

# Sugar House Business District Design Standards Text Amendment Petition

Summary and Frequently Asked Questions



May 8, 2018

## **What is the proposal?**

The Sugar House Business District Design Standards text amendment petition is a review of the Sugar House Business District (CSHBD) zone to determine how to better integrate the design guidelines of the Sugar House Master Plan into the base standards of the Sugar House Business District zone.

The Sugar House Master Plan includes a “Sugar House Business District Design Guidelines” section that is intended to be used to evaluate the design of proposed development. The zoning code currently requires all development in the CSHBD zone to comply with this document. However, many of the guidelines in that document are vague and unclear to developers, staff, and the public. The “Guidelines” document consists of approximately 120 various guidelines.

In 2017 the Utah State Legislature made changes to the Utah Land Use Development Management Act to state that vague land use ordinances cannot be enforced and must be interpreted to favor the land use applicant. Many of the design guidelines in the “Design Guidelines” document do not comply with state code. This proposal would analyze the current vague design guidelines and create clear, measurable standards in the zoning ordinance that would comply with state code.

The proposal would also make other minor changes to the ordinance to clarify existing development regulations that apply to the CSHBD zone.

## **Who initiated the proposed text changes?**

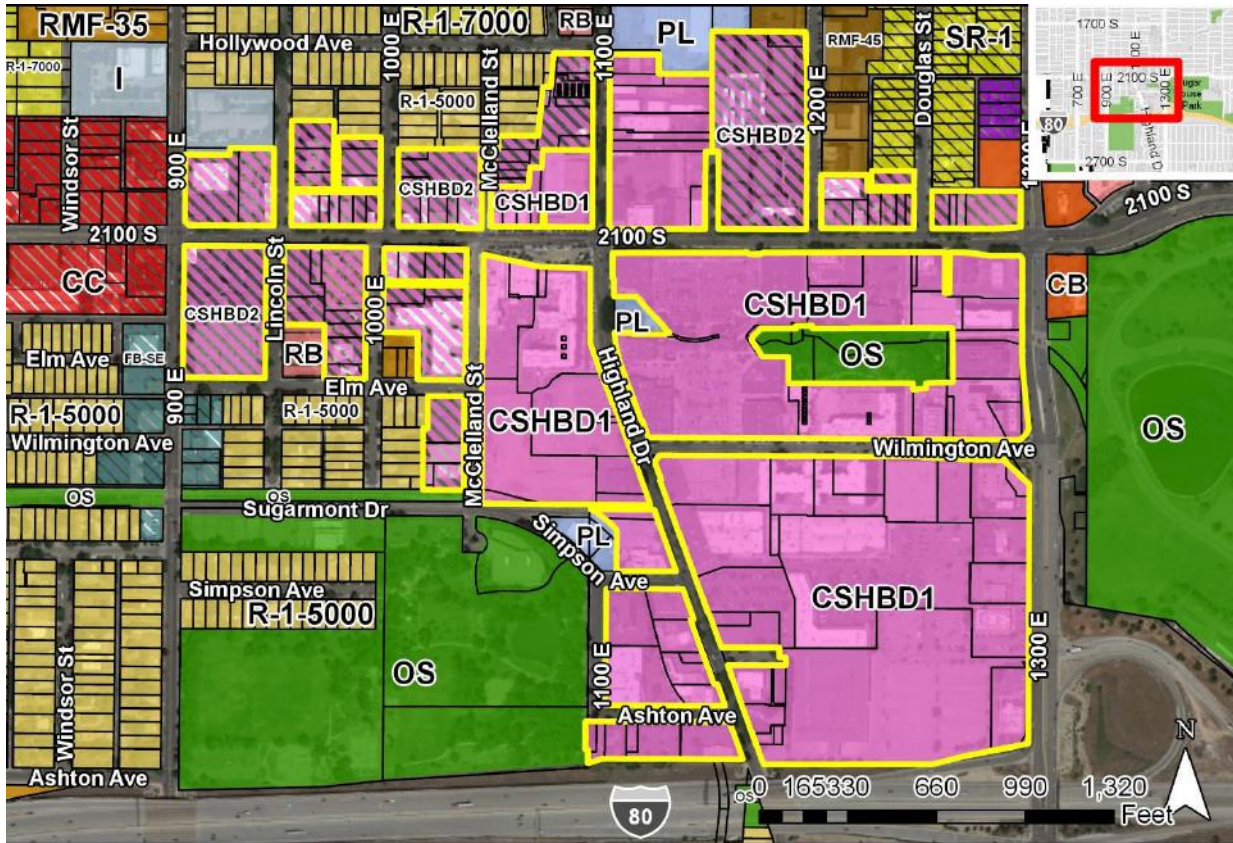
The proposal was initiated by the Mayor in March of 2018.

## **Where is the CSHBD zone located?**

The CSHBD zone is generally located between approximately 2000 South and I-80 and from 900 East to 1300 East. The CSHBD-1 and CSBHD-2 zones are highlighted with a yellow outline and are colored pink in the map below:



*The above are photos of recent developments in the CSHBD zone*



A larger map with a zoning legend is located in Attachment B.

