



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165
Date: June 7, 2019
Re: PLNPCM2018-00219 Sugar House Business District (CSHBD) Design Standards

Zoning Text Amendment

MASTER PLAN: Sugar House

ZONING DISTRICT: Sugar House Business District-1 & -2

REQUEST:

A request by the Mayor to amend the Sugar House Business District (CSHBD) zoning district regulations. The amendments would apply additional design standards to development in the zone. Design standards include regulations pertaining to such things as windows, entrances, and building materials. Currently, there are a limited number of design standards for small developments in Sugar House, whereas large developments have many more standards to comply with. The proposed additional design standards are meant to bridge this gap and help ensure that new small buildings support a high-quality pedestrian oriented environment in Sugar House. Other miscellaneous related changes and clarifications to the zoning code are also included in the amendments.

RECOMMENDATION:

Based on the information in this staff report and the factors to consider for zoning text amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. [Summary Sheet of CSHBD Code and Changes](#)
- B. [Proposed Code](#)
- C. [City Plan Considerations](#)
- D. [Analysis Of Zoning Text Amendment Standards](#)
- E. [Public Process And Comments](#)
- F. [City Department Review Comments](#)

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PROJECT DESCRIPTION AND BACKGROUND:

The proposed amendments to the Sugar House Business District zoning code are primarily intended to ensure that new small developments in Sugar House will support a high-quality pedestrian environment, despite having fewer regulations to follow than larger developments. Large buildings in Sugar House must go through a comprehensive design review process known as “Conditional Building and Site Design Review,” whereas small buildings do not.

The proposal will impose additional design standards on all buildings (large and small) to help bridge the design criteria gap between large and small buildings. In addition to requiring compliance with new design standards, a few other regulation changes are being proposed, including requirements for additional sidewalk widths and requirements for commercial uses on the ground floor along certain streets. Furthermore, minor changes are also being made to clarify existing regulations that have been confusing in the past for both staff and applicants.

Key Points

- Adds additional design standards in CSHBD zones
 - Aimed at new, small scale development
 - Bridges design criteria gap between small and large developments
 - Standards would apply to all development sizes
- Adds additional miscellaneous zoning standards aimed at streetscapes
- Developments could still request modifications through Design Review process

List of New/Changed Regulations for Sugar House Business District

- **Ground Floor Use Space:** 80% of ground floor street facing façade length must be a use besides parking and have a 25' min. depth.
- **Building Materials:** 80% of ground floor street facing façade and 60% of upper floor street facing facades must be covered in a high-quality durable material
- **Service Area Screening:** Service areas (loading docks, etc.) must be screened.
- **Building Entrances:** One required at every 40' (min.) of street facing façade. (*Revised from 12/18*)
- **Maximum Façade Length:** 300' length limit for street facing façades.
- **Parking Structure Design Standards:** Adds various design standards primarily relating to ground floor use and facade design for parking structures.
- **Ground Floor Commercial Use:** When facing 1100 East/Highland Drive/2100 South, residential dwelling units are not allowed on the ground floor. Live/work units allowed. (*Revised from 12/18*)
- **Minimum Sidewalk Widths:** 8' in CSHBD1, 6' in CSHBD2. (*Revised from 12/18*)
- **Sidewalk Materials:** Min. 10% must be brick/pavers as an accent material (*New from 12/18*)
- **Street Light Installation:** Required where identified by City Lighting Master Plan.
- **Directional Signage:** Increased height limit to 7' to allow for eye-level pedestrian wayfinding signage and increased square foot area limit to 21 square feet
- **Park Strip Paving Materials:** Fully hard surfaced park strips allowed if compliant with Sugar House Circulation and Amenities Plan
- **Building Heights:** Changes paragraphs into tables, regulations stay the same

The above is a quick list of the proposed new and changed regulations. The full proposed regulations with their full nuances can be read in the full code proposal in [Attachment B](#). They are also summarized in a more visual oriented format in [Attachment A](#). New regulations and changed regulations are underlined in that attachment. Some of the proposed changes are discussed further in the Key Considerations section due to Planning Commission discussions and further public input. Changes have been made to the code since it originally went to Planning Commission and those changes are also discussed in the Key Considerations section below.

Planning Commission Discussion

Planning Staff presented proposed changes to the CSHBD regulations to the Planning Commission in a work session on December 12, 2018. Details and discussion regarding the proposed modifications are in the staff memo from that meeting. The memo can be accessed from the following location:

<http://www.slcdocs.com/Planning/Planning%20Commission/2018/00210Memo.pdf>

It is also included as a separate file in the Planning Commission materials packet/Dropbox folder. As the proposed changes are discussed in depth in that memo, this staff report addresses items of discussion from that Planning Commission meeting, other input/developments since that time, and revisions to the code because of those.

At the December 12th Planning Commission meeting the Commission discussed several different aspects of the proposal. Those discussed aspects of the proposal and responses are included in the Key Considerations section below.

Developer/Property Owner Input

Since the Planning Commission meeting, staff reached out to developers, property owners, and architects with the proposed changes, seeking their input. Staff received a comprehensive review of the proposed regulations from one developer who has built three different recent developments in the Sugar House Business District zone. His full letter is included in [Attachment E](#). Additionally, staff sat down and discussed the proposal with another Sugar House property owner who owns a large portion of the shopping complex in central Sugar House to discuss the proposal and any concerns they might have. One other commercial property owner attended the open house and discussed how the standards would work and potential issues. Input from these developers and property owners and other responses to their concerns are in the Key Considerations section below.

Other Community Input

Additionally, staff held an open house in the Sugar House area and received formal comments from the Sugar House Community Council, following multiple meetings with their Land Use and Zoning Committee. The Open House included direct notice mailers to property owners and residents within 300 feet of the Sugar House Business District, as well as e-mailed noticing to City listservs, including the Planning and District 7 City Council listservs. Discussion regarding input from the open house and community council concerns is in the Key Considerations section below. The Sugar House Community Council's full letter is in [Attachment E](#).

KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, Planning Commission input, and department reviews.

1. [Ground Level Use Depth](#)
2. [Ground Level Commercial Use on 1100 East/2100 South](#)
3. [Sidewalk Width](#)
4. [Park Strip Paving and Landscaping](#)
5. [Building Façade Length](#)
6. [Door Spacing Requirement](#)
7. [Additional Sidewalk Paving Pattern Proposal](#)

Consideration 1: Ground Level Use Depth

Two developers brought up the potential for the required ground floor space depth of 25' to be too deep for all or a portion of their ground floor uses. Concerns were also expressed as to how they could fit parking within the building, while also accommodating the ground level space depth requirement. The design standards chapter includes a required depth of 25 feet for ground level uses. This full depth could be problematic for smaller sites with low site depth. The 25' depth requirement represents a middle ground between shallow and deep ground level spaces; the intent was to avoid the creation of shallow ground level spaces that might end up as just hallways that provide little potential for street engagement, and to avoid requiring excessively deep spaces that cut into the ability to provide the necessary parking within a building or site, all while still requiring enough space to accommodate an economically viable, active use that would engage the street. This depth applies to any building that is subject to the ground floor active use requirements in the Design Standards chapter of the zoning code. This standard currently applies to the Residential/Mixed Use zones, Downtown Secondary Central Business zone, and Transit Station Area zone.

The Design Review process, which is required for large buildings in Sugar House, can be used to modify the requirement, if it can be shown that an alternate design would still meet the intent of the standard by still activating the street at a similar level. Through a City staff level review, the requirement can be reduced from 25' to 20' depth (a 20% reduction) and it can be further reduced by the Planning Commission. Because of the flexibility provided by that process, staff believes that it is a reasonable and viable zoning requirement to help activate the ground level of buildings in Sugar House.

- **Staff Recommendation:** Adopt the proposed ground level active use requirement, as the Design Review process can be used to modify the depth of the requirement providing flexibility for projects that meet the intent of the requirement.

Consideration 2: Ground Level Commercial Use on 1100 E/2100 S

One developer brought up concerns (see [Attachment E](#)) with the requirement that a commercial use be provided on the ground level (this requirement would mean that the ground level use couldn't be 100% residential). Staff's original proposal was that a commercial use be required to be incorporated into ground level spaces that face 1100 E/Highland Drive or 2100 South. The developer noted concerns with the viability of such spaces, parking requirement impacts, and increasing the associated cost of residential units in the building. Staff acknowledges these concerns and recognizes that these are all legitimate issues with requiring commercial uses on the ground floor. Additionally, staff is aware that it can be more difficult to get financing for mixed-use buildings versus single-use buildings, especially on lower-scale buildings (<60') that could be built in the CSHBD-2 zone.

