



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

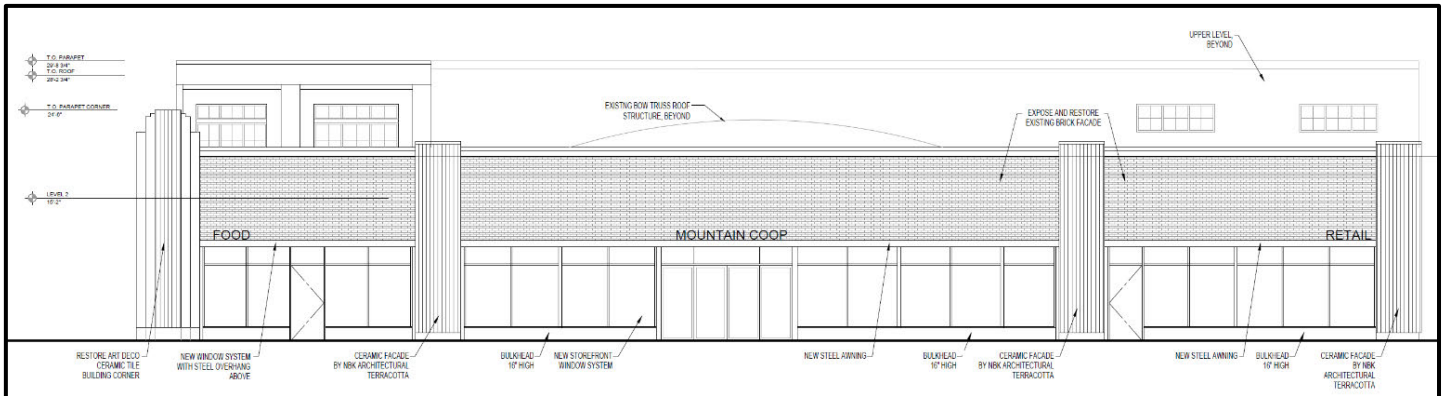
To: Salt Lake City Planning Commission
From: Trevor Ovenden, Associate Planner, trevor.ovenden@slcgov.com, 801-535-7168
Date: May 3, 2023
Re: Milk Block Adaptive Reuse – Design Review & Planned Development – PLNPCM2023-00070– 416 E 900 S

Design Review

PROPERTY ADDRESS: 416 E 900 S
PARCEL ID: 16-07-259-058-0000
MASTER PLAN: [Central Community](#)
ZONING DISTRICT: [CB, Community Business](#)
OVERLAY DISTRICT: Liberty Wells National Historic District

REQUEST:

Meredith Warner, of Structo, Inc, representing the property owner, is requesting Design Review approval for adaptive reuse of the building located at approximately 416 E 900 S. The proposal is to renovate the existing commercial building and add four apartment units to the upper level. Design Review approval is required in this zoning district for buildings with a footprint over 7,500 square feet or over 15,000 gross square feet of floor area overall per [21A.26.030.E](#). When the project is completed, this building will have a footprint of 11,644 square feet and 19,806 square feet of floor area.



Proposed facade, provided by applicant

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the request with the following condition:

- Final review of the development is delegated to Staff. In addition to showing compliance with zoning regulations not modified through this request, the plans shall show compliance with the following Design Review standards:
 - J (Signage),
 - K (Lighting), and
 - L (Streetscape Improvements).

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Submitted Materials](#)
- C. [Property and Vicinity Photos](#)
- D. [Design Review Standards](#)
- E. [Public Process & Comments](#)
- F. [Department Review Comments](#)

PROJECT DESCRIPTION

This is a proposed adaptive reuse of the “Southeast Market” building located at approximately 416 East 900 South. The property was rezoned from [RB](#) and [CN](#) to [CB](#) in 2018 with [PLNPCM2018-01025](#) to facilitate this project. The applicant is proposing to renovate the existing building, add four one-bedroom apartment units to the upper level, and update the ground floor for a new market and retail space. The upper-level residential units will be accessed from the east side of the building. These units will be stepped back from the north façade to create deck areas and a more visually compelling roof.

Stucco will be removed and the original brick façade will be restored if possible. New windows and doors will be installed on the ground floor. This façade will be mostly glass, with the exception of four ceramic-clad pillars. The building will also undergo seismic improvements. A new patio area will be added in front of the building to create a seating area for pedestrians and future customers. Architecturally unique features will be preserved, including exposed masonry, wood ceilings, exterior pillars, and the original bow truss roof. A small commercial building will be built in the northeast corner of the site as part of a later phase of this project.

An earlier version of this proposal included a request to modify [landscape buffering](#) requirements. However, it was determined during staff analysis that landscape buffer improvements are not required per [21A.48.170](#), so the modification request is no longer required.

While a landscape buffer is not required, loading areas are required to be screened from public view per design standard [21A.37.050.K](#). The applicant is unable to screen the loading area due to the historical layout of the site and proximity to Grace Ct to the south, so a modification to this standard is being requested through the Design Review process.

Site Conditions & Neighborhood Context

The site is bordered by mostly single-family homes to the south, Manoli's restaurant to the west, and several small businesses across the street to the north and east. There is a surface parking lot to the north of the existing building with 24 parking spaces.

There are several site constraints due to the unique shape of the property and access points:

- An unmarked private alley runs through the existing parking lot from the east of the site. This alley is used by adjacent neighbors to access the rear of their homes.
- Grace Ct is directly south of the site, a narrow street that is partially public and partially private. The portion of Grace Ct behind the site is private. The partial demolition of the existing building is intended to improve the functionality of this street.



The building has been used as a market and restaurant space for many years. According to the applicant, the building was originally built as a market and a drug store.

With the exception of Romney Plaza at the northeast corner of 900 S and 500 E, buildings in this area are typically limited to single-story homes and small businesses. There are many small residential buildings that have been converted for commercial uses.

This property is zoned CB, which is intended to *provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.*

Manoli's restaurant, to the west of the site, is the only other building on the block face. When completed, the Milk Block building will be approximately the same height as the Manoli's building.

Building Details

Layout

This proposal would maintain most of the existing commercial building on the property. The rear portion of the building would be demolished to create additional space for loading vehicles and to improve circulation between the subject site and Grace Ct. The current parking layout will be modified to accommodate additional landscaping and a small commercial building that will be built at the northeast corner of the site at a later project phase.

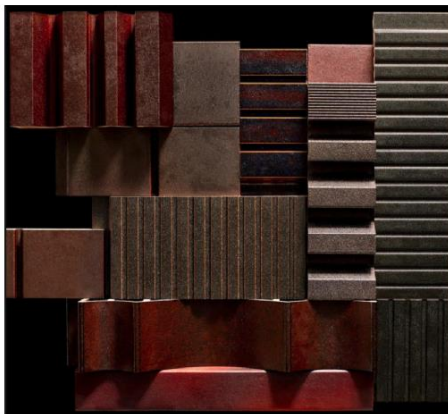
The primary entrance to the building is oriented towards the sidewalk rather than the parking lot, allowing pedestrians to access the building without walking through a parking area.

There are two entrances to the site from Denver St to the east. The southern Denver St entrance is used to access the private alley that runs through the site. Delivery vehicles will likely enter the site from this entrance as it provides the most direct route to the loading area to the rear of the building.

The interior of the building will house three separate commercial units. The largest of the three will be used for a food co-op. The other two units will be used for restaurant and retail space. Ceramic-clad columns on the building's front façade will visually differentiate the three units. Waste and recycling containers will be fully concealed in two recessed trash enclosures within the structure at the rear of the building.

Materials

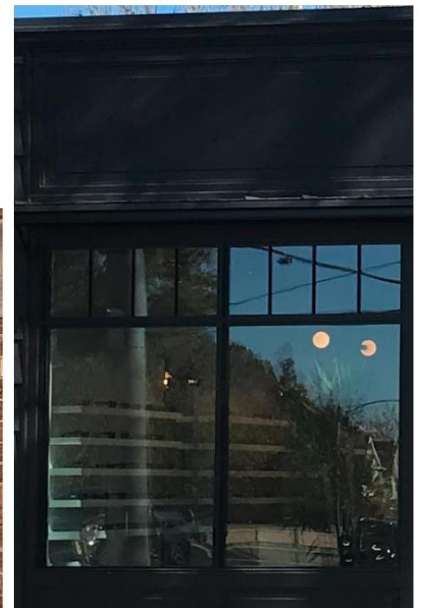
The ground-floor façade will be oriented towards the pedestrian by including human-scaled signage, additional windows, and an awning. This façade will be mostly glass, with the exception of four ceramic-clad pillars. The applicant intends to remove the stucco to highlight the building's original brick façade if the masonry is salvageable. New aluminum-clad windows and doors will be installed on the east elevation of the building, facing the parking lot. Unique architectural elements will be highlighted such as the ceramic tile column and original bow truss roof.



ARCHITECTURAL TERRACOTTA (CERAMIC FACADE)



EXISTING BRICK
ALL OTHER BRICK TO MATCH EXISTING



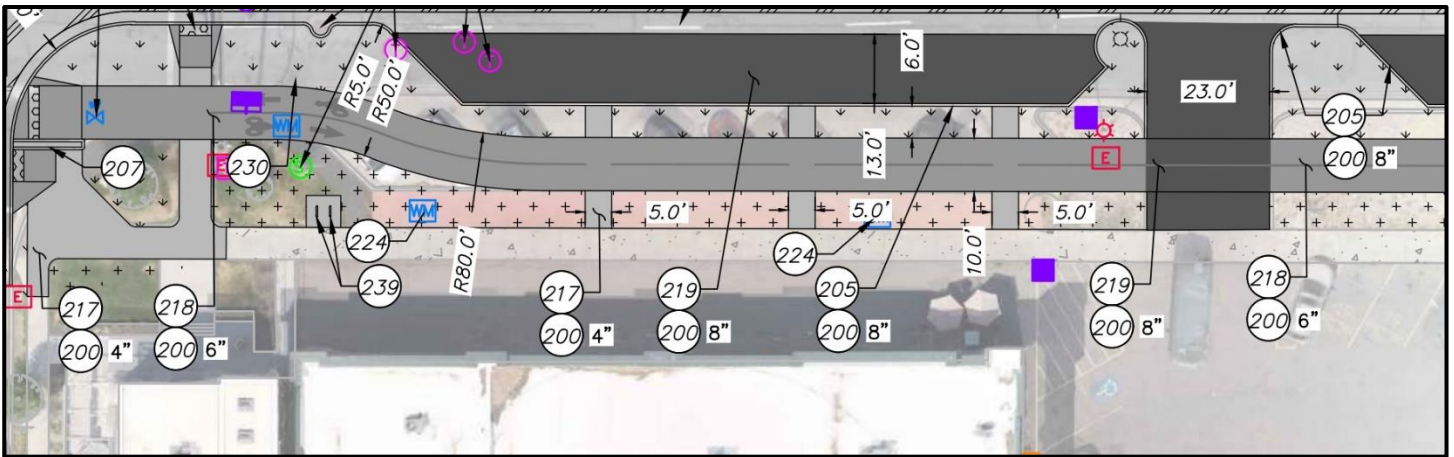
ALUMINUM CLAD WINDOWS

Transportation and Parking

The site fronts on 900 South, which is served by UTA bus route 9, a [frequent transit network \(FTN\)](#) route that offers 7-day-a-week, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday between Poplar Grove and the University of Utah. The site is also close to 500 East, which is served by bus route 205, slated for FTN service upgrades. There is a GREENbike station across the street to the northeast approximately 300' away.

The [900 South Reconstruction project](#) is currently underway and will add a grade-separated bike path directly in front of the site during a later phase. The applicant is aware of the project and has modified the design of their site to accommodate and interact with the “[9 Line](#)” trail.

This project will provide 21 off-street parking and 14 angled, on-street parking spaces in the park strip area directly in front of the site on 900 South. 2 ADA parking spaces and 8 bike parking spaces will be provided. A bike storage area will be provided for the tenants of the building.



Section of the "9-Line Trail" to be constructed in front of the site

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Process: Design Review

The applicant has requested Design Review approval as required for buildings of this size in the CB zoning district per [21A.26.030.E](#). Design Review approval is also required to modify the following design standard:

- **Screening of Service Areas ([21A.37.050.K](#))** — requires service areas to be fully screened from public view.

In making a decision for a Design Review, the Planning Commission should consider whether the proposal meets the standards in Section [21A.59.050](#) of the zoning code. As noted at the beginning of that code section, only standards related to the requested modification are considered. The standards of review are found in this report in [Attachment E](#).

KEY CONSIDERATIONS

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

1. Requested Modification
2. Master Plan Compatibility
3. Adaptive Reuse

Consideration 1 – Loading and Service area

The proposal complies with all [standards of design review](#) as discussed in [Attachment E](#). However, the proposal does not comply with one [design standard](#), 21A.37.050.K, which requires service areas to be fully screened from public view:

K. Screening of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8').

The standard for design review related to this design standard is [21A.59.050.I](#):

I. 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. (See subsection 21A.37.050K of this title.)

The applicant's proposal does not meet design standard 21A.37.050.K because the building's historic loading area to the rear of the building is very close to the rear property line and Grace Ct. The applicant intends to demolish a portion of the building near the southern property line which will create additional space for loading vehicles and increase the building's setback from the single-family homes to the south. Screening this area would make the loading area unusable due to dimensional constraints and would reduce the functionality of Grace Ct. Diagrams that explain this visually can be found below.