### What are the proposed changes?

A general summary of the potential changes that are being considered is below. The potential changes below are general and the exact changes will be developed in more detail as the project progresses, public input is received, and the zone is further analyzed. A summary sheet of the existing CSHBD regulations is also attached to this FAQ for reference in Attachment A.

Current Code	Proposed Changes
<p><b>Guidelines Reference:</b> The zoning code references the “Sugar House Design Guidelines” in the Master Plan but does not include any of these guidelines in the base zoning code.</p>	<p>Create objective, measurable design standards in the base CSHBD zone from the current guidelines in the master plan. Utilize the existing framework of Chapter 21A.37 “Design Standards” to create these standards. Chapter 21A.37 contains a number of design standards that apply to current development, but there are a number that aren’t applied to the CSHBD zone and could be adapted to meet some of the existing design guidelines, including the below examples.</p> <p><b>Examples of Design Standards:</b> “Entrances required every ## feet on the ground floor” “##% of ground floor façade must be covered in high quality, durable building materials”</p>

<p><b>Residential/Commercial Balance:</b> Current regulations generally require 1 floor of residential for every floor of commercial use above 30 feet and have varying requirements for different building heights. The intent of the requirement is to achieve a balance of commercial and residential development. The current code language can be confusing.</p>	<p>Convert these code paragraphs into easier to read tables. Also obtain input regarding whether this requirement is necessary and working to achieve desired mix of development in the Sugar House Business District.</p>
<p><b>Design Standards Reference:</b> The current code language does not reference the design standards chapter (21A.37) where some additional design regulations are currently found.</p>	<p>Add in a reference to Chapter 21A.37 “Design Standards”</p>
<p><b>Ground Floor Use:</b> Currently requires specific uses on the ground floor (retail, restaurant, residential) but does not set a minimum length of façade or minimum depth for these uses.</p>	<p>Add in a measurable requirement for ground floor uses, such as a certain length of the facade and a minimum depth for the space</p>
<p><b>Sidewalk Widths:</b> Zoning code does not include minimum sidewalk width standards for new development. (Current standard would be to simply replace existing sidewalk at the existing dimensions.) Increased sidewalk width would only be required if a subdivision of property is done.</p>	<p>Require a minimum width of sidewalk for new development on appropriate streets</p>
<p><b>General:</b> Some code sections related to the Sugar House Business District zone may be unclear or confusing.</p>	<p>Clean up and clarify other related code and development requirements</p>

**What is the project timeline?**

The approximate proposed project timeline is below. Specific dates may change as the proposal moves forward.



**Public Process**

Following and based on the initial public outreach, staff will draft regulations and bring those to the community and other stakeholders for additional public review and input. Staff will then take the proposed regulations to the Planning Commission and City Council.

### **Who can I contact for more information?**

If you have any questions or comments regarding this proposal, or would like to be notified of future public meetings regarding this proposal, please contact **Daniel Echeverria**, Senior Planner, at [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com) or at **(801) 535-7165**.

### **Attachments**

1. Summary Sheet of the Sugar House Business District Zone Standards (Current)
2. Map of Sugar House Business District Zoning
3. Map of Recent Sugar House Business District Development Since 2010
4. Current Sugar House Business District Design Guidelines from Master Plan



