

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division  
Department of Community &  
Economic Development

**Granite Furniture Block –  
Mecham Development (Phase 1)**  
Building and Site Design Review (Petition 430-07-04)  
Located at approximately 2100 South & 1100 East  
July 30, 2008

**Applicant:**

Craig Mecham

**Staff:**

Lex Traughber 535-6184  
[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

**Tax ID:**

16-20-206-005, 006, 007, 023,027,  
029, 030, 039 & 040

**Current Zone:**

CSHB1 (Sugar House Business  
District - 1)

**Master Plan Designation:**

Sugar House:  
Business District Mixed Use – Town  
Center Scale

**Council District:**

District 7 - Soren Simonsen

**Lot size:** 4.39 acres

**Current Use:**

Vacant & commercial

**Applicable Land Use Regulations:**

- Chapter 21A.26.060 – Sugar House Business District (CSHB1 Zoning District)
- Chapter 21A.59 Conditional Building and Site Design Review
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**Attachments:**

- A. PC Minutes September 26, 2007
- B. Department/Division Comments
- C. Community Council Comments
- D. Public Comments
- E. Site Plan and Building Elevations

**REQUEST**

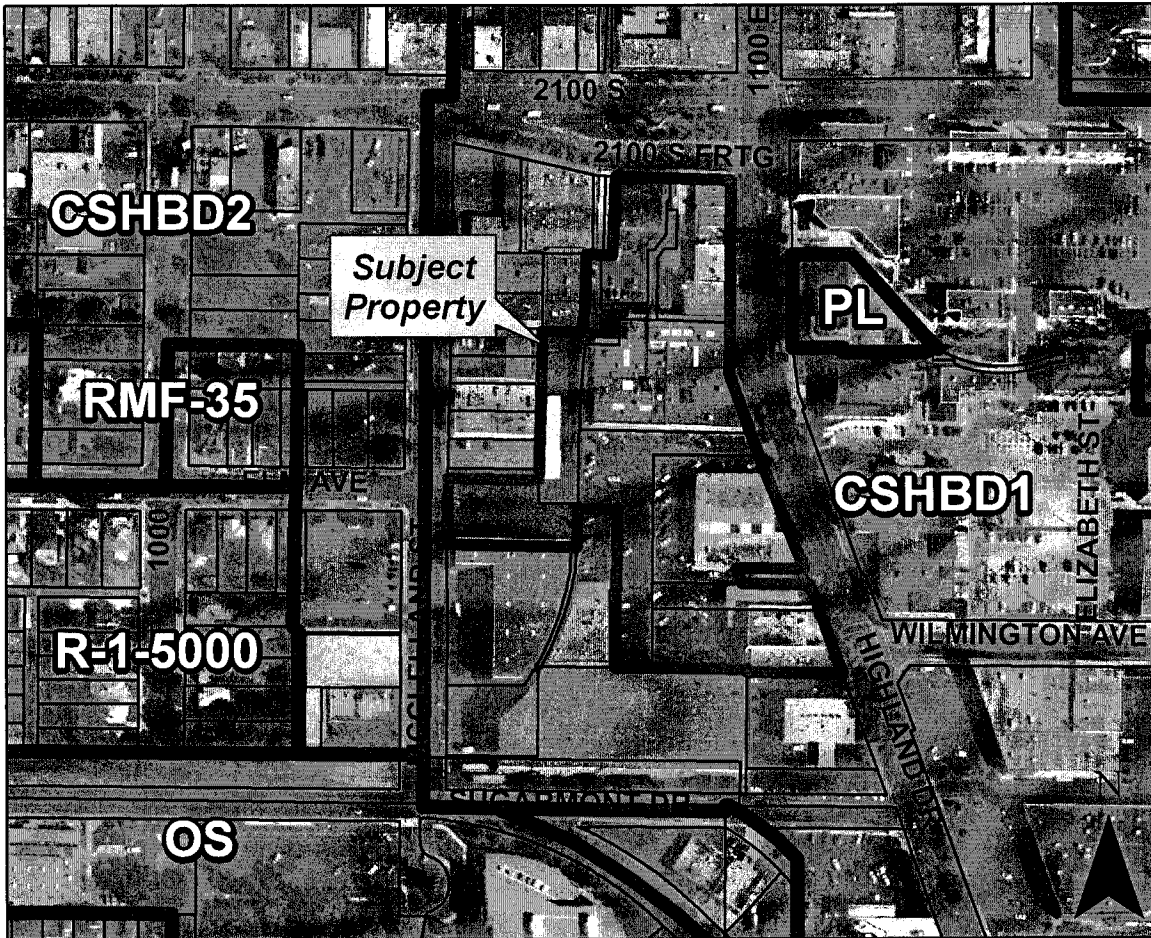
A request for Conditional Building and Site Design Review for a new mixed-use development in the Sugar House Business District (CSHB1 Zone) consisting of commercial/office/retail and residential uses. The proposal involves construction of two new buildings with underground parking. This project is being reviewed by the Planning Commission due to the proposed building height and floor area. Buildings in the CSHB1 that exceed fifty feet (50') in height or 20,000 square feet in size are subject to the Conditional Building and Site Design Review process. The Planning Commission has decision making authority in these matters.

**STAFF RECOMMENDATION:**

Based on an analysis of the standards for the Conditional Building and Site Design Review process and the findings noted in this report, Planning Staff recommends approval of the request (Petition 430-07-04) subject to the following conditions:

1. Compliance with the departmental comments as outlined in this staff report.
2. A preliminary subdivision application must be filed.
3. Any substantive changes in the proposed building plans due to issues with the Jordan and Salt Lake City Canal will require re-review by the Planning Commission.
4. The Planning Commission delegates final approval of signage and lighting design to Planning Staff to ensure compliance with the "Business District Design Guideline Handbook" located in the Sugar House Community Master Plan.

## Vicinity Map



## Project Overview

The applicant proposes to construct two new buildings at the subject site. The first building located on the corner of 2100 South and 1100 East will essentially be an office building with the required first floor/street level uses consisting of interactive retail and commercial; interesting to the pedestrian public and thereby creating a “24/7” environment. The second building located to the south along Highland Drive will primarily be a residential building with the required first floor/street level uses.

The office building consists of approximately 114,000 square feet of office space on six levels, with a proposed building height of one hundred-five feet (105'). The residential building will consist of approximately 142,000 square feet (including common area) of residential space on seven levels rising to ninety-nine feet (99'), and will provide approximately fifty seven (57) dwelling units. At thirty feet (30'), for those portions of the buildings that front public streets, both structures will be stepped back the required fifteen feet (15') measured horizontally from the building foundation at grade. The purpose of the step back is to create a sense of pedestrian and historic scale for the pedestrian walking on the sidewalk adjacent to the proposed structures. The step back also creates an area for rooftop gardens particularly in the residential building.

Both structures will share approximately 37,000 square feet of retail/commercial use at the street level. This space will be divided into a maximum of sixteen (16) spaces. This number may decrease if a tenant chooses to occupy more than one space.

Parking for the proposed complex will be underground on three (3) levels. The parking garage will be accessed via a ramp off of Highland Drive as well as an access in the interior of the block. Egress will be located solely on the interior of the Block. Approximately 491 parking stalls will be provided. This figure exceeds City parking requirements based on the calculated square footage for the retail/commercial/office aspect of the development, and the fixed stall requirement for residential dwelling units. Deliveries and rubbish collection will occur primarily in the interior of the block.

Building materials consist of brick veneer with energy efficient glass windows combined with a high tech curtain wall. The colors of the brick will be non-uniform throughout the project in order to provide a variety of colors and detail. The office building will be capped with a painted metal architectural feature which will also serve to screen mechanical equipment. The upper level facades of the office building have a predominant uniform brick/glass vertical orientation. The upper facades of the residential structure provide more dramatic texture with deep recesses and balconies.

The treatment of the street level façades in both structures is of primary importance. The façades are shown to be broken up into smaller, more historically sensitive store fronts, emphasizing horizontal divisions and other architectural details in order to relate to the pedestrian. Glass, multiple entries, awnings, and canopies are shown to provide interest and orientation to the pedestrian. As development progresses, and tenants for the retail/commercial spaces are finalized, signage and lighting selection will be vital to maintain pedestrian interest and at the same time complement the proposed building architecture.

Public gathering areas are proposed with special paving, outdoor seating and dining, fountains and water features, and landscaped areas including planters and trellises. The overall site plan shows pedestrian connections within the proposed development as well as interaction with future development on the west half of the Block.

## **History**

From the outset, knowing that two developers would be developing separate portions of the Granite Furniture Block, Planning Staff, with the support of the Planning Commission, has strongly encouraged both developers, Mr. Mecham and Red Mountain, to move through the approval process simultaneously. In this manner, a coordinated and cohesive development would be more readily assured. While this has been the goal, the reality is that Mr. Mecham is ready to move through the public hearing process prior to Red Mountain.

Until recently, both development proposals have moved through the process together. Because the Mecham development included the demolition of a number of buildings and the Red Mountain proposal includes the reuse of existing buildings, Planning Staff finds it appropriate for Mr. Mecham to proceed to public hearing in order to hasten development and eliminate the vacant corner at 2100 South and 1100 East.

The following is a summary of meetings that have taken place regarding the overall Block development:

- July 2007, Planning Staff organized the Granite Furniture Block Subcommittee to solicit comments and feedback regarding the proposed redevelopment. This Subcommittee was comprised of members of the Planning Commission, the RDA, members of the Sugar House Community Council, the property owners on the Granite Furniture Block, several business owners in the Sugar House Business District, as well as several members of the general public who have been particularly active in Sugar House.
- On August 6, 2007, the Granite Block Subcommittee met to preview and discuss the proposed developments.

Both developers presented their respective proposals at this meeting.

- On September 6, 2007, the developers presented the proposals to the Sugar House Community Council. Members of the general public and the Community Council Trustees posed questions to the developers and made comments regarding the redevelopment.
- On September 26, 2007, the Planning Commission held an “Issues Only” hearing and received a presentation from each development team regarding their respective plans. Public comment and subsequent discussion took place at this hearing. The minutes from this meeting are attached – Exhibit A.
- On March 4, 2008, the Granite Furniture Block Subcommittee reconvened to review revisions to the development plans that had been previously presented in the above referenced meetings. A list of outstanding issues was discussed in reference to Mr. Mecham’s development plans. This list included the proposed parking garage entrance on 2100 South, traffic impacts, coordinated parking, the Salt Lake Jordan Canal, pedestrian circulation through the block, and multiple entrances into the proposed building at the street level.
- On April 30, 2008, both Mr. Mecham and Red Mountain met with the Planning Commission Subcommittee. Mr. Mecham’s development plans at that time showed access off of Highland Drive and the elimination of the access on 2100 South. In addition, Mr. Mecham indicated that he was working with the owners of the Rockwood building to strike an agreement that would potentially open up a north-south pedestrian pathway through the Block from 2100 South. The issue of traffic impact was also discussed and it was noted that an analysis of the traffic impact study would need to be finalized prior to public hearing. The members of the Planning Commission Subcommittee indicated that they thought that the projects should move forward to the entire Planning Commission for consideration once the traffic impact study had been analyzed.

## **Discussion**

The following discussion clarifies and addresses key project issues that have been expressed through the public process to date.

### **Building Height:**

The Sugar House Business District (CSHBD1 Zone) allows for building heights up to thirty feet (30’) for those buildings used exclusively for nonresidential purposes. 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. Maximum building height may be obtained for any building subject to ninety percent (90%) of required parking being structured.

The applicant is proposing approximately 114,000 square feet of nonresidential floor space. The requirement for residential floor space in a mixed use development in the CSHBD1 Zone is one foot of residential floor space for every one foot of nonresidential floor space above thirty feet (30’). The applicant is proposing 142,000 square feet of residential floor space which exceeds the one to one floor area ratio requirement.

The applicant is also providing one hundred percent (100%) of the on-site required parking underground, therefore the request for the maximum building height of one hundred five feet (105’) is permitted by Code Section 21A.26.060(G)(1)(d).

### **Access:**

Access to the underground parking structure was originally proposed on 2100 South in front of the Sugar House Monument. This design element was of particular concern to many members of the public, the Councilmember

for District 7, Planning Commission Subcommittee members, and Planning Staff. The concern being that this stretch of block in the Sugar House Business District is one of the only block faces that is uninterrupted by vehicular access and therefore is very pedestrian oriented and friendly. In addition, a policy in the Sugar House Master Plan identifies the area between the Monument and Granite Furniture Block store fronts as appropriate for street markets and fairs or other special events. The applicant considered the comments that were received regarding this issue and explored other alternatives. The alternative chosen was a ramp ingress off of Highland Drive with all egress through the middle of the Block. This redesign eliminated the need for the access off of 2100 South.

#### Jordan and Salt Lake City Canal:

The applicant is aware of the issues surrounding the Jordan and Salt Lake City Canal. The applicant has been working with the Salt Lake City Public Utilities Department throughout the process to ensure that the Canal experiences no disturbance as a result of the proposed development. As development plans progress, the applicant will need to continue to work with Public Utilities in matters concerning the Canal. Any substantive changes in the proposed building plans due to Canal issues will require re-review by the Planning Commission.

#### Trail System:

Policies in the Sugar House Community Master Plan (page 9) call for the support and implementation of the Salt Lake City Open Space Plan. This plan identifies trail alignment utilizing public streets around the Granite Furniture Block, particularly Highland Drive for a north/south connection on the Canal/McClelland Corridor, and an east/west connection on the Parley's Creek Corridor along Sugarmont Avenue. While there has been discussion of a connection for the Canal/McClelland Corridor following the Jordan and Salt Lake Canal through the middle of the Granite Furniture Block, the affected property owners would have to give consent to realize this connection. Otherwise, trail connections around this Block occur on public streets. The applicant has attempted to negotiate a north/south passage through the Block, however has not finalized the details as of the writing of this staff report. Lastly, the Salt Lake City Transportation Division is considering a traffic lane reconfiguration on Highland Drive adjacent to the Granite Furniture Block which would include a designated bike lane.

#### Traffic:

The Salt Lake City Transportation Division analyzed the traffic study provided by the applicant and provided a letter explaining the traffic impacts anticipated with the proposed development (Exhibit B). In short, traffic impacts and congestion in the Sugar House area will continue to increase as this project and other new development occurs. Given the configuration of the street system and the physical geometric constraints in the Sugar House area, mitigation measures to improve the traffic conditions in this area are limited. As development continues and traffic conditions continue to worsen, those traveling in and through the Sugar House area will encounter increased delays and congestion.

### Comments

#### **City Department/Division Comments**

City comments are attached to this staff report. Please see Exhibit B.

#### **Community Council Comments**

The applicant met with the Sugar House Community Council on September 5, 2007. In general, the group in attendance was supportive of the proposal. The Community Council provided extensive comments which are attached. Please see Exhibit C.

## **Public Comments**

Many letters from the public were received regarding the proposed development. The majority of the letters received were from the Fall of 2007, and focused primarily on the building demolition and the need to support local businesses in the area. These letters are attached for review. Please see Attachment D.

## **Public Notice**

A notice of public hearing was mailed to all property owners within 450 feet of the subject property, as well as to all Community Council Chairs on July 16, 2008, meeting the 14 day notification requirement. The site was also posted with "Notice of Public Hearing" signs on the same day, meeting the minimum ten day posting requirement. Community Council Chairs, Business Groups, and others interested parties were also notified through the Planning Division's listserv, and the agenda was posted on the Planning Division's website.

## **Staff Analysis**

Salt Lake City Zoning Ordinance Section 21A.26.060(D) addresses "Conditional Building and Site Design Review" in the CSHBD (Sugar House Business District) Zone and states, "*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) square feet in size in either district shall be subject to Conditional Building and Site Design Review. The Planning Commission has the authority to approve projects through the Conditional Building and Site Design Review process. Conditional Building and Site Design Review shall be approved in conformance with the Business District Design Guideline Handbook and the provisions of Chapter 21A.59 of this title.*" Chapter 21A.59 addresses the Conditional Building and Site Design Review process and procedures. Because of the scale of the proposed development, the Zoning Ordinance requires that the Planning Commission review and approve the redevelopment.

Conditional Building and Site Design Review shall be approved in conformance with the Sugar House Business District Design Guideline Handbook and the provisions of the following standards for design review found in chapter 21A.59 of the City's Zoning Ordinance. Discussion of the project's conformance with the Sugar House Business District Design Guidelines is part of standard 'I'.

- A. *The development shall be primarily oriented to the street, not an interior courtyard or parking lot.*  
**Analysis:** The proposed buildings will be oriented toward 2100 South and Highland Drive. Parking is subsurface.  
**Finding:** The proposed development is primarily oriented to the street and not an interior courtyard or parking lot.
- B. *The primary access shall be oriented to the pedestrian and mass transit.*  
**Analysis:** The front of the proposed buildings are along 2100 South and Highland Drive. As discussed previously, both buildings show multiple building accesses oriented to the pedestrian. Additionally, both streets are improved with sidewalks, curb, gutter, and landscaping, providing adequate area for pedestrian traffic. Both 2100 South and 1100 East are existing UTA bus routes.  
**Finding:** The project is oriented to the pedestrian and mass transit system.
- C. *The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.*  
**Analysis:** The applicant proposes that the retail/commercial space located at the street level will consist of "active" uses as required by Code Section 21A.26.060(J). As noted previously, building materials consist of brick veneer with energy efficient glass windows combined with high tech curtain walls. The

colors of the brick will be non-uniform throughout the project in order to provide a variety of colors and detail. The elevation drawings demonstrate that the forty percent (40%) glass requirement on the first floor will be met. The façades are shown to be broken up into smaller, more historically oriented store fronts, emphasizing horizontal divisions and other architectural details in order to relate to the pedestrian. Glass, multiple entries, awnings, and canopies are shown to provide interest and orientation to the pedestrian. Signage will need to be designed to relate to the pedestrian and complement the building architecture.

**Finding:** The façade maintains detailing and glass in sufficient quantity to facilitate pedestrian interest and interaction.

D. *Architectural detailing shall emphasize the pedestrian level of the building.*

**Analysis:** The proposed glass, brick, and building relief all work to emphasize the street level of the buildings. The applicant used a photo of the structures on 2100 South and Highland Drive taken in 1927 as a model for the facades proposed at the street level in the new buildings. In conformance with CSHBD1 design guidelines, the front of the buildings step back fifteen feet (15') beginning at the thirty foot (30') height level. This gives the impression to pedestrians on the street of a smaller scale building. All of these aspects emphasize the pedestrian level of the building.

**Finding:** Architectural detailing will emphasize the pedestrian level of the building.

E. *Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.*

**Analysis:** Proposed parking is all subsurface.

**Finding:** The project satisfies this standard.

F. *Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.*

**Analysis:** Proposed parking is all subsurface. Lighting shining onto adjacent properties will not be an issue in this case.

**Finding:** The project satisfies this standard.

G. *Dumpsters and loading docks shall be appropriately screened or located within the structure.*

**Analysis:** The dumpster and loading dock location will be at the rear of the buildings in the center of the Block; a location that is screened from the public right-of-way by the building itself. This service area should also be screened from any internal parking lot area.

**Finding:** Dumpster and loading docks will be on the interior of the Block and therefore screened by the buildings.

H. *Signage shall emphasize the pedestrian/mass transit orientation.*

**Analysis:** Signage is not proposed at this time. As noted previously, as development progresses, and tenants for the retail/commercial spaces are finalized, signage selection will be vital to maintain pedestrian interest and at the same time complement the proposed building architecture.

**Finding:** Signage will be addressed through the building permit process. Staff recommends that the Planning Commission delegate final sign approval to Planning Staff to ensure appropriate signage.

I. *Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.*

**Analysis:** "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.”

The proposed mixed-use project is a walkable and transit oriented development. The limited automobile access promotes walking and working in the immediate area. The project is sited within walking distance of a grocery store, fitness center, library, bookstore, medical clinic, churches, and restaurants. It contributes to the policies of pedestrian oriented, urban mixed-use development and is sensitive to the building design of older buildings in the area which are primarily brick and close to the street.

When considering the proposed design and the purpose statement indicated above, the following goals and policies of the Sugar House Master Plan support this proposal:

- *...promote a vibrant character of the area, and direct new development to create the synergy necessary to support a light rail station, encouraging “pedestrian-first” development;*
- *... commitment to a mixed land use strategy in the Business District through incentives for residential development;*
- *Encourage structured and underground parking wherever feasible to minimize the impacts upon surrounding land uses;*
- *Require new buildings to honor the historic character of the area.*

Further, the following guidelines from the Business District Design Guideline Handbook located as an appendix to the Sugar House Community Master Plan support the proposed development:

#### Pedestrian/Bicycle System Design Guidelines

- 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.
- 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.
- 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.
- Delineate space with paving materials and design to help define pedestrian areas from other circulation systems.

#### Vehicular Circulation and Parking Design Guidelines

- 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.
- 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.
- 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.
- Structured parking is highly recommended.
- Prohibit parking lots to front onto Highland Drive or 2100 South in the area of the Town Center Overlay.

#### 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.
- 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.
- 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.
- Complement the historic architecture of Sugar House with appropriate exterior building materials. Appropriate materials may include the following:
  - o Brick;
  - o Architectural concrete (precast or poured-in-place);
  - o Stone; and
  - o 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.
- 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.
- Orient buildings that are adjacent to the street, towards the street and promote a high quality image for each project.
- 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 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.

#### Streetscape

- 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.

#### Off-Site Development Design Guidelines

Off-site development includes work that occurs in the public way and on properties otherwise considered public.

- Provide public sidewalks and pedestrian/bike corridors that enhance the existing pedestrian circulation systems in the following locations:
  - o To the east along 2100 South and along Wilmington Avenue to Sugar House Park;
  - o Between the Sugar House Plaza Monument area and surrounding uses and areas;
- 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.
- 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.

**Finding:** Planning Staff evaluated the proposed site plan and elevation drawings in terms of the adopted Business District Design Guidelines. The concepts in the Design Guidelines have been incorporated

into the drawings of the proposed site plan and building elevations. The proposed development complies with the intent of the purpose statement of the Sugar House Business District (CSHBD Zone) as well as adopted Sugar House Community Master Plan policies and the adopted Business District Design Guideline Handbook.

### **Summary**

The proposed building and site design have demonstrated compliance with, or the ability to comply with, all of the standards required of them. Policies, goals, and design guidelines in the Sugar House Master Plan support the proposed development. Planning Staff supports the request subject to the recommended conditions of approval shown on the first page of this report.

**Exhibit A –**  
Planning Commission Minutes  
September 26, 2007

Commissioner Muir noted that he supported staffs two concerns. He stated that he did not think that conditional use should be part of the criteria, since there is no mechanism in managing them, and he agreed with the exclusion of the Jordan River.

Commissioner McDonough agreed with Commissioner Muir along with Acting Chair Woodhead.

Ms. Lewis noted that staff would take the information the Commission had given and do an analysis and before it was brought back before them for a hearing process. She noted that this was a moratorium so it was being moved at a very fast pace.

Commissioner McDonough inquired about background information more than just text and the ordinance in terms of studies conducted in the past or existing master plans.

Ms. Lewis noted that riparian, erosion, and storm water management issues have been briefly mentioned in different master plans and that this would involve different zones, which is why it is being considered as an overlay.

Commissioner De Lay noted that she would like a map of the area affected by this moratorium.

Commissioner Muir noted that the map should reflect the existing structures along with the underlying zones so the Commission could get a feel for how many non-compliant structures would be created.

Ms. Lewis noted that she was not sure how a map could be created, due to the size of the area.

Commissioner Muir noted that an aerial overlay would help to see the magnitude of impact on adjoining neighborhoods.

Acting Chair Woodhead noted that she did have one comment card from the public and invited Cindy Cromer to the table.

Ms. Cromer suggested different options regarding the Riparian Corridor Overlay for the Commission to review.

Anne Cannon (1647 Kensington Avenue) stated that she was in favor of this petition.

Mr. Shaw stated that obviously if this ordinance was passed it would affect a lot of private property, but it was not geared toward a specific property, and allowed the City to protect all of its private waterways.

#### **ISSUES ONLY HEARING**

**Petition 430-07-01, Conditional Building and Site Design Review**— a request by Red Mountain Retail Group for the general redevelopment of the western portion of the Granite Furniture Block in Sugar House located at approximately 2100 South and McClelland Street. This is an Issues Only hearing to consider and discuss the proposed mixed-use redevelopment. Public comment will be taken at this hearing; however no final decision will be rendered by the Planning Commission as a result of the discussion and public comment.