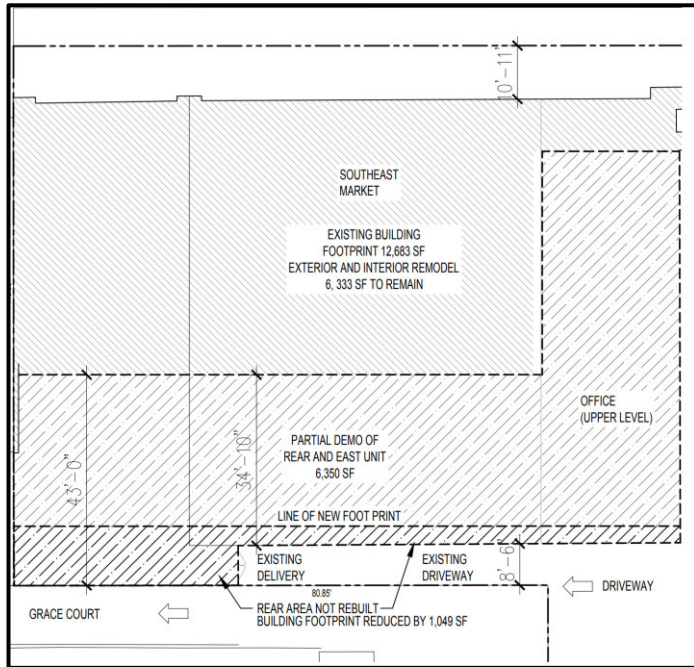
Per [21A.37.040](#), the Planning Commission has the authority to modify any design standard through the Design Review process if the applicant can demonstrate *that the modification meets the...intent of the standards for design review and any adopted design guidelines that may apply.*

The intent of this standard is to locate service uses out of view from the public right of way. The service area will be located behind the building and will not be visible from the public right of way without any screening. Staff finds that this request meets the intent of the standard and the modification is appropriate considering the historic layout of the site and the

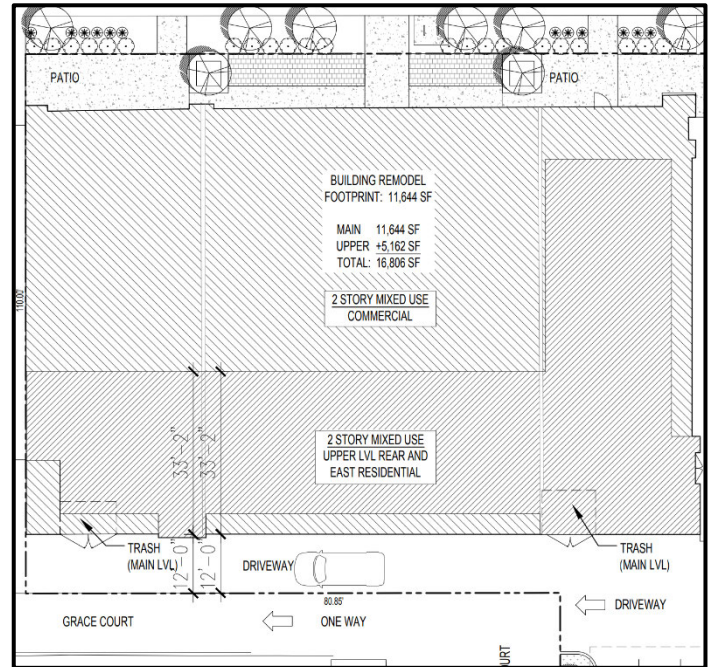


Diagram provided by the applicant

applicant's goal of repurposing this historic building. Granting this modification will allow the applicant to continue using this area for loading and will allow for a better project overall.



Current building orientation



Proposed orientation

Consideration 2 – Master Plan Compatibility

The proposal is supported by several policies within the following plans:

- Plan Salt Lake (2015)
- Central Community Master Plan (2005)

These policies are discussed below:

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

- *Preservation*
 - *Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.*
 - *Retain areas and structures of historic and architectural value.*

This proposal will be repurposing an approximately 80-year-old building that has been in use for many decades. Portions of the building will be demolished, but unique architectural elements will be preserved.

Central Community Master Plan (2005) Applicable land use policies are below:

- *Residential Land Use Policies:*
 - *RLU-1.5 Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.*

The CB zone is not classified as a residential mixed use (RMU) zone, but it does allow for both commercial and residential uses. The project will provide supportive retail for the residents of the project and the neighborhood with the inclusion of a market and other active commercial ground-floor uses.

- *RLU-4.2 Support small mixed-use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods*

The project is on 900 South, which could be considered a “major street”. The project meets this residential land use policy by creating a small-scale, mixed-use project that is not likely to create adverse impacts on nearby neighbors.

- *Commercial Land Use Policies:*
 - *CLU-2.2 Encourage adaptive reuse of warehouse, commercial and industrial structures.*
 - *CLU-4.3 Encourage commercial centers to minimize parking and traffic congestion impacts upon surrounding residential neighborhoods.*

As stated above, this project will be repurposing an approximately 80-year-old commercial building. The project will be increasing the size of the loading area on the site which will allow delivery vehicles to park on the property rather than Grace Ct, a narrow street to the south.

Consideration 3 – Adaptive Reuse

While this building is within the Liberty Wells National Historic district, it does not have the same demolition protections as buildings in *Local* Historic Districts or buildings listed as landmark sites in Salt Lake City Register of Cultural Resources. Renovation projects in National Historic Districts are eligible for tax credits through the [Utah State Historic Preservation office](#).



Original Facade - Northeast View

A complete demolition of this building would be subject to the City’s typical [demolition process](#). Rather than demolishing the existing building, the applicant is choosing to *preserve this building that has contributed to the character of the neighborhood for more than 80 years rather than maximizing square footage of the development* despite the unique site constraints caused by the historic layout of this site.

Historic Preservation and adaptive reuse are not objectives required for the Design Review process; however, both are mentioned in several goals and objectives in applicable master plans.

NEXT STEPS

Approve the Request

If the Design Review is approved, the applicant will be able to submit plans for building permit review, and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met. Modifications beyond those identified as minor modifications in the ordinance would require additional review and approval from the Planning Commission.

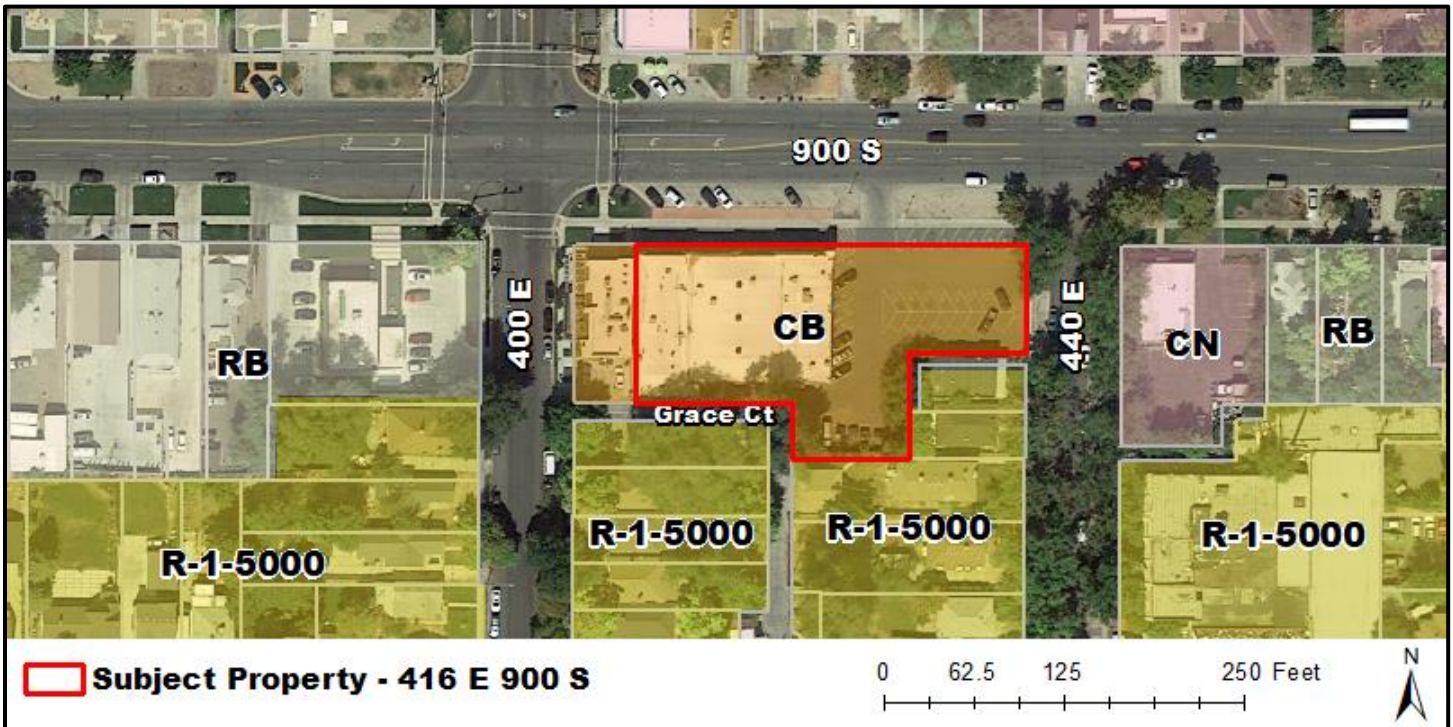
Table/Continue the Request

If the Planning Commission tables the Design Review and requests changes to the plan or additional details, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the proposal.

Deny the Request

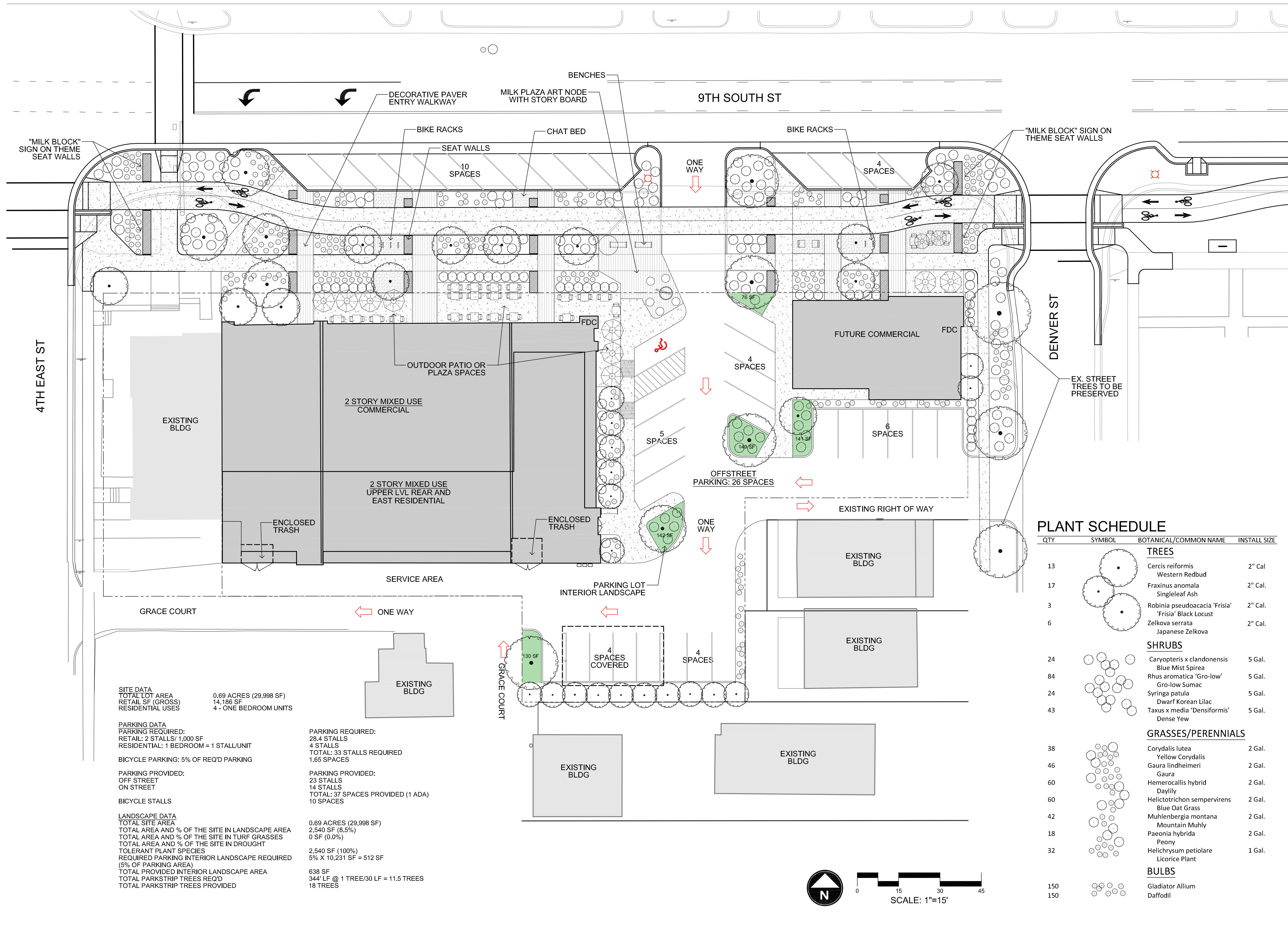
If the Planning Commission denies the Design Review request, the applicant will be able to repurpose the building, but without any exterior modification that would change the existing building footprint. They could also construct a new building with a footprint of less than 7,500 square feet or floor area of 15,000 square feet. Any project at this site would need to comply with the zoning and design standards listed in this report.

Vicinity Map



Submitted Materials

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SITE DATA
 TOTAL LOT AREA 0.69 ACRES (29,998 SF)
 RETAIL SF (GROSS) 14,186 SF
 RESIDENTIAL USES 4 - ONE BEDROOM UNITS

PARKING DATA
 PARKING REQUIRED:
 RETAIL: 2 STALLS/ 1,000 SF
 RESIDENTIAL: 1 BEDROOM = 1 STALL/UNIT
 BICYCLE PARKING: 5% OF REQ'D PARKING

PARKING PROVIDED:
 OFF STREET 23 STALLS
 ON STREET 14 STALLS
 TOTAL: 37 SPACES PROVIDED (1 ADA)
 BICYCLE STALLS 10 SPACES

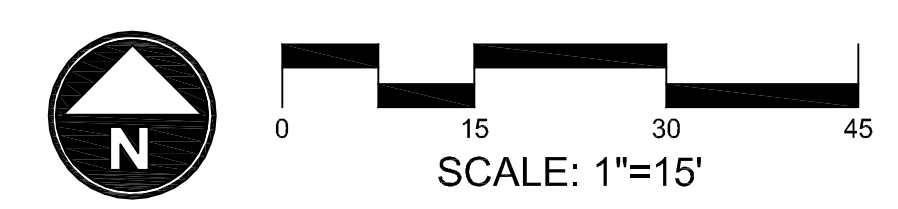
LANDSCAPE DATA
 TOTAL SITE AREA 0.69 ACRES (29,998 SF)
 TOTAL AREA AND % OF THE SITE IN LANDSCAPE AREA 2,540 SF (8.5%)
 TOTAL AREA AND % OF THE SITE IN TURF GRASSES 0 SF (0.0%)
 TOTAL AREA AND % OF THE SITE IN DROUGHT TOLERANT PLANT SPECIES 2,540 SF (100%)
 REQUIRED PARKING INTERIOR LANDSCAPE REQUIRED (5% OF PARKING AREA) 5% X 10,231 SF = 512 SF
 TOTAL PROVIDED INTERIOR LANDSCAPE AREA 638 SF
 TOTAL PARKSTRIP TREES REQ'D 344' LF @ 1 TREE/30 LF = 11.5 TREES
 TOTAL PARKSTRIP TREES PROVIDED 18 TREES