**CSHBD**

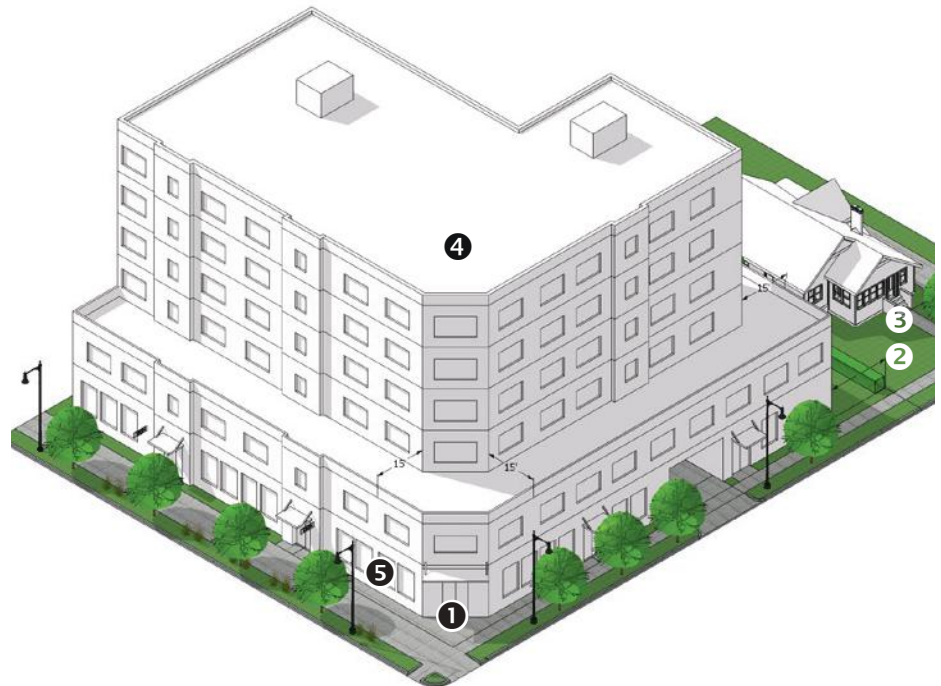
**SUGAR HOUSE BUSINESS DISTRICT**

**CURRENT STANDARDS**  
MAY 2018

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 ❶	REAR/SIDE YARDS ❷	LANDSCAPE BUFFERS ❸	HEIGHT ❹	SURFACE PARKING	CBSDR THRESHOLD	FIRST FLOOR/ STREET LEVEL USE ❺
No min or max	No min	0' min, 15' max (Modifiable through CBSDR* 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 zone area and use, see height tables and CBSDR process threshold.	Prohibited between front property line and the front building line.	New construction over 50' in height CSHBD-1 or 30' in CSHBD-2, or >20,000 sq ft in size in either district is subject to CBSDR process.*	Street level shall provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

**BUSINESS DISTRICT DESIGN GUIDELINES**

All new construction of principal buildings and additions that increase the off street parking requirement must comply with the Sugar House Business District Design guideline handbook

\*Conditional Building and Site Design Review (CBSDR) requires that development meet additional design standards, see 21A.59.

CSHBD-1 Height Limit	Residential Use	Nonresidential Use
<b>Up to 30'</b>	Allowed.	Allowed.
<b>≥30' to 75'</b>	Allowed.	For every floor of non-residential use above 30', a residential floor is required.*
<b>≥75' to 105'</b>	Allowed; 90% of parking must be in a structure.	1. Compliance with the same standard for ≥30' to 75' noted above; and 2. 90% of parking must be in a structure.

\*Residential use may be provided off-site, but must be equal to or greater than the non-residential square footage of the portion of the non-residential building that exceeds 30' in height. A development agreement with the City is required to ensure it will be built.

The above information is a synopsis of the CSHBD zoning regulations. The complete CSHBD zoning regulations are located in 21A.26.060.

CSHBD-2 Height Limit	Residential Use	Nonresidential Use
Up to 30'	Allowed.	Allowed.
≥30' to 60'	Allowed.	For every floor of non-residential use above 30', a residential floor is required.*

\*Residential use may be provided off-site, but must be equal to or greater than the non-residential square footage of the portion of the non-residential building that exceeds 30' in height. A development agreement with the City is required to ensure it will be built.

### DESIGN STANDARDS

The below tables include the design standards from Chapter 21A.37 "Design Standards" that apply to the Sugar House Business District zone. Standards in that chapter that do not apply are noted with N/A.

CSHBD Design Standards (21A.37)	
GROUND FLOOR ACTIVE USES	N/A
FACADE BUILDING MATERIALS	N/A
GROUND FLOOR GLASS	40% glass & non-reflective, allows 5' of visibility into building; Reducible by 15% for residential uses
UPPER FLOOR GLASS	N/A
BUILDING ENTRANCES	Min 1 entry for each street facing facade
MAXIMUM LENGTH OF BLANK WALLS	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing
UPPER FLOOR STEP BACK (STREET FACING)	Floors above 30' in height adjacent to public street must be stepped back 15' from the front building line.
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 15' from the required yard setback.

CSHBD Design Standards (21A.37)	
PARKING LOT/ PARKING STRUCTURE LIGHTING	When adjacent to residential zone or land use, light poles 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.
EXTERIOR LIGHTING	Must be shielded and directed down to prevent light trespass onto adjacent properties. Shall not strobe, flash or flicker.
MECHANICAL EQUIPMENT SCREENING	Mechanical equipment shall be screened from public view and sited to minimize visibility and impact. (Ex: On roof, enclosed, integrated into design, in rear/side yards, etc.)
SERVICE AREA SCREENING	N/A
GROUND FLOOR RESIDENTIAL ENTRANCES	N/A
PARKING GARAGES OR STRUCTURES DESIGN	N/A

All of the above design standards apply to new construction and additions.

