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Granary Campus Salt Lake

Case Study

Project Overview

In 2018, Lake Union Partners, a Seattle-based development team, and Bryce Phillips, the visionary founder of evo, a renowned outdoor retail brand, collaborated to create a unique campus that would serve as a "base camp" for outdoor enthusiasts along the Wasatch Front. Lloyd Architects was enlisted to help guide this process which involved preserving and adaptively reusing historic structures to create a 100,000+ sf mixed-use facility that now houses evo's largest outdoor retail store, Salt Lake Bouldering Project, All Together Skatepark, Level 9 Sports, a rooftop bar and an independently branded evo Hotel.

The Granary Campus opened in June 2022 and has welcomed over 200,000 visitors who have come to skate, climb, eat, hang out, sleep, relax and test, service and purchase outdoor gear and accessories. The Granary Campus is now recognized as an epicenter of the outdoor community and leads the way in transforming the Warehouse District into a diverse arts and culture hub.

Project Facts

Building Size: 106,835 SF

Lot Size: 1.63 ac 70,904 SF

Location: 660 S 400 W, Salt Lake City, UT 84101

Completion: June 2022

Team

Developer: Lake Union Partners

Owners: Lake Union Partners and evo

Architect: Lloyd Architects

General Contractor: Kier Construction

Structural Engineer: Calder Richards and Associates

Civil Engineer: Johanson Engineering

MEP Engineer: Royal Engineering

Interior Designer: Vida Design

Landscape Architect: Loft 64

Photographer: Mark Weinberg

Tenants

evo Hotel
evo Salt Lake City
Salt Lake Bouldering Project
All Together Skatepark
Level Nine Sports

