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Staff Report Memorandum March 30, 2023

To: Planning Commission
From: Community Development Department
Subject: Hale Centre's Beehive Academy Theatre Addition
9886 S. Monroe St.
(Civic Center, Community #2)

SPR02102022-006483
CBD-O Zone
0.55 Acres
45,299 Bldg. Sq. Ft.

Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at required public notice locations.

Request

Architect Lyle Beecher, representing Beecher, Walker Architects and the Hale Centre Theatre owner is requesting that the Sandy City Planning Commission review the modified site plan and approve the architectural design, building materials and colors for a proposed Beehive Academy Theatre building addition to the existing Hale Centre Theatre (HCT), located in the Central Business District-Office (CBD-O) Zoning District. This addition is the third and final phase of the Hale Centre Theatre complex which was master development planned in 2015. The Planning Commission is the land-use authority for this requested action.

Background

The site layout for this future phase was approved with the original site plan and development master plan in 2015. It was originally proposed to be a production tower intended to screen and face the shared parking garage with the Mountain America office building. This is why the west façade of the parking garage was not finished with architectural materials.

To the west and north, the subject property is bordered by the shared parking garage for the theatre and the Mountain America office building. It will connect to the existing theatre on the northwest corner. On the south, is the Residence Inn hotel. All surrounding properties are in the same CBD-O zone district.



SPR02102023-006483
Commercial Site
9886 S. Monroe

Community Development Department
Cartography Eleanor Means



Property Case History	
Case Number	Case Summary
SPR-05-15-4385	Hale Centre Theatre site plan and building architectural design approval. Approved in 2015. Construction completed in 2017.
SUB-05-15-4363	Sandy Gardner Office Park Subdivision. Recorded 07-13-2015.
SUB-01-18-5343	Sandy Gardner Office Park Amended Subdivision. Recorded 04-16-2018
SPR-05-15-4385	Hale Centre Theatre building addition to enclose balcony, Architectural Design review approval by Planning Commission. Approved 05-20-2021

Public Notice and Outreach.

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project due to the lack of residential zoning in the area.

Analysis

The proposed 45,299 Square foot building addition to the south side of the existing theatre will be 2 stories high with an additional “stage level”, which will be partially subgrade. The proposed building footprint is approximately 22,000 square feet in area. In addition to a 338-seat Beehive theatre, there will be two rehearsal halls, Two education rooms, a costume shop, offices, and storage spaces. This theatre structure will fill the vacant land area which was reserved for a future structure. There is also outside equipment, emergency vehicle turn-around hammerhead and, loading area on the south side of the original theatre, which will remain but will be slightly modified. An additional cooling condenser unit would be added to the site. A new emergency power generator pad will be added and the relocation of the existing dumpster enclosure. All site circulation, trip generation, street access, parking requirements and utility provisions were addressed in the 2015 approval. The building addition site plan meets City requirements.

Architectural Design Review

This building addition’s design, materials, and colors were reviewed by the Sandy Planning Staff as to compliance with the Sandy City Architectural Design Standards. The Sandy City Architectural Design Review Committee (ARC) met on February 22, 2023, to review the initial building addition design proposal. (Please see the attached minutes of the February 22, 2023, for the Sandy City Architectural Design Review Committee meeting, Exhibit “A”.)

The proposed building design and proposed building materials and colors match the existing theatre structure. Stucco/EIFS materials are well below the 20 percent maximum per building face limit. The corner towers and roof elements match the main theatre. The only deviation from the original concept is that the proposed building height is lower than originally anticipated.

The original concept for this future addition was to include a full four stories and be as tall as the abutting theatre and abutting parking garage structure. The use was originally planned as a production tower. The west wall was to fully cover the blank wall of the parking garage structure, which was finished in poured concrete structural elements with the exterior wall voids infilled with concrete masonry units (CMU’s). Similarly, the north wall was to hide the parking garage structure. But the current use for the Beehive Theatre and resulting design has changed, as the building is now only two and a half stories high and does not rise to the top height of the existing parking structure. Total height for the Beehive Theatre is about 20 feet lower than the abutting parking structure.

Planning Staff also recommends that the Planning Commission approve the building architectural design, materials and colors as now proposed by the applicant. (Please see the attached proposed final design option illustrations and plans included

are Exhibit "C".)