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

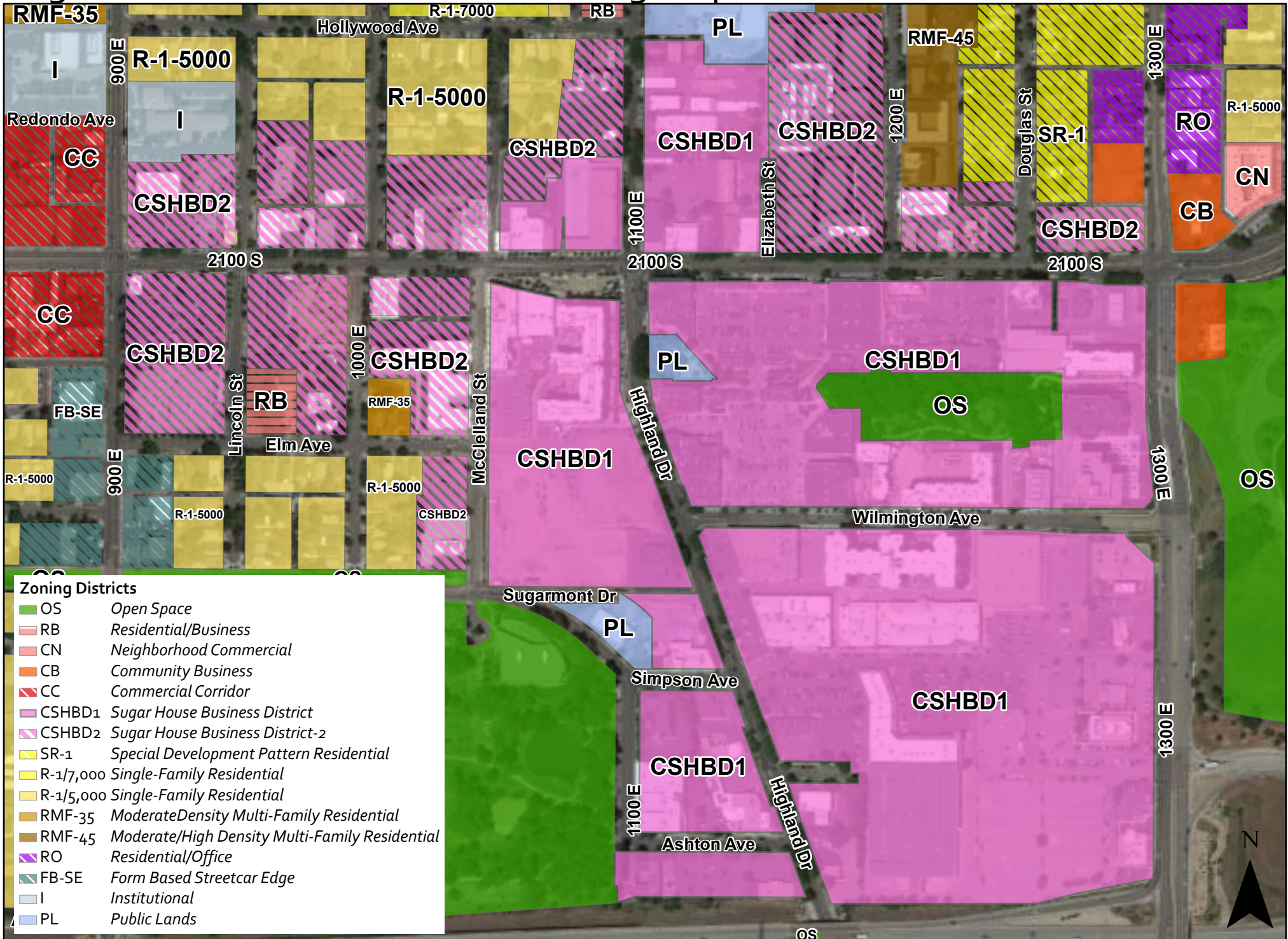
### ADDITIONAL APPLICABLE STANDARDS

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

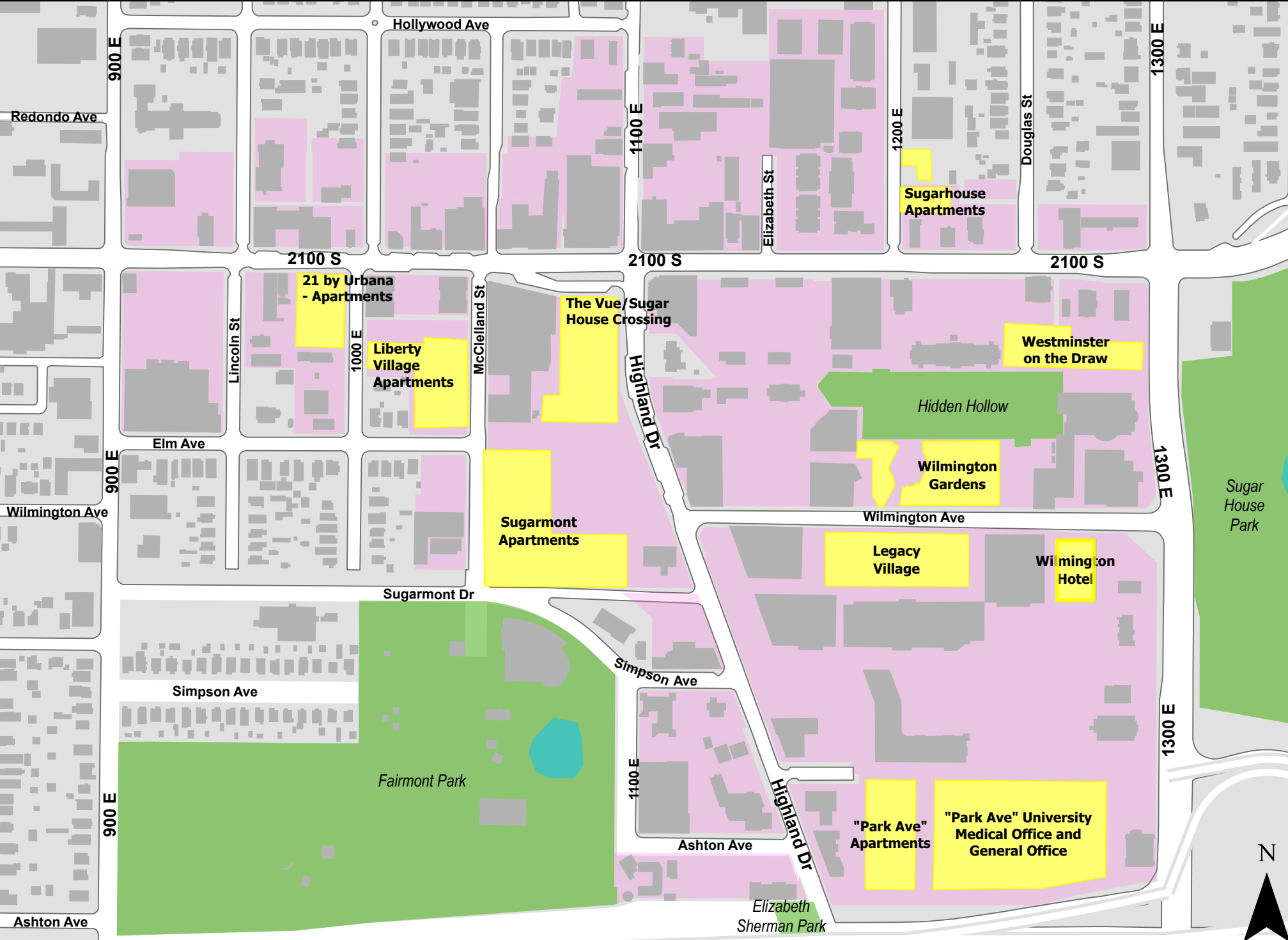
*The above information is a synopsis of the CSHBD zoning regulations. The complete CSHBD zoning regulations are located in 21A.26.060.*