**Petition 430-07-04, Conditional Building and Site Design Review**—a request by Craig Mecham for the general redevelopment of the eastern portion of the Granite Furniture Block in Sugar House located at approximately 2100 South and 1100 East/Highland Drive. This is an Issues Only hearing to consider and discuss the proposed mixed-use redevelopment. Public comment will be taken at this hearing; however no final decision will be rendered by the Planning Commission as a result of the discussion and public comment.

*(These items were heard at 6:31 p.m.)*

Acting Chair Woodhead recognized Lex Traughber as staff representative.

Mr. Shaw gave a quick background surrounding these two petitions involving the Granite Block, and noted that there had been a process in place for several months, the applicants were working with staff, and there was a subcommittee involving some members of the Commission and Community Council about a month ago. He noted that input from the Commissioners should be geared toward what the Commission would like to see as far as additional information, since they would be reviewing this as a public hearing for a site plan review approval, and staff and the applicants were looking for specifics tonight as to what the Commission would like to see at a future date.

Mr. Traughber noted that the two petitions would be heard concurrently; the first filed by Craig Mecham of Mecham Management Corporation who is represented by Architectural Nexus. The second petition was filed by Red Mountain Retail Group, represented by the Richardson Design Partnership. Both parties were present at the meeting to represent their petitions.

Mr. Traughber noted that the developments located mainly on the Granite Furniture block, but several parcels were located on McClelland Street to the west of the block. He noted that these projects were being reviewed under the Conditional Building and Site Design Review process, which was adopted as part of the walkable community ordinance in 2005. Mr. Traughber stated that in the ordinance under Section 21A.260, it addresses the conditional building and site design review in the Sugar House Business District, which sets the parameters for projects that fall into this type of review.

He noted that the Building and Site Design Review Process, was essentially the same as the conditional use process, except staff and the Commission would be looking at different criteria, for example, the Commission would be looking at the building design as opposed to the land uses, which were allowed in that zone.

Mr. Traughber noted that the plans were currently not detailed and staff would like some direction from the Commission in order to instruct the applicant in those details. He noted staff was not requiring a motion at this time; however, they were looking for direction.

Commissioner De Lay inquired what Mr. Traughber meant when he said that demolition permits were pending.

Mr. Traughber stated that the demolition permits were submitted by Mr. Mecham in March or April, which were not issued, because there was a criteria in the ordinance by which the City was allowed to issue those. He noted that the request to redevelop the property did not specifically fit within the current criteria, so they were on hold. He noted that the criteria was that in order for demolition to occur a developer would have to have an actual building permit in hand for the redevelopment of the property, and if it is not in hand a landscaping permit would have to be issued and approved.

Mr. Shaw noted that the permits could have been issued, but in sitting down with the applicant and staff to discuss the timing of the permits, it was agreed that they would not go forward until the project was unveiled.

Commissioner De Lay inquired about the landscaping plans and if the Sugar House Business District required a plan.

Mr. Traughber stated it did not.

Commissioner McHugh inquired if there was not a requirement in the district, how was the applicant supposed to fulfill that, and stated that she was not comfortable with the vagueness of what actually was going to be built.

Commissioner Chambless inquired of Mr. Traughber how long staff had been dealing with these petitions and the Sugar House area.

Mr. Traughber noted that since about March, but he has worked with the Sugar House area since about 2003.

Acting Chair Woodhead invited the applicants to the table.

Eric Nelson (1234 East 17<sup>th</sup> Street, Santa Anna, California 92701), representative for Red Mountain Retail Group, which is primarily a retail redevelopment company that breaths new life into second and third generation shopping centers and office buildings. He stated that the original plan included a 30-40 percent demolition of the existing structures, and after several meetings and redesign only two percent of the original structures would be removed.

Mr. Nelson noted that Richardson Design Partnership was also present to answer architectural questions as needed. He stated that most of the tenants had vacated or would be vacating the area before demolition. He noted that the new site would exist on the footprint of the current structures. Mr. Nelson noted that within the block there was very little landscaping and the street did not offer much engagement for pedestrians, and part of the project would involve upgrades of both.

Mr. Nelson noted that on the A-1 building, the current retail showroom for Granite Furniture, and the existing warehouse area, is one of many buildings that required very little demolition and everything was being done to preserve it. He stated that the old Granite Furniture sign/spire would also be preserved.

Mr. Nelson stated that the existing loading docks should be used as storefronts and brownstone walkups and because they were located on the very southern end of the project it would be the perfect way to bookend the development with something creative, different, and exciting.

Mr. Nelson noted that the buildings were still preliminary in the design phase, but one of the ideas was that the McClelland Street access needed some street/pedestrian engagement.

Mr. Craig Mecham stated that there were four areas of the developer's proposal he would like to highlight for the Commission. First, the developers had chosen Architectural Nexus, located in Sugar House for approximately fifteen years, and who had strong ties to Sugar House. Second, the developers did not select them as the firm for the project until a revision of the master plan and zoning ordinance, which took an extended period of time to arrive at. Third, he came across a very unique photograph of the area in 1927 that he showed the Commission, and stated that he took this to the architects to review and incorporate into the development to retain the character and historical feel of Sugar House. Fourth, some members of the public had suggested that the developers should retain the structures on the property; he stated that that was taken very seriously and he had the structures analyzed. Mr. Mecham noted that there were a lot of inadequacies; many of the bricks mortar had deteriorated, the foundations of the building were large rocks that contained mortar that was basically sand now. He stated that the building was not stable; the parapet on top of the building was gone because these buildings were remodeled several times. He stated they also found that the brick columns that supported the building are about half the size they originally were.

Mr. Mecham noted that he invited some of the City Council members to come out and view the buildings and brought the City structural engineer. He noted that the engineer said the buildings were not structurally sound, safe buildings. He noted that he hired another structural engineer for

a third opinion, John Richards of Calder Richards, whose office was located in Sugar House. He stated that he also found the buildings to be in bad condition.

Mr. Mecham noted that regarding the application for demolition, they decided not to pursue the landscape aspect of it because they wanted the Commission to be able to follow the process through to the final result. He stated that this project would be a success and would strengthen the 24-7 environment, reduce graffiti activity, and raise property values in the area.

Jack Hammond (Senior Principle at Architectural Nexus) stated that this was a mixed-use project consisting of six levels of office on top of one level of retail at the street. He noted that the office tower was complemented by condominium housing developments, and there would be 500 parking stalls built over two levels, all of which would be included in Phase One of the project. He also noted that traffic would be routed to 1300 east or McClelland to stop causing traffic problems on Highland Drive.

David Castle (Architectural Nexus) noted that he felt this was a successful effort to create an icon within the community that would be pedestrian oriented. He noted that the materials of the project included: brick, recessed window areas, and a curtain wall on the office tower. He noted that the windows were recessed deeply and the crown molding was somewhat a modern interpretation of the historical style, along with an assortment of awnings. He noted that on the office tower the brick would be stretched through the project to the top of the building, and that the condominium project was a modern adaptation of the historical venue with detailing.

Acting Chair Woodhead invited both applicants back to the table and opened up the floor to questions from the Commissioners.

Commissioner McDonough inquired about height limitations.

Mr. Traughber noted that the zoning ordinance allowed 105 feet that had to be met through specific residential criteria, and mechanical screening could be an additional five. He noted that staff had not yet reviewed specific site plans, which was what staff was asking the Commission to give the applicants so they could start on that process review.

Mr. Mecham noted that the developers had taken that into consideration, but the structure itself was only 105 feet in height and they did not intend to ask for a variance, but rather to comply with what was allowed.

Jonathan Richards (Principal with Calder Richards Consulting Engineers, located at 2015 South 1100 East) noted that he did a brief walk through the buildings and stated that he felt that the buildings were really a hodgepodge of additions, and would not stand through significant seismic activity. He stated that it would be cheaper to rebuild and possibly replicate the facades than upgrade.

Commissioner McDonough stated that she felt that both projects appeared to have the potential to enliven the street; however, the office building at the corner would be placed at a current activity hub, and she wondered if the office building entry would stay on the corner of that.

Mr. Mecham noted that the entry would be in the center of the building, and he had envisioned activity in the form of dining with outdoor seating there.

Commissioner McDonough inquired if the developers intended to merge with small businesses in the area.

Mr. Mecham noted that he had already been contacted by local tenants and would like to see them welcome into the area.



Commissioner McHugh stated that it seemed like the vibrancy of the area would be cut off due to additional traffic in the area.

Mr. Mecham noted that the entrance for the office building parking would be located on the extreme west side of the proposed building and should not interfere too much with traffic; however, a traffic study would be completed before the site plans were finalized.

Commissioner Chambless inquired if the applicant had envisioned ingress and egress to still maintain walkability in the area.

Mr. Mecham stated yes, and there would also be two other areas where ingress and egress could occur, both of which were off of the street.

Commissioner Chambless inquired about the number of parking spaces.

Mr. Mecham noted that there would be approximately 500 plus included in the first phase to accommodate 74 apartments and approximately 300 in the second phase to accommodate about 60 apartments, which could be subject to change depending on how large the condominiums were. He stated that he felt parking was a very critical issue, and was really a serious element to address.

Commissioner Chambless inquired about the number of bedrooms in each condominium.

Mr. Mecham noted it would be two and three with emphasis on two.

Commissioner Muir stated that the Commission would discourage excessive parking, so he would suggest that the developers look at compatible utilization of parking between the office and retail, and inquired if service entries would be located in the back of the project.

Mr. Mecham stated they would be.

Commissioner Muir inquired if the developer intended on developing every component of the project and not outsourcing.

Mr. Mecham stated that was correct.

Commissioner Muir stated that there were concerns where there were types of complex mixed uses, that the Commission be involved with the project as a whole. He also stated that the Commission had no mechanism to use in insisting that the existing structures be kept one way or another, because this project was not in a historic district.

Mr. Mecham stated he was doing it as a courtesy to the community members that suggested they be kept.

Commissioner Muir inquired of Mr. Nelson of the side structure entrance, which seemed to be really close to the corner.

Mr. Nelson noted that Commissioner Muir was referring to an existing transportation area, meaning it was a dock that currently was being used by delivery trucks.

Commissioner Muir noted that the crosswalk between buildings A-1 and C-1 seemed to not work and it would make sense to bring that up to the round-about/valet parking zone.

Mr. Nelson agreed with that.

Commissioner Chambless noted that looking at the rails that come up to the property, he inquired if this could be a spur someday for light rail into Sugar House.

Mr. Wheelwright noted that was talked about on the field trip and the rail spur would be up to McClelland.

Commissioner Chambless noted that the area did exist over to the main corridor and would be a great option for light rail possibility.

Mr. Mecham noted UTA would like to take the light rail all the way up to 1300 East.

Mr. Nelson stated that UTA does have a rail easement that right now is shown as landscaping, and does extend to the eastern portion of the property that Red Mountain Retail owns. He stated that no one had yet come to a concluding solution to make that happen, but if there were plans for it they would definitely embrace it.

Mr. Wheelwright noted that Kevin Young from the City Transportation Division was present to make a comment regarding this subject.

Mr. Young stated that currently there was a study going on called the Sugar House Transit Line, which was looking at the 2100 South corridor and into this location, which currently ended along the warehouse building. He noted they were looking at different modes to bring the light rail as far as Highland.

Commissioner Forbis inquired of Mr. Traugber if he had seen the City structural engineer report and analyzed it.

Mr. Traugber noted that staff was not to that point yet.

Commissioner Forbis inquired if Mr. Mecham was following LEED certification throughout this project.

Mr. Mecham noted that was undetermined at this point, it was looked at, but a decision has not been made.

Commissioner McDonough inquired of Mr. Young what the impact to the intersections at Highland Drive, 2100 South and even 1300 East and 2100 South would be, and if he anticipated the zoning change would disrupt the level of traffic.

Mr. Young stated that in this area the development and effects should be looked at as a whole and Fehr and Peers Associates Inc. would be reviewing that. He also stated that this is the first time he has seen plans for this area and looked forward to reviewing the development.

Acting Chair Woodhead announced a five minute break at 7:56 p.m.

The meeting reconvened at 8:05 p.m.

Acting Chair Woodhead opened the public portion of the hearing.

Phillip Carlson (Sugar House Community Council Chair) introduced Judy Short of the Community Council.

Judy Short (862 Harrison Avenue) stated that the Community Council had reviewed the Red Mountain Retail proposal. She noted that in general most of the comments from the public were favorable, and the developers had done a good job keeping the development within the scale of Sugar House. She noted that she felt local businesses would not be included in this development

and that members of the community were concerned about how much traffic would be generated by this project. She noted the Mr. Meham had presented a thoughtful design and his building designs echoed what Sugar House was, but there were concerns about traffic and parking.

Commissioner De Lay asked if the Community Council had done their own studies of traffic and inquired where they would have traffic connections to and from the project.

Ms. Short noted that she would not build the development as tall, and noted that maybe the traffic could travel down McClelland and then Sugarmont.

Members of the public that agreed with the development; some of their comments included: The block is rundown and is in need of a makeover, this would breath new life into the area, and would clean up current crime and graffiti in the area

John Gardiner (1073 East 2100 South)  
Joy Bossi (4499 West 5570 South Kearns, UT 84118)  
Jim Johnson (5122 South Cottonwood Ct.)  
Bill Puder (3084 East 3300 South)  
Maureen and Dany Tremblay (932 East Elm Avenue)  
Russ Callister (4683 Kelly Circle)  
Ken Bonner (372 E Hillside Drive)  
Mike Hanson (2200 South Highland Drive)  
Jonathan Richards (2015 South 1100 East)  
Derek Payne (1034 East Hollywood Ave)  
Jerry Gurr  
Pattie DeNunzio (653 East Milton)  
Stephen Benjamin (1112 South 800 East)  
Richard Narkosian (764 Wilson Avenue)  
Barbara Green (2005 South 1100 East)

Members of the public that disagreed with the development included, stating that it would change the character of the neighborhood, small businesses would not be able to afford to be in the area, and Sugar House would loose it's unique small town feel.

Amy Barry (1178 Ramona Avenue)  
Susan Petheram (2260 Lake Street)  
Kathleen Hill (1138 East 400 South)  
Christian Nielsen (2140 Berkley Street)  
Rawlins Young (2135 South 1900 East)  
Bob Evans (Sugar House)  
Brent Bowen (1544 Garfield Avenue)

Members of the public that disagreed with the development because it will bring more unwanted traffic into the area:

Sarah Woolsey (1027 East Hollywood)  
Cindy Bur (940 East Bryan)  
Todd Cameron (1000 East Hollywood Avenue)

Commissioner McHugh inquired of staff if when it was said the residential component was not on "site", did "site" mean the building or the whole development, because if site was the building then they were too tall.

Mr. Traugher noted that section of the ordinance was written for different options in obtaining a mixed-use development pattern, for example, the mixed-use could be in one building, or the uses

could be split, but it would have to be within the Sugar House Business District Zoned area; and site would mean the zone parcel.

Acting Chair Woodhead closed the public hearing portion.

Commissioner Scott inquired of the developers when they would be able to provide staff with detailed site plans and elevations of the project.

Mr. Nelson noted it would be approximately 3-4 weeks.

Commissioner Scott inquired of Mr. Nelson how he felt about shared parking in the area.

Mr. Nelson noted it was a great idea; however, it was his experience that it would depend on the zoning of the parking and how that was applied, to prevent a situation where one land owner was burdened more than another. He noted there were plans to mitigate traffic in the area, which might include providing only one parking stall per residential unit and having the residents purchase another spot if they had two cars to discourage having multiple parking stalls.

Commissioner Muir reemphasized that a great mitigation to traffic concerns was through transit and multimodal access to it, and suggested that UTA come forward and catch up to this development process. He also inquired if the Commission would be initiating a parking plan, because he noted the applicants were vested and therefore would not be subject to the results of that. He noted that yes it needed to be done, but in a comprehensive way, looking at all transit and parking issues; however, the developer cannot be held subject to that.

Mr. Mecham noted that there were two issues identified through the public comment, first, traffic, which he noted they would be studying to find the best solution. Second, parking, which he stated that three fourths of the Granite Block would be parked underground and there would be ample parking for everyone.

Commissioner De Lay required clear comments from the Hidden Hollow development, and a map of the trail and creek that go through the development. She noted that from the developers, one had decided to move forward with LEED certification and one had not, so if this was a team effort, why is one team green and one not. She inquired if the developers had received letters of intent from the small tenants that had left the location, but would like to return once the development was completed. She also noted she would like to see either the City Council or Planning Staff initiate a parking, traffic calming, and traffic study of the area. She noted she would like the developers to be sure where the ingress and egress was going to be for the project. Commissioner De Lay noted she would also like to see the engineering reports on the older buildings on the site.

Commissioner Forbis noted that he would like to have a staff interpretation of the height limits brought up about the mixed-use zoning on the development. He also noted that he would like to see both developers working toward LEED certification, and an executive summary, particularly from the City structural engineer, of the condition of the buildings on site. Commissioner Forbis also noted that there has to be a better parking solution, and would like to see UTA and the developers work together to bring light rail into the area.

Commissioner McHugh stated that her concern was about the ingress and egress of the office building parking, and would like to have that re-looked at.

Commissioner Scott stated that the canal and right-of-way should be clearly defined.

Commissioner Chambless stated that traffic and parking were his concerns, and he would like to see the UTA light rail corridor process expedited. He also noted that for the development he liked the use of glass more than brick with the views Sugar House has to offer and would like more detail from Public Utilities about what lies under the surface of this project.

Commissioner McDonough stated that she would like to see the comprehensive traffic plan, and felt strongly that the City needed to issue something for the future in tandem with the district wide parking plan. She also noted that she would be reviewing the list of master plan coordination points. She noted that the office building proposed in the project reminded her of a suburban office building, so anything the design team could do to integrate it to a more urban look would be appreciated.

Acting Chair Woodhead stated that she wanted to reiterate the need for both applicants to come forward with more detailed site plans and specific information about the look and mechanics of how the development will look and interface with the street. She also noted that she wanted a reaffirmation that no demolition would go forward until the developers come forward with those detailed site plans.

## **PUBLIC HEARING**

**Petition 400-06-50, Utah Metal Works Street Closure**— a request by Utah Metal Works, at 805 West Everett Avenue, is requesting the city close segments of two roads: a) Everett Avenue from Hot Springs Street to Dexter Street; and b) 800 West from 1500 North to Everett Avenue. The closure will occur in two phases, with the first including: only half of the requested Everett Avenue segment and half of the 800 west segment. The second phase will include the remainder of the request. The subject rights-of-way are in the M-2 (Heavy Manufacturing) Zoning District.

*(This item was heard at 9:32 p.m.)*

Acting Chair Woodhead recognized Nick Britton as staff representative.

Mr. Britton stated that these two closures were occurring in phases because the applicant had failed to secure approval from two abutting property owners, one at 1475 North 800 West and one to the south, the Union Pacific property. He stated that if the first phase was approved prior to the second phase, one of the conditions would require a hammerhead to allow fire access and turn around in the area.

Acting Chair Woodhead invited the applicant to the table.

Mark Lewon (Chief of Operations for Utah Metal Works) stated that the future planned development would include a second phase, which he would also liked approved tonight so he did not have to come back before the Commission. He stated that the property that Utah Metal Works was trying to obtain by offering an easement and the city was requiring fencing around the properties and suggested installing gates to close off access to the street, which the applicant was willing to comply with.

Acting Chair Woodhead opened the public portion of the hearing.

Mary Solt (889 Duluth Avenue) stated she was in support of the petition.

Joe Edwards (1475 North 800 West) In a written statement stated he was in opposition of the petition.

Kristina Nielson (1475 North 800 West) noted she was a property owner for twenty years and was in opposition of this petition.

Mr. Britton in response to Commissioners questions stated that Phase One could be approved without approving Phase Two, or half of Phase Two could be approved tonight. He noted that the reason that the north part of the property was not part of Phase One was because they did not

**Exhibit B –**  
Department/Division Comments

TRANSPORTATION COMMENTS

TIMOTHY P. HARPST, P.E.  
TRANSPORTATION DIRECTOR

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
DIVISION OF TRANSPORTATION

RALPH BECKER  
MAYOR

July 15, 2008

Mary De La Mare-Schaefer, Deputy Director  
Community & Economic Development Department  
City & County Building, Room 404  
451 South State Street  
P. O. Box 145486  
Salt Lake City, Utah 84114-5486

Dear Mary:

The Transportation Division has reviewed the traffic impact report for the proposed Mecham and Red Mountain developments in Sugar House. The report was prepared by Fehr & Peers, a transportation consulting firm.

Fehr & Peers followed industry standards and general transportation engineering principles in analyzing the traffic operations for existing conditions and existing plus project conditions at the proposed ingresses and egresses for the project and adjacent intersections. Existing p.m. peak traffic counts were collected in June and October of 2007 at study intersections to establish a baseline of existing p.m. peak hour level of service (LOS) operations for the area.

The traffic report analyzed two different scenarios for the phasing of the development work. The first scenario included Phase 1 only of the Mecham project and the full Red Mountain project (as it is known to date). The second scenario included Phase 1 and Phase 2 of the Mecham project and the full Red Mountain project. This was done because there are access changes to the Mecham project between the Phase 1 only and the combined Phase 1 and Phase 2 scenarios.

The traffic impact report analyzed the LOS at intersections around the project site and access locations under the two scenarios. With overall traffic growth and the projected development traffic, in the year 2020 under both scenarios a number of intersections are projected to operate at LOS E or F in the p.m. peak period. These projections are based on and include mitigation measures that must be implemented by the developers as part of their project and are included in the traffic impact report.

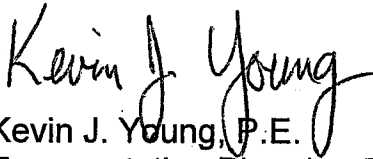
349 SOUTH 200 EAST, SUITE 450  
P.O. BOX 145502, SALT LAKE CITY, UTAH 84114-5502  
TELEPHONE: 801-535-6630 FAX: 801-535-6019  
WWW.SLCGOV.COM



Using standard trip generation rates, it is estimated the proposed retail, office, and residential uses under the full development scenario will generate 11,977 daily vehicle trips to and from the site. Vehicle trips will be 1,150 during the p.m. peak hour and 589 during the a.m. peak hour. These numbers represent a "worst case" scenario in that traffic numbers for businesses that were existing on the project site when the counts were taken, but are no longer there, were not subtracted. These numbers also do not take into account a possible reduction in projected traffic numbers due to implementation of the proposed Sugar House street car line.

A goal of the Transportation Division is to keep intersection LOS at a D or better in the peak periods. Traffic impacts and congestion in the Sugar House area will continue to increase as this project and other new development allowed under the current land use zoning occurs. Given the configuration of the street system and the physical geometric constraints in the Sugar House area, mitigation measures to improve the traffic conditions in this area are limited. With the identified and required mitigations, the LOS goal won't be met in the future at a number of intersections. As development continues and traffic conditions continue to worsen, those traveling in and through the Sugar House area will encounter increased delays and congestion.

Sincerely,



Kevin J. Young, P.E.  
Transportation Planning Engineer

cc: Planning Commissioners  
Frank Gray  
Lex Traughber  
Tim Harpst



# PUBLIC UTILITY COMMENTS

**Traughber, Lex**

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**From:** Brown, Jason  
**Sent:** Tuesday, March 04, 2008 9:38 AM  
**To:** Traughber, Lex  
**Cc:** Garcia, Peggy; Walsh, Barry; Smith, Craig; Greenleaf, Karryn  
**Subject:** Granite Furniture Block Redevelopment  
**Categories:** Program/Policy

Dear Lex,

Salt Lake City Public Utilities has reviewed the preliminary plans and layout for the Granite Furniture Block Redevelopment located at approximately 1100 East and 2100 South. The following outlines Public Utilities' general requirements that must be met in order to receive approval for this project from our Department:

*General Requirements:*

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

*Sanitary Sewer and Water Mains:*

Calculations must be submitted showing anticipated sanitary sewer flows from this proposed subdivision. Based on the calculations, Public Utilities will assess the existing downstream pipe capacities to determine if any downstream improvements will be required as part of this proposed construction. The water system must be modeled to insure adequate flows and pressures are available for future proposed construction. Separate culinary water connections must be made to service each lot within the subdivision. Any unused services must be disconnected at the main per Public Utilities requirements.