However, ground level residential unit spaces generally do not provide the level of interactivity that commercial spaces provide and do not encourage ground level pedestrian activity. The Sugar House Master Plan strongly encourages ground floor interaction and activity and notes the importance of commercial uses in creating a vibrant activity center. Because of these policies, staff is recommending that ground level residential dwelling units be prohibited on the ground level of the major commercial/activity corridors on 2100 S and Highland Drive, in order to maintain a strong commercial presence in the Sugar House Central Business District.

Taller residential buildings (>75') developed on these streets in the past decade have included ground floor commercial; however, smaller residential buildings in the CSHBD-2 zone (<60') have not included ground floor commercial space. This difference may be due to the difficulty in getting financing for mixed-use developments, especially in lower scale buildings, and/or the ability to make such lower scale mixed-use developments profitable. Because of these factors, the proposed ground floor limitation may discourage residential building development on Highland Drive and 2100 South within the CSHBD-2 zone, and may result in single-use commercial developments, and/or fewer new developments on these corridors overall. However, because of the strong policy encouragement in City plans noted above, staff is recommending that the proposed restrictions be adopted.

Staff has revised the original proposal to allow for ground-level live/work units, where a residential unit is located in some portion of the space and it otherwise has a ground level work/commercial space next to the sidewalk. This provides some flexibility in the regulation and may be easier to finance than a strict commercial space. The *Sugar House Master Plan* specifically calls out live/work units as an acceptable use to help activate the street level in the business district. The TSA zones have a similar zoning allowance for ground floors along 400 South and North Temple. Also important to note is that all other streets besides 1100 East/Highland Drive and 2100 South will be able to have residential dwelling units on the ground floor.

- **Staff Recommendation:** Adopt the revised ground floor residential dwelling unit limitation, with the allowance for live/work units

Consideration 3: Sidewalk Width

Concerns were provided from a developer about sidewalk width requirements potentially causing removal of street trees. Street trees are required to be provided at a rate of 1 per every 30' of street frontage. Because they are required, trees can't be eliminated to meet the sidewalk width requirements. Staff has added a clarification to the sidewalk width standard to note that it does not require removal of existing street trees.

The Planning Commission also had questions regarding the appropriateness of the specific sidewalk width requirement. The proposal comes directly from the *Sugar House Business District Design Guideline Handbook*, which calls for 8' in high pedestrian traffic areas and 6' in lower pedestrian traffic areas. This aligns with the proposed code, which calls for 8' in the CSBHD-1 (the denser/more intense of the Sugar House districts) and 6' in the CSHBD-2 (the lower intensity of the Sugar House districts that is generally on the periphery of the business district). These dimensions also lie within recommended sidewalk parameters from the National Association of City Transportation Officials (NACTO), a nationally recognized source for transportation policies and standards that are pedestrian and transit oriented. Their recommendations are 5' to 7' for residential areas (lower pedestrian traffic areas) and 8' to 12' for downtown and commercial areas. Both ranges align with the proposed recommendations. The City also has existing standards

codified in the subdivision code that apply to new subdivisions of property. The base standard is 6' for commercial zones and 8' for central business district properties. These also align with the proposed Sugar House zone requirements.

There was also discussion at the Planning Commission briefing regarding where the sidewalk width would be measured from. As a result, staff has clarified that the width would be measured from the back of park strip (if there was a park strip provided) or from the required street tree (in tree grate) if no park strip is provided. This would ensure there is a clear walking path of the minimum required dimensions.

- **Staff Recommendation:** Adopt the proposed 6' and 8' sidewalk width requirements as they align with existing City policies and standards, and best practice standards

Consideration 4: Park Strip Paving and Landscaping

Concerns were also brought up regarding allowing park strips to be paved rather than landscaped. A variety of opinions on this were heard from residents, the community council, and developers. There are concerns that we will have fewer green spaces, but also a desire to see park strip areas utilized as extensions of the sidewalk to increase walkability. Staff believes that the proposed language that allows park strips to be paved only when in compliance with the City's adopted *Circulation and Amenities Plan* with Planning Director approval, represents a balanced approach that doesn't allow for the wholesale elimination of park strips and vegetation in City rights-of-way.

A couple concerns were provided from both a developer and the Community Council regarding the importance of street trees. Because of those concerns staff has included additional clarifying language in the proposed ordinance that street trees are required and are subject to the minimum 30' spacing in the general landscaping section. This requirement is not clear in the current general landscaping section of the Zoning code and the proposed code will clarify this.

- **Staff Recommendation:** Adopt the proposed revised allowance for park strip paving, when in compliance with the adopted City plan, as noted in the draft code; along with the additional new code that makes it clear that trees are required

Consideration 5: Building Façade Length

The Planning Commission briefly discussed building lengths along street frontages and the community council would like to see the limit be 200 feet. The building length limitation regulation is meant to encourage a pedestrian network to develop in Sugar House, by requiring that pedestrian paths be provided between buildings once that length is met. The 300-foot limit has generally been the limit in Sugar House for the past decade and most new buildings are around this length. Additionally, most buildings that have hit this limit have incorporated pedestrian paths. Generally, staff believes the limit has been working in creating a pedestrian network as Sugar House develops.

The pedestrian and vehicle networks envisioned in the *Sugar House Circulation Plan* to break up the large blocks in Sugar House are generally spaced ~300' apart. Staff believes a 200-foot limitation could create additional, excess pedestrian paths that don't align with the *Circulation Plan*, and could lead to unnecessary, additional requests for building length modifications through the Design Review process. For example, in the TSA zone, a 200-foot limitation was established during revisions to the code. That has led to 300' long buildings being required to go

through the design review process, despite these buildings and their pedestrian networks already lining up with planned pedestrian circulation paths that are spaced every ~330 feet (mid-block).

There were also concerns at the Planning Commission with the potential for long monotonous buildings and wanting to see variety in architecture for buildings that are of this length. Buildings exceeding 200' in length are all expected to go through the Design Review process due to such buildings exceeding the square footage that requires this process (20,000 sq ft) and the Design Review process includes a review of the design of the building for architectural interest. This review process encourages variety in the architecture for pedestrian interest regardless of building length.

Staff Recommendation: Adopt the proposed 300' building length limitation as the length aligns with other City policies regarding the locations of pedestrian circulation paths

Consideration 6: Door Spacing Requirement

Staff received questions at the Planning Commission briefing about door spacing and what negative impacts the requirement could impose on developments. There is a desire for doors to be spaced every 30 feet and is communicated in both the adopted *Design Guidelines Handbook* and the Sugar House Community Council's comments; however, such a dense door requirement can be logistically problematic in a few situations. One potentially problematic situation can occur when there is a garage entry on the facade, which can be 20' or wider. It may be difficult to place an entry door within the 30' spacing limit due to the location of the garage doors, garage door frames, and door equipment. The door could end up being impractical, locked, and/or unused as it would lead to a maintenance space or directly into the garage, rather than into usable ground level active space. The requirement can also be problematic for buildings on smaller lots, where the strict door spacing standard can lead to an oddly placed door. In surveying door placement on newer buildings in the Sugar House zone, the average spacing is approximately 1 door every 45 feet.

The recently adopted (March 2019) Design Review process does not allow staff to administratively approve modifications to the door spacing requirement on developments. This means that any request to shift a door outside of the strict 30' spacing requirement would have to go the Planning Commission for approval. Staff believes 30' would be too strict and potentially impractical and is proposing a revised door spacing requirement of 40 feet. This matches the spacing requirement in the Transit Station Area zone and recently proposed requirements in the Downtown D-2 zone.

Staff Recommendation: Adopt the proposed revised door spacing requirement of 40' as it reflects a more realistic expectation for door spacing, while still facilitating pedestrian interest

Consideration 7: Additional Sidewalk Paving Pattern Proposal

In their letter regarding this proposal (see [Attachment E](#)), the Sugar House Community Council identified that there was not a requirement in the proposed zoning relating to sidewalk material requirements. Generally new developments in Sugar House and City funded sidewalk improvements have been done with brick/pavers incorporated as accents to the standard concrete sidewalk. You can see this pattern in a variety of places in the Sugar House Business District, including on Monument Plaza. The *Circulation and Amenities Plan* also calls for brick/pavers to be integrated into sidewalks in Sugar House.