PARKING REQUIRED:
 28.4 STALLS
 4 STALLS
 TOTAL: 33 STALLS REQUIRED
 1.65 SPACES

PARKING PROVIDED:
 23 STALLS
 14 STALLS
 TOTAL: 37 SPACES PROVIDED (1 ADA)
 10 SPACES

PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL/COMMON NAME	INSTALL SIZE
TREES			
13		Cercis reiformis Western Redbud	2" Cal
17		Fraxinus anomala Singleleaf Ash	2" Cal.
3		Robinia pseudoacacia 'Frisia' 'Frisia' Black Locust	2" Cal.
6		Zelkova serrata Japanese Zelkova	2" Cal.
SHRUBS			
24		Caryopteris x clandonensis Blue Mist Spirea	5 Gal.
84		Rhus aromatica 'Gro-low' Gro-low Sumac	5 Gal.
24		Syringa patula Dwarf Korean Lilac	5 Gal.
43		Taxus x media 'Densiformis' Dense Yew	5 Gal.
GRASSES/PERENNIALS			
38		Corydalis lutea Yellow Corydalis	2 Gal.
46		Gaura lindheimeri Gaura	2 Gal.
60		Hemerocallis hybrid Daylily	2 Gal.
60		Helictotrichon sempervirens Blue Oat Grass	2 Gal.
42		Muhlenbergia montana Mountain Muhly	2 Gal.
18		Paeonia hybrida Peony	2 Gal.
32		Helichrysum petiolare Licorice Plant	1 Gal.
BULBS			
150		Gladiator Allium	
150		Daffodil	



MILK BLOCK

KATIA, LLC

416 EAST 900 SOUTH
 SALT LAKE CITY, UTAH

STRUCTO
 ARCHITECTURE

DATE: APRIL 2023
 PROJECT: 200.0000.01
 DRAWN BY: EL
 REVIEW BY: EL
 VERSION: KATIA, LLC

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.1

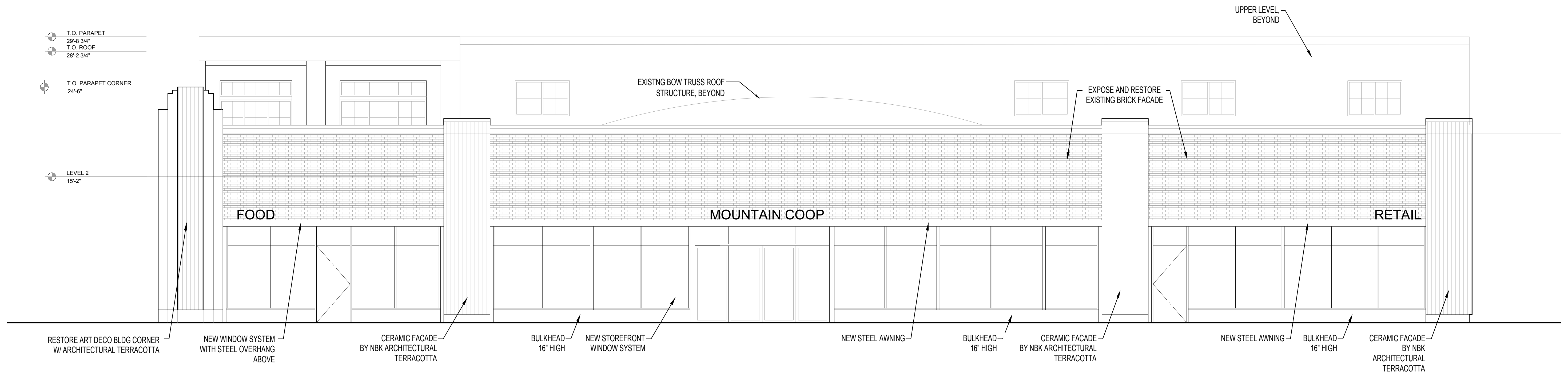
REVISIONS:

STAMP

ELEVATIONS

SHEET:
A2.1

DATE:
 05/01/23

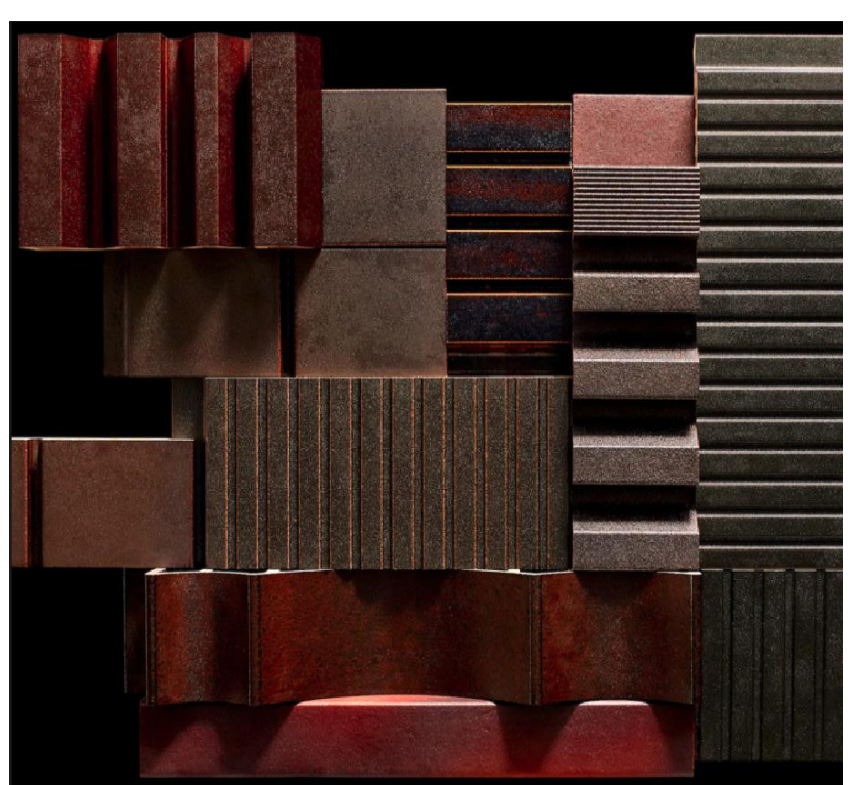


STREET FACING FACADE (GROUND FLOOR GLASS):
 566 SF/86 SF = 65% GLASS COVERAGE BETWEEN 3' AND 8' PER 21A.37.050 C.1
 CB DISTRICT: 40% GLAZING REQUIRED BETWEEN 3' AND 8' ABOVE GRADE

A1 NORTH ELEVATION
 A2.1 SCALE: 3/16" = 1'-0"



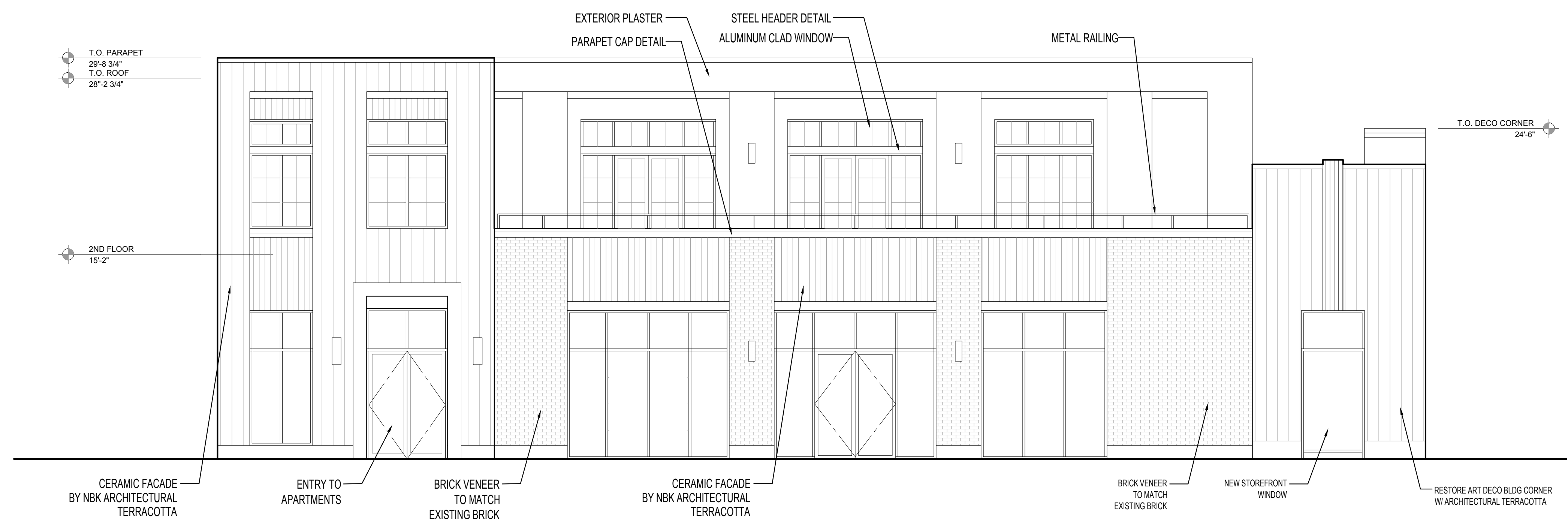
ALUMINUM CLAD WINDOWS



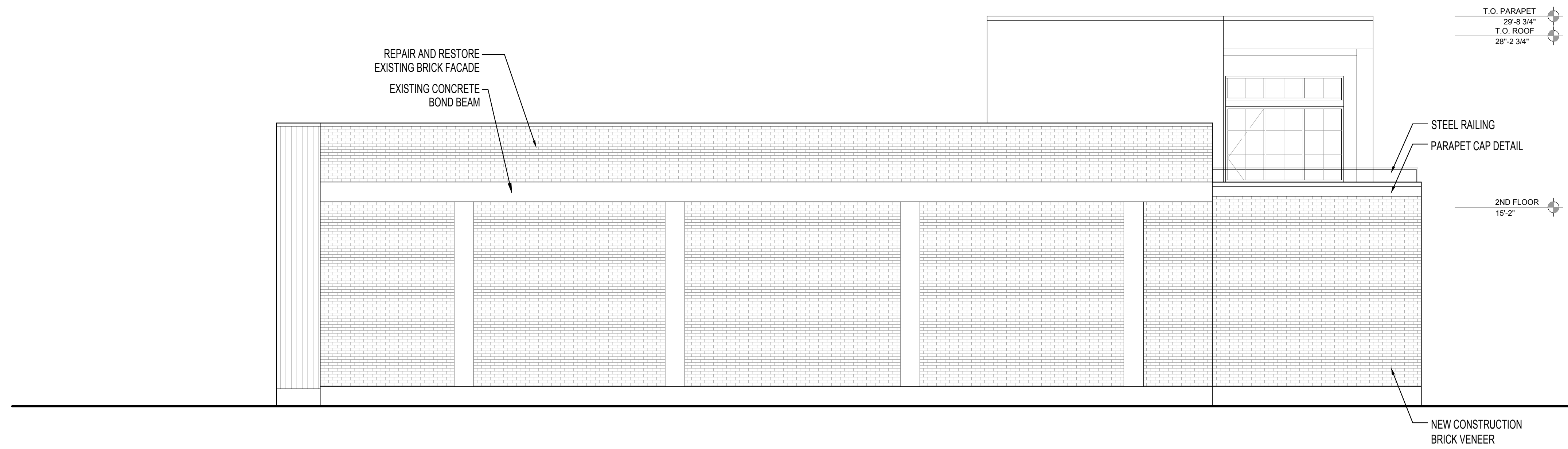
ARCHITECTURAL TERRACOTTA (CERAMIC FACADE)



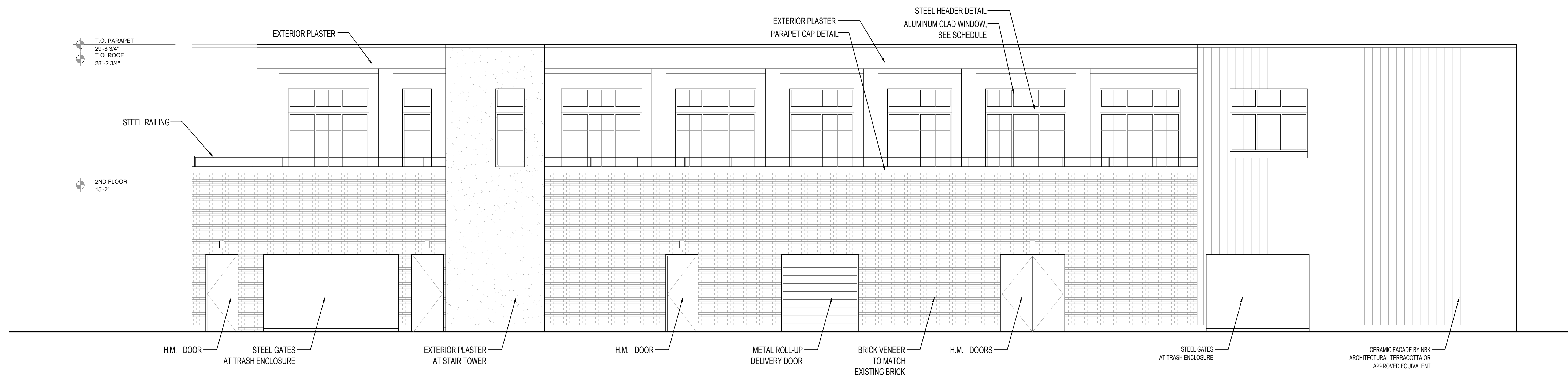
EXISTING BRICK
 ALL OTHER BRICK TO MATCH EXISTING



A2 EAST ELEVATION
 A2.1 SCALE: 3/16" = 1'-0"



A1 WEST ELEVATION
A2.2 SCALE: 3/16" = 1'-0"



A2 SOUTH ELEVATION
A2.2 SCALE: 3/16" = 1'-0"

DESIGN REVIEW APPLICATION

MILK BLOCK ADAPTIVE REUSE PROJECT
416 EAST 900 SOUTH S
SALT LAKE CITY, UTAH 84105

REVISIONS:

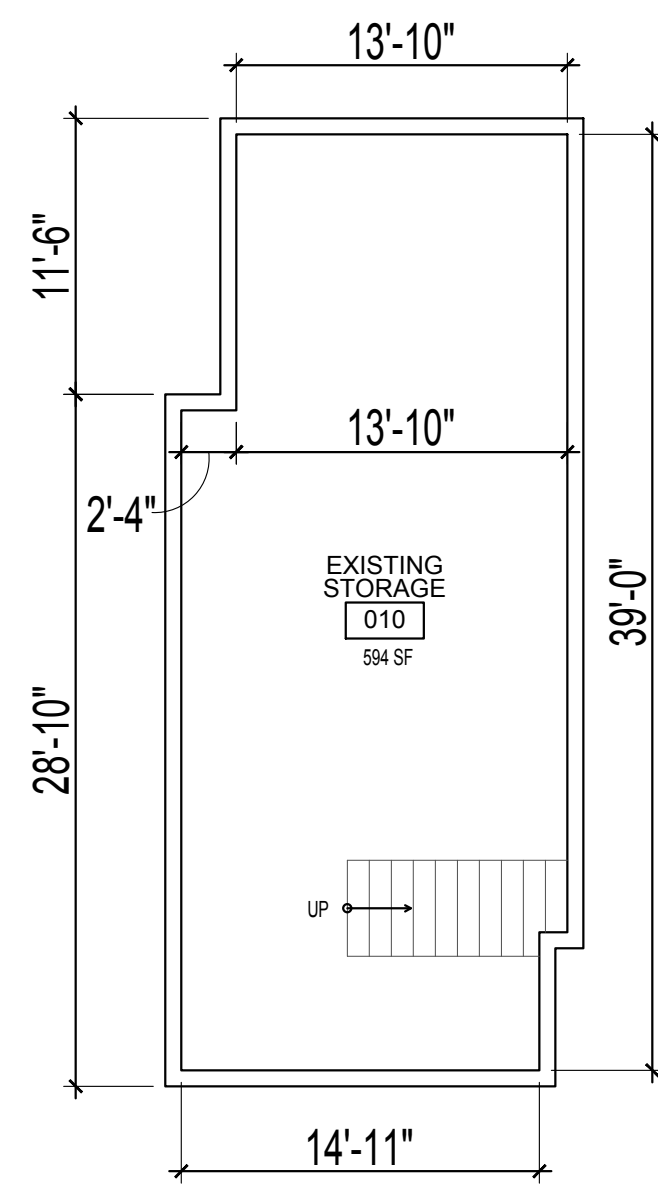
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ELEVATIONS

