



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission
From: John Anderson, 801-535-7214, john.anderson@slcgov.com
Date: October 12, 2016
Re: PLNPCM2016-00585 Dixon Medical Office Building Conditional Building and Site Design Review

Conditional Building and Site Design Review

PROPERTY ADDRESS: 2188 S. Highland
PARCEL ID: Multiple
MASTER PLAN: Sugar House
ZONING DISTRICT: CSHBD1 Sugar House Business District

REQUEST: FFKR Architects representing the owner of the property Mr. Craig Mecham is requesting approval from the City to develop a proposed 6 story, 180,000 square foot office building at the above address which is approximate. The development requires an approval through the Conditional Building and Site Design Review as the proposal is located in the CSHBD1 Sugar House Business District and it exceeds 50 feet in height and 20,000 square feet in gross floor area. Currently on the properties there is a vacant retail structure, its associated parking areas and empty property where another former retail structure owned by Mr. Mecham was recently demolished. The subject property is located within Council District 7, represented by Lisa Adams.

RECOMMENDATION (Conditional Building and Site Design Review): Based on the findings listed in the staff report, it is the **Planning Staff's** opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the Conditional Building and Site Design request with conditions.

Staff recommends the following motion:

Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Conditional and Building Site Design Review request. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. Certificates of Occupancy for the project shall not be issued until the private street is complete providing access through the block from Elm Avenue to Wilmington Street.
3. Certificates of Occupancy for the project shall not be issued until the pedestrian walkway running north to south on the western edge of the proposed development through the block has been completed.
4. Final approval of signage, lighting, and landscaping to be delegated to Planning staff to ensure compliance with the CBSD regulations. The signage plan shall include a wayfinding component providing direction for pedestrians to destinations in and around the Granite Block.
5. Sidewalks, plaza space and other walkways through the property must allow for 24 hour public access.

6. The east façade of the building adjacent to Highland Drive and the north façade along the proposed pedestrian plaza shall provide uses such as retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.
7. All of the parcels must be combined into a single lot through an approved Planning process.
8. Final approval authority for the development shall be delegated to Planning staff **based on the applicant's** compliance with the standards and conditions of approval as noted within this staff report.
9. Approval is for the specific items discussed and identified in the staff report, on the site plan and the building elevations. All other applicable zoning regulations still apply.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plans
- C. Building Elevations and Renderings
- D. Additional Applicant Information
- E. Property & Vicinity Photographs
- F. Existing Conditions
- G. Analysis of Standards – Conditional Building and Site Design Review
- H. Public Process and Comments
- I. Department Review Comments
- J. Motions

PROJECT DESCRIPTION:

The developer, Mr. Craig Mecham, is proposing to build an 180,000 square foot office building at approximately 2188 S. Highland Drive. The project would occupy the area that is currently a vacant retail structure surrounded by its associated parking areas and by empty property. The property is a part of a larger area that is commonly referred to as the Granite Block and will be referenced throughout this report as such. The project must be reviewed through the Conditional Building and Site Design process as it is required of any building that exceeds 50 feet in height or 20,000 square feet in size in the CSHBD1 Sugar House Business District.

The building is proposed to be 105 feet in height. This is the maximum permitted height in the zoning district for projects and is available to those that provide structured or underground parking. This project will provide all of its required parking in an underground parking structure located in three levels beneath the building.

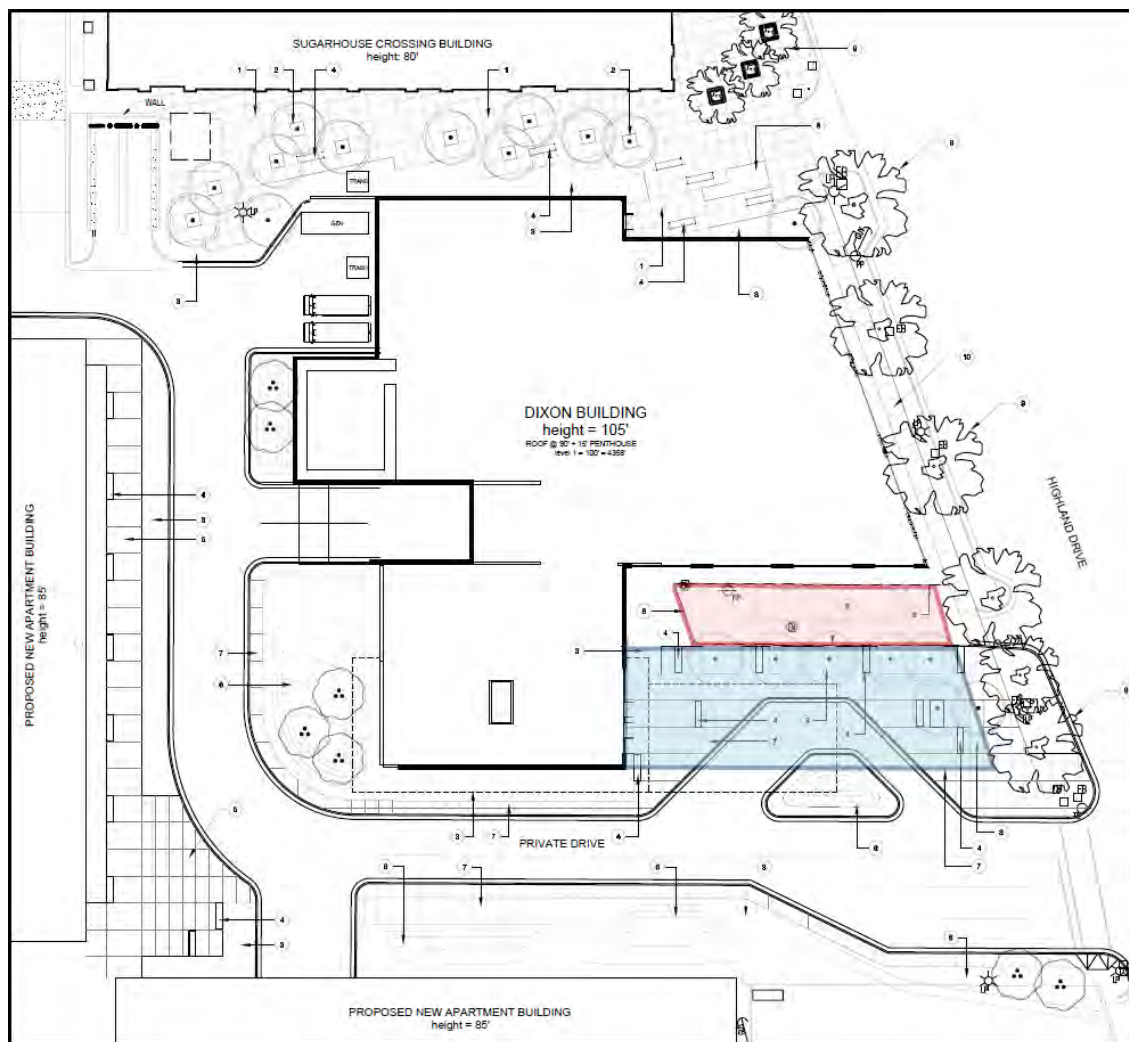


The image above shows the location of the proposed Dixon Building in relationship to other Sugar House landmarks and recent developments.

The project will work in conjunction with a neighboring property owner to construct a new private street through the project making a connection through the block from Elm Avenue to the signalized intersection at Wilmington Avenue. All of the vehicular access to this project, the recently approved Sugarmont Apartments and the existing mixed use building known as The Vue at Sugar House will be from this newly constructed private street. With the construction of this private street, the existing vehicular access point located south of the The Vue at Sugar House will be replaced with a pedestrian plaza between the existing and proposed building.

The main pedestrian entrances into the structure are accessed from Highland Drive. The project will also provide doors every 30 feet along its Highland Drive frontage and the north side of the building along the proposed pedestrian plaza. These doors will provide access to future retail shops or similar use as is required in the CSHBD1 Sugar House Business District. A floorplan was not provided outlining these retail spaces thus providing these spaces is a condition of approval.