As this pattern is called for in City planning documents, staff has added an additional requirement into the proposed ordinance that would require at least 10% of the sidewalk to be brick/pavers. This aligns with the percentage guidance from the *Circulation and Streetscape Amenities* plan of 5% to 15%. The City Engineering division would ultimately be responsible to ensure that the brick proposed by applicants meets City maintenance and durability requirements.

Staff Recommendation: Adopt the newly proposed minimum brick/paver requirement for sidewalks in Sugar House.

STANDARDS OF REVIEW DISCUSSION:

Zoning text amendments are reviewed for compliance with City master plans and adopted policies. There are several documents that provide guidance for City regulations for Sugar House, including:

- [*Sugar House Community Master Plan*](#)
 - The comprehensive plan for the Sugar House area, includes many related policies for the Sugar House Business District
- [*Sugar House Business District Design Guidelines Handbook*](#) (an appendix of the *Master Plan*)
 - Many of the proposed zoning standards are directly linked to guidelines in the handbook
- [*Sugar House Circulation and Streetscape Amenities Master Plan*](#)
 - This document includes plans for where new roads and pedestrian pathways should be provided, as well as what amenities should be provided in City rights-of-way, such as benches and special paving
- [*City Pedestrian and Bicycling Master Plan*](#)
 - This includes plans for where pedestrian and bicycle routes should be located

The above documents have a variety of policies and guidelines that relate to ensuring high quality, pedestrian and transit-oriented development occur in the Sugar House Business District. These policies and guidelines are discussed in [Attachment C \(City Plan Considerations\)](#) and [D \(Analysis of Zoning Text Amendment Standards\)](#). As discussed in those attachments, the proposed zoning changes are generally supported by the associated adopted City policies pertaining to this area of the City and many are directly linked to those policies and guidelines.

NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes.

If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code and new development would be required to follow the new regulations.

ATTACHMENT A: Summary Sheet of CSHBD Code and Changes

The following summary sheets do not include every detail of the proposed regulations and are intended to make it easier to understand the general regulations of the zone without having to read the full code text. Please see Attachment B for the full text. Not included in the summary sheet is the change to the sign allowance for private directional signs. Please see the full code in Attachment B for that revision.

CSHBD

SUGAR HOUSE
BUSINESS DISTRICT
(1 & 2)

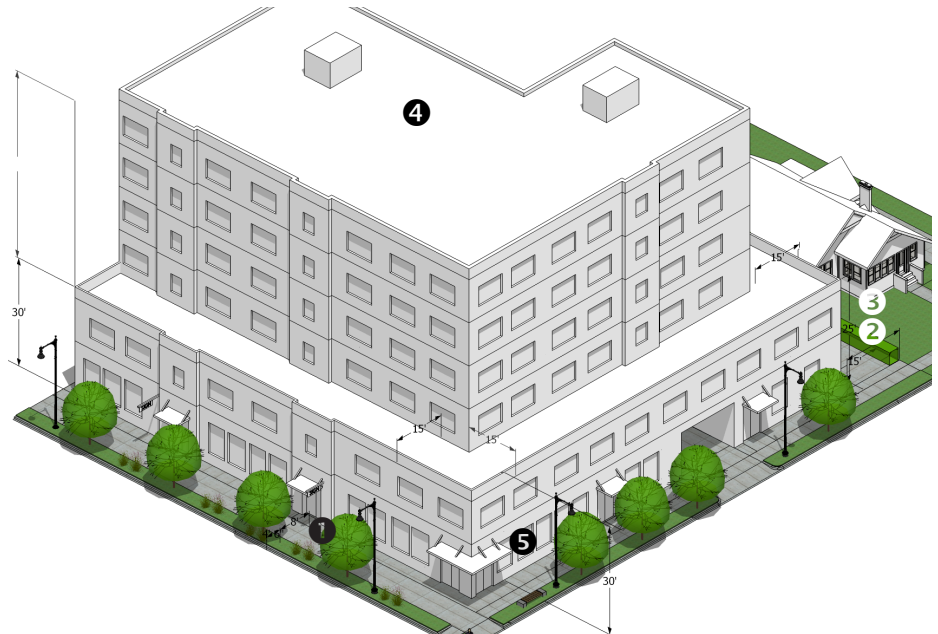
PROPOSED CHANGES

New or revised standards are underlined.

The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.



Development Examples



Zoning Diagram

CSHBD-1 & CSHBD-2 Development Standards (21A.26.060)

LOT WIDTH	LOT AREA	FRONT YARD ①	REAR/SIDE YARDS ②	LANDSCAPE BUFFERS ③	HEIGHT ④	SURFACE PARKING	PARK STRIP ALTERNATIVE	STREET LIGHTING	STREET TREES	SIDEWALKS
No min. or max.	No min.	0' min, 15' max; Can be modified through Design Review* or by Planning Director	None, except next to single-family residential zones: 1' for every 3' of height above 30'.	7' min. required next to residential zones.	Varies based on sub-zone (1 or 2) and use, see height tables.	Prohibited between front/corner property line and the front/corner building line.	<u>Alternative to landscaping is allowed (special pavement treatments) when compliant with SH Circulation Plan.</u>	<u>Street lights required where identified by street light master plan.</u>	<u>Min. 1 per 30' of frontage</u>	<u>Min. 8' wide in CSBHD1, Min. 6' wide in CSHBD2. Min. 10% brick or pavers as accent material.</u>

GROUND FLOOR USE ⑤

Ground floor use area shall be occupied by the following uses: residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities. On ground floors facing 1100 E/Highland Drive or 2100 South, residential units are not allowed. Live/work units are allowed.

DESIGN REVIEW THRESHOLD

New construction >50' in CSHBD1 or >30' in CSHBD2, or >20,000 sq ft in size in either district is subject to Design Review process.*

*Design Review requires that development meet additional design standards, see 21A.59. Development over the threshold is also subject to the *Sugar House Business District Design Guideline Handbook* and *Sugar House Circulation and Streetscape Amenities Plan*.

ADDITIONAL APPLICABLE STANDARDS

Additional standards in the zoning ordinance apply to development, including those related to landscaping, signs, and parking. Please see the zoning ordinance for the complete applicable regulations.

CSHBD

SUGAR HOUSE
BUSINESS DISTRICT
(1 & 2)

PROPOSED CHANGES

New or revised standards are underlined.

CSHBD1 HEIGHT	Limit	Residential Use	Nonresidential Use
	Up to 30'	Allowed.	Allowed.
	>30' to 75'	Allowed.	Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required.
	>75' to 105'	Allowed; 90% of required parking must be in a structure.	1. Compliance with the same standard for >30' to 75' noted above; and 2. 90% of required parking must be in a structure.
CSHBD2 HEIGHT	Limit	Residential Use	Nonresidential Use
	Up to 30'	Allowed.	Allowed.
	>30' to 60'	Allowed.	Nonresidential floor area above 30' in height must be matched with equivalent residential floor area. Residential floor area may be provided within the same building or in a separate building. If in separate building, development agreement is required and nonresidential building limited to 45' in height.

DESIGN STANDARDS

The below tables include the standards from Chapter 21A.37 "Design Standards" that apply to the Sugar House Business District zone.

CSHBD Design Standards (21A.37)		CSHBD Design Standards (21A.37)	
GROUND FLOOR ACTIVE USES	<u>80%</u> of ground floor facade must include uses other than parking; shall extend min <u>25'</u> into building. Exceptions: 1. Single-family and two-family dwellings: up to 50% of facade may be garage. 2. Single-family attached: May be reduced to 10' depth. 3. Necessary vehicle access-ways to parking. Can be reduced to 60% with alternative visual interest. See details in 21A.37.	MAXIMUM LENGTH OF BLANK WALLS	No blank walls over <u>15'</u> long; must be broken up by windows, doors, art, or architectural detailing
FACADE BUILDING MATERIALS	Min. % of street facing facades shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone. Planning Director may approve other durable materials. Ground Floor: <u>80% min.</u> Upper Floors: <u>60% min.</u>	MAXIMUM LENGTH OF STREET FACING FACADES	No street facing building wall may be longer than <u>300'</u> . A minimum of 20' required between separate buildings on the lot and shall include 5' walkway
GROUND FLOOR GLASS	<u>40%</u> glass & non-reflective, allows 5' of visibility into building; Reducible by <u>15%</u> for residential	BUILDING EQUIPMENT & SERVICE AREAS SCREENING	Limited to on roof or in rear yard, sited to minimize visibility, or integrated into design
ENTRANCES	Min 1 entry for each street facing facade; entry required for every <u>40'</u> ($\pm 6'$) of facade	PARKING LOT LIGHTING	If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.
UPPER FLOOR STEP BACK (STREET FACING)	Floors above 30' in height adjacent to public street must be stepped back <u>15'</u> from the front building line.	EXTERIOR LIGHTING	Exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.
UPPER FLOOR STEP BACK (SIDE/ REAR FACADES)	Floors above 30' in height adjacent to a public trail, public open space, or single/two-family residential use must be stepped back <u>15'</u> from the required yard setback.	PARKING STRUCTURES	Regulates external skin, elevator/stair design, ramp location, lighting, signage, and ground level uses. See 21A.37.050.M for full list.