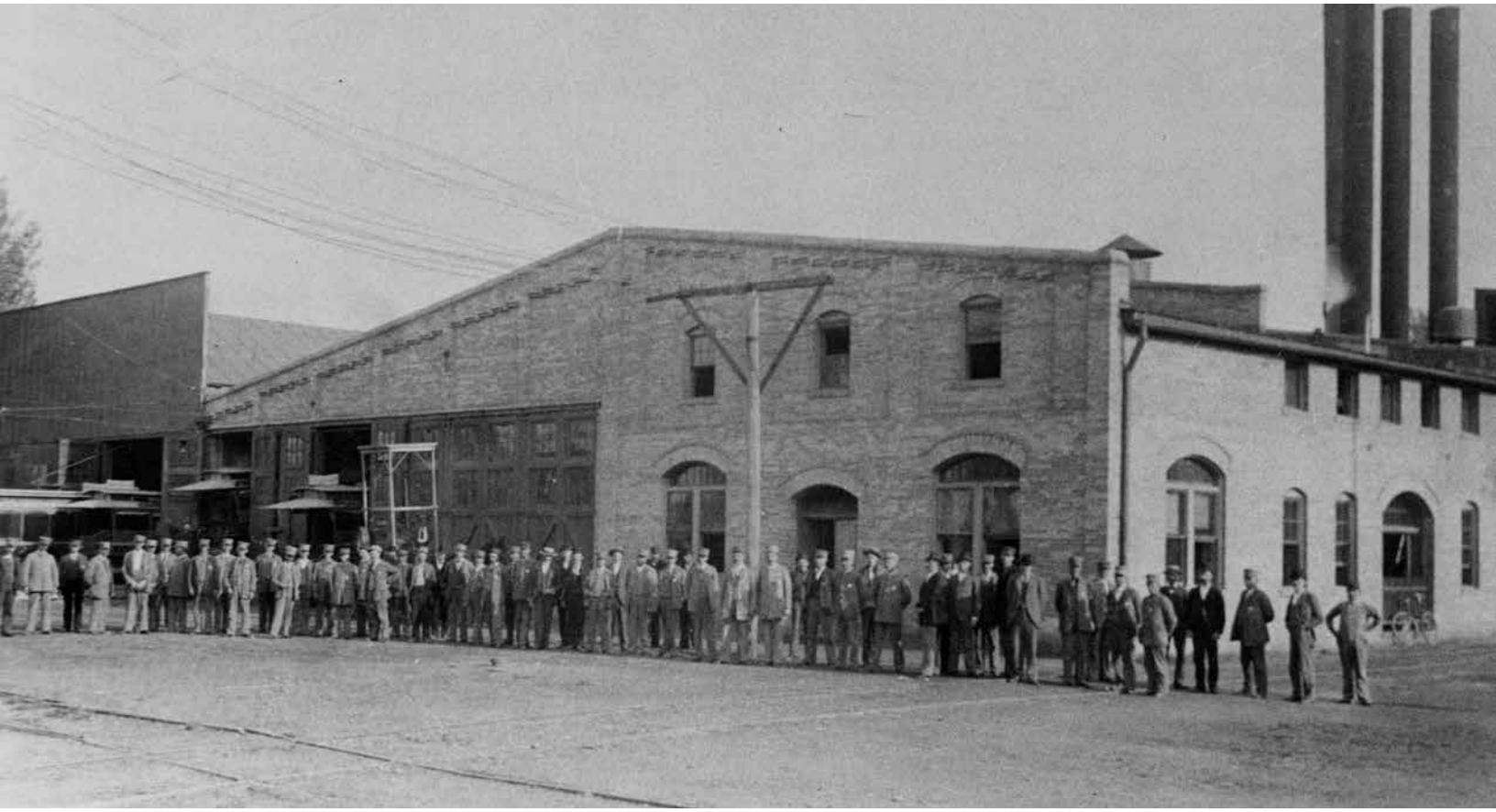
Adaptive Reuse Goals

Preserve over 80% of the original building materials, including 90% of concrete, brick, steel, and wood timber.

Divert 50% or more of all material removed from the job site from landfills.