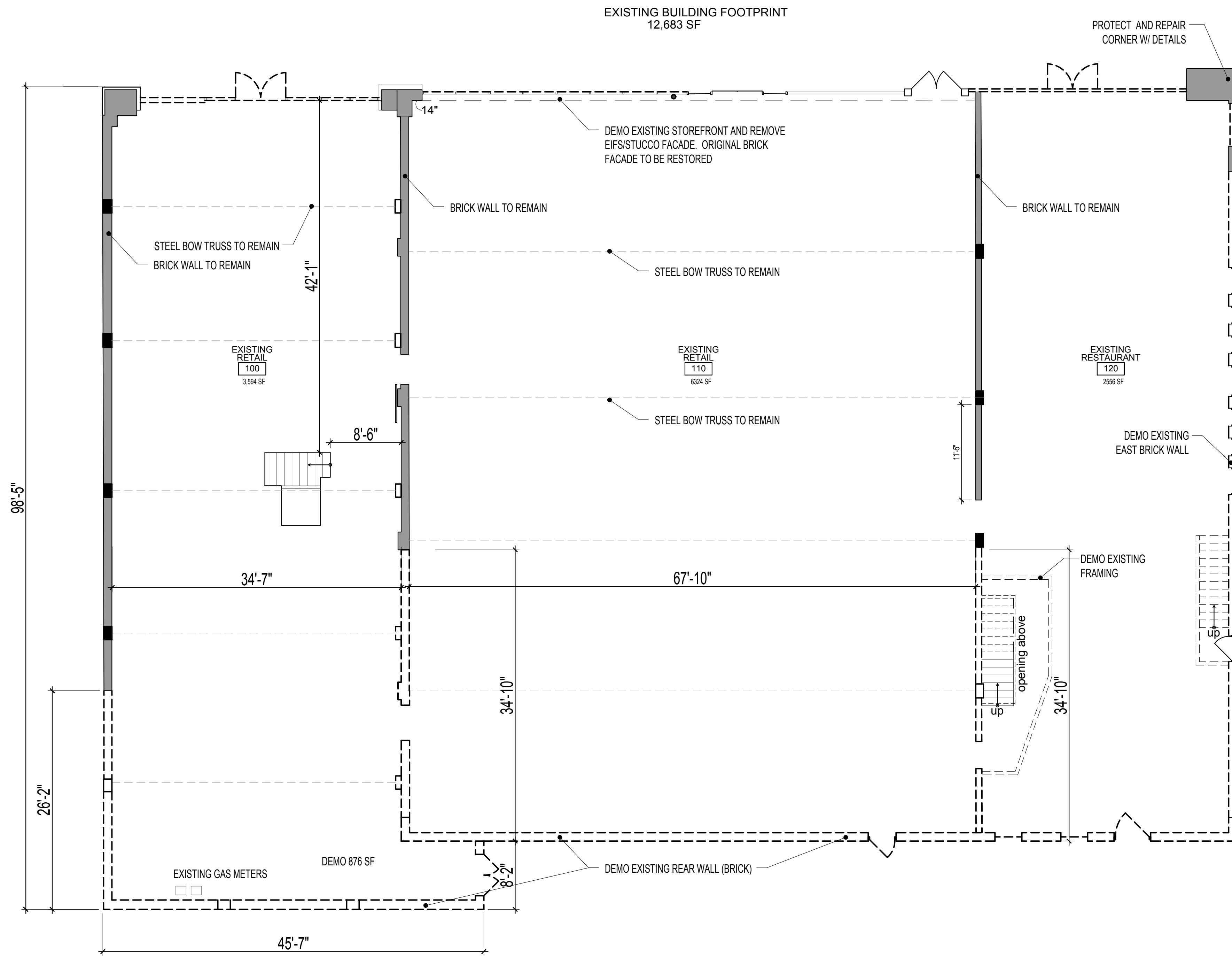
SHEET:

A2.2

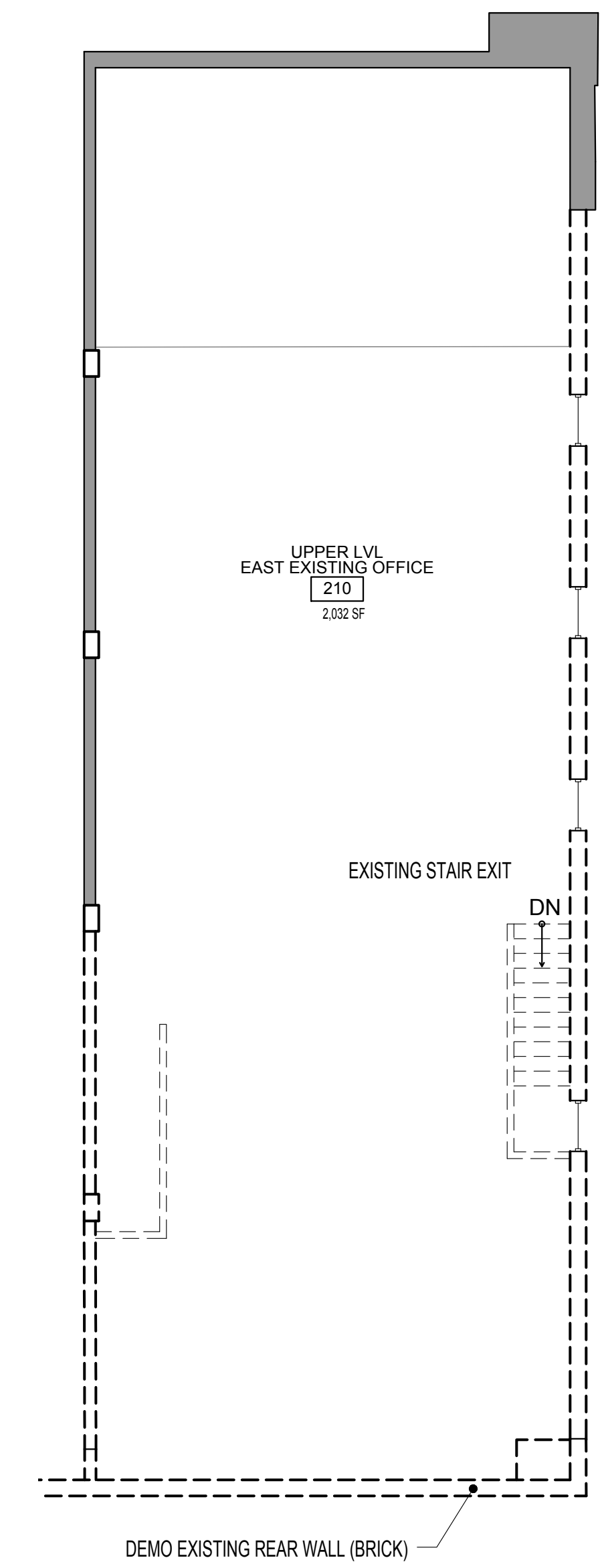
DATE:
05/01/23



A1 EXISTING BASEMENT PLAN
A1.0 SCALE: 1/8" = 1'-0"



A2 EXISTING MAIN LVL PLAN
A1.0 SCALE: 1/8" = 1'-0"



A3 EXISTING UPPER LVL PLAN
A1.0 SCALE: 1/8" = 1'-0"

DESIGN REVIEW APPLICATION

MILK BLOCK MARKET
416 EAST 900 SOUTH S
SALT LAKE CITY, UTAH 84105

REVISIONS:

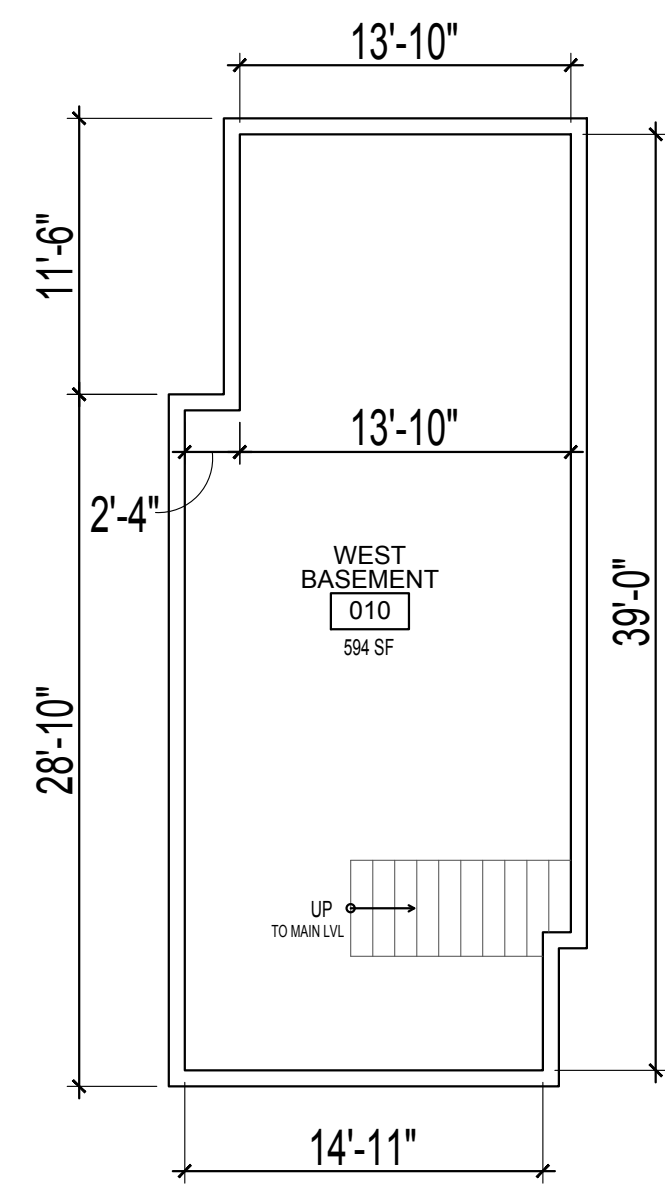
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EXISTING/
DEMO PLAN

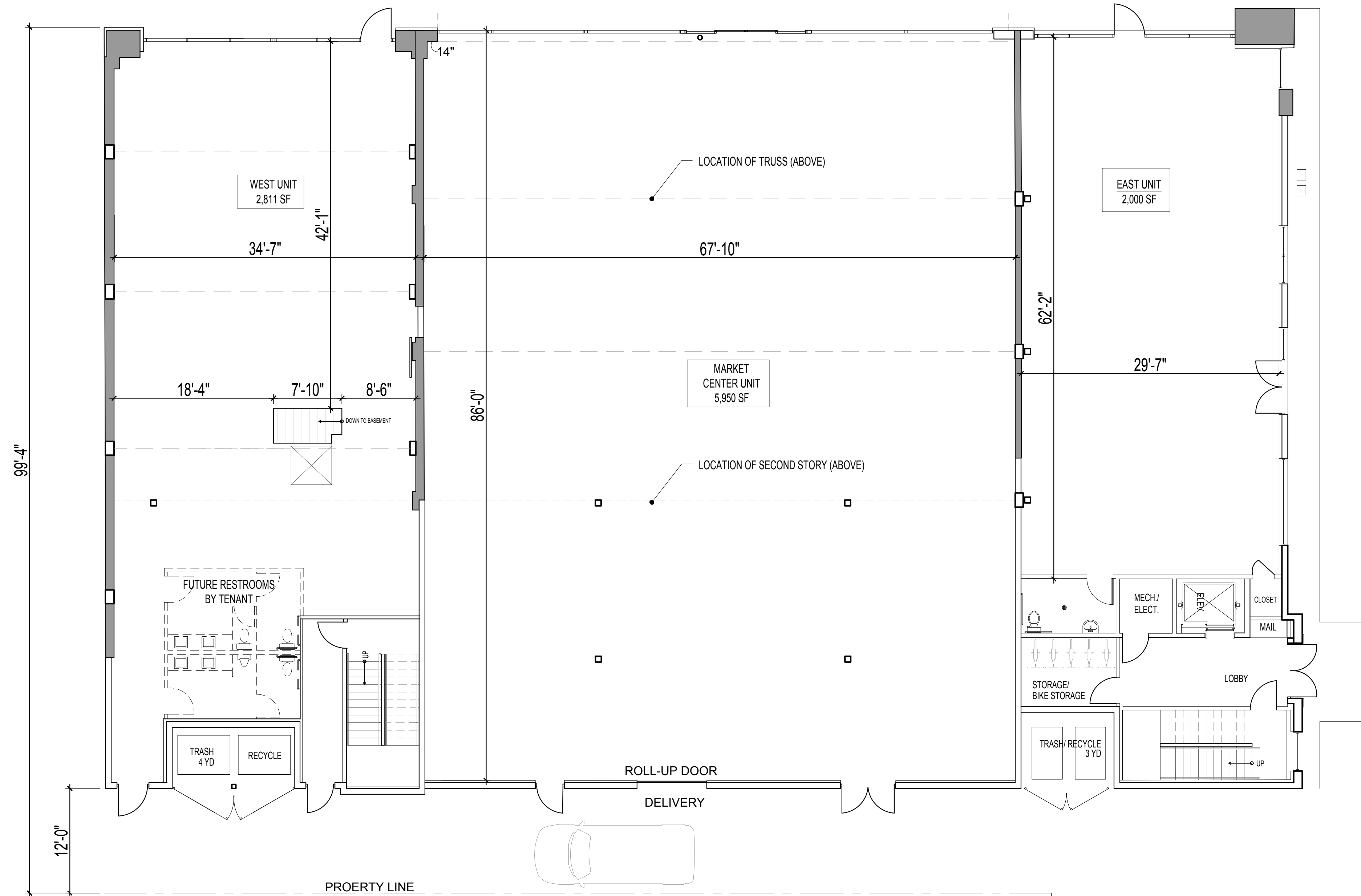
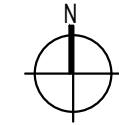
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A1.0