The applicant requests to modify one requirement of the Zoning Ordinance for this project. The request is to exceed the maximum front or corner side yard setback of 15 feet. This is due to the site construction difficulties posed by the remaining “The Bar in Sugarhouse” which the building is being constructed around. This will be discussed in more detail below in the “Key Issues” section of this report.



In the image above, the area shaded in red indicates the location of the bar discussed in the report. The area shaded in blue indicates that area of the structure that is proposed to not meet the maximum front yard setback.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Request to Exceed the Maximum Front Yard Setback
2. Safe Pedestrian Movement through the Granite Block
3. Infrastructure Improvements Involving Adjacent Developments

Issue 1 – Request to Exceed the Maximum Front Yard Setback

The proposed Dixon Medical Office Building will occupy the space that was previously two retail structures owned by Mr. Mecham along Highland Drive at 2160 S. and 2188 S. Highland Drive. The southern building has already been demolished at this time to accommodate the replacement of the Salt Lake and Jordan Canal which was previously situated beneath the building itself. There is a small building located at 2168 S. Highland Drive that is not owned by Mr. Mecham and currently houses The Bar in Sugar House. The owners of this property desire to continue to operate their business at the site. To create a building that does not completely surround the bar with a large building on three sides the designers chose to push the south portion of the building to the west and to create a pedestrian plaza at the intersection of Wilmington Avenue and Highland Drive. The remainder of the project will meet all setback requirements of the zoning district. The Sugar House Master Plan encourages outdoor spaces and more specifically if buildings are not located adjacent to the street that the space should be developed as public plaza space.

Issue 2- Safe Pedestrian Movement Through the Granite Block

The Sugar House Circulation Plan calls for improved pedestrian access throughout the community but pays special attention to the Granite Block. This is a large block that currently has few, if any safe ways for pedestrians to travel through the block. The issue of pedestrian safety has been a continued concern of the community and staff with this project as well as with the recently approved Sugarmont Apartments project.

Care must be taken to ensure that pedestrians have a safe way to cross the planned private street through the project to access community destinations located near this project such as surrounding retail and restaurants, the Monument Plaza, Fairmont Park and Recreation Center or the Fairmont S-Line streetcar stop. The project is proposing to construct a north to south oriented pedestrian pathway in conjunction with adjacent property owners to provide access to the center of the block and to other pedestrian facilities leading in and around the block.

The proposed private street has been designed to allow for the use of vehicles but with a strong focus on the safety of pedestrians. The sharp curves in the proposed street will help to keep the speed of automobiles to a minimum. The walkway and roadway have been designed with pedestrian focused lighting, bollards, landscaping and a pavement style which incorporates different colors and design into its pattern. The paving will also be raised at pedestrian crossings further emphasizing the importance of pedestrian safety. These elements will create a safe and aesthetically attractive space and will contribute to a multi-modal transportation network which will allow for connectivity through the entire Granite Block and further into surrounding neighborhoods.

Issue 3- Infrastructure Improvements Involving Adjacent Developments

The Granite Block is currently undergoing a significant amount of preparation for future construction. The applicants are working with an adjacent property owner to construct some of the discussed infrastructure, most importantly the private street and pathway that connects the pedestrian passageway through the Sugarmont Apartments project with the center of the block and other area connections.

The proposed private street **is located on Boulder Ventures' Sugarmont Apartments** property for the first 102 feet at its western terminus at Elm Avenue and afterwards it is located on property owned by Mr. Mecham. Boulder Ventures recently received approval by the Planning Commission for their Sugarmont Apartments project. Their plans show the same private street and this project also requires the private street for access to his proposed parking facility.

The two property owners have both stated that they are working in tandem with one another to develop their respective portions of the block. They have further stated that they have signed a contract that allows for either owner to complete the necessary infrastructure if the other party is unable or unwilling. Staff believes that these infrastructure improvements are imperative to the successful development of this project and to avoid negative impacts on neighboring properties. It has been conditioned by staff that this project not be able to receive Certificates of Occupancy until these improvements are completed and able to be used. This same condition was required of Boulder Ventures in their recent approval.

DISCUSSION:

As discussed above and in [Attachments G](#), the proposal generally meets the standards for Conditional Building and Site Design Review. In general, the proposal addresses the pedestrian oriented design standards of the CBSD review and uses an alternative approach to the design that still meets the intent of the zoning ordinance standards. Staff further believes that the proposed safety features included in the walkway and private street will create a safe environment for pedestrians. As such, staff is recommending approval of the proposed development with the suggested conditions.

NEXT STEPS:

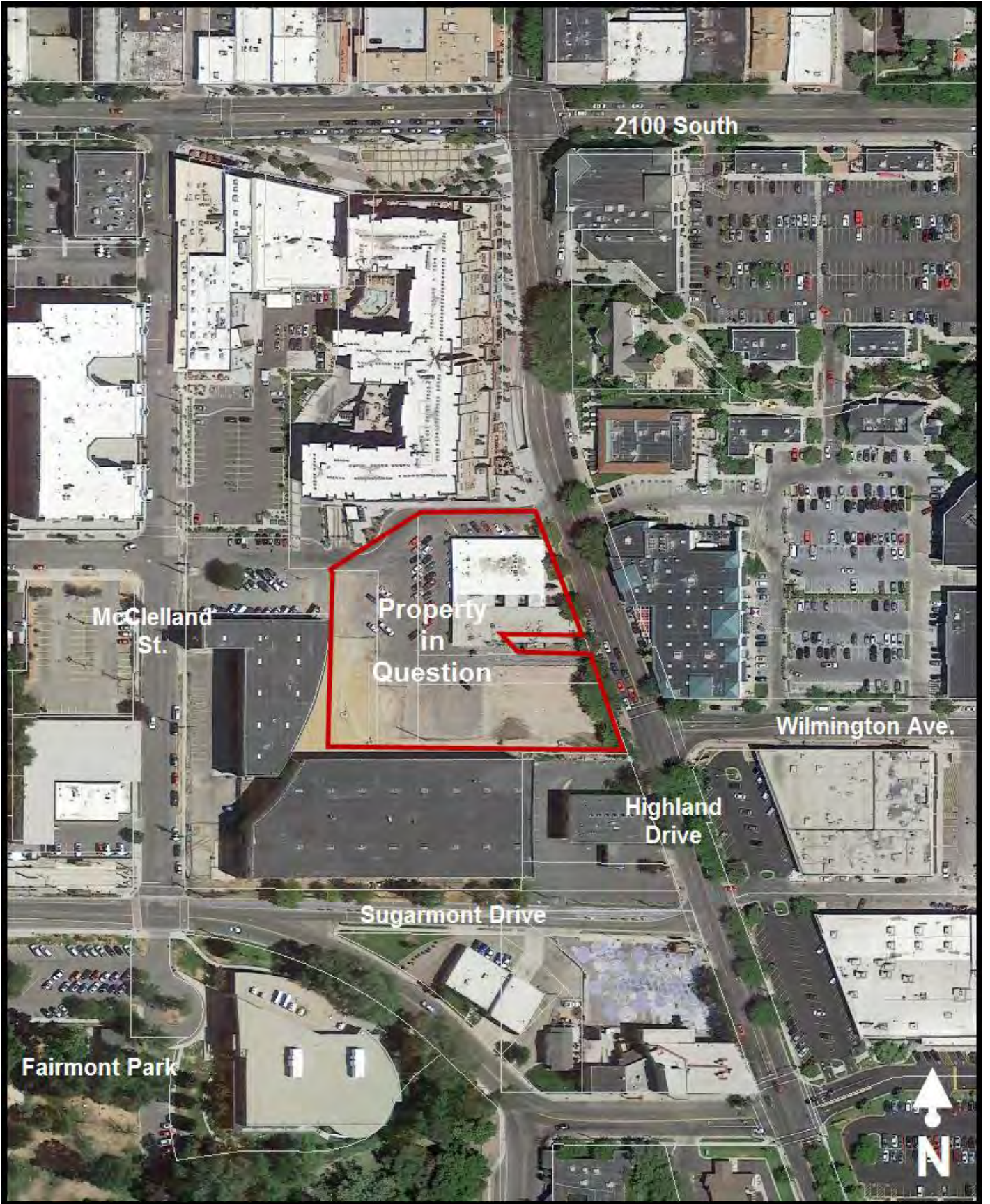
Conditional Building and Site Design Review Approval

If the Conditional Building and Site Design Review is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit plans for building permits for the development and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Conditional Building and Site Design Review Denial

If the Conditional Building and Site Design Review is denied, the applicant will still be able to develop the property by right at a smaller scale or if a new design is submitted that meets all of the standards required by the Zoning Ordinance.

