



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amy Thompson, Senior Planner, amy.thompson@slcgov.com or 385-226-9001

Date: January 13, 2021

Re: PLNPCM2020-00721 Design Review & PLNPCM2020-00722 Planned Development

Design Review & 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: Joe Jacoby, representing Jacoby Architects, has submitted applications to the city for Design Review and a Planned Development to construct an addition that would create 57 new residential units located at approximately 156 E 900 South. The proposal is for a 4-story mixed-use building located roughly on the same footprint as the existing building. The applicant is requesting Design Review approval to allow for an additional 15 feet of building height, for a total building height of approximately 45 feet. Through the Planned Development process, the applicant is requesting to decrease setbacks for the second, third, and fourth stories of the building. The exterior wall of the proposed upper stories is slightly stepped back from the exterior wall of the existing building, which is located right at the property line. In order to utilize the ground floor of the existing building, the applicant is also requesting to allow the rooftop garden areas to count toward landscaping requirements.

RECOMMENDATION: Based on the findings listed in the staff report, it is the planning staff's opinion that the request for additional height generally meets the applicable Design Review standards of approval, and the requested Planned Development modifications generally meet the Planned Development standards of review, and therefore recommends the Planning Commission approve the requests.

ATTACHMENTS:

- A. [Vicinity & Zoning Maps](#)
- B. [Narrative Submitted by Applicant](#)
- C. [Plan Set](#)
- D. [Supplemental Diagrams and Information](#)
- E. [Property and Vicinity Photos](#)
- F. [Zoning Standards](#)

- G. [Design Review Standards](#)
- H. [Planned Development Standards](#)
- I. [Public Process & Comments](#)
- J. [Department Review Comments](#)

PROJECT DESCRIPTION:



Quick Facts

Height: 45 FT (4 stories)

Ground Floor Uses: Retail and restaurant

Upper Floor Uses: Residential and rooftop dining (level 2)

Number of Residential Units: 57 units

Exterior Materials: Glass, brick, wood, concrete block, stucco, and metal panels

Parking: 72 parking spaces

Review Process & Standards: Design Review, Planned Development, CC zoning standards, and general zoning standards



EXISTING SITE - VIEW FROM 900 S FACING SOUTH

The proposed Maven Lofts project is an adaptive reuse project utilizing the existing two story building and remodeling it into a four story building with 57 one bedroom apartments, 7 retail spaces, 1 restaurant space, and rooftop amenities that include tenant courtyard, balconies, and a semi-public rooftop dining associated with the restaurant. The project includes a small greenspace on the west side of the building, along Edison Street, where the applicant indicates the main goal is to reduce the scale of the development, allow more natural light to enter the building and to create community interaction. An art mural is also proposed on the east elevation along the existing alley in an effort to promote local art in the neighborhood.

The proposed project has a total of 72 parking spaces – 8 existing on street parking stalls on 900 south, 7 off street parking stalls on the west elevation accessed from Edison Street, 31 stalls in a parking garage accessed off Edison Street, and 26 off site parking stalls located on parcel approximately 158 feet away from the subject property and under the same ownership as the subject property.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review and planned development considerations in [Attachment B](#).

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, west, 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 two 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 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.



PLANNING COMMISISON REQUESTS:

Design Review Request

The applicant is going through the Design Review process to request an additional 15 feet of building height for an overall height of 45 feet.

The maximum permitted height in the CC zoning district is 30 feet. Buildings taller than 30 feet may be permitted through the Design Review process if the commission finds the increased height

will result in improved site layout and amenities. If an additional floor is approved, increased landscaping over and beyond that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping shall be provided. Additional height is limited to 15 feet.

For complete analysis and findings in relation to the Design Review standards please refer to [Attachment G](#).

Planned Development Requests

The applicant is going through the Planned Development process to modify setback requirements for the second, third and fourth stories of the building, and to allow rooftop garden areas to count towards additional landscaping that is required in the CC zone for the height modification.

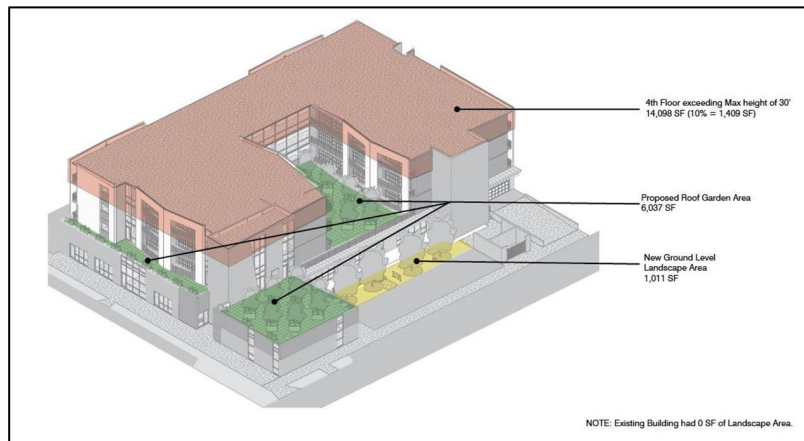
Setbacks – Because the existing structure was built before the setback requirements were in place, the front, corner side, and rear yard setbacks are not currently being met as the building is built right to the property line. The required setbacks in the CC zoning district are 15 feet in the front and corner side yard, and 10 feet in 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, third and fourth stories added to the building would require that the setbacks listed in the CC zoning district are met.

The applicant is asking for a modification to the setback requirements for the upper levels of the building in the front and rear yard. The proposed setback of the front yard is approximately 7 feet, and the rear yard is proposed at zero feet 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, with the exception of the front yard that is stepped back 7 feet providing space for some rooftop landscaping.

There is no interior side yard setback required in the CC district, however, properties that abut a lot in a residential zoning district are required to conform to the buffer yard requirements in 21A.48.080, which require a 7-foot landscape buffer. The landscape buffer is an area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use. This buffer yard requirement applies to the east lot line which abuts a property in the R-1/5000 (single family) zoning district. The east elevation of the ground floor of the existing building does not comply with this buffer yard requirement, however, in accordance with section 21A.48.170, the zoning administrator may waive the landscaping requirement if an existing building is located in an area of the lot that is required to be landscaped and compliance with the landscaping requirements necessitates removing all or a portion of an existing building. The upper stories of the east elevation of the building are proposed in-line with the existing zero-lot setback, so the applicant is requesting a modification to build the upper stories of the east elevation within the 7- foot buffer yard setback.

Landscaping – The applicant is going through the Planned Development process to allow rooftop garden areas to count towards additional landscaping that is required in the CC zone when a height modification is requested. As mentioned above, the applicant is requesting an additional 15 feet of building height through the design review process. In the CC zone, if an additional floor is approved, increased landscaping above and beyond

that which is normally required for landscape yards and landscape buffer yards is required. The amount of increased landscaping required is equal to 10% of the area of the additional floor. The additional floor has an area of 14,098 square feet and the 10% additional landscaping that is required is 1,409 square feet. The existing building



is built right to the property lines and currently does not have any landscaping. The applicant is proposing to add 1,011 square feet of landscaping along the west elevation of the building, and 6,037 square feet of rooftop garden areas.

For complete analysis and findings in relation to the Planned Development standards please refer to [Attachment H](#).

KEY CONSIDERATIONS:

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Adopted Master Plans
2. Modifications to Setbacks
3. Modifications to Building Height

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.

The Maven Lofts project 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 proposed design and architecture enhance the sense of place while interacting with pedestrians and bicyclists on the street.

Further, the proposed project 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 upper 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 Maven Lofts proposals. 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. Maven 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.”*

The proposal provides a high degree of transparency, creating 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.

In addition to providing more visibility to the street and adjoining alley to the east through glazing, rooftop areas, and balconies, the applicant is also proposing to create a mural along the east façade, facing the adjoining alleyway, on the ground floor of the building. The artwork on the east façade will further enhance interest in the building and its sense of place while the additional windows and balconies 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 feet, the corner side yard is 15 feet, and the rear yard setback is 10 feet. The addition will be mostly in line to the existing building with the exception of some setbacks on the north and west façade.

The addition of the upper 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, third and fourth story additions will not impact the use south of the project site.

The impacts to the proposed addition being built in the buffer yard setback on the east elevation are also minimal, as the ground floor of the building is already built to the east property line. There is an alley in between the east property line and the property to the east that helps to provide a buffer yard in between the subject property which is zoned CC, and the adjacent church property that is zoned R-1/5000.

Consideration 3 – Modification to Height

The permitted height in the Corridor Commercial district is 30 feet. The applicant is proposing to exceed the maximum building height in the underlying zoning district by 15 feet for a total building height of 45 feet. A height modification is allowed through Design Review up to a maximum of 15 feet. The Maven Lofts Planned Development ground floor, which will be used for a restaurant and retail spaces, 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. One of the main features of the Maven Lofts is the rooftop courtyards on the second level. These open greenspaces will enhance the neighborhood and create areas where residents can enjoy the outdoors while also allow more sunlight to get into the residential units. The applicant's narrative indicates the courtyards are the main reasons for the increased building height request.

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 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.

DISCUSSION:

The proposed Maven 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 Maven Lofts project meets the intent of the Corridor Commercial zoning district and the Design Review and 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.

NEXT STEPS:

Approval of the Design Review & Planned Development

If the requests are approved, the applicant will need to need to comply any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If the requests are denied, the applicant will still be able to develop the property by right, but at a smaller scale. The building can have a maximum height of 30 feet and the upper stories would have to be

stepped back to meet the setback requirements – front and corner side yard setback of 15 feet, a rear yard setback of 10 feet, and a buffer yard setback on the east elevation of 7 feet.

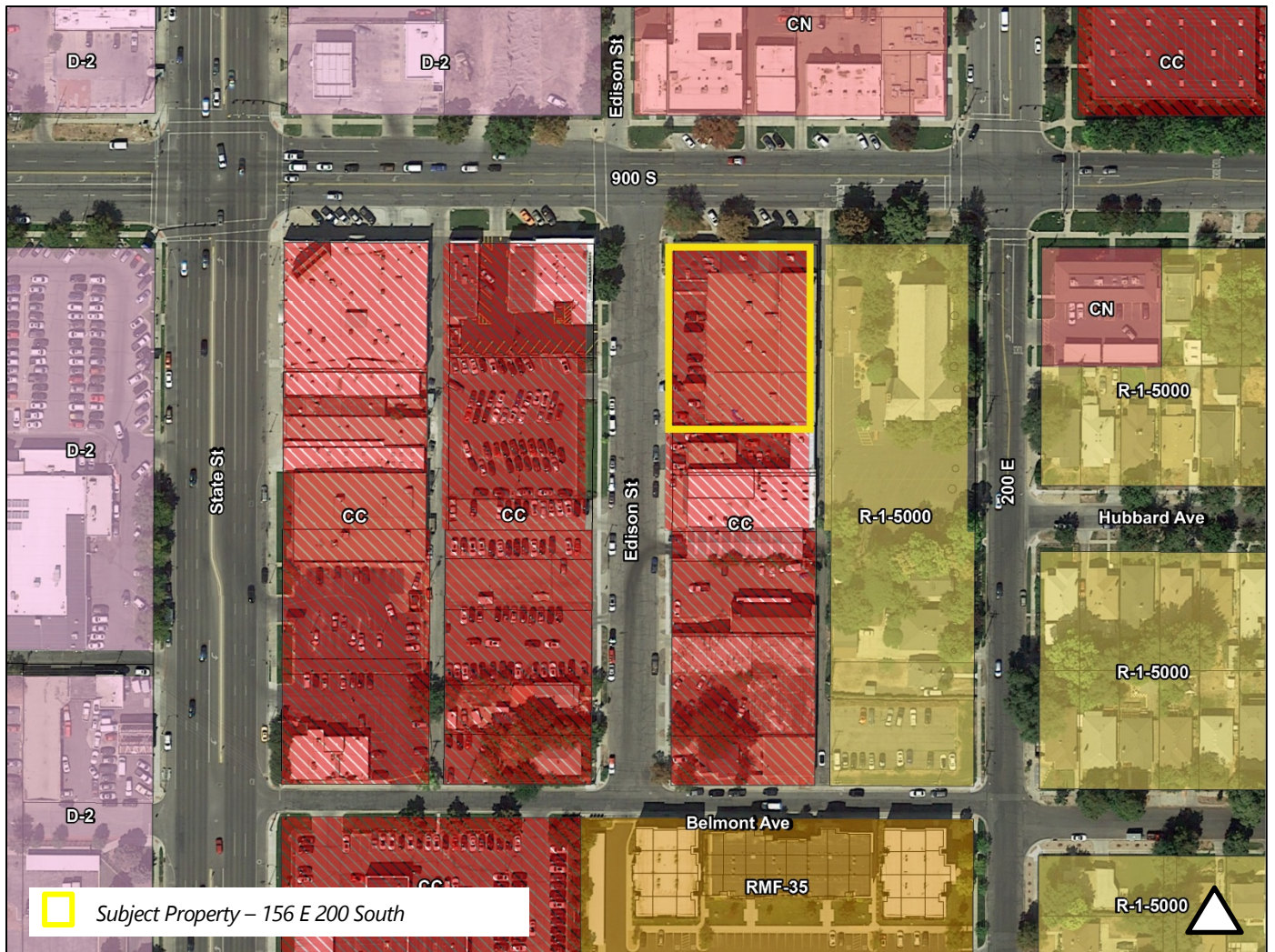
ATTACHMENT A – VICINITY & ZONING MAPS



PARKING -

Total of 72 Parking Spaces

- Off- site parking (158 FT away) – 26 stalls
- On street parking (900 South) – 8 stalls
- Off-street parking (west side adjacent to Edison Street) – 7 stalls
- New proposed off-street parking in parking garage accessed off Edison Street – 31 stalls



ATTACHMENT B – NARRATIVE SUBMITTED BY APPLICANT



JACOBY ARCHITECTS INC.

425 SOUTH 400 EAST
SALT LAKE CITY
UTAH 84111
TEL: 801.363.1434

MAVEN LOFTS -

September 16th, 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:

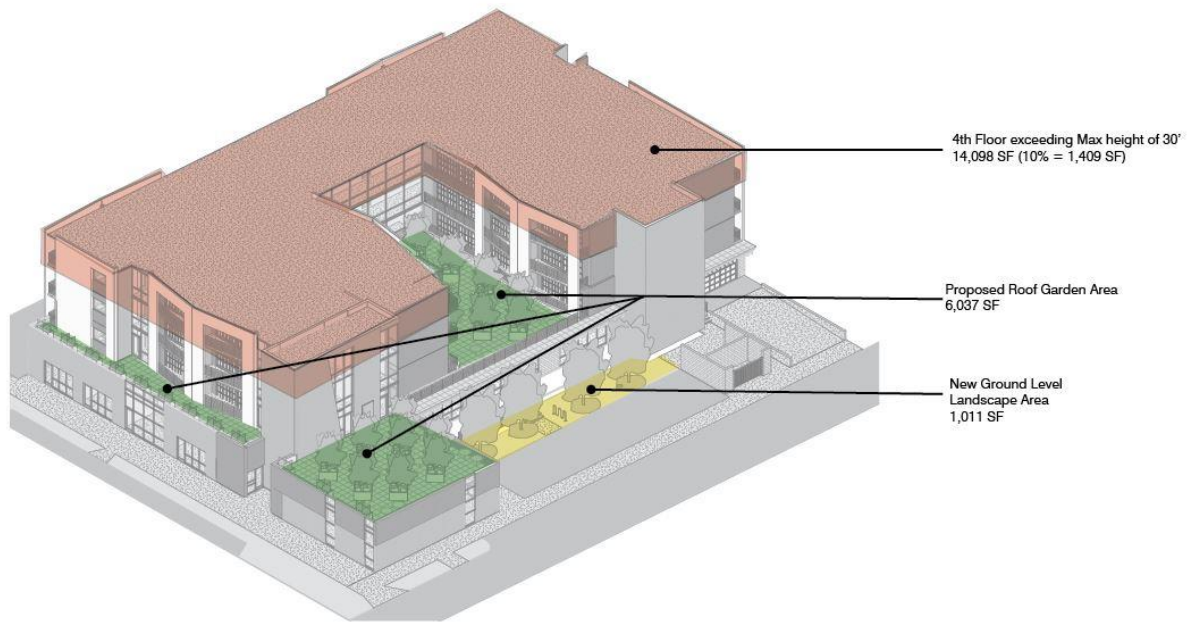
The Project site is located at 156 East 900 South, Salt Lake City, Utah. The site constitutes approximately 26,000 square feet, the majority of that site is occupied by the existing 2-story structure that was built in 1963 and has been in use consistently since its initial construction. The proposed 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;

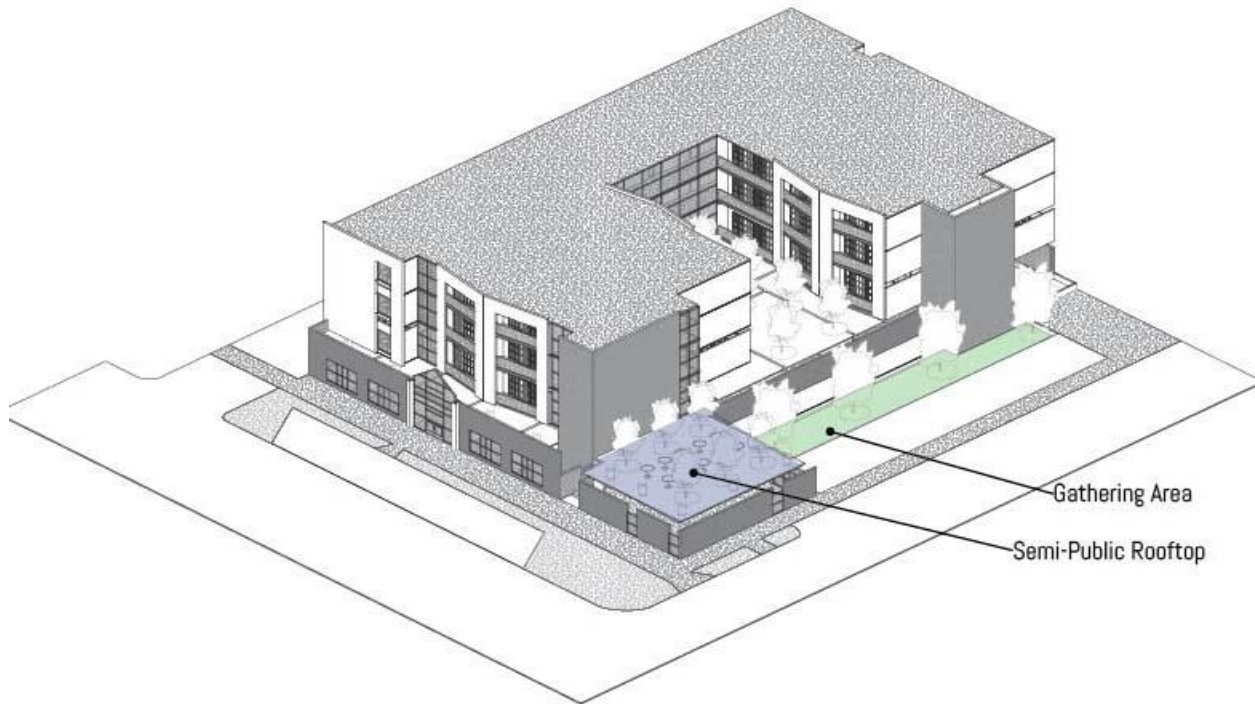
The Maven Lofts is located under the CC Corridor Commercial District and it aligns with its described purposes. It creates a mixed use between residential and commercial, providing economic development opportunities with the retail spaces located in the ground floor. By keeping the existing building, 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.**