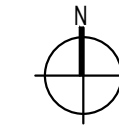
DATE:
01/30/23



A1 REMODEL BASEMENT LVL PLAN
A1.1 SCALE: 1/8" = 1'-0"



A2 REMODEL MAIN LVL PLAN
A1.1 SCALE: 1/8" = 1'-0"



DESIGN REVIEW APPLICATION

MILK BLOCK MARKET
416 EAST 900 SOUTH S
SALT LAKE CITY, UTAH 84105

REVISIONS:

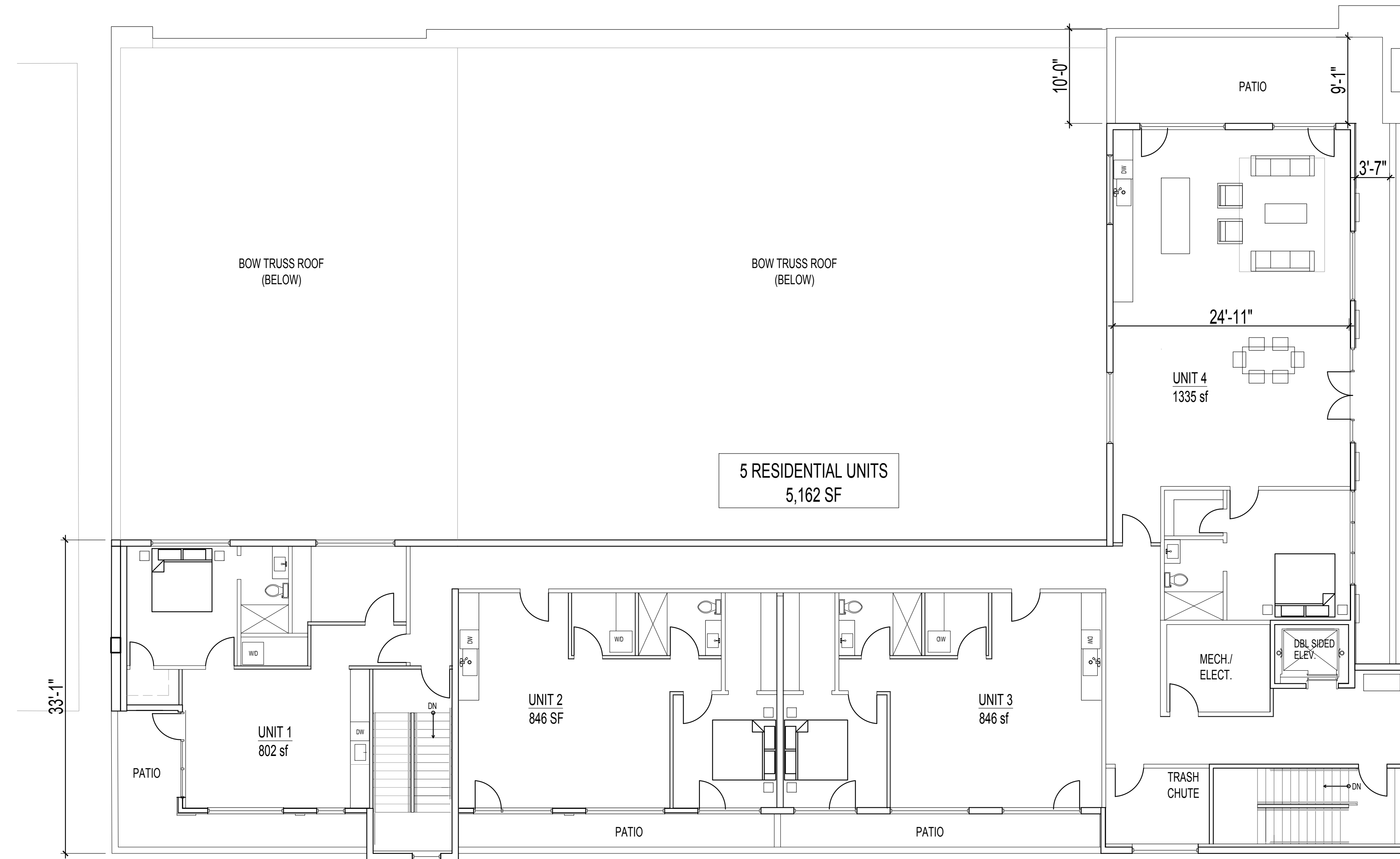
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BASEMENT & MAIN LVL
REMODEL PLAN

SHEET:

A1.1

DATE:
01/30/23



A1 REMODEL UPPER LVL PLAN
 A1.2 SCALE: 1/8" = 1'-0" 

DESIGN REVIEW APPLICATION

MILK BLOCK MARKET
 416 EAST 900 SOUTH S
 SALT LAKE CITY, UTAH 84105

REVISIONS:

STAMP

UPPER LVL
 REMODEL PLAN

SHEET:
A1.2

DATE:
 01/30/23



Historic Photo - Original Facade - O.P. Skaggs - Northeast View



Historic Photo - Original Facade - O.P. Skaggs - Northwest view







Old Bakery Building on Denver St









Milk Block Market Building Adaptive Reuse

Project Summary and Narrative

The proposed two story mixed-use project seeks to revive the existing historic building while adding live/work units to the upper level. This will serve to breathe new life into an important neighborhood commercial node by providing a new market as well as other retail and restaurant opportunities.

Scope of work: The front of the building and some of its original structure will be maintained and restored while the rear part of the building will be demolished (approximately 6000 sf). This area will be rebuilt as commercial space on the main level and will add 4 live/work units on the second floor. The new construction at the rear of the building will actually reduce the existing building footprint in order to help ease congestion at the rear of the building (along Grace Court) and set the building back away from the single family residences to the south.

Built in 1941, the original brick building housed O.P. Skaggs market. The building has sat neglected for decades, and it had a less than desirable EIFS/stucco front facade remodel completed sometime within the last 30 years.

There is integrity in the preservation of older buildings and salvaging design components. This project seeks to preserve certain elements of this building and front facade rather than maximizing square footage of the development. The proposed project will restore the original brick front facade of the building and maintain portions of the building that are architecturally interesting such as the art deco corner marquee, steel bow truss structure, and interior exposed brick.

The proposed selective demo will be in areas that have been neglected and are toward the rear of the building. The entire rear wall of the brick structure has had decades of water damage while the east wall has significant settling and cracking. Removing these walls provide an opportunity to rebuild adequate structure while adding the residential component to this project. The total new footprint of the building will be 11,644 sf (reduced by 1,039 sf).

Design Review approval is required due to building size limits within CB zoning.

<u>Existing Building</u>	<u>Remodel/Addition</u>
Main Floor Footprint: 12,683 sf	Main Floor Footprint: 11,644 sf
Upper Floor: 2,813 sf (Existing Office)	Upper Floor: 5,162 sf (5 live/workspaces)
Overall Existing: 15,496 sf	Overall New: 16,806 sf

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in [chapter 21A.37](#) of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

21A.26.030: CB ZONING COMMUNITY BUSINESS DISTRICT

Purpose Statement: The **CB Community Business District** is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The proposed project is an adaptive reuse project that will restore part of a neighborhood market building while adding 4 residential units to a new partial upper floor. The existing commercial building is 23 ft 6 in high and is 15,496 sf. The building previously housed a market in the large center unit while the east and west units had a bakery and a restaurant. The proposed project intends to maintain the goal of the CB district by continuing to provide neighborhood retail off of 900 South while providing new housing options to the area.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

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.

The development will maintain all the commercial entrances facing 900 South. The upper level residential units which will be accessed from the east side of the building. The design intent is to keep the original structure intact and as the primary focus. The residential units will be built to the rear and step back from the primary volume. The building footprint does not change in the front and will continue to follow development patterns of the neighborhood that are setback from the front property line.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

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.

The commercial facade will restore ground floor glass and maximize transparency. The unsightly EIFS/stucco and patchwork window and door systems will be removed and upgraded to fit the architecture of the building. In addition to restoring the building, outdoor patios and landscape yards are planned along the 900 south (9-line) side of the building/project.

D. Large building masses shall be divided into heights and sizes that relate to human scale.

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.

While the main building volume will remain intact in size and scale, the new upper level will step-back. The front facade will have several vertical details and material changes to break up the front facade similar to the the original building.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

There are no building facades that exceed 200 feet in length but the design will incorporate facade breaks and material changes.

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

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;
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.

Outdoor dining areas will be provided and landscaped. Trees will be added and enhance several areas on site.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:
 - 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 (3) 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:
 - 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.
3. Cornices and rooflines:
 - a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
 - b. Complement Surrounding Buildings: 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.

This building works to maintain the look of the existing historic commercial building as a distinct base and upper level steps back and is defined by a material change which maintains the original structure's human scale along the street (900 south). The building is in scale with similar surrounding commercial buildings. The proposed upper level addition is setback at 900 south maintaining the original scale of the existing building.

The rear of the building is setback an additional 2 ft (from required setback) to ease congestion on Grace Court as well as reduce in the effects to neighboring properties.

The step back of the upper level allows for several roof deck areas to support a more visually compelling roof landscape as well as break up the vertical facade height.

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or mid-block walkway.

Cars and parking are kept to the East in the existing parking area ensuring safe pedestrian connections. There are three vehicular access points to the parking lot:

- 1. from the North, along 900 South,**
- 2. 2. Along Denver Street, and**
- 3. 3. Access is also allowed to the rear off Grace Court**

I. 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. (See subsection 21A.37.050K of this title.)

Waste and recycling containers are fully concealed in two recessed trash enclosures within the structure. These are located at the rear of the building.

J. Signage shall emphasize the pedestrian/mass transit orientation.

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.

There are several areas on the facade that could be used for signage. Signage will likely be attached to steel awnings located on the lower level commercial entrances.

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

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.

Lighting will be provided to enhance safety for pedestrians while following anti-light-pollution strategies.

L. Streetscape improvements shall be provided as follows:

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 of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

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:

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. (Ord. 14-19, 2019)

Street trees and hardscape design will meet these standards.

Milk Block Adaptive Reuse Project

Project Description

The proposed two story mixed-use project seeks to revive the existing historic building while adding live/work units to the upper level. This will serve to breathe new life into an important neighborhood commercial node by providing a remodeled market tenant space as well as other retail and restaurant opportunities.

Scope of work: The front of the building and some of its original structure will be maintained and restored while the rear part of the building will be demolished (approximately 6000 sf). This area will be rebuilt as commercial space on the main level and will add 4 live/work units on the second floor. The new construction at the rear of the building will actually reduce the existing building footprint in order to help ease congestion at the rear of the building (along Grace Court) and set the building back away from the residential properties to the south.

Built in 1941, the original brick building housed O.P. Skaggs market. The building has sat neglected for decades, and it had a less than desirable EIFS/stucco front facade remodel completed sometime within the last 30 years.

There is integrity in the preservation of older buildings and salvaging their design components. This project seeks to preserve certain elements of this building and front facade rather than maximizing square footage of the development. The proposed project will restore the original brick front facade of the building and maintain portions of the building that are architecturally interesting such as the art deco corner marquee, steel bow truss structure, and interior exposed brick dividing walls.

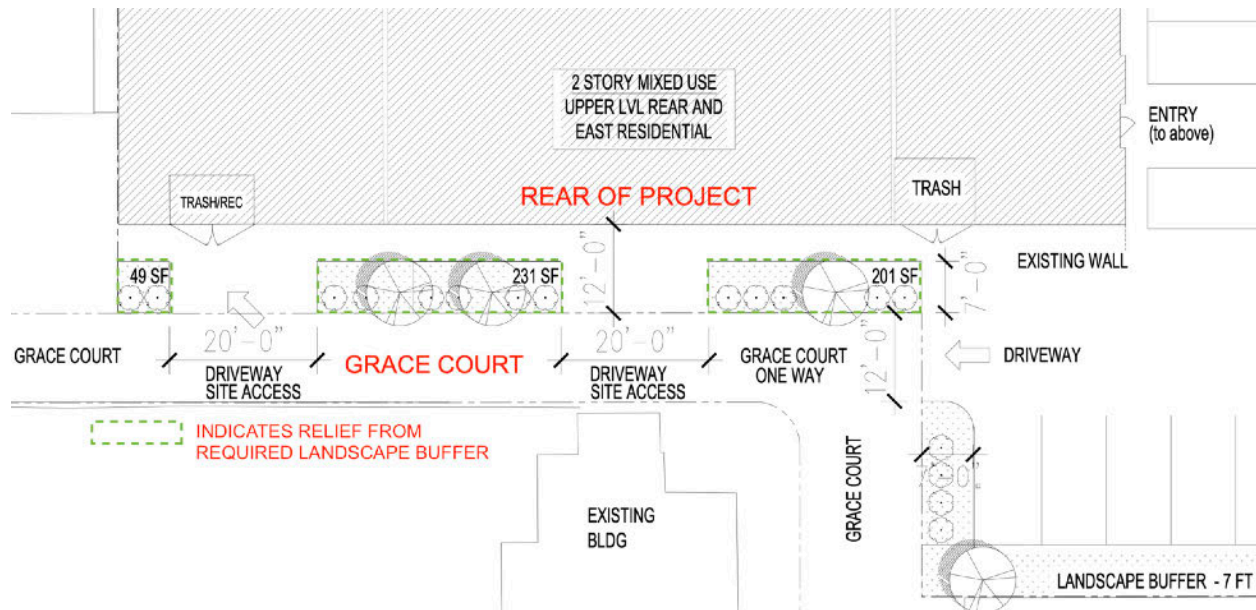
The proposed selective demo will be in areas that have been neglected and are toward the rear of the building. The entire rear wall of the brick structure has had decades of water damage while the east wall has significant settling and cracking. Removing these walls provide an opportunity to rebuild adequate structure while adding the residential component to this project. The total new footprint of the building will be 11,644 sf (reduced by 1,039 sf).

<u>Existing Building</u>	<u>Remodel/Addition</u>
Main Floor Footprint: 12,683 sf	Main Floor Footprint: 11,644 sf
Upper Floor: 2,813 sf (Existing Office)	Upper Floor: 5,162 sf (5 live/workspaces)

Overall Existing: 15,496 sf

Overall New: 16,806 sf

This proposed building complies with all CB zoning regulations but is requesting a Planned Development approval to waive the required landscape buffer at the rear of the existing building along Grace Court. The request is only for the portion required between the building and Grace Court (see diagram below). This would resolve congestion at south side of the existing commercial site created by commercial use of the rear of the building for deliveries. The portion of the zoning ordinance relating to this application is 21A.48.080.C.3 for CB Community Business District.



The existing building and property has accepted deliveries for separate tenants at the rear of the building (south property line) since the property was developed over 80 years ago. In an effort to help alleviate effects on neighboring properties, the proposed design moves the rear wall of the building back 12 ft and reduces the footprint of the existing commercial structure to allow for



all deliveries to and access to the building to remain on site. The project proposal also includes the removal of a 45 ft long masonry wall that sits at the south property line and pushes all site traffic/ circulation onto Grace Court. This is a non-conforming existing condition as primary structures in the CB zoning are required to have a 10 ft rear setback.