Staff Concerns

The Planning Staff and the Architectural Design Review Committee's only concerns were what to do with the portion of the existing parking garage structure that rises above the roof and parapets of the new building, since it is approximately 20 feet lower than anticipated. There were discussion on applying various finishes to the concrete structural elements and CMU infill walls, such as adding more stucco/EIFS materials, applying a colored stucco top coat material, painting that surface or adding metal screening to match the west side of the parking structure. There is a portion of the northeast corner of the parking garage that was also mentioned as possibly needing a finish treatment.

There was not a conclusion reached on this issue for these two areas, and the Committee finally motioned to recommend approval of the project to the Planning Commission and let the applicant suggest to the Planning Commission, a possible finishing treatment to address the abutting parking structure wall above the roof of the Beehive Theatre, and a portion of the northeast corner of the parking structure on the north side of the main theatre. Please see the applicant's proposal on these two areas of discussion attached as Exhibit "B".

The applicant's proposal to the Planning Commission is to paint the portion of the parking structure which will remain above the top of the new structure a flat grey color to match the color of the architectural concrete on the south side of the parking structure and to not do anything to the portion of the northeast corner of the parking structure behind the original theatre.

The proposal partially addresses the concerns raised by the Committee and the Planning Staff. Painting alone would not provide a finished surface of the base materials (CMU and unfinished concrete). The Planning Commission should consider the proposal and weigh these concerns raised, and decide on the appropriate architectural treatment of these two areas of the existing parking structure.

Staff Recommendation

Staff recommends that the Planning Commission find that the proposed building addition's preliminary site plan review be determined to be complete and to determine that the final building's architectural design, building materials and colors as proposed, be approved for the Hale Centre's Beehive Academy Theatre located at 9886 S. Monroe St., based upon the following three findings and the following five conditions of approval:

Findings:

1. That the proposed project meets or will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials, and colors.
2. That proposed building addition will enhance the functionality of the Hale Centre Theatre complex as needed by the theatre and the community.
3. That adequate visual screening of the existing parking structure will be provided as proposed or as decided by the Planning Commission.

Conditions

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

2. That the developer be responsible to meet all provisions of the (CBD-O) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan review.
3. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
4. That all future signage be reviewed and approved under separate permit application and the existing sign theme approval for the project area and be in conformance with City Code.
5. That the exposed exteriors walls of the existing parking structure (as identified by staff and the ARC) be further architecturally treated as decided by the Planning Commission.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2023\Hale Centre's Beehive Academy Theatre Addition

Exhibit "A"

**Architectural Review Committee Meeting – Follow-up
February 22, 2023**

Members Present:

Steve Burt
Daniel Schoenfeld
Alison Stroud
Scott Westra

Staff Present:

James Sorenson
Brian McCuiston
Doug Wheelwright
Mike Wilcox
Brynn Bohlender

Those Absent:

Cheryl Bottorff
Cyndi Sharkey - Alternate
Jennifer Gillen

**4:00 p.m. Hale Centre Beehive Academy Addition project (9800 S. Monroe Street),
Lyle Beecher, Bradley Beecher (Beecher Walker & Associates), Mark
Dietlein, Executive Director (Hale Centre Theatre)**

Mark Dietlein introduced the purpose of the Hale Centre Beehive Academy project. It is the last phase of the master plan and will be 20,000 sq. ft. It will provide rehearsal space, a 300-seat on-site theater, education space, additional office space, as well as space to make costumes.

Bradley Beecher explained they have tried to make everything cohesive with the existing building. One of the challenges to this site was fitting the mechanical space into the area. They will be taking the dumpster enclosure out and then will add the generator directly behind that. Those areas will maintain a brick screen wall to block their view of the generator and dumpster. The south and east facades will be the same brick as the existing building. The color contrasting horizontal band on the addition, will match those on the main building and are to be made of Arriscraft stone. The only portions that will have stucco, are the two gray top elements which will match the existing towers elsewhere on the main building. The rest of the building will be storefront glass and brick.

Lyle indicated that they were well under the 20% limit on the stucco requirement on all sides of the addition.