Utility plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. For all culinary water line services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by a Public Utilities' approved equivalent method. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. A stamped geotechnical report must be provided to Public Utilities for review and approval addressing pipe zone, highest expected ground water elevation and pipe stabilization design for all pipes 10-feet and deeper. Minimum Public Utilities' pipe zone

standards must be met. The engineer or contractor must obtain approval from Public Utilities for temporary dewatering activities required during construction. Permanent dewatering must be approved in writing from Public Utilities prior to connecting to the public system. Expected pumped ground water flows must be submitted to our office for review. A discharge fee may be required based on expected and actual flow rates.

*Storm Water Design and Construction:*

This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. No retention facilities will be allowed. High groundwater may be in this area and a stamped geotechnical report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. There are numerous natural springs in this area. The Geotechnical report must address how to resolve potential spring interception. All building pads, docks, paved areas, storm grates and on-site storm water detention must be above the 100-year event high water elevation as hydraulically connected to the surrounding storm drain system or the highest expected groundwater, whichever is the worst condition. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision by survey and hydraulic analysis. This high water condition, if it exists, must be noted on the final plat and on the drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval.

The Jordan and Salt Lake Canal is located adjacent to this property. According to our records some of the existing buildings may encroach into the Canal property. No new construction will be allowed within the Canal property. No new utilities will be allowed within the canal property. Construction around the canal must be carefully monitored to ensure the integrity of the existing structure is not compromised. Any damage to the canal must be repaired per SLC Public Utilities standards and be approved in writing before the repairs are begun.

*Property Issues Agreements and Fees:*

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. All public utility mains must be located within public road right-of-ways. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, fences, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Utility extension service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. The agreements will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these main & services. Work for public utility system improvements must be bonded based upon an approved engineer's estimate. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all water, fire, sewer,

drainage and connection impact and inspection fees must be paid in full. A \$343 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities finds this project approvable if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact Jason Brown at 483-6729.

# PERMIT COMMENTS

**From:** Hardman, Alan  
**Sent:** Tuesday, February 26, 2008 1:39 PM  
**To:** Traugher, Lex  
**Cc:** Butcher, Larry  
**Subject:** Granite Furniture Block Redevelopment - Craig Mecham Properties

**Categories:** Program/Policy

**Date:** February 26, 2008

**To:** Lex Traugher, Planning Division

**From:** Alan Hardman

**Re:** Granite Furniture Block Redevelopment – Craig Mecham Properties

**The Building Services Division preliminary zoning review comments for Conditional Building and Site Design Review are as follows:**

- 1) Maximum height may be approved up to 105 feet. Plans show 110 feet. (Elevator / stairway towers or bulkheads may exceed the maximum height by 16 feet per Table 21A.36.020C).
- 2) The maximum setback allowed is 15 feet. The middle building shows a setback of approximately 30 feet on the southeast corner of the building.
- 3) A Subdivision Plat should be submitted and approved showing the seven separate parcels being combined into one new parcel as shown on the site plan.
- 4) Certain parking stalls, driveways and improvements on the west side of the development are off-site and appear to be on property not owned by the developer.
- 5) A cross-access easement needs to be provided to allow pedestrian access from the proposed development across private property to McClelland Street.
- 6) An address certificate must be obtained for each structure from the SLC Engineering Division.
- 7) The first floor elevation facing a street of all new buildings shall have not less than 40% non-reflective glass surfaces. Document the percentages on 2100 South and Highland Drive frontages.
- 8) This development requires conformance to the Business District Design Guideline Handbook of the Sugar House Master Plan.
- 9) This development requires that the architectural site plan include all of the following;
  - a) All public way improvements such as sidewalks, lights, trees, approaches, fire hydrants, Sugar House Beautification District elements, etc., and identified as "existing" or "proposed",
  - b) Defined pedestrian oriented corridors and bicycle access throughout the development, and to surrounding areas and uses,
  - c) Bike rack locations,
  - d) Dimensions used for determining parking lot area and the square footage documented,
  - e) Interior parking lot landscaping areas equal to 5% of the parking lot with dimensions used for determining the area and the square footage documented (the general requirement is 5' in least dimension and at least 120 sq. ft. in area, however; the Design Guideline Handbook recommends 6' in width between parking rows or bays to minimize

the visual impact of large expanses of asphalt and to control cross traffic through the parking lot),

- f) Provisions for parkway strip trees based on one tree per each thirty feet (30') of frontage and including the dimensions between these required trees and any other public way improvements (fire hydrants, light poles, water meters, driveways, etc.),
  - g) Provisions for parkway strip shrubs, ground covers, lawn along with elements of visual interest and for public use such as seating areas, drinking fountains, public art, trash receptacles, etc. as indicated in the Business District Design Guidelines Handbook,
  - h) A seven foot (7') minimum width for perimeter parking lot landscaping where parking stalls (including the required back out area) are closer than twenty feet (20') to the property line,
  - i) The identification of all easements,
  - j) The dimension of all existing and proposed structures, parking, maneuvering areas, landscaping, etc. and their relationship to the property lines, and
  - k) The location of all utility structures, transformers, etc.
- 10) Control curbs (6" poured concrete) are required around all required landscaping on the perimeter of parking lots and within parking lots.
- 11) Dumpster location and six (6) ft. to eight (8) ft. high solid fence and gate enclosure details shall be shown on the plans for each dumpster planned outside of any structure.
- 12) All service and storage areas are to be screened.
- 13) Geotechnical report is required which includes a site specific Fault Rupture Hazard Report due to close proximity to a fault line.
- 14) Public Utilities approval required, including improvements on or near the canal easement.
- 15) Landscape Plans and Plant Schedules containing the following information will help verify whether this project complies with 21A.48 or whether waivers will need to be sought:
- The location, quantity, size, and name (both botanical and common) of all proposed plants;
  - The type and location of all proposed ground covers including both botanical and common names of vegetative ground covers;
  - The location, size, and common names of all existing plants, including trees and other plants in the parkway, and indicating plants to be retained and removed;
  - A Summary Data Table indicating the area of the site in the following classifications:
    - a) Total area of parking lot (stall width, depth and required back out area).
    - b) Interior parking lot landscaping required/provided based on 5% of the parking lot.
    - c) Number of interior parking lot trees required/provided based on one tree per 120 sq. ft.
    - d) Perimeter parking lot trees required/provided where parking stalls (including the required back out area) are closer than 20-feet to the property line based on one tree per 50 ft. of length.
    - e) Perimeter parking lot bushes required/provided where parking stalls (as noted above) are closer than 20-feet to the property line based on one shrub per 3 ft. on center along 100% of the yard length, except rear and side yards where it is 3 ft. on center along 50% of the length.
    - f) Landscape Buffer trees required/provided based on one shade tree for every thirty (30) linear feet of landscape buffer.
    - g) Landscape Buffer shrubs, having a mature height of not less than four feet (4'), planted along the entire length of the landscape buffer. A solid fence between four (4) and six feet (6') in height shall be erected along the property line unless waived by the zoning administrator.
    - h) Dimension of street frontage and Parkway trees required/provided based on one tree per 30 ft. of lot width.

- i) Total percentage of drought-tolerant trees and shrubs (80% minimum required).
- 16) Off-street loading facilities for new developments shall be provided at the rate specified for each use in table 21A.44.080 unless waived by the zoning administrator with a recommendation of the development review team.
- 17) Transportation Division approval required for all parking, circulation and traffic-related issues.
- 18) Parking and maneuvering areas, along with handicap and van accessible stalls and aisles, shall be dimensioned.
- 19) Parking calculations shall be provided for each principal building or use.
- 20) Parking calculations will determine the amount of bicycle parking required (capacity equal to 5% of required parking stalls).
- 21) Parking lots shall be provided with lights. Lights shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.
- 22) Public way encroachments need to be reviewed with SLC Property Management.
- 23) Rooftop mechanical equipment to be screened.
- 24) Signs to be reviewed separately for compliance to the CSHBD signage regulations.

# ENGINEERING COMMENTS

**Smith, Craig**

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**From:** Smith, Craig  
**Sent:** Wednesday, June 25, 2008 10:18 AM  
**To:** Traughber, Lex  
**Subject:** RE: Granite Furniture Block - Craig Mecham  
**Categories:** Program/Policy

Lex-

I am fine with the public way improvements on both Highland Drive and 2100 South. I would suggest the developer contact Bill Rutherford the urban forester at Parks to specify the species of trees to be planted in the public way. I would like to see a more detailed set of plans calling out all improvements planned for the public way as well; I am hoping Doug Dansie has reviewed the plans calling out the paver layout as well. If there is any barricading planned on city property, the fee will be \$185.00 per month per block face. SLC Engineering will want to see a Certificate of Elevation for all buildings facing both Highland Drive and 2100 South. In addition, the cross slope on all city sidewalks are not to exceed 2%.

Sincerely,  
Craig

---

**From:** Traughber, Lex  
**Sent:** Wednesday, June 25, 2008 9:26 AM  
**To:** Itchon, Edward; Smith, Craig; Drummond, Randy; Askerlund, Dave; Spencer, John  
**Cc:** Paterson, Joel; De La Mare-Schaefer, Mary  
**Subject:** Granite Furniture Block - Craig Mecham

Good Morning,

On February 20, 2008, I sent you information to review for the above referenced project. Craig Mecham is developing the eastern half of the Granite Furniture Block, Red Mountain the west half. I do not have any record of a response from you in my file. If you have commented on this project, will you please re-send your comments. If you have not made comment, I need your comments immediately. This project is being fast tracked and it is imperative that I have comments from you today. If you do not have any comments, please respond to this email with "no comments".

Thank you for your attention to this matter.

Lex Traughber  
Principal Planner  
Salt Lake City Planning Division

[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or (801) 535-6184

# PROPERTY MGMT COMMENTS

**Traughber, Lex**

---

**From:** Spencer, John  
**Sent:** Wednesday, June 25, 2008 10:45 AM  
**To:** Traughber, Lex  
**Cc:** Paterson, Joel; De La Mare-Schaefer, Mary; Ferguson, Boyd; Lucas, Duran; Williams, Matthew; Brown, Ken  
**Subject:** RE: Granite Furniture Block - Craig Mecham  
**Categories:** Program/Policy

Lex,

I reviewed the petition and the only comments Property Management has are as follows:

1. Any encroachments in the public way must be clearly identified upfront on the drawings and approved by the DRT. These include but are not limited to, building design elements, footings, foundations, canopies, etc. The drawings must specify the measurements and square footages for the encroachments.
2. The property owner/petitioner will be required to enter into a lease agreement for any encroachments. The lease will have provisions for payment, insurance, a set term, and other terms and conditions which are not subject to the financing for the development.
3. If the property owner/petitioner is unwilling to agree to the lease agreement, the only other option is to pull the improvements back off of public property.

Regards,

John

---

**From:** Traughber, Lex  
**Sent:** Wednesday, June 25, 2008 9:26 AM  
**To:** Itchon, Edward; Smith, Craig; Drummond, Randy; Askerlund, Dave; Spencer, John  
**Cc:** Paterson, Joel; De La Mare-Schaefer, Mary  
**Subject:** Granite Furniture Block - Craig Mecham

Good Morning,

On February 20, 2008, I sent you information to review for the above referenced project. Craig Mecham is developing the eastern half of the Granite Furniture Block, Red Mountain the west half. I do not have any record of a response from you in my file. If you have commented on this project, will you please re-send your comments. If you have not made comment, I need your comments immediately. This project is being fast tracked and it is imperative that I have comments from you today. If you do not have any comments, please respond to this email with "no comments".

Thank you for your attention to this matter.

Lex Traughber  
Principal Planner  
Salt Lake City Planning Division

[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or (801) 535-6184

6/25/2008



# FIRE COMMENTS

**Traughber, Lex**

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**From:** Itchon, Edward  
**Sent:** Wednesday, June 25, 2008 1:45 PM  
**To:** Traughber, Lex  
**Subject:** RE: Granite Furniture Block - Craig Mecham  
**Categories:** Program/Policy

Lex,

The following issues are:

- Fire Hydrants shall be a maximum distance of 400 feet to all exterior walls of the structures.
  - If Fire water based fire protection is provided then the fire department connections shall be within 100 feet of a fire hydrant.
  - Fire Department access roads shall be a minimum of 20 foot wide for structures a minimum when the structures are under 30 foot tall. When a structure is 30 feet tall and high the access road width shall be 26 feet.
  - The turning radius is 45 feet outside and 20 foot inside.
  - The load bearing design is HS20.
  - A maxim length of a dead end road shall be 150 feet.
- 

**From:** Traughber, Lex  
**Sent:** Wednesday, June 25, 2008 9:26 AM  
**To:** Itchon, Edward; Smith, Craig; Drummond, Randy; Askerlund, Dave; Spencer, John  
**Cc:** Paterson, Joel; De La Mare-Schaefer, Mary  
**Subject:** Granite Furniture Block - Craig Mecham

Good Morning,

On February 20, 2008, I sent you information to review for the above referenced project. Craig Mecham is developing the eastern half of the Granite Furniture Block, Red Mountain the west half. I do not have any record of a response from you in my file. If you have commented on this project, will you please re-send your comments. If you have not made comment, I need your comments immediately. This project is being fast tracked and it is imperative that I have comments from you today. If you do not have any comments, please respond to this email with "no comments".

Thank you for your attention to this matter.

Lex Traughber  
Principal Planner  
Salt Lake City Planning Division

[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or (801) 535-6184

6/25/2008

**Exhibit C –**  
Community Council Comments

Conditional Building and Site Design Review  
Community Council / Citizen Group Input

TO: PHILIP CARLSON, Chair SUGAR HOUSE Community Council  
FROM: LEX TRAUGHBER, Planning Division Staff  
DATE: AUGUST 8, 2007  
RE: PETITION 430-07-04

Applicant CRAIG MECHAM, represented by ARCHITECTURAL NEXUS, is requesting that the Salt Lake City Planning Commission approve a Conditional Building and Site Design Review application located at 2100 SOUTH AMY HIGHLAND DR for THE REDEVELOPMENT OF GRANITE BLOCK. As part of this process, the applicant is required to solicit comments from the SUGAR HOUSE Community Council(s). The purpose of the Community Council review is to inform the community of the project and solicit comments/concerns that they may have. Please schedule this request on your next available meeting agenda. The applicant will present project information at the meeting, and Planning Staff will attend to clarify regulations, policies, and processes.

The Community Council may take a vote to determine whether there is support for the project, but this is not required. Please note that the vote in favor or against is not as important to the Planning Commission as relevant issues that are raised by the Community Council. We ask that you respond back to the Planning Division no later than 45 days from receiving this initial request for review.

The following are City adopted criteria that the Planning Commission will use to make their decision regarding the Conditional Building and Site Design Review request in accordance with Salt Lake City Code Section 21A.59.060. The City's professional planning staff as well as other departmental staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

1. The development shall be primarily oriented to the street, not an interior courtyard or parking lot;
2. The primary access shall be oriented to the pedestrian and mass transit;
3. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction;
4. Architectural detailing shall emphasize the pedestrian level of the building;
5. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood;
6. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods;
7. Dumpsters and loading docks shall be appropriately screened or located within the structure;
8. Signage shall emphasize the pedestrian/mass transit orientation;
9. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located, as well as adopted master plan policies and design guidelines governing the specific area of the proposed development.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111; by Fax at (801) 535-6174 or via e-mail to me at LEX.TRAUGHBER @slcgov.com.

If you have any questions, please call me at 535.6184 or via e-mail.



## **Mecham Properties – The Redevelopment of the Granite Block**

Sugar House Community Council

September 5, 2007

### **Comments at the Sugar House Community Council Meeting (Sept. 5, 2007):**

**Mr. Mecham's presentation:** Mr. Mecham gave an overview of the buildings proposed for his property. All the buildings are new on the site and none of the existing buildings are proposed to be re-used. He stated that a structural engineer from Salt Lake City Building Department advised his team that the existing buildings are unsafe and should be torn down. He will instead attempt to replicate the character and charm of these existing historic buildings at the retail level of the project.

### **Non-Trustee Comments:**

**Matt McClain (Sprague Library):** The Library is interested in being a partner in the project. The Library wants to be a part of the community and would like to be involved in the decision-making/discussion process as the design of the project is developed further.

**Arlon Ross (Sugar House Business Owner) –** Has owned the barbershop in Sugar House for 35 years. Mr. Ross stated that 95% of his customers are in favor of the proposed development.

**Laurie Bregg (Rockwood Art Studios tenent) –** Ms. Bregg stated that the entrance and exit location to the proposed underground parking will impede pedestrian traffic on the sidewalks on 21<sup>st</sup> South.

**Gerald Greene (Spouse of Business Owner in Sugar House) –** Complimented Mr. Mecham and the designers of the project in meeting the conditions imposed by the Sugar House master plan. The materials used for the project are appropriate and create a nice, quality development.

**Nancy Stark –** Creating a 24/7 atmosphere in the community will be a good thing. She stressed the importance of creating a mix of housing into the project.

**Sarah Marle –** Ms. Marle felt that the renderings are deceiving and out of scale and more spread out. She felt that the development will actually feel more canyon-like and not so spread out as the renderings suggest. She expressed concern about the shadows cast on 21<sup>st</sup> South during the entire day at certain times of year. (Jack Hammond – Architectural Nexus – stated that from September through April the monument will be in shadow analyzed at noon). Sidewalks and road widths were also discussed. Development team assured Ms. Marle that the roads and sidewalks will remain the same width that they are currently.

### **Trustee Comments:**

**Cabot Nelson:** Cabot verified with the development team that the sidewalk widths would not be changed from their current configuration. Cabot also suggested that the canopies over the first level retail could be extended even further than the renderings indicate.

**David Holbrook:** Asked what happens to Phase II while Phase I is being built. Mr. Mecham stated that the existing buildings on the Phase II footprint will stay in place until Phase II is undertaken.

**Art Haddow:** Art asked about the possibility of these projects bringing TRAX into Sugar House. Mr. Mecham stated that he thought that it has the opportunity to accelerate the possibility of providing additional transit options into the area.

**Jan Brittain:** Asked about the size of the retail space in the Mecham project. Mr. Mecham stated that there will be 45,000 square feet of retail in the project with a maximum footprint of 10,000 square feet to any one retailer.

**Sarah Carlson:** Sarah asked how the Mechan development will interface with the proposed Red Mountain Development. Mr. Mecham responded that a road will exist between his Phase I and Phase II project. The road will be replaced when Phase II is built.

**Dolores Donohoo:** "Sugar House is not Sugar House anymore." Dolores wanted to emphasize that although change is difficult, things are bound to change and that change is not always a bad thing.

**Dave Mulder:** Dave wanted to know the timeline for the project. Mr. Mecham responded that they want to start Phase I ASAP and that the project would take two years to complete. Dave expressed his concern for having a boarded up site for that long and what it might do to the Sugar House image.

**Andrea Wargula:** Andrea thought that the renderings of the project were deceiving and were not to scale. The buildings are too high for the area, and this project is not creating a 24/7 atmosphere like the developers would hope.

**Rawlins Young:** Rawlins wanted to know what kind of variances the plan requires. Does it meet the walkability ordinance – particularly the walkway widths.

He also asked what happens to the open space trail system that is proposed for the Salt Lake Jordan Canal which runs through this project. Salt Lake City, as an owner must resolve what steps should be taken to preserve the canal and the easements to the sides of the canal. Rawlins felt that the pedestrian access through the middle of the block is important to break up the large blocks in Salt Lake City.

Rawlins also asked if a liquor license is being anticipated for the block. Mr. Mecham said he did not know as of yet.

**Judi Short:** Judi wanted to know what parking was being made available for the project. Mr. Mecham responded that 2.75 stalls/1000 s.f. for retail, 2 stalls/condo unit.

**Judi Short cont'd:** Judi emphasized that the underground parking be made as visible as possible so that people would want to use it.

Judi also expressed concern with traffic mitigation. Traffic in the area is congested even without this large project. She asked that a traffic plan be done for this area.

**Grace Sperry:** Grace stated that a traffic light on Elm Street (as proposed) would create traffic gridlock. She also asked if the Leisure Living building would be demolished. The development team thought that it would remain in place.

Grace expressed her support for the proposal saying that she 'liked the project.'

**Susie Petheram:** Susie expressed her disappointment in the project stating that it looked like a 'suburban office park' and that it was completely out of scale with the historic context of Sugar House and the existing neighboring structures. The height of the structures is too tall for the area.

Instead of recreating the historic building facades Susie stated that she would prefer leaving the existing historic buildings in place. 'Why create something when we already have it standing right there.'

**Derek Payne (as Chairman Land Use & Zoning Committee):** Derek reported the findings at a recent Land Use & Zoning Committee meeting. Most of the comments from that meeting were positive and in favor of the project and the committee liked the feel of the street level retail. The height of the project is of concern to several of the members. They realize that the zoning that the City has adopted allows that height but they still don't like it.

**Derek Payne (as nearby Neighbor to Development):** Derek stated that he felt that the developer and the architect for the project have done an admirable job on the project and he liked the scale, rhythm and materiality of the architecture at the ground level retail. He stated that he agrees with Susie P. that the height is too high for Sugar House and is out of scale both historically and currently. Two issues are of critical importance:

1. The Sugar House Master Plan calls for working (operable) doors on the street level from any retail, Derek asked if Mr. Mecham would honor that in his development even if his clientele balked at providing additional doors into their retail. Mr. Mecham did not respond.
2. Derek stated that the traffic impacts on the surrounding neighborhood residential streets from this development will be enormous. Automobile traffic on 1100 East and 2100 South is already at a breaking point. He suggested that a *comprehensive* traffic study be completed for the surrounding areas (commercial and residential) to the proposed development.

**Soren Simonsen** was present and spoke on the project. Soren stated that traffic is the most important issue to be resolved with these major developments occurring in Sugar House simultaneously. He noted that all the available traffic studies were completed before the re-zone of the Sugar House business district. A new comprehensive study will need to be completed, and short term solutions should be reviewed.

## Summary:

In general terms, the majority of the Council and audience members appreciated the effort that has gone into the design of the project and thought that the feel of the street level architecture was successful.

Several issues of concern that should be addressed by the development, were voiced by several members of the audience and council:

- 1.) Traffic generation is perhaps the biggest concern. A comprehensive traffic study that generates sound and implementable ideas for traffic mitigation in the area needs to be completed. Additional automobile traffic on these already over-crowded streets will ultimately destroy the charm and appeal of the Sugar House area, unless steps are taken to get a handle on the transportation issues.
- 2.) Although the height of the development is within current zoning guidelines, it was felt that it is out of scale with both the historic Sugar House community and what people want from the community in the future.
- 3.) It was emphasized that including local businesses into the development mix of the retail portion of the project will be critical. The Council suggested that smaller retail footprints with more access doors into those smaller businesses would enliven the street frontage and allow more opportunity for local retailers to participate in the development, in lieu of national retailers who require larger footprints.
- 4.) There was discussion about the upper stories of the office tower being incongruous with the lower levels. The upper levels are rendered mostly in glass while the lower levels have a higher ratio of masonry. The community would not like to see the tower be similar to the two stark glass towers on 13<sup>th</sup> East.



**Exhibit D –  
Public Comments**

## Traughber, Lex

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**From:** Lynne Olson [lynneolson@msn.com]  
**Sent:** Monday, March 10, 2008 6:21 PM  
**To:** Traughber, Lex  
**Subject:** Subcommittee comments, Granite Furniture Block plans

Lex,

I left the meeting last week without picking up a comment form. I would like to make some comments, however.

I do sincerely hope that City Planning will not allow a curb cut on the north side of the Mecham development. It will completely change the pedestrian environment of the Sugar House Monument. It is bad enough that the new building will dwarf the historic monument; having vehicles crossing the sidewalk is adding potential injury to insult.

I think that the developer's insistence on having more parking than is necessary is driving up the cost to the public of building this project. The loss of public right-of-way on the sidewalk in favor of a private driveway; the loss of sunlight on the plaza; the loss of historic buildings; the loss of mountain views; and the loss of well-loved local businesses have cost us dearly. I would like to see the Planning Commission require that the developer cut back on the amount of parking that is being planned. Perhaps the cost savings will allow the developer to scale down the height or step-back the building that will overshadow the Monument!

I did not hear anything on Tuesday about the canal corridor. There was information being circulated that Mecham development is proposing that the canal be moved out to Highland Drive. Can we please hear from Public Utilities about this idea? Even if this is workable, would this not require public investment and additional public inconvenience while the road was torn up? Not to mention the disruption of water delivery to the canal water users while the work is underway.