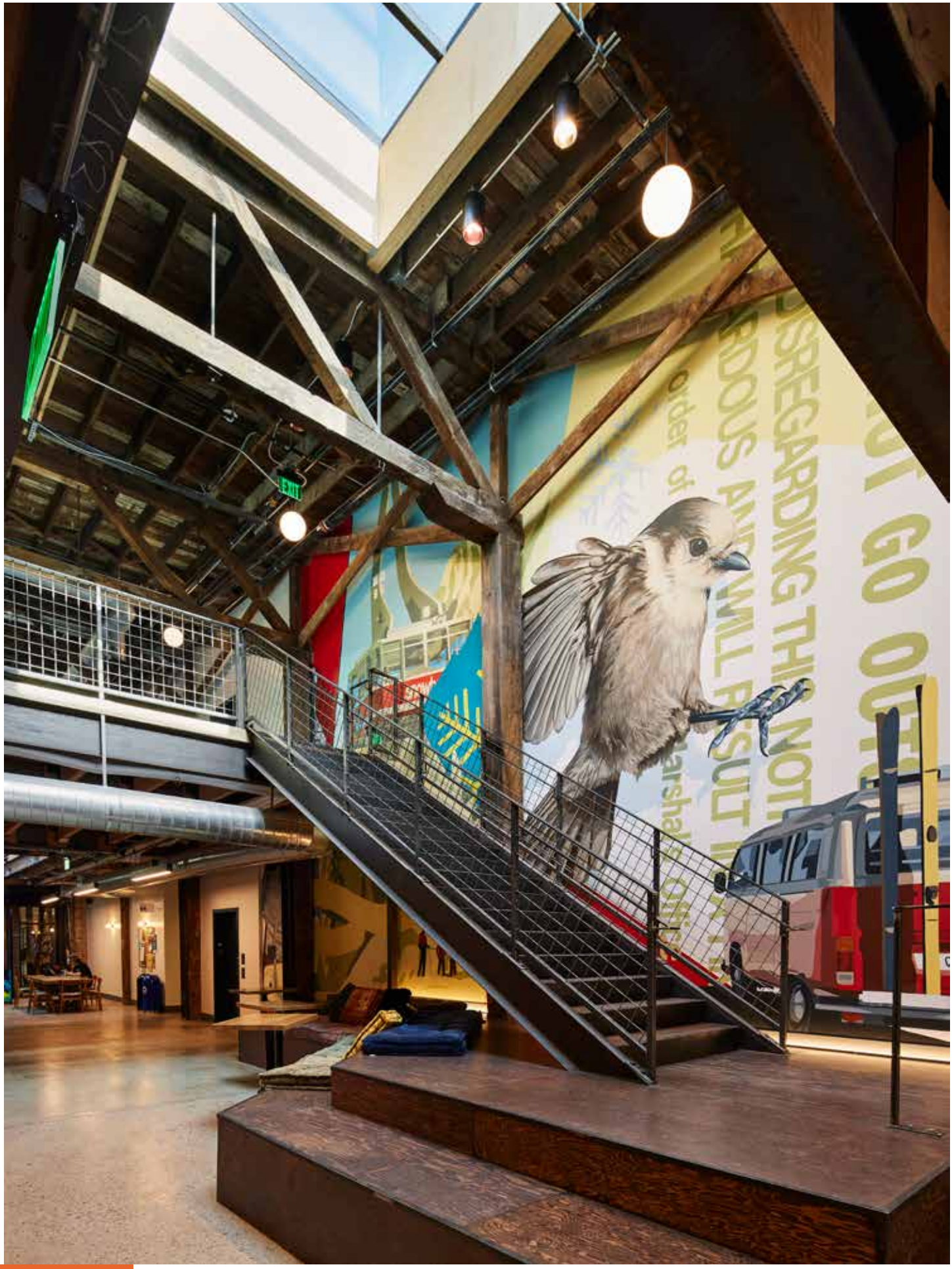
History of the Project Site

The Granary Campus is located in the historic Warehouse District at 660 S 400 W in Salt Lake City, Utah. As one of the earliest settlements in the Intermountain West, the Warehouse District was the hub of local and national railroads and was the center of Salt Lake Valley's commercialization and industrialization at the end of the 19th century.



The warehouse buildings were constructed as a power center and repair station for the Salt Lake Rapid Transit Company; the four oldest historically significant structures feature thick masonry, bearing walls and timber structure from 1891. When Salt Lake City began transitioning from light rail to motorcoaches, Utah Light and Railway Company renovated the structures in 1911 and later began operating the buildings as storage and repair shops for trolley cars and motor coaches. After the decline of light rail companies in Salt Lake City, the building became home to the Tyng Warehouse and Storage Company and was used for manufacturing.

The Granary Campus is one of the oldest collections of buildings in the Warehouse District and is one of the most prominent and lasting examples of the historic trolley companies that once served Utah.


EXIT

Historic Buildings as Economic and Cultural Catalysts

The Granary Campus Salt Lake is a model for preservation and adaptive reuse. Once a center for manufacturing and industry, the Warehouse District fell into decline in the 1950s as the automobile displaced rail service. It sat on an underutilized industrial block near downtown Salt Lake City without pedestrian access to dining, retail or services. Despite the site's historical use as a rail-service warehouse district, the neighborhood had been isolated from the surrounding community for decades. It is bordered on the West by Interstate 15 and the remaining railyards and bordered on the North by the freeway overpass and off-ramp. To the East, an abandoned rail line fronts the project site and inhibits pedestrian access. The thoroughfares of 300 West and 600 South created a barrier to economic activity.

However, Lake Union Partners and Bryce Phillips saw an opportunity. Looking to build a campus for an outdoor lifestyle community, they identified Salt Lake City as a strategic location to invest in. Market research indicated that the City has ideal conditions critical to the success of its development concept: a location with 45-minute access to year-round outdoor venues for world-class climbing, biking, skiing, snow/skateboarding and water sports, and 15-minute access to an international airport and a regional arts/culture hub.

After settling on the Warehouse District, the vision emerged to create a community hub that reflects the gritty but authentic culture and artistic expression of the District's makers, fabricators, craftspeople and artists.

A Nationally Registered Historic Place

Part of the financing plan relied on the Rehabilitation Tax Credit Program for the preservation of historic structures, administered by the National Park Service. The Lloyd team, led by Warren Lloyd and Aaron Day, aligned the planning vision and program needs with the guiding principles of preservation and the Secretary of the Interior's Standards for Rehabilitation. This vision required the design and construction team to remain sensitive to the history and the stories of the generations that worked and occupied the building and required architectural work to be deliberate and to harmonize with the existing structures.

The Lloyd team carefully preserved and highlighted built-in elements like plaster-covered masonry walls and a roof featuring exposed timbers and steel. Along the way, the team discovered old rail beds on the floors of the buildings and repurposed them in the on-site indoor skatepark. Recycled timber columns discovered in the basement found a new use as on-site benches.

The design team carefully inserted programmatic components into the hotel space: a series of 'Rafter Rooms' tucked between timber rafters and 'Wasatch Rooms' carefully inserted into the former roofline behind a historically accurate building sign that replicates the original sign on the exterior of the building. The preservation strategies met all of the National Park Service Secretary of the Interior's standards for rehabilitation and received Federal tax credits, which significantly offset the costs associated with upgrading the building.