All of the above design standards apply to new construction and additions. Existing building portions may remain as-is.

All of the design standards may be modified through the Design Review process. See Chapter 21A.59.

The above information is a summary of the DRAFT CSHBD zoning regulations. Please see the complete draft for the full regulations.

ATTACHMENT B: **Proposed Code**

The following is the full proposed code, which includes details and nuances to the regulations that are not fully covered in the summary sheets in Attachment A. There are two versions of the code included in this attachment. This includes a strike and underline version of the code that shows deleted and new text, respectively, and a clean version that shows the final code, which is what it will look like if adopted.

Proposed Text Changes to Sugar House Business District Zoning

STRIKETHROUGH AND UNDERLINE VERSION

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

B. Uses: Uses in the CSHBD Sugar House business district as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

~~**C. Conformance With Adopted Business District Design Guideline Handbook:** All new construction of principal buildings and additions that increase the off street parking requirement shall be subject to and shall conform with the adopted business district design guidelines handbook located as an appendix section in the Sugar House master plan.~~

C. Design Standards Compliance: Development shall comply with the requirements of chapter 21A.37 "Design Standards" when applicable as specified in that chapter.

D. Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) gross square feet in size in either district shall be subject to design review. ~~The planning commission has the authority to approve projects through the design review process.~~ Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of chapter 21A.59 of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

F. Minimum Yard Requirements:

1. **Front And Corner Side Yards:** No minimum yard is required.

2. **Maximum Front/Corner Side Yard Setback:** The maximum front and corner setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Design Review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is

substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the “Sugar House Business District Design Guidelines Handbook” or “Sugar House Circulation and Streetscape Amenities Plan.” Appeal of an administrative decision is to the planning commission.

3. **Interior Side Yards:** None required.

4. **Rear Yards:** ~~No minimum yard is~~ None required.

5. **Buffer Yards:** All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of chapter 21A.48 of this title.

6. **Setback from Single-Family Zones:** ~~In addition, f~~For those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

7. **Parking Setbacks:** See Table 21A.44.060 (CODIFIER NOTE: This reference may collide with simultaneous amendments to 21A.44 and may need to be adjusted.) for parking restrictions in yards.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

~~a. The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.~~

~~b. Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.~~

~~c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection I of this section. If the required residential component is transferred off site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.~~

~~d. Maximum building height may be obtained to one hundred five feet (105') for any building subject to at least ninety percent (90%) of all parking for said building being provided as structured parking, and in the case of a nonresidential building, the developer shall provide off site residential development that is equal to or greater than the square footage of the nonresidential building that exceeds thirty feet (30') in height.~~

<u>Height Limit</u>	<u>Residential Use</u>	<u>Nonresidential Use</u>
<u>Up to 30'</u>	<u>Allowed.</u>	<u>Allowed.</u>

<u>>30' to 75'</u>	<u>Allowed.</u>	<u>For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires development agreement with the City specified in 21A.26.060.I.</u>
<u>>75' to 105'</u>	<u>Allowed if 90% of the required parking for the building is within a parking structure.</u>	<u>Compliance with the same standard for >30' to 75' height noted above; and 90% of the required parking for the building must be located within a parking structure.</u>

2. CSHBD2:

- ~~a. The maximum building height in the CSHBD2 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.~~
- ~~b. Additional square footage may be obtained up to a maximum building height of sixty feet (60'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.~~
- ~~c. The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection I of this section. If the residential component is transferred "off site", the maximum nonresidential building height allowed shall be forty five feet (45').~~
- ~~d. Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60').~~

<u>Height Limit</u>	<u>Residential Use</u>	<u>Nonresidential Use</u>
<u>Up to 30'</u>	<u>Allowed.</u>	<u>Allowed.</u>
<u>>30' to 60'</u>	<u>Allowed.</u>	<u>For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be</u>

		<p><u>provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires development agreement with the City specified in 21A.26.060.I. If the residential is provided off-site, the nonresidential building is limited to a height of 45'.</u></p>
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H. First Floor/Street Level Requirements: The ~~first floor or street level space of all buildings ground floor use area required by Chapter 21A.37 within this area~~ shall be ~~required to provide uses consisting of~~ occupied by residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

1. For such areas facing 2100 South, 1100 East, or Highland Drive, residential dwelling units are not allowed within the required ground floor use area. Live/work units are allowed in this space if the working area of the unit is located on the ground floor.

I. Residential Requirement For Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in subsection G of this section, or
2. May be located in a separate building and/or on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of gross square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), ~~less any square footage of the required fifteen foot (15') step back noted in subsection G of this section.~~ In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the ~~off-site~~ residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or
 - b. Prior to the nonresidential portion of the development obtaining a certificate of occupancy, a financial assurance shall be provided to the City that construction of the ~~off-site~~ residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The

financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. ~~The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.~~

J. Park Strip Materials: Property within this zoning district is considered part of an “official improvement district” authorized by 21A.48.060, and as such, alternative materials may be utilized for park strips. Alternative material is subject to Planning Director approval based on its compliance with the adopted “Circulation and Streetscape Amenities Plan” or its successor.

K. Street Trees: Street trees are required and subject to the regulations in 21A.48.060.

L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the City pertaining to street lighting. This requirement only applies to new principal buildings.

M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering department approval. Modifications to this requirement may be approved by the Planning Director if in compliance with the adopted “Sugar House Circulation and Streetscape Amenities Plan” or its successor. This requirement only applies to new principal buildings.

N. Sidewalk Width: Sidewalks shall be a minimum of eight feet (8') wide in the CSHBD1 zone and six feet (6') wide in the CSHBD2 zone. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line. Modifications to this requirement may be approved by the Planning Director if in compliance with the adopted “Sugar House Circulation and Streetscape Amenities Plan” or its successor.

Chapter 21A.37 Design Standards Chapter Changes:

(Staff Note: The changes to this chapter are limited to Table 21A.37.060.B. See 21A.37.050 to see specific dimensional and other requirements for each listed standard.)

21A.37.060.B. Commercial Districts:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050A1)						<u>80</u>		80
Ground floor use + visual interest (%) (21A.37.050A2)						<u>60/25</u>		60/25
Building materials: ground floor (%) (21A.37.050B1)						<u>80</u>		90
Building materials: upper floors (%) (21A.37.050B2)						<u>60</u>		60
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050C2)								
Building entrances (feet) (21A.37.050D1)	X	X	X	X	X	X <u>40</u>	X	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050F)						<u>300</u>		200
Upper floor step back (feet) (21A.37.050G)						15		
Lighting: exterior (21A.37.050H)	X					X		X
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X			X		X
Screening of service areas (21A.37.050K)	X	X	X			<u>X</u>		X
Ground floor residential entrances (21A.37.050L)								X

Parking garages or structures (21A.37.050M)						<u>X</u>		
Primary entrance design SNB district (21A.37.050O)	X							

Chapter 21A.46 Sign Regulations Changes:

(Staff Note: The proposal only changes the sign standards for “private directional signs.” No other sign type is modified. The below is an extract of the sign table with just this sign type included.