I do hope that the Traffic Study, and the Transportation Division's response to it, will be made public. A great many commercial and residential stakeholders are going to be impacted by the increased demand on neighborhood streets as a result of these two developments.

In the meantime, is it possible to get a copy of the landscaping plan that was submitted in order to receive a demolition permit? It would be great if planting begins soon, so the plantings can take root and thrive (and keep the dust down) before the 2008 Sugar House summer events get underway.

Best regards,  
Lynne Olson  
1878 Lincoln St, SLC UT 84105  
801-484-8352  
[lynneolson@msn.com](mailto:lynneolson@msn.com)

6/25/2008

**Traugher, Lex**

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**From:** Shaw, George  
**Sent:** Tuesday, November 13, 2007 8:15 AM  
**To:** Goff, Orion; Butcher, Larry; Traugher, Lex  
**Subject:** FW: Granite Block Merchants

FYI

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**From:** Joy Nunn [mailto:JNunn@joneswaldo.com]  
**Sent:** Monday, November 12, 2007 11:48 AM  
**To:** Mayor; Council Comments; Zunguze, Louis; Shaw, George  
**Cc:** mail@colleenhowe.com; sandiolsonart@aros.net; connieborup@att.net; kimdriggs@mac.com; ndroubay@xmission.com; kindrafehr@yahoo.com; davehall@blainecreek.com; artistnj@comcast.net; bobmaryjo@aol.com; kristinalenzi@msn.com; chris@chrismmiles.net; dottie582@aol.com; freewaygayle@aol.com; ksarts@ix.netcom.com; nswanson@xmission.com; karetree2@aol.com; dave@sorenson.com; photogbylaurie@hotmail.com; epowell@arcsitiodesign.com  
**Subject:** Granite Block Merchants

Mayor Anderson and Council Members,

I am one of many artists located at Rockwood Studios, 1064 East 2100 South, #4, Salt Lake City, Utah 84106. I have had my studio at Rockwood for about 5 years. Rockwood Studios has two open houses per year in which all of the artists' studios are open for visitors to come visit, see new artworks, and make purchases. This year's Holiday Open house at the Rockwood Studios is scheduled for November 30th and December 1st.

I wish to make an appeal to you to delay the demolition of the Craig Mecham's properties in Sugarhouse until after the 2007 Holiday Season. There are many businesses which will remain in operation during this first stage of demolition and construction of the Sugarhouse area. Please consider the timing of the beginning of this project. The impact of this construction will be enough to deal with once it gets started, but to schedule it to begin near or during the holiday shopping season, seems too inconsiderate. The holiday season is the busiest season for these businesses, and changes in parking and pedestrian traffic which are sure to occur as a result of this demolition/construction will result in the loss of necessary holiday revenues.

Thank you for your consideration. Joy Nunn, Rockwood Studios, artist (801-487-7688).

	<p><b>Joy A. Nunn</b>  <i>Paralegal</i></p>
<p>170 S. Main St., #1500  Salt Lake City, UT 84101  <b>Fax:</b> 801.328.0537  <b>www.joneswaldo.com</b></p>	<p><b>Direct:</b> 801.534.7248</p>

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CONFIDENTIALITY NOTICE: The content of this e-mail is confidential and proprietary and may be attorney-client privileged. If you are not the intended recipient, please destroy it and notify JNunn@joneswaldo.com.

11/13/2007

## Traughber, Lex

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**From:** Susie Petheram [spetheram@earthlink.net]  
**Sent:** Friday, November 09, 2007 4:27 PM  
**To:** Shaw, George; Traughber, Lex; Zunguze, Louis; De La Mare-Schaefer, Mary; Coffey, Cheri; Wheelwright, Doug; Wilde, Brent; Jergensen, Eric; Love, Jill; Simonsen, Soren  
**Subject:** Questions regarding the Mecham project on the Granite Block

George, Lex, & all:

The issuance of a demolition permit for the east side of the Granite Block without final approval of reuse plans leaves the community and the planning commission no more formal opportunity to provide input on incorporating historic structures into the redevelopment proposal. However, Mr. Mecham has agreed to meet with some members of the City Council and his architectural team next week to again discuss historic preservation and his project on the Granite Block.

After Mr. Mecham presented his plans to the Sugar House Community Council he was asked about incorporating the Blue Boutique building into the project, and responded that it "didn't work with the project." The Blue Boutique building clearly stands out as the most significant and recognizable historic structure on Mr. Mecham's property, and was nominated for listing on the National Register of Historic Places. The reason it does not work is that the building is located where the developer has conceptually proposed putting an entrance to a new underground parking garage. Placing a parking garage entrance at this location creates an obvious conflict by interrupting the very pedestrian-oriented nature of this stretch of buildings. Introducing a new curb cut is completely contrary to enhancing a pedestrian first environment, a predominant objective of the SHBD area. In preliminary and ongoing reviews of this project, what feedback or direction has the planning department and/or other city departments provided to the applicant in regard to this obvious conflict with the pedestrian-first goals and objectives for the area? Any feedback regarding this conflict that could be given prior to the city council members' meeting with Mr. Mecham would be helpful in furthering the case for preserving a significant and important historic resource. I think it would also be helpful if someone from planning could be involved with this meeting, if at all possible.

A parking garage entrance is also contrary to the use of the plaza (and adjoining side street and sidewalk when the street is closed for special events) as a public gathering place, with an emphasis on the monument as a focal point. Placing a parking garage entrance directly across from the monument is not a positive approach to framing it as a focal point, and it would also remove on-street parking that is important to the businesses along this section. In 2003, a conceptual site plan was prepared for the RDA on proposed renovation plans for the plaza area. If I recall correctly, full-scale implementation of the concept was put on hold due to the potential for redevelopment on the Granite Block. Now that this redevelopment process is underway have the proposed plans been evaluated in regard to the plaza/monument renovation concept plan?

Thank you for your help,

Susie Petheram  
Sugar House Community Council trustee

**Traughber, Lex**

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**From:** Shaw, George  
**Sent:** Tuesday, November 13, 2007 8:16 AM  
**To:** Goff, Orion; Butcher, Larry; Traughber, Lex  
**Subject:** FW: Sugarhouse

More...

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**From:** mail@colleenhowe.com [mailto:mail@colleenhowe.com]  
**Sent:** Monday, November 12, 2007 5:28 PM  
**To:** Mayor; Council Comments; Zunguze, Louis; Shaw, George  
**Subject:** Sugarhouse

I am an artist at Rockwood Studios in Sugarhouse. I have been there for two years. It has been sad to see it boarded up, but I realize that change is inevitable because of the age of the buildings.

I am writing to request that the demolition of the area be delayed until after the Holiday Season, so that those of us left doing business in the area will be able to do so during an important time for us.

Thank you,

Colleen K. Howe  
[www.colleenhowe.com](http://www.colleenhowe.com)

October 24, 2007

George Shaw, Director  
SLC Planning Div.  
451 S State St, Ste 406  
SLC UT 84111

Dear George Shaw,

The KOPE kids from Hawthorne Elementary are working to save Sugar House's old buildings. We are learning future problem solving, writing solutions, letters, and fliers because we want the old memory of Sugar House to stay.

What we want to happen is have the people that want to build new buildings build them behind the old buildings in the dead space. This way, Sugar House's old architecture will still be there, but you will also be able to have new buildings.

It is important to us and the citizens of Sugar House to save these buildings because they mean so much to us. Seniors grew up around old Sugar House and have strong memories of them. Even now,

there are citizens <sup>that</sup> have great memories  
and had good experiences in Sugar House.  
The diversity of the buildings is also  
important because so many different  
people can use the buildings in different  
ways. If the city gets rid of the different  
buildings, the varieties of people will  
decrease.

This is something we feel  
strongly about, and we hope we  
can save Sugar House.

Thank you for reading this letter  
and considering our ideas.

Sincerely,  
Rachel Urban  
and the KOPE kids.

KOPE Kids  
Kids Organized to Protect our Environment  
Hawthorne Elementary School  
1675 S. 600 East, SLC UT 84105

### Underlying Problem Statement

Since Sugar House has been around for a long time and has many old buildings, people disagree about what should be done. Some people think that the buildings should be torn down and replaced with newer and taller buildings. Many people feel that the old buildings make Sugar House unique and that it is important to keep Historic Sugar House and restore the older buildings. Since many people don't understand why this is important, in what ways might we increase citizen appreciation for historic buildings in Sugar House so that the historic buildings will be preserved for future generations?

### SOLUTIONS

Hawthorne ELP students will organize an art show with the artists that paint in the old Rockwood building. The artists will paint pictures of old Sugar House and hold an exhibit where people can come. This will help increase appreciation because artists will show paintings that they have done of the old buildings and people will see the paintings and want them to stay.

Westminster College will help hold the meeting at the Sprague Library and invite anyone who wants to come and talk about the old buildings and restoring the old buildings. This will help increase appreciation because people will remember the old buildings and their importance to the community.

Builders will not tear down buildings but restore them for different uses. (Such as the Redman building.) They will just use them in a different way. This could increase citizen appreciation for the historic buildings because the buildings could be used for something different, and they would still be historical.

The owners of SL Pizza and Pasta will keep the buildings by continuing to serve food. This will increase citizen appreciation for historic buildings because they could eat good food in an old and unique building.

Kirk Huffaker from the Utah Heritage Foundation will tell the land owners of the historic buildings that if they restored the buildings, they could get 20% of their money back. This would increase citizen appreciation for historic buildings, because it would make sense to save them.

In order to keep the environment clean, shop owners will just build on top of the buildings and clean up the upper floors of the old buildings so that there isn't so much debris and the upper floors will be able to be used as apartments, or offices. This will help increase citizen appreciation because the building owner will make more rent money for his buildings and the buildings will be used better.



The lawmakers will make a law so that buildings that are over 60 years old can not be torn down if they are important to the community. This will help people think of ways to keep and restore the old buildings.

Artists will help paint and restore the look of the historic buildings. This will help citizens to appreciate the buildings because they will look nicer and it will remind them of what the buildings looked like when they were newer.

The Heritage Foundation will call the store owners and remind them that they get a twenty percent tax refund if they save the historic buildings.

In order to help the environment it would be better to keep clean air. Small buildings are better than larger buildings because the larger buildings attract more people, more cars, and more pollution.

Artists will increase citizen appreciation of old Sugar House by painting pictures of historic buildings and have an art show letting people see how great their community is with its historic buildings.

Students will start a petition to increase citizen appreciation for history buildings. Then the state government will realize how much people care about historic buildings.

Kids will ask the owner of the old popcorn place if they can clean it up and sell popcorn for a day. They will sell buttered, kettle, caramel and homestyle popcorn to people who pass by. This will increase appreciation for historic buildings because it will remind people of Sugar House and the fun people there.

Amy of Brolly Arts will help KOPE kids make recycled models of the historic buildings that are there now and what it would look like without them, or with the buildings saved and the new buildings build behind the historic buildings. This will increase appreciation by helping people picture what the area will look like before and after changes are made.

Kids in Ms. Sohm's class will put an ad in the newspaper telling people why these buildings are important and why we need to save them or have a short little talk on the news telling why the buildings are important. We will tell why we should save these places and tell about their history.

Kids in Ms. Sohm's class will design billboard paint it and tell the people about the history buildings in Sugar House and why we should save them. This will increase appreciation because it will get people excited and they will want to help save Sugar House.

Students will invite the two candidates running for Mayor to visit the class. Mr. Becker and Mr. Buhler will come and talk about the old historic Sugar House and we could tell them and other people what we know about the old buildings and how they used to be so cool back in the days. They will also get more votes about caring for things in the past and other people would be more interested in Sugar House and come there a lot of times.

Students from Westminster College will help hold a meeting in Sprague Library where we explain the importance of saving old buildings. This will increase appreciation because it would give people ideas as to how to save the buildings. Kids and adults will invite the mayor candidates running and have them help us save the historic buildings by letting them know they would get more votes for saving buildings.

Kids will do a fund raiser at the popcorn shop to raise money and to refresh memories of the popcorn shop so we can save it and other buildings. This will increase citizen appreciation because elders will have memories and feel good that the buildings are saved.

Building owners will restore parts of the building that is not being used so that it can be used for other purposes. This will increase appreciation for historic buildings because the business owner will make more money and the buildings can be saved.

Fiona will make a flyer to encourage people to save old Sugar House.

Older people will go to the library and tell stores about when they were little. This will encourage people to appreciate Sugar House because they will remember how much fun they had in the old days.

Land Owners will get more money if they saved the old buildings and set the new buildings behind the old ones.

Restaurant owners will use old buildings for restaurants. This will help people appreciate the historic buildings because they will like to eat in the fun interesting buildings.

Older people will go to the library and tell stories about when they were little and visited the old buildings and stores. This will help people appreciate old Sugar House because they will realize how much the buildings mean to them

Land owners will ask for a special grant or loan from the redevelopment agency to build a higher building behind the old historic building, like the people are doing at Granite Furniture. This will help people appreciate historic buildings because the old buildings can be fixed up and used as well as having the new, taller buildings behind the old ones. The Land owner will make lots more money and the citizens will be happy.

Students will invite the "interview at lunch" lady from the Deseret News to come to Hawthorne and eat school lunch with us while we tell her about our Problem Solving project. This will encourage appreciation of the old buildings in Sugar House because the kids will explain how important the history of Sugar House is.

"Students Saving Historic Buildings" will write a petition to save the historic buildings in Sugar House. This will encourage appreciation of history by reminding the people who sign the petitions that the buildings are important.

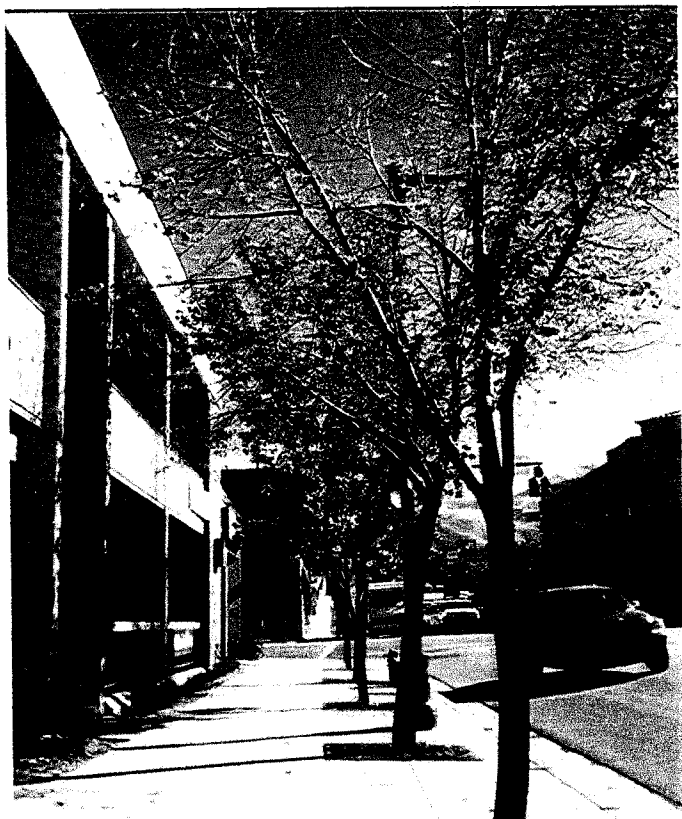
Building owners will understand how important it is to save older buildings when others say what they think. This will increase appreciation for historic buildings because the builders will know that people want to keep the buildings.

Developers will apply for tax credits and get 20% of their money back. This will increase appreciation for historic buildings because the developer will decide that he will want to restore the building instead of tear it down.

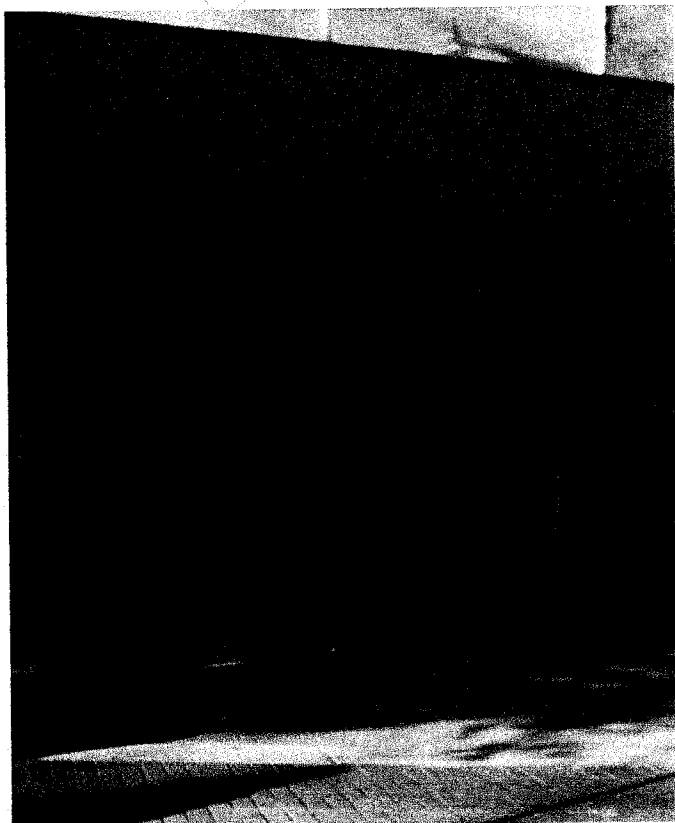
Citizens will help save the historic buildings because they think that these buildings are too special to tear down, because they have great memories or the old buildings.

Kase will create a game that has to do with historic buildings. This will increase citizen appreciation for historic buildings because everybody will realize how fun it is to have historic buildings around.

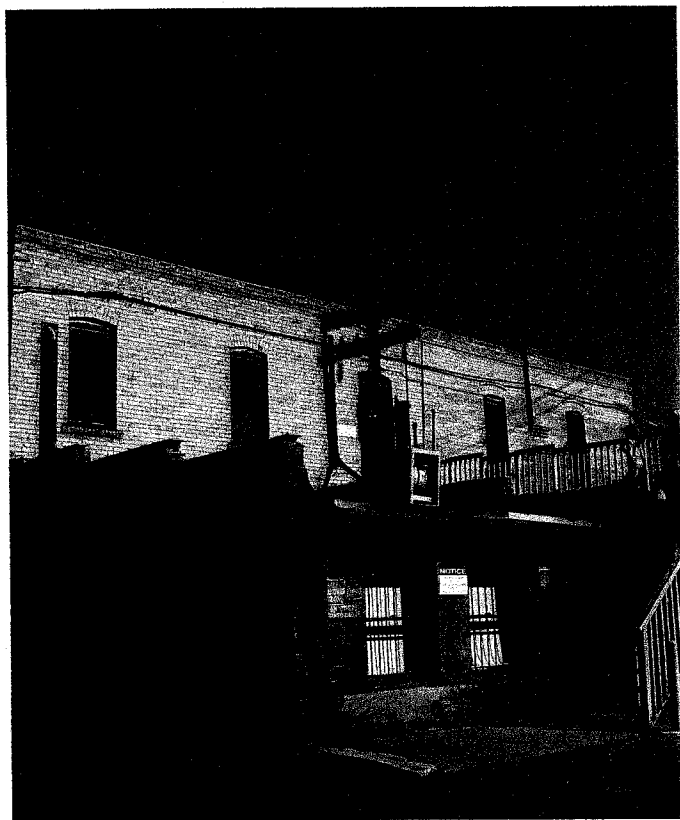
People interested in the environment will help save the historic buildings because people will realize that they like their air clean and without construction and extra pollution from more cars.



Is this what we want all of Sugar House to look like?



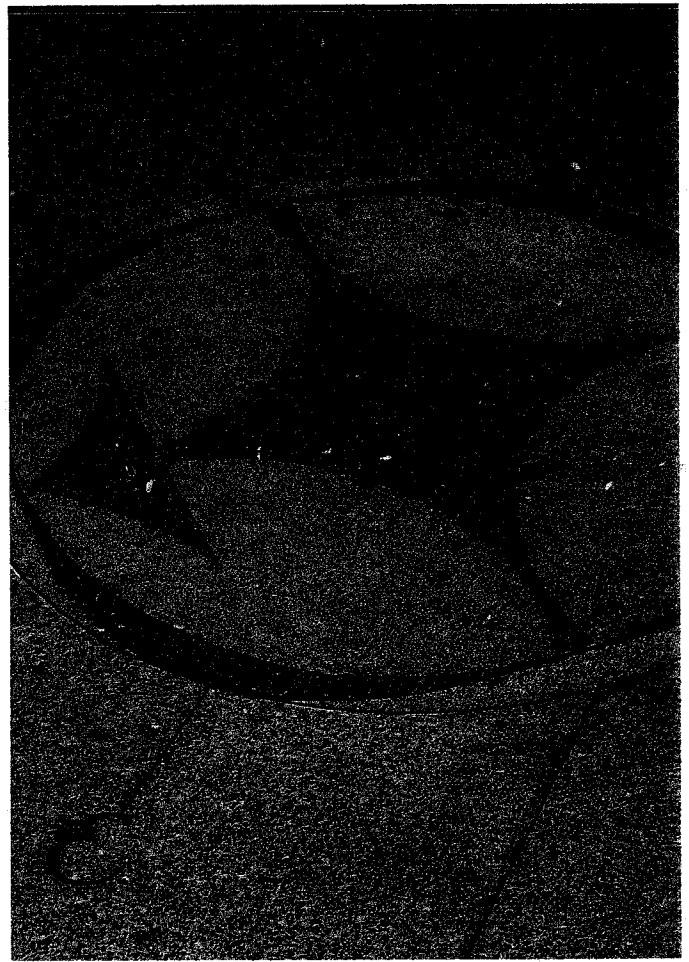
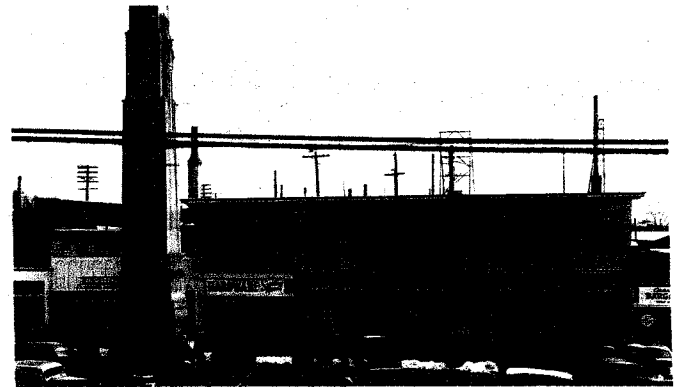
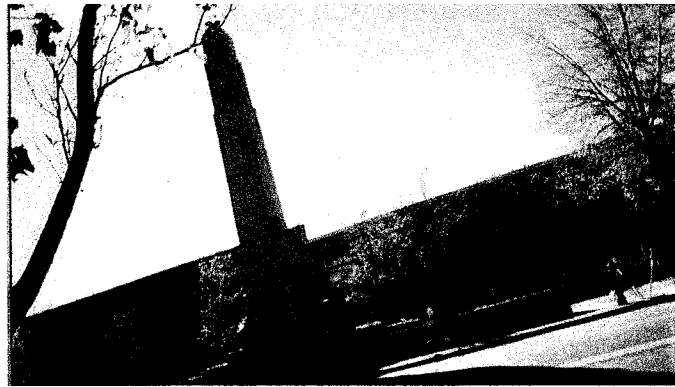
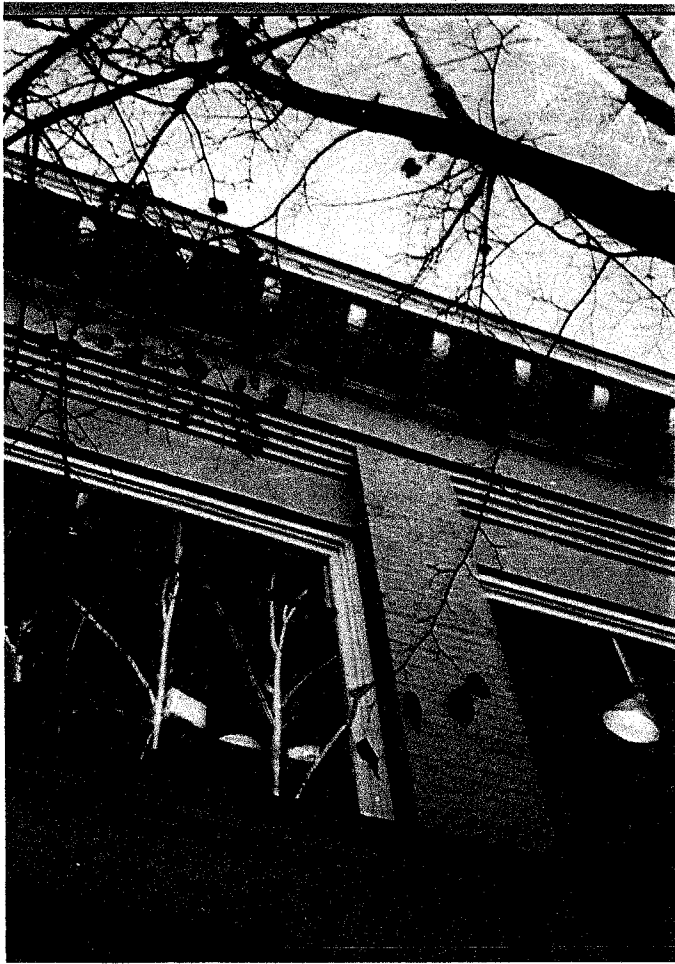
SouthEast Furniture



The back of Granite Lumber is a popular setting for photographs.