In this same area, a 7ft wide landscape buffer is required per zoning regulations. The landscape buffer requirement creates a hardship for the development and rehabilitation of this historic building and continuous commercial use property. The project proposes to waive the requirement of the landscape buffer at the rear of the building which would be approximately 481 sf with 3 trees. This required landscaping area would be moved to another location on the site enhancing the entire project site design by providing that same amount of required landscaping area and trees. The additional area of landscape buffer will be placed at the front of the site (north of the existing building).

Below is a demonstration of the project meeting the criteria of the planned development application.

21A.55.010: STANDARDS FOR DESIGN REVIEW:

B. Historic Preservation:

This project proposes to preserve a large portion and front facade of the existing structure which has contributed to the character of the neighborhood for more than 80 years. It was originally built to serve the neighborhood as a market and a drug store. While the building does not appear to be historic due to the colorful EIFS facade, there is an older brick structure underneath that the project hopes to expose and restore. It is expected that the original exterior tile work was damaged during the prior EIFS facade remodel and this will be removed to expose the brick below. Interior elements such as the original bow truss roof, wood ceilings, and exposed brick walls will be restored and preserved. It is important to note that this project will include investment in upgrading the building to meet current seismic requirements.

D. Mobility: Enhances accessibility and mobility:

The project will increase the walkability of the area with the new mixed use concept: commercial on the main level with residential units on the upper level. The project will have bike racks in several locations and a bike storage room on the ground floor to encourage tenants to utilize the new raised bike lane along 900 South. This adaptive reuse project will maintain the existing commercial node along an established bus route as well as add residential units that will be able access the public transportation with ease.

F. Master Plan Implementation:

This development aligns with all four of the Central Community Master Plan's goals by focusing commercial activity on providing services to the area residents, assisting the area's demand for new housing options, and adding diversity of retail and restaurants that are accessible to the neighborhood by foot and bicycle.

—Livable communities and neighborhoods

This project will enhance the livability of the neighborhood and surrounding community. It will maintain and revitalize the historic commercial use of the building. The main large commercial space (center) has historically had a market tenant. Originally, it was an OP Skaggs market and more recently it was the

South East Asian market. This space will be reimagined as a neighborhood Coop Market. The placement of a market at this location is critical for the neighborhood that doesn't really have a grocery store or market within walking/biking distance. Other uses that the project intends to keep are restaurant and retail space (in the east and west commercial spaces).

The addition of 4 live/work spaces on upper level of the market help with the demand for housing in Salt Lake City.

—Vital and sustainable commerce

This project intends to maintain and revitalize this commercial node where local businesses can thrive and community members can utilize services as well as work.

—Unique and active places

This is an existing commercial destination that will be revitalized by a remodel and addition. The added residential live/work units will add a layer of community use and interaction to the project site.

The maintenance of this existing commercial node

—Increased Pedestrian Mobility and Accessibility

The project encompasses the majority of the block face and will have several protected access points that will enable pedestrians to access the site without encountering vehicular traffic. The location of the project along 900 south will be enhanced by the 9-Line path and existing bus routes.

21A.55.050 Standards for Planned Developments

A. Planned Development Objectives:

This project meets several Planned Development objectives which are described in the section above: Objective B. Historic Preservation, Objective D. Mobility, and Objective F. Master Plan Implementation.

The proposed adaptive reuse project will result in a more enhanced product than would be achievable through strict application of land use regulations.

The request for modification to the zoning regulations are necessary to meet the vision of this adaptive reuse project. This would allow the project relief from the 7 ft wide landscape buffer (in a specific area) and would not require a further reduction to commercial space in order to provide on-site access to the rear of the building and facilitate operations of existing commercial use of this site.

B. Master Plan Compatibility:

The proposed development is consistent with citywide and community Master Plans; specifically, the Central Community Master Plan. It aligns with the area master plan by focusing commercial activity on providing services to the area residents, assisting the area's demand for new housing options, and adding diversity of retail and restaurants that are accessible to the neighborhood by foot and bicycle. The project is committed to bringing in locally owned businesses including a neighborhood Coop market.

C. Design And Compatibility:

1. The scale, mass, and intensity of the proposed planned development is compatible with the area as the building has historically been commercial and has two stories. There are other commercial projects in the immediate area on 900 South. The building to the west is 30 ft in height and has parking and delivery access off of Grace Court. A similar building in size and commercial use is located to the east at 935 South Denver Street that still maintains a commercial/industrial use. This particular area has historically had commercial operations starting in the early 1900s.

2. The building orientation and materials in the proposed planned development are compatible with the neighborhood as the project will maintain the building's orientation to 900 South. The building remodel will remove the EIFS/stucco and work to return the front facade to a similar look of the original building.

3. The project will meet all building setback requirements for the CB Zoning.

a. The front setback is maintained similar to buildings on the block face as well as neighboring block faces to the east and west of the site. This increased front wall setback is more than required but will allow for outdoor dining and landscaping.

The rear setback of the building will be increased from 0 ft in some areas to 12 ft to help provide access to the commercial uses on the main level (note: area at exist stair is setback 11 ft 4 in.). The intent of this new rear setback to ease past congestion along Grace Court during delivery times and ease the impact on the neighboring properties.

b. Sufficient space if provided for private amenities. The existing front setback area will provide space for outside dining and enhanced landscaping to what now is an asphalt area with no landscaping or trees.

c. This project will take several existing areas and provide buffering to neighboring properties. A landscape buffer will be provided along the entire south edge of the property that has been an asphalt parking lot with no landscaping for decades. The project does ask for relief from landscape buffer adjacent to the south wall of the building in order to continue deliveries to the commercial tenants. There will still be some buffering by providing space away from adjacent neighbors on Grace Court by pushing the south wall of the building back 12 ft. (a small portion will be 11 ft 4 in). Also, the upper level wall will be pushed back and an additional 3 ft 6 in. to be sensitive to neighboring properties.

d. Sight lines to streets, driveways, and sidewalks will be provided. All existing driveways will remain. No additional driveways will be added to the area.

e. Sufficient space for maintenance is available within the development.

4. Building facades will offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction. Please see attached plans that detail facades and features.

5. Lighting is will be designed for safety and visual interest while minimizing impacts on surrounding property.

6. Dumpsters are appropriately screened. Please see attached plans for details.

7. The amount of parking and the size of the existing parking lot will be reduced. The proposed project adds significant buffering to the adjacent uses.

D. Landscaping:

1. There are only two native trees located on the property and they will be maintained.

2. The existing condition of the site is quite baron with the majority of the site being covered by asphalt and no landscaping. The project proposes to increase landscaping and site trees.

3. The proposed landscaping is designed to add buffering along the entire parking lot perimeter and lessen the impact on neighboring properties.
4. The landscaping is appropriate for the development as it will serve to reduce the amount of existing asphalt and provide a separation between the development and neighboring properties.

E. Mobility:

1. The project will not increase the amount of driveways to/from the existing site. All sidewalks at the perimeter will be maintained with appropriate sight lines. Generally, the existing drive access to the site will maintain the safety, purpose and character of the street that has been in place for decades.

2. Safe circulation for a range of transportation options:

a. The pedestrian environment is consistent with the existing site as sidewalks will be maintained with safe access to the site and amenities. The main pedestrian access point along 900 South will have plenty of space for access to 3 commercial units as well as outdoor dining and gathering that provide an interesting flow and aesthetic design.

b. Bicycle parking on site (bike racks) and within the building (bike storage room) will be provided which is an important component to a project along the planned 9-Line.

c. Conflicts between different transportation modes are minimized.

3. The project site design promotes and enables access to adjacent use and amenities by including bike storage and parking as well as plenty of vehicle parking. The existing building is situated along 900 south and will increase the walkability of the neighborhood by providing commercial and residential options.

4. The site design and project will provide adequate emergency access with drive access from 3 roadways (900 South, Denver and Grace Court).

5. The project seeks to increase the area at the rear of the existing commercial building in order to minimize the impact of necessary access and delivery to the building along Grace Court. This is a delivery area that has been in place for 80+ years and the project's setback of the location of the south wall should help with the functioning of the commercial use while seeking to minimize the impact on neighbors.

F. Existing Site Features:

The project proposes to preserve a portion of the existing building that has served the surrounding area for 80+ years and is an important commercial node. It intends to continue to contribute to the livability and walkability of the neighborhood.

G. Utilities:

Existing utilities will adequately serve the development without detrimental effect on the surrounding area.

21A.55.110 Disclosure of Private Infrastructure Costs For Planned Developments

Long term maintenance and maintenance responsibilities will be handled by the property owner. This will be a mixed use project and leased to tenants by the owner. There are no separate units that will be sold.

Property and Vicinity Photos



Subject site, facing southwest



Subject site, facing southeast



Subject site, facing west



Subject site, facing northwest



Existing parking area and private alley



Neighboring business to the east



Rear wall to be demolished



Manoli's Restaurant to the west



Rear of Manoli's Restaurant



Grace Ct and portion of building to be demolished

Zoning Standards Review

CB Zoning Standards ([21A.26.030](#))

Standard	Proposed	Finding
Height: 30'	Building height of 29'-8 3/4" shown on plans.	Complies
Front Yard Setbacks: None required	None provided	Complies
Side and Rear Yard Setbacks: Interior Side Yard: None required Rear Yard: 10'	12' Rear yard setback shown on plans. No front, side, or corner sideyard setback provided.	Complies
Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15')	No changes are proposed to the existing front yard setback.	Complies
Lot Area/Lot Width: No minimum lot area or lot width is required	Parcel is 30,056.4 sq ft, 270.5 ft lot wide	Complies
Building Size Limits: Buildings with a footprint larger than 6,700 sq ft or 15,000 gross square floor area overall require Design Review approval.	A portion of the existing building will be demolished. The new footprint of the building will be 11,644 sf (reduced by 1,039 sf).	Design Review process is required
Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.	The addition will be compatible with the other building on the block face.	Complies
Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.	There is only one other building on the block face. The addition will be compatible with the existing roof shape.	Complies
Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.	The proposed addition does not impact the street wall.	Complies
Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020 , table 21A.36.020B of this title.	No accessory structures shown on plans.	Complies
Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.	Patio to be constructed in provided front yard area.	Complies
Commercial Zoning Districts General Provisions (21A.26.010)		
Lighting: Lighting shall be located, directed or designed in such a manner as to contain and direct light and glare to the property on which it is located only.	Lighting plan will be required for building permit review.	May comply
Trash Containers: Trash containers must be covered and stored completely within enclosed buildings or screened.	Proposed trash area to be screened by steel gates.	Complies
Signs: Signs must comply with the provisions in chapter 21A.46 .	Dimensioned sign drawings will be required for building permit review.	May comply
Design Standards (21A.37)		
Ground floor glass: 40% ground floor glass required between 3' and 8' above grade	The ground floor façade will be mostly glass, with the exception of four ceramic-clad pillars.	Complies
Building Entrances: One operable building entrance is required for every street facing facade.	Building entrances are provided on north, east, and south elevations.	Complies

Blank wall maximum: 15' maximum length of a ground floor, street-facing blank wall.	Minimal blank wall sections are shown on elevation drawings.	Complies
Parking lot lighting: Light poles are limited to 16' and lighting must be directed down.	No parking lot lighting shown on plans.	Complies
Mechanical equipment screening: Mechanical equipment must be screened and sited to minimize their visibility and impact.	No mechanical equipment shown on plans.	Complies
Screening of service areas: Service areas must be fully screened from public view	Proposed trash area to be screened by steel gates. Proposed loading area would not be screened or buffered.	Does not comply, modification requested

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:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

<p>A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.</p>
<p>CB Community Business District Purpose Statement (21A.26.030): <i>The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.</i></p>
<p>Design Standards Purpose Statement (21A.37.010): <i>The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans.</i></p>
<p>Finding: Complies</p>
<p>Discussion: The proposed adaptive reuse project complies with the CB zoning district purpose statement by providing a moderately-sized, pedestrian-oriented commercial project with close integration of adjacent neighborhoods. The project includes design elements that are intended to create a more inviting environment for those accessing the site on foot. As discussed in Key Consideration #2, this proposal is supported policies within several adopted City plans.</p>
<p>Condition(s): None</p>
<p>B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.</p> <ol style="list-style-type: none"> Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. Parking shall be located within, behind, or to the side of buildings.
<p>Finding: Complies</p>
<p>Discussion:</p> <ol style="list-style-type: none"> The primary entrance will face the public sidewalk along the south side of 900 South. The upper-level residential units will be accessed by a secondary entrance that will face the parking lot to the east. The existing building is sited approximately 11' from the sidewalk.

3. The existing parking area to the east side of the existing building will be maintained.

Condition(s): None

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

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.

Finding: Complies

Discussion:

1. The ground floor will include pedestrian-oriented commercial uses. An outdoor patio is proposed for the front yard area.
2. The ground floor façade will be mostly glass, with the exception of four ceramic-clad pillars.
3. The applicant intends to restore the original façade, add additional ground floor windows, and highlight unique architectural elements such as the ceramic tile column and original bow truss roof.
4. The proposal includes a landscaped ground floor patio area directly in front of the building. This patio area will occupy the space between the sidewalk and the building and will create a visual connection between the building and the public right of way. The patio will include tables, chairs, landscaping, and a bike rack.

Condition(s): None

D. Large building masses shall be divided into heights and sizes that relate to human scale.

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.

Finding: Complies

Discussion:

1. No new buildings are being reviewed under this proposal. The new upper-level residential units will be stepped back from the front façade. The ground floor façade is oriented towards the pedestrian by including human-scaled signage, additional windows, and an awning.
2. Not applicable
3. Patios will be included in all four residential units.
4. The proposed fenestration is consistent with other small-scale commercial buildings in this area. The proposed ceramic tile columns help to break up the length of the building by separating each commercial unit. Pedestrians will be able to identify the location and size of each commercial space as they pass by.

Condition(s): None

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade)
2. Material changes; and
3. Massing changes.

Finding: Complies

Discussion: There are no building facades that exceed 200 feet in length but the design will

incorporate facade breaks and material changes.

Condition(s): None

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

- 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;**
- 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.**

Finding: Complies

Discussion:

1. The proposed patio area in front of the building appears to meet this standard. Although details have not been provided, this space appears to provide the amount of sitting space specified in this standard.
2. Several trees are shown on the plans. These trees will provide shade for the patio area and throughout the site.
5. A landscaped outdoor dining area will be constructed directly in front of the building.

Condition(s): Staff review of building permit plans for full compliance.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

- 1. Human scale:**
 - 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 (3) 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:**
 - 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.**
- 3. Cornices and rooflines:**
 - a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.**
 - b. Complement Surrounding Buildings: 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.**

Finding: Complies

Discussion:

1.
 - a. The upper floor will be stepped back from the front façade which will allow for several roof deck areas and create a more visually interesting upper floor area as well as break up the vertical facade height.
 - b. Not applicable
2. The proposed height increase is not expected to create negative impacts.
 - a. The new second story residential units will step back from both the front and rear of the building.