21A.46.090.D.STANDARDS FOR THE CSHBD DISTRICT:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs	Minimum Setback	Number Of Signs Permitted Per Sign Type
Private directional sign	8 <u>21</u> square feet	4 <u>7</u> feet	None	No limit

Proposed Text Changes to Sugar House Business District Zoning

CLEAN VERSION

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

- A. Purpose Statement:** The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.
- B. Uses:** Uses in the CSHBD Sugar House business district as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted, subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.
- C. Design Standards Compliance:** Development shall comply with the requirements of chapter 21A.37 "Design Standards" when applicable as specified in that chapter.
- D. Design Review:** All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 district or thirty feet (30') in height in the CSHBD2 district or twenty thousand (20,000) gross square feet in size in either district shall be subject to design review. Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of chapter 21A.59 of this title.
- E. Minimum Lot Size:** No minimum lot area or width is required.
- F. Minimum Yard Requirements:**
- 1. Front And Corner Side Yards:** No minimum yard is required.
 - 2. Maximum Front/Corner Side Yard Setback:** The maximum front and corner setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the Design Review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the "Sugar House Business District Design Guidelines Handbook" or "Sugar House Circulation and Streetscape Amenities Plan." Appeal of an administrative decision is to the planning commission.
 - 3. Interior Side Yards:** None required.

4. **Rear Yards:** None required.

5. **Buffer Yards:** All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of chapter 21A.48 of this title.

6. **Setback from Single-Family Zones:** For those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

7. **Parking Setbacks:** See Table 21A.44.060 (CODIFIER NOTE: This reference may collide with simultaneous amendments to 21A.44 and may need to be adjusted.) for parking restrictions in yards.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD zone:

1. CSHBD1:

Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires development agreement with the City specified in 21A.26.060.I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75' height noted above; and 90% of the required parking for the building must be located within a parking structure.

2. CSHBD2:

Height Limit	Residential Use	Nonresidential Use
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Up to 30'	Allowed.	Allowed.
>30' to 60'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires development agreement with the City specified in 21A.26.060.I. If the residential is provided off-site, the nonresidential building is limited to a height of 45'.

H. First Floor/Street Level Requirements: The ground floor use area required by Chapter 21A.37 shall be occupied by residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

1. For such areas facing 2100 South, 1100 East, or Highland Drive, residential dwelling units are not allowed within the required ground floor use area. Live/work units are allowed in this space if the working area of the unit is located on the ground floor.

I. Residential Requirement For Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in subsection G of this section, or
2. May be located in a separate building and/or on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of gross square footage obtained for the nonresidential floors rising in excess of thirty feet (30'). In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or

- b. Prior to the nonresidential portion of the development obtaining a certificate of occupancy, a financial assurance shall be provided to the City that construction of the residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.

J. Park Strip Materials: Property within this zoning district is considered part of an “official improvement district” authorized by 21A.48.060, and as such, alternative materials may be utilized for park strips. Alternative material is subject to Planning Director approval based on its compliance with the adopted “Circulation and Streetscape Amenities Plan” or its successor.

K. Street Trees: Street trees are required and subject to the regulations in 21A.48.060.

L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the City pertaining to street lighting. This requirement only applies to new principal buildings.

M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering department approval. Modifications to this requirement may be approved by the Planning Director if in compliance with the adopted “Sugar House Circulation and Streetscape Amenities Plan” or its successor. This requirement only applies to new principal buildings.

N. Sidewalk Width: Sidewalks shall be a minimum of eight feet (8') wide in the CSHBD1 zone and six feet (6') wide in the CSHBD2 zone. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line. Modifications to this requirement may be approved by the Planning Director if in compliance with the adopted “Sugar House Circulation and Streetscape Amenities Plan” or its successor.

Chapter 21A.37 Design Standards Chapter Changes:

(Staff Note: The changes to this chapter are limited to Table 21A.37.060.B. See 21A.37.050 to see specific dimensional and other requirements for each listed standard.)

21A.37.060.B. Commercial Districts:

Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050A1)						80		80
Ground floor use + visual interest (%) (21A.37.050A2)						60/25		60/25
Building materials: ground floor (%) (21A.37.050B1)						80		90
Building materials: upper floors (%) (21A.37.050B2)						60		60
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050C2)								
Building entrances (feet) (21A.37.050D1)	X	X	X	X	X	40	X	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050F)						300		200
Upper floor step back (feet) (21A.37.050G)						15		
Lighting: exterior (21A.37.050H)	X					X		X
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X			X		X
Screening of service areas (21A.37.050K)	X	X	X			X		X
Ground floor residential entrances (21A.37.050L)								X

Parking garages or structures (21A.37.050M)						X		
Primary entrance design SNB district (21A.37.050O)	X							

Chapter 21A.46 Sign Regulations Changes:

(Staff Note: The proposal only changes the sign standards for “private directional signs.” No other sign type is modified. The below is an extract of the sign table with just this sign type included.

21A.46.090.D.STANDARDS FOR THE CSHBD DISTRICT:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs	Minimum Setback	Number Of Signs Permitted Per Sign Type
Private directional sign	21 square feet	7 feet	None	No limit

ATTACHMENT C: City Plan Considerations

Adopted City Plan Policies and Guidance

The proposal affects zones located within the Sugar House Community area. There are multiple adopted City planning documents associated with this community area. This includes:

- [Sugar House Community Master Plan](#)
 - The comprehensive plan for the Sugar House area, includes many related policies for the Sugar House Business District
- [Sugar House Business District Design Guidelines Handbook](#) (an appendix of the *Master Plan*)
 - Many of the proposed zoning standards are directly linked to guidelines in the handbook
- [Sugar House Circulation and Streetscape Amenities Master Plan](#)
 - This document includes plans for where new roads and pedestrian pathways should be provided, as well as what amenities should be provided in City rights-of-way, such as benches and special paving
- [City Pedestrian and Bicycling Master Plan](#)
 - This includes plans for where pedestrian and bicycle routes should be located

The below sections include extracts of applicable policies from the above plans and discussion about those policies.

Sugar House Master Plan

Much of the master plan discusses building design and pedestrian improvements, so a number of policies are linked to the proposal, both indirectly and directly. Due to the number of related policies, not all of those policies are included here. Some applicable policies and associated plan discussions are copied below:

- Develop the Sugar House Community to be a sustainable, attractive, harmonious and pedestrian oriented community.
- Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core.
- Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.
- Create visually interesting pedestrian-friendly street networks that directly connect local destinations.
- Improve all modes of mobility including street and trail networks, transit, pedestrian and bicycle movement opportunities, and off-street cooperative parking facilities.
- Provide pedestrian-scale activities in the Sugar House Business District by providing open space corridors and useful streetscape amenities.
- Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core.
- Encourage increased intensity, greater diversity of land use, and locally-owned businesses in the Sugar House Business District.
- Support small locally-owned neighborhood businesses to operate harmoniously within residential areas.

Sugar House Business District Policies

- Reestablish the visible image of the Sugar House Business District as a "unique place" offering pleasant and convenient commercial, retail, office, entertainment and residential facilities.
- Direct a mixed land use development pattern that includes Medium- and High-Density Housing with the associated neighborhood amenities and facilities to support future transit stations.
- Support a human-scale environment by dividing large blocks into smaller blocks, and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments.
- Provide for a comprehensive system of street graphics and signage for easy and pleasant communication.
- Strive for retail building placement that is visible through existing view corridors, to encourage pedestrian traffic to those businesses.

Small Business Policies

- Support locally-owned businesses to operate within the Sugar House Business District.
- Provide varying types of office space for individuals or small businesses within new development.
- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.
- Educate business owners on the programs and services available that foster small business development.
- Use the Main Street program model to support small businesses throughout the Sugar House community.

Town Center

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial, and office uses with a broad mix of small and large tenants. Office development offers a business-like atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence; wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the Business District surrounded by the Neighborhood

Residential

Medium-High Density residential use has the opportunity to develop throughout the Business District, and is encouraged through a mixed-use development pattern with "active" uses on the ground or street level. Live/work units are particularly suitable for the business district striving to achieve an intensity of development that can support a transit station and a 24-hour population. Reuse of existing structures is also encouraged; the Redman Loft Condominiums is one example of a successful adaptive reuse project that will transform an otherwise underutilized structure.

Staff Discussion:

The above policies and discussion from the master plan reiterate that the area is expected to be a mixed-use area and emphasizes the location of commercial and retail businesses at the street

level. There is an emphasis on pedestrian activity and the location of small businesses within the town center (business district) area. In compliance with those policies, the proposal adds some restrictions to the ground floor in order to better ensure that the ground level is occupied by active ground floor uses, but will allow live/work units as called for in the plan discussion.

The plan also speaks to having design requirements, and emphasizes pedestrian orientation of the district, including wide sidewalks and lighting. All of the proposed changes relate back to these policies and plan guidance.