Some locally owned shops were forced to leave Sugar House.



## Traughber, Lex

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**From:** Simonsen, Soren  
**Sent:** Wednesday, September 26, 2007 7:46 AM  
**To:** Traughber, Lex  
**Cc:** Zunguze, Louis; Shaw, George  
**Subject:** Planning Commission Meeting Wednesday re: Sugar House Granite Block - Mecham Management Proposal  
**Attachments:** CSHBD Zone.pdf; Conditional Standards Site and Building Review.pdf; Sugar House Master Plan.pdf

Dear Lex:

I had intended to attend the Planning Commission meeting this evening to participate in the public comment regarding redevelopment projects on the Granite Block. I have a meeting in Idaho this afternoon that unfortunately will not permit me to return in time to participate, since the two items on the agenda appear to be at the beginning of the meeting. Please forward these comments to the Planning Commission members if time permits at or before the meeting.

My comments are primarily directed toward the Mecham Management proposal for the east side of the Granite Block. I should preface this statement by saying that none of my comments should come as a surprise to Mr. Mecham, the applicant. I have visited with him regarding this project probably a half dozen times, walked the site with him, reviewed his plans in detail. I have reiterated these concerns over and over again. I have also met with the Red Mountain development team to share the same concerns. They seem to have been much more responsive in their proposal.

Here is an outline of the basic issues that I see with the development proposal that is being proposed.

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The purpose of the zoning code is to encourage development that is compatible with the form and function of the Sugar House master plan and the business district. The following statements are copied from the zoning CSHBD1 zoning ordinance.

**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.

**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.

**Conditional Building And Site 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) square feet in size in either district shall be subject to conditional building and site design review. The planning commission has the authority to approve projects through the conditional building and site design review process. Conditional building and site design review shall be approved in conformance with the business district design guideline handbook and the provisions of chapter 21A.59 of this title.

The following are the conditions for site approval referenced in the zoning ordinance above, and become the conditions for approval of a project.

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**21A.59.060 Standards For Design Review:**

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- A. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- B. The primary access shall be oriented to the pedestrian and mass transit,
- C. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- D. Architectural detailing shall emphasize the pedestrian level of the building,
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- F. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- H. Signage shall emphasize the pedestrian/mass transit orientation.
- I. Any new development must comply with the intent of the purpose statement of the zoning district in which the project is located as well as adopted master plan policies and design guidelines governing the specific area of the proposed development. (Ord. 89-05 § 8, 2005; Ord. 3-05 § 11, 2005)

The last item on this list specifically references compliance with the Sugar House Master Plan as a condition for building and site approval. The proposed development is not consistent with numerous policies, goals and objectives of the Sugar House Master Plan. Following are a list of policies adopted in the master plan (the language is taken directly from the adopted Master Plan), and findings for which the proposed development is not consistent with these policy statements:

- Ensure the underlying zoning is conducive for the preservation of structures in a historic district.
- Preserving the look and feel of the Sugar House Business District as a unique place will continue to be a priority for residents and merchants alike. Part of the image and character of the district is the older buildings that have made up the core area since early in the 20th Century.
- It is appropriate that special consideration be given to new development that honors or contributes to the historic character.
- Adaptive re-use of structurally sound buildings demonstrating potential economic viability is encouraged.
- Several major themes in the 1995 Business District plan must be re-emphasized:
  - Honoring the historic scale and mass of buildings along 2100 South and 1100 East
  - Providing space for small tenants in the retail and office buildings that are developed
- The Plan does not recommend wholesale urban renewal for the Sugar House area.
- Encourage adaptive re-use of structurally sound buildings demonstrating potential economic viability.
- Evaluate the feasibility and impacts of realigning Sugarmont Drive with Wilmington Avenue at the Highland Drive intersection, in addition to the extension of Elm Street to Highland Drive as a limited access or pedestrian way.
- Require new buildings to honor the historic character of the area.
- Preserve and restore viable historic buildings.
- Utilize the Salt Lake Jordan Canal/McClelland corridor right-of-way as a pedestrian link, especially as it transects the Granite Furniture block.
- 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
- Ensure that new development is managed, balanced and designed with multi-modal options so that automobile travel does not exceed the capacity of the street infrastructure within the business district.
- Provide multi-modal options to alleviate the dependence upon automobile travel.
- Implement a pedestrian first policy for the Sugar House Business District zone.
- Design 2100 South to provide for a safe pedestrian environment.

Based on these adopted goals, policies and objectives of the Master Plan, the proposed development

should not be approved in its current form based on the following findings:

- 1.T he plan does not incorporate the adaptive reuse of historic structures. This is referenced so many times in the master plan as to be considered an imperative. Although the results of the historic survey are not yet completed, we know that the historic ZCMI building was nominated previously for individual historic building status (this nomination was rejected by the current property owner). The remaining buildings on the south side of 2100 South, between Highland Drive and McClelland Street, are all recommended as potentially contributing buildings, and as I understand it are currently being surveyed as part of an Intensive Level Survey currently in process (Intensive Level Surveys are generally recommended only for buildings that are considered contributing buildings by virtue of their age, condition, and/or sufficient historic fabric of the building is still intact to warrant more detailed documentation).
2. The plan does not reflect a scale and mass on 2100 South consistent with the historic character of the " focal point" of the business district. This is not to say that some redevelopment of the Granite Block is not permissible, but it should be concentrated on other areas of the block further to the south, not the demolition and reconstruction of the 2100 South/Highland Drive where historic structures are impacted. The historic structures in question constitute less than 20% of the total area of the proposed redevelopment, and incorporating these buildings into a redevelopment further to the south on the block would not constitute a "taking" or not allow for ample economic development opportunities on the site. We have seen examples of thousands of viable commercial projects in Utah and western states that have illustrated adaptive reuse as a viable economic development opportunity with a reasonable return on investment.
- 3.Con trary to what the developer has represented or may represent, the ONLY major point of safety concern raised by the building department is the removal of the non-historic metal panel siding on the upper levels of the buildings at the corner of 2100 South and Highland Drive. The siding is no longer properly attached to the building, and constitutes an imminent pedestrian safety threat. The remaining seismic, electrical, mechanical and plumbing issues are all standard upgrades to buildings from this era, and are economically viable as has been demonstrated with literally thousands of buildings in Utah and other western states of similar age and condition, and with seismic and other safety concerns. I have personally been involved with many historic building projects similar in scope to these buildings, and I see no structural or other system issues, nor restoration and repair issues that cannot be addressed by a skilled team of designers and engineers who understand historic structures.
- 4.T he design of the ground floor retail spaces are unclear in their layout with regard to providing suitable space for small, independent businesses. The developer has made references to the fact that while he would entertain having some existing tenants return, he has also suggested that the cost for new construction would likely preclude many from doing so, as the rents would be three to four times higher than many businesses are currently paying. The costs for renovation of existing space has, for literally thousands of buildings in Utah and the western states, proven to be much more economically viable for small, independent businesses than comparable new space in the commercial leasing market. Typical retail spaces range from less than 750 square feet to 5,000 square feet or more. It is unclear in the proposed development plans if the diversity and types of retail spaces are consistent with these needs for small, independent businesses at affordable leasing rates.
- 5.T he proposed plan would preclude the development of a street alignment between Sugarmont and Wilmington Avenues, which would address some of the long-term traffic issues. The proposed alignment with Elm Avenue would likely produce much higher traffic levels on a predominantly residential street than would be acceptable.
- 6.T he incorporation of a McClelland Canal Trail corridor is not apparent. The developer maintains that it is other property owners' responsibility to accommodate such a trail. However this development, if existing structures are ultimately demolished, provides the only clear route for alignment and development of this canal corridor through the block.
- 7.T he master plan requires the creation of a safe pedestrian route on 2100 South. The proposed development includes its major parking garage access point on 2100 South, in the precise location where a mid-block pedestrian way should be accommodated. Not only does it not accommodate the mid-block pedestrian element, but forces parking garage entry and exit through the most significant pedestrian route. The setback of buildings does not allow for effective visibility between automobiles and pedestrian to provide a safe walkable environment. The potential for auto-pedestrian conflicts in



this area is extremely high.

8. No multi-modal options for access to the proposed development are apparent, other than preserving existing sidewalks. Some of the current pedestrian ways are degraded, such as along 2100 South, while others are improved such as the internal pedestrian "mall." No accommodation of the McClelland Canal trail is apparent.

Although one would have wished that the zoning ordinance were much clearer with regard to implementation of historic preservation, economic development, pedestrian facilities, etc., that is not the case. Notwithstanding the general language of the ordinance, there is still the prevailing requirement that a proposed development, as condition for site plan approval, **MUST COMPLY WITH THE ADOPTED POLICIES OF THE MASTER PLAN**. This proposal clearly does not, and as such, cannot be approved unless it meet the following criteria:

1. Preservation of historic structures on 2100 South and Highland Drive.
2. Reduce the massing of the project near the historic town square "focal point" at the monument, with higher intensity of land use occurring further to the south on the Granite Block.
3. Preserve affordable space for small, independent business operation.
4. Incorporate the alignment recommendations for Sugarmont/Wilmington Avenue and Elm Avenue as recommended in the Master Plan.
5. Incorporate the McClelland Canal trail corridor preservation if warranted by demolition of historic structures.
6. Address auto/pedestrian conflicts on 2100 South by relocation of the major parking structure entrance to side or interior streets.
7. Incorporate better multi-modal access such as improved access to existing and proposed bicycle and pedestrian trails and walkways, improved access to current bus and/or future streetcar/light rail transit systems.

I have attached several documents that have been referenced, and which might be helpful for review, although I'm sure you're already very familiar with these documents.

If you have any questions or comments, please feel free to contact me. I can best be reached during the day today by cell phone at 706-1055.

Thanks.  
- Søren.

**Søren D. Simonsen**  
**Salt Lake City Council, District 7**

801-535-7600 Council Office  
801-706-1055 Cell Phone  
soren.simonsen@slcgov.com

*Working for a safe, healthy, beautiful and sustainable Salt Lake City.*

## Traughber, Lex

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**From:** Maggie Shaw [maggie.shaw@hsc.utah.edu]  
**Sent:** Wednesday, September 26, 2007 10:20 AM  
**To:** Traughber, Lex  
**Subject:** Sugar House

Hello!

I would like to be heard. I am seriously concerned that Sugar House will be ruined. I have lived in the Westminster neighborhood of Sugar house for 23 years. I am deeply concerned that the character of this area will be destroyed. I want small independent business to flourish here. We have enough chain stores in our neighborhood. I want the old buildings renovated and preserved. We need a walking and mass transit community not more cars. I want the businesses to be street friendly... not parking lots.. like we currently have at Shopko. Property values in Sugar House have sky rocketed... people are eager to live in a walkable small business community.. I fear the new development will destroy the very thing that people seek here.

Maggie Shaw  
1150 Wilson Ave  
Salt Lake City, Utah  
84105

## Traughber, Lex

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**From:** Rhea Bouman [rhea@cwo.com]  
**Sent:** Wednesday, September 26, 2007 11:03 AM  
**To:** Traughber, Lex  
**Subject:** Sugarhouse Project

To Whom it May Concern:

I am against the demolition of the Sugarhouse area along 1000 East at 2100 South.

1. I prefer to shop at small, community-owned business. I do not think the higher rent in the new buildings will sustain this type of business.

2. Variety lends appeal to a city. When moving here in 2001 from the Bay Area, CA, I was relieved to see a block such as Sugarhouse because of its unique personality. I am afraid the new buildings will breed genericism.

3. The environmental impact is significant. The amount of construction materials sent to landfill will be of great detriment to our community at large.

Please consider keeping the Sugarhouse buildings intact. If the Sugarhouse area is torn down, we will all reap negative ramifications in the future because we will lose something of value, a part of our culture.

I thank you for your hard work and efforts in deciphering the best future for our community. Thank you, also, for considering views on the Sugarhouse issue which might or might not differ from your own. We are all striving for the most viable community possible. I vote for keeping the existing Sugarhouse business neighborhood intact, as this strengthens our community.

Sincerely,

Rhea Bouman

**Traugher, Lex**

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**From:** Lynne Olson [lynneolson@msn.com]  
**Sent:** Wednesday, September 26, 2007 11:56 AM  
**To:** Traugher, Lex  
**Cc:** Simonsen, Soren; Jardine, Janice; PhilipCarlsonSHCC  
**Subject:** RE: Issues only hearing for Granite Block redevelopment

September 26, 2007  
SLC Planning Commission  
Salt Lake City, Utah

Dear Planning Commissioners,

I urge you to respond favorably to the proposal you will hear tonight from Red Mountain Retail Group for the re-use and redevelopment of the former Granite Furniture properties on the east side of McClelland Street in the Sugar House Business District. Their proposal is a creative and sensitive response to the Sugar House Master Plan and the community's vision for the historic business district.

In my opinion, the plan proposed by Craig Mecham for the Highland Drive side of the block is not what was envisioned for that site when the community Master Plan was adopted in 2001. It is too massive, and will overwhelm every other structure in the vicinity, including the Sugar House Monument.

- It ignores the importance of pedestrian circulation through the block, which should be the centerpiece of retail activity in the district.
- It interrupts pedestrian traffic on 2100 South with a driveway into an underground parking terrace, but offers no walkway into the center of the block from that location, which is very close to the alignment of the Salt Lake Jordan Canal.
- It provides a roof garden on the top of the building where it will be accessible to building tenants, but no grand public gathering space on the street level, such as was envisioned in the 2003 Small Area Plan and plan for the restoration of the Monument.
- It ignores the Master Plan directive to preserve and re-use historic buildings.

Please do not permit the developer to tear down the historic buildings on 21st and Highland until there is a plan in place to replace them with something that the neighborhood will like better than what is already there.

Respectfully,  
Lynne Olson  
1878 Lincoln St, 84105

## Traughber, Lex

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**From:** Gary Daynes [gdaynes@westminstercollege.edu]  
**Sent:** Wednesday, September 26, 2007 1:19 PM  
**To:** Traughber, Lex  
**Subject:** comments on proposed development of the Granite Block in SugarHouse

Dear Members of the Planning Commission,

As a historian and a person who works in Sugar House I am writing to urge you to uphold the integrity of the Sugar House Master Plan by ensuring that the re-development of the Granite Block protect the area's historic context, walkability, and friendliness to small and locally owned businesses. These standards, laid out in the Master Plan, help ensure that Sugar House will remain a vibrant, innovative part of Salt Lake City. Developments that substantially revise the scale, cost, and look of the Sugar House Business District, in turn, are likely to undermine the economic, historical, and cultural bases of Sugar House. Because the proposed design for the Granite Block makes such changes, I urge you to request revisions that bring it into line with the Master Plan before approving it.

Thank you,

Dr. Gary Daynes  
Associate Professor of History  
Director, Center for Civic Engagement  
Westminster College  
801.832.2812

**Traughber, Lex**

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**From:** Marcia Dibble [mdibble68@yahoo.com]  
**Sent:** Wednesday, September 26, 2007 3:53 PM  
**To:** Traughber, Lex  
**Subject:** Say "No" to Granite Block Development Proposal as it Stands

Mr. Traughber:

I am very concerned about the proposed development of the Granite Block in Sugar House. It does not conform to many of the requirements set out for area redevelopment in the Sugar House Master Plan, its design is out of scope and character for the neighborhood, and some of its design elements (such as the proposal for parking structure entrance from the major pedestrian area of 2100 South) are simply dangerous.

I live at 2280 Lake Street and frequent many of the small businesses near the corner of 2100 South and Highland. My husband and I rented our home for several years before finally purchasing it so that we could lay down even deeper roots and raise our daughter in the neighborhood we love. My concerns about the Granite Block development as currently proposed include its impact on small, locally owned businesses' ability to afford rents in the area, the appearance of the historic area near the Sugar House Monument, and pedestrian safety.

The CSHBD1 zoning ordinance specifically requires in "21A.59.060 Standards For Design Review" that development "must comply" with "master plan policies and design guidelines governing the specific area of the proposed development. (Ord. 89-05 § 8, 2005; Ord. 3-05 § 11, 2005)" Sugar House Master Plan policy statements include: "Ensure the underlying zoning is conducive for the preservation of structures in a historic district"; "Preserving the look and feel of the Sugar House Business District as a unique place will continue to be a priority for residents and merchants alike. Part of the image and character of the district is the older buildings that have made up the core area since early in the 20th Century."; and "Several major themes in the 1995 Business District plan must be re-emphasized: Honoring the historic scale and mass of buildings along 2100 South and 1100 East; Providing space for small tenants in the retail and office buildings that are developed; Encourage adaptive re-use of structurally sound buildings demonstrating potential economic viability."

The Sugar House Master Plan in fact states numerous times that redevelopment should "incorporate the adaptive reuse of historic structures," yet the current Granite Block developer's plan at present makes no attempt at this. This Plan policy is not an economic or engineering impediment for the block, as its seismic, electrical, mechanical, and plumbing issues are all standard upgrades to buildings from its era, and have been demonstrated to be economically viable in similar renovations of thousands of buildings of similar age and condition in Utah and other western states. And the only safety concern raised by the building department is the removal of the non-historic metal panel siding on the upper levels of the buildings at the corner of 2100 South and Highland Drive.

The Granite Block development plan as proposed should be soundly rejected for not complying with the policies laid out in the area's master plan. As a longtime resident who chose to live in this neighborhood in part to enjoy the character of its small, locally owned

9/26/2007

coffee and juice shops, furniture and antique stores, and other small businesses supported by the historic character of Sugar House, I thank you.

Best,  
Marcia C. Dibble  
2280 Lake Street  
SLC, UT 84106  
801-463-4766

\*\*\*\*\*

"War brings out the patriotic bullies. In World War I, they went around kicking dachshunds on the grounds that dachshunds were 'German dogs.' They did not, however, go around kicking German shepherds."

-- Molly Ivins, 1944-2007

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Luggage? GPS? Comic books?  
Check out fitting gifts for grads at Yahoo! Search.

**Traugher, Lex**

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**From:** Katherine Olson [kr\_olson@hotmail.com]  
**Sent:** Wednesday, September 26, 2007 5:30 PM  
**To:** Traugher, Lex  
**Subject:** Conditional Building and Site Design Review of Mecham property

Dear Planning Commission,

I strongly urge you to deny approval of the design submitted by Mr. Craig Mecham for the property along Highland Drive in the heart of Sugar House. I grew up in Sugar House and this stretch of property has always been so important to the character of one of the most unique and well loved neighborhoods in our city. The proposed design not only disregards the historic character of the Sugar House neighborhood, it disregards the wishes of the community as outlined in the Sugar House Master Plan.

I ask you to please keep in mind the Planning Commission's directive that when considering approval, the design must comply with the adopted policies of the master plan. This design does not, and therefore cannot be approved.

Thank you,

Katie Olson  
230-9886

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**Traughber, Lex**

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**From:** Elizabeth Wilcox [write4you@sitestar.net]  
**Sent:** Wednesday, September 26, 2007 7:32 PM  
**To:** Traughber, Lex  
**Subject:** Opposed to "Granite Block" in Sugarhouse

Dear Mr. Traughber,

Thank you for your work in the Planning Department. I attend and record planning commission meetings in Snyderville Basin and have an idea about how much work goes into proposals and plans for development.

Unfortunately, I didn't find out about tonight's meeting until two minutes ago (after 7 p.m.) and am unable to attend. I want to urge you strongly, however, to recommend that the Planning Commission forward a **NEGATIVE** recommendation for the Granite Block plan. Here are my reasons:

- (1) This plan, from the rendering I saw, is completely out of character with the surrounding area. (This is also true of the imposing Barnes & Noble, which I think is reason enough **NOT** to add any more gigantor-type buildings.)
- (2) The traffic through this district of Sugarhouse is already congested, not only at peak times. Adding that much-taller-than 50-foot building and whatever it will house will surely compound the problem.
- (3) The building appears to me to be higher than 50." How exactly is the sun going to shine on this little stretch of road? The quaintest building in the area, the Sprague Branch Library, was the heart of the entire district. Enter the "mall," and the library is dwarfed by B&N et al. Now someone proposes to build an imposing structure directly across the street of the little Sprague Library? It's ridiculous.
- (4) The traffic along 1300 East at the I-80 intersection was **NEVER** congested when I moved into Sugarhouse 13 years ago. It at least doubled after the mall was installed and has doubled again since then. How much commercial density can you add before people can't even **GET** to the retailers?

I submit that that the Sugarhouse commercial area is sufficiently dense for the needs of the Sugarhouse community and that the tower-like building is not only out of character with the neighborhood but will adversely affect the community by increasing traffic in an already congested area.

Historic buildings give the neighborhood its character. We're fortunate to have several of them in Sugarhouse. Please don't dwarf them with razzle-dazzle new construction that literally overshadows their beauty and charm.

Respectfully,

Elizabeth Wilcox

Elizabeth Wilcox  
dba write4you@sitestar.net  
801-466-3608

## Traugher, Lex

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**From:** Hansen, Tami  
**Sent:** Wednesday, September 26, 2007 9:07 PM  
**To:** Traugher, Lex  
**Subject:** FW: sugarhouse development

I had a phone conversation with this gentleman and told him I would forward his concerns on to you.

Tami

-----Original Message-----

**From:** Todd Cameron [mailto:tcameron1@gmail.com]  
**Sent:** Wednesday, September 26, 2007 6:38 PM  
**To:** Hansen, Tami  
**Subject:** sugarhouse development

Hi Tami,

SOOOO sorry I'm late.., unavoidable.

I'm Dr. Todd Cameron (we spoke on the phone). I live on Hollywood Ave and 1000 (10th) E.. My clinic is on 1100 E. by the Sugarhouse Post Office. My wife, Jennie, grew up around the corner. Grandpa and grandma still live there and we love that our kids can go around the block and be with them so easily.

My family has GREAT concerns regarding the traffic and parking volume.

We take over-flow from 2100 S., 1100 E., an 900 E. At the present time, the volume is very concerning. When the planned development south of 2100S. is both under construction and completed, we fully expect to experience increased traffic volume...which makes our lives much more complicated. We live here. We witness the volume of cars sometimes careening through our neighborhood. This volume is NOT SMALL, it is already uncomfortable and DANGEROUS TO OUR KIDS!!!!!!!

Time does not allow me to go into our other concerns regarding this development, but Jennie and I and our 3 kids are stating for the record that we are not in favor of so large and exclusive a development constructed just 2 blocks from our home.

Pahleeze reconsider this huge endeavour! Let's progress in a way that is conducive to family life in Sugarhouse.

Dr Todd Cameron

## Traughber, Lex

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**From:** Jennifer Niedfeldt [jrn0317@westminstercollege.edu]  
**Sent:** Wednesday, September 26, 2007 11:12 PM  
**To:** Traughber, Lex  
**Subject:** Regarding Sugarhouse Redevelopment

To Whom It May Concern, regarding Soren Simonsen's recent meeting on the Sugarhouse Business district:

As a resident of Sugarhouse who cares deeply for the integrity and stability of the community, I urge you to take what Soren Simonsen is presenting to you seriously as you look over the proposed development plans for the Granite district. Developments made in our community need to be for the good of the community, which stretches far beyond maximized economic benefits. The proposed developments do NOT fit in with the character of Sugarhouse--as pointed out by Mr. Simonsen, they go against the master plan and undermine the opinions and wants of community members-- and would strip it of its individuality and appeal. As you have the power in this situation, please also have the strength and integrity to make a stand and really do what is best for the whole community, instead of one developer. Require the developers to work within the master plan of Sugarhouse, including supporting local businesses and doing whatever is possible to retain the vintage, relaxed atmosphere of the area.