ATTACHMENT A: VICINITY MAP



2100 South

McClelland St.

Property in Question

Wilmington Ave.

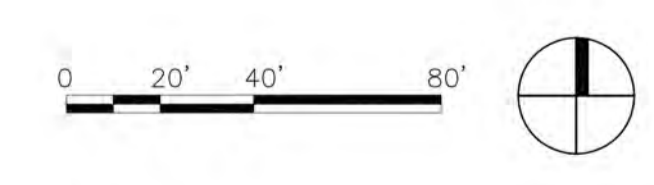
Highland Drive

Sugarmont Drive

Fairmont Park

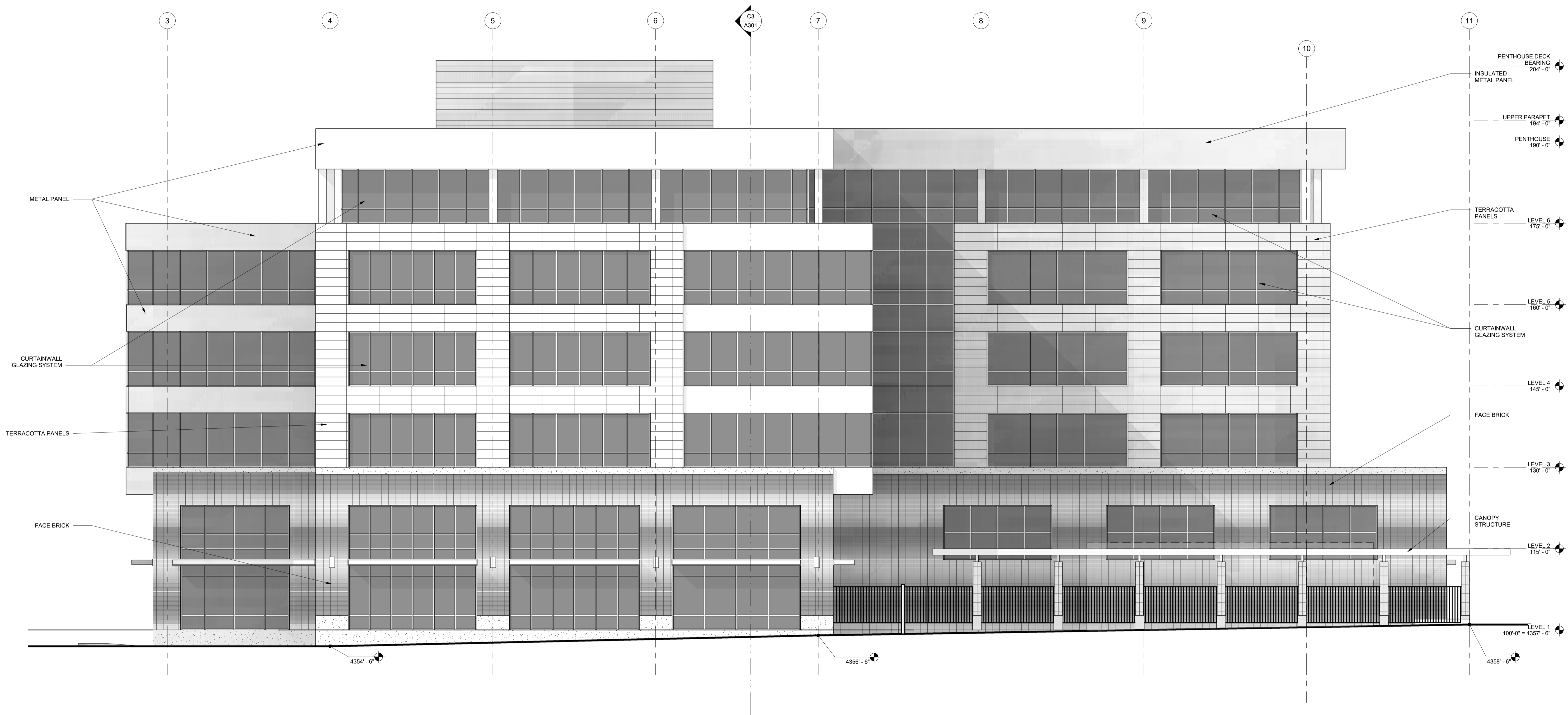


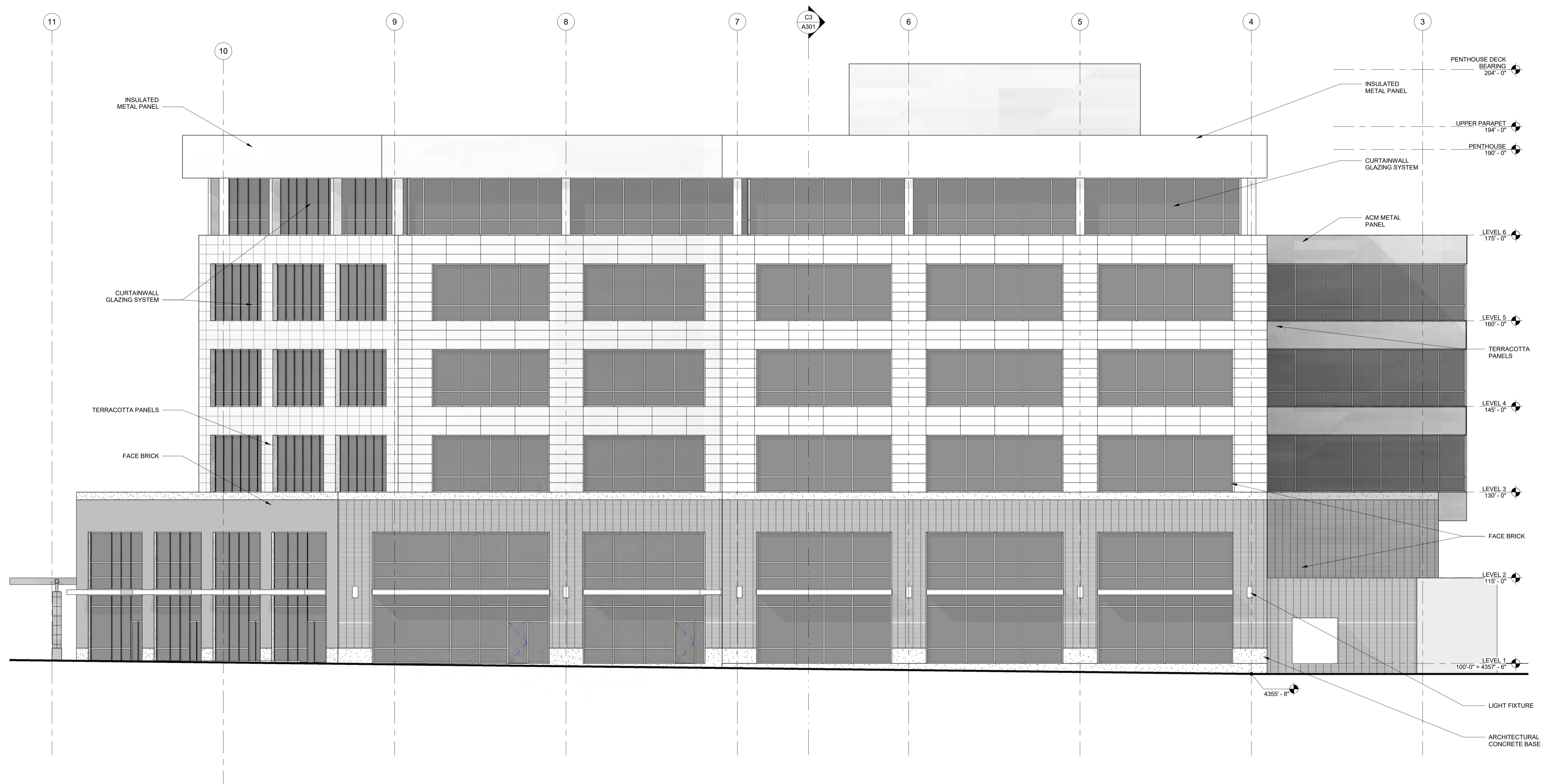
ATTACHMENT B: SITE PLANS

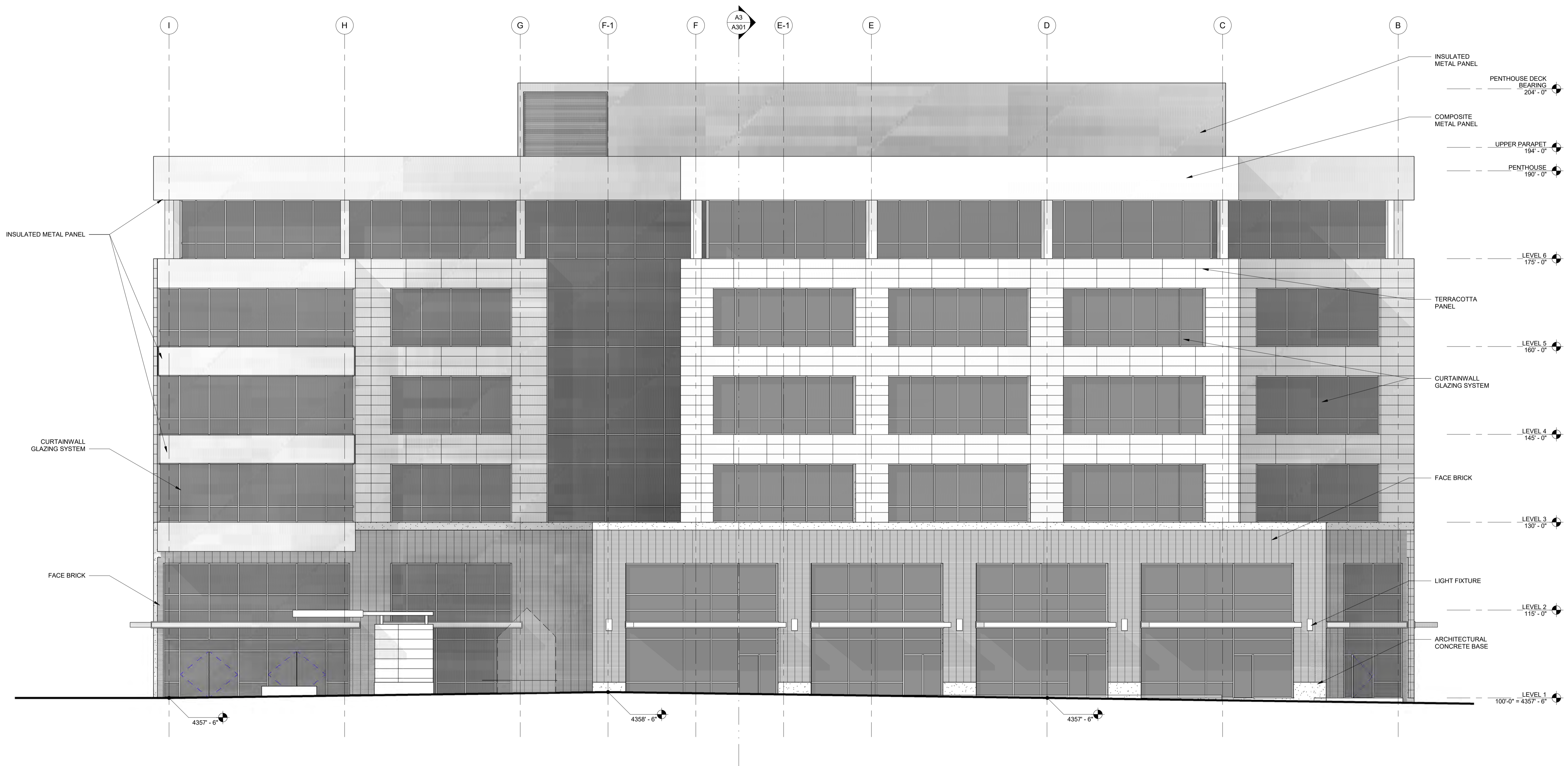


ATTACHMENT C: BUILDING ELEVATIONS &
RENDERINGS











THE DIXON BUILDING
AERIAL VIEW WEST AT WILMINGTON-HIGHLAND JUNCTION





THE DIXON BUILDING
NORTHWEST VIEW FROM WILMINGTON-HIGHLAND JUNCTION

ATTACHMENT D: ADDITIONAL APPLICANT
INFORMATION



Conditional Building & Site Design Review

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:
Dixon Medical Office Building

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Conditional Building & Site Design Review

Address of Subject Property:

Name of Applicant: Eric Thompson	Phone: 801.521.6186
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Address of Applicant:
730 Pacific Ave

E-mail of Applicant: ethompson@ffkr.com	Cell/Fax: 801.910.5295
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Mecham Management

E-mail of Property Owner: rdcallister@gmail.com	Phone: 801.466.4800
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

- ➔ Filing fee of **\$728** plus **\$121** per acre in excess of (1) acre.
- ➔ Plus additional fee for required public notices.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date: 7.22.2016
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SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Project Description (please attach additional sheet)
Written description of your proposal |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Minimum Plan Requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Site Plan
Site plan (see Site Plan Requirements flyer for further details) |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Elevation Drawing (if applicable)
Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

STANDARDS FOR DESIGN REVIEW (Reference from Zoning Ordinance - 21A.59.060)

- A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.
- B. Primary access shall be oriented to the pedestrian and mass transit.
- C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.
- D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.
- E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.
- F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.
- G. Dumpsters and loading docks shall be appropriately screened or located within the structure.
- H. Signage shall emphasize the pedestrian/mass transit orientation.