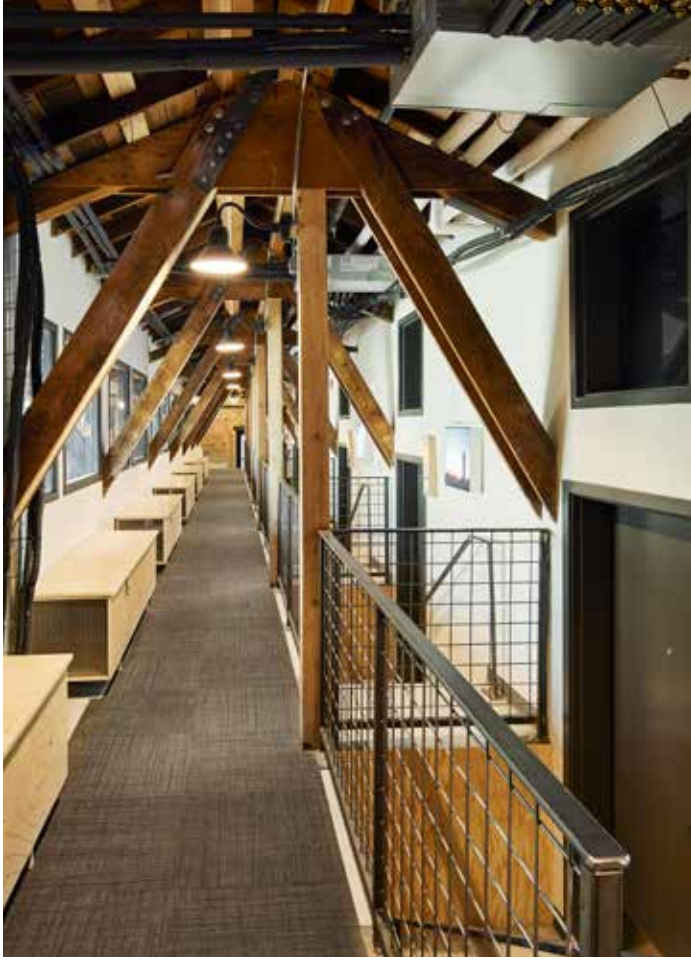
Bringing Cohesion to the Five Building Campus

