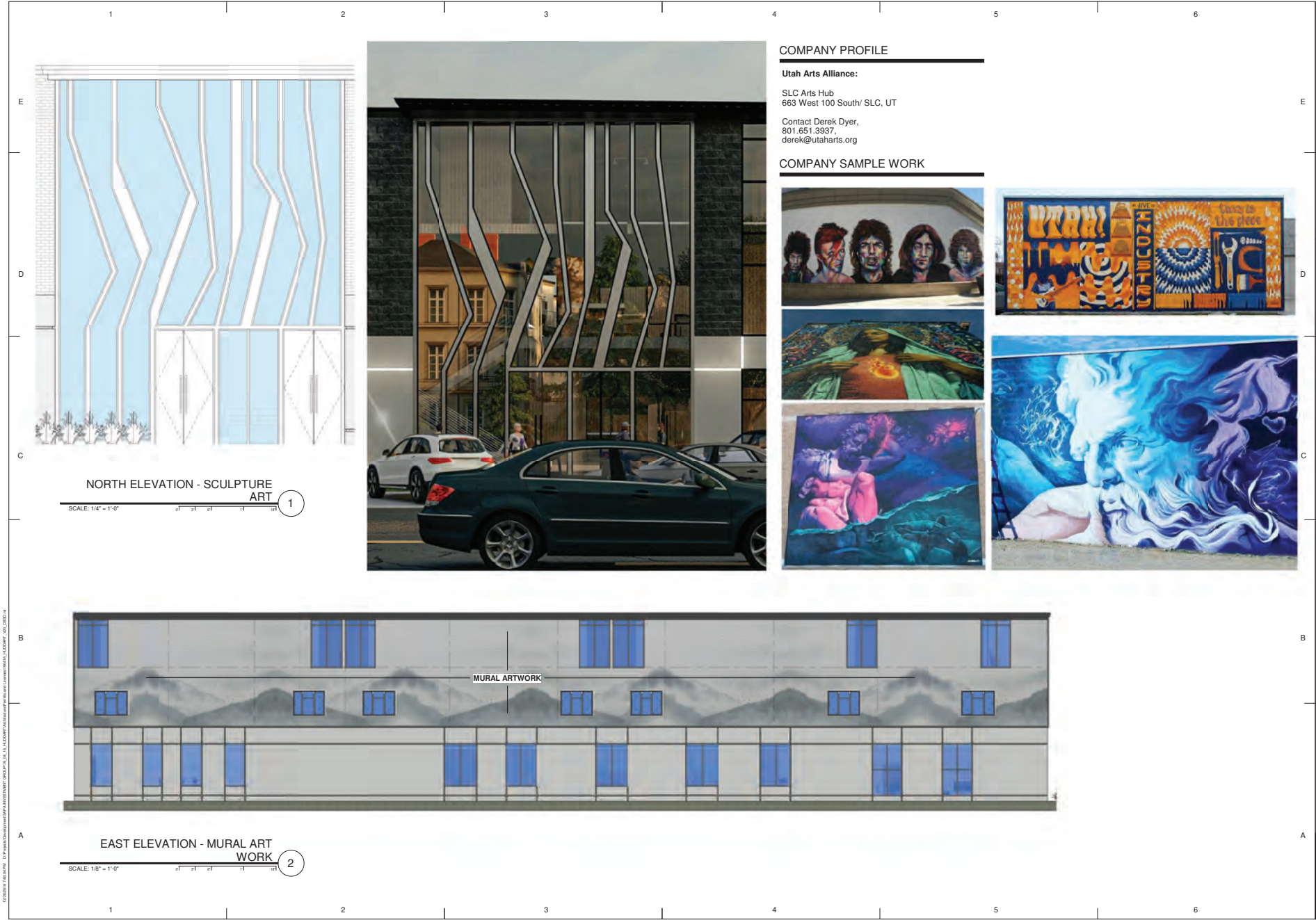
DATE: 12/16/19
PROJECT NO.: 190416

EXTERIOR
ELEVATIONS

AE201



AE202



CB&SD
REVIEW

HUDDART LOFTS
E 900 S STATE STREET,
SALT LAKE CITY, UT
84115

DATE:
12/16/19
PROJECT NO.:
190416

BUILDING
LANDSCAPE

A204



SAPA
Investment Group



SAPA
Investment Group





SAPA
Investment Group







SAPA
Investment Group



HUDDART
LOFT

SAPA
Investment Group

ATTACHMENT D: SITE PHOTOS



View of site, front façade, looking south on 900 South



View of site, east façade, looking south-west on 900 South



View of site, west façade, looking north-east on Edison Street



View of site, south façade, looking east on Edison Street

ATTACHMENT E: ZONING ORDINANCE STANDARDS

CC (Corridor Commercial District)

