

The Shallow Shaft Redevelopment Vision

Background/Context

The Shallow Shaft was built in 1956

- Ski Shop
- Restaurant
- Apartment

Purchased in 1986 by Walter Krebsbach

- 37 years of contribution to community of Alta



Agenda

Goal: Share our vision for Shallow Shaft property

Overview:

- Demolish and rebuild in a new orientation.
- Ensure full code compliance
- Focus on health, safety and sustainability
- Repurpose restaurant and apartment into short-term rentals (permitted use: hotel)

Visuals: Site maps, display exterior views, and designs.

Code change recommendation

Next Steps: Discuss the path forward.

Site View of Current Structure

Land Use:

- Feedback from Town of Alta indicated moving the building away from the forest road would be desirable



Improved Location:

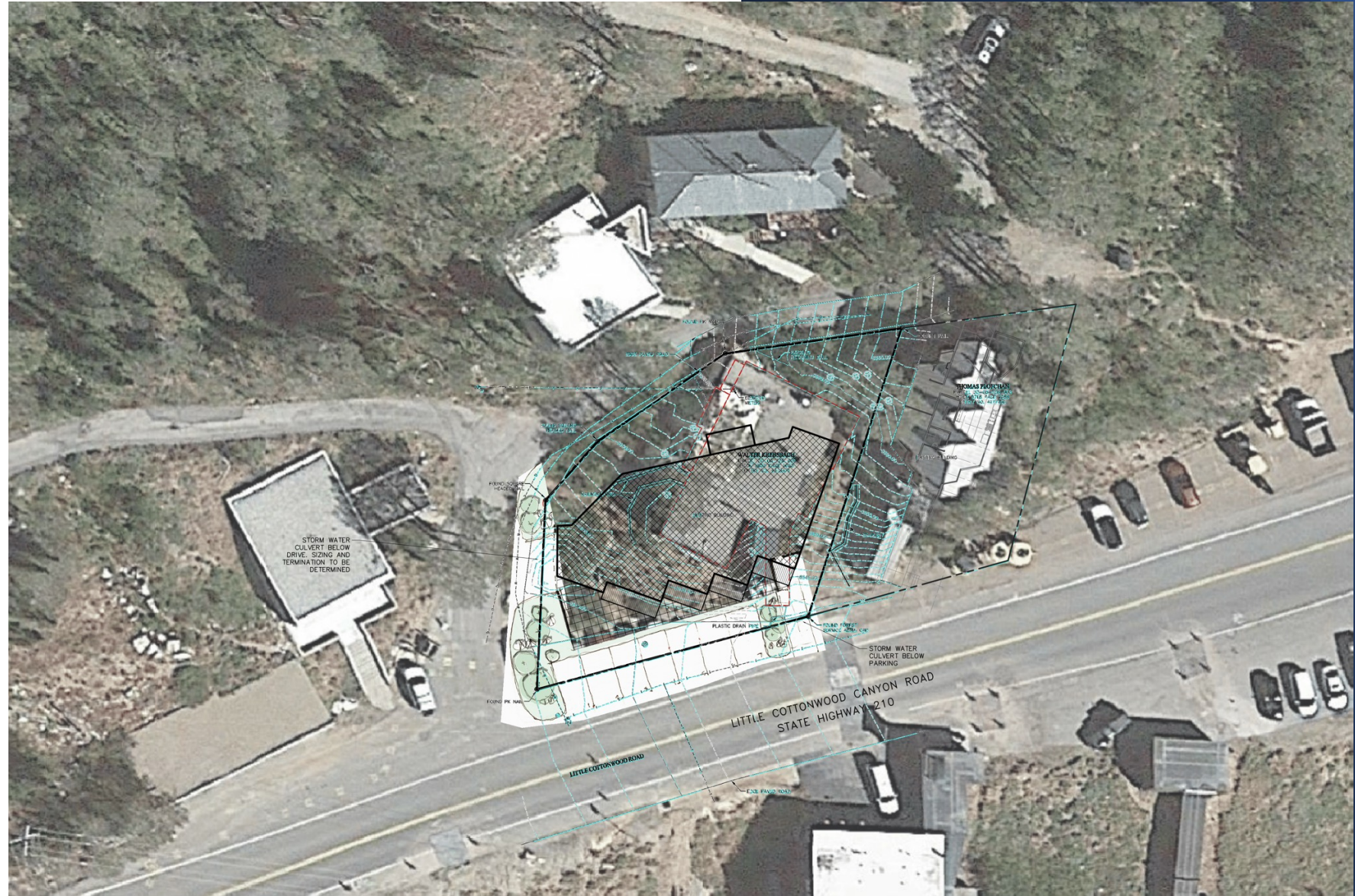
- Relocated away from the forest road for safety
- Opens green space between buildings - less crowding