Sincerely,  
Jennifer Niedfeldt  
1027 Emerson Avenue  
Upstairs Floor  
Salt Lake City, UT 84105

**Traughber, Lex**

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**From:** Skaggs, Stephanie [stephanie.skaggs@roche.com]  
**Sent:** Thursday, September 27, 2007 10:20 AM  
**To:** Traughber, Lex  
**Cc:** Simonsen, Soren  
**Subject:** SugarHouse master plan

I have many concerns about what I have heard of the building plans for Sugar House 1100 East and 2100 South. Sugar House has remained a vital community of character that enhances Salt Lake City living. I am a conservative, religious and career driven 45 year old women, but I love the coffee shop, pierced crowd, that hangs out in Sugar House. I enjoy the cafes, small antique and furniture shops. Along with the character of the pedestrians, the historic value to the buildings is highly valued by myself and friends, everything from historic Snelgroves, the Popcorn shop sign and Granit furniture block. The history and art that Sugar House provides should not be lost. I much prefer to keep the old, maybe with needed structural improvements, than see any more new building in that area. WE DO NOT NEED ANOTHER GATEWAY, SOUTH JORDAN COMPLEX or JORDAN LANDING etc. I feel to diminish the art and character of Sugar House would greatly effect the appeal of Salt Lake City living for a great number of citizens that choose to live in older homes and near historic charm.

Thank you for considering my thoughts on this matter.

Stephanie Skaggs  
Channel Business Manager  
Roche- ACCU-CHEK  
1-800-845-7355 ex 25208  
cell 801 699 0547  
stephanie.skaggs@roche.com

## Traughber, Lex

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**From:** Carl Thummel [cthummel@genetics.utah.edu]  
**Sent:** Friday, September 28, 2007 12:57 PM  
**To:** Traughber, Lex  
**Subject:** Sugar House Development Plan

We were, unfortunately, unable to attend the meeting with the Planning Commission this past Wednesday on the Sugar House Development Plan. Briefly, we are not happy with the changes taking place in this neighborhood. It is one of the few places in Salt Lake that has developed a local neighborhood charm and that clearly supports a wide range of local businesses. The influx of the big chain operations - Bed, Bath and Beyond, Barnes & Noble, etc - while convenient in location, have really detracted from the overall character of the area. More organized development would only end up obliterating what little character is left. We urge you to undertake initiatives to reuse historic structures and maintain the historic nature of the area. Please emphasize use by more small, independent businesses! We are also concerned about the accessibility of the area to pedestrians and maintaining the McClelland Canal trail. Sugar House is such a unique place.

Please help to keep it that way.

Thanks,

Carl Thummel & Suzanne Mansour  
2352 S. Lakeline Drive  
Salt Lake City, UT 84109

## Traugber, Lex

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**From:** carla tuke [tukiefive@yahoo.com]  
**Sent:** Sunday, September 30, 2007 3:02 PM  
**To:** Traugber, Lex  
**Subject:** Sugar House Granite Block

To Whom it may concern,

I'm writing to express my thoughts about the redevelopment of the Granite Block in Sugarhouse as i was unable to attend the meeting on September 26th. I have been a sugarhouse resident for 12 years living on Wilmington Ave. below 9th East as well as a Salt Lake City resident of 20 years. Some of the reasons i decided and still decide to reside in Sugarhouse is its diversity and its Funkiness as well as the historic aspect.. as well as the overall feel of this part of town.

I am devoted to small business and I a firm believer in buying local and supporting the local economy.

From what i have seen and heard about what this developer wants to do it is clearly not in the best interests of the community, the small business owners or its residents, and does not coincide with the overall atmosphere and charm of Sugarhouse. I am fully prepared to boycott any and all business that this developer brings in in the way of national chains or otherwise, if that is what is necessary to return to the way our Sugarhouse is. But if its done right in the beginning then that would be unnecessary.

We don't need anymore big box stores....There are already plenty in the development to the east - Sugarhouse Commons - as well as to the west further down 2100 South. What this deloper wants to do is sterlize the area and make a buck obviously, but it is the residents here that have to live with it, the developer doesn't live here does he/she?

If all of these small business's have to move then it causes us to have to drive to where they relocate if we want to continue shopping there. Part of the image and character of the district is the older buildings, it seems that updating them is a better alternative for everyone involved except maybe the greedy developer. It would maintain the feel of the area as well as allow some of the business's to remain.

There aren't many historic and eclectic areas of town left....we must preserve the charm and integrity of our communities!!!!

You need to really be a stickler about their plans conforming to the SugarHouse Master Plan and not approve anything that doesn't follow this to a T.

Remember...MUST COMPLY WITH THE ADOPTED POLICIES OF THE MASTER PLAN.....

Sincerely,

Carla Tuke

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**From:** Lynne Olson [lynneolson@msn.com]  
**Sent:** Wednesday, August 08, 2007 12:54 PM  
**To:** Traughber, Lex  
**Subject:** Granite Furniture Block Redev Questionnaire  
To: Lex Traughber, SLC Planning

From: Lynne Olson  
1878 Lincoln St, SLC UT 84105  
484-8352 ph and fax  
[lynneolson@msn.com](mailto:lynneolson@msn.com)

Comments regarding the proposed redevelopment plans:

Thank you for a good meeting last night. It was well organized and on point, and there was a lot of information shared.

I regret that there were no handouts from the Architectural Nexus team, because it is hard to refer back to specifics of the Sugar House Loop proposal that were mentioned in the presentation.

I think the architects have done a nice job in attempting to honor some of the traditional scale and look of the Highland Drive streetscape. I appreciate the creative use of glass for the upper stories of the office and residential buildings. It helps to lighten the burden of the height of those buildings. That said, I think the buildings are too high for the Sugar House district.

I like the attention to pedestrian activity on the north and east sides of the project. I could not tell the dimensions of the sidewalks there, but hope that they will be as wide as the existing sidewalks are. I am encouraged by the mentions of greenspace and landscaping in the project. I hope that enough of that will be on the ground level where it will be accessible to the public. I like the roof garden idea, but assume that will be for the use of building tenants rather than the public.

The east-west collector street was referred to as a pedestrian mall, and the renderings made it look appealing. However, the site plan showed that it is essentially a driveway in and out of the parking garage. I think that careful attention will have to be paid to sidewalk widths, landscaping, and furnishings to buffer the pedestrian space on this street.

I have concerns about the proposal to relocate the canal onto Highland Drive. I assume this would be done at the developer's expense. The canal is old and very vulnerable, and the costs to the public of damaging it are extreme. The history of the canal makes this a very sensitive subject, and I would hope that no decisions are made regarding Phase 1 of the Loop project that depend on moving the canal in Phase 2. (LeRoy Hooten's history of the canal is online at the Public Utilities website. It is fascinating.)

There was a great deal of objection to the elimination of any on-street parking spaces during consideration of alternatives for restoring the Monument Plaza (SHBD Small Area MP, Cooper Roberts Simonsen.) So the suggestion that parking spaces might be lost to an access drive for the parking garage came as a surprise. I would like to learn more about the accessibility of free public parking in the parking garages, parking that is not restricted to patrons of the Loop.

I was very disappointed to hear that there is no pedestrian passage into the interior of the block from 21<sup>st</sup> South. It is clear that each of the property owners wants someone else to make this accommodation. I wasn't clear about use of the driveway that will go down from 2100 South into the parking garage. Will there be

no allowance there for drivers to get out of their cars and walk back up to the north face of the building?

The Red Mountain Sugar House Block proposal was really a nice surprise. I appreciate the concept of adaptive re-use, the preservation of the historic look of the streetscape, and the activity that this will bring to McClelland Street. I hope that there may be some change to the proposed use and construction for the south edge of the project, since I hope that area will be a Trail and Transit corridor as soon as we can make it happen.

I agree with Philip and Helen that the areas of conflict between these two proposals should be worked out before the Community Council is asked for an opinion on them. It would not be helpful for the Council to have to choose between them. I can only hope that the prospect of having the projects delayed by concerns from the trustees and planning commissioners will spur some greater cooperation between the property owners. Also, I hope that there will be some resistance to permitting any demolition until the Commission has approved a plan for development. We have seen other projects get bogged down after demolition, and this would be a disaster for the remaining merchants in the SHBD.

I believe it is unwise to express approval or opposition to a proposal when it is incomplete. My experience is that comments at this stage are taken out of context and become an embarrassment once the final proposal is revealed. I'd prefer to withhold any judgment until the proposal is more fully developed.

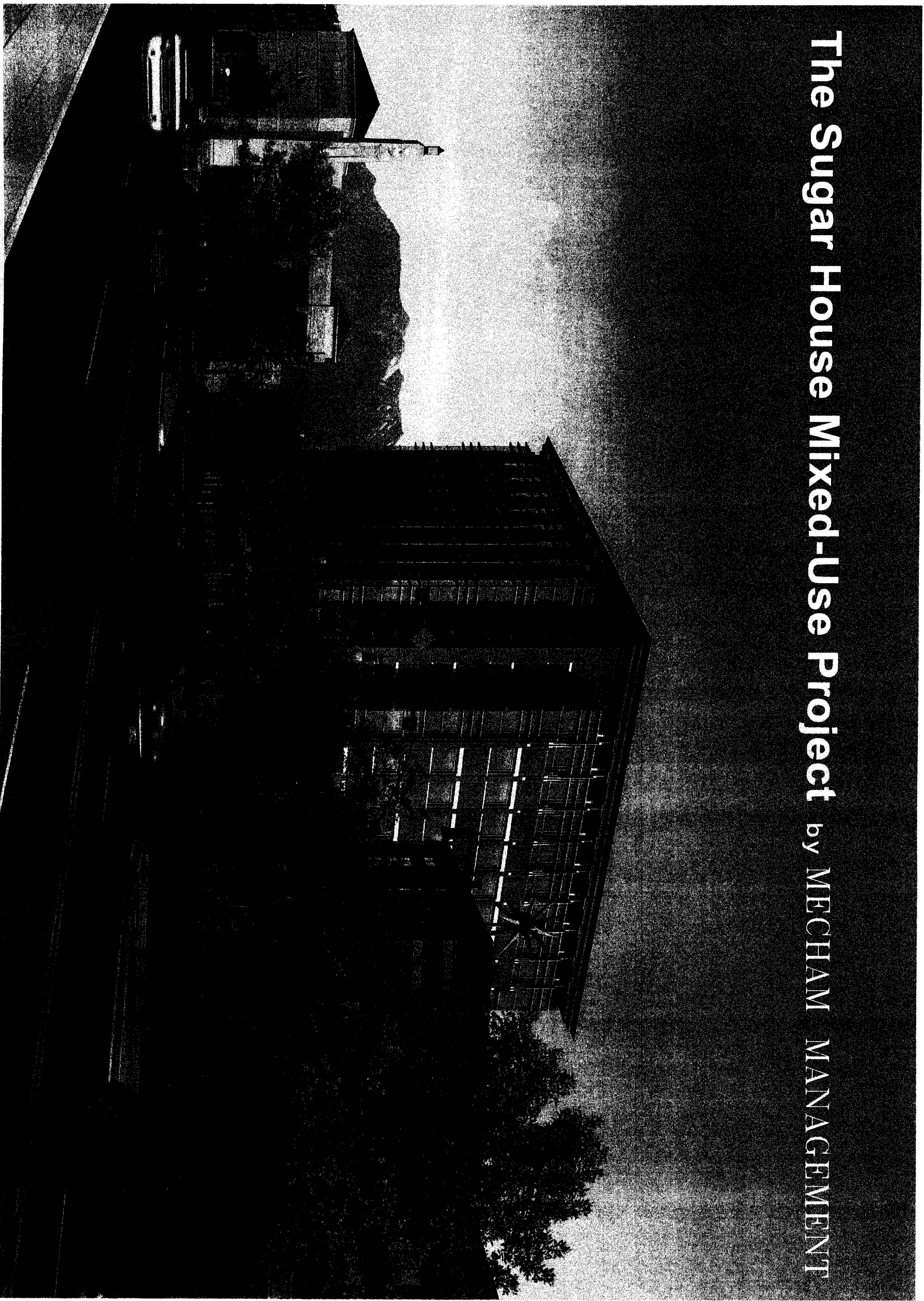
Once again, my thanks to everyone who participated in the presentation, and to you for your management of it.

Best,  
Lynne Olson



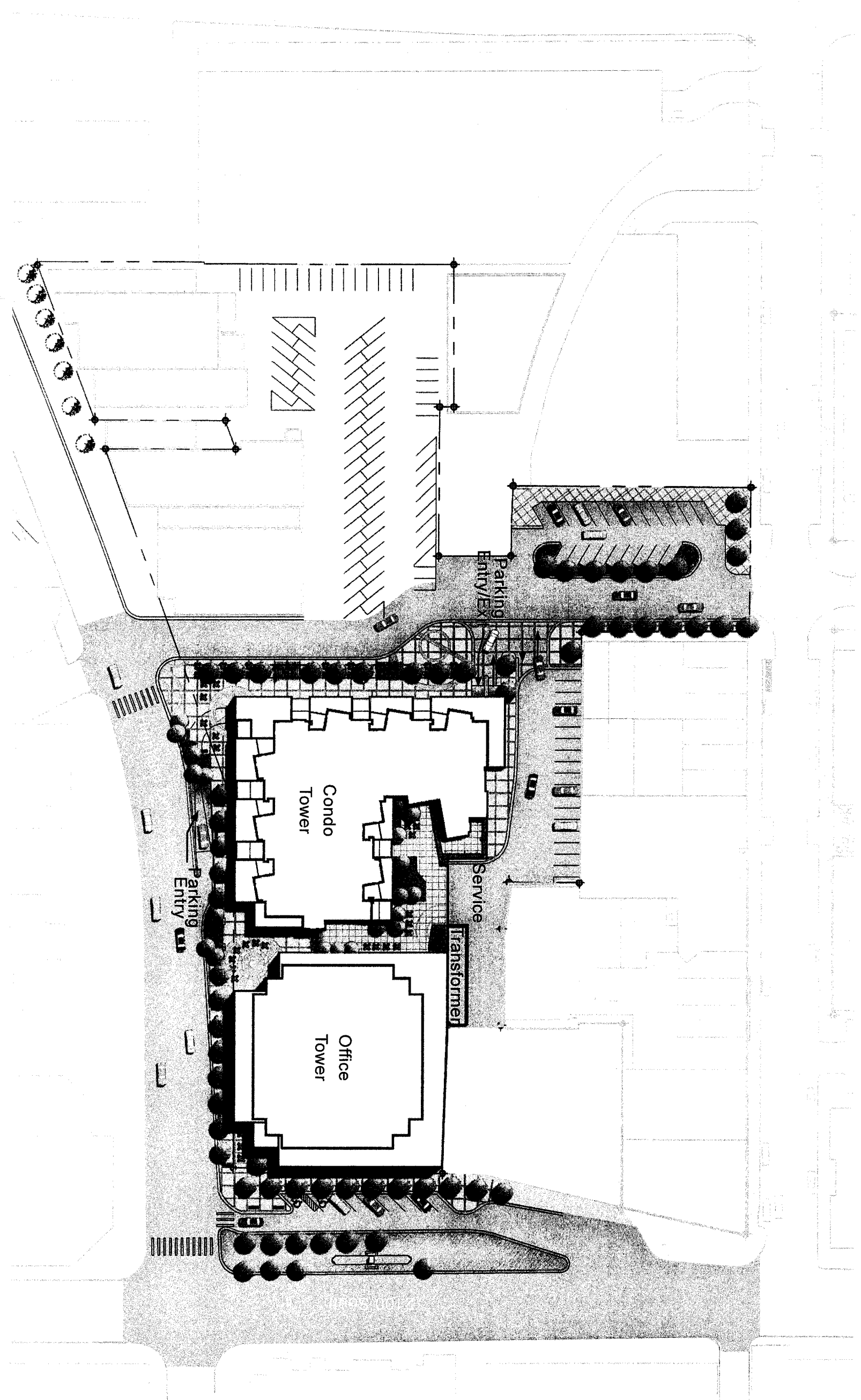
**Exhibit E –**  
Site Plan & Building Elevations