- b. The new residential units will only occupy a portion of the second story. This will create varying building massing and should minimize shadows. The proposed upper-level addition is setback from 900 south and will maintain the original scale of the existing building.
- 3.
- a. The building will have a unique roofline that will be cohesive with the building's overall form and composition.
 - b. Manoli's restaurant to the west is the only other building on this block face. When this project is complete, the rooflines of both buildings will be approximately the same height, which will complement both buildings.
 - c. Roof deck areas will be included in this project.

Condition(s): None

H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

Finding: Complies

Discussion:

The primary entrance to the building is oriented towards the sidewalk rather than the parking lot, allowing pedestrians to access the building without walking through a parking area. There are two entrances to the site from Denver St to the east. The southern Denver St entrance is used to access a private alley that runs through the existing parking area that allows adjacent property owners to access the rear of their homes. Delivery vehicles will likely enter the site from this entrance as this provides the most direct route to the loading area to the rear of the building. This should help to minimize conflicts with pedestrians by encouraging vehicle access to the side, rather than the front of the site.

Condition(s): None

I. 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. (See subsection 21A.37.050K of this title.)

Finding: Complies

Discussion: Waste and recycling containers are fully concealed in two recessed trash enclosures within the structure at the rear of the building. No mechanical equipment is shown on the plans provided by the applicant. There are no proposed storage areas or loading docks. The service area is set back from the front line of the building.

Condition(s): None

J. Signage shall emphasize the pedestrian/mass transit orientation.

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.

Finding: Complies With Conditions

Discussion:

Conceptual signage drawings have been included with the proposal and are oriented towards pedestrians rather than motorists. A signage permit will be required with building permit review.

Condition(s): Compliance with CB signage regulations.

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide streetlights 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.

Finding: Complies With Conditions

Discussion:

A lighting plan has not been provided. According to the applicant, lighting will be provided to enhance safety for pedestrians while following anti-light pollution strategies.

Condition(s): Staff to review building permit plans for compliance with this standard.

L. Streetscape improvements shall be provided as follows:

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 of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

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:

- 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.

Finding: Complies

Discussion:

- 1. No trees are proposed to be removed.
- 2.
 - a. The patio area adjacent to the sidewalk will be constructed with durable materials.
 - b. Additional landscaping will be installed that will allow rainwater infiltration.
 - c. Dark exterior materials are not proposed.
 - d. The original brick façade will be restored if possible, which clearly has an identifiable relationship to the site.
 - e. The site will provide a landscaped patio area in front of the building with public seating and tables.
 - f. No asphalt is proposed outside of parking areas.

Condition(s): Staff to review building permit plans for compliance with this standard.

Public Process & Comments

Public Notice, Meetings, Comments

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

Notice of the public hearing for the proposal included:

- April 25th, 2023
 - Public hearing notice sign posted on the property
- February 23, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

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

- February 23, 2023 – The Central City and Liberty Wells Community Councils were sent the 45-day required notice for recognized community organizations. The comment period ended on April 14, 2023.
- February 23, 2023 – Property owners, residents, and businesses within 300 feet of the development were provided early notification of the proposal.
- May 7, 2023 – The applicant presented the project to the Liberty Wells Community Council. Formal written comments were not submitted.
- February to April 2023 – The project was posted to the Online Open house Webpage: <https://www.slc.gov/planning/openhouse-00090>

Notice of the public hearing for the proposal included:

- April 25, 2023
 - Public hearing notice sign posted on the property
- April 26, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Many public comments refer to a proposed exception to landscape buffer requirements. The applicant originally submitted a Planned Development request to modify these requirements and staff sent notice of the request to the neighbors. Upon further review of the project plans, staff found that the project is not required to meet the landscape buffer requirement. Staff notified the applicant, and the applicant withdrew the Planned Development application.

Ovenden, Trevor

From: Amy Stevanoni [REDACTED]
Sent: Tuesday, April 11, 2023 3:22 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) support for 416 E. 900 S. project

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Ovenden,

As a neighboring property owner and small business ([REDACTED]) I fully support the project and fully trust Ms. Dang in her commitment and efforts to responsibly and respectfully improve the current property. I also trust that she will always prioritize the public's best interest (especially the residential neighbors). This includes all aspects of the property and use — she needs to be given the support from the city to properly maintain, use and access all year. She should not be required to add an additional 7 ft. buffer. Please do not allow the solitary loud voice to overpower the many logical voices, for what is planned to be a great improvement for all residents and businesses along 900 S.

Sincerely,
— Amy Stevanoni

AMY STEVANONI
Owner

[REDACTED]
VENETO
RISTORANTE ITALIANO

[REDACTED] Salt Lake City, Utah 84111

www.venetosic.com

Ovenden, Trevor

From: Annie Quan [REDACTED]
Sent: Friday, April 14, 2023 3:25 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Trevor,

I understand today is the last day for public comments. I wanted to contact you as a neighbor to this development.

I would like to send my support for this rehab. I think this will add a great deal to our neighborhood. The plans are a nice reprise from all the monstrosities we've seen and I think they provided a considerate request in waivers. Although they are asking to waive the 7' buffer, they have extended the setback to the single family homes. I think this shows what great stewards they're being to our neighborhood.

Thanks for your time, I'm excited to see the growth in our amazing city.

Annie Quan
[REDACTED]

Ovenden, Trevor

From: Bailey Jensen [REDACTED]
Sent: Thursday, April 13, 2023 11:41 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse 416 e 900 s

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Trevor,

As a resident of the neighborhood I'd like to add my opinion to the Grace Court issue. I believe it would be beneficial to the neighborhood to eliminate the 7 ft buffer zone. After this winter it is clear we need a road big enough for a snow plow to access. Not only will it alleviate the snow build up in the winter, it will allow for a more efficient runoff system for the following spring and summer seasons.

Cheers,
Bailey Jensen
Salt Lake City Resident

From: [REDACTED]
To: [Ovenden, Trevor](#)
Subject: (EXTERNAL) Milk Block Adaptive Reuse- 416 E 900 S
Date: Saturday, March 4, 2023 6:58:15 PM

Hello Trevor-

This is Brad Heller- I am the owner of the Tea Grotto business- we are across the street from this property.

I have been at my location for nearly 11 years. Parking and parking availability has continued to be the biggest challenge to my business. So much development and business growth has occurred in our little area and nearly no parking has been added. In fact multiple parking spaces adjacent to 900 S were removed by the city along from the north side of the road. The density and number of residential tenants in the area has also taken what used to be readily available off 900 parking spots.

I know that many, many customers of my business and the other businesses in the area are using the existing parking lot adjacent (to the east) to this building at the above address. The parking situation will go from bad to terrible if that parking is removed- there are simply no other options.

This is my primary concern with the proposal.

Thank you

Brad Heller
Local Business Owner (Tea Grotto)

Ovenden, Trevor

From: Brenda Kraack [REDACTED]
Sent: Friday, April 14, 2023 5:41 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Trevor,

I'm writing in support of the Milk Block project on 400 E and 900 S. Over the last few years I've followed the project and I'm looking forward to seeing progress.

This new project will revitalize the community and neighborhood. Exposing the existing brick bringing back the historical aspect will add much needed character to the building.

Other benefits to the community are the addition of living space and the small scale market. The Milk Block will bring gather space for all the community members and be esthetically pleasing.

Can't wait until construction begins!

Thank you,
Brenda Kraack

Sent from my iPad

Ovenden, Trevor

From: Dan Harmon [REDACTED]
Sent: Wednesday, April 12, 2023 7:19 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse – 416 E 900 S

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I have lived in this community since 1992. This particular area is such an important part of this community. The improvements proposed to reuse this building and to create more community is so welcome.

This city is growing up so fast, sometimes it's hard to keep up with everything.

It's exciting to see so much being brought back to life that has been around for so many years... This street in particular creates some magic for the community., and in reviewing the proposed plan is to shrink the existing back wall of the building facing Grace Court by 8ft (losing 1000 sq ft) in order to alleviate congestion and allow delivery trucks to freely pass through.

I walk this block several times each week... I see the freight trucks.

Adding this buffer zone will not allow enough room for a freight zone and will pose a challenge for snow removal trucks.

The snow this year was very difficult to keep up on.. even our streets get too congested with snow and vehicles!

Functionality should be a priority...

Please consider eliminating the buffer... that street is already so narrow...

Thank you for your consideration,

Dan Harmon

From: [REDACTED]
To: [Ovenden, Trevor](#)
Subject: (EXTERNAL) 416 E 900 S property
Date: Friday, April 14, 2023 2:51:23 PM

Dear Trevor,

I live and work in the Liberty wells neighborhood.

I wanted to let you know that I have ZERO concerns about the construction on this property or the size of the building or the back drive way.

The owners have their hearts invested in this community and neighborhood.

I believe that when this building is finished it will add so much value to the neighborhood!

It's a huge key piece to connecting the 900 south corridor.

Please give this project a green light! We'd love to not have to look at an ugly mostly vacant building.

Cheers to the future and new growth

Thank you,
Gabby Gabbitas

Sent from my iPhone

Ovenden, Trevor

From: Jasmine Percy [REDACTED]
Sent: Thursday, April 13, 2023 3:42 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse Project

Hello Trevor,

I am writing in support of the Milk Block Adaptive Reuse project. As a business owner on the block and resident of the neighborhood, I am excited about the activation this project will bring. My family and I live, work, and play in the neighborhood and this project will further help to bring the community together. I support the owner's plans to renovate the existing building and keep the spirit of the neighborhood intact. I further support the plans to waive the 7 foot landscape buffer in order to alleviate congestion and allow delivery trucks to freely pass through. Keeping this traffic behind the building rather than blocking the streets is a responsible and preferred solution.

Sincerely,

Jasmine Percy | Owner, Basalt Day Spa | [REDACTED] | www.basaltdayspa.com

Ovenden, Trevor

From: Jason Braun [REDACTED]
Sent: Thursday, April 13, 2023 1:45 PM
To: Ovenden, Trevor; [REDACTED]
Subject: (EXTERNAL) Per PLNPCM2023-00090 & PLNPCM2023-00070 - Grace Court Letter of Opposition to New Development
Attachments: Grace Court Letter of Opposition - New Development Concerns.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trevor and Rhianna,

I'm writing to share the Letter of Opposition to New Development voiced by the neighbors of Grace Court, myself included. Please see the attached letter.

I'd gladly discuss any questions or concerns either of you have.

Thanks for your time and consideration,

[REDACTED]
Salt Lake City, UT 84111
314-614-3717

As homeowners at [REDACTED] in Salt Lake City, we are writing to express our strong opposition to two specific elements related to the plan for 416 E 900 S, also noted as Petition Number: PLNPCM2023-00090 & PLNPCM2023-00070.

We support responsible development that benefits our community, but we have serious concerns about some of the externalities of the proposed project. Specifically, we are worried about the impact on parking, street access, and trash pickup in our already tight-knit neighborhood.

Unfortunately, the two-page document mailed to us about the development did not provide transparent information about where the occupants of the new apartments will park. We did find on page seven of the Planned Development Narrative that "The amount of parking and the size of the existing parking lot will be reduced," which is deeply troubling to us. We have a small area for parking on Grace Court that has fewer available spots than there are houses on the street. We cannot accommodate overflow from the inevitable increase in commercial and residential traffic in the area that will arise from the proposed development.

We have also been informed by sanitation services that they may be unable to pick up our trash if they cannot access the street from the north (opposite the one-way). They have told us on more than one occasion that they are unable to navigate the 90-degree turn along the south side of the supermarket property, along Grace Court, where our street turns south. They have always had to meet in the supermarket parking lot, send a small truck ahead to check the street, and then send the large trucks down the street, in that order.

We have spoken with Salt Lake Sanitation on more than one occasion when they have been unable to pick up our cans because people have been parked in the stalls closest to Grace Court along the southernmost edge of the parking lot, near where the dumpsters are currently located (see the map attached). According to the people we've spoken with at Salt Lake Sanitation, the plans for the development as they are currently drawn will ensure that they cannot access our street, particularly in the area circled on the map attached.

With the proposed plan turning our T intersection into an L, we fear that we will be the ones to suffer the consequences of this development. As homeowners, taxpayers, and voters in this corner of the Liberty Wells neighborhood, we cannot afford to lose out on critical services like trash pickup due to ill-conceived development plans. We have elderly and disabled homeowners living on Grace Court. Forcing all of us to walk our garbage cans to the end of the street would create a lasting hardship that would last for generations and would most certainly have a negative impact on our property value. It was only recently that snowplows began plowing Grace Court. It is also critical to us that they can continue to do so.

Furthermore, we are concerned about the impact on parking. With the proposed reduction in parking and the addition of four new apartments, we could be looking at an additional

eight cars on the street, in addition to customers frequenting the new shop. This will only exacerbate the existing parking problems on our street and make it even more difficult for residents to find a place to park.

Since it appears the south side of the building is where deliveries will continue to take place, we would also ask that food delivery vehicles not use Grace Court to access the development. We have small children and pets playing with zero buffer between the sidewalk and the street. Our homes also have shallow foundations that are slowly damaged by the vibrations of giant trucks since our homes sit so close to the road.

We urge Meredith Warner and the property owner to revise their plan to maintain a right and left access to-and-from Grace Court that is wide enough for sanitation and maintenance vehicles to access our street from the north and clearly state where her tenants will park their cars. Until this happens, we cannot support the proposed rezoning and ask that you reject it as it is currently proposed. We have always enjoyed having the market where it is, and we really do look forward to the new updates to the building. We know the owners of the property care as much about the neighborhood as we do, and we're looking forward to finding equitable solutions to these concerns.

Thank you for your time and consideration.

Sincerely,

Jason Braun

Joanna Brooks

Jay Perry

Daisy Blake

Ryan Jonas

Amanda Wardle

Mandy Moss Talkington

Earl and Lorena Dedman

Stevie Smith

Ovenden, Trevor

From: Jill Miller [REDACTED]
Sent: Thursday, April 13, 2023 8:06 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Petition Number: PLNPCM2023-00090 & PLNPCM2023-00070

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing in support of the Milk Block project. That block, and the building itself, has aged to the point where it was an eyesore - it was unsafe and unclean. We appreciate the property owner's stepping up to purchase and redevelop this property into something that is new, yet true to the neighborhood. They have now spent a number of years working on this project to ensure its integrity with the community and to meet the desires of those living near the property.

I support the waiver of the buffer zone, as it seems that the property owners have done much to accommodate needs and consider the impact on neighbors. I don't believe the neighbors will be negatively impacted with a new and vibrant structure and businesses in place. Requiring the buffer zone will simply be onerous to the project — and we want to ensure that this project is viable — for the benefit of all.

Thank you for your consideration.