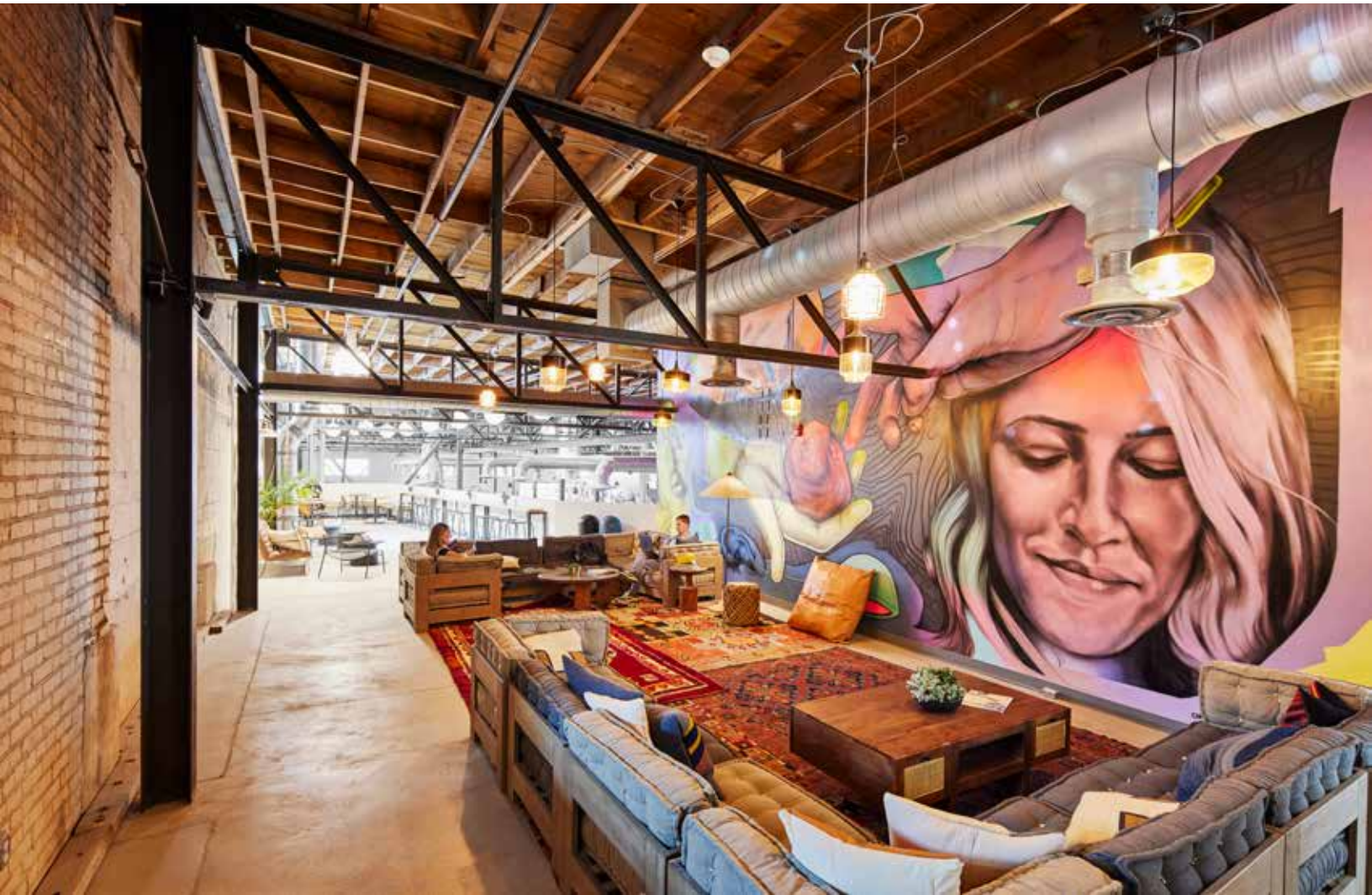
The Granary Campus includes five connected buildings that historically shared common masonry walls with several openings between structures. They largely functioned as independent spaces with no central circulation. Four buildings are oriented on a North-South axis with access to 700 South Street, and the fifth building is oriented on an East-West axis, stacked like a tabletop on four legs with its entry facing East onto 400 West Street.

The design team evaluated the conditions and envisioned a central spine to connect all five structures into one functioning system. This spine is the central organizing element allowing access to all areas of the campus: the skatepark, hotel lobby, bouldering gym, two independent retail operations and a rooftop bar.

The spine begins at a new entry to the campus, located on the East facade where the historic rail siding entered the warehouse space. The entry lobby provides access to L-9 Sports and houses the evo Hotel front desk with views into All Together Skatepark and up to the mezzanine/rooftop bar. The spine continues into the core with access to evo retail, a cafe, a commons area and a grand staircase.

The end of the spine leads to the entry of the Salt Lake Bouldering Project. The high historic warehouse ceiling allowed for an upper-level mezzanine within the timber rafters with ingenious connections to all four wings of the 50 evo Hotel guest rooms. The owners commissioned over 60 original art pieces by local artists, including two 300+ sf murals in the commons area and the bouldering mezzanine, to grace the walls of the complex.