# The Sugar House Mixed-Use Project by MECHAM MANAGEMENT



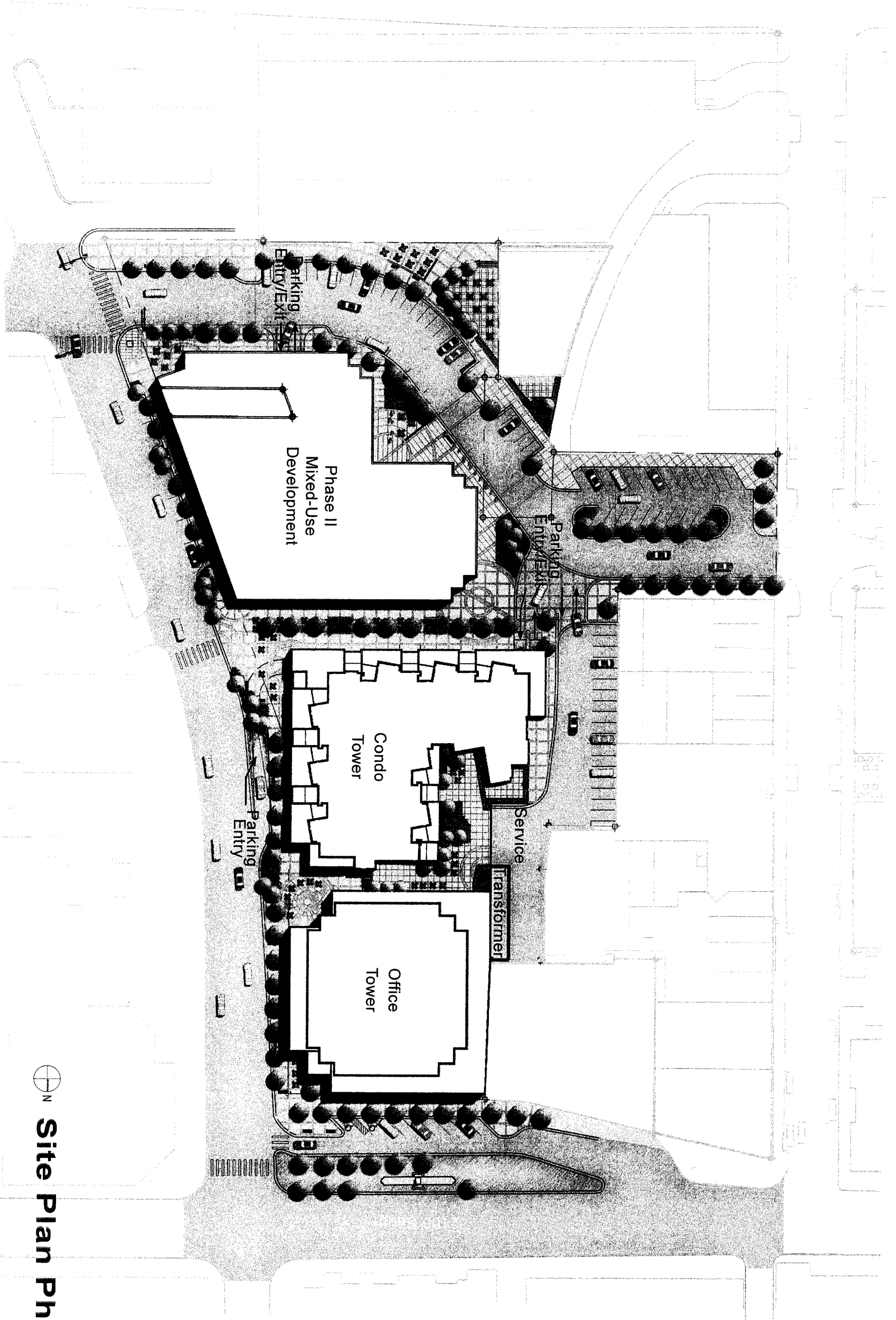
July 09, 2008

ARCHITECTURAL **NEWS**



⊕ N Site Plan Phase 1

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

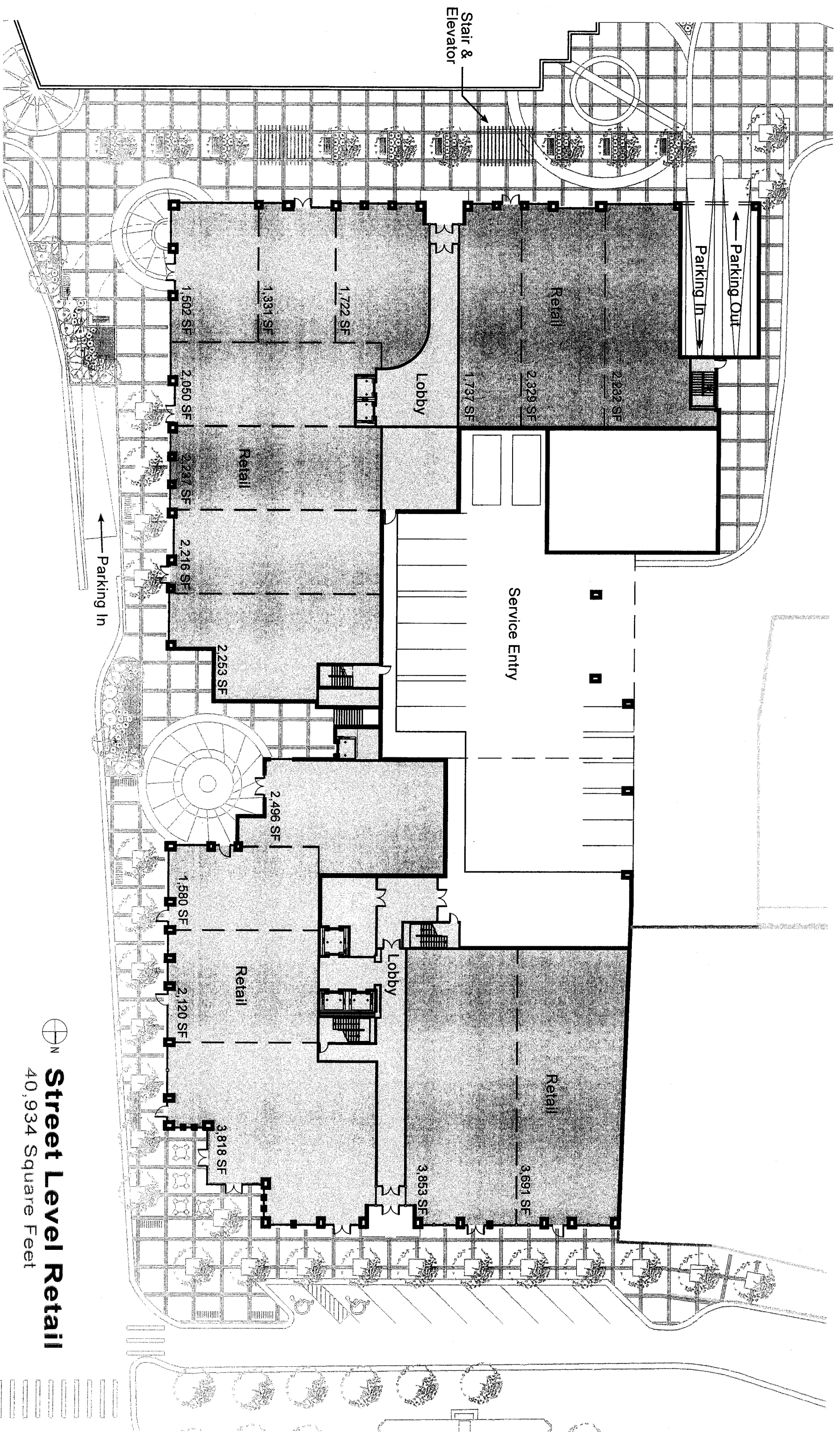


⊕ N Site Plan Phase 2

# The Sugar House Mixed-Use Project

by MECHAM MANAGEMENT

ARCHITECTURAL **PERKINS+WILL**

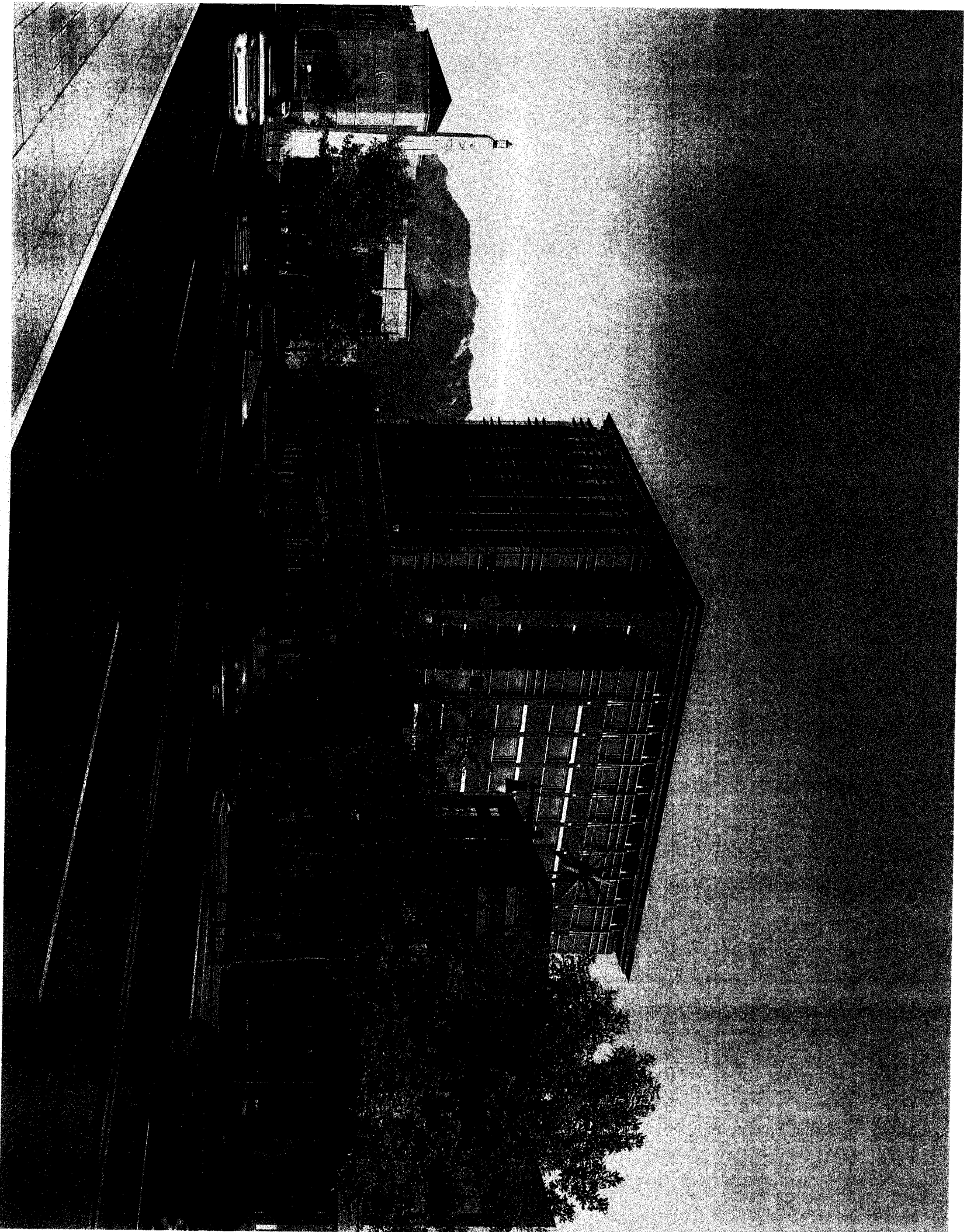



**Street Level Retail**  
 40,934 Square Feet

# The Sugar House Mixed-Use Project

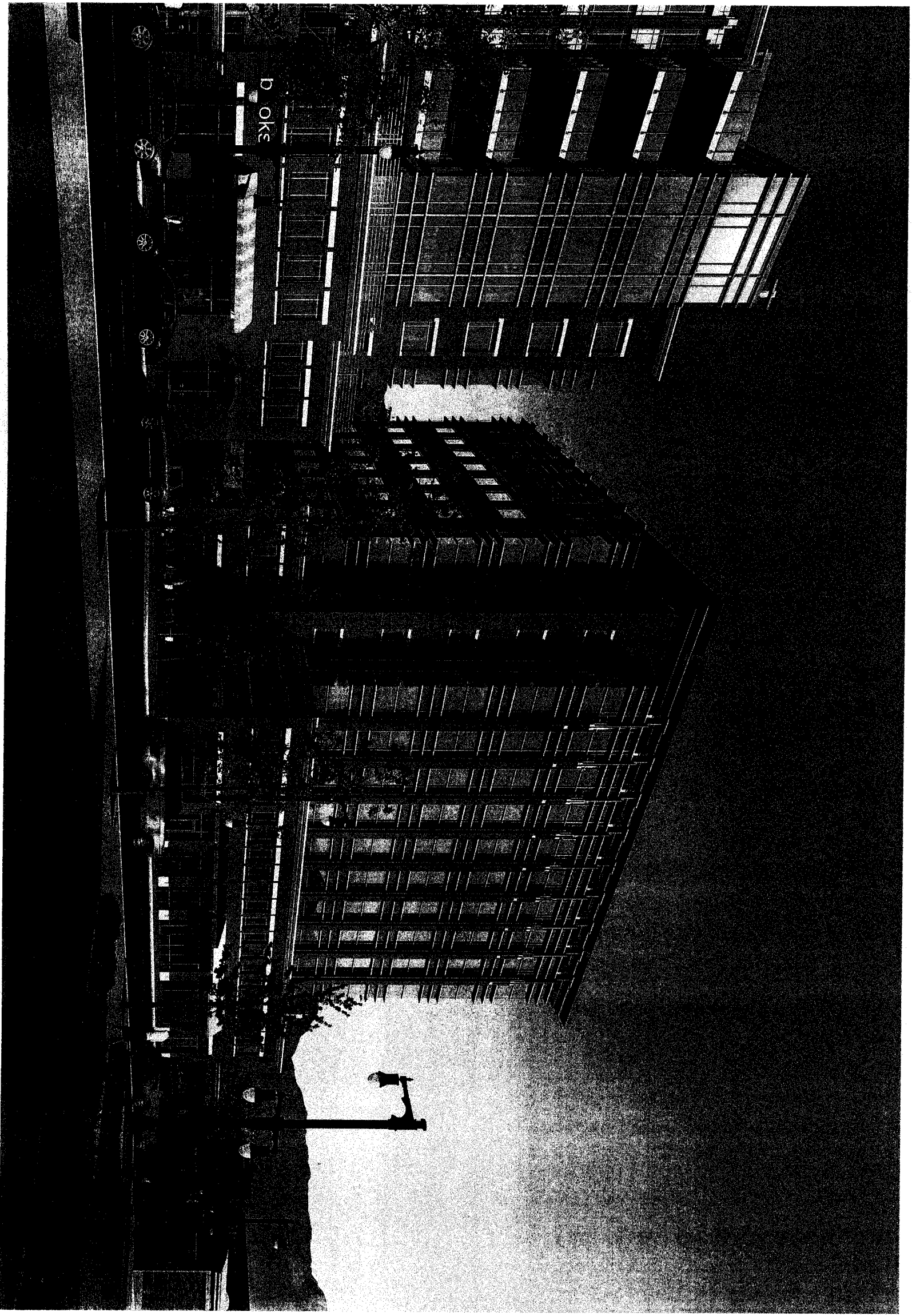
by MECHAM MANAGEMENT

ARCHITECTURAL 



**Perspective  
2100 South**

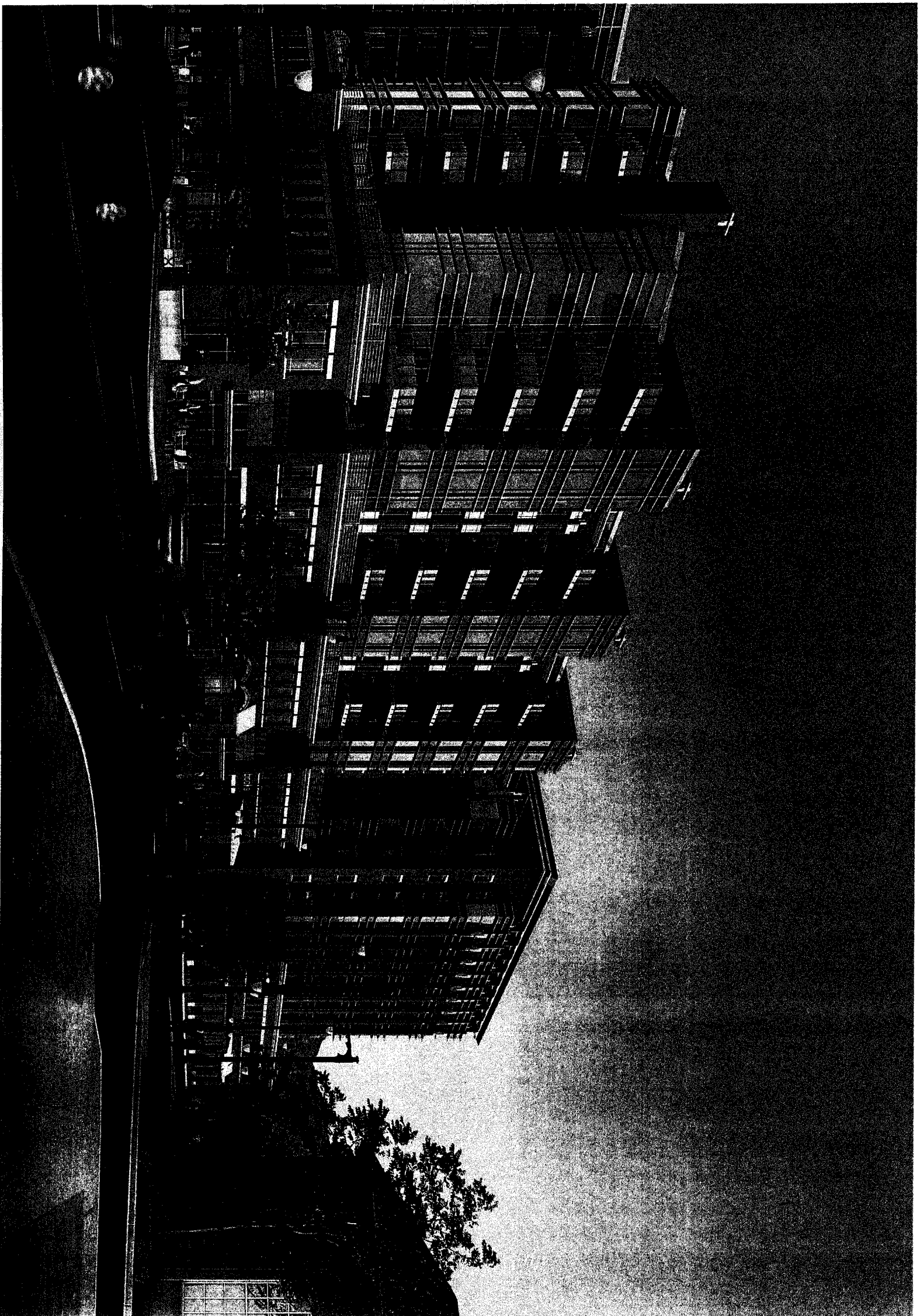
**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT



**Perspective  
Highland Drive**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

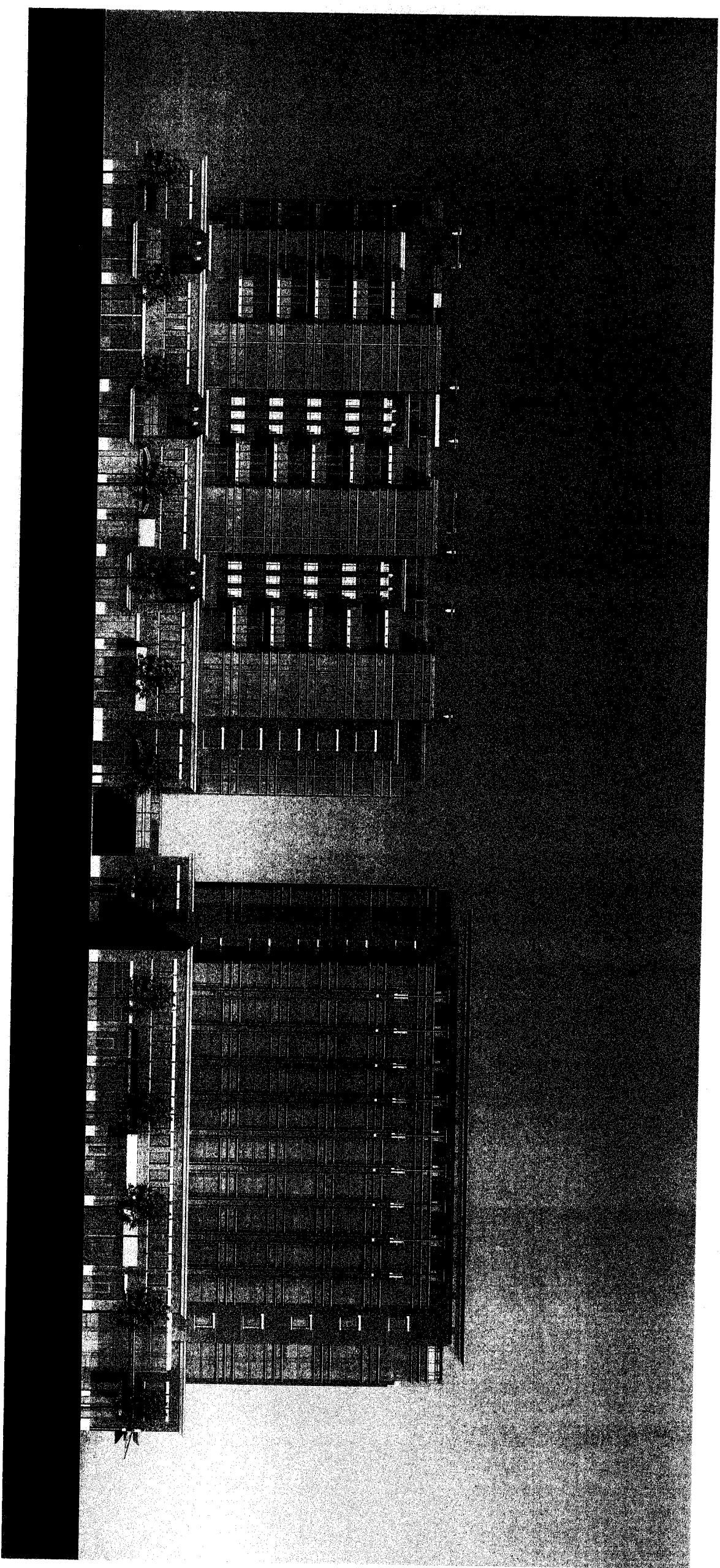
ARCHITECTURAL **MEYER**



**Perspective  
Highland Drive**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

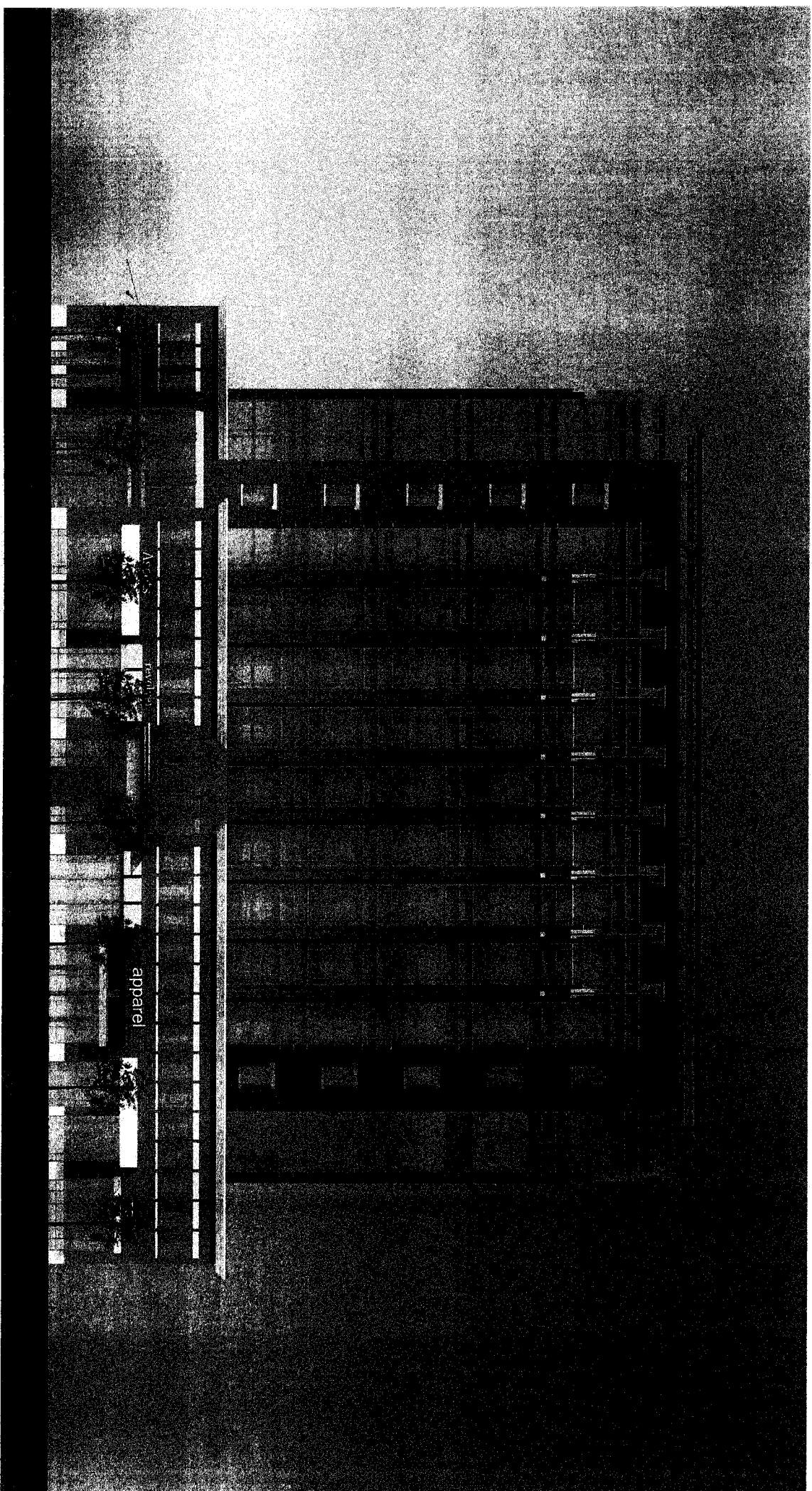




**East Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

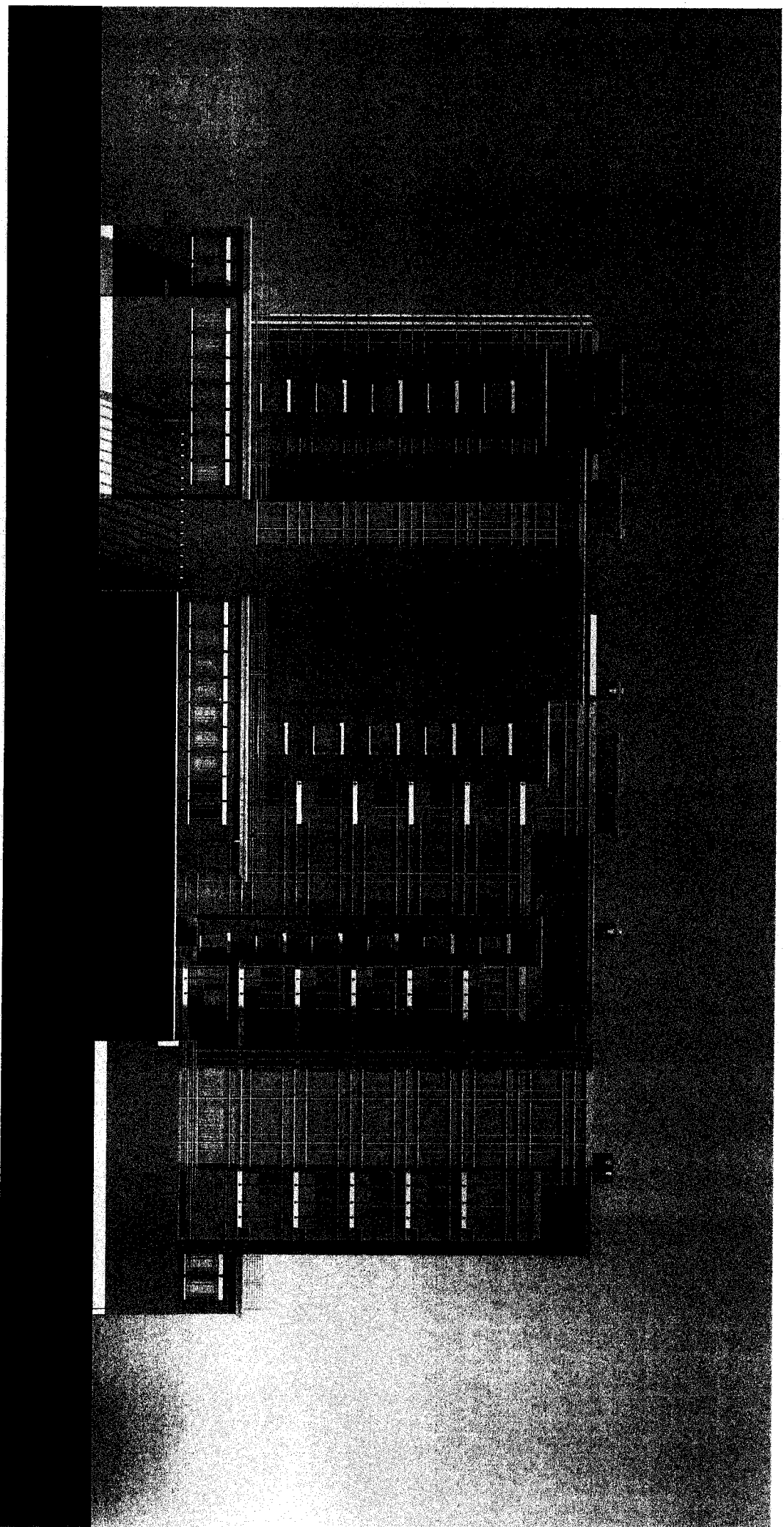
ARCHITECTURAL **NEWS**



**North Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

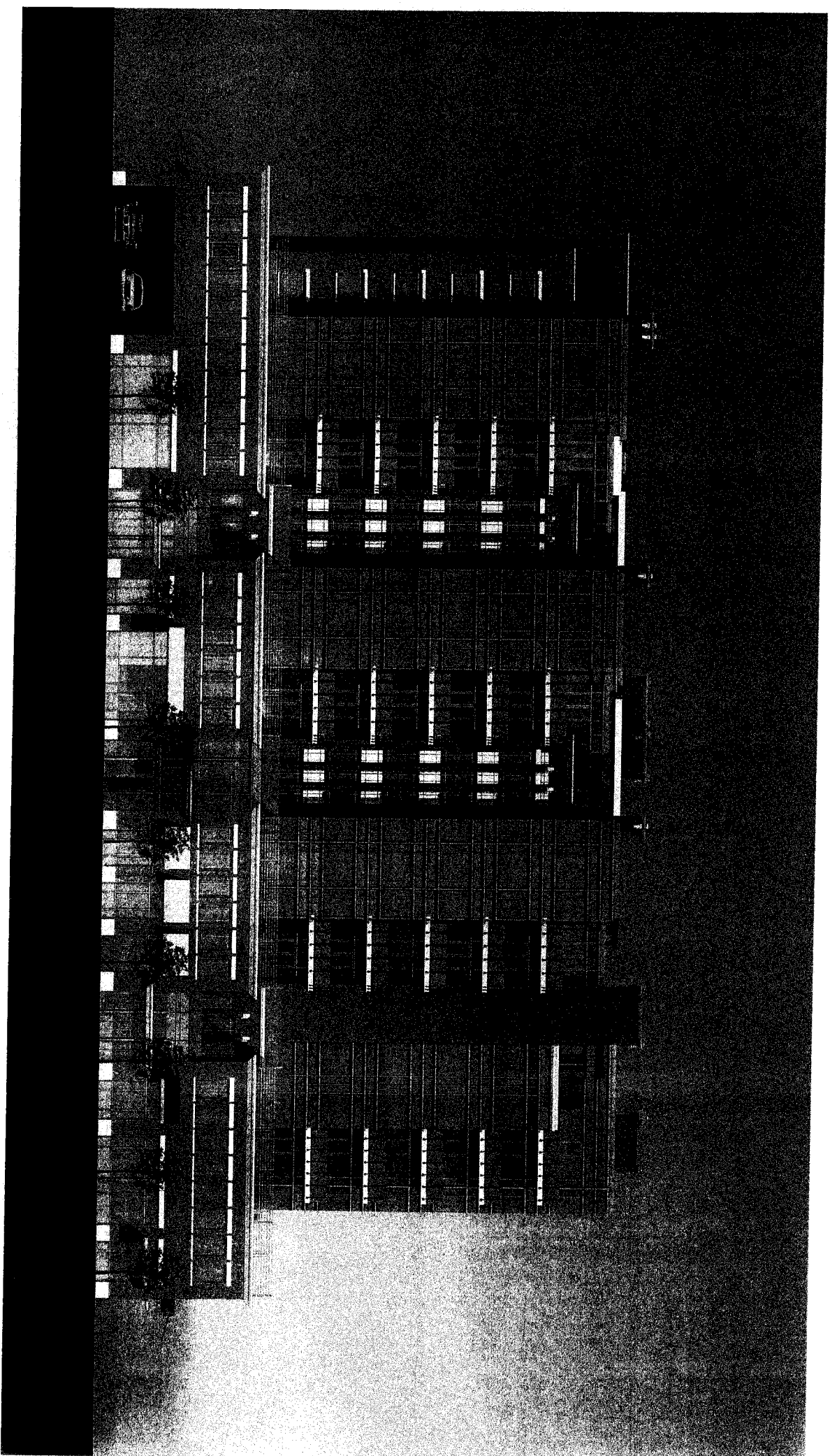
ARCHITECTURAL **PHYSICS**



**North Condo  
Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

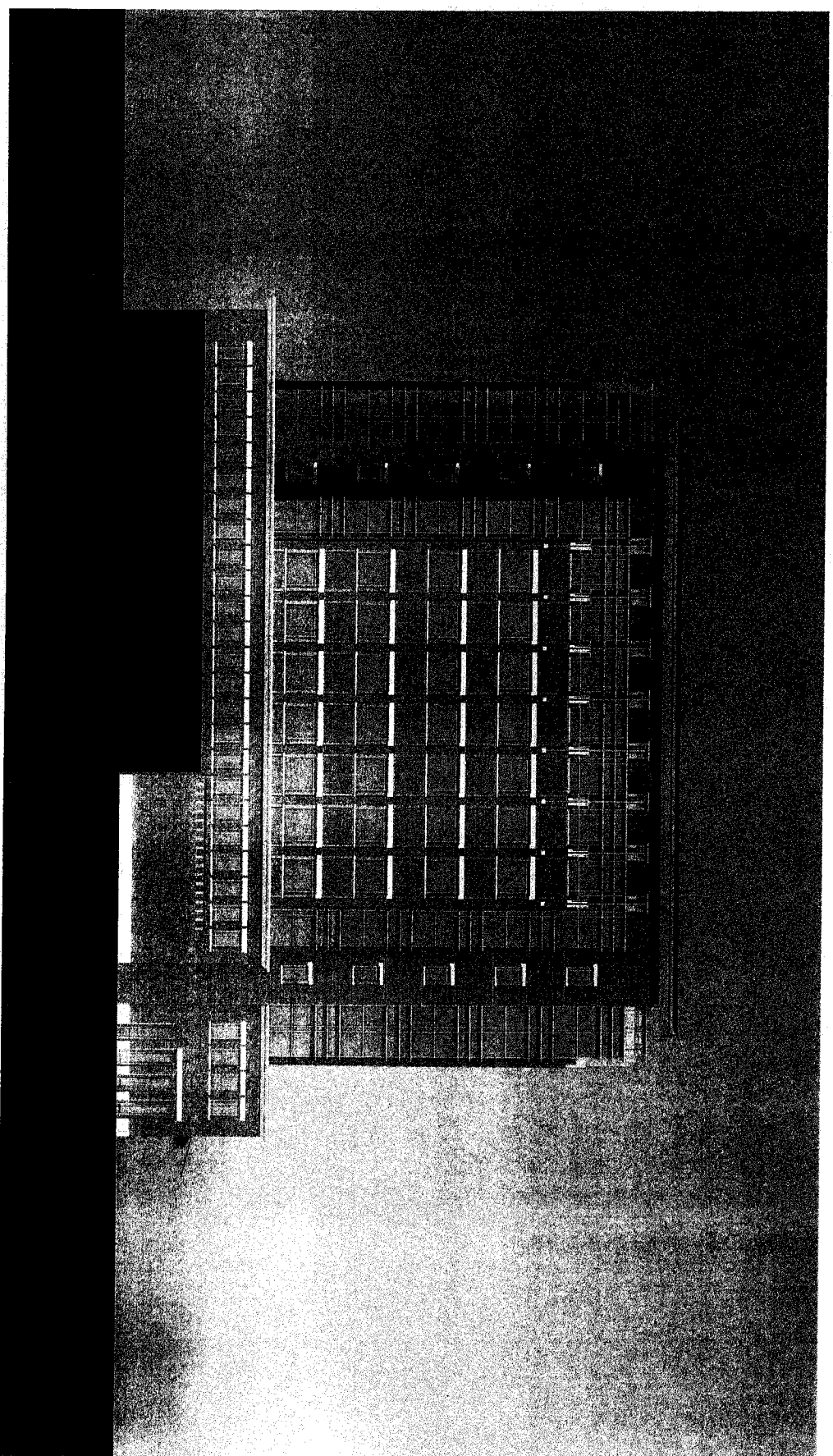
ARCHITECTURAL PENNY



**South Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

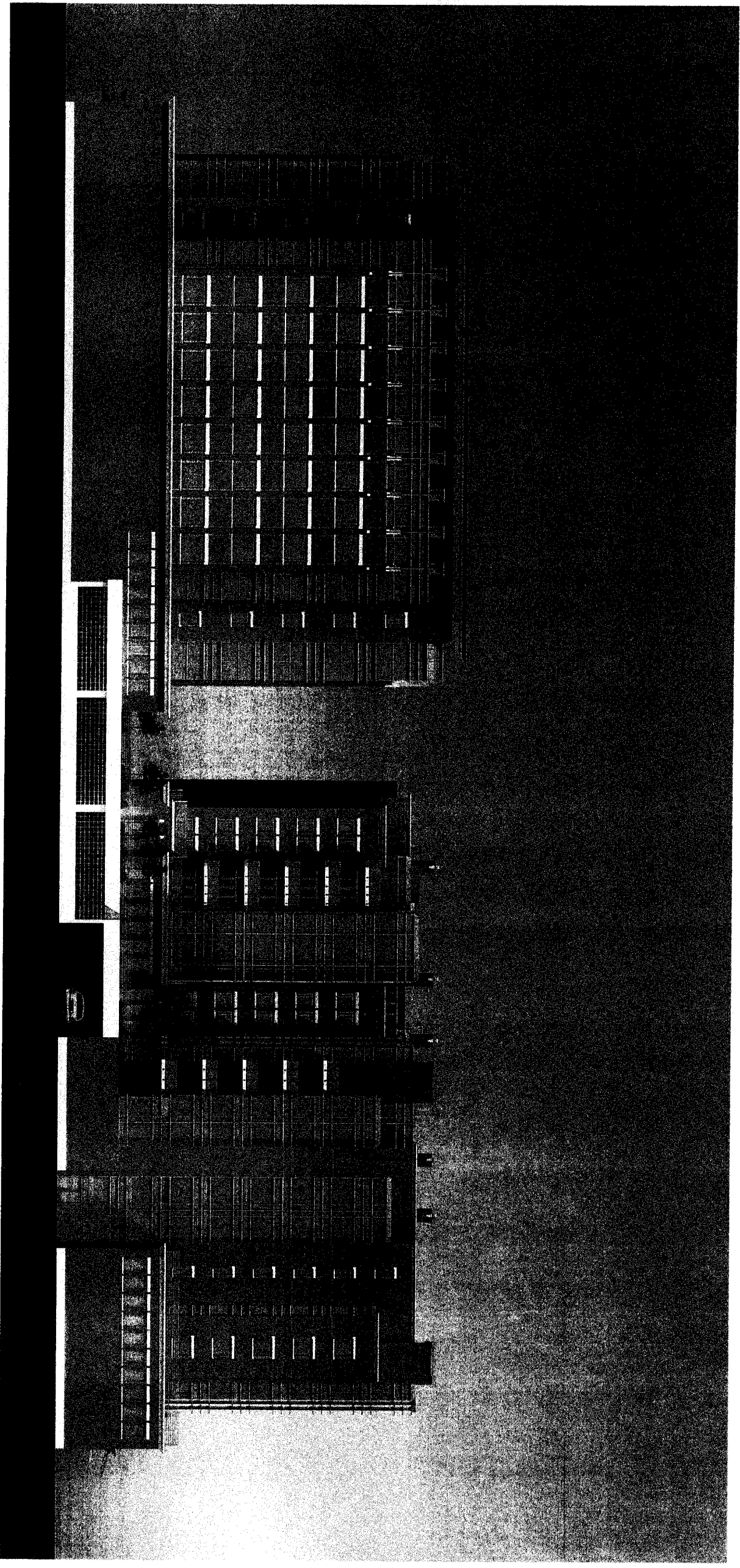
ARCHITECTURAL PERKS



**South Office  
Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

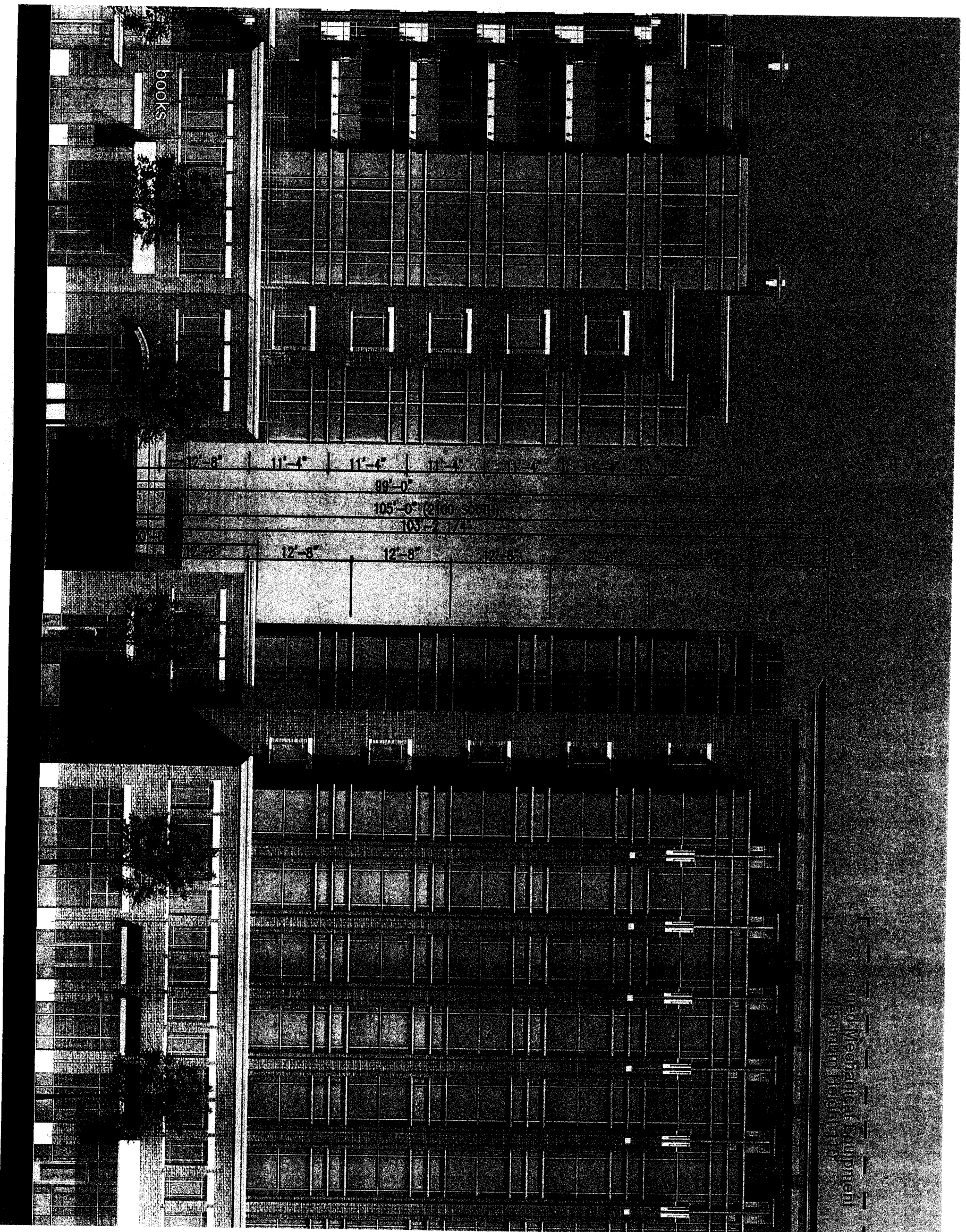
ARCHITECTURAL **MEYER**



**West Elevation**

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

ARCHITECTURAL PERMITS



## Building Heights

**The Sugar House Mixed-Use Project** by MECHAM MANAGEMENT

ARCHITECTURAL P E X U S

# SUGAR HOUSE MIXED-USE AREA CALCULATIONS

9 July 2008

Mercantile		Square Feet
Level 1	.....	37,167
<b>Total</b> .....		
Office		Square Feet
Level 2	.....	25,812
Level 3	.....	17,573
Level 4	.....	17,573
Level 5	.....	17,573
Level 6	.....	17,573
Level 7	.....	17,573
<b>Total</b> .....		<b>113,677</b>
Residential		Square Feet
Level 2	.....	26,858
Level 3	.....	19,228
Level 4	.....	19,228
Level 5	.....	19,228
Level 6	.....	19,228
Level 7	.....	19,228
Level 8	.....	19,172
<b>Total</b> .....		<b>142,170</b>



# SUGAR HOUSE MIXED-USE PARKING SUMMARY

9 July 2008

	Level	Base	Factor	Required Stalls
Business	2	25,812 sf	3.0 per 1,000 sf	78
	3-7	87,865 sf	1.25 per 1,000 sf	110
			<i>Subtotal</i>	<b>188</b>
Mercantile	1	37,167 sf	3.0 per 1,000 sf	112
Residential	2-8	57 units	2 per unit	114
			<i>Total</i>	<b>414</b>
<b>Stalls Provided</b>				
Business	P2			77
	P3			177
			<i>Business Subtotal</i>	<b>254</b>
Mercantile	Surface			40
	P1		<i>Mercantile Subtotal</i>	83
Residential	P2			114
			<i>Total</i>	<b>491</b>

**SUGAR HOUSE MIXED USE DEVELOPMENT  
PROJECT NARRATIVE**

July 30, 2008

**CONCEPT:**

Mecham Management, Inc. is the sole owner of a five acre the east side portion of "The Sugar House Block" intends to develop a new mixed use project consisting of office, housing, over one level of retail space on the street level interface with Highland Drive and 21<sup>st</sup> South. This complex will be developed in two distinct phases.

Phase 1: This first phase will be situated on the north end of the Sugar House Block and facing onto 21<sup>st</sup> South and Highland Drive. It will be directly east of and adjoin existing retail buildings owned by the Rockwood (Johnson) family. The Phase 1 concept includes a seven story building consisting of retail and office space. Separated from and to the south of the office complex is a eight story structure consisting of on grade retail and condominium housing above. Parking for this first phase will be off street and underground. Some on grade, off street and on street parking that is adjacent to the Phase 1 complex will be developed and anticipated for use by Mecham patrons. These on street spaces will not be included in a required parking count. Phase 1 will be separated from the existing Mecham owned retail buildings to the south by a narrow, private street that links Highland drive with an extension of Mecham owned property that continues to McClelland Ave. to the west.

Phase 2: The development program for Phase 2 is the same as Phase 1 including t underground parking. Additionally, the existing Leisure Living building at the southwest corner of the Mecham property will be redeveloped retail space as part of the overall mixed use concept. The traffic design for Phases 1 and 2 combined will convert the narrow, private, eastwest street described in Phase 1 above to a narrow, landscaped pedestrian walkway between the two phases. The connecting street from Highland to McClelland will then begin at the intersection of Highland and Wilmington Ave. and commence west and north in a curved configuration and intersect McClelland Ave. to the west. Refer to the attached site plan for an illustration of this planning concept. This new, private, two way street will include on street parking, street trees and associated street furniture, i.e. benches, bike racks, etc.

Adjacent Properties: Extensive and protracted negotiations with Red Mountain, the owner of the Granite Furniture property to the west of the Mecham property, have resulted in a well coordinated interface between the two projects. Currently, the Rockwood (Johnson) buildings facing 21<sup>st</sup> South and west of this project will be retained by the owners as existing retail space. There will be no formal interaction between the Mecham and Rockwood properties.

Design Concept: The whole project will comprise a 293,000 s.f. office, housing, and retail complex designed to invigorate and revitalize this Sugar House Block, which comprises the core element in the most dynamic and important edge city center in Salt Lake City. The overall design concept is one of facing all retail onto the surrounding city streets or onto new streets/walkways within the block. Landscaping with street trees and planters, benches, bike racks, pergolas, public art, etc. will be incorporated into the site design. Additionally, the interior of the block will be turned into attractive commercial venue spaces by incorporating the same street elements found on Highland and 21<sup>st</sup> South. The special character of Sugar House will be incorporated into the design, materials and details. The design is both progressive and traditional thus retaining a link with traditional roots while looking forward to embody a bold new future vision for Sugar House.

**OFFICE:**

Within the limits of zoning requirements, a new seven story office building is to be constructed with approximately 18,000 s.f. on five floors and 26,000 s.f. on the second floor above the retail space which is on grade. A core of elevators, stairs, toilets, storage, service, etc. will be located in the center of the office tower.

Entrances to the elevator core at ground level will come from 21<sup>st</sup> South as well as from parking levels below the office tower.

Building height limits are 105' above the sidewalk level of the street. Screened mechanical equipment is allowed to reach 110' above the street level. This building component will not be seen from the street or surrounding area due to its location remote from the exterior building wall and the screening affect provided by a very high edge parapet wall design.

113,677 s.f.

**HOUSING:**

Housing for this development will be comprised of condominium apartments of a large size including floor areas from 1,800 s.f. to 2,200 s.f. per unit. Two and three bed room apartments are proposed. There will be fifty-seven condominium apartments on levels two through eight. The eighth or top floor of the housing complex will offer five larger three bed room apartments with generous, landscaped outdoor patios.

Housing is to be developed in amounts which support the full development of office space within the complex. The zoning ordinance requires that for each square foot of office space above 30' above street level, there will be a corresponding square foot of housing.

142,170 s.f.

**RETAIL:**

The ground floor of the project is to be occupied by street accessed retail space. The sizes of the retail spaces will vary. Design should allow for the flexibility to lease to large and small vendors. Sizes range from 1,200 s.f. to 8,000 s.f. There is no consideration of a large, anchor tenant in this complex. The character of Sugar House is a life style center with small to medium retail venues as the standard. Service to this retail element will come from the rear or west side of the Phase 1 building to a covered delivery and waste removal dock area.

A wide variety of retail uses are anticipated including restaurants. Location of restaurants must be strategically considered in their relationship to housing. Warm Kitchen restaurants will be located under office space but not under residential space. Deli restaurants and light food vending could possibly be located under housing units.

37,167 s.f.

**PARKING**

Parking is to be off street and underground for the most part. Existing on street parking will be anticipated. The parking type and density that exists on Highland Drive should be developed along the edges of the small interior street through the block.

Underground parking can be developed as 3 levels. Below 2 levels, ground water becomes an issue, Ground water has been discovered at 20' below grade. Mitigating this condition will require sumps and a continuous pumping system.

Access into the Phase 1 parking complex will be located off of Highland Drive via a curbside ramp that will enter the garage by going under the sidewalk. A second entrance into and the only exit from the garage will be located on the west side of the complex with access to and from the interior east west street. This will provide access to Highland and to McClelland via internal to the block. Control gates will be located on the first level below grade.

Phase 2 parking will be accessed from the new through street on the south into and out of underground parking.

Parking ratios are as follows:

Building Type	Per Demand	Parking Per Ordinance
Office	3/1000 s.f. for 2nd floors	3/1000 s.f. for 1 <sup>st</sup> 2 floors
	1.5/1000 s.f.all floors above 30'	1.25/100 s.f. above 30'

Housing	2/Apartment	1/Apartment
---------	-------------	-------------

Retail	3/1000 s.f.	3/1000 s.f.
--------	-------------	-------------

**STREET**

The street interface for this project is very important. Philosophically, the quiet, village character of the current streetscape is to be maintained as much as possible. This means street trees, benches, bike racks, newspaper stands, short and well design street lamp poles, etc.

Sidewalks should be approximately 15' from storefront to curb face. This allows for pedestrian circulation that is comfortable but not too generous, and allows for the location of street elements listed above.

Open plaza space will be anticipated at main entries, and corners. Care will be taken regarding the size and location of open plaza space. Whereas it's nice to have when public gatherings take place, it can be a wide open no-man's land during day to day commerce. Plaza space should be designed to strike a practical balance to accommodate group gatherings as well s day to day pedestrian traffic. Trees, fountains, street furniture and other deices can help to modulate these spaces.

Store fronts should reflect the variety of retail tenants within. A flexible approach to the retail store front will be allowed. Store fronts faces can vary from flush with the street to a recess to accommodate outdoor seating for restaurants or outdoor product display. A variety of protective canopies over entrances can be accommodated from awnings to structured solid or glazed entrance devices. Tenant identity will be allowed through the use of individual entrance designs. All proposals will be reviewed by and accepted by the owner as a means of controlling clutter and ill considered designs.

Parallel parking along the street is an activator of the street, and will be anticipated. People seeing an option to park on the street will be attracted to the complex because of this option. It is also a traffic calming device to keep cars moving more slowly through the area.

Paving materials can vary from concrete to textured or stressed concrete or masonry paving. Special surfaces can be used to identify street crossings, corner definition, and parking entrance definition.

Signs on retail units should be controlled but not so rigidly that it seems too formal and boring. Each vendor should be afforded a means of expressing his character through his street sign above an entrance.

## **EASEMENTS**

Easements on the block are shown on documents that have been provided to Nexus previously. Prominent easements are:

1. The Salt Lake canal that runs from 21<sup>st</sup> South to the south to the middle of the block and then runs to the southeast exiting onto Highland Drive. The described easement for this canal is 66' wide. Salt Lake City Utility Department controls the maintenance and definition of this easement. We have talked to them and there is a good likelihood that this width can be reduced to a reasonable working number. Nexus recommends 30' which works for reasonable building offsets and separations for unrated openings. We would anticipate moving the canal in strategic locations to facilitate better development options.
2. Quest utility line running east west through the middle of the block where we would locate the circulator street.
3. Johnson access easement gives the Johnson property owner access to the back of his buildings off of McClelland Ave. running east and then north between Red Mountain and Mecham's buildings.
4. Red Mountain maintains easements in the middle of the block for parking and access off of Highland Drive and off of McClelland Ave.

## **SEISMIC FAULT:**

In 2006, trenching investigations were undertaken to determine that there is no impact on development associated with the suspected presence of an active portion of the Wasatch Fault line on this block. Extensive testing and investigation has shown there to be no such fault line on the Mecham and Red Mountain properties.

## **SITE CONSTRUCTION COORDINATION:**

At the time that both Mecham Management and Red Mountain proceed with construction, the process of accommodating traffic, construction equipment, staging, time of day issues, noise, dust control, ongoing business, contractor parking etc. will present a logistics challenge to both developers and the community. This issue will comprise a special design of its own. For Mecham's part, a selected Construction Management/General Contractor (CM/GC) has been engaged, and is beginning a process of construction site management.

## **SUMMARY:**

Mecham Management, Inc. has owned this subject property for many years. Mecham will continue to own and operate this complex for many years to come as the property is conveyed to the next generation of owners within this family organization. The development concept described above is intended to provide great benefit to the commercial, retail, and residential quality of life in this unique and special community center. Planning and design is intended continue the close, traditional, and welcome sense of living, working and shopping in Sugar House.