Bradley also said that the west and north side of the building will be pushed up against the parking garage with an expansion joint between the two. This will help mask the view of most of the parking garage. The east and south facades will be visible from the road. There will be towers on the southwest and southeast corners, which will match the existing building. There are concerns with the loading zone area. They have worked with Sandy City's traffic engineer to address it. Working with their civil engineer, they wanted to have a good turnaround space. To make this happen, there will be an extension in the existing driveway that will be pushed out four feet to the south. This will give trucks a way to back in and have the necessary turnaround clearance. There will also be a couple of storm drains added.

Doug raised a concern about the space between the parking structure and the building that will be built if an earthquake were to occur.

Bradley's civil engineer said it could move horizontally six inches up to a possible ten inches. This would give appropriate space between the parking garage and the building if an earthquake were to occur.

Scott asked if they needed space for ventilation on these sides.

Bradley said their mechanical system would provide adequate ventilation. They will also have rooftop units. Currently there are two cooling towers and a third one will be added.

Mark said that one of the major donors to this project is MACU. So, this project (signage) will be called the Mountain America Beehive.

Doug asked if the sign would go above the parapet wall.

Lyle said no, it would be on the south side and would be seen from the freeway.

Doug asked what finish would be given to the parking structure that sticks out above the new building roof.

Lyle requested that it be a painted surface either gray to match the parking structure or beige to match the other buildings.

James asked what type of surface it would cover.

Lyle said that 90-95% won't be seen. So, for cost reasons, he would propose some stucco on the portion that can be seen and just paint where you can't see it.

Scott asked why we need to do something with it now.

James said because it was part of the original requirement.

Doug said maybe we just pay attention to the part that can be seen along the east side of the parking structure and the north side of the addition building. Then ignore the north and east side that you can't see.

James said he wants to make sure this did not look cheap. Originally, the building was going to be high enough that the parking structure would be covered. But with this new design, there is not as much coverage as what was originally presented.

Steve had concerns architecturally. He does not want tan stucco to be on the east facing wall causing it to blend into the same color and not pop out.

Doug thought that it might make the most sense to wrap some more screening on the north side of the parking structure into the gap for a distance.

Lyle said that they would give some options on the different surfaces.

Motion

Steve made a motion to give a positive recommendation to the Planning Commission to approve this addition to the Hale Centre Theatre. With the comment that the east and south walls of the parking structure be addressed by the architect and then go to Planning Commission for discussion and decision.

Exhibit "B"



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3115 East Lion Lane, #200
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www.beecherwalker.com

Hale Centre Beehive Academy

TO: Sandy City Planning Commission

DATE: 03.22.2023

RE: Visual improvements to the existing MACU parking structure.

To whom it may concern,

The Sandy City Civic Committee has recommended Hale Centre Theatre improve the visual appearance of the upper portions of the MACU owned parking garage. Their recommendations come in two areas:

A. **RECOMMENDATION 1** South-East Corner of Existing MACU Parking Structure:

The upper 15'-25' of the existing garage, directly above the proposed Beehive Academy building. Southeast portion of the garage.



B. **RECOMMENDATION 2** Upper North-East Corner of Existing MACU Parking Structure:

The upper northeast corner of the garage as visible from the north MACU surface parking lot.



These recommendations & conclusions have been considered by the Hale Centre Theatre as follows for both Area A & B:

A. **RESPONSE 1** _____ South-East Corner of Existing MACU Parking Structure:

We propose painting the upper portion of the garage directly above the Beehive academy structure. We recommend painting it a natural grey to match the concrete visible on the south façade. This will help the parking structure naturally disappear behind the new Beehive Academy and keep the aesthetic focus on the Academy in this area.



B. **RESPONSE 2** _____ Upper North-East Corner of Existing MACU Parking Structure:

We are proposing no improvement in this area by the Hale Centre Theatre. This area is roughly 180' from our proposed Beehive Theatre addition. The original city reviews of the parking structure project were well after the city reviews of the original Hale Centre Theatre. The Parking Structure is owned by MACU. Therefore, they should remain as separate projects. Discussions with MACU indicate they have no concern with the current look of the building. Any changes to the parking structure would need to be discussed with MACU (owner of parking structure).



Exhibit "C"
(see separate attachment for full set)