# Sugar House Business District - Zoning Map



# Sugar House Business District - Recent Developments





<b>Proposed Action</b> Proposed Action for initiation of implementation <b>Immediate:</b> 0-12 months <b>Short Term:</b> 1-3 years <b>Mid Term:</b> 3-6 years <b>Long Term:</b> 5-10 years	<b>Initiator</b>	<b>Contact Sources</b>	<b>Timing</b>
<b>MOBILITY &amp; ACCESS</b>			
Landscape I-80 right-of-way and construct sound attenuation walls at Fairmont Park	UDOT	SLC Transportation SLC Parks SLC Planning	Long Term
Amend the zoning ordinance as necessary in order to provide for a coordinated parking program or parking district within the SHBD.	SLC Planning	RDA, SLC Transportation SH Merchants Association SH Community Council	Short Term
Evaluate the feasibility of establishing a parking impact fee on new development.	SLC Planning	SLC Transportation	Mid Term
Identify potential parking lot sites that could be better utilized for shared parking.	SLC Planning	SLC Transportation SH Merchants Association SH Community Council	Mid Term
Identify collectors and local streets where on-street parking is appropriate.	SLC Transportation	SLC Planning	Short Term
Analyze the feasibility of creating one-way streets for 900, 1100 and 1300 East Streets; and reevaluate the feasibility of implementing a reversible lane on 1300 East.	SLC Transportation	SLC Planning UDOT	Short Term
Identify appropriate areas for installing traffic calming techniques in the business district and in the Westminster area.	SLC Transportation	SLC Planning SH Community Council	Short Term
Prepare a small area plan for the Westminster area that addresses traffic circulation in the area.	SLC Planning	SLC Transportation	Immediately
Request funding for enhancing pedestrian crossings in the business district.	SLC Transportation	SLC Planning SLC CED	Short Term
Amend the zoning ordinance to require a pedestrian circulation plan for new development.	SLC Planning	SLC Transportation	Short Term
Request the Mayor's Bicycle Advisory Committee study the feasibility of developing a bike routes along all multi-modal corridors, as identified in the bike route map.	MBAC	SLC Planning SLC Transportation SH Community Council	Short Term
Request UTA to provide frequent service, limited stop and/or express buses along 700 East, 1300 East and 2100 South; and provide new East/West service along the 1700 South and 2700 South corridors.	SLC Planning	UTA SLC Transportation	Short Term
Amend the Transportation Master Plan to oppose a full access interchange on I-80 at 2300 East.	Transportation Division Transportation Advisory Board	SLC Planning	Mid Term
<b>HISTORICAL PRESERVATION</b>			
Apply for funding to conduct reconnaissance level surveys. Follow up with an intensive level survey of sites recommended for further study.	SLC Planning SH Historical Society	SLC CED SHPO SH Community Council	Short Term
Hire a professional architectural historian to conduct a reconnaissance-level survey and prepare a thorough report justifying the designation of a new local historic district.	SLC Planning SH Historical Society	SLC CED SHPO SH Community Council	Short Term
Conduct public workshops after historic surveys are completed in order to educate residents about the history of their neighborhoods.	SH Historical Society	SLC Planning SH Community Council SHPO	Mid Term
Inform property owners of programs available for historic preservation.	SLC Planning	SH Community Council SH Historical Society	Ongoing
Create a historic walking tour of the business district and neighborhoods within Sugar House.	SH Historical Society	RDA, SLC CED SLC Planning SH Community Council SHPO	Mid Term
Evaluate the underlying zoning of a proposed historic district prior to designation.	SLC Planning	SH Historical Society	Short Term
Develop a series of public education activities to promote public awareness of historic preservation and the neighborhoods. Activities can include the walking tour, helping sponsor historic home tours, holding annual events such as a street fair, placing historic markers on buildings, presenting annual preservation awards to building owners and the local preservationists, etc.	SH Historical Society	SLC Planning SH Community Council SHPO Historic Landmark Commission	Mid Term
<b>URBAN DESIGN ELEMENT</b>			
Amend the sign ordinance as needed to require pedestrian scale, quality signage in the business district and around neighborhood commercial nodes.	SLC Planning	SH Merchants Assoc. SH Community Council	Short Term
Survey the district to identify areas appropriate for tree and landscaping enhancement.	SLC Urban Forestry	SLC Planning	Mid Term
Identify a street lighting theme for the Sugar House community and within the business district for the city-wide street lighting master plan.	SLC Transportation	SLC Planning SH Community Council SH Merchants Assoc.	Immediately
Implement temporary closure of the road immediately south of the monument for fairs & special events.	SH Merchants Assoc.	SLC Police & Fire, UTA SLC Transportation	Ongoing
Amend the C-SHBD zone to incorporate the future land use plan into the business district. Expand the C-SHBD to identified areas.	SLC Planning	SH Merchants Assoc. SH Community Council Land Owners	Immediately
Analyze options for implementing design standards within residential districts.	SLC Planning	SH Community Council SH Historical Society	Short Term
Amend commercial zones to require more pedestrian oriented development standards.	SLC Planning	Chamber of Commerce	Immediately
Implement urban design recommendations such as the installation of unique paving patterns, street furniture, lighting, landscaped medians and gateway features and creating pedestrian priority streets, as part of an overall street reconstruction project for streets where such improvements are recommended.	SLC Planning	CED SLC Engineering SLC Transportation	Ongoing