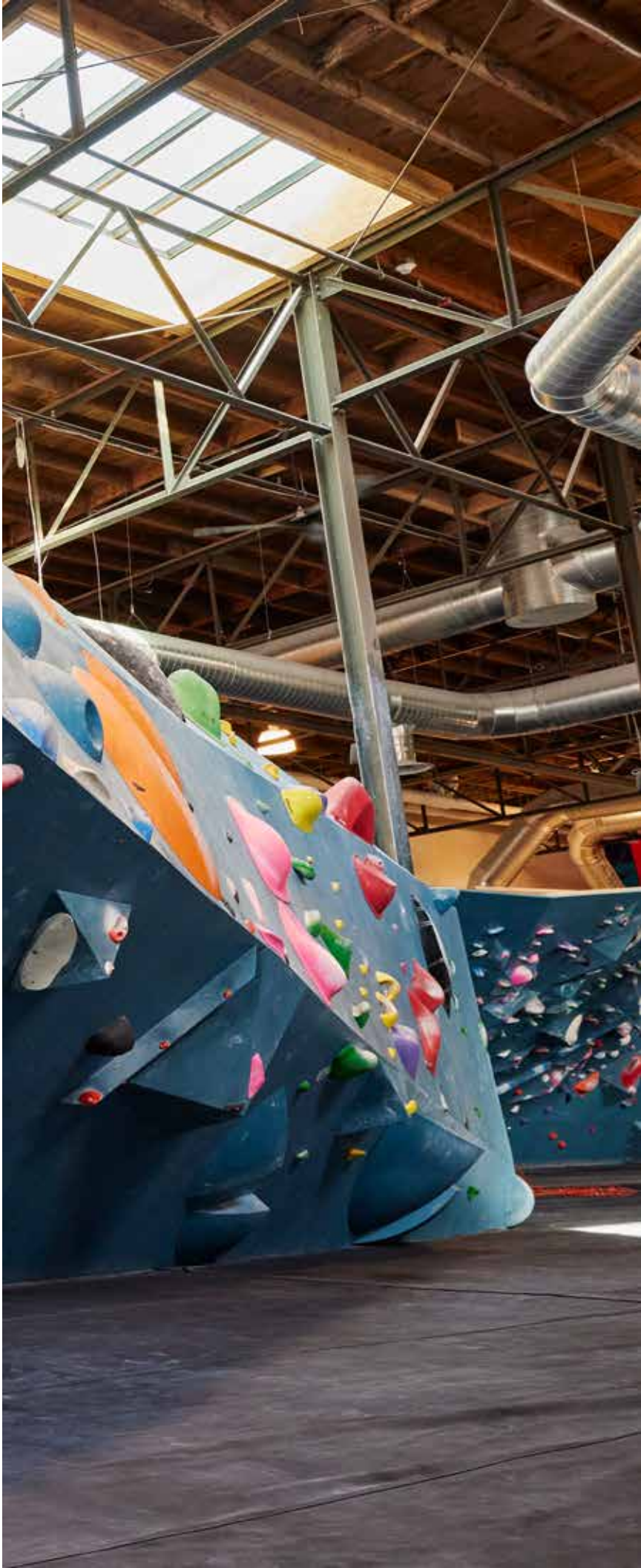
Future proofing

The design team completed a building assessment to evaluate climate vulnerabilities of earthquakes, flooding, fire, and wind, and the feasibility of adaptively repurposing the historic structure for a change of use. The requirements and cost benefit analysis of a voluntary seismic upgrade were outlined, and the team decided that sections of unreinforced masonry walls would be strengthened and wood roof diaphragms reinforced.

The plan proved to be prescient as at 7:09 AM MDT on March 18, 2020, a 5.7 magnitude earthquake hit Salt Lake City, with an epicenter 6 km (3.7 mi) north-northeast of Magna, Utah, approximately 9 miles from the project site. It was the first major earthquake in the Salt Lake Valley since the city's founding.

With access to the seismic study and the design and engineering team in place, a response team was readily available to assess conditions on site and evaluate if the structure sustained damages. Fortunately there was limited damage to the structure by the earthquake, though the experience was a reminder of the value of seismic upgrades to roof, walls and openings throughout the project.