The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

Zoning Ordinance Standards for CC zone (21A.26.050)

Standard	Proposed	Finding
Minimum Lot Area: 10,000 sf	The project site is approximately 26.436 square feet in size.	Complies
Minimum Lot Width: 75 feet	Approximately 140 feet	Complies
Maximum Building Height: 30 feet; May request an additional 15 feet.	35 feet. Additional height is requested by the applicant through the Planned Development process	Does not comply. Planned Development approval is required.
Minimum Front and Corner Side Yard Requirement: 15 feet	The project is proposed without a front yard setback along 900 south and zero corner side yard setback along Edison. A modification of a front and corner side yard setback is requested through the Planned Development process.	Does not comply. Planned Development approval is required.
Minimum Interior Side Yard Requirement: None	The project site has no interior side yards.	Complies
Minimum Rear Yard Requirement: 10 feet	The project is proposed without a rear yard setback. The rear yard setback adjoins another commercial site to the south of the subject site. A modification of the rear yard setback is requested through the Planned Development Process.	Does not comply. Planned Development approval is required.
Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards.	The landscaping on the site is required to be updated. However, because the first-floor building is existing and was built at the time legally the first floor front and corner side yard setbacks are legal noncomplying and will not permit additional landscaping in the front or corner side yard areas.	Legal noncomplying front and corner side yard landscaping.

ATTACHMENT F: PLANNED DEVELOPMENT STANDARDS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Rationale	Finding
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p>The Huddart Lofts meets the purpose statement of the Planned Development by complying with objective D. and objective F.</p> <p>Objective D relates to the “Mobility” of the site and encourages development which <i>“enhances accessibility and mobility:</i></p> <ol style="list-style-type: none"> 1. <i>Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.</i> 2. <i>Improvements that encourage transportation options other than just the automobile.”</i> <p>Huddart Lofts meets this standard in that it encourages alternative transportation options and utilizes shared parking and high frequency bus routes along 900 South. By encouraging transportation by transit, bicycling, or walking it reduces the creation of air pollution in the valley. The project accomplishes this by providing a space with mixed uses and providing convenience to the patrons of the building through the use of a daycare center, showers, and lockers.</p> <p>Objective F relates to “Master Plan Implementation” and how the development of the site, <i>“helps implement portion of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</i></p> <ol style="list-style-type: none"> 1. <i>A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.”</i> <p>This objective was reviewed in this Staff Report as Key Consideration 1 and has been found to be in compliance with and furthers the implementation of both the adopted Central Community Master Plan and the citywide Plan Salt Lake. It furthers the implementation by creating and activating unique spaces while encouraging the use of alternative forms of transportation.</p>	<p>Complies</p>
<p>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide,</p>	<p>As discussed in the Key Consideration 1 of this Staff Report it has been found that the proposed Huddart Lofts development will meet the master plans which are</p>	<p>Complies</p>

community, and/or small area master plan that is applicable to the site where the planned development will be located.		applicable to the site, this includes the Central Community Master Plan and the citywide Plan Salt Lake.	
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		The addition to the existing building was designed to be interactive to the street and to be compatible to the established neighborhood surrounding it, while furthering citywide goals of encouraging alternative forms of mobility.	Complies
C1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	The footprint of the building is existing on the site. The vertical extension of the exterior walls to allow for an addition on the second and third stories is compatible with the neighborhood and the existing built environment along 900 South. The project sufficiently acts as a transition from a highly commercial street scape along and near State Street and the single family residential neighborhood to the east. As reviewed in Key Consideration 1, the project meets the objectives and intent of the applicable master plans.	
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	<p>The building is oriented to both 900 South and Edison Street with building entrances facing both streets and enough fenestration provided which encourages interaction with these spaces.</p> <p>The exterior building materials proposed include EIFS Stucco on the ground floor and a brick veneer on the second and third floors. The windows will be aluminum encasing and the windows will be reflective glass. The balconies along the west façade will have a glass guardrail system and the eaves will have a black aluminum soffit and fascia; along a portion of the north and west property lines the eaves will project into the public right of way. As a condition of approval that applicant will need to receive a right-of-way permit prior to obtaining a building permit for the project.</p>	
C3	Whether building setbacks along the perimeter of the development: <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p>	The setback modifications are addressed in Key Consideration 2. The setbacks for the addition have been found to be appropriate to the character of the neighborhood and will not alter the existing setbacks of the ground floor of the building.	