## APPENDIX: BUSINESS DISTRICT DESIGN GUIDELINE HANDBOOK

### PURPOSE AND INTENT

These Design Guidelines apply to the Sugar House Business District Zoning District. Their purpose is to assure high quality development. The high quality of the district should be reflected in all of its aspects, including design, construction and tenant mix.

The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions. Guidelines are intended to support and expand on the guidelines established in the Urban Design Element. They are also intended to be compatible with Salt Lake City zoning ordinances. In the development of design proposals, developers are encouraged to explore solutions and to present alternatives to these guidelines if they can be shown to achieve the same goals for high quality development.

#### Pedestrian/Bicycle System Design Guidelines

Pedestrian and bicycle access through the development and to surrounding areas and uses are critical to integrating the Sugar House community. It is

important to develop a full range of pedestrian options with connections to adjacent uses, amenities and developments. Clearly defined, safe and pleasant pedestrian access through and between all of the use areas on the project should be provided. High traffic areas such as those between parking lots and building entrances, between buildings within the project, and other areas where the majority of pedestrians will be walking, should be a priority.

- Design the town center with pedestrian-oriented corridors providing pedestrian comfort and amenities.
- Provide proper separation of pedestrian and vehicular movement at a scale that encourages activity and pedestrian comfort.
- 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.
- Provide pedestrian circulation from buildings adjacent to pedestrian corridors.
- Develop pedestrian corridors to connect activity centers and connect blocks.
- Provide clear, visible signage for pedestrian accessways.
- 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.
- Provide a refuge for pedestrians with overhead

protection at doorways on new buildings along 2100 South and Highland Drive/1100 South.

- Articulate pedestrian/bicycle corridors and linkages with pedestrian scale furnishings, lighting, paving materials, public art, trees, and other plantings where appropriate.
- Accommodate the needs of disabled and elderly people by meeting requirements of the American's With Disabilities Act (ADA) along pedestrian areas.
- 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.
- Delineate space with paving materials and design to help define pedestrian areas from other circulation systems.
- Use easily maintained, durable, slip resistant paving materials suitable for this climate, such as concrete, concrete pavers, brick pavers, tile, etc.
- Avoid the use of rough or uneven paving materials which can be hazardous, particularly for elderly persons and persons in wheelchairs.
- Design drainage grates to allow safe passage by bicycles and pedestrians, particularly in pedestrian/bicycle circulation areas.

#### Vehicular Circulation and Parking Design Guidelines

- Encourage on-street parking in front of buildings



as a traffic calming method and as a buffer for pedestrians.