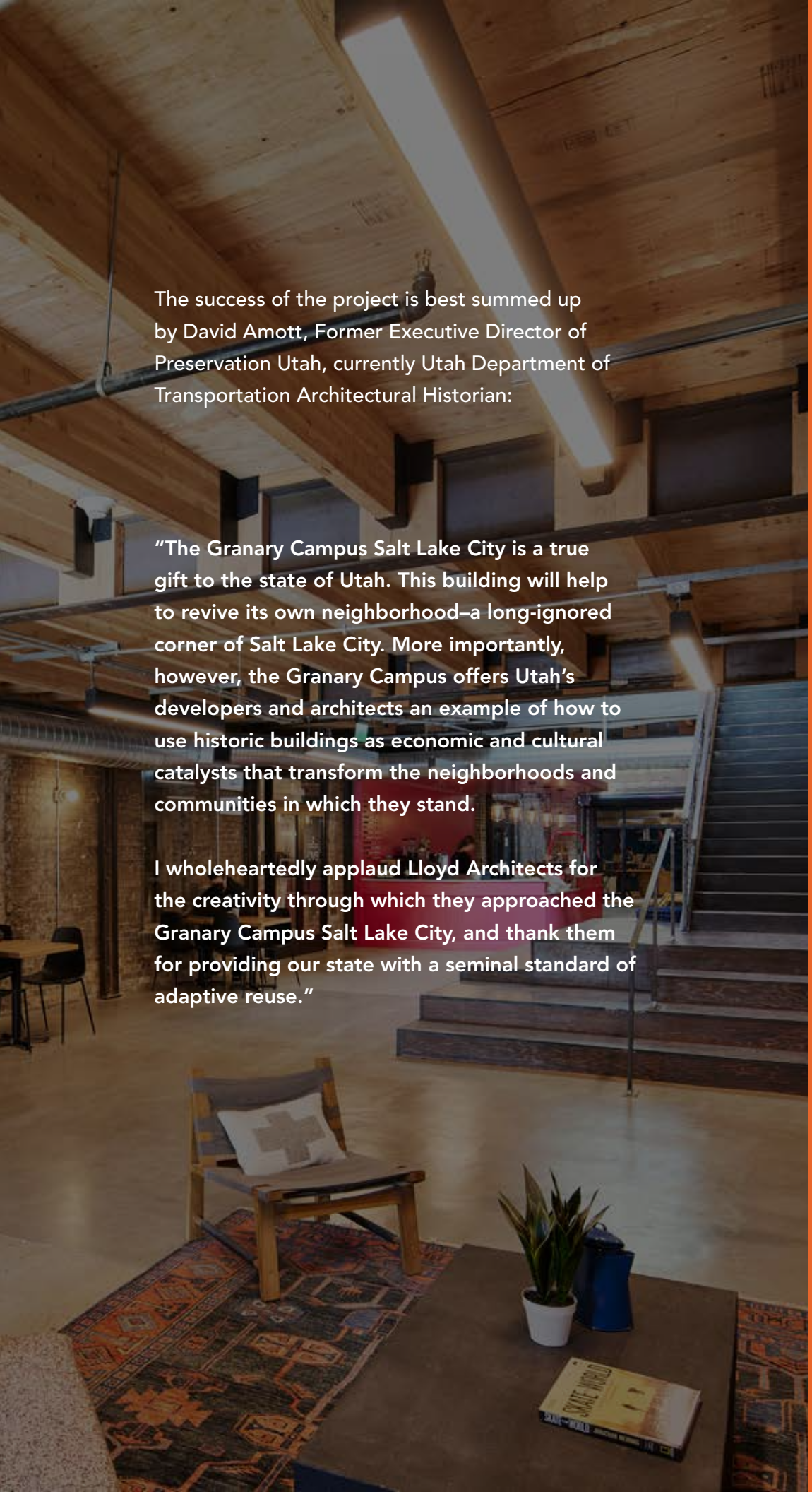
The on-site stormwater detention requirement for a 100 year event outlined requirements of 7,000 cubic feet of underground on-site water detention in addition to a below-grade groundwater dewatering system being retrofitted in the 120+ year old basement area of the North wing. Stormwater strategies for the exterior landscape areas of the site include on-site stormwater detention through permeable bio-swale ground cover and planting.



Community impact

The owners' vision for the Granary Campus is to bring together ethos-driven businesses that share a passion for the outdoors. Evo, tenant and owner, operates by the mantra, "We invite all Humans." They back this claim with real initiatives such as their 'Skate Like a Girl' campaign. They also host transformative experiences in nature for youth from disinvested communities. As each phase of the project developed, the team assessed how the decisions made would support the vision of an inclusive outdoor community.

Lloyd Architects' design response was to run a communal core through the middle of each warehouse to connect them. The complex is now a piece of rugged beauty, a composition of reused brick and exposed timbers combined with tempered glass and gorgeous artwork from local artists. It's a space that welcomes everyone to explore.



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The success of the project is best summed up by David Amott, Former Executive Director of Preservation Utah, currently Utah Department of Transportation Architectural Historian:

"The Granary Campus Salt Lake City is a true gift to the state of Utah. This building will help to revive its own neighborhood–a long-ignored corner of Salt Lake City. More importantly, however, the Granary Campus offers Utah's developers and architects an example of how to use historic buildings as economic and cultural catalysts that transform the neighborhoods and communities in which they stand.

I wholeheartedly applaud Lloyd Architects for the creativity through which they approached the Granary Campus Salt Lake City, and thank them for providing our state with a seminal standard of adaptive reuse."

AWARDS & RECOGNITION

2023- ULI Awards for Excellence Finalist

2022- UC&D- Outstanding Adaptive ReUse Project

2022- Preservation Utah Stewardship Award