Efficient Land Use:

- Orients building consistent with lot shape
- Takes advantage of solar exposure for energy efficiency

Alignment:

- Designed to complement the aesthetics of Photohaus



Proposal Concept

Structure Overview:

- Downhill view of the new building

Design:

- Lower level: Covered parking garage.
- Second and third levels: Four rental units.

Health, Safety and Sustainability Focus:

- Up to date code requirements
- Safe egress from living quarters
- Roof design to support snow dump/storage
- Durable building materials support harsh winter environment



Proposal Concept

Structure Perspective:

- Up-canyon view of the new building

Parking Convenience:

- Side entrance to the parking garage - doubles parking availability
- Charging units for electric vehicles
- Potential to allocate parking spaces for Town use

Designed to Reduce Environmental Impact

- Renewable energy sources (solar panels) - aim for zero external energy consumption
- Green roof
- Building envelop to go beyond energy code requirements for insulation and sealing



Proposal Concept

Rear Elevation:

- View of the back of the structure from forest road



Coverage/Setback of New Structure

Existing Building

- Slope – 16%
- Coverage – 44%
- Height ~ 28 ft

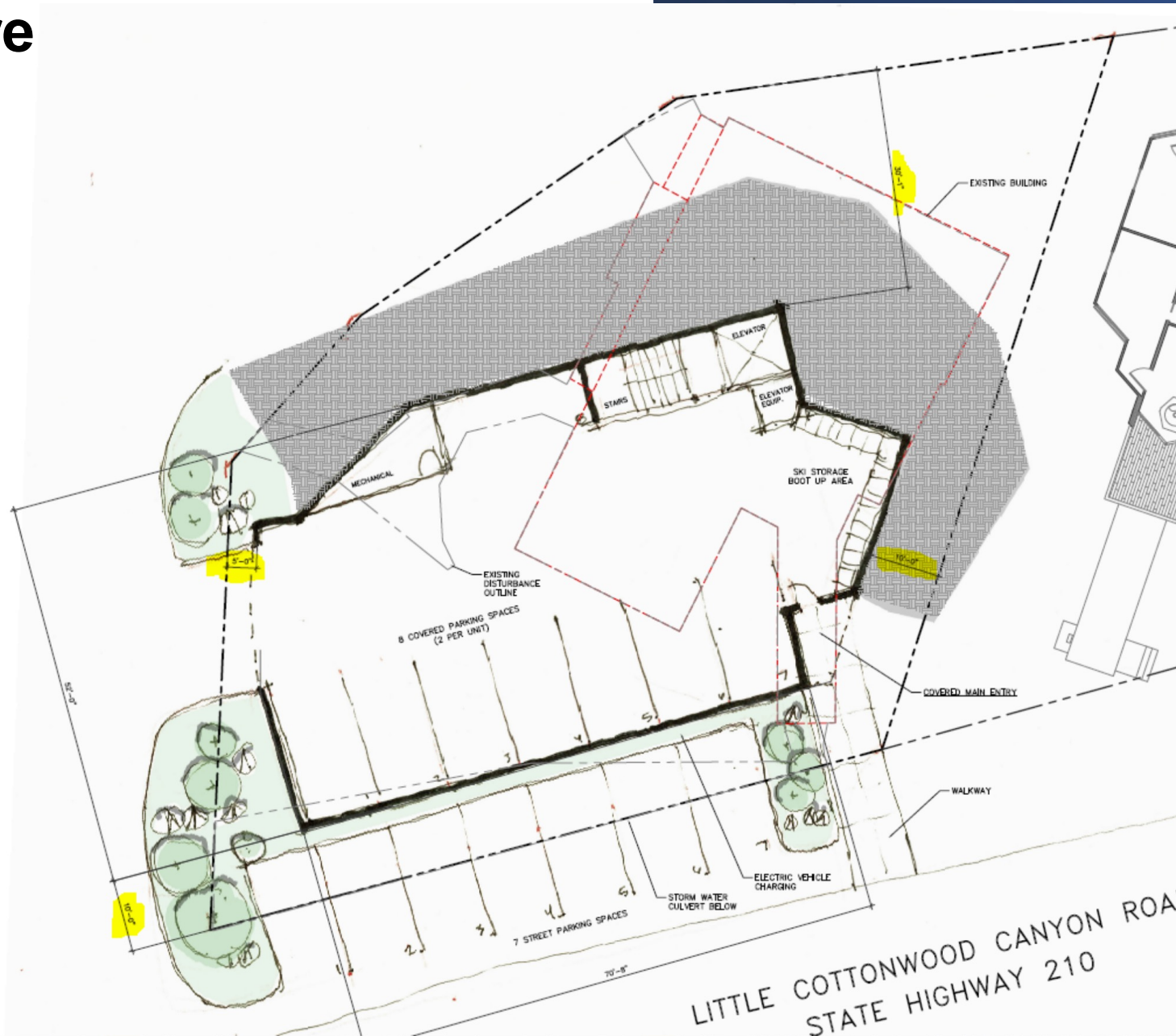
New Structure

- Slope – 16%
- Coverage - 56%
- Height – 36 ft

New Structure Setbacks

(Highlighted in yellow)

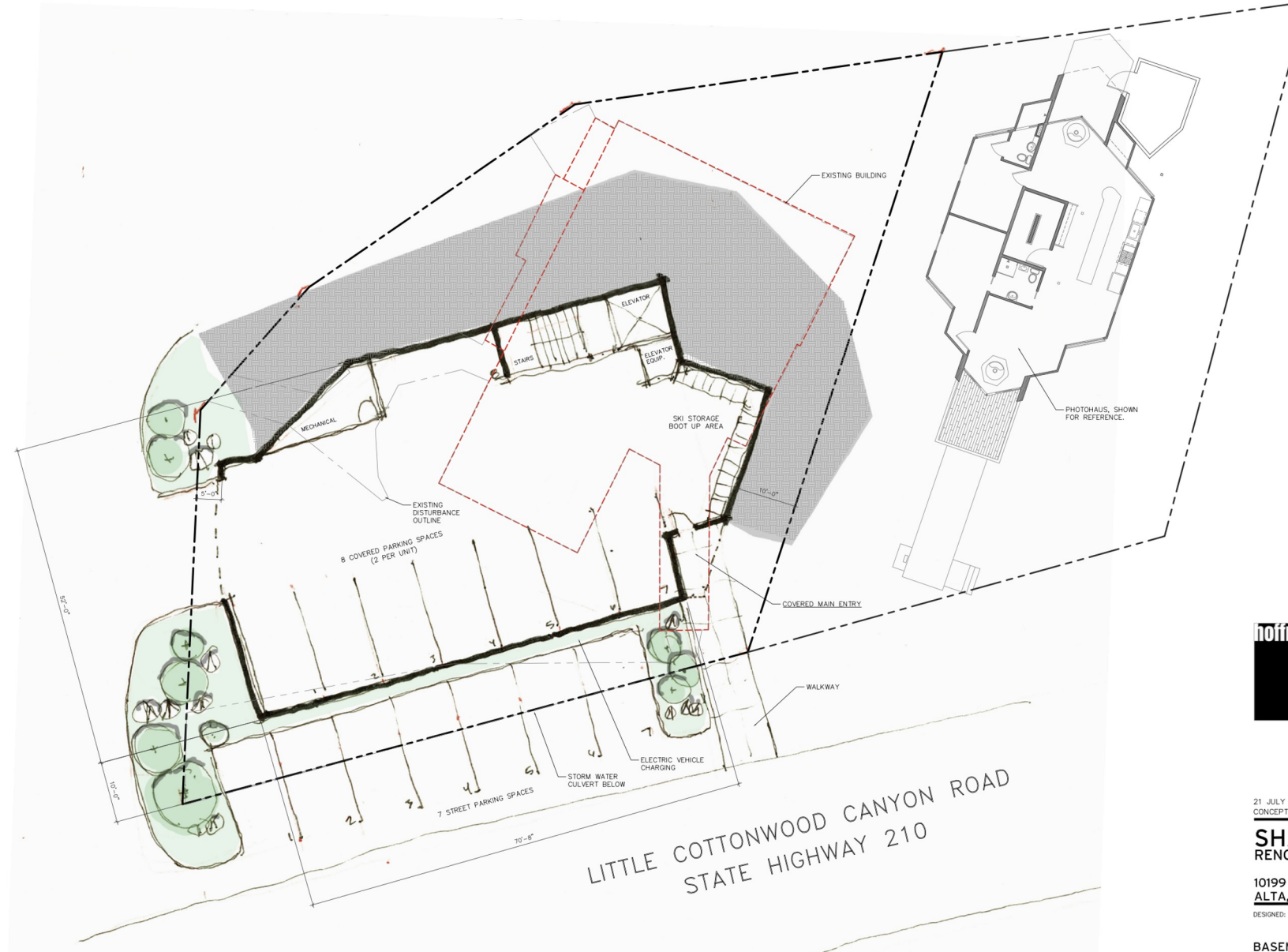
- Back – 30'-1"
- West – 5'
- East – 10'
- Front – 10'



