
Date: March 01, 2023

Attn: Lex Traughber, Senior Planner
Planning Division Department of Community & Neighbors
Salt Lake City, Utah

Re: Narrative for Concurrent Approval for Adaptive Reuse of A Landmark Building & Non Residential Conditional Use in an R-1-7000 Residential Neighborhood Zone District, For Fairpark Meeting House, located at 1102 West 400 North, Salt Lake City

Lex,

The following narrative serves as an intent to revitalize an existing historical landmark building located in a R-1-7000 Residential Neighborhood zone district, located 1102 West 400 North, Salt Lake City. The intent is to reintegrate the existing historic building structure back into the surrounding residential neighborhood and local community, while recognizing the significance and importance of preserving the historic landmark building character and architectural features of the original 29th Ward Meeting House.

The existing building is a two-level structure w/ sub-grade lower level basement that was initially constructed as a church in 1902, with an addition added in the 1920s. Throughout the years the building housed numerous entities and organizations that primarily used the building for spiritual, cultural, and social gatherings. The total existing area + proposed addition will be 12,698 sf., Thus meeting the minimum 7,000 square footage landmark building criteria.

The renovations will occur primarily on the interior of the building, to accommodate and enhance accessibility and functionality of a new community gathering space. Exterior revisions are limited to the addition of:

1. A new two-story elevator tower located at the North entry vestibule adjacent to the Current accessible entry. These entry modifications include a 42sf elevator shaft & vestibule addition which will be compatible with the existing historical structure, utilizing similar materials i.e. brick veneer, historical windows, doors, ect. An extension of the existing roof slope will enclose the elevator shaft, maintaining the same slope and blending into the existing roof materials.
2. Modifications to a lower level egress service entrance on the East side of the building.

The current service egress door will be lowered by approximately 4'-6" to accommodate exterior steps. The existing interior risers are non-code compliant. This modification does not negatively affect the East facade and will be integrated to minimize the visual impact of the historic structure.

The use character of the site, scale, style, design, and architectural detailing (original artistic, historic and cultural values, as well as the historical materials) will remain. All significant archaeological resources shall be protected and preserved.

The intended occupant of the space is the Utah Hazara Association, a nonprofit organization, will utilize the space which can be understood through their Mission Statement as follows: *"The community center is important because every community needs a gathering place to meet and greet, help each other, showcase their culture, educate others about their livings and history, and more so pray together and be together in times of happiness and sadness. For a minority like us, the importance of such a place becomes more significant. We want to use the center to invite others to our cultural events, religious festivals, and communal gatherings"*. Based on their mission statement, the building improvements will serve the needs of the Hazara community as well as providing a beneficial use to the neighborhood to engage in religious, cultural, educational, and social activities.

The proposed Use of the existing building will maintain a Use and functionality similar to past activities and will continue to be conducive to the preservation of the landmark site. The historic use of the structure was a community center for religious and social gatherings. The proposed use of the building will likewise be for religious, social and community services. The site has a continuing preservation of the use, while also maintaining its current integration and compatibility with the surrounding neighborhood and residential uses. The building will continue to comply with provisions set forth under section 21A.54.080. Standards for Conditional Uses. As well as complying with the allowed conditional use for R-1-7000 Residential Neighborhood zone districts, based on *Table 21A.33.020* Conditional Uses for Residential Districts:

- Place of worship (lots less than 4 acres)
- School Seminary & Religious Institute
- Adaptive Reuse of a Landmark Building Site

The proposed use of the building as a place of worship and community gathering is consistent with its historic use. The commitment to restoration and maintenance of the historic structure by the owner will have no adverse impact on the neighborhood or city as a whole.

The operations for the Fairpark Meeting House will include a long term lease to the Utah Hazara Association which include lease conditions which include, but are not limited to the following:

- There will be no Residential "Overnight" component / occupation allowed.
- Evening events will be allowed according to SLC ordinance. These hosting events could include weddings, receptions, music events, seminars, ect.
- Timelines & rules can be added to lease agreements to not disrupt adjacent neighbors.
- No programmed outdoor activity other than incidental uses typically associated with a community center

The current utility capacity is sufficient to support the intended service. The anticipated amount of water consumption will be similar to previous uses. Automobile emissions will not increase from previous uses, based on previous limitations of parking spaces provided onsite. Waste generated by this use shall be disposed of in a code compliant screened dumpster and recycling enclosure located at the north west lower parking area. All waste removal will be provided by local sanitation services. The anticipated use of the space is consistent with its historical use and no significant intensification of use is anticipated.

The existing buffered landscape area, existing grading, and all existing trees will remain and continue to provide a buffer from both adjacent streets. The use will not impact the quality of surrounding air, water, or any type of environmental damage to any adjacent property.

Signs and lighting shall remain consistent with previous conditions and will not increase the impact on surrounding uses. Lighting shall not be pointed directly toward the sky. The proposed use will maintain the current architectural historical features of the building, thus will not undermine the preservation of this historical building. Signage will conform to section 21A.46.

The existing on street parking and off street parking areas and driveway access points will remain unaltered and will not impact any abutting adjacent streets. The proposed occupant load of approximately 378 persons to the building will be consistent with past uses. The current road widths of 400 N. and 1100 W. Streets are +120'. Any additional traffic access to the site

can readily be accommodated with these wide streets and with light rail access at North Temple Street and bus service along 600 N.

The internal traffic circulation system will remain unaltered, with the exception of integrating a sub terrain access on the East side of the building, which will allow for an additional exit egress. The current site will enable circulation for both pedestrians and bicycles. Existing Parking satisfies the required number of parking spaces per table 21A.44.040-A & Section 21A.44.20

Parking Summary: **21A.44.030: NUMBER OF OFF STREET PARKING SPACES REQUIRED**

Parking: Parking will remain unaltered and satisfies the required number of parking spaces per table 21A.44.040-A & Section 21A.44.20

- Parking Required: **(43) total parking spaces**
(41) spaces + (2) Accessible Spaces
(1) space / 300 sf OR (1) space per 6 seats / **12,698 sf / 300 sf**
- Parking Provided: **(56) total parking spaces**
(54) spaces + (2) Accessible Spaces
- Bicycle Parking Provided: **(3) total Bicycle**
(1) bicycle/5,000 sf. = 12,698 sf / 5,000 sf Table 21A.44.040-C

While we are still learning the application of the new SLC Parking Ordinance we would welcome the chance to review with you how the parking requirements would be met.

We believe the owner has found an ideal use for this historic building that would provide a potential long term home for the Utah Hazara Association, as well as a benefit to the community as a whole. We furthermore believe that the attached application meets the technical requirements and the intent of Sub section S. Adaptive Reuse Of A Landmark Building in Residential Districts as defined in 21A.34.020B.

Lloyd Architects

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LloydArchitects
BUILDING FROM HERE

If you need any additional information or have any questions, please contact me at your earliest convenience,

Respectfully,

A handwritten signature in black ink, appearing to read "Warren Lloyd". The signature is fluid and cursive, with the first name "Warren" and last name "Lloyd" clearly distinguishable.

Warren Lloyd