Related Guidelines from SHBD Design Guideline Handbook

Below are guidelines from the *Sugar House Business District Design Guidelines Handbook* that are directly related to the proposed zoning regulations. Additional guidelines may also be related to the proposal that aren't captured here.

- Design the town center with pedestrian-oriented corridors providing pedestrian comfort and amenities.
- Form pedestrian/commercial promenades with planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings.
- Form pedestrian/commercial promenades with planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings.
- Incorporate special pavement treatment using materials and patterns coordinated for the district into pedestrian-activity areas.
- Develop pedestrian corridors to connect activity centers and connect blocks.
- Orient public entrances to the street. Functional entrances every 30 linear feet is desirable.
- Require continuous street frontages except for driveways, plazas and walkways that allow the pedestrian to get to parking located behind buildings.
- Articulate pedestrian/bicycle corridors and linkages with pedestrian scale furnishings, lighting, paving materials, public art, trees, and other plantings where appropriate.
- Provide adequate width along walkways: major pedestrian walkways in high traffic areas should be a minimum of 8 feet in width; secondary walkways in low traffic areas should be a minimum of 6 feet in width; and walkways adjacent to parking lots where automobile bumpers may overhang the walk should be designed to allow a minimum of 6 feet clearance for walking.
- Use easily maintained, durable, slip resistant paving materials suitable for this climate, such as concrete, concrete pavers, brick pavers, tile, etc.
- Incorporate structured parking in new structures or adaptive reuse of existing structures and coordinate the parking with building and landscaping designs. Parking structures should not occupy the street frontage of 1100 East/Highland Drive and 2100 South. Parking structures on other streets should have retail/office use on the ground level.
- Locate parking lots back from buildings to allow for pedestrian space and landscaping.
- Screen service, storage and trash areas. These areas should be screened and buffered from pedestrian corridors, surrounding streets, residential units, Parleys Creek open space and other public use areas using materials compatible with the architecture and adjacent site features.
- Prohibit parking lots to front onto Highland Drive or 2100 South in the area of the Town Center Overlay.

- Require parking structures that face onto the street to have retail spaces at the lower level.
- Setback parking lots a minimum of 15 feet.
- Locate parking lots to the rear of buildings.
- Prohibit parking lots to front onto 2100 South.
- Setback parking lots a minimum of 15 feet.
- Complement the historic architecture of Sugar House with appropriate exterior building materials. Appropriate materials may include the following:
 - Brick;
 - Architectural concrete (precast or poured-in-place);
 - Stone; and
 - Glass.
- Choose exterior building materials to be consistent with appropriate standards for structures of the kind proposed; and address durability and life-cycle cost issue.
- Avoid placing mechanical equipment at grade level. Meters, pipes, stacks, heating and cooling equipment, control boxes, and antennas are examples of mechanical equipment requiring careful location and screening treatment.
- Roof top mechanical equipment should be screened with architecturally integrated elements of the building.
- Require loading docks on the “backside” of buildings to be carefully designed and screened.
- Maintain and incorporate a regular-interval street lighting pattern into streetscape improvements.
- Choose light poles, arms, and fixture designs to preserve the historic character of the streetscape.
- Select lighting to be in scale with the pedestrian experience.
- Provide street signs and other informational signage that are uniform and that provide neighborhood and community identity.
- Design directional signing to be low, visible, integrated with the rest of the graphic systems, and functional. If directional signing is needed on the street directing people and vehicles, and on the interior of any development project, it should be consistently located in order to maximize its directional function.
- Design informational signing that helps orient people on the development. It may take the form of a directory or other project wide identification in which people can orient themselves and be directed to those activities and areas they wish to visit.
- Landscape park strips and public open space with street trees, shrubs, ground covers and lawn. Maintenance of park strips is the responsibility of the adjacent property owner.
- Require light fixtures to meet Salt Lake City standards and specifications and be of a design that is compatible with the design theme of the business district.

Staff Discussion:

The above policies all relate to the proposed new standards. All the above guidelines (and others not extracted above) were evaluated to determine if they were feasible to implement as a standard, rather than a guideline. Those that were generally objective, with measurable guidance, were written as a standard. However, many of the guidelines were more general in nature, but were still used to help inform some of the proposed standards. An example of a

specific guideline being implemented as a standard is the sidewalk width requirements. Since a specific number was included in the guidelines it was straight-forward to convert this into a standard. Another example is the guideline regarding building materials for Sugar House: “Complement the historic architecture of Sugar House with appropriate exterior building materials. Appropriate materials may include the following: Brick; Architectural concrete (precast or poured-in-place); Stone; and Glass.” This guideline is very similar to the existing building material requirements in the Design Standards chapter of the Zoning Code, which limit building materials to similar high-quality materials, so it made sense to apply that Design Standard to this area. Other more general guidelines, such as “Form pedestrian/commercial promenades with planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings” inform the proposed requirements for active ground floor uses and inform the lighting, tree, and sidewalk requirements.

Sugar House Circulation and Streetscape Amenities Plan

The Sugar House Circulation and Streetscape Amenities Plan includes design guidelines for streetscape design and amenities. This includes guidelines for sidewalk materials, which includes paver and concrete recommendations, and streetscape amenities, including street furniture, bike racks, trees, and street lights.

The below are the paving and landscaping recommendations related to sidewalks and park strips:

Hardscape: Base Paving for Sidewalks

Materials: Concrete; colored and/or textured

Color: light to medium gray/slate

Location: Primary paving material for sidewalks;

Recommended to cover 85 to 95% of sidewalk paving, with the remainder for accent paving materials.

Implementation Projects: J & K

Notes: Limit implementation of smaller pavers in key pedestrian routes unless another primary route is available in an alternative material. Stamped or color concrete is recommended for primary routes.

Hardscape: Accent Paving for Sidewalks/Parkstrips

Materials: Concrete; colored and/or textured

Color: medium to dark gray/slate; bluish-gray; greenish slate

Location: Accent paving material for sidewalks;

Recommended to cover 5 to 15% of paving on sidewalks and be located on streets with hardscaped park strips (2100 South between McClelland and Elizabeth Street; Highland Drive between Hollywood and Sugarmont/Wilmington; East side of McClelland between 2100 South and Sugarmont)

Implementation Projects: J & K

Softscape: Landscape Parkstrips

Plantings: lawn or low groundcover

Location: All sidewalks not included in hardscape parkstrip description (lawn to be prioritized for areas with minimum 6' width)

Softscape: Landscape Planters

Plantings: native and/or drought-tolerant species

*Planter materials: metal, concrete as accent
Planter colors: stainless; neutral - grey/buff
Location: Hardscaped parkstrips and plazas
Implementation Projects: G & H*

Staff Discussion:

The plan also calls for sidewalk widths of 8' to 12' on Highland Drive and 2100 South, with 0' to 5' park strips; and 5' to 8' sidewalk widths on McClelland Street with 0' to 8' park strips. The proposed zoning ordinance sidewalk ranges are within these guidelines.

The Plan also notes that the existing street pole design should be retained and built upon. It includes the following language:

The current black, metal street lights are recommended to serve as the primary anchor for new amenities in the SHBD. The streetlights represent the implementation of previous guidelines for the SHBD and have been installed on most of the major streets. Their overall look is classic, yet specific to Sugar House with vernacular details on the base of the pole. These are recommended to remain and establish the base upon which to link new amenities.

SLC Pedestrian and Bicycle Master Plan

This plan includes a variety of general policies regarding pedestrian and bicycle improvements and includes maps of planned routes for such users. Extracts from the plan that relate to the proposal, including on lighting and landscaping, are copied below.

Regarding Lighting:

Pedestrian lighting typically includes shorter lights (14-18' maximum pole heights) directly above walkways and accent lighting that illuminates features on or near buildings. Pedestrian lighting increases drivers' visibility of pedestrians, promotes perceived personal security, illuminates potential hazards, and creates vibrant and inviting streetscapes. Salt Lake City should consider the addition of pedestrian-scale lighting primarily in downtown and neighborhood business districts, along multiuse paths, and in conjunction with significant street reconstructions.