	<p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>		
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Additional ground floor transparency will be provided by this project than is existing on the building presently. The project will have sufficient ground floor transparency to interact with pedestrians on the street. Art will also be integrated into the front façade of the building, defining the main entrance into the building. A mural will also enhance the east façade along the alleyway, improving the pedestrian interest in new structure.	
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Lighting on the site will be directed toward the building in order to provide diffused light to pedestrians on the street and maintain potential light pollution on the site which may negatively affect visibility on the street.	
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Dumpsters will be fully screened with durable materials and will be located on the west side of the property near existing parking.	
C7	Whether parking areas are appropriately buffered from adjacent uses.	The parking on the site is existing, no additional parking on the site is proposed.	
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:		The landscaping is proposed to be improved on the site. Because the existing building is built to the property lines and is considered to be legal noncomplying the landscaping proposed for the site will also be legal noncomplying. While the landscaping standards cannot be met, where landscaping can be updated and improved to most closely meet the landscaping standard the proposed project will make these updates.	Legal Noncomplying
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	The only mature trees on the site are trees are located in the public right-of-way. These trees will be preserved. Any proposed modifications or removal of said trees would have to be approved by the city's Urban Forester.	
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Through the redevelopment of the site new landscaping will be installed in areas which are available. Because this is an existing site new landscaping areas are limited, nevertheless additional landscaping will be provided along 900 South and what landscaping there presently is will be updated.	

D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Areas for updating landscaping is limited. The landscaping on the site will be updated to meet present standards as closely as possible.	
D4	Whether proposed landscaping is appropriate for the scale of the development.	Additional street trees will be planted along 900 South. The streets and accompanying landscaping will act as a buffer from on street parking which will serve the site.	
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		This development is located near transit, is installing bicycle facilities and building additional sidewalks which will encourage multiple modes of transportation. This standard was discussed in Subsection A of this attachment.	Complies
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Vehicle access to the site is existing and was built legally at the time of initial construction of the site. The access to the site is considered legal noncomplying.	
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;	The design and overall layout of the site and the building is accommodating to pedestrians along 900 South and is oriented toward the pedestrian and bicyclists. The drive approach along Edison Street is considered to be legal noncomplying and will not be updated to meet current drive approach standards. However, the corner façade will be interactive to Edison Street and will improve pedestrian interest and comfort through the proposed improvements to the site.	
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	The overall layout of the site will not be altered and will continue to allow access to and from the site in the same manner.	
E4	Whether the proposed design provides adequate emergency vehicle access; and	There is sufficient access around the periphery of the building to facility emergency vehicle access.	
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Loading and services areas are adequate for the site, because the overall layout of the site will be the same as what is presently existing the impacts of these areas will be minimal.	
F. Existing Site Features: The proposed planned development preserves natural		The footprint of the site will be maintained, as well as the existing mature trees located in the public right of way.	Complies

and built features that significantly contribute to the character of the neighborhood and/or environment.	There are some elements, including vehicle access, parking, and landscaping which is considered to be legal noncomplying. The project will update the site to meet the current standards as much as possible.	
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	The Public Utilities Department has reviewed the project and finds that they are able to provide all necessary services for this proposed project.	Complies

ATTACHMENT G: DEPARTMENT COMMENTS

Transportation Review: (*Michael Barry, michael.barry@slcgov.com*)

- The parking calculations look good. The ADA parking spaces should be on site not on the street. They can put one on the street if they want to but it cannot be used for their ADA parking requirement unless it is on site.

Building Review: (*Todd Christopher, todd.christopher@slcgov.com*)

- There are concerns regarding fire sprinklers, seismic upgrades, exiting, fire separations, and so on that will be reviewed once a full set of construction documents has been submitted. Plans will need to be modified to meet these requirements.

Engineering Review: (*Scott Weiler, scott.weiler@slcgov.com*)

- No objections.