Jill Miller

Ovenden, Trevor

From: [REDACTED]
Sent: Tuesday, April 11, 2023 10:50 AM
To: Ovenden, Trevor
Cc: KATHIA H DANG; Mano, Darin
Subject: (EXTERNAL) 416 E 900 S Adaptive Reuse

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Mr. Ovenden, I hope this email and sunny morning finds you well.

I wanted to drop you a note regarding the proposed adaptive re-use project at 416 E 900 S, the former Southeast Asia Market. As the property owner of the house at 915 S 400 East, the parcel immediately to the south of the existing building yet across Grace Court, I want to share my thoughts on approval of the project, as well as a bit of a concern.

First, *I applaud and welcome the proposed adaptive re-use solution.* The thoughtfulness and level of study the applicant has prepared is an excellent example of responsible, community-sensitive development. What is being proposed will help alleviate some of my own traffic and safety concerns at Grace Court bordering the north of my property. Ms. Dang's approach of shifting the south wall of the building back into the property – in some areas by as much as 12' – will provide some relief from my own residential project, increase some daylight opportunities and afford a greater buffer for traffic, staging / loading and trash removal. Ms. Dang could have easily demolished the building and contemplated a larger, more imposing project. Similarly, her approach voluntarily sacrifices rentable building area, which affects her income potential, but achieves a more sensitive solution for the community. As well, she could have easily applied for a variance to obtain an in-line addition, or left the existing building footprint in place and achieved the upper-level setback through the planned development process.

Second, my only concern is about the interpretation of the landscape buffer requirement. While this is more of a separate issue, it is still very much related, and I'm hoping you can shed some light on this for me. As an architect with similar projects in SLC, I always hope for a consistent approach from SL Planning. This is the first time I have seen a landscape buffer requirement for a CB zone where the property *does not* abut a residential lot [SLC ZONING - 21.A.48.080: LANDSCAPE BUFFERS: Item C.3]. I understand that the eastern portion of the applicant's property directly abuts residential lots (those three that front onto Denver Street) and the application documents show the required 7' landscape buffer for the length of the abutting properties. However, at the western portion of the parcel, where the existing structure is located, Grace Court separates the parcel from my residential lot (915 S 400 E) – i.e. the parcels do not abut one another along this property line. In the past, I've had this same circumstance interpreted such that no landscape buffer is required due to the fact that the two lots do not abut one another at a particular location. Further, it seems that a similar interpretation was implemented with the earlier construction of Manoli's / Basalt Day Spa (to the west of this proposed development) where no landscape buffer was required. Again, with every project we undertake as architects, developers and on behalf of our clients, I'm just looking for consistency from SLC Planning, Zoning and Building Departments. A clear and consistent understanding reduces *everyone's* risk, and leads to a more efficient process.

Thank you for your time and if there are any questions about my response, please feel free to reach out in response to this email or at any time on my cell phone: [REDACTED]

Warm regards - kevin

Kevin Blalock, AIA
Principal, Blalock & Partners

[REDACTED]



Ovenden, Trevor

From: KRISTY BLAIR [REDACTED]
Sent: Tuesday, April 11, 2023 12:16 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Redevelopment 900 South-Former Southeast Asian Market

Follow Up Flag: Follow up
Flag Status: Flagged

To Trevor Ovenden,

As a citizen of Salt Lake City and a landlord to numerous properties on 900 South, I would like to share with you my unequivocal support for the proposed 900 South Redevelopment Project at 416 East 900 South. I have reviewed the plans in detail and strongly believe this project will be a positive addition to the 900 South corridor and Salt Lake City as a whole. While it might be economically favorable to tear the building down, re-use projects are quickly going by the wayside in Salt Lake and we are losing our rich history. The proposed plan to shrink the existing back wall of the building facing Grace Court by 8ft is vital to the long term success of this project. It will alleviate congestion and allow delivery trucks to freely pass through which has been a challenge on the 900 South corridor due to the growth of the area and lot size constraints. If we are going to keep Salt Lake City's history alive we need to approve projects that make logical sense and positively impact the success of the specific project, surrounding properties and the city as a whole-especially if we want owner's to take on the economics of a re-use project.

Sincerely,
Kristy Blair

Ovenden, Trevor

From: Margaret Lewis [REDACTED]
Sent: Friday, April 14, 2023 12:01 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) Regarding Milk Block Adaptive Reuse- 416 E 900 S

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Trevor,

I'd like to leave a comment involving the 416 E 900 S property. As a Salt Lake restaurant manager, I believe that the importance of an appropriate sized freight zone backing this property is key to solving future congestion and helping with the flow of traffic through this neighborhood. I believe we should eliminate the 7ft buffer zone in order to see that vehicles can properly and safely pass through.

Regards,

Margot Lewis

Ovenden, Trevor

From: Marianne Bullis [REDACTED]
Sent: Thursday, April 20, 2023 11:24 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse - 416 E 900 S

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Public Comment for the Milk Block:

I am in favor of the Milk Block proposal. I've been following this project over the years and can't be more excited about the positive impact on the neighborhood and surrounding community. The design of the project brings back the historical aspect of the building, bringing much needed character to the space. I'm looking forward to having a small-scale market as well with living space above. The Milk Block will bring unique character, food opportunity, living space and create space for the community to gather/invest in the neighborhood. Thank you for listening and looking forward to these positive changes.

Marianne Bullis
Scanned By Microsoft EOP

Ovenden, Trevor

From: Marie Goddard [REDACTED]
Sent: Tuesday, April 11, 2023 12:45 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trevor and whomever else it may concern,

I have looked over the Milk Block project and want to give my opinion on the project for what it may be worth. As one of the owners of a construction company that has done many projects in Salt Lake City over the past 30 years I have seen a huge change in building requirements and redevelopment etc. Some of them I can understand and others make no sense from a builders standpoint. It has actually created a situation where I try not to do any work in the city anymore. That being said, I love the design and proposal for the renovation work on this particular project.

Great care has gone into the planning and I can't even believe that there isn't a substantial amount of approval for this project. So much of the project will be such a huge upgrade for that area of the city and especially what is there and will be renovated and upgraded. The businesses that will come in will be great for the neighborhood as well as those that may travel to patronize them. I have talked to the owner and gotten a good rundown of all the upgrades to the area as well as what they have already undertaken to improve the area. In fact we have talked about this project for several years and she has run ideas back and forth since I also own commercial properties.

One of the things that makes no sense is the requirement to put a 7' planting "buffer zone" on the south side of the project, next to the little street. A much better use of the area would be as they are proposing, to allow a widening of the street to allow for delivery trucks to drive back there instead of having to either block the really narrow street or be in the front or side of the building on the busier and much more trafficked streets. DO NOT require this as it, in my opinion, adds nothing but makes it easier for the homeless to possibly have a place to hang out and loiter, leaving their clothing, drug paraphernalia, waste, garbage, etc behind. It's remains a quiet little back alley with some added cover if the buffer zone is required. Keep 900 South free for the traffic and bikers and pedestrians.

Trevor, it is my opinion that the developer/owner has gone to great lengths to make this a really nice commercial space. They have thought through a lot of details that will be an upgrade to the city and bring the kind of traffic you want in that area of town.

I hope that my offering my endorsement of the project will help in getting this project available to get underway, as proposed. It is my understanding that prospective businesses are already to sign leases and excited about what will fill the spaces.

Respectfully submitted,

Marie Goddard
Goddard Construction Group, Inc.

Sent from [REDACTED] for Windows

Ovenden, Trevor

From: oscar garcia [REDACTED]
Sent: Tuesday, April 11, 2023 9:51 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk corridor project.

Follow Up Flag: Follow up
Flag Status: Flagged

> Dear Trevor,

>

> As a neighbor who makes his living in the neighborhood, I've followed this potential development with great interest. I've also watched what Ms. Dang has created in our neighborhood. Her previous projects, Manoli and Freshies brought wonderful small businesses that our neighbors and others enjoy. The previous buildings prior to her purchases were an eye sore and frankly were not at par with what we'd like to see in our immediate vicinity. I see the 100's of people that come eat and sit out at the restaurants she helped bring in. As a world traveler I enjoy and celebrate all these fun places close by.

>

> Yet here we are again, some are so afraid of change and so afraid of corporations taking over that they fight the little guy who has the same interest and the same desires to make our neighborhood a prettier place. Should we really break the back of owners like Ms. Dang to impose such restrictions and requirements on buffer areas on public access alleys? Should we drag this on so one person complaining can stop a project that will benefit him/her in the long run?

>

> I know my business will do better. We will all do better once the project is complete and I for one can't wait to see the completion of this long project.

>

Sent from my iPad

Ovenden, Trevor

From: Rachel Hodson [REDACTED]
Sent: Friday, April 14, 2023 4:07 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Petition Number: PLNPCM2023-00090 & PLNPCM2023-00070

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Ovenden,

I am writing your office in support of the Milk Building project at 416 E 900 S in Salt Lake City.

As a member of the local community I am very pleased to see the adaptive reuse of this building and doubly pleased to hear that the Wasatch Coop is the likely tenant for the retail space.

I hope the Planning Commission will approve the builders petition to continue with construction as described.

Sincerely,

Rachel Hodson
[REDACTED]

Ovenden, Trevor

From: Sandra Sweetland [REDACTED]
Sent: Wednesday, April 12, 2023 7:27 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse/ 416 E. 900 S.

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I own a building near one of Ms. Dang's previous projects and are involved in the real estate market. I have seen the type of projects Kathia Dang has been involved with and have always been impressed with the work, the commitment to the neighbors and her loyalty to the community. She is deeply passionate about the 900 South corridor and surrounding area. Honestly, in all my years working in the real estate industry, I have never known anyone who is kinder and available to talk and help people around her. She has beautified everyplace she touches.

I realize she is going to need a variance to complete for the building referenced above, also known as the Southeast Asian Market. Her plan preserves the building and is thoughtful and will be expensive. And she is willing to incur the cost to create a gorgeous addition to the neighborhood~ something that many developers don't do.

I whole-heartedly support her plan and I hope that it will move forward.

Sincerely,

Sandra Sweetland
Coldwell Banker Realty
[REDACTED]

Ovenden, Trevor

From: Stephanie Buranek [REDACTED]
Sent: Tuesday, April 11, 2023 8:43 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse

Follow Up Flag: Follow up
Flag Status: Flagged

Trevor,

As a member of the CRE community and the broker for the Wasatch Cooperative Market, I have been very impressed with the commitment that Kathia Dang has to making the fabric of this neighborhood richer. The adaptive re-use nature of the project with an emphasis on providing a center of commerce with a focus on local retail tenants is fantastic. Including negotiations with a community owned grocery store (WCM) that will bolster our local food economy. From my perspective, this project will bridge the 9th and 9th and Maven retail nodes providing much needed services for the surrounding communities.

I would like to specifically address the 7ft buffer zone that is contemplated on Grace Court. A freight zone for all of the retailers is an absolute necessity (especially for the community owned grocery store). By eliminating this option it will create significant congestion (more noise), issues with snow removal and a litany of problems for the tenants of the Milk Block and the surrounding residents. The fact that Kathia is willing to eliminate 1,000 square feet of leasable space (essentially losing \$30,000 per year of rental income) from the back side of the building to create an efficient freight zone, shows a commitment to the adjacent residents as well as her future tenants. I believe the current plan will lower noise and traffic on the backside of the building which will be helpful for everyone. I sincerely appreciate your commitment to our community, and look forward to seeing this project move forward.

Warmest Regards,
Stephanie



Stephanie Buranek

[REDACTED]
[REDACTED]

www.mtnwest.com

[VIEW BIO](#)



Ovenden, Trevor

From: Tiffanie Price [REDACTED]
Sent: Sunday, April 23, 2023 3:57 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Trevor,

I wanted to share that I am in full support of the project. We need more long term community investors who are will to improve the area is a long term sustainable high quality build fashion. The Manolis project and others this group has done have been high quality and have added to the vibrancy of the city. Having local community investors who are dedicated to the city and its small businesses is vital.

Thank you,
Tiffanie Price
SLC Resident
SLC Business owner

Ovenden, Trevor

From: ToriA Baker [REDACTED]
Sent: Friday, April 14, 2023 4:21 PM
To: Ovenden, Trevor
Subject: (EXTERNAL) Milk Block Adaptive Reuse - public comment

Follow Up Flag: Follow up
Flag Status: Flagged

I'm writing to you personally as a community member invested in the 9th and 9th area to support of the Milk adaptive reuse project, which will be living quarters on top and co-op community grocery street level.

As a local, a leader in the arts, and someone helping shape visions for 9th and 9th, the ideas around neighborhood activation and preservation are important to me.

Kathia Dang's vision is the ideal way to combine new and economic-generating ideas with impact to a neighborhood while also preserving the ever-important character that is necessary to the area. The project is a great community project, and Kathia avoided big development concepts that would have resulted in made a commercial center that cared nothing for the neighborhood (like the Chicken Shack replacing our beloved Mazza). Her company's vision is solid.

I fully support this vision and hope to see it come to the area.

The above email refers to petition #PLNPCM2023-00090 & PLNPCM2023-00070

Please email me back if you have any questions, need a telephone, address or other personal information.

Tori A. Baker
Utah Native
UofU distinguished Alumni
CEO of major Arts organization

Ovenden, Trevor

From: WENDY HOPKINS <[REDACTED]>
Sent: Tuesday, April 11, 2023 11:52 AM
To: Ovenden, Trevor
Subject: (EXTERNAL) PLNPCM2023-00090 & PLNPCM2023-00070

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Trevor:

I am writing to express my support for petition #s [SOQ SFP 53560333<3](#)) [SOQ SFP 53560333:31](#)

I believe that the owners of the building, along with the professionals working to realize the project, have approached the opportunities and challenges associated with preserving and improving the existing historic building in a thoughtful and reasonable way. I feel that the finished project will add value and vibrancy to the vital 900 South corridor.

As a citizen of Salt Lake City, this project has my full support.

Thank you for your consideration.

Wendy Hopkins
[REDACTED]

SLC 84103
[REDACTED]

Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering (Scott Weiler):

No objections.

Building Services (Will Warlick):

Complete, no comment. Building permit required.

Fire (Douglas Bateman):

*The building shall be provided with an NFPA 13 sprinkler system throughout.

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*It appears that the building is less than 30-feet, but just throwing these comments in just in case there are changes to heights or access **Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Transportation (Jena Carver):

Approval recommended.

Public Utilities (Kristeen Beitel):

Comments are provided for information only and do not provide official project review or approval.

- Public Utility permit, connection, survey, and inspection fees will apply.

- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners. If these are to remain separate lots, please provide CC&R's for the Homeowners or Commercial Association. The CC&R's must clearly outline utility ownership and maintenance for all water, sewer, and storm drain services. For water and sewer, ownership and maintenance must be outlined from the connection to the public system to the connection to each unit.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. If a new hydrant is required, then a water main upsizing will be required.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Pretreatment for any food preparation or food service application is required prior to discharge to the sanitary sewer.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).
- This property is located in SLCDPU's High Profile Construction Area and will require a SWPPP.