- I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.
- J. Streetscape improvements shall be provided as follows:
 - 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
 - 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
 - 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
 - 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
 - 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.
- K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:
 - 1. The orientation and scale of the development shall conform to the following requirements:
 - a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
 - b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').
 - 2. Public spaces shall be provided as follows:
 - a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.
 - b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:
 - 1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
 - 2) A mixture of areas that provide shade;
 - 3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
 - 4) Water features or public art; and/or
 - 5) Outdoor eating areas.
- L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.

- A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.
- B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.
- C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.

July 22, 2016

Subject: Dixon Medical Office Building DRT2016-00187

21A.26.060

CSHBD1 Sugarhouse Business District Zoning requirements

150,000 sf office building and 3 levels of basement parking garage. 1st level public service and retail uses anticipated with remainder of building group B.

6 stories with top occupied floor at or below 75' above lowest fire dept. access

Construction type I-B

Unlimited allowable area

21A.26.060.G.1.d

Height increased to 105' above average grade plane with 100% of parking provided in below grade structured parking and residential component of development completed in the parcel directly north.

21A.26.060.G.3

Above 30' building steps back from public way 15'

21A.26.060.H

Level one not less than 40% glazed fenestration.

21A.59.060.K.2

10% plaza/public space.

21A.26.060.F.2

This project is likely going to be housing mainly medical office and ambulatory clinical space for University of Utah healthcare. Because of this usage a patient drop off loop is desirable. The project is requesting a conditional building and site design exception to the 15' maximum setback to provide that as well as a public plaza space adjacent to the main building entrance.