Basement Floor Plan

Features:

- Garage entrance
- 7 Parking Spaces
- Ski Storage Area
- Stairs and Elevator
- Mechanical Room



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21 JULY 2021
CONCEPTS

**SHALLOW SHAFT
RENOVATION**

10199 E. LITTLE COTTONWOOD CANYON RD
ALTA, UTAH

DESIGNED: DRAWN: GS REVIEWED: HH 2021-32

**BASEMENT
FLOOR PLAN**

A100

Level One Floor Plan

Units:

- 2 Units
- Unit 1: 2 Bedrooms/2 Bathrooms
- Unit 2: 1 Bedroom/1 Bathroom

Flexibility:

- Option for a lock-off efficiency unit
- Accommodates variety of of guest



Level Two Floor Plan

Units:

- 2 Units
- Unit 1: 3 Bedrooms/3 Bathrooms
- Unit 2: 2 Bedrooms/2 Bathrooms

Flexibility:

- Option for lock-off efficiency units.



Proposed Code Change

Current Code

10-6D-8: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:

Construction of any building, structure or improvements shall not be permitted where any of the following conditions exist:

- A. The lot area is less than one net developable acre in size; or
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than one hundred feet (100'). (Ord. 2008-O-7, 6-12-2008)

Proposed Code Change

10-6D-8: LOT AREA, LOT WIDTH AND SLOPE REQUIREMENTS:

Construction of any building, structure or improvements shall not be permitted where any of the following conditions exist:

- A. The lot area is less than one net developable acre in size **for Zone A and Zone B; or less than 0.13 net developable acre in size for Zone C**
- B. The slope exceeds thirty percent (30%); or
- C. The width of the lot shall be less than **seventy feet (70')**.

Minor code change impacts Zone C only

Zone C Properties (proposal includes changes to accommodate all properties in zone)

- Shallow Shaft
Acres: 0.21
Lot width: 95.5 ft
- Photohaus
Acres: 0.13
Lot width: 70.65 ft

Benefits of New Structure for Alta

Integration with Environment:

- Design blends with surroundings and enhances Alta's natural beauty

Energy Efficiency:

- Utilizes advanced insulation and solar panels for energy efficiency

Enhanced Snow Management:

- Covered parking reduces cars on the road, facilitating snow removal.

Potential for Internal Parking:

- Doubles parking capacity
- May offer internal parking for the Town of Alta

Skiing Accessibility:

- Short-term rental units accommodate individuals concerned about shared spaces post-COVID
- ADA accessible

Increased Tax Revenue:

- Higher property value and rental income boost property tax revenue for Town of Alta