- 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.
- Designate parking lots and structures with uniform identification signs.
- Encourage through-block parking lots along the north side of 2100 South behind the building frontages and adequately buffered from adjoining residential areas. Encourage shared/coordinated parking with all businesses.
- Avoid access to parking through residential areas.
- Provide islands throughout parking areas to break up hard-surfaced areas. Berms and other changes of grade are recommended where possible.
- Encourage shared parking and structured parking, either below grade or above grade.
- Design primary access points to avoid traffic conflicts. Wherever possible, they should be located directly across from existing access drives and streets. Interior circulation drives should be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways, etc. An interior circulation system which includes a clearly defined route to parking areas is necessary. Immediate entry to large parking areas is not desirable.
- Design access points to adequately meet traffic needs with consideration for consolidation to minimize the number of curb cuts along the block face.
- Design interior drives and parking lots so that pedestrian, service, and vehicular conflicts are minimized.
- Design the vehicular circulation system to reduce traffic impacts to neighboring residential uses.
- Locate parking lots back from buildings to allow for pedestrian space and landscaping.
- Landscape parking lots. Interior islands, at least 6' in width between parking rows or bays can be used to minimize the visual impact of large expanses of asphalt and to control cross traffic through parking lots.
- 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.

#### **Town Center Scale Mixed Use - Parking**

- Allow surface and structured parking; however, structured parking is highly recommended.
- 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.

#### **Neighborhood Scale Mixed Use - Parking**

- Allow surface and structured parking. Structured parking facing onto the street must have retail space at the lower level.
- Setback parking lots a minimum of 15 feet.
- Locate parking lots to the rear of buildings.

#### **Residential - Parking**

- Allow surface and structured parking; however, structured parking is preferred.
- Prohibit parking lots to front onto 2100 South.
- Setback parking lots a minimum of 15 feet.

#### **Open Space - Parking**

- Avoid parking lots in Open Space areas.

#### **Building Architecture and Siting**

- Require the general pattern of buildings to include and emphasize the importance of public gathering spaces and pedestrian connections.
- Consider the relationship of building forms to one another and to other elements of the Sugar House area so the effects will be complimentary and harmonious.
- Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.
- Treat building height, scale, and character as significant features of the Business District's image.
- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.
- Require buildings situated in visually dominant positions to have interestingly detailed exteriors. Prohibit blank-walled facades.
- Allow buildings within the core of the town center to stand out prominently only in exceptional circumstances. This would be when they signify the presence of activity centers and occupy focal points.
- Design new construction to complement and enhance the character of adjacent older buildings having architectural merit through appropriate scale, massing, rhythm, and materials.
- Require where applicable, that the base of the building emphasize horizontal divisions texture, and other architectural details to relate to pedestrian activity.
- Require the first floors of buildings to have clear, untinted glass that permits pedestrian contact with interior spaces along streets and pedestrian corridors. Prohibit dark-tinted or reflective glass windows, creating a blank, impersonal street front, uninviting to the pedestrian.
- Preserve historic structures and their facades in order to preserve the historical fabric of the area, wherever feasible.
- 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.

- Coordinate and compliment exterior materials throughout the area in order to develop a unified expression.
- 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.
- Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.
- Require large buildings and groups of buildings to maximize public views of the city's mountain backdrop. In larger projects, view corridors are needed to maintain a sense of living adjacent to the Wasatch Mountains.
- Use sculpture, fountains, and monuments to enhance the three-dimensional quality of pedestrian gathering spaces.
- Require loading docks on the "backside" of buildings to be carefully designed and screened.
- Require the massing and scale of structures to be compatible with surrounding uses.
- Orient buildings that are adjacent to the street, towards the street and promote a high quality image for each project.
- Orient interior buildings towards each other and arrange them in clusters or in adjoining structures whenever possible.
- Contain outdoor garden centers and other seasonal materials in permanently designated areas that are designed as part of the overall structure.
- Include a variety of building heights in the mixed-use area and take advantage of topographic changes, "stepping" the buildings down the profile.
- Avoid construction of a "wall of buildings" along 1300 East blocking views to the west from Sugar House Park.
- Avoid facade architecture: all faces of the building should be designed with similar detail and materials.

#### **Landscape Design Guidelines**

- Coordinate landscape design, incorporating landscaped treatment for open space, roads, paths, buildings and parking areas into a continuous and integrated design.
- Include primary landscape treatment that consists of shrubs, ground covers and shade trees appropriate to the character of the project, the site and climatic conditions.
- Provide a variety of plantings that include changes in color, texture, height, density, light, ground plane, etc. A mixture of shrubs, trees, ground covers, perennials, turf and annuals is suggested.
- Provide landscaped separations between parking, drives, and service areas, and public use areas including walkways, plazas, eating areas, view corridors, prime vehicular access points, etc. Architectural materials may be used, but plant materials should also be incorporated in the screening/buffering treatments.
- Provide raised planters in high use areas when appropriate. Raised planters offer a good solution that protects plant materials from damage, and they offer opportunities for seating as well.
- Provide trees planted on grade with a minimum opening of 5' square or round. Openings may be covered with tree grates or other material that allows air to reach the soil within the 5' area.
- Group plantings in larger planting areas rather than individual trees in grates, wherever possible. Plants are more successful in groupings and in larger planting areas.
- Minimum plant sizes for all landscaped areas are as follows:

