



Recognized Organization Input Notification

Conditional Building and Site Design Review

TO: Landon Clark, Chair, Sugar House Community Council
FROM: Daniel Echeverria, Senior Planner, Salt Lake City Planning Division
(daniel.echeverria@slcgov.com or 801-535-7165)
DATE: April 2, 2019
RE: PLNPCM2019-00264 Sugar Alley Conditional Building and Site Design Review

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Conditional Building and Site Design Review

Location: 2188 S Highland Drive

Zone: CSHBD-1, Sugar House Business District-1

Request Description:

Ben Lowe, representing the property owner Sugarhouse Dixon, LLC, has requested Conditional Building and Site Design Review approval to build an eight story mixed-use building. The development is proposed to be approximately 85' in height and include 186 apartments and 16,000 square feet of retail space. Buildings over 50' in height in the Sugar House Business District-1 zone are required to go through the Conditional Building and Site Design Review process, and as the building exceeds this height it is proceeding through this process. Through this process applicant is also seeking a modification to a 15' upper floor step-back requirement for the north-east portion of their building that faces Highland Drive. Please see the narrative and plans for details on that modification.

I have attached the following information to facilitate your review of the proposal:

- Narrative, plans, and renderings submitted by the applicant
- Zoning and aerial maps of the subject property
- A zoning standards summary sheet of the CSBHD zone regulations
- The Sugar House Business District Design Guidelines Handbook that includes additional guidelines that the development will be reviewed against

Request for Input from Your Recognized Organization

For Conditional Building and Site Design Review applications, notices are required to be sent to Recognized Organizations informing them of the development and soliciting comments/concerns with the proposal. The notice is also intended to identify if there is interest in the proposal being heard by the Planning Commission. If there is an expression of interest for a public hearing, the proposal will be scheduled for a Planning Commission hearing. If there is not an expression of interest in a public hearing, the proposal can potentially be reviewed and decided on by Planning staff administratively.

Comment Guidance

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for the Conditional Building and Site Design Request

For your reference, the following are criteria that the proposal will be reviewed against. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

- A.** Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
- B.** Primary access shall be oriented to the pedestrian and mass transit.
- C.** Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
- D.** Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.
- E.** Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.
- F.** Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.
- G.** Dumpsters and loading docks shall be appropriately screened or located within the structure.
- H.** Signage shall emphasize the pedestrian/mass transit orientation.
- I.** Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.
- J.** Streetscape improvements shall be provided as follows:
 - 1.** One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
 - 2.** Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
 - 3.** Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
 - 4.** Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
 - 5.** Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.
- K.** The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:
 - 1.** The orientation and scale of the development shall conform to the following requirements:
 - a.** Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b.** No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
 - 2.** Public spaces shall be provided as follows:
 - a.** One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.

- b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
- 1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - 2) A mixture of areas that provide shade;
 - 3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - 4) Water features or public art; and/or
 - 5) Outdoor eating areas.

L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

Developments in the Sugar House Business District zone are also required to comply with the *Sugar House Business District Design Guidelines Handbook*. A copy of those guidelines is attached.

Comment Submission Address

You may submit your written comments via e-mail to daniel.echeverria@slcgov.com or mail them to:

ATTN Daniel Echeverria
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

If you have any questions, please call me at (801) 535-7165 or contact me via e-mail.