21A.44.030 off street parking required

160,000sf x .75 = 120,000sf net usable medical office @ 5 per 1,000sf = 600 spaces with 50% reduction for proximity to Fairmont Station = 300 spaces

21A.44.080 Specific off street loading requirements

2 short loading berths required. (2@10x35)

Regards,

Eric Thompson, AIA
Principal

MEMO

To: John Anderson
Salt Lake City
Planning Division
P.O. Box 145480
SLC, UT 84418-5480

SLC Log#: DRT2016-00187
Date: September 8, 2016
Project: Dixon Building
2188 S Highland Drive
SLC, UT

From: Eric Thompson, AIA

FFKR Project #: 16113

RE: Zoning Review

Remarks:

The following are the FFKR Responses to the Zoning Review Comments dated 23 August, 2016 for the Dixon Building.

For your convenience, your comments from the reviewed set of drawings have been listed below in italics followed by our response.

Planning Division Review:

CSHBD1 Sugar House Business District Requirements 21A.26.060

1) **F.2 Maximum Setback:** *The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the business district design guidelines handbook. Appeal of an administrative decision is to the planning commission.*

Planning Division Comment: *This project does not currently meet this standard. Staff recognizes that you are requesting relief from this standard through the Conditional Building and Site Design process.*

FFKR Response: Relief from this standard is being requested through the Conditional Building and Site Design process. Due to the site construction difficulties posed by the remaining Sugarhouse Bar lot, and the desire to provide a public plaza space adjacent to the main building entrance that activates the corner of Wilmington and Highland and encourages pedestrian movement across the site, the project is requesting a conditional building and site design exception to the 15' maximum setback.

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

1. CSHBD1:

- a. *The maximum building height in the CSHBD1 zone shall not exceed thirty feet (30') for those buildings used exclusively for nonresidential purposes.*
- b. *Additional building square footage may be obtained up to a maximum building height of one hundred five feet (105'); however, for each additional floor of nonresidential use above thirty feet (30'), one floor of residential use is required.*
- c. *The residential component may be transferred off site to another property within the CSHBD zoning district in accordance with the provisions of subsection K of this section. If the required residential component is transferred off*

site, the maximum nonresidential building height allowed shall be seventy five feet (75'). Any building with a height in excess of seventy five feet (75') shall be subject to the requirements of subsection G1d of this section.

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

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

1. Located in the same building as noted in subsection G of this section, or
2. May be located on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of square footage obtained for the nonresidential floors rising in excess of thirty feet (30'), less any square footage of the required fifteen foot (15') stepback noted in subsection G of this section. In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:
 - a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or
 - b. A financial assurance that construction of the off site residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's housing trust fund if construction has not commenced within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development. (Ord. 66-13, 2013: Ord. 64-12, 2012: Ord. 89-05 § 5, 2005: Ord. 35-99 §§ 25, 26, 1999: Ord. 26-95 § 2(13-5), 1995)

Planning Division Comment: Nonresidential buildings cannot exceed 30 feet in this zoning district unless a residential use is also constructed. Mr. Mecham has constructed an adjacent residential building but please demonstrate that sufficient area of residential development has been constructed to compensate for the amount of nonresidential development proposed.

FFKR Response: Sufficient area of residential development has been constructed directly north of the proposed Dixon Building at The Vue Building to compensate for the amount of nonresidential development proposed: Total Non-residential floors rising in excess of 30' = 112,800 sf. Total Residential sf at north development (The Vue) = 241,244.

3) H. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the CSHBD Sugar House business district zones, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site review process subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement, if the planning director finds:

1. The requirement would negatively impact the historic character of the building; or
2. The requirement would negatively impact the structural stability of the building; or
3. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%). Appeal of administrative decision is to the planning commission.

Planning Division Comment: Your project description states that the first floor is not less than 40% glass surfaces. Please provide the exact percentage of first floor glass.

FFKR Response: The exact percentage of first floor glass is 50.4% (6,852 sf of glazing to 13,592 sf ground level.)

4) J. First Floor/Street Level Requirements: The first floor or street level space of all buildings within this area shall be required to provide uses consisting of residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

Planning Division Comment: Please demonstrate how your project is meeting this standard.

FFKR Response: If the proposed building houses the medical office and ambulatory clinical space for the University of Utah Healthcare, retail and public service portions of the program will be located on the street level. If the building becomes a regular office building, the ground level spaces will house retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities.

Conditional Building and Site Design Requirements 21A.59.060

5) A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.

Planning Division Comment: The color elevations seem to indicate that there are doors along Highland Drive but that is not clear in the originally submitted elevations. Please provide more information about how this standard is being met.

FFKR Response: Set back 5' from the property line, the proposed building is parallel to Highland Drive. The parking structure is accessed from the private drive at the rear of the building. There are doors along Highland Drive and the north Dixon-Vue public plaza at 30' intervals, in addition to main building entrances at the north and south ends of the building facing Highland Drive.

6) B. Primary access shall be oriented to the pedestrian and mass transit.

Planning Division Comment: The color elevations seem to indicate that there are doors along Highland Drive but that is not clear in the originally submitted elevations. Please provide more information about how this standard is being met.

FFKR Response: The proposed building faces Highland Drive. There are approximately 6 bus stops within a ¼ mile along Highland Drive and 2100 S, and the trax station is 1/10th of a mile away. There are doors along Highland Drive and the north Dixon-Vue public plaza at 30' intervals. Public street and private drive sidewalks, and pedestrian corridors allow access from these points and the Parley's and McClelland bike trails.

7) C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

Planning Division Comment: Please provide more information regarding this standard

FFKR Response: The proposed building is being designed with a variety of materials to facilitate pedestrian interest. The detailing and materials include:
Stone and brick masonry with control joints, accent coursing reveals and texture changes
Precast concrete column bases, window jambs, sills, and headers at Levels 1 & 2
Glazing on over 50% of the building
Exterior accent lighting and metal awnings at 12'-0" above ground level at all glazing

8) D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.

Planning Division Comment 8: I can see that there is articulation in the building but some of the finer details are difficult to distinguish. Please explain how your project fully meets this standard.

FFKR Response 8: The architectural detailing on the ground floor will include the following elements, to be developed during the design phases:

Stone and brick masonry with control joints, accent coursing reveals and texture changes

Precast concrete column bases, window jambs, sills, and headers at Levels 1 & 2

Transparent, non-reflective glazing on over 50% of Level 1

Exterior accent lighting

Metal awnings at 12'-0" above ground level at all glazing

9) E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.

Planning Division Comment: Project meets this standard

FFKR Response: Comment noted.

10) F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.

Planning Division Comment: Please provide more information regarding the circulation on the site. It is not clear that pedestrians will be able to safely cross the proposed private street especially those that utilize mass transit to access the site. Also Boulder Ventures has provided a more detailed plan for the development of the walkway located on the west side of this property. Please verify whether or not this walkway will be developed in a manner that has been presented to staff. Moving pedestrians safely through the Granite Block has been a critical issue raised by the community.

FFKR Response: Please see the attached updated AS101 Site Plan: note that the proposed design includes crosswalks across the private drive that are raised to adjacent sidewalk levels in an effort to slow vehicular traffic and provide safe passage for pedestrians utilizing mass transit to access or move through the Granite Block. Also note that the walkway along the south and west sides of the drive have been developed in collaboration with Boulder Ventures, including the incorporation of paving patterns, planters, bollards, and seating elements to connect the three adjacent properties (Sugarmon, Dixon, and The Vue) and encourage safe and stimulating pedestrian passage.

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

Planning Division Comment: It appears that the loading docks will be located in the rear of the structure. Will these loading docks be screened as well?

FFKR Response: Please see attached, updated AS101. The proposed building will screen the loading dock on the south side, and site walls will screen the dock from the pedestrian plaza to the north and west. The actual loading dock will be located in a recessed section of level 1. The truck entrance to the dock area will be the only area open to view.

12) H. Signage shall emphasize the pedestrian/mass transit orientation.

Planning Division Comment: A signage plan is not required at this time. It will be a condition of any approval that the signage plan is reviewed by Planning staff prior to its approval.

FFKR Response: Comment noted.

13) I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.

Planning Division Comment: A lighting plan was not provided. Staff cannot verify that this standard has been met.

FFKR Response: There are no lighting fixtures proposed at this time. The lighting plan will be developed to meet the lighting levels and design requirements of chapter 4 of the Salt Lake City lighting master plan dated May 2006, to be evaluated during the building permit review process.

14) J. Streetscape improvements shall be provided as follows:

- a. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
- b. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.
- c. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
- d. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street.
- e. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate.

Planning Division Comment: Staff cannot verify that this standard has been met. Please provide a more detailed landscaping plan.

FFKR Response: Please see attached updated AS101

15) K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:

- a. Public Spaces shall be provided as follows:
 - i. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building area.
 - ii. Plazas of public spaces shall incorporate at least three (3) or the five (5) following elements:
 1. Sitting spaces of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge bench shall have a minimum depth of thirty inches (30")
 2. A mixture of areas that provide shade.
 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted
 4. Water features or public art and/or
 5. Outdoor eating areas

Planning Division Comment: Staff cannot verify that this standard has been met. Please provide a more detailed landscaping plan and the amount of the property that will be landscaped.

FFKR Response: 180,000 GSF total building area x10% = 18,000 sf public spaces required. 35,525 sf of landscape, plaza and public space provided. Please see attached site plan with those plaza and landscaped areas shaded. The plazas shall incorporate the following elements: sitting spaces that comply with K.a.ii.1, K.a.ii.2, K.a.ii.3.

16) L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master

plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control. (Ord. 15-13, 2013)

Planning Division Comment: *Please provide more information regarding how this project meets the intent of the Sugar House Master Plan and the design guidelines that are outlined specifically for the Sugar House Business District.*

FFKR Response: This project meets the intent of the Sugar House Master Plan and the design guidelines outlined specifically for the Sugar House Business District as follows:

Pedestrian/Bicycle Systems

1. Clearly defined, safe and pleasant pedestrian access through and between all of the use areas on the project are provided.
2. Proper separation of pedestrian and vehicular movement at a scale that encourages activity and pedestrian comfort is achieved through the use of curbs and drive level changes at crosswalks, paving material patterns, bollards, planters, pedestrian-scaled furniture, and signage. These elements, in addition to lighting and art, articulate the pedestrian corridors.
3. The proposed site plan utilizes planting and paving treatments in pedestrian corridors, coupled with active uses in adjacent buildings.
4. The proposed site plan incorporates special pavement treatment using materials and patterns into pedestrian-activity areas. These materials and patterns have been coordinated with adjacent sites to connect activity centers and connect blocks.
5. The proposed building provides pedestrian circulation from buildings adjacent to pedestrian corridors.
6. The site will provide clear, visible signage for pedestrian accessways.
7. Functional entrances every 30 linear feet are provided along Highland and the Dixon-Vue public plaza.
8. The building provides continuous street frontages except for the parking garage, and plazas and walkways allowing pedestrians to move across the site.
9. The proposed building entrance canopies and awnings provide a refuge for pedestrians at doorways.
10. Pedestrian areas meet ADA requirements.
11. Pedestrian walkways in high-traffic areas are a minimum of 8'-0" wide, secondary walkways are a minimum of 6'-0" wide.
12. The proposed site paving materials of concrete and concrete pavers are easily maintainable, durable, and slip-resistant.

Vehicular Circulation

1. On-street parking in front of the proposed building along Highland Drive, a passenger drop-off/pickup at the main building entrance on the private drive, and raised pedestrian crosswalks along the private drive serve as traffic-calming methods and buffers for pedestrians.
2. A three-story parking structure is located under the proposed building and is accessed at the rear of the building from the private drive.
3. The proposed parking structure is intended to be open in the evenings and weekends for public use.
4. The private drive will connect with the existing Wilmington Avenue to the east and Elm Street to the west. The private drive circulation is articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways, etc.
5. The site access points adequately meet traffic needs with consideration for consolidation to minimize the number of curb cuts along the block face.
6. The private drive design minimizes pedestrian, service, and vehicular conflicts.
7. The service, storage, and trash areas are screened from public view by the building and site walls.

Building Architecture and Siting

1. The proposed building is sited to include and emphasize the importance of public gathering spaces between the Dixon building and The Vue building to the north, and at the corner of Highland and the private drive, as well as pedestrian connections to the building and across the site.

2. The mass and height of the proposed Dixon building relates to the historical scale of Sugar House by utilizing a 15' setback above 30' height along Highland and the public plazas. The building incorporates other material and massing changes that respond to adjacent buildings.
3. The proposed building design elements are responsive to the district character, neighboring buildings, and the pedestrian; The building color results from locally manufactured and sourced brick and stone and takes cues from buildings such as the Old Post Office, the Vue, and other surrounding buildings. The precast stone window sills, jambs, and heads are a modern update of the sandstone ones found on the Old Post Office and Sprague Library. Stone and brick coursing and reveals respond to dadums of massing and details found on neighboring buildings along Highland Drive. The scale of the building, particularly on the first two levels, is broken down through material and texture changes, reveals, accent lighting, awnings, and storefront windows to create a human-scaled experience for pedestrians.
4. The proposed building complements and enhances the character of adjacent and proximate older buildings with architectural merit through the following measures:
 - a. Appropriate scale: the facades of the building which front and extend from Highland Drive set back 15' above a 30' height, which maintains the historic street front scale. Additionally, the change in materials occurs at similar intervals to surrounding buildings.
 - b. Massing: As stated above, the building steps back 15' above 30' in height and the vertical material transitions occur at a similar interval to the adjacent building. Horizontal material changes further reinforce the ground levels of the building
 - c. Rhythm: Storefront and curtainwall glazing wraps the building at regular dimensions, creating a rhythm similar to surround buildings, and masonry emphasizes the 30' structural grid, further reinforcing a continuous rhythm around every façade of the building.
 - d. Materials: the building façade will utilize materials ubiquitous in the Sugarhouse neighborhood, such as brick and sandstone masonry, glass, and precast concrete accents.
5. The base of the proposed building will emphasize horizontal divisions through material change, masonry reveals and control joints.
6. The first floors of the proposed building will have clear, untinted glass that permits pedestrian contact with interior spaces along streets and pedestrian corridors.
7. Mechanical equipment will be located in a rooftop penthouse, utilizing materials found on the main building to provide screening walls. Ground level mechanical and electrical equipment (transformers, generator, etc.) will be located at the rear of the building and screened by site walls and the building.
8. The proposed building is located at a minimum of 40' on the ground floors, and 55' on levels 3-6, from the Vue building to the north to minimize shadows falling on the public plaza between the two buildings, and maximize sunlight access.
9. The proposed building is oriented to the east to capture views of the Wasatch Mountains from the main public spaces. Additionally, public pedestrian and vehicular corridors to the north and south of the building also serve as view corridors, providing a sense of living adjacent to the Wasatch Mountains.
10. The proposed site design contains outdoor ground level and raised planter garden areas in permanently designated areas that are designed as part of the overall structure.
11. All faces of the proposed building are designed with similar detail and materials.

Landscape Design Guidelines

1. The proposed landscape design incorporates landscaped treatment for open space, roads, paths, and the building that is coordinated to provide a continuous and integrated design, both within the site and with the adjacent Sugarmont and Vue sites.
2. The proposed primary landscape treatment will consist of shrubs, ground covers, and shade trees appropriate to the character of the project, the site, and climatic conditions.
3. The proposed plantings will include a mixture of shrubs, trees, ground covers, perennials, and turf.
4. The proposed site plan incorporates separations between parking, drives, service areas, and public use areas including walkways, plazas, view corridors, and prime vehicular access points that are landscaped with both architectural and plant materials.
5. Raised planters will be utilized in high-use areas as indicated on the proposed site plan.
6. The proposed site design incorporates, where possible, trees planted on grade with a minimum opening of 5'.
7. The site design proposes group plantings in larger areas where wherever possible, including at the public plazas at the north and south of the building along Highland Drive, and at the north and southwest corners of the building at the private drive, as well as larger planting areas to the south and east of the private drive.
8. The site design will follow the Sugar House Master Plan guidelines for minimum plant sizes in landscaped areas.

On-site Lighting Design Guidelines

1. The proposed site and building lighting will be designed to follow the Sugar House Master Plan guidelines for on-site lighting design, to be evaluated during the building permit review process.

Streetscape

1. The proposed building fronts highland drive, following the angle of the street, framing the street, sidewalk, and public open spaces at the north- and southeast corners of the site.
2. The proposed Dixon-Vue pedestrian plaza could potentially accommodate outdoor dining, and all other plaza areas allow for informal events and pedestrian activity.
3. The proposed streetscape design was developed in collaboration with the neighboring Sugarmont and Vue properties to provide a continuous pedestrian experience across the different sites.

Signage

2. Proposed signage will be designed to follow the Sugar House Master Plan guidelines for signage, to be evaluated during the building permit review process.

Off-Site Development Design Guidelines

1. The proposed site plan provides public sidewalks and pedestrian/bike corridors that enhance the existing pedestrian circulation systems in the following locations:
 - a. To the east along 2100 South and along Wilmington Avenue to Sugar House Park
 - b. Between the Sugar House Plaza Monument area and surrounding uses and areas
2. The proposed site plan provides 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.
3. The proposed site design includes landscape park strips and public open space with street trees, shrubs, ground covers and lawn. Where possible, existing mature trees in park strips will be preserved.

ATTACHMENT E: PROPERTY & VICINITY
PHOTOGRAPHS



This photograph is looking across Highland Drive toward the southwest. On the left and in the center, you can see the vacant space which had two buildings demolished last year to accommodate repairs to the Salt Lake and Jordan Canal. **“The Sugar House Bar” is on the right.**



This photograph is looking towards the west across Highland Drive at the Hyland Plaza. This building is proposed to be demolished in conjunction with this project and is mostly vacant at this time.



This photograph is looking across Highland Drive towards the southwest. The existing Hyland Plaza slated for demolition is on the left and “The Vue at Sugar House”, a mixed use project also developed by the applicant is on the right. It is proposed that the vehicular access shown in the center of this photograph would be eliminated and replaced with a pedestrian plaza.

ATTACHMENT F: EXISTING CONDITIONS

Sugar House Master Plan Discussion

The proposal is located within the Sugar House Master Plan area. The Future Land Use map in the master plan **designates the property as “Business District Mixed Use – Town Center Scale”** and the property has been zoned CSHBD1 Sugar House Business District, in compliance with this designation. The proposed office project is a permitted use in the zone as Mr. Mecham has developed a sufficient amount of multifamily residential space to offset the office space above 30 feet.

The plan includes the following policies related to the request:

- Direct a mixed land use development pattern that includes Medium- and High-Density Housing with the associated neighborhood amenities and facilities to support future transit stations.
- Support a human-scale environment by dividing large blocks into smaller blocks, and provide public easements to ensure pedestrian and non-motorized access to and through commercial developments.
- Incorporate pedestrian orientation and pedestrian amenities into development alternatives. Use convenient, interesting and attractive pedestrian linkages between anchor attractions and around the monument area at 2100 South and 1100 East.
- Provide multi-modal transportation options that include transit and light rail, bicycle and pedestrian facilities, as well as improved public streets to facilitate better mobility, access, and reduce traffic hazards.
- Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping and encourage coordinated and structured parking.

Town Center Scale Mixed Use

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

Policies

- **The first floor of buildings, which form the pedestrian environment, should be occupied by retail establishments and restaurants having exterior fenestration details, such as windows, doorways and signage that provide visual interest and a sense of safety for pedestrians.**
- **Strive to provide multiple functional public entrances, or doors along the street front. These guidelines also apply to sides of buildings that border side streets and pedestrian routes.**
- **Individual businesses should be accessed by doors opening onto the street and at street level.**

- **In general all new buildings should be built to the sidewalk, however, if a setback is used, it should be developed as plaza or pedestrian space that orients to the street or to the Sugar House Monument Plaza.** Otherwise, there should be no setback.

- **Building setbacks in the retail core should be** an extension of the sidewalk. Setbacks, if used for public open space may be allowed through discretionary review. Appropriate treatment within this urban space includes arcades, brick paving, planter boxes, entrance promenades, plazas, outdoor dining, etc. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. They can be used for formal events, temporary events (i.e., book sale), and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.

- **Building height shall be limited, with appropriate step-backs** incorporated into the design to avoid completely shading pedestrian areas along the north side of 2100 South and the Hidden Hollow Nature Preserve on a winter solstice day.

Properties in the Sugar House Business District also have specific design guidelines outlined in a **handbook**. It states, “Their purpose is to assure high quality development. The high quality of the district should be reflected in all of its aspects, including design construction and tenant mix.” **The applicant** has outlined how his project meets these standards and other master plan policies in [Attachment D](#) in **the applicant’s letter outlining justification for Conditional Building and Site Design Review**. Staff has reviewed this outline and finds it to be accurate.

These Master Plan policies are discussed in [Attachment G](#), under standard B.

Applicable General Zoning Standards:

CSHBD1 Standards

Requirement	Standard	Proposed Development Status	Impact on Development
Front/Corner Side Yard	15’ Max Setback	Building setback exceeds the 15’ maximum in one location	Conditional Building and Site Design Approval Required
Side/ Rear Yard	No Minimum	Complies	None
Lot Area	No Minimum or Maximum	Complies	None
Lot Width	No Minimum	Complies	None
Maximum Height	105’ with Structured Parking	Building is 105’ at its highest point and is providing underground parking, complying with this standard	None
Step Back Requirement	Floors Above 30’ Must be Stepped Back 15’	Complies	None
First Floor Windows	40% and non-reflective glass	The first floor glass is approximately 50% complying with this standard	None
Mechanical Equipment	Must be screened	Complies	None
First Floor/Street Level Requirements	Active residential or commercial use is required	Applicant has stated that they will meet this standard but a floor plan has not been provided. However retail style doorways	None

have been provided
every 30 feet along the
east and north
elevations.

ATTACHMENT G: ANALYSIS OF STANDARDS – CONDITIONAL BUILDING AND SITE DESIGN REVIEW

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:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Complies if the project is allowed to exceed the maximum front yard setback	The proposed building is generally oriented to Highland Drive with the majority of the structure setback five feet from the property line. There are doors along Highland Drive set at 30 foot intervals, in addition to the main building entrances at the north and south ends of the building facing Highland Drive. The applicant is requesting to allow the main entrance on the southeast corner of the structure to exceed the maximum front yard setback due to the location of the existing bar on Highland, activate the proposed private street, and to provide a public plaza space. The remainder of the structure is adjacent to the street.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	The proposed building faces Highland Drive and the primary access points are directly from Highland Drive. There are doors along Highland Drive and the public plaza located to the north of the structure at 30' intervals. Public street and private drive, sidewalks, and pedestrian corridors allow access from these points and the nearby future Parley's and McClelland bike trails. Direct access to the S-Line Streetcar will be provided through adjacent properties.
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	The proposed building is being designed with a variety of materials to facilitate pedestrian interest. The detailing and materials include colored terra cotta tiles and brick masonry with texture changes. There is also glazing on over 50% of the building, exterior accent lighting and metal awnings at 12'-0" above ground level glazing including doorways and windows.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	The ground floor of the structure is varied in building materials, building articulation and design. The ground floor has significant glazing and entrances to retail spaces along the street to directly engage the public street. The building does comply with the standard requiring that building massing be setback at 30 feet in height along the street. Pedestrian focused lighting is provided in the plaza areas and along the pathway.
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Complies	Three levels of underground parking is being proposed that will be completely screened from outside view. Access to the parking garage is located in the rear of the structure with its sole access coming from the proposed private street. There will be no lighting impacts to adjacent neighborhoods.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	Complies	Parking is provided underground and access to the project is provided directly from the street meaning that pedestrians will not be required to cross through a parking area. Pedestrian pathways have been proposed throughout the Granite Block with an emphasis on creating a safe and aesthetically pleasing pathway through this project and into adjacent properties. This is discussed in more detail in the "Key Issues" portion of this report.

<p>G. Dumpsters and loading docks shall be appropriately screened or located within the structure.</p>	<p>Complies</p>	<p>Dumpsters and loading docks are located at the rear of the structure. This area is recessed and walled to minimize the public's view.</p>
<p>H. Signage shall emphasize the pedestrian/mass transit orientation.</p>	<p>Complies, with Conditions</p>	<p>A proposed signage plan has not been provided. As such, final plans will need to show this signage to comply with this standard, and that is a condition of approval. Further, the Planning Commission required that Boulder Ventures provide a way finding system in and around their property when they approved the Sugarmont Apartments project. Staff believes that this same condition should be required of this project to ensure continuity in and around the Granite Block.</p>
<p>I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.</p>	<p>Complies with Conditions</p>	<p>New development is required to upgrade associated right of way elements, including street lighting. The development will need to install new street lighting in conformance with the Salt Lake City lighting master plan and it is shown on the site plan. Installation of the required street lighting is a condition of approval.</p>
<p>J. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above. 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street. 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate. 	<p>Complies</p>	<p>The proposed landscaping plans show a street tree each 30 feet of property frontage along Highland Drive. The plan further shows a variety of different plants being utilized in other landscaped areas of the project. The project hardscape will consist of standard gray concrete for the public sidewalks and a combination of gray, enhanced concrete or pavers, and enhanced scoring for the public plaza areas and raised pedestrian crossings across the proposed private drive.</p> <p>No outdoor storage areas are proposed for this development. Loading facilities, including any required loading berth or docks are required by ordinance to be located away from public streets and compliance will be ensured during the building permit review process.</p>
<p>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</p>		

<p>1. The orientation and scale of the development shall conform to the following requirements:</p> <p>a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.</p> <p>b. No new buildings or contiguous groups of buildings shall exceed a combined contiguous building length of three hundred feet (300').</p>	<p>Complies</p>	<p>1a. The building has significant amounts of glazing and retail access points directly on the street. The majority of the building follows the same angle as Highland Drive. However, portions of the building are angled differently in juxtaposition of the street adjacent façade creating interest by avoiding long flat walls. This detail is further strengthened with the addition of a cornice element and that the building has articulation on all sides of the upper massing of the structure.</p> <p>The majority of the actual mass of the building is set back at the 30 foot height level along Highland Drive. The building will also have multiple exterior building materials, pedestrian lighting and awnings over doors and windows furthering the human scale in its design.</p> <p>1b. The building does not exceed 300 feet along Highland Drive which is its longest façade, meeting this standard.</p>
<p>2. Public spaces shall be provided as follows:</p> <p>a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area.</p> <p>b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements:</p> <p>(1) Sitting space of at least one hundred fifty (150) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");</p> <p>(2) A mixture of areas that provide shade;</p> <p>(3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;</p> <p>(4) Water features or public art; and/or</p> <p>(5) Outdoor eating areas.</p>	<p>Complies</p>	<p>2. Significant open space is being provided by the applicant for this project. The building is proposed to be 180,000 square feet. A project of this size requires 18,000 square feet of public spaces. This project includes 35,525 sf of landscaping, plaza and public space. The proposed landscape plan includes numerous trees along walkways, streets and plaza areas providing shade and beauty to the area. It also includes benches and seating walls throughout the plaza areas.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.</p>	<p>Complies</p>	<p>The purpose statement of the CSHBD1 District calls for 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. Mr. Mecham has already provided a significant amount of high density residential housing at the adjacent Vue project. This allows for this nonresidential structure to exceed 30 feet on a square foot for square foot basis. The Vue provides enough residential square footage for this office building to have nonresidential uses up to the maximum height in the zone.</p>

		<p>It will be compatible with the function of the neighborhood by providing a private street through the block and using it as its sole vehicular access. This will limit traffic impacts to the neighborhood. The addition of new pedestrian paths through the block will also greatly improve the circulation function of the Granite Block.</p>
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ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Sugar House Community Council Land Use Committee August 15, 2016
- Sugar House Community Council September 7, 2016

Notice of the public hearing for the proposal included:

Public hearing notice mailed on September 30, 2016

Public hearing notice posted on September 30, 2016

Public notice posted on City and State websites and Planning Division list serve on September 30, 2016

Public Input:

The project was presented to the Sugar House Community Council and these were the concerns expressed:

- **The project does not feel like “Sugar House” perhaps it should have an angled roof or dormers added.**
- Traffic cutting through the block on the new private street to avoid 2100 South will create traffic problems on Elm Avenue.
- Pedestrian connections through the Granite Block are needed and must work with the Sugarmont Apartment project.
- The wall proposed near Highland to block the view from the south of the existing bar is too tall and too long.
- The developer should allow the parking areas to be utilized by the public in the evening.

Applicant Response to Input:

In response to the community input the applicant redesigned aspects of the project including adding terra cotta tiles with a reddish tone to respond to other developments in and around the Granite Block and modifying the wall between the bar and the proposed development. Rather than constructing a long, solid wall it is now proposed to be a series of sections of walls set an angle with openings in between. This allows for more transparency between the properties and softens the division.

September 10, 2016

To: Salt Lake City Planning Commission

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

RE: PLNPCMDRT2016-00187
Dixon Medical Office Building 2188 Highland Drive



The Sugar House Community Council (SHCC) has reviewed the proposed Dixon Building, first in a preliminary stage in January/February of this year, then at the SHCC Land Use and Zoning Meeting (LUZ) on August 15, and most recently at the SHCC meeting September 6. We have also posted the plans on our website, and Facebook page, and have received many public comments regarding this project.

In general, I think we are pleased with this project. The first version we saw had a zigzag treatment of the building along Highland, which echoed the buildings that have been there for decades. That has been removed and we now have a square, very linear building before us. The original design looked as if it could have small stores in each section, perhaps in different materials or textures, to feel more like a series of small storefronts. We envisioned the University Health Care Pharmacy, Coffee Shop, Cafeteria, and Gift Shop in these spaces, with doors on the street as well as inside to the healthcare building. That is gone and we have a very square, cold building. We hear about repeating the design of the old post office and Sprague Library, and sandstone, but can't quite see those details in what we have been shown. We like the zig zag effect better. We are looking for something that looks like it breaks up the space into smaller shops. If that can be done with surface treatments like awnings and blade signs, that is fine, but we want to see more detail about this. We appreciate the architect saying that they have included this feature in the building. The adopted Sugar House Master Plan policies call for "Orienting public entrances to the street. Functional entrances every 30 linear feet is desirable." The design standards call for the building to be oriented primarily to the street, not an interior courtyard or parking lot, and having these external doors and separate entrances, will help meet that standard. Otherwise, the project looks like it takes away from any walkability along this area. We can clearly see the number of people who jaywalk across Highland Drive increase, because there is nothing at all to walk past on the west side of Highland Drive, once you pass The Bar.

We don't like the wall screening The Bar. Surely there is a more thoughtful way to address this issue. The frontage for The Bar along Highland is 30' as shown on these plans, perhaps pulling the wall back 10 or 15' from the Highland Drive sidewalk would open it up a bit without detracting too much from the Dixon Building.

The parking lot, because it is below the building, is well-screened. However, it is extremely difficult to see that access to the building is aimed at the pedestrian, when the most visible thing is the patient drop off and valet parking. Therefore it is important that the pedestrian entrances along Highland Drive be emphasized. We believe the architects are taking particular care to make sure that pedestrians, who will walk along the interior street, will have safe walkways. Care is being taken to see that the pedestrian walkway is clearly defined, by colored concrete or surface treatments, to be sure that pedestrians coming out of the tunnel on the Boulder Ventures project, who are headed north, can safely cross and continue north along the paseo, without running into traffic from the back side of the Vue development. We aren't sure if there needs to be a flashing light activated by pedestrians at this intersection, that outcome should be considered so that if the design doesn't work as planned, there are ways to modify it, such as a