Deciduous trees	2 1/2" caliper
Evergreen trees	6' in height
Deciduous shrubs	5 gallon container
Evergreen shrubs	24" - 36" in height or spread
Perennials	1 gallon container
Ground covers	4" pots

#### **On-site Lighting Design Guidelines**

- Design lighting as a system that is integrated throughout the development, and that is compatible with the other lighting in the area.
- Use pedestrian lighting along walkways, plazas, and other pedestrian areas to indicate routes and to provide safety. Fixture design should be appropriate and coordinated through the entire development.
- Use lighting to highlight building facades. Generally, all building facades should be lighted at the street level. Above the first floor, light should be selectively positioned or defined. A more limited lighting pattern in the higher areas of the building is intended to produce greater contrast of light and shadow, accenting unique features without lighting the entire structure.
- Use lighting to accent and highlight planting. Appropriate light levels and pleasant accent effects can be achieved with accent lighting, directed upwards into trees, provides low intensity, but offers dramatic illumination of nearby pedestrian areas.
- Reserve architectural lighting for individual plaza areas to emphasize focal points.
- Require parking lot lighting to meet Salt Lake City standards, at a minimum.
- Design appropriate lighting levels to provide a safe atmosphere while deterring undesirable activities and avoiding night-sky pollution.

#### **Streetscape**

The pattern and design of streetscapes should convey a significant message complimenting the type and intensity of land development. A streetscape design should unify a district or neighborhood and portray an identity through the design. The following streetscape guidelines are recommended for the Town Center:

- Design buildings to shape the street; the general

pattern of buildings should help to define street areas and other public open spaces.

- Allow for informal events such as displays and outdoor dining to encourage pedestrian activity.
- Incorporate a consistent theme for streetscape design to strengthen the association of unrelated buildings.
- Select and design street landscaping according to a special theme for a given area to provide a sense of place in addition to its other amenities.
- 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.

#### **Signage**

Since adoption of the 1985 Sugar House Master Plan, the quality of signs in the Business District has improved. The City's beautification project improved the area, along with the City Redevelopment Agency's facade improvement program. Nevertheless, strict adherence to the City's sign ordinance is necessary to ensure that new signs do not dominate the streetscape of the urban area. This ordinance does not allow new billboards and assumes a long-term decrease in their number over time. As part of all planned developments, the policies of the City's Urban Design Element relating to signage should be followed. In addition, planned developments must adhere to the following guidelines:

- Install signage that emphasizes design elements of a building's facade.
- Select sign materials made of high quality, durable materials that will continue to look good after several years in Salt Lake's climatic conditions.
- Discourage pole signs and encourage wall and blade signs, as well as monument signs consistent with a pedestrian scale.
- Provide street signs and other informational signage that are uniform and that provide neighborhood and community identity.
- Integrate signs or awnings into the architectural design of any building rather than a feature independent and in conflict with the building's architecture.
- Design signs and graphics to present their message with clarity; graphics should be clear and easily understood, so that people can orient themselves within the development and locate businesses and facilities easily.
- Locate and size signs so that views to and from adjoining land parcels will not be blocked.
- 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.

#### **Off-Site Development Design Guidelines**

Off-site development includes work that occurs in the public way and on properties otherwise considered public such as the Parleys Creek property owned by Salt Lake City and any others that may be designated or assigned.

- Provide public sidewalks and pedestrian/bike corridors that enhance the existing pedestrian circulation systems in the following locations:
  - To the east along 2100 South and along Wilmington Avenue to Sugar House Park;
  - Between the Sugar House Plaza Monument area and surrounding uses and areas;
  - Between the public open space at Parleys Creek and surrounding uses and areas;
  - Along the rail/trail designated in the Salt Lake City Open Space Plan; and
  - To south and west to Fairmont Park.
- Accommodate public transportation at the street edges. Coordinate with the Utah Transit Authority on location and design of turnouts, bus stops and other transit facilities.
- Provide standard paving materials currently used in the area on sidewalks. Modifications to the patterns may be permitted and will require approval by Salt Lake City.
- 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.
- Select trees with guidance from the Salt Lake City Urban Forester.
- Preserve and maintain existing vegetation along Parleys Creek.
- Design street and circulation system drainage grates to allow safe passage by bicycles.
- 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.
- Include elements of visual interest and complexity into publicly owned open space. These elements can include landscaping, seating areas, furnishings, fountains, changes in grade, public art, etc. to add interest and excitement to the public spaces between buildings and along major circulation corridors.
- Incorporate into the design and provide in designated locations of outdoor open space and public space elements such as site furnishings such as drinking fountains, benches, trash receptacles and ash receptacles, telephones, newspaper stands, bicycle storage. They should be coordinated and compatible to other site furnishings and design elements.
- Design a mixture of seating opportunities if seating is provided. Materials that are comfortable and vandal resistant are preferred.
- Consider seatwalls, steps, fountain edges, grassy mounds, etc. for an attractive variety of seating options that can accommodate many different needs. If seatwalls are used they should be a minimum of 12" wide and 16" to 24" high for comfortable, flexible seating.