Public Utilities Review: (*Kristeen Beitel, kristeen.beitel@slcgov.com*)

- Public Utilities does not have any concerns about the height or setback modifications. Design comments for the proposed development have been provided below.

Zoning Review: (*Anika Stonick, anika.stonick@slcgov.com*)

- property is zoned CC (Corridor Commercial); existing building is non-complying as to required yards of the CC zoning district- hence, the Planned Development request to build “in-line” with and vertically from those existing encroachments;
- building height being proposed is taller than 30 foot height limit of zoning ordinance for CC zone- per 21A.26.050.F additional structure height may be pursued through Design Review application process that done with Planning Division, so development proposal- for design shown- needs to seek that review/ approval;
- contact and work with Real Estate Services to lease building and other encroachments into the public way;

Fire Review: (*Ted Itchon, ted.itchon@slcgov.com*)

- If the building is taller than 30 feet measured from the top of the parapet to grade at the roof eave. Then it will require aerial apparatus access and meet all the requirements of Appendix D section D105 and subsections. Or provide type I or II construction and an Alternative Means and Methods. Fire Department access is required within 150 ft. of all exterior walls of the first floor and a fire hydrant within 400 ft.
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
- 503.1.1 Buildings and facilities. ("Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. This

definition was placed in affect as per FPB (6-8-18)) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

PUBLIC PROCESS AND INPUT

Timeline

- The application was submitted on October 17, 2019.
- Notice of the proposal, and request for input, was provided to the Central City and Liberty Wells Community Councils on November 5, 2019.
 - The Liberty Wells Community Council met on December 11, 2019 to discuss the proposed Huddart Lofts Planned Development.
 - The comments and concerns expressed during this meeting included: affordable housing in the area, diversity of housing, and parking.
 - A vote was taken at the Community Council meet with 15 votes for the project and 1 against.
- Early Notification mailings were sent out on November 18, 2019 to property owners and residents within 300' of all four corners of the project site.
 - One comment in response to the early notification mailings was received. The comment was the result of concern over parking and sufficient parking for the proposed Planned Development.
- An open house was held on January 16, 2020. Notices of the open house were sent to property owners within 300' of the subject site. Two comments were received during the open house. Both comments are attached to this report.
- Public notice of the Planning Commission hearing was mailed to property owners and residents within 300' of the subject site.
- A public notice sign was posted on both frontages of the subject site on February 14, 2020. No further public comments were received before this report was finalized.

LEAVE A COMMENT!



SALT LAKE CITY
PLANNING

PROJECT NAME:

Huddart Lofts

DATE:

1/16/2020

NAME:

[REDACTED]

EMAIL:

[REDACTED]

ADDRESS:

[REDACTED]

SLC, UT 84111

COMMENTS:

Representing Randy's Record Shop at 157 E-900 S. SLC, UT - we are very concerned with auto parking in the area. Since development of the Maven projects' parking has become more difficult for our customers. We have been at this location for 40+ years and this is the first time we've experienced customer difficulties & dissatisfaction w/ parking.

STAY INFORMED // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

NAN LARSEN // nannette.larsen@slcgov.com

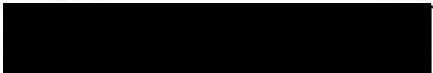

SALT LAKE CITY PLANNING DIVISION

451 S. State Street // Salt Lake City, UT 84114-5480 // P.O. Box 145480

1 over 1

Hoang Nguyen explained plans for the
area to me. Please help Randy's
Records, the oldest business in the
area accommodate our customers
customers sometimes need parking for
2 plus hours.

Thank you for your
consideration.



LEAVE A COMMENT!

PROJECT NAME:

DATE:

1/16/20



SALT LAKE CITY
PLANNING

NAME:

[REDACTED]

EMAIL:

[REDACTED]

ADDRESS:

[REDACTED]

COMMENTS:

No objections to this development

STAY INFORMED // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House, or provide your comments via email or mail.

NAN LARSEN // nannette.larsen@slcgov.com

SALT LAKE CITY PLANNING DIVISION

451 S. State Street // Salt Lake City, UT 84114-5480 P.O. Box 145480

SIGN IN SHEET

EVENT NAME:

Huddart Lofts

DATE:

5/16/19



SALT LAKE CITY
PLANNING

NAME:

[REDACTED]

ADDRESS:

[REDACTED]

Salt Lake City, UT 84111

ZIP CODE:

EMAIL:

[REDACTED]

NAME:

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