Regarding Landscaping/Street Furniture:

Landscaping, street trees, and street furniture can have a profound effect on improving the pedestrian feel of a corridor. The City should include the following in appropriate streetscape designs:

- *Landscaping and street trees, especially shade trees.*
- *Planters*
- *Benches, tables, and chairs*

ATTACHMENT D: Analysis Of Zoning Text Amendment Standards

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

FACTOR	FINDING	RATIONALE
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	The proposal is generally consistent with the policies of the applicable adopted planning documents for the area.	<p>The amendments to the zoning code are in-line with the policies found in the Sugar House Master Plan and its associated planning and design documents, including:</p> <ul style="list-style-type: none"> <i>Sugar House Business District Design Guideline Handbook</i> <i>Sugar House Circulation and Amenities Plan</i> <p>Some of the proposed changes come from specific numerical recommendations in these documents, such as the specific sidewalk width requirements. Other numerical recommendations in the Design Standards chapter are not as directly linked to a specific numerical recommendation but were developed to address a more general policy or guideline. The proposed zoning code regulations are intended to ensure that future development helps achieve the general policies and goals in these plans that speak to high quality, pedestrian oriented development. Additional information and analysis regarding these plans and policies is located in Attachment C.</p>
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	The proposal generally furthers the purpose statement of the CSHBD zone.	<p>The purpose statement of the CSHBD zone is the following:</p> <p><i>The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD</i></p>

		<p><i>provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.</i></p> <p>The changes to the zoning district text pertain to regulations that are intended to support a walkable, pedestrian oriented built environment. An example of this is minimum requirements for the amount of the ground floor that must have activity along the sidewalk, which is one factor in ensuring a comfortable and interesting environment for pedestrians, and that is conducive to additional pedestrian activity.</p> <p>Another regulation example related to walkability includes the limits to the maximum length of street facades, which is intended to encourage pedestrian paths between large building masses. This will support the development of a network of pedestrian paths through the zone, which increases the walkability of the area. This in turn also relates to transit orientation, as it makes walking a comfortable experience to get to transit stop locations and reduces the distance a pedestrian must walk to a transit stop, encouraging transit use.</p> <p>High density residential use is still being encouraged by the ordinance through the limits on building height for commercial buildings and the greater allowances for residential building height. The proposed changes clarify the existing associated regulations but continue the same incentives.</p>
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which	The proposed changes are consistent with any associated overlays, as there are none	There are no overlays applicable to this area that are being impacted by the proposed changes.

may impose additional standards;	being impacted by the changes.	
<p>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</p>	<p>The proposal implements design standards and regulations that are commonly used in current professional urban planning and design practice.</p>	<p>The majority of the changes are located in the Design Standards chapter of the Zoning Ordinance. This chapter was adopted within the last two years and was intended to consolidate a variety of design regulations into one section of the Zoning Ordinance that were previously scattered through the ordinance in various forms. Many of the old design standards were very similar, but often just worded differently. The Design Standards chapter meshed these different versions together to reduce the amount of interpretation required and ensure consistency in their application.</p> <p>Many of these design standards are universal and could be implemented in other zones to ensure high quality, pedestrian oriented development. The intent of this proposal is to implement some of these universal design standards in the CSHBD zone. The Planning Commission recently also reviewed a regulation change proposal for the D-2 zone that incorporated many of the same universal design standards into that zone.</p> <p>Most of the design standards are commonly found in recent zoning codes of other major cities for zones that are intended to be pedestrian oriented, such as shopping, community node, or downtown districts. These include regulations on materials, ground floor uses, windows, and entrance locations. As such, they are generally considered to represent best practices.</p>

ATTACHMENT E: Public Process And Comments

The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

Sugar House Community Council

The Sugar House Community Council (SHCC) was notified early in the process in May 2018 before the changes were developed. The SHCC was provided information about the issues staff was looking at in general for early input. Staff then met with the SHCC on two more occasions for input and a review of potential changes. Staff met with the SHCC at the following meetings:

- June 18, 2018
- July 10, 2018
- November 19, 2018

Other Notices

Developer, Architect, and Property Owner Outreach

In July 2018, a survey was sent to developers, architects, and associated property owners who had worked on developments in the zone within the past 10 years. The survey was regarding any concerns they had with the existing Sugar House code. They were also sent information about the issues staff was looking at in general. Staff received a limited number of responses. Those responses generally reflected that there weren't major concerns with the current "Conditional Building and Site Design Review" process that developments went through or associated regulations.

Property Owner and Resident Outreach

In February 2019, staff sent mailed notices to all property owners and residents within 300 feet of the CSHBD zones to let them know of an Open House. The notice also included a link to the Planning website to get information on the proposed zoning, without having to attend the Open House. See below for more information on the Open House.

Planning staff also reached out to the Sugar House Chamber in February 2019 with information about the proposal and offered to present to the group but did not receive a request for a presentation or comments on the proposal.

Open House

Planning staff held an open house in the Sugar House community area to present the proposed changes. This was held on:

- **March 6th from 5 PM to 7 PM at the Sugar House Fire Station #3**

Notices of the open house and where to find more information online were mailed to all properties within the Sugar House Business District zone as well as to properties/residents within 300 feet of the boundaries of the zone. In total, 545 mailers were sent.

Notices were also via the Planning listserv and the City Council office sent a notice of the open house in their council district e-mail blast.

Notices were also sent to the same developers, architects, and property owners included on earlier targeted notices.

Five persons attended the open house, including four residents and a commercial property owner.

Planning Commission Meetings

Planning staff brought the proposed changes for a briefing to the following Planning Commission meeting:

- ***December 12, 2018 Meeting – Planning Commission Briefing***

Notices were provided via listerv about the briefing. No public hearing was held. The Planning Commission discussed several aspects of the proposal. Those discussions and associated concerns are noted in the [Key Considerations](#) section of this staff report.

Public Input Received

All written public comments received to date can be found below. This includes a letter from the Sugar House Community Council and a letter from John Gardiner, a local developer who has built three recent multi-family buildings in the Sugar House Business District area. Additional informal public input was received during the Open House from residents and a commercial property owner. Staff also met with representatives of the Dee's properties, which constitute a large portion of the Sugar House Shopping Center, to discuss the proposed changes.

Regarding the Open House, two residents attended and provided generally supportive feedback. Two other residents also attended and had questions about the proposal, and noted that they were concerned with the loss of green space and having too much concrete in the area. One commercial property owner also attended and had general questions, including on how the ground floor use depth would be regulated, but did not provide any specific concerns. The ground floor use depth was also discussed with the Dee's property representatives and how it could impact shallow lots with parking spaces behind the required space.

The Sugar House Community Council was generally in support of the proposal but had concerns with the maximum building length and minimum sidewalk widths. These concerns are discussed in [Consideration 5](#) and [3](#), respectively.

The SHCC letter also noted that they would like to allow alternatives to landscaping in existing park strips where extra paving would be more beneficial toward creating a comfortable walking environment. This is discussed in [Consideration 4](#). Additional comments were provided about requiring stamped pavement or brick. A modification was added to the code and is discussed in [Consideration 7](#).

Mr. Gardiner's letter includes comments concerning front yard sidewalk/park strip requirements, ground floor use restrictions, ground floor use depth, ground floor glass, and the size threshold for improvements. Ground floor uses and depth concerns are discussed in [Considerations 1](#) and [2](#). Front yard sidewalk/park strip requirements are discussed in [Considerations 3](#) and [4](#).

Mr. Gardiner noted that clear glass can create privacy issues for ground floor residential uses. Regarding the clear ground floor glass requirement, this is an existing requirement in the Design Standards chapter. It requires that the required glass allow visibility 5' into the structure and is a standard requirement for all ground floor glass in any commercial of mixed-use zoning district in

the City. This proposal is not amending that general criteria in the Design Standards chapter. Modifications to the basic language and requirements of the Design Standards chapter are beyond the scope of this petition.

Mr. Gardiner also noted that the requirement that additions of 1,000 square feet would trigger compliance could be problematic and proposed an increased threshold of 2,500 square feet. This threshold was noted in the original proposal as it was the current standard threshold in the Design Standards chapter for any development in any commercial or mixed-use zoning district in the City. However, the size threshold that triggers compliance with the Design Standards has since been changed and clarified. The requirement has been simplified to state that any new addition must comply with the Design Standards, but existing portions of the building may remain as-is. Remaining portions can also be remodeled if the remodel doesn't make the building any less complying than it already is. This standard applies universally to any zone in the City that is subject to the Design Standards chapter.

March 16, 2019

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: Sugar House Business District Design Standards



Thank you for the opportunity to participate in reviewing the details of the Sugar House Business District Design Standards Zoning Text Amendment over the past year.