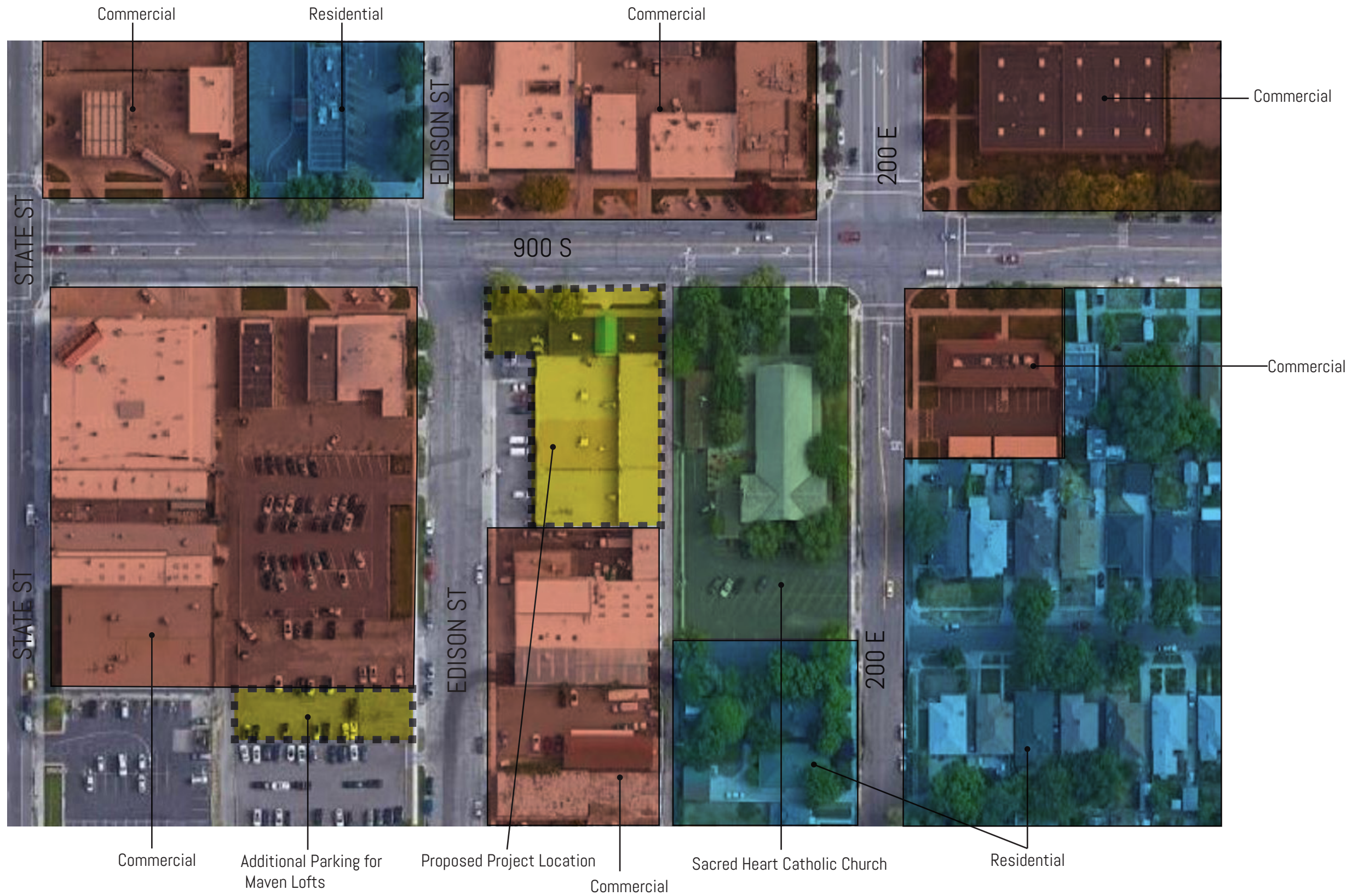
Note: See Attached Graphic Narrative and Schematic Set of Drawings

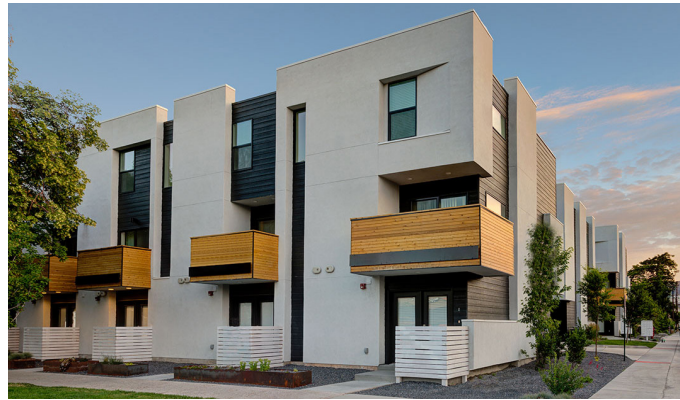
Sincerely,

Joe Jacoby
Principal, Jacoby Architects

A handwritten signature in blue ink, reading "Joe Jacoby".



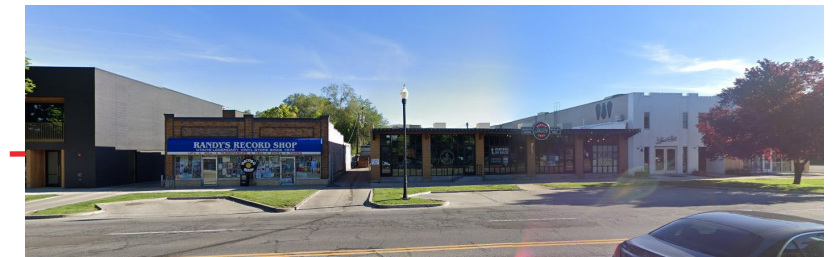




135 E 900 S - Facade Elevation



925 S Edison St - Facade Elevation



157-177 E 900 S - Facade Elevation



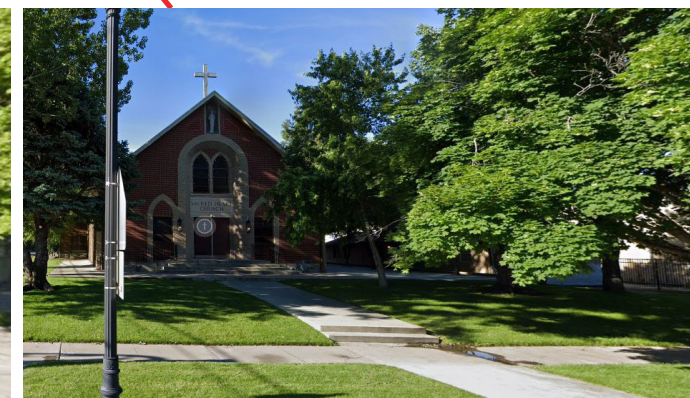
900 S 155 E - Facade Elevation



946 S 200 E - Facade Elevation

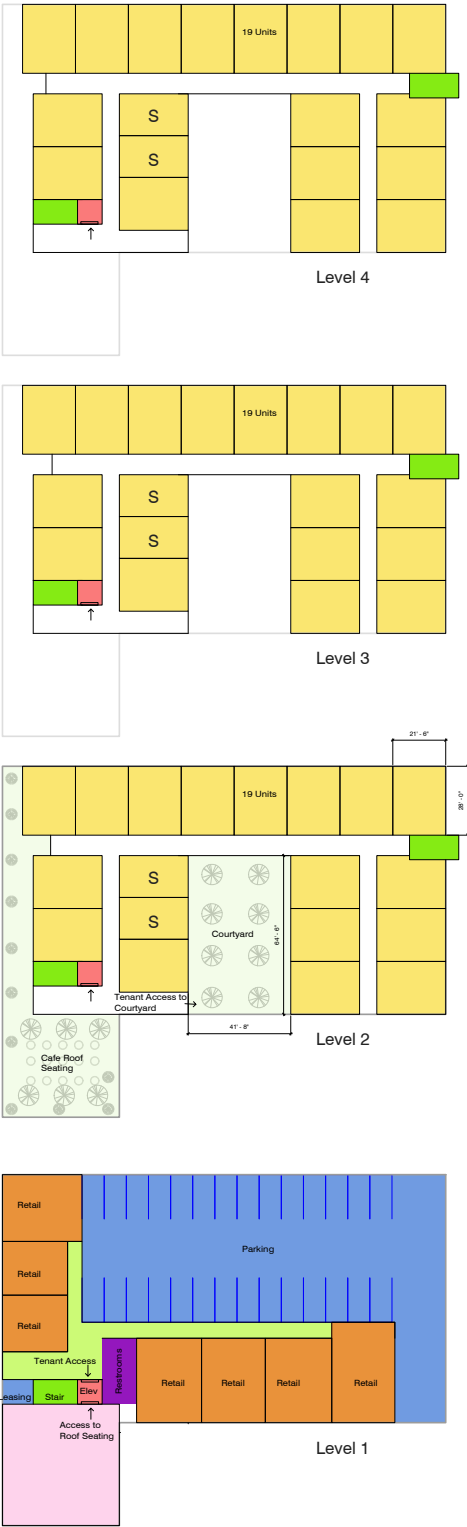


156 E 900 S - Facade Elevation (Project Site)



946 S 200 E - Facade Elevation

Maven Lofts (Plans)
 57 Units + 7 Retail + 1 Restaurant

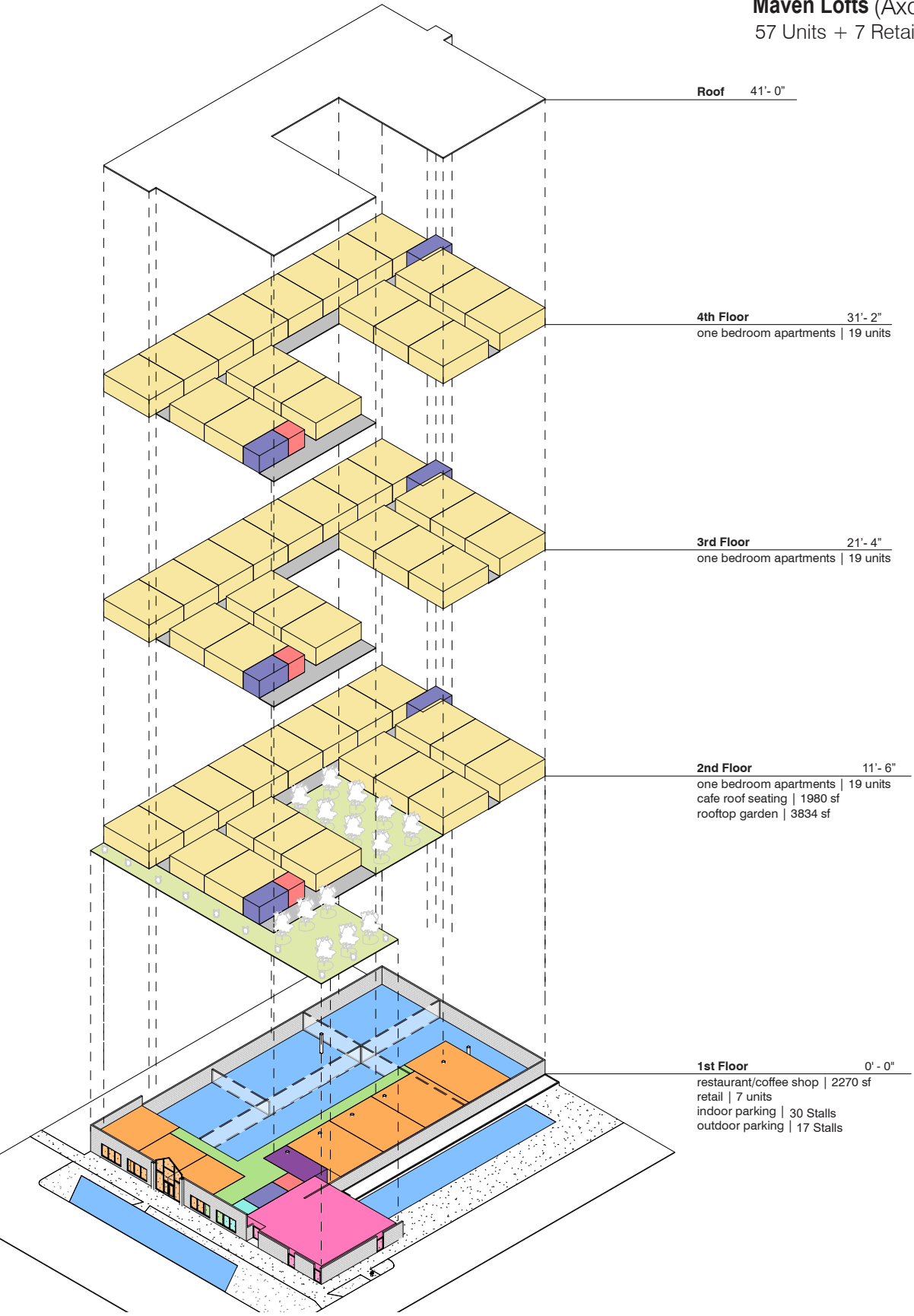


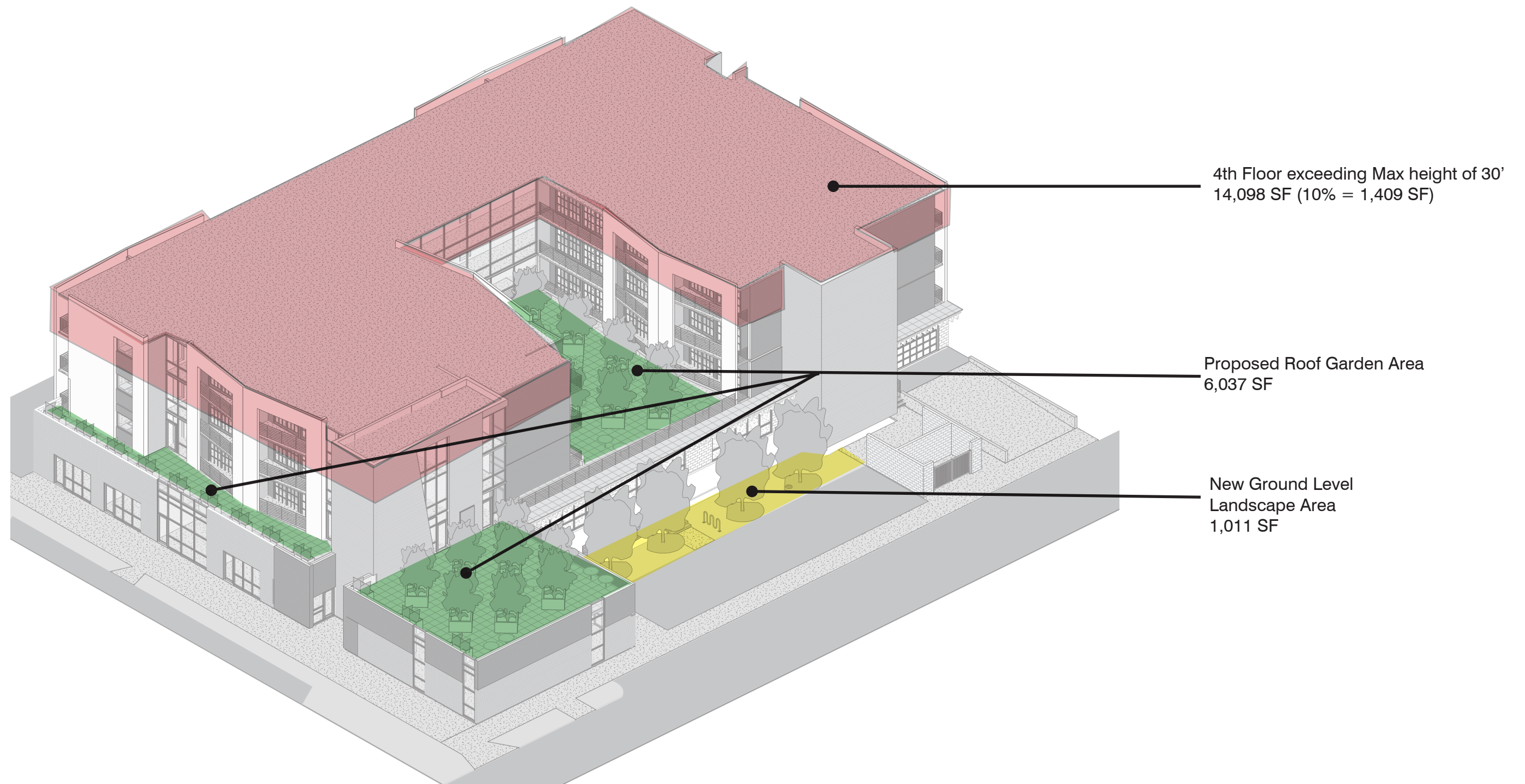
LOT SIZE 26,092 SF (.598 ACRE)

| PROPERTY SETBACKS | |
|-------------------|----------|
| REQUIRED | EXISTING |
| Front 15'-0" | 0'-3/4" |
| Corner 15'-0" | 0'-1" |
| Side 0'-0" | 2'-3" |
| Rear 10'-0" | 0'-3/4" |

| PROPOSED PARKING | |
|-------------------------------|------------------|
| ON-STREET - 9 STALLS | |
| OFF-STREET- 30 parking Garage | |
| 8 West Retail | |
| 26 Adjacent Lot | |
| TOTAL: | 73 Stalls |

Maven Lofts (Axonometric)
 57 Units + 7 Retail + 1 Restaurant





NOTE: Existing Building had 0 SF of Landscape Area.



JACOBY ARCHITECTS

425 South 400 East
Salt Lake City, UT 84111

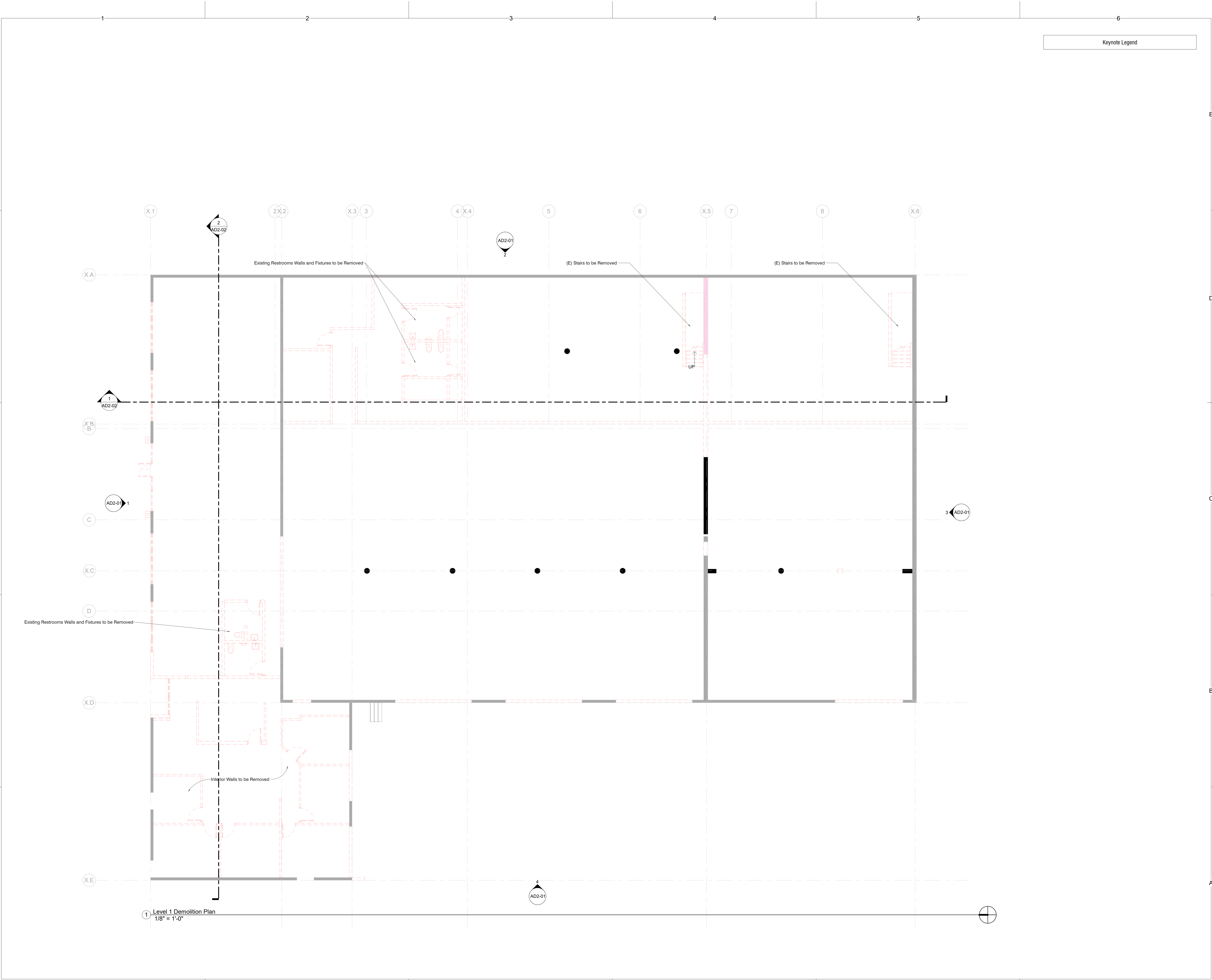
Maven Lofts

156 E 900 S, Salt Lake City, UT

PLANNED DEVELOPMENT APPLICATION DESIGN REVIEW APPLICATION

September 16, 2020





Keynote Legend



JACOBY ARCHITECTS

425 South 400 East
Salt Lake City
Utah 84111
801.363.1434
Project Number: 2020-07

| CONSULTANTS | |
|---------------|---------------------------|
| Architectural | - Jacoby Architects, Inc. |
| Civil | - xxxx |
| Landscape | - xxxx |
| Structural | - MJ Structural Engineers |
| Mechanical | - xxxx |
| Electrical | - xxxx |

STAMP

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| SHEET DATA | |
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| Drawn By: | RS |
| Checked By: | Checker |
| PROJECT | |



Maven Lofts

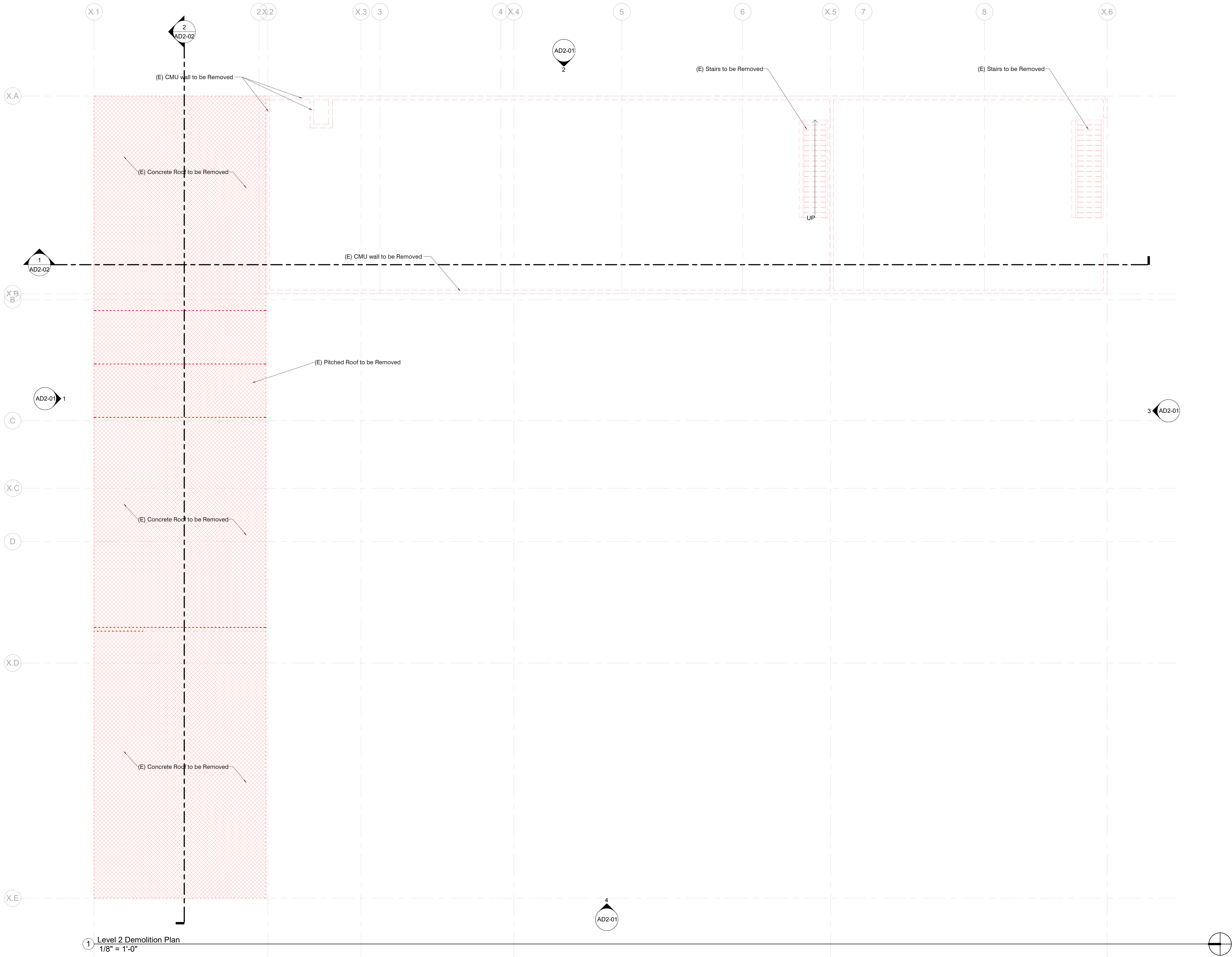
SLC # xxxxxx
SLC APPROVAL STAMP:

REVISION

| ISSUE/PHASE | |
|-------------|-----------------------------------|
| 2020.09.16 | Plan Development Design Review |

SCHEMATIC DESIGN
Level 1 Demolition Plan

AD1-01



1 Level 2 Demolition Plan
1/8" = 1'-0"

Keynote Legend



JACOBY ARCHITECTS

425 South 400 East
Salt Lake City
Utah 84111
801.363.1434
Project Number: 2020-07

CONSULTANTS

Architectural - Jacoby Architects, Inc.
Civil - xxxx
Landscape - xxxx
Structural - MJ Structural Engineers
Mechanical - xxxx
Electrical - xxxx

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2020 09 16 Plan Development
Design Review

SCHEMATIC DESIGN

Level 2 Demolition Plan

AD1-02



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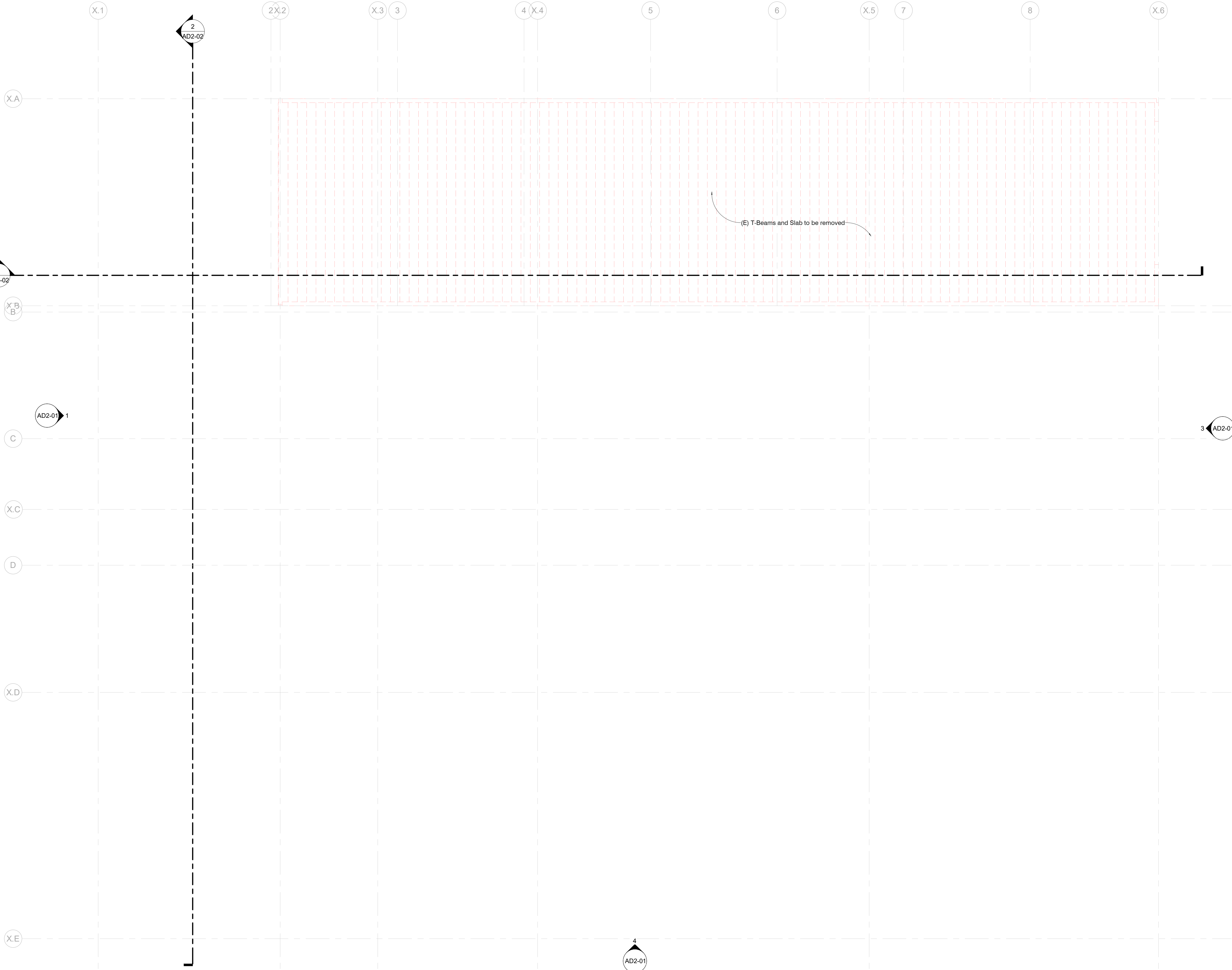
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SCHEMATIC DESIGN

Level 3 Demolition Plan

AD1-03

1 2 3 4 5 6



1 Level 3 Demolition Plan
1/8" = 1'-0"



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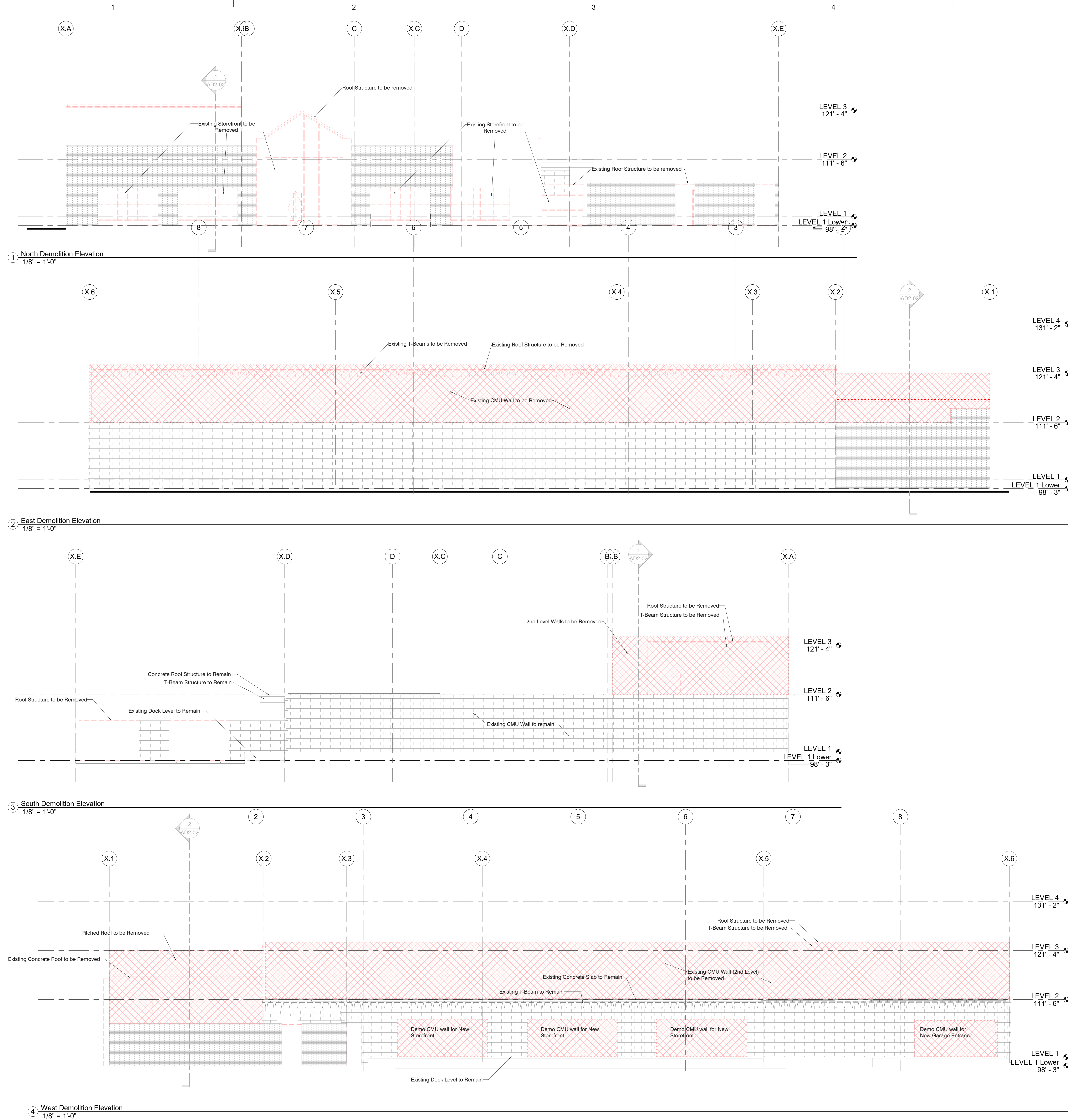
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SCHEMATIC DESIGN
Demolition Elevations

AD2-01





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SCHEMATIC DESIGN

Demolition Sections

AD2-02



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DESIGN DEVELOPMENT

Enlarged Building Site Plan

AS1-02

1 Enlarged Building Site Plan
1/8" = 1'-0"



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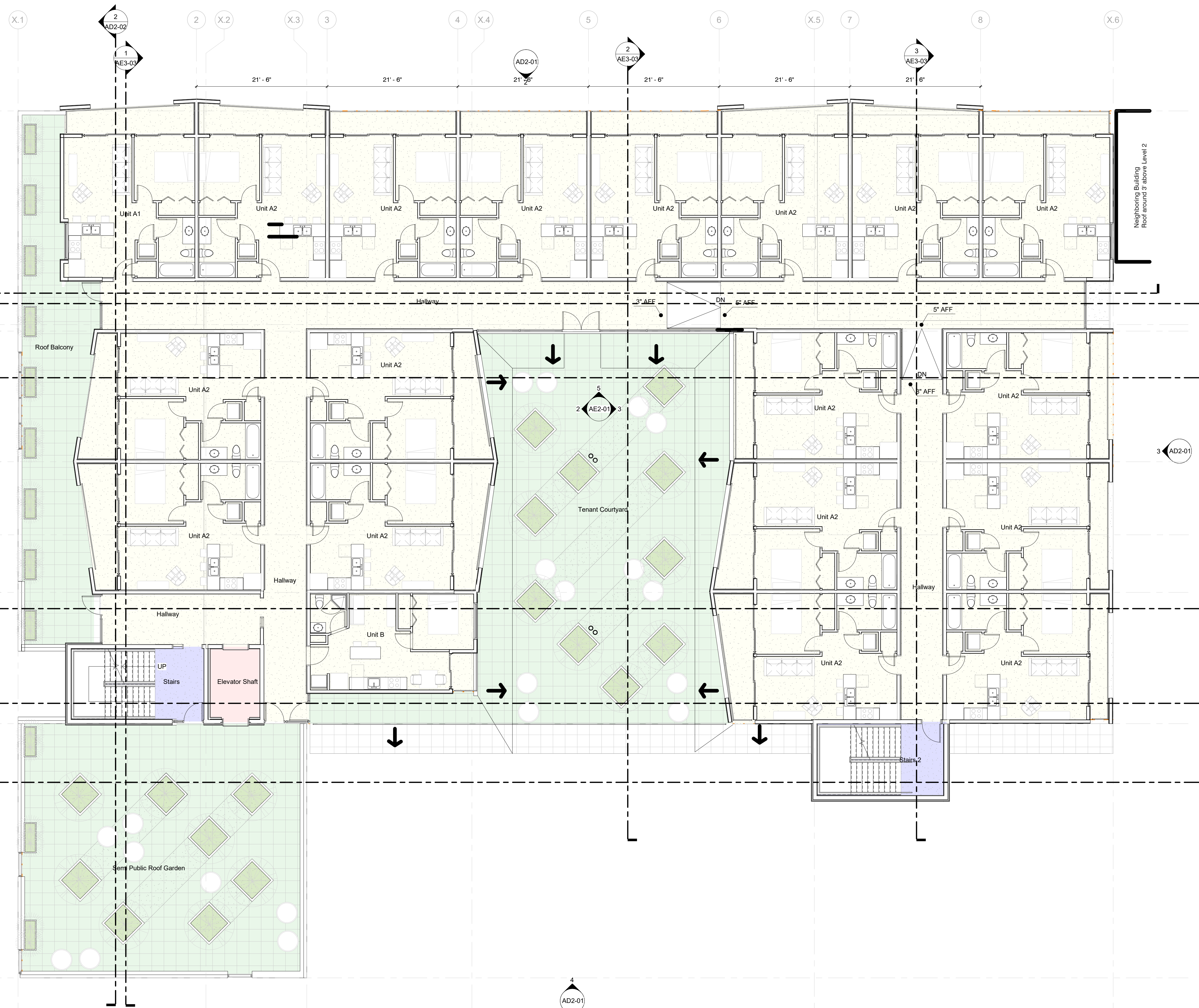
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SCHEMATIC DESIGN

Level 2 Floor Plan

AE1-32

Keynote Legend



1 LEVEL 2
1/8" = 1'-0"



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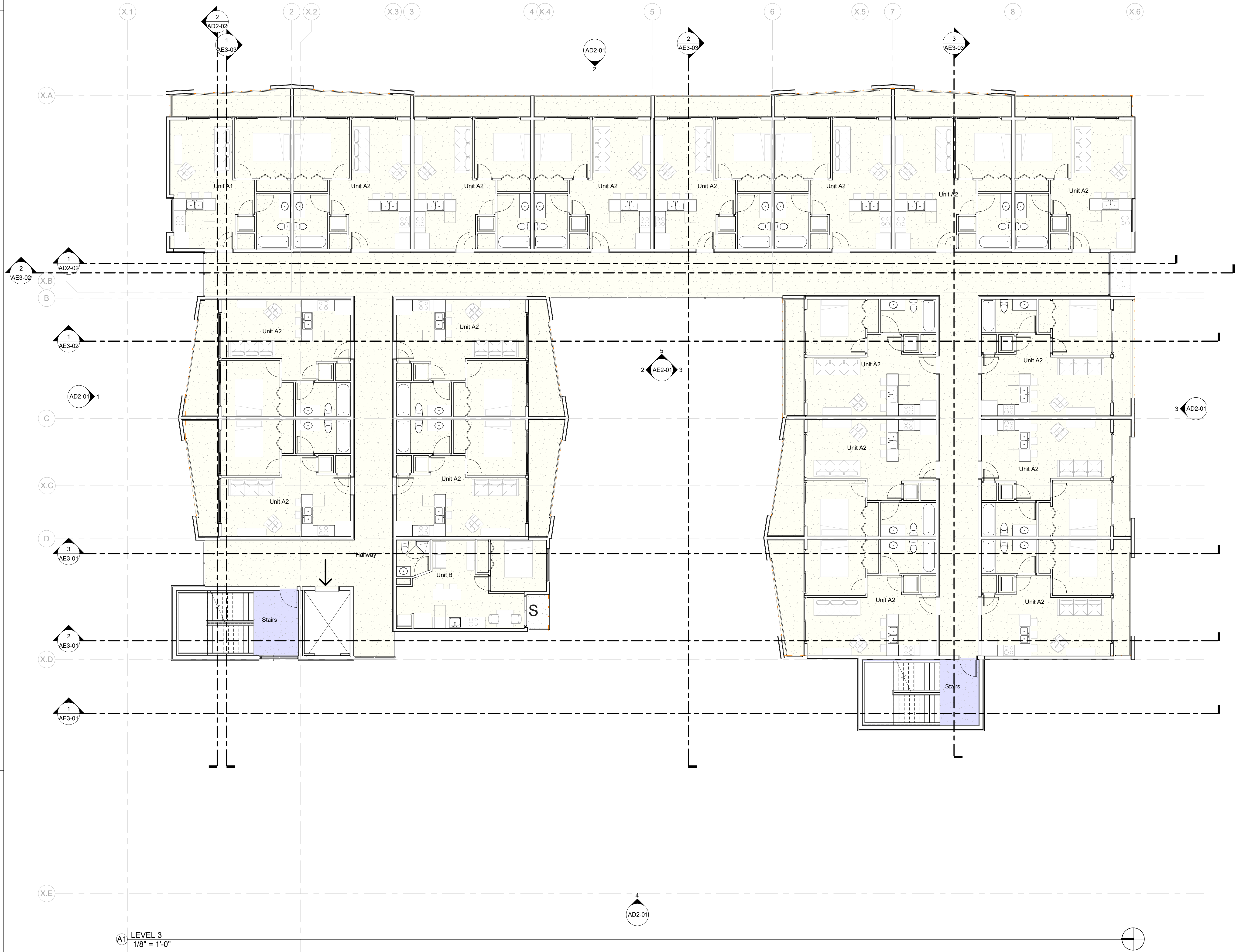
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SCHEMATIC DESIGN

Level 3 Floor Plan

AE1-33



A1 LEVEL 3
1/8" = 1'-0"



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SCHEMATIC DESIGN

Level 4 Floor Plan

AE1-34

1 2 3 4 5 6

X.1 2 X.2 X.3 3 4 X.4 5 X.5 7 X.6

1
AE3-03

AD2-01
2

2
AE3-03

3
AE3-03

X.A

Unit A1

Unit A2

Unit A2

Unit A2

Unit A2

Unit A2

Unit A2

Unit A2

Unit A2

1
AD2-02

2
AE3-02

Halfway

X.B

B

1
AE3-02

Unit A2

Unit A2

Unit A2

Unit A2

AE2-01 1

C

X.C

D

3
AE3-01

Stairs

Unit B

S

Unit A2

Unit A2

X.D

2
AE3-01

Stairs

Unit A2

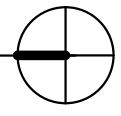
Unit A2

1
AE3-01

X.E

A1 LEVEL 4
1/8" = 1'-0"

4
AD2-01





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CONSTRUCTION DOCUMENTS

Building Elevations

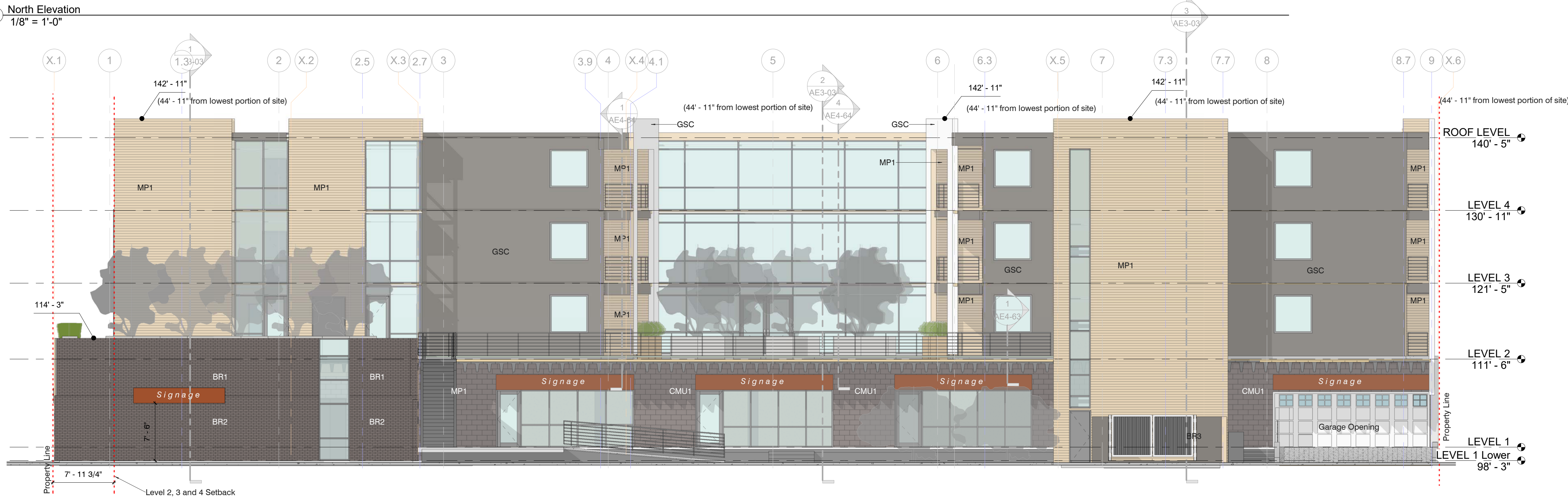
AE2-01

Material Legend

- BR1 = Painted Dark Gray Brick, Emperor Profile
BR2 = Existing Brick Painted Dark Gray
BR3 = Atlas Brick Painted Dark Gray
BR4 = Painted Dark Gray Brick, Norman Profile
CMU1 = Existing Concrete Block Painted Dark Gray
WSC = White Stucco
GSC = Dark Gray Stucco
MP1 = Metal Panel Ventilated Rainscreen
B.O.D.: Facil Facades 3" Planks
Color: "Sheffield Oak Malt"
Application: Horizontal
Coping Cap Color = Custom Wood Color
MP2 = Metal Panel Ventilated Rainscreen
B.O.D.: Facil Facades 3" Planks
Color: "Sheffield Oak Light"
Application: Horizontal
Coping Cap Color = Custom Wood Color
MP3 = Perforated Aluminum Panel Screen



1 North Elevation
1/8" = 1'-0"



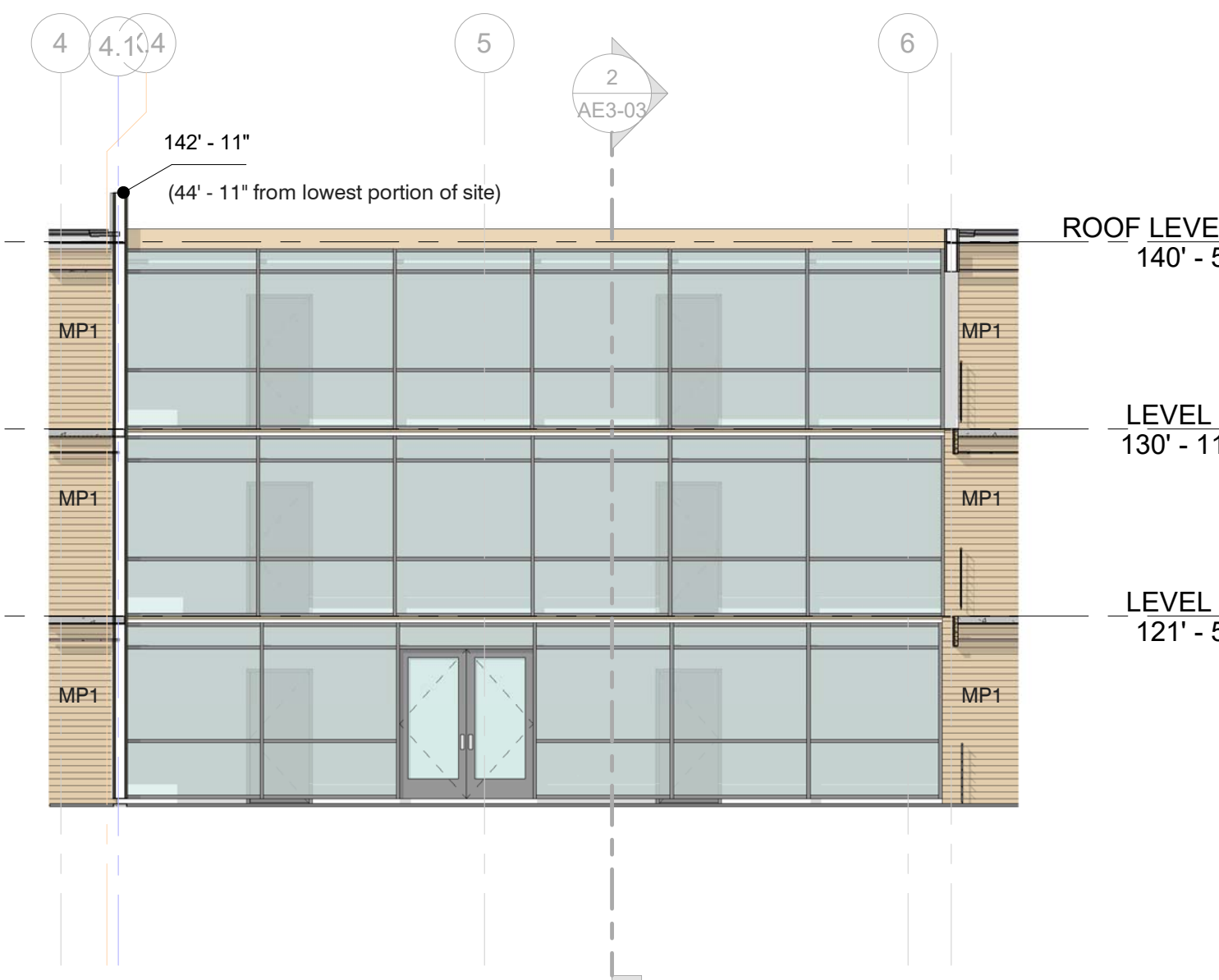
4 West Elevation
1/8" = 1'-0"



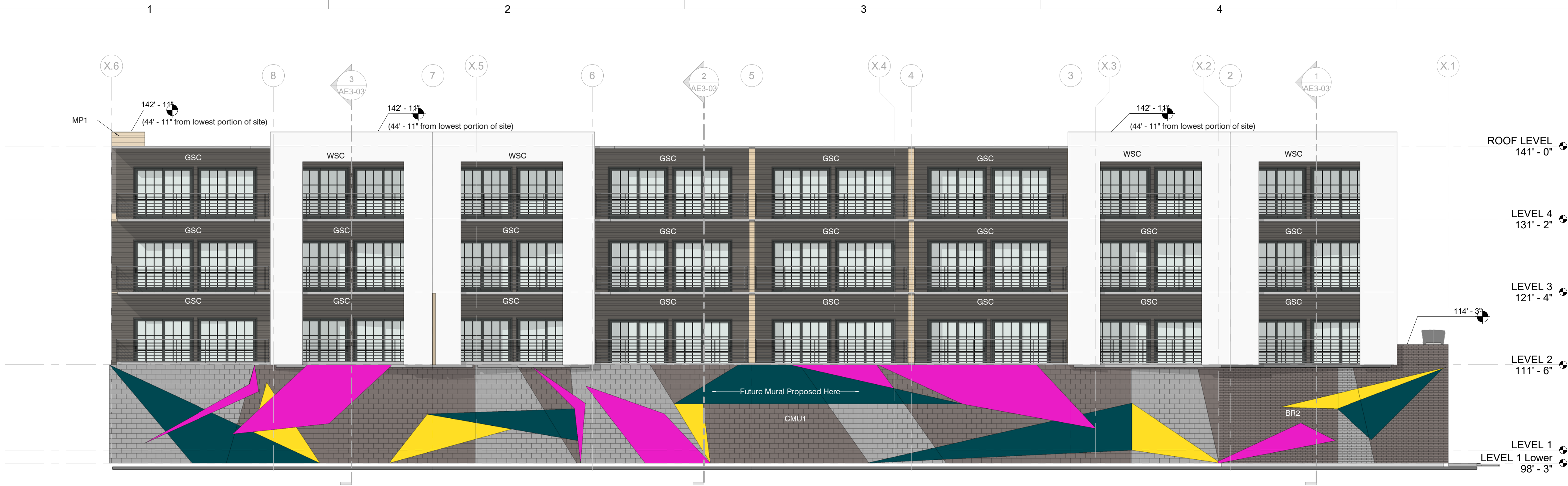
2 Courtyard South Elevation
1/8" = 1'-0"



3 Courtyard North Elevation
1/8" = 1'-0"



5 Courtyard West Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



1 South Elevation
1/8" = 1'-0"



3 Exterior-Aerial North West 2
1/8" = 1'-0"

Keynote Legend



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SCHEMATIC DESIGN

Building Elevations

AE2-02



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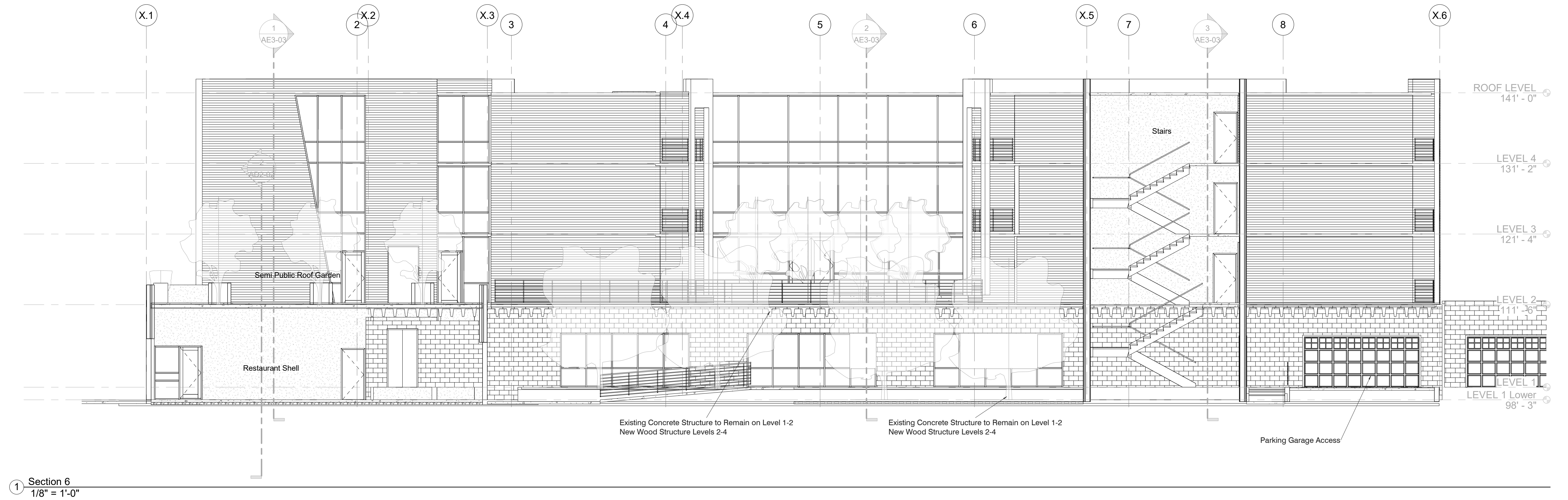
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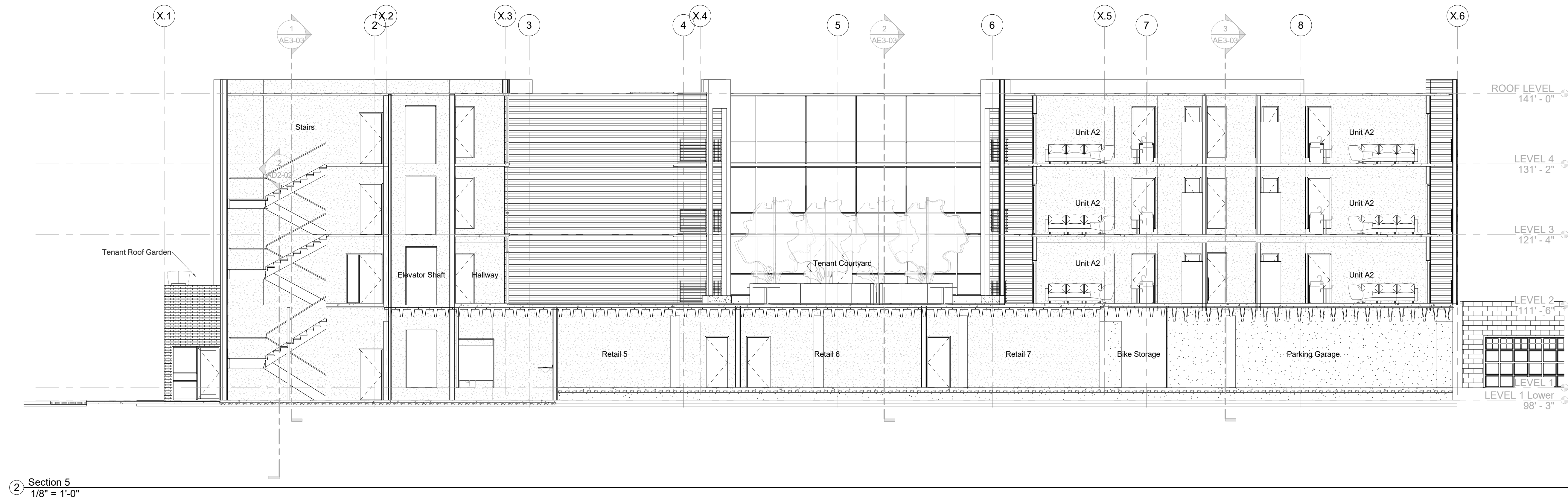
Building Sections

AE3-01

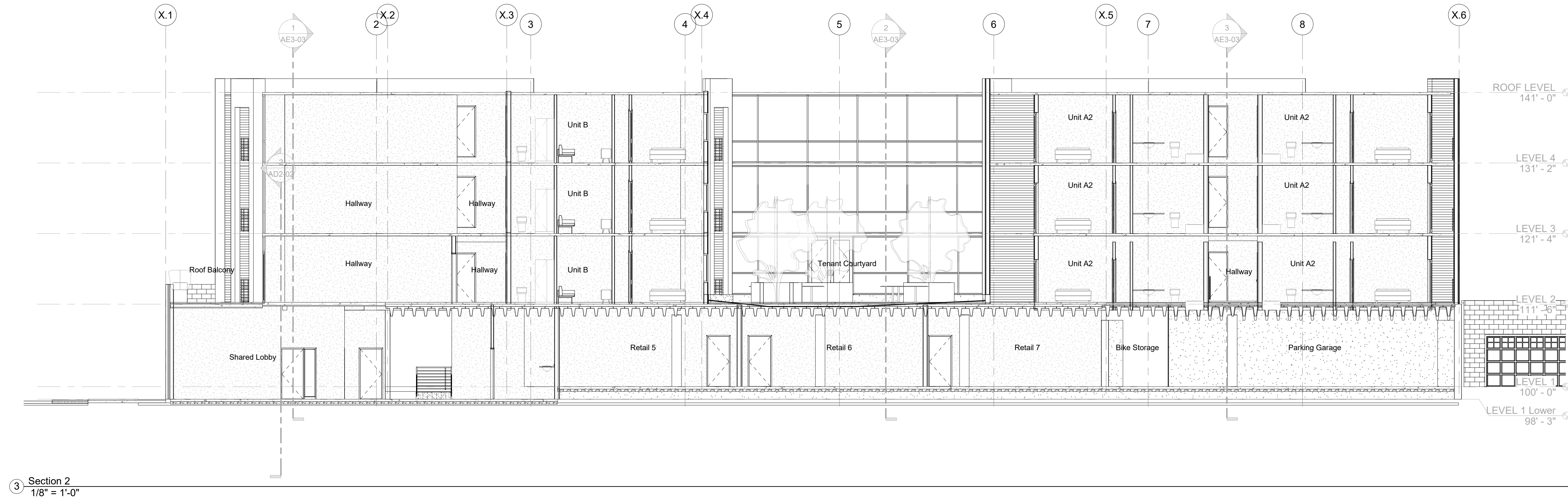
Keynote Legend



1 Section 6
1/8" = 1'-0"



2 Section 5
1/8" = 1'-0"



3 Section 2
1/8" = 1'-0"



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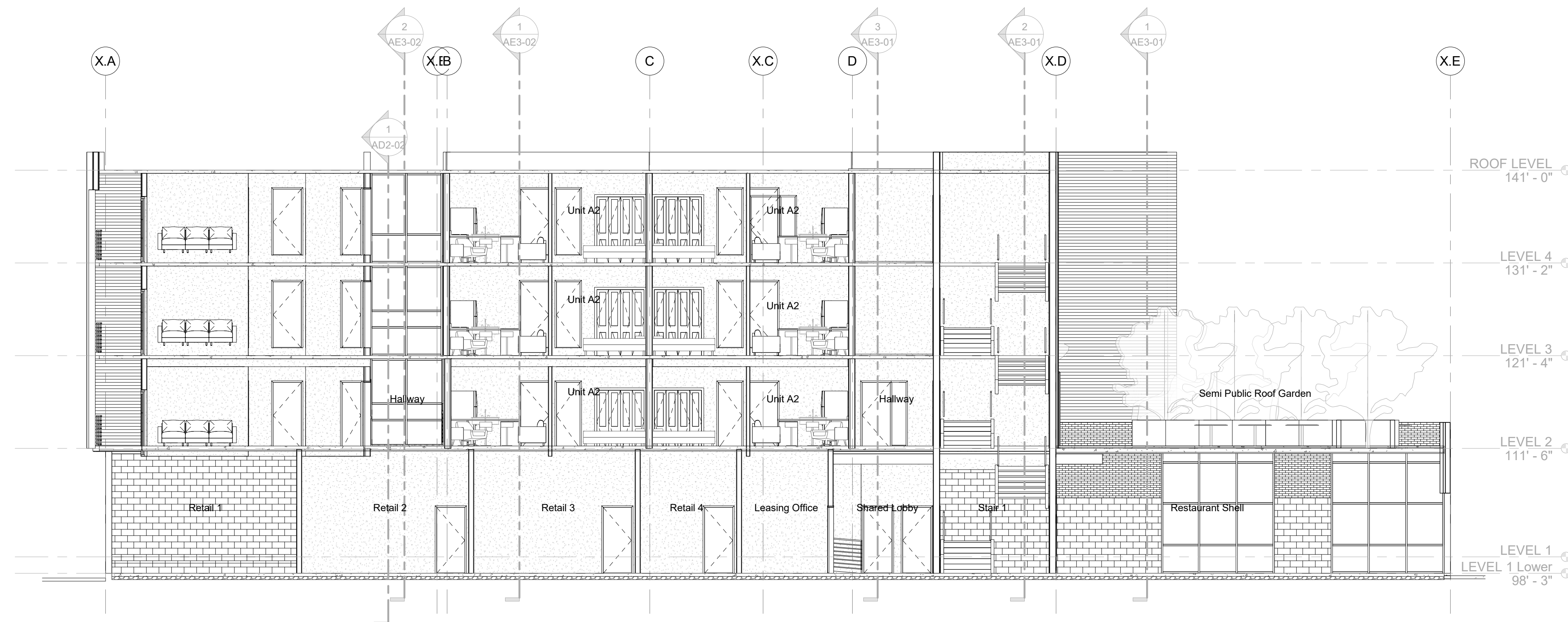
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SCHEMATIC DESIGN

Building Sections

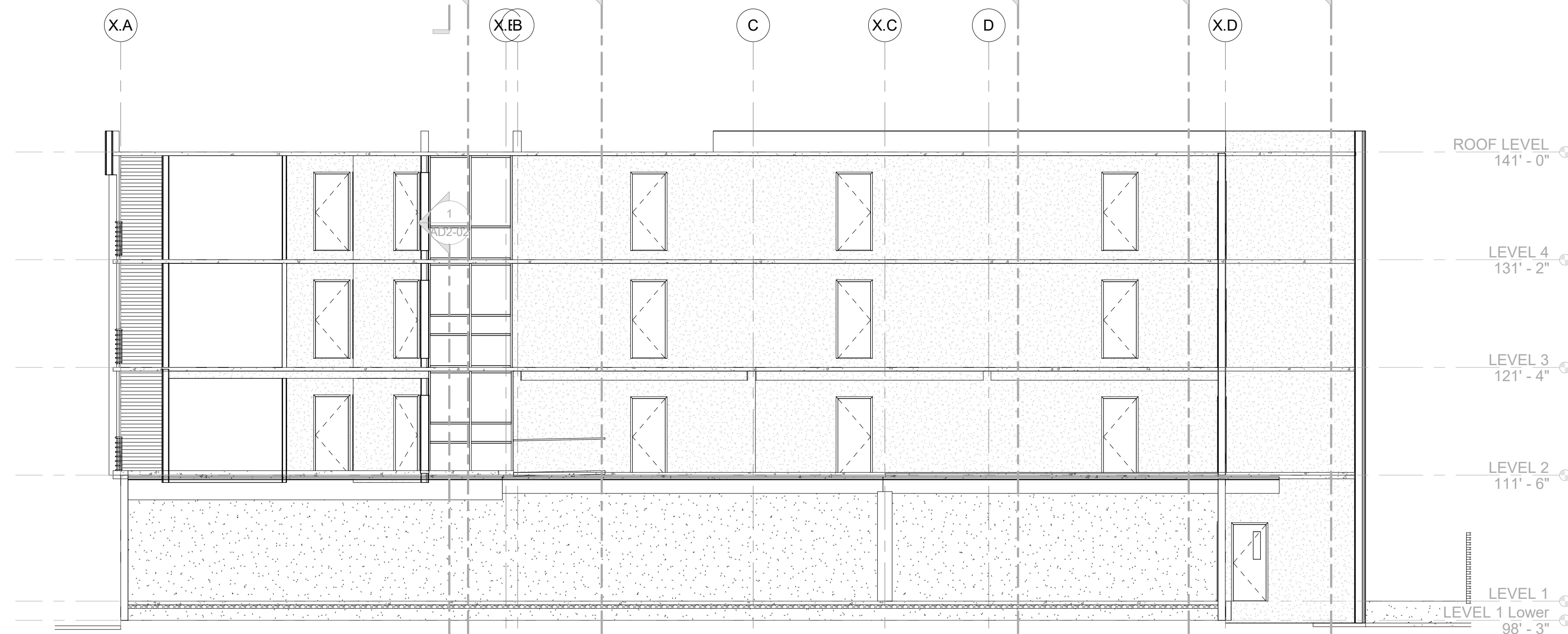
AE3-03



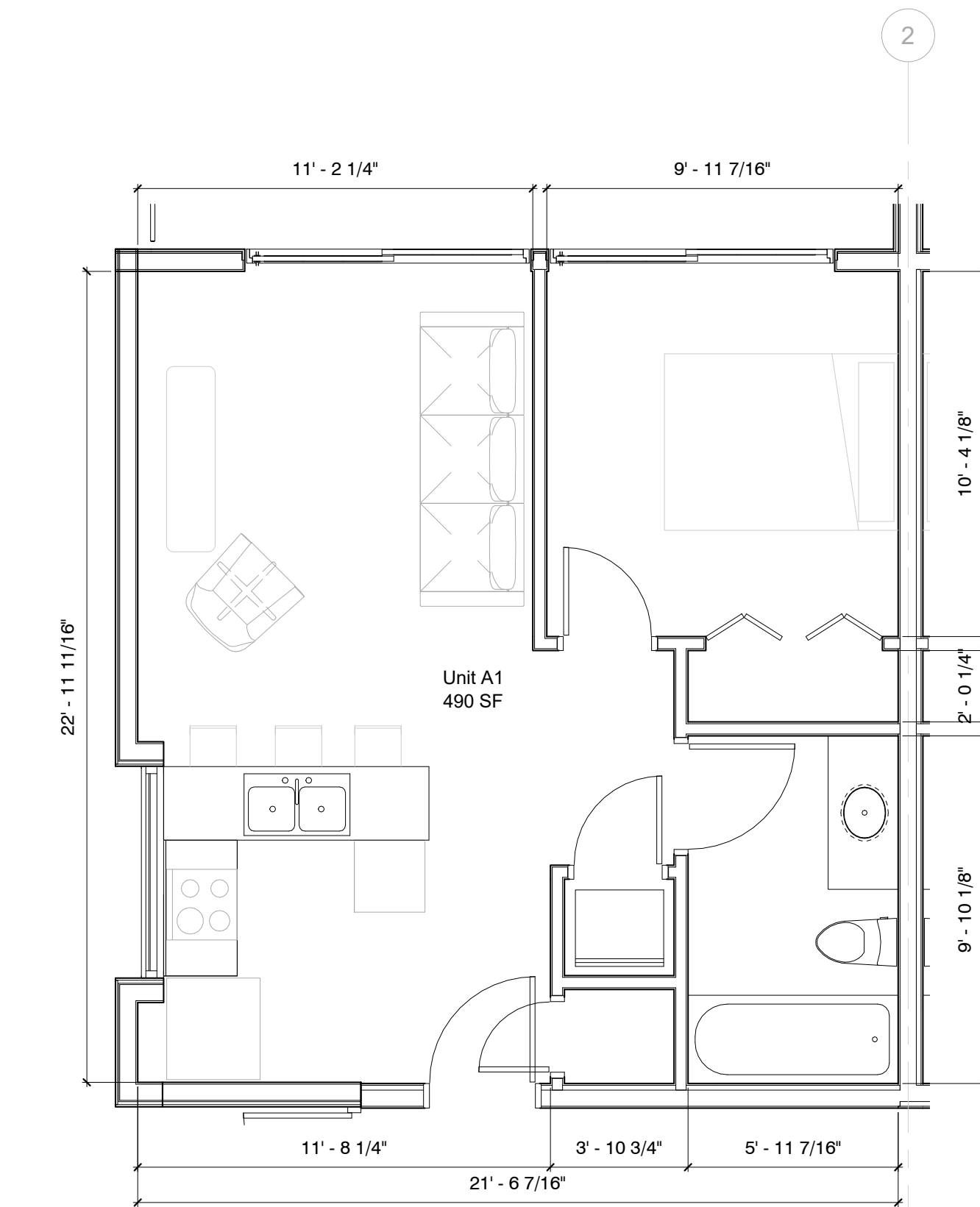
1 Section 7
1/8" = 1'-0"



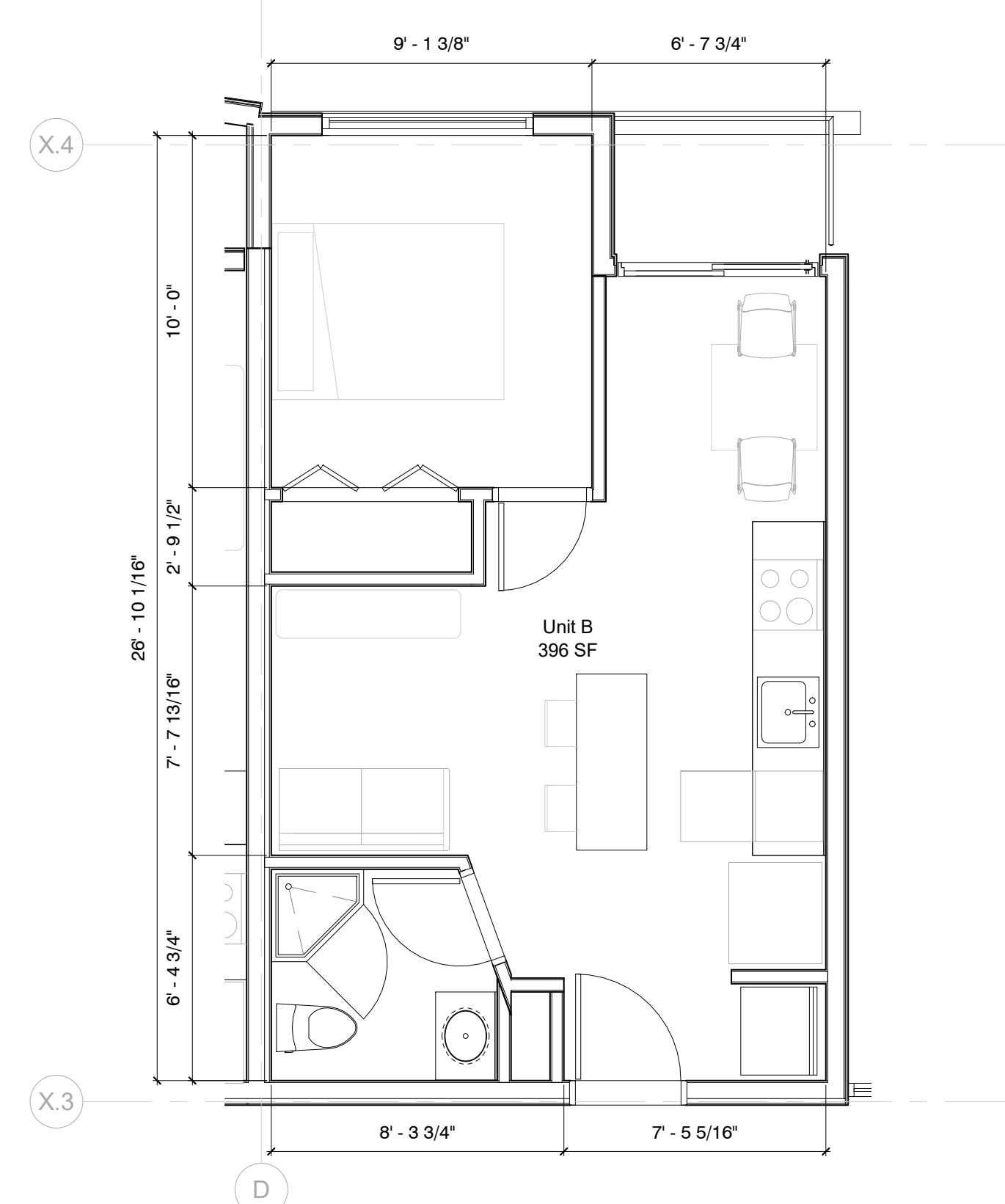
2 Section 3
1/8" = 1'-0"



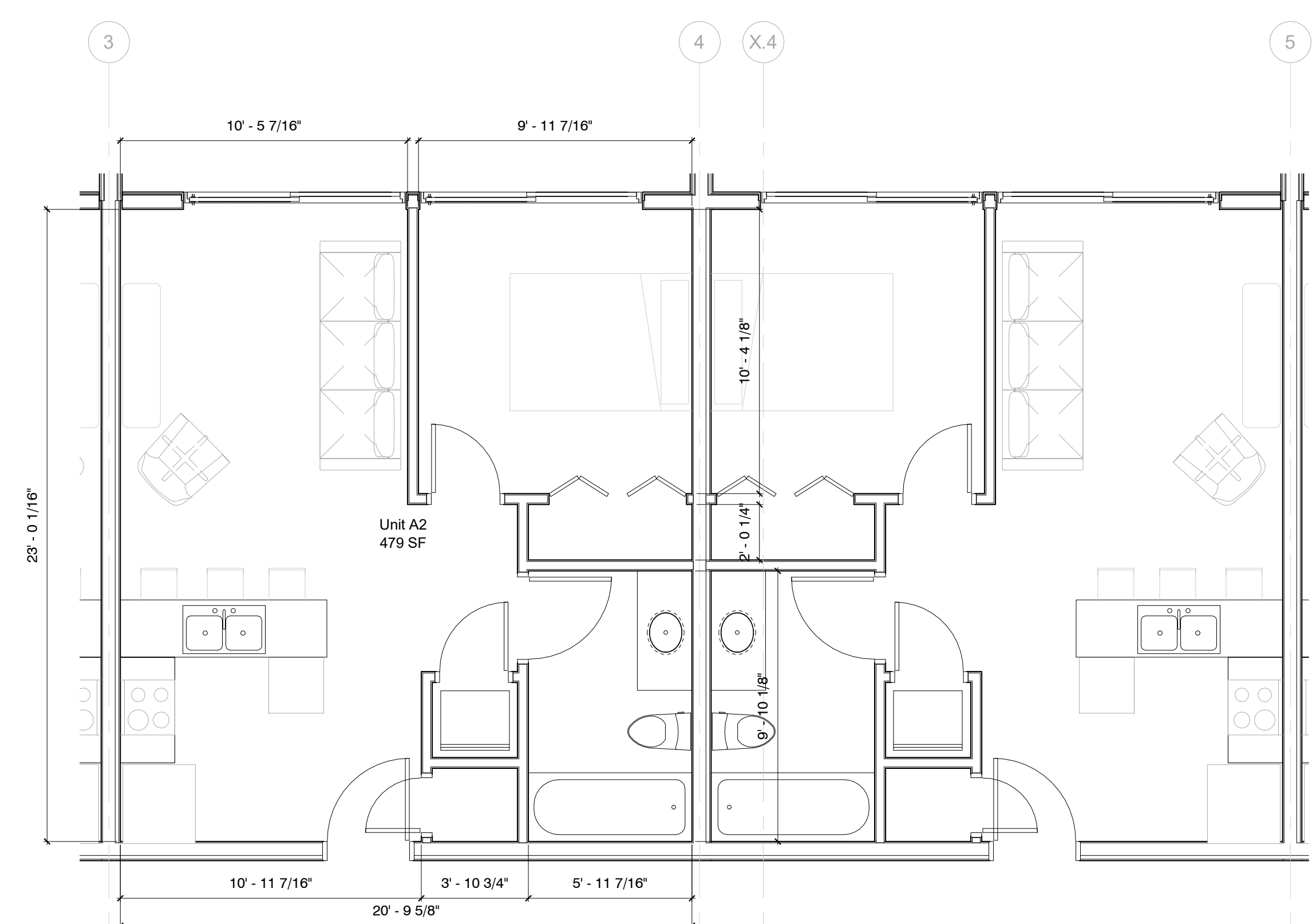
3 Section 4
1/8" = 1'-0"



1 Unit A1
1/4" = 1'-0" Total: 3 units



11 Unit B
1/4" = 1'-0" Total: 3 units



9 Unit A2
1/4" = 1'-0" Total: 51 units

Keynote Legend

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SCHEMATIC DESIGN
Enlarged Unit Types

AE4-31

ATTACHMENT D – SUPPLEMENTAL INFORMATION



Zoning Height Limit

Ground Level

30'-0"

21'-6"



Highest Proposed Parapet
Zoning Height Limit

(E) CHURCH

Ground Level

Ground Level

Maven Townhomes - 29'-9" H.

44'-11"

30'-0"

21'-6"

30'-0"

28'-0"









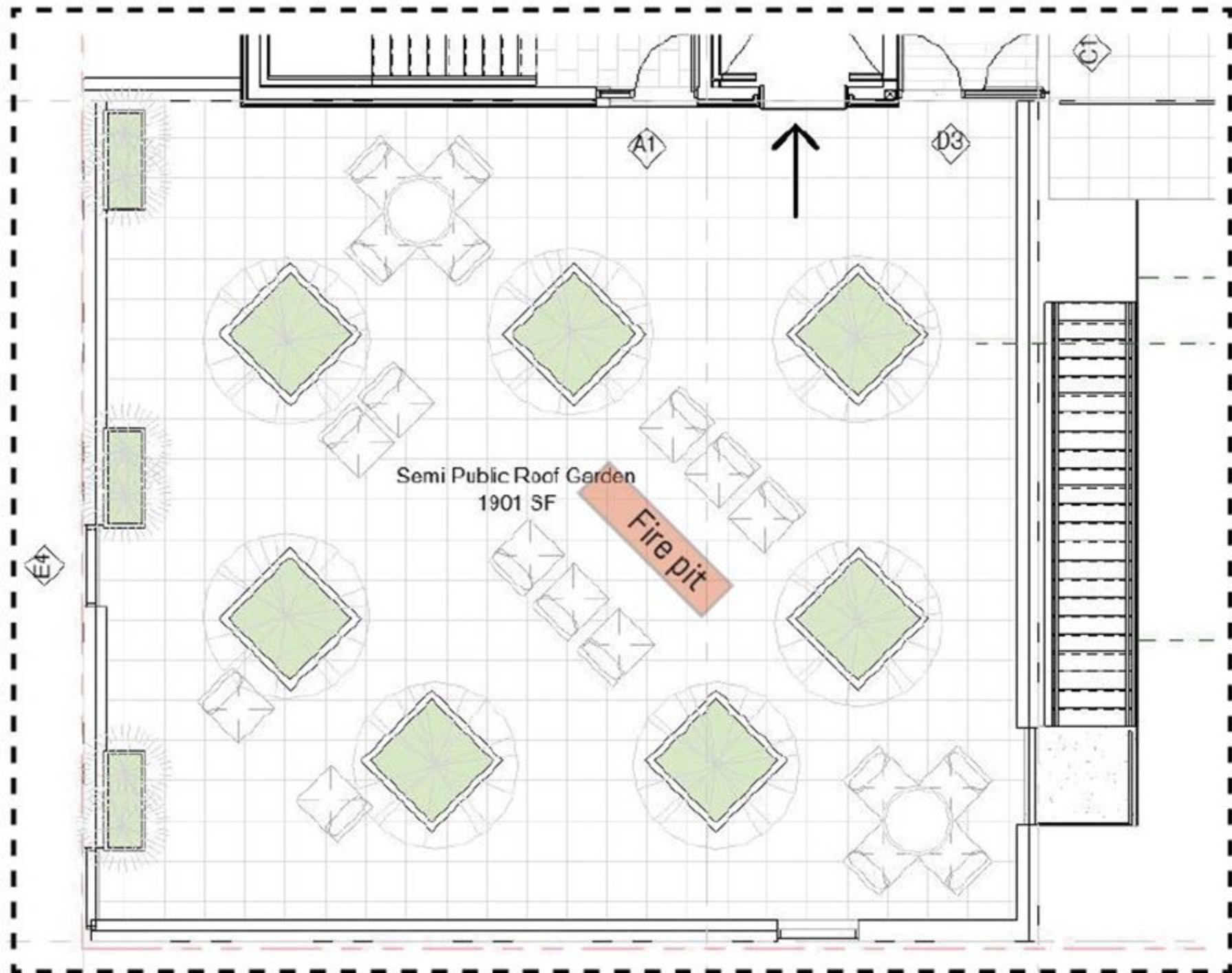


Balconies Types

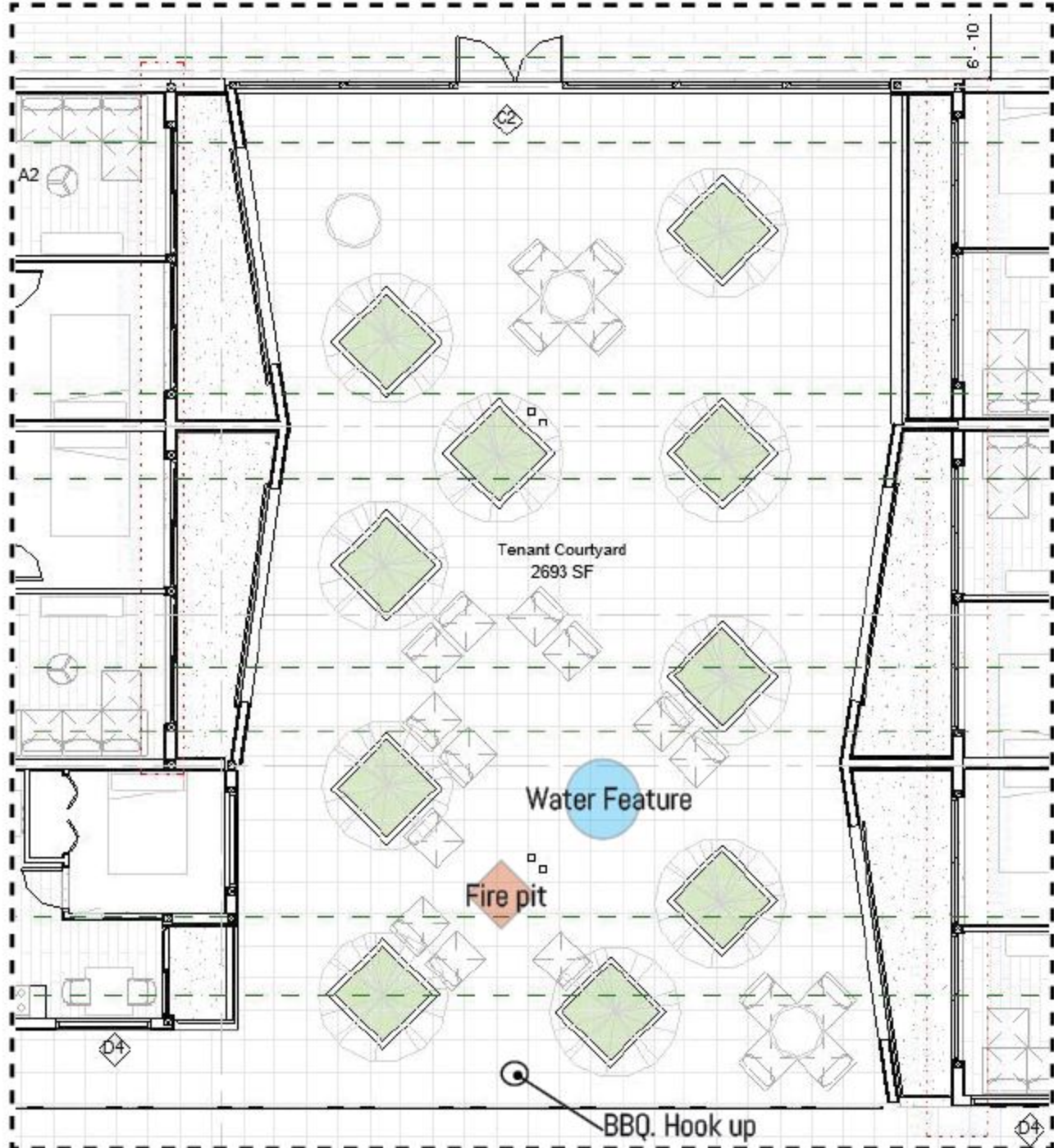
- A - 6'-4" x 20'-9" x 3'-6"
- B - 3'-4" x 20'-9"
- C - 5'-6" x 20'-9" x 3'-10"
- D - 6'-6" x 3'-12"



④ West Elevation
1/8" = 1'-0"



900 E and Edison St. Corner Courtyard
18 Complying Sitting Space



900 S Courtyard
20 Complying Sitting Space



Required Parking

RETAIL & RESTAURANT -
2 Parking Spots / 1,000 SF

Retail 1 - 586 SF

Retail 2 - 419 SF

Retail 3 - 409 SF

Retail 4 - 285 SF

Retail 5 - 789 SF

Retail 6 - 799 SF

Retail 7 - 766 SF

Restaurant - 1,900 SF

Total: 5,953 SF → 12 Parking Spots
for Retail and Restaurant

Residential -
1 Parking Spots per Bedroom

Level 2 - 19 Apts

Level 3 - 19 Apts

Level 4 - 19 Apts

57 Apts (1 bedroom) → 57 Parking Spots for Apts

Proposed Parking

Off-site Parking - 26 Stalls
(940 S Edison St - A part of property)

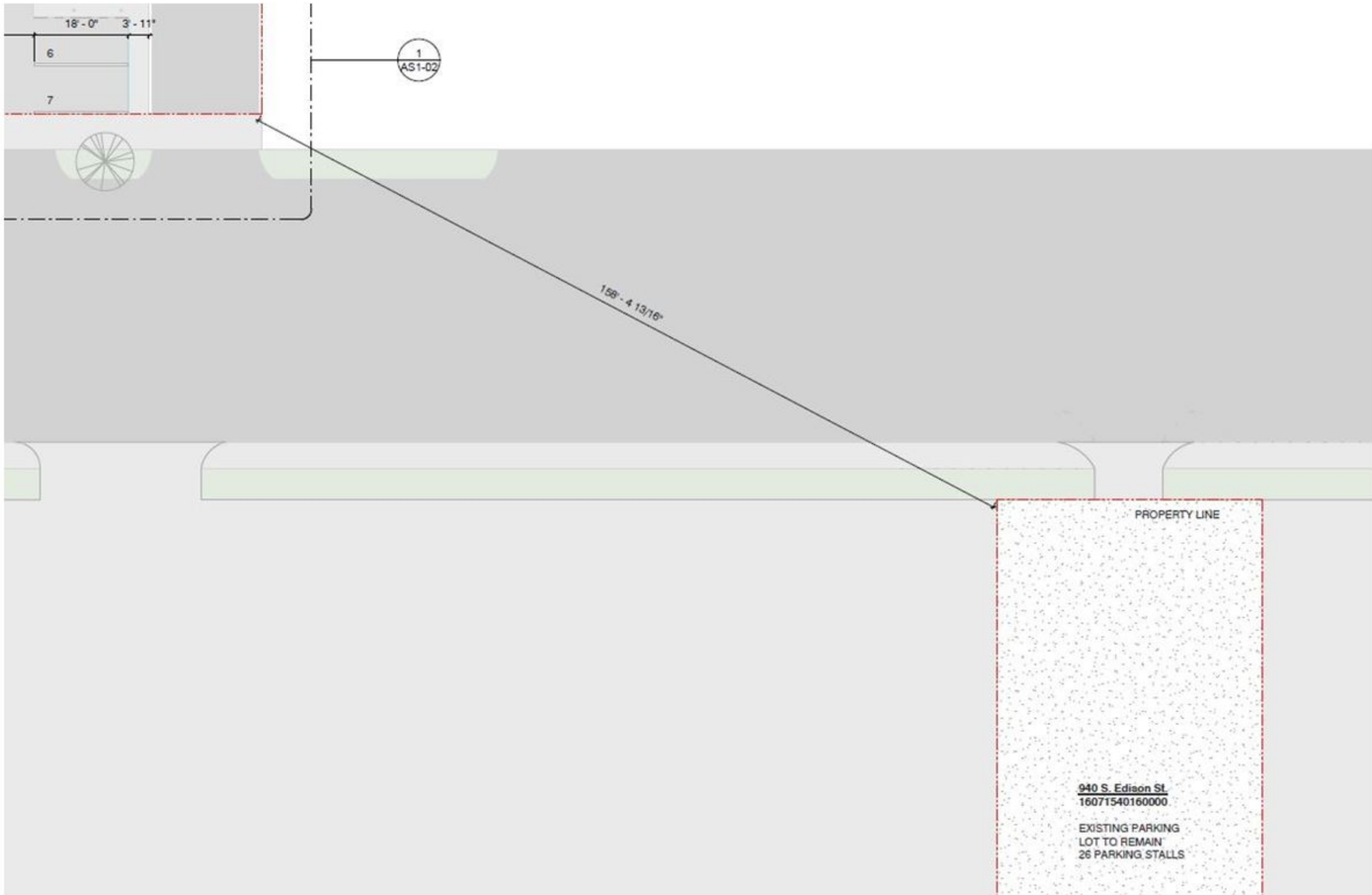
Proposed Garage - 31 Stalls

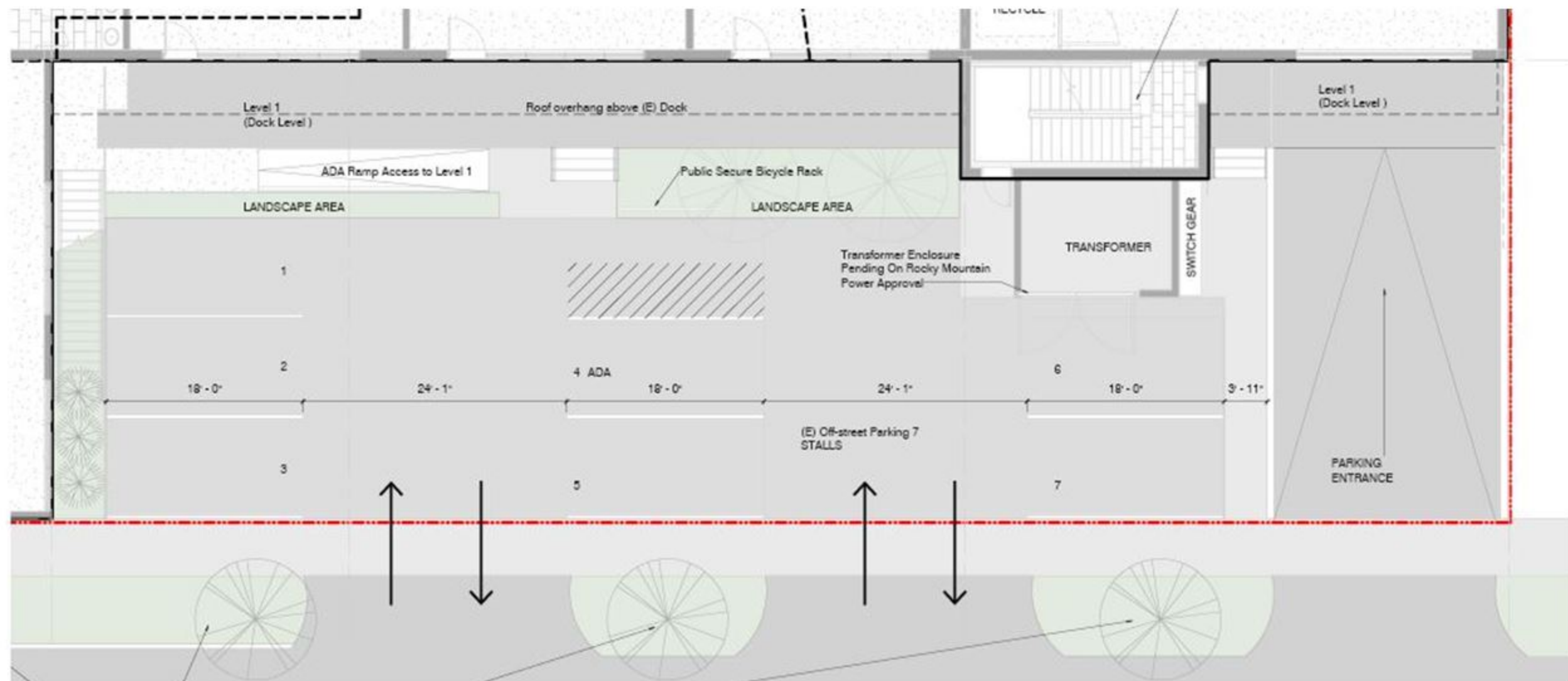
On-Street Parking - 8 Stalls
(Along 900 S)

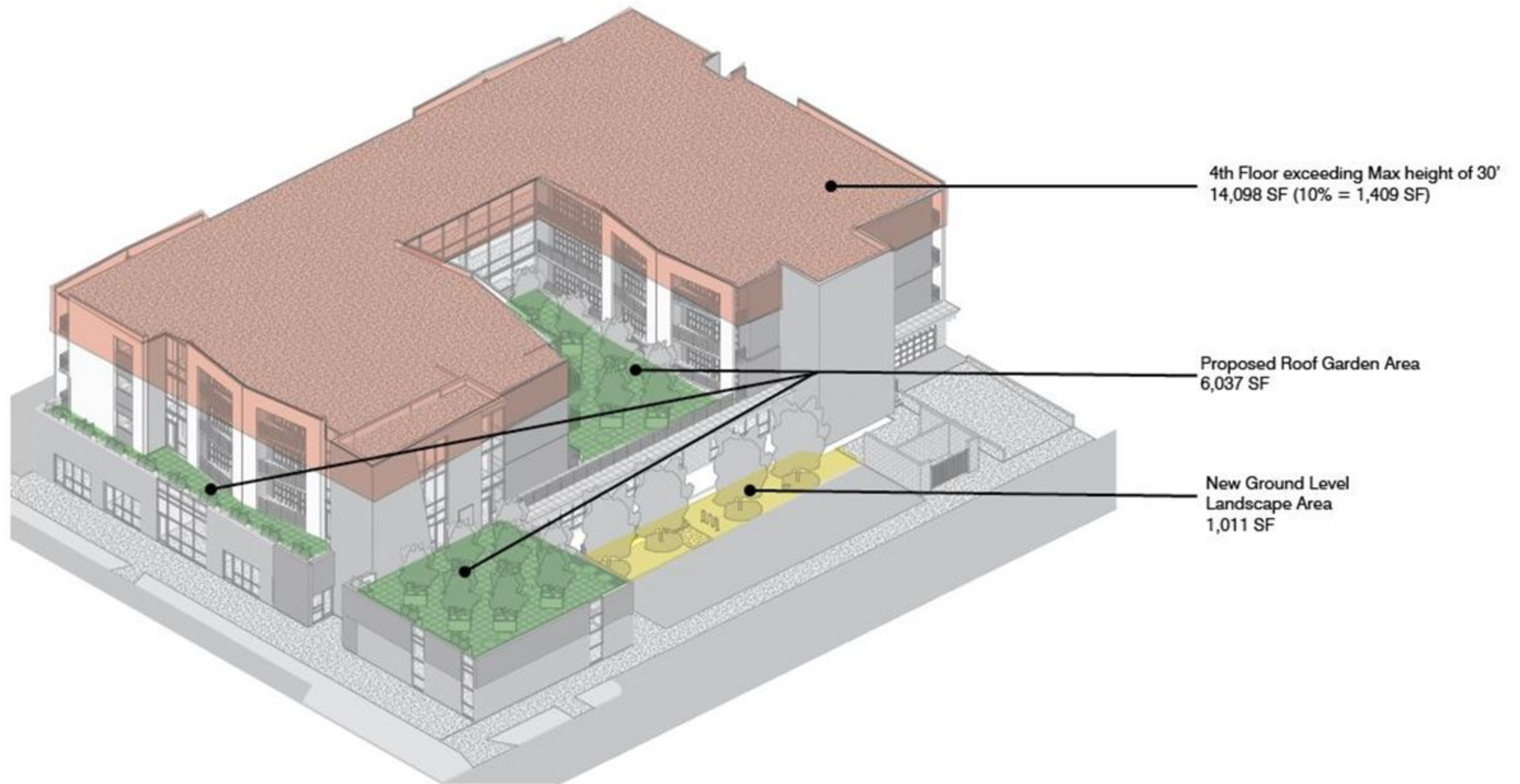
Off-Street Parking - 7 Stalls
(Along Edison Street)

TOTAL: 72 Parking Stalls

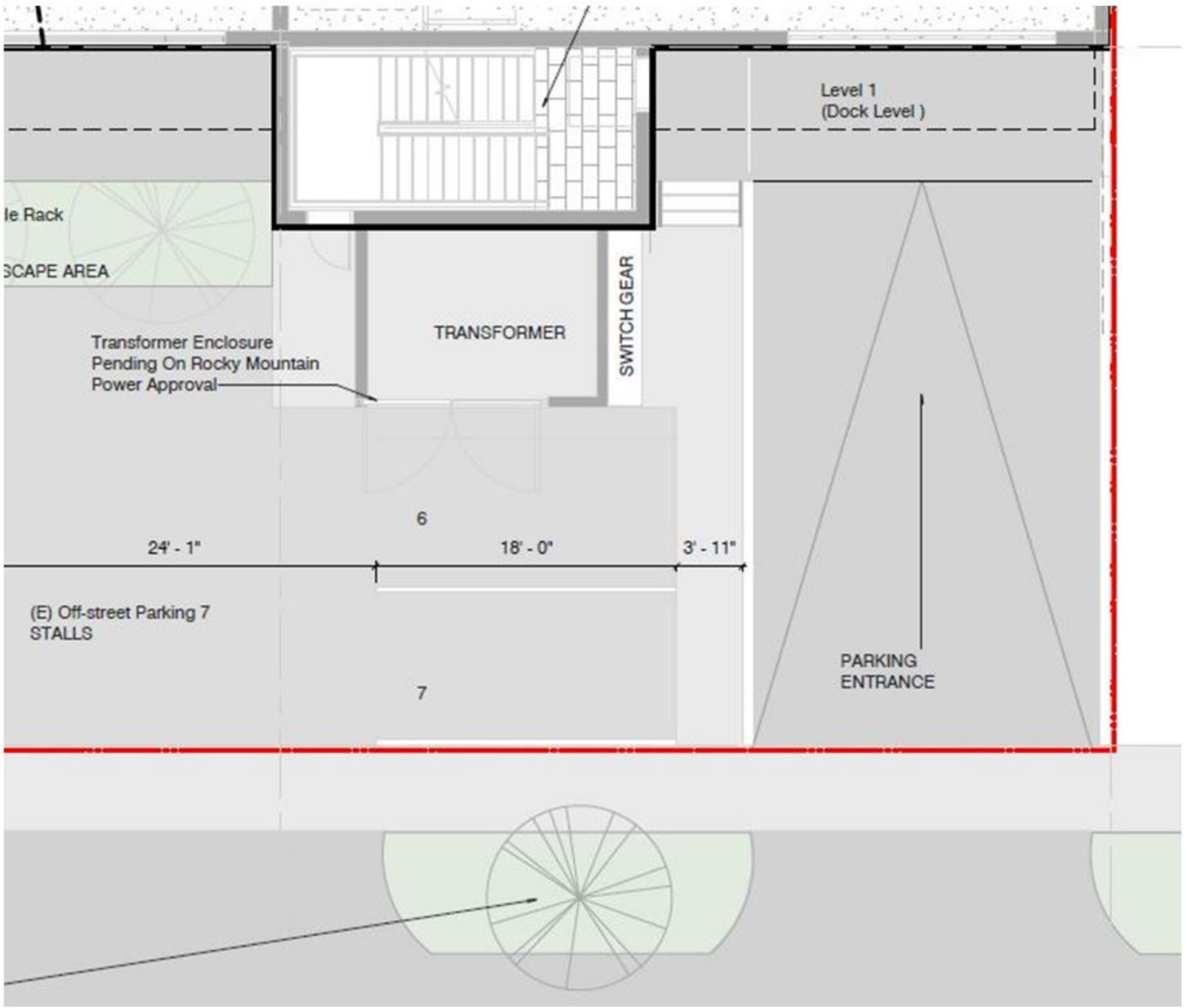
REQUIRED PARKING : 69 Parking Stalls Min.







NOTE: Existing Building had 0 SF of Landscape Area.



ATTACHMENT E – PROPERTY AND VACINITY PHOTOS





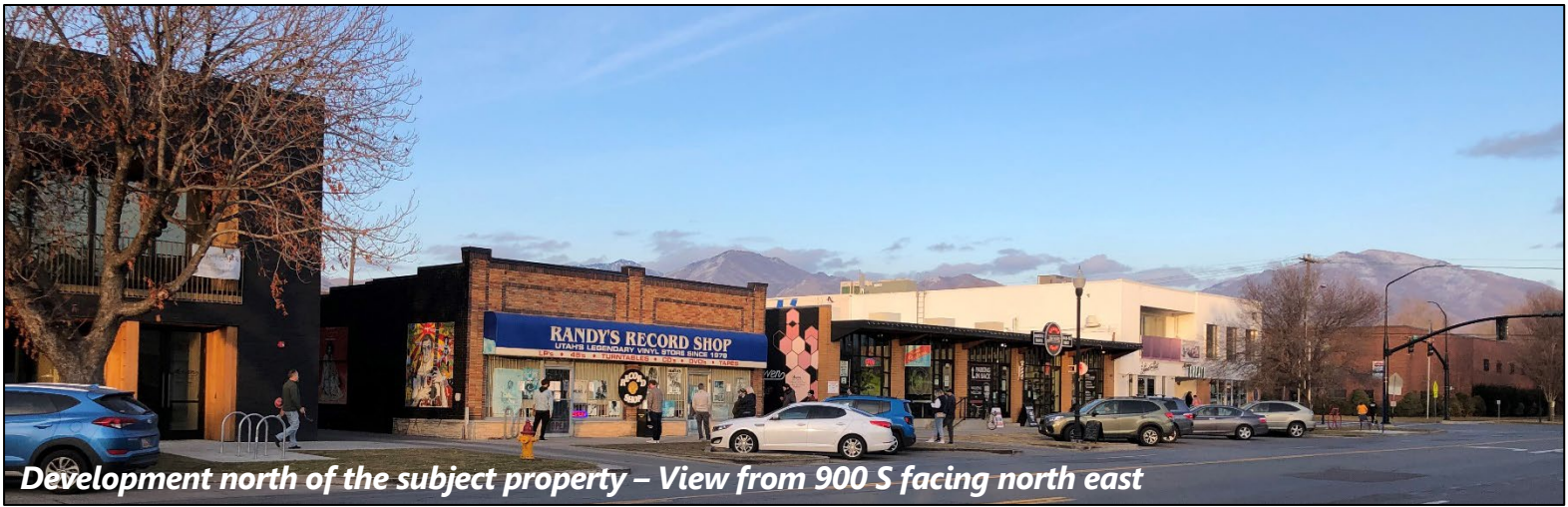
West side of Edison Street – Existing off-site parking area (26 stalls)

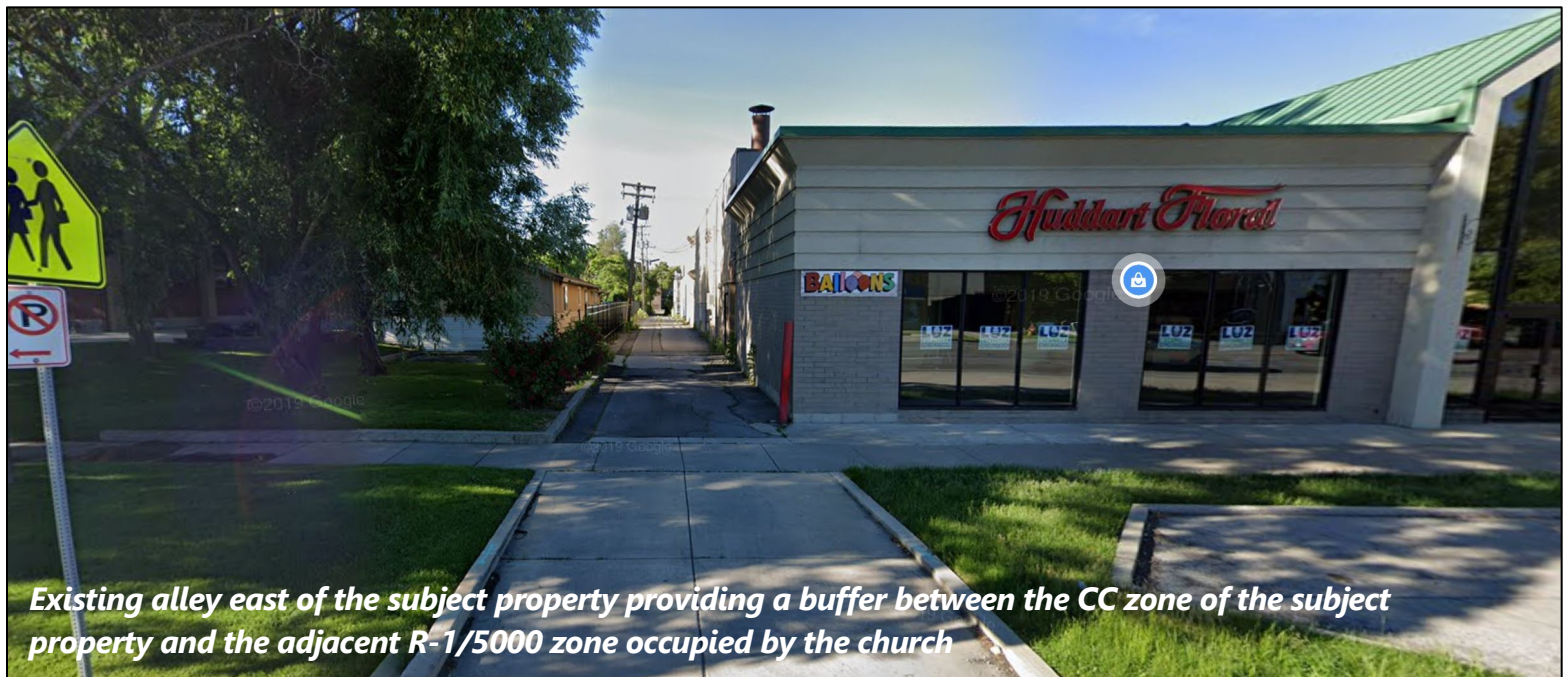


Development north of the subject property – view from 900 S facing north west



Development north of the subject property – view from 900 S facing north





ATTACHMENT F – CC ZONING STANDARDS

CC Development Standards

| Requirement | Standard | Proposed | Compliance |
|-------------------------------|---|---|---|
| Lot Area/Lot Width | 10,000 SF /75 FT | Lot Area – 26,092 SF Lot Width – 140 FT | Complies |
| Maximum Height | 30 FT. Additional height can be requested through Design Review – a maximum of 15 FT | 45 FT | Additional height requested through Design Review process |
| Front Yard | 15 FT | 7 FT | Modification requested through Planned Development process |
| Corner Side Yard | 15 FT | 31 FT 4 ½ IN | Complies |
| Rear Yard | 10 FT | 0 FT | Modification requested through Planned Development process |
| Interior Yard | None required | 0 FT | Complies |
| Buffer Yard | 7 FT when property abuts single family zoning district – East property line abuts a single-family zoning district | 0 FT | Modification requested through Planned Development process |
| Landscape Requirements | A landscape yard of 15 FT shall be required on all front and corner side yards. | The first-floor building is existing and was legal when it was built. 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 G – DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

| Standard | Finding | Rationale |
|---|------------------------|--|
| <p>Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings. | <p>Complies</p> | <ol style="list-style-type: none"> 1. The proposed structure is primarily oriented to 900 south and Edison street with primary entrances facing the sidewalk. 2. The ground floor of the existing building is being utilized in the project and it's located right at the property line, consistent with the development pattern of the surrounding neighborhood. 3. The parking for the project includes structured parking on the ground level accessed from Edison Street, existing on street parking along 900 south, a reconfigured parking area on the west side adjacent to Edison Street, and an off-site parking area located on a parcel approximately 158 FT from the subject property that is under the same ownership and the subject parcel. |
| <p>Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. | <p>Complies</p> | <ol style="list-style-type: none"> 1. The proposed building has sufficient glass and detailing at the ground level to facilitate pedestrian interest. Active uses on the ground floor include retail and a restaurant that will be readily visible and inviting to pedestrians on the sidewalk. 2. The ground floor of the project is existing. The existing window glazing will remain and in some cases is increasing, such as on the northwest corner of the building where the restaurant space is located. The existing windows are only about $\frac{3}{4}$ height of the building and will be replaced with full length ground floor windows which has a ceiling height of 13 feet 9 inches. 3. The glass surfaces of both street facades are broken up by well-designed support columns and signage above the glass. |

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| | | <p>4. The restaurant will have a rooftop outdoor dining area that provides a direct connection to the street and outdoor spaces. Amenities on upper levels include a tenant courtyard with a visual connect to Edison Street and residential balconies on all building elevations.</p> |
| <p>Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. | <p>Complies</p> | <ol style="list-style-type: none"> 1. The existing development pattern directly adjacent to the subject parcels does not reflect the heights allowed within the surrounding zones (CC, CN, D-2). The overall proposed height will be compatible with buildings in the surrounding vicinity and also provide a transition from R-1/5000 zone to the D-2 zoning along State Street. The variation of height and massing relates well to the existing storefronts to the north and west along 900 South. The ground floor of the existing building is maintaining its current floor to floor height. The existing storefront openings as part of the proposed design, keeping its existing character and footprint. The new addition to the building above is being stepped back from the original façade, allowing the ground floor to be its own element and the main focus for pedestrian interaction. The new additions to the building (level 2, 3 and 4) are also spread out to create a series of rooftop courtyards that helps to minimize the scale of the building. 2. The proposed structure modulates well to relate to both the human scale of pedestrians as well as to the abutting commercial buildings across the street to the north and to the west and south. Differentiating materials are being used on the exterior façade of the building to create high contrast of foreground and background planes (White Stucco, Darker color Stucco, Metal Panels with a wood finish, Brick to match the existing, and Glazing throughout the building.) 3. The main visual element being used to reduce the visual height of the building is setting back the second floor from the base and creating the courtyards that will bring the scale of |

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| | | <p>the building down by literally reducing mass.</p> <p>4. The thoughtful inclusion of secondary elements in the design of the structure serves to modulate the building and orient it toward other buildings in the area. For example:</p> <ul style="list-style-type: none"> - The outdoor dining on level 2 creates a strong articulation across the mass of the entire building and corresponds well to the surrounding buildings along 900 South. - The tenant courtyard is visible from the west elevation (Edison Street) and helps to visually break up the building massing on that frontage. - The stepbacks on the north elevation help define the base of the building and the height of the ground floor of the building is in character with other commercial buildings in the immediate neighborhood/Maven District. <p>5. See #1</p> |
| <p>Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes. | Complies | <p>The ground floor is existing and does not exceed 200 FT on 900 South or Edison Street. The façade of the new upper stories is approximately 99 FT 900 South and 180 FT along Edison Street. Therefore, this standard is not applicable but the structure would still meet it as explained in the previous standard.</p> |
| <p>If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; | Complies | <p>The developer is providing a restaurant on the ground floor with outdoor seating on the second level as well as extensive amenities for the building occupants which incorporate many of the listed elements. Street trees will remain on 900 South and will be installed along the Edison Street frontage.</p> |

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| <ol style="list-style-type: none"> 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. | | |
| <p>Building height shall be modified to relate to human scale and minimize negative impacts.</p> <p>In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. | <p>Complies</p> | <ol style="list-style-type: none"> 1. Human Scale <ol style="list-style-type: none"> a. Please see <i>Large Building Masses</i> section. The varying massing components of the structure, as well as the corner rooftop dining and rooftop courtyard areas effectively function as stepbacks. Additionally, the north elevation is stepped back 7 FT providing a space for landscaping and residential balconies. b. The base of the building is maintaining its existing setbacks, and the addition above is being setback into the property. The middle and top sections are being addressed through a foreground standpoint vs. background, where detaching high contrast folding planes of the façade create depth and visual interest. Staff believes this is an effective and creative adaptation to the traditional base middle and top scheme. 2. Negative Impacts <ol style="list-style-type: none"> a. The building is modulated horizontally by the various elements described in the <i>Large Building Masses</i> section. As shown in the building elevations and massing diagrams, the design elements push and pull both horizontally and vertically, foreground elements create depth and shadows. Vertical elements extend well past the roof to create the step up/step down effect. The east elevation of the building is adjacent to single family residential zoning. The adjacent property is currently occupied by a church. These parcels are also |

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| <p>3. Cornices and rooflines:</p> <ul style="list-style-type: none"> a. Shape and define rooflines to be cohesive with the building's overall form and composition. b. Include roof forms that complement the rooflines of surrounding buildings. c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. | | <p>separated by an alley that creates some buffering.</p> <ul style="list-style-type: none"> b. The building massing has been broken up into distinct elements as described in 2a. c. The horizontal reveals that define massing sections will provide wind breaks above the ground level. <p>3. Cornices and Rooflines</p> <ul style="list-style-type: none"> a. The roofline is shaped with vertical elements that extend past the roof to provide definition. b. The roof form is complimentary to others within the vicinity. c. There are three rooftop amenities provided on the second floor of the building – rooftop dining space, a tenant courtyard and a tenant balcony. The rooftop courtyard incorporates a multitude of amenities for residents including landscaping, lounging areas, tables, a fire pit, games, etc. It is a visually compelling feature that adds to the building design. It should serve to reduce solar gain and allow for cooling by the air circulating in the open area. |
| <p>Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.</p> | <p>Complies</p> | <p>The existing on-site parking along the west elevation is being redesigned to allow vehicles to enter and exit in a forward manner – the stalls currently have a small drive aisle/back into the public right of way. Additional parking is being provided in a parking garage accessed from Edison Street near the south portion of the site.</p> |
| <p>Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (Subsection 21A.37.050.K.)</p> | <p>Complies</p> | <p>Trash service, mechanical equipment, storage areas, and loading docks are located on the interior of the first floor of the building adjacent to Edison Street and are fully screened.</p> |

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| <p>Signage shall emphasize the pedestrian/mass transit orientation.</p> <ol style="list-style-type: none"> 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts. | <p>Complies</p> | <ol style="list-style-type: none"> 1. The building will include signs on the ground level restaurant and retail spaces above the entrances that emphasize the pedestrian. The Maven Lofts sign is located on the upper levels of the building adjacent to 900 S and is incorporated into the building design. 2. All signs will incorporate lighting at appropriate levels. 3. There should be no conflicts with landscaping. |
| <p>Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.</p> <ol style="list-style-type: none"> 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. | <p>Complies</p> | <ol style="list-style-type: none"> 1. The street lighting will be provided in accordance with the Salt Lake City Lighting Master Plan. 2. The building base will be adequately illuminated to provide pedestrian safety and comfort while maintaining the allowable lighting levels. All exterior lighting will be designed for adjustable, low-level illumination to minimize glare, light trespassing and night sky pollution. Lastly, the exterior lighting will maintain the overall intensity and character of the immediate neighborhood. 3. The exterior lighting will complement the architectural design and highlight its massing, articulation and key features. It will illuminate building's communal amenity levels and exterior terraces that define the overall building massing. The exterior lighting will be coordinated with the location of major signs and landscape |
| <p>Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result | <p>Complies</p> | <ol style="list-style-type: none"> 1. The location of the existing building provides for a limited landscape scope on the ground level. The existing street trees and landscaping along 900 south public realm will remain with the proposal. Additionally, new street trees will be provided along Edison Street (where possible) in accordance with the City's |

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| <p>of a development project shall be replaced by the developer with trees approved by the city's urban forester.</p> <p>2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:</p> <ul style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. f. Asphalt shall be limited to vehicle drive aisles. | | <p>urban forestry guidelines.</p> <p>2. The only area where the building footprint is setback from the property line is along the west elevation which is the location of the service and parking areas which will require more durable materials with higher compressive strength to support vehicular and truck traffic and loads.</p> |
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ATTACHMENT H – 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 | Finding | Rationale |
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| <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>Complies</p> | <p>The Maven 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 “enhances accessibility and mobility:</p> <ol style="list-style-type: none"> 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.” <p>Maven 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, “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:</p> <ol style="list-style-type: none"> 1. 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.” <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</p> |

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| | | implementation by creating and activating unique spaces while encouraging the use of alternative forms of transportation. |
| <p>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</p> | | <p>Complies</p> <p>See statement above.</p> <p>As discussed in the Key Consideration 1 of this Staff Report it has been found that the proposed Maven Lofts development will meet the master plans which are applicable to the site, this includes the Central Community Master Plan and Plan Salt Lake.</p> <p><i>Growing SLC: A Five Year Housing Plan</i> The housing plan focuses on ways the city can meet its housing needs in the next five years. The plan seeks the following, among other objectives that the project meets:</p> <ul style="list-style-type: none"> • Develop new housing opportunities throughout the City. • Foster and celebrate the urban residential tradition; • Emphasize the value of transit-oriented development, transit accessibility, and proximity to services |
| <p>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:</p> | | <p>Complies</p> <p>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.</p> |
| C 1 | <p>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;</p> | <p>Complies</p> <p>The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. This area of the neighborhood contains a mix of uses and a variety of housing types and density. The proposal is not unique for the zoning district or this neighborhood context. The surrounding properties could be similarly redeveloped.</p> <p>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</p> |

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| | | | neighborhood to the east. As reviewed in Key Consideration 1, the project meets the objectives and intent of the applicable master plans. |
| C 2 | 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; | Complies | <p><i>Building Orientation</i> The proposed project utilizes the ground floor of an existing building, that is built right up to the property lines. The proposed addition adds upper levels that are stepped back from the existing building on the 900 South and Edison Street elevations. The project includes several building entrances on both streets and enough fenestration to encourage interaction with these spaces.</p> <p><i>Building Materials</i> Differentiating materials are being used on the exterior façade of the building addition to create high contrast of foreground and background planes (White Stucco, Darker color Stucco, Metal Panels with a wood finish, Brick to match the existing, and Glazing throughout the building.)</p> |
| C 3 | <p>Whether building setbacks along the perimeter of the development:</p> <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance. | Complies | The existing building is located right at the property line. The requested 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. |
| C 4 | Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction; | Complies | The project will have sufficient ground floor transparency to interact with pedestrians on the street. Additionally, the second level rooftop dining area and other rooftop areas provide additional pedestrian interest and interaction. A mural will also enhance the east façade along the alleyway, improving the pedestrian interest in new structure. |
| C 5 | Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property; | Complies | More information is needed regarding lighting. Staff is recommending final details regarding lighting are delegated to planning |

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| | | | staff and confirmed during the permitting process. |
| C 6 | Whether dumpsters, loading docks and/or service areas are appropriately screened; and | Complies | Dumpster areas are proposed within the structured parking garage not visible from the public way. Service areas and equipment are also located in an enclosure on the west elevation of the building adjacent to Edison Street. |
| C 7 | Whether parking areas are appropriately buffered from adjacent uses. | Complies | There are existing parking areas associated with the site along 900 South, the west side of the building accessed from Edison Street, and off-site on a parcel located approximately 158 FT from the subject property. The project will add an additional 31 spaces located in a parking garage on the ground level of the building that will be accessed from Edison Street. |
| 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: | | Complies | The landscaping on the site will be improved with the proposed development. Because the existing building is built to the property lines, the site doesn't currently have any landscaping. While the location of the building prevents the landscaping standards from being met, the project provides updates where landscaping can be improved to more closely meet the landscaping standard. Landscaping above and beyond that which would be required for the additional height request is being provided on rooftop areas and the applicant is requesting these areas count towards required landscaping. |
| D 1 | Whether mature native trees located along the periphery of the property and along the street are preserved and maintained; | Complies | The only existing mature trees on the site are located in the public right-of-way on 900 South. These trees will be preserved. Any proposed modifications or removal of said trees would have to be approved by the city's Urban Forester. Additionally, the park strip areas along Edison Street are currently filled in with cement. The applicant will be preparing those park strip areas and planting them with street trees where possible. |
| D 2 | Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; | Complies | 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, street trees will be planted along Edison Street where there are not currently any street trees, and approximately 1,011 SF of landscaping will be included on the west side of the building. |

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| | | | Additionally, 6,037 SF of rooftop garden areas are included in the proposal. The applicant is requesting Planned Development approval to allow the rooftop garden areas to count toward required landscaping. |
| D 3 | Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and | Complies | The current site does not have any landscaping. Through the redevelopment of the property, 1,011 SF of landscaping will be installed along the west elevation of the building between the parking area and the building. Street trees will also be added on Edison Street where the park strips are currently all cement and don't provide planting locations. Additionally, 6,000+ SF of landscaping is being provided on rooftop areas and the applicant is requesting these areas count towards landscaping requirements for additional height. |
| D 4 | Whether proposed landscaping is appropriate for the scale of the development. | Complies | Since this is an adaptive reuse project, areas for updating landscaping are limited. The landscaping on the site will be updated to meet present standards as closely as possible and additional landscaping is being provided on rooftop areas. New street trees will be planted along Edison Street where possible. |
| 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: | | Complies | Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review. |
| E1 | Whether drive access to local streets will negatively impact the safety, purpose and character of the street; | Complies | 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. The west parking area is proposed to be reconfigured which will allow cars to enter and exit the parking area in a forward manner. This new design will help to reduce conflicts between pedestrians on the public sidewalk and vehicles leaving the parking lot area. |
| 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; | Complies | The project is oriented to the pedestrian, providing active ground floor uses and ground floor transparency. Bike racks are provided on the exterior of the development. |

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| | <p>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</p> <p>c. Minimizing conflicts between different transportation modes;</p> | | <p>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 second level rooftop dining area will be interactive to both 900 South and Edison Street. Improvements to the layout of the parking area on the west elevation will help to minimize conflicts between different transportation modes.</p> |
| E3 | Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; | Complies | Access to adjacent uses and amenities is improved for pedestrians, cyclists, and transit riders. |
| E4 | Whether the proposed design provides adequate emergency vehicle access; and | Complies | There is sufficient access around the periphery of the building to facility emergency vehicle access. The development will be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process. Compliance through the Planned Development review does not guarantee compliance with the International Fire and Building Codes and it does not guarantee the issuance of any building permit, or the approval of any AM&M application. |
| E5 | Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way. | Complies | Mechanical areas and trash enclosures are interior to the development site and accessed from Edison Street. |
| 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. | | Complies | The project is using the existing ground floor of the building which contributes to the character of the neighborhood. The existing mature trees located in the public right of way on 900 South will also be preserved. 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. | | Complies | Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable. Public Utilities has provided comments for this project, and they are included in Attachment J . |

ATTACHMENT I – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- October 27, 2020 – The Liberty Wells, Central City, and Ballpark Community Councils were sent the 45-day required notice for recognized community organizations.
- November 3, 2020 – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.
- December 1, 2020 – An online City Open House was held for the project. The public comment and question period was open from December 1st to December 28th.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on December 30, 2020
- Public notice posted on City and State websites and Planning Division list serve on December 30 2020
- Public hearing notice sign posted on the property on December 29, 2020.

Public Input:

As of the publication of this Staff Report, Staff has received 20 public comments – 18 in support of the proposal, and 2 expressing concerns with the proposal. Concerns expressed were related to parking and traffic. A surrounding business submitted comments generally supporting the proposal, but also expressed concerns about construction impeding business and concerns that the angled street parking along 900 South may be impacted during construction. The public comments are included in the subsequent pages of this attachment. If Staff receives any future comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

From: [Ian Kaplan](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts Support
Date: Sunday, December 6, 2020 10:50:07 AM

Hi Amy!

I'd like to officially support this project for many reasons -

1. It is a high quality, unique design that helps to showcase SLC as a leader in progressive design styles.
2. The Mixed-Use programming aspect of this building is much needed to help diversify our neighborhoods and provide walkable neighborhoods.
3. Small scale commercial spaces on the ground floor help provide affordable spaces for local businesses.
4. The additional density that is being added with the request for 15' in additional height is much needed in this neighborhood and will help contribute to safer neighborhood by adding more full-time residents.

Thank you!

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Ian Kaplan, Assoc. AIA
Principal
m. 585.261.1856
[ADDvirtue](#)

From: [Tyler Galloway](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts Proposed Project
Date: Monday, December 7, 2020 9:52:45 AM

Hello Amy,

I am a current tenant of the dually referred to as Maven District or MidTown District. There is a new project proposed that I am in complete support of as the area is set to be a prime retail and living location. In a normal year the block has been busy of shoppers and fitness goers, and I firmly believe that this project would only add to that in a positive manner allowing the businesses on the block to truly flourish and bring more people to that area of Salt lake City

<https://www.slc.gov/planning/2020/12/01/maven-lofts/>

I would urge you to push for the approval of this project as it would only make SLC shine and give the great city more character rather than the current state of it.

Sincerely,

Tyler Galloway
Chantel Lauren Bridal
888 S 200 E Suite E, Salt Lake City, UT 84111

TYLER GALLOWAY
[801.836.0046](tel:801.836.0046)
CHANTELLAUREN.COM
TYLER@CHANTELLAUREN.COM

From: [Raquel Donati](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts
Date: Monday, December 7, 2020 12:09:56 PM

City Council Members,

My Name is Raquel Donati. I own several residential rental properties located off 900 S between State Street and 200 E and previously lived in the neighborhood for five years. I am still heavily involved in the small business community within that area and consider many former neighbors to still be close personal friends.

I wanted to make sure that all the City Council members knew that I support the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>) and believe it will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small business and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area. I am also pleased to see a development with responsible and sufficient parking to reduce our residential street's impact by the addition of more commercial spaces. In closing, the walkability, rideability, and added consumers to support the local businesses will benefit the overall fabric and success of one of SLC's fastest growing neighborhoods.

I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,
Raquel Donati



From: [Natalie Kaddas](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts
Date: Tuesday, December 8, 2020 5:24:50 PM

Dear City Council Members,

My Name is Natalie Kaddas, I am the President/CEO of Kaddas Enterprises, we manufacture plastic products in Salt Lake City. I also live, and frequent many SLC Small Businesses. I am writing today to share my support of a new proposed project on 900 South, Maven Lofts Development. [Maven Lofts | Planning \(slc.gov\)](#)

I frequently visit the Maven District retail outlets, and Wellness center. I am impressed with the small business community they have created. The District is a home to several micro-small businesses, in wellness and retail. It provides an environment that offers marketing exposure, neighborhood events, features local artists, and provides a robust network of business owners, who have a vibrant community to support their endeavors. As a business owner myself, this is a very important component to growing and sustaining a small business.

I know economic development is an important initiative for Salt Lake City. I am excited to see mixed use developments like Maven Lofts grow and flourish in our city. It is forward thinking progress like this, that make me we want to live and work in Salt Lake City.

Thank you for your consideration.

Best regards,

Natalie Kaddas

President/CEO



From: [Hoang Nguyen](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Letter of Support for Maven Lofts
Date: Tuesday, December 8, 2020 11:33:56 AM

Hi Amy,

I am writing to you to express the Sapa Group's support for the development of Maven Lofts. We previously own the property and know the full potential of this neighborhood and this property. We have admired Tim and Tess's vision for this community over the years and are glad to have them take over the ownership of the property. Their proposed development would definitely enhance the neighborhood and keep a great balance between residential and business.

We fully hope that the Planning Commission sees the need for a development like this and will vote to approve the proposed design.

Regards,

Hoang Nguyen
Dragonfly, CEO
Sapa Investment Group, Managing Partner


From: [Camy Khuu](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Expand Maven District
Date: Tuesday, December 8, 2020 9:51:41 PM

To Whom It May Concern,

My name is Camy Khuu.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

I am also pleased to see a development with responsible and sufficient parking to reduce our residential street's impact by the addition of more commercial spaces. In closing, the walkability, ride-ability, and added consumers to support the local businesses will benefit the overall fabric and success of one of SLC's fastest growing neighborhoods.

I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Camy Khuu



From: [Danielle Southworth](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven 2.0
Date: Tuesday, December 8, 2020 4:23:22 PM

To Whom It May Concern,

My name is Danielle Southworth.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,
Danielle Southworth



From: [Kaisa Cardall](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven District extension
Date: Tuesday, December 8, 2020 7:18:06 PM

To Whom It May Concern,

My name is Kaisa Cardall.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,



From: [Amy McDonald](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven District
Date: Tuesday, December 8, 2020 4:37:26 PM

To Whom It May Concern,

My name is Amy McDonald.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Amy McDonald

[REDACTED]

From: [Katherine V. McMahon](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Loft Support Letter
Date: Tuesday, December 8, 2020 6:09:06 PM

To Whom It May Concern,

My name is Katherine,

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Katherine V. McMahon

A black rectangular redaction box covering the signature area.

From: [KRISTY BLAIR](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts- 156 E 900 S
Date: Wednesday, December 9, 2020 11:43:26 AM

Hi Amy-

I am writing to let you know of my support for the Maven lofts -petition number PLNPCM2020-00721 & PLNPCM2020-00722. This project at 156 E 900 S will bring the energy and vitality needed in neighborhood. The setback and exceptions outlined in the petition will impact the neighborhood in positive way. I own numerous properties on the 900 South corridor and understand first hand that this project will be an asset to all community members as well as Salt Lake City as a whole. The 900 South corridor needs local developers who respect the history of the district while bringing it forward to modern times. Tim Watcke and his team have a proven track record in this district and I wholeheartedly support their plans.

Sincerely,
Kristy Blair



From: [Jessica Roestenburg](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven district lofts
Date: Wednesday, December 9, 2020 7:49:50 AM

To Whom It May Concern,

My name is Jessica Roestenburg.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

enburg

From: [Alexandra Hadley](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts development
Date: Wednesday, December 9, 2020 9:48:02 AM

To Whom It May Concern,

My name is Alexandra Strawn.

I wanted to make sure that the planning commission knew of my support for the proposedMavenLofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

I am also pleased to see a development with responsible and sufficient parking to reduce our residential street's impact by the addition of more commercial spaces. In closing, the walkability, ride-ability, and added consumers to support the local businesses will benefit the overall fabric and success of one of SLC's fastest-growing neighborhoods.

I live right around the corner from the Maven district on Edison and as a resident of the area I deeply care about the development of our surrounding neighborhood. I trust the group developing these spaces to make responsible decisions that will improve the quality of our neighborhood.

I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Alexandra Strawn



From: [Andrew Fontes](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts Development
Date: Wednesday, December 9, 2020 9:05:59 PM

To Whom It May Concern,

My name is Dr Andrew Fontes.

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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As a young family who has recently purchased a home just south of this business site we are thrilled to see such progressive development that promotes community involvement.

I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Andrew Fontes



From: [Stephanie Hillman](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) New Maven Building
Date: Wednesday, December 9, 2020 9:12:54 AM

To Whom It May Concern,

My name is Stephanie Hillman,

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Stephanie Hillman
artist/owner
Art Haus

[REDACTED]

--

Stephanie Hillman
Art Haus

[REDACTED]

www.arthaus-slc.com

From: [Micah Peters](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Support for Maven Lofts
Date: Thursday, December 10, 2020 3:35:14 PM

Amy Thompson,

My name is Micah Peters. My wife Rebecca Peters and I own 2 properties in the 9th & 9th area at 833 S 800 E as well as 847 S 800 E.

We have been particularly impressed with the Maven Loft applicants Tim Watcke and Tessa Arneson. The work that they have achieved in the Central 9th corridor, as well as throughout Salt Lake City has been innovative, trailblazing, and community oriented. Utilizing both adaptive re-use, and new construction project to create community fabric, these developers have enhanced our local neighborhoods and Salt Lake City as a whole. As members of the community, we are thankful for this thoughtful and dynamic approach to community development.

In respect to the design review application for the Maven lofts, we are in full support. The 15' of addition height requested is appropriate for the neighborhood. The added height will be a dynamic and visually interesting addition to the mixed use and very walkable neighborhood. The proposed exterior materials are high quality, beautiful, and warm. The proposed architecture is appealing, iconic, and provides vertical and horizontal fenestration. In short, we believe this building will substantially enhance the neighborhood. As to the setback requests in the application, we are also in support. The current land plan and associated proposed property line setbacks provide the necessary transition to neighboring uses. Additionally, the landscape buffers and general landscape plan should offset any concerns as to the setbacks proposed.

Sincerely,

Micah W. Peters

CEO

Clearwater Homes Utah

336 W. Broadway #110

SLC, UT 84101

Micah@clearwaterhomesutah.com



From: [Minaz Khajah](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts
Date: Thursday, December 10, 2020 5:35:11 PM

To Whom It May Concern,

My name is Minaz Khajah,

I wanted to make sure that the planning commission knew of my support for the proposed Maven Lofts development (<https://www.slc.gov/planning/2020/12/01/maven-lofts/>).

I believe this building will be of substantial benefit to the local community. In addition to the thoughtful architecture within the new construction, this project is clearly committed to supporting small businesses and increasing diverse-owned businesses within our city. The efforts of this building to generate sustainable beautification through art, offer affordable micro-retail spaces to up and coming small businesses, affordable housing for residents, and by creating local activities in our neighborhood for families is paramount to the overall economic development and healthy growth of our area.

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I sincerely hope that you will support this build and help us continue to improve our community through the expansion of small businesses and an ecosystem collective of locals, which this project at the core aims to develop deeper.

Sincerely,

Minaz Khajah



From: [Stacey Foster](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Expansion Letter of Support
Date: Friday, December 18, 2020 10:13:07 AM

Hello Amy,

I would like to express my support for the proposed expansion of the Maven building in the Huddart space across the street. I have been a retail tenant at Mineral and Matter in the Maven district for almost 3 years now.

I truly love everything Tessa and Tim have put into making this block a community! They have done way more than I ever expected and have brought so much vibrancy and foot traffic to my retail store. Tessa puts her heart and soul into the development of the Maven district and continues those efforts well after the building is completed and rented out. Her and her team are active in promoting the area and coming up regularly with new ideas to draw the community to our neighborhood and provide new and unexpected services and experiences for them. I really believe the Maven District will be one of the most popular destinations in the coming years and am already seeing growth in my shop consistently and I attribute a good amount of that growth to the efforts of Tessa and her team.

Beyond her community outreach, Tessa is also an amazing resource, support and true empowerment source for any business owner. She deeply cares about the well being of her tenants and their businesses, on a personal level. She will always be a voice of encouragement for women. Anyone who moves into her circle of influence will be better and stronger for it.

I highly recommend an approval for this proposed Maven expansion and really, any project that has Tessa and Tim behind it!

Thank you for your time and happy holidays,
Stacey

Stacey Foster
Mineral and Matter
[REDACTED]
177 E 900 S
Suite C
Salt Lake City, UT 84111

From: [Deborah Candler](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Lofts
Date: Monday, December 28, 2020 4:11:45 PM

Greetings,

I am concerned with the added traffic to our streets as well as the loss of parking spots with this plan. So many new housing units have been added to this area without any changes to the infrastructure. We already have a problem with parking and cannot afford to sacrifice any more to accommodate this project. Let's look at what else we can do to support the businesses and homes already in this area.

Many thanks,

Deborah Candler

Sent from my iPhone

From: [Randy's Records](#)
To: [Thompson, Amy](#)
Subject: (EXTERNAL) Maven Loft Public Comment
Date: Monday, December 28, 2020 4:49:50 PM

Hi Amy,
Concerns; CONSTRUCTION impeding business and PARKING

Our primary concern is that construction does not diminish business access and cause problems as it did when the Maven building next door to Randy's went up. We request that the parking in front of 156 be available during construction. Business has been hard hit in 2020 and we are extremely stressed about losing more business on account of this project. We are certainly not wanting to have road closures or equipment and supplies blocking passage and parking spaces.

About half of our customers report having parking issues in the area already. This definitely affects business and causes customers to skip coming in at times when they cannot find parking. If parking and driving in the area is not obstructed during/after construction we should be able to stay afloat

I have spoken with Tim and see that they have exceeded the required parking for zoning.

As long as their proposed parking is met and hat construction does not further damper business access we are happy with the new construction.

Samuel Stinson
Randy's Record Shop
157 E. 900 S.
Salt Lake City, UT 84111
(801) 532-4413

ATTACHMENT J– DEPARTMENT REVIEW COMMENTS

Engineering: (Scott Weiler at scott.weiler@slcgov.com)

No issues.

Transportation: (Michael Barry at michael.barry@slcgov.com)

The parking configuration on the lot on the Edison side is awkward but it meets the dimensional requirements. It would seem better if they were to consolidate the large driveways to accommodate better on street parking.

Urban Forestry: (Rick Nelson at rick.nelson@slcgov.com)

I visited the site at 156 E 900 S (PLNPCM2020-00722). From an Urban Forestry perspective, there are 2 large Linden trees in the public ROW parkstrip and a planting location along 900 S. We would want to protect and maintain those trees. There are currently no other trees on or near this lot to be affected by development. It appears that there may be potential for future tree planting locations in the right of way along Edison St, which we would encourage. Please feel free to contact me with any further questions.

Public Utilities: (Jason Draper at jason.draper@slcgov.com)

No objection to height variance. The setbacks should be carefully considered. There will not be room for any encroachments into the public way and there will need to be room for utility boxes, meters, etc. in the setback area.

The additional square footage and use will likely require the water system in 900 S and/or Edison to be upgraded.

Rooftop Landscaping should implement green infrastructure practices to capture and treat stormwater.

Zoning Review: (Alan Michaelson at alan.michaelson@slcgov.com)

This proposal is for a mixed-use development and adaptive reuse of an existing building, adding additional stories in roughly the same footprint with 57 new residential units, rooftop amenities, retail/restaurant space and parking. In addition to the increased building height, decreased front, rear and corner-side yard setbacks and alterations to the CC landscaping provisions the planned development will also need to address the encroachment of the existing structure into the required 7 feet wide landscape buffer along the east property line where the proposed development abuts an R-1/5000 zone.

- See 21A.26.050 for general and specific regulations of the CC zoning district.
- See 21A.36.010 for general provision for the use of land and buildings including requirements for a permanent recycling collection station and the management of construction waste.
- See Table 21A.37.060 for Design Standards for the Commercial Corridor zone.
- See 21A.40 for provisions related to accessory uses and structures including the location of ground mounted utility boxes.
- See 21A.44 for parking and maneuvering dimensional standards and provide parking calculations for each proposed land use that address the minimum, maximum and provided parking allowed including bicycle parking, accessible parking, electric vehicle parking, off-street loading and any method of reducing or increasing the parking requirements.
- See 21A.48 for required landscaping, including the special CC zone landscaping the landscape buffer requirements for commercial uses abutting a R-1 zoning district and parking strip landscaping provisions

Building Code: (Todd Christopher at todd.christopher@slcgov.com)

The balconies on the east and south sides of the building must comply with either IBC 705.2 and/or 705.8. No other Building Code concerns at this time.

Fire: (Ted Itchon at ted.itchon@slcgov.com)

This project may have to have an alternative Means & Methods application for FC Section 503.1.1 and increase the density of the fire Sprinkler system 0.05 GPM/1 sq. ft.

Rocky Mountain Power: (Jeffery Barrett at Barrett, Jeffrey at Jeffrey.Barrett@pacificorp.com)

1. What will the access to the meters be like? It looks like they are located in the garage and there is a door that could potentially limit our access. (Not sure if this actually isn't permissible. I expect that they would just need to coordinate with us on an access plan. But they should engage us on that question ASAP.)
2. There is an existing overhead line in the alley way to the east of the project. They would need to ensure proper clearance to the line once construction is complete and maintain the circle of safety during construction. (They would need to refer to our Electric Service Requirements doc, which is available online, to determine that the project allows the proper clearance. If it does not, they will need to request (and pay for) the accommodation of undergrounding the distribution line in the alley.)