The idea is to put in place minimum, objective standards for new development proposals that are too small to trigger a subjective design review process with the Planning Commission. These standards come out of the Sugar House Master Plan, but are not specific enough in the current zoning code. The idea is to codify these so there is no ambiguity. CSHBD-1 district, buildings less than 50' in height or less than 20,000 square feet in size are not required to go through a design review process. In the CSHBD-2 district, the size threshold is 30' in height or 20,000 square feet in size.

We like:

- Active main entrances every 30 feet, even with the +/- 6' due to existing conditions.
- Wayfinding signs, at pedestrian level (4-6')
- Ground floor glass requirements
- Maximum length of blank walls – 15'
- Parking structure standards
- Ground floor use requirements - We like an active use requirement for ground floor use. A building with obscure glass and a bunch of desks is not interesting.
- Façade building materials should be durable.
- Parking lot lighting should minimize light encroachment.
- Lighting requirements
- Park strip alternatives
- Screening of service areas.
-

What we didn't like:

- Maximum length of building facades 300 feet – should be 200 feet.
- Sidewalk widths of 8 feet in one and 6 feet in 2. We would like to see 10'.

Trees should be installed at least every 30' along the street face. New street lighting to the Sugar House Standard.

We would like to see a standard for sidewalk stamping that is in the circulation plan included. The predominant type is a red, textured pavement. This textured paving material has been used in the most recent updates to areas of the SHBD, including the monument plaza, corner treatments, and bulb outs. Textured pavement locations include the Monument Plaza, areas along 2100 South, 1100 East, and Highland Drive.

One thing that seems to be missing has to do with plantings or treatment of the area between the sidewalk and the street. In many places we have an already built environment, with no expectation of redevelopment within the next 30 years. Sidewalks are often minimal, 4-6'. If we are trying to widen sidewalks wherever we can, there should be some sort of standard that allows for permeable uses between the existing sidewalk and the curb, to provide the effect of wider sidewalks. McClelland is an example where a skinny grass area between the 6' sidewalk and the curb does nothing but create problems. It is hard to mow, hard to irrigate, and if group of people like a mom, a stroller, a teenager with a bike try to walk down the street, it is awkward to walk on that bit of grass. The standard should allow for widening the sidewalk with pavers or concrete, even if it is only in between the trees set 30' apart.

From: [JOHN A GARDINER](#)
To: [Echeverria, Daniel](#)
Subject: Comments on Proposed CSHBD changes
Date: Wednesday, March 27, 2019 10:34:43 AM

Daniel,

Following are my comments/recommendations on the proposed changes. Would be happy to discuss with you.

1. Front Yard Sidewalk

Large wide sidewalks are in fashion with planners. Unfortunately what 6' - 8' sidewalk requirement ends up doing in CSHBD is tear out grass park strips and tear out trees. On our 21 by Urbana project we were able to persuade the City to let us retain the 1.5 - 2 ft. grass buffers on parking strip and keep existing sidewalk width. This also enabled us to save 3 or 4 beautiful mature Honey Locust trees. Requiring 6' - 8' sidewalks results in tearing out the grass buffer and tearing out mature trees. This one is a bad idea. City employees maintain CSHBD park strips and trees and do a good job. We need green buffers to roadways. The idea that we need 6' - 8' wide sidewalks is a fiction - there are never going to be so many people walking at once to fill up sidewalks this wide - maybe require them on intersection of 2100 S and Highland and 2100 S and 1300 East, but most frontage in CSHBD is better served by maintain the nice mini park strips and existing trees. We have preserved trees and maintained park strips on all our Sugar House Properties and it has worked beautifully. Unfortunately, the urban forestry department has a bias thinking that tearing out 30 - 50 year old mature trees and replacing with little new trees is smart - its a really bad idea. The city owned Plaza on 2100 S and 1100 East is very sterile and lacks green space. Would have been so much better had existing trees been saved - there is no shade, no green space over there. Another case in point of the worst outcome of the 6 - 8 ft sidewalk and tear out mature trees concept is the new CVS store on NW corner of 1300 E and 2100 South. They tore out 35 year old Honey Locust trees, tore out nice grass buffer and replaced with small little trees that will take many decades to provide the shade and beauty that was there before and then you have this super wide sidewalk with no people on it. Very sterile, Quite ugly. This is what the 6' - 8' sidewalk policy will produce. Go look at the CVS streetscape - there was no reason those trees needed to come out - they didn't even build up to the sidewalk - easily saved - very bad outcome for the neighborhood.

2. Park Strip Alternative

Same comment as above. We need green space not more pavers

3. Ground Floors on 1100 East and 2100 South must include commercial.

We have residential on our 2100 S frontage. It seems to be working as we have leased one of the two units and leased more units on 1000 East. Improving commercial requirement not a great idea. We are not Boston, New York or LA. Track record of retail or commercial below residential is very poor in Utah. Most times it does not work. Also, the parking requirements for commercial are high and this displaces residential parking. Parking very tight. This one will increase the cost of projects and increase the cost of the housing built above. I thought the City wanted more affordable housing - this won't help - it does the opposite. Let the market decide whether residential or commercial works on the main floor.

4. Ground Floor Active Uses

I understand the concept of not wanting blank facades on street front. I would suggest that 20' depth more workable requirement than 25'. Although we have 25' at 21 by Urbana, 5' of that is patio space. What we are finding out is that the patio space is being occupied by vagrants sleeping there (Current mayor does not enforce trespassing or no loitering laws for homeless so our managers have to kick them out - creating problems for us). On another upcoming project, we may not do patio space and instead have residential doors closer to sidewalk. Our units are generally 20' deep. 25' deep is a little too deep and results in darker units as farther from natural light. You can achieve the same goal by going to 20'

5. Ground Floor Glass

It's a nice idea not to have reflective glass on Main Floor. We have lots of experience building ground floor units on the street in Sugar House. What we are finding is that residents complain a lot that people can see in their units - lack of privacy. This is a problem. No one wants people looking in their unit, like everyone driving by. Reflective glass should be allowed for residential. This is reality - we have to lease these spaces - non reflective does not work for residential. Homeless have free license to roam and camp on people's property in Salt Lake (no enforcement by Mayor - ever). We need to make residents feel safe or these ground floor spaces are not going to work at all. In this case, safety must trump aesthetics. Please work with us on this one - we are the only developer that has built tasteful residential ground level units in Sugar House - we can't keep doing it if we can't take measures to insure privacy.

6. 1,000 sf additions trigger regulations.

I think this is way too small. We have a small office building we may renovate. Adding 1,000 sf should not trigger full compliance with all CSHDB regulations. Many of the old small buildings don't comply and costs to comply prohibitive. Adding 1,000 sf should be grandfathered. I suggest 2,500 sf addition as the minimum.

Daniel, these are the realities of how these changes will impact (sometimes negatively) the neighborhood and business viability. Please take them into account when crafting the ordinance. Our offices have been at corner of 1100 East and 2100 South for 12 years. We have completed 3 tasteful projects here and plan more. Many of our family members live in our projects. We know what we are talking about when discussing practical realities and we work and live in this neighborhood in addition to developing properties here. Please work with us on continuing to make Sugar house a great Urban Walkable Community but not over regulate in ways that are impractical.

Thanks

John

John A. Gardiner
President
Gardiner Properties, LLC
1075 East 2100 South
Salt Lake City, Utah 84106

(801) 487-2012 (Office)
[REDACTED]
(801) 487-2093 (fax)

ATTACHMENT F: City Department Review Comments

Planning Staff Note: In general, the proposed changes do not directly impact most other City departments.

Transportation: No concerns.

Engineering: No concerns.

Planning Staff Note: The sidewalk materials proposal (bricks/pavers) was discussed with Engineering. When installed properly, brick, brick pavers, and/or stamped concrete with such a pattern, are acceptable to Engineering and the City maintenance crews. Because of the potential for these to be installed improperly or with methods that create maintenance issues, staff added additional language regarding requiring Engineering approval. Installation methods and materials will be subject to Engineering approval to ensure that the bricks/pavers are durable and not a maintenance issue for City crews.

Public Utilities: No concerns provided. Public Utilities noted that they are working on a new City lighting master plan and noted that there is a special light pole requirement in Sugar House. Staff does not anticipate the light pole requirement changing in the new master plan.

Building Services (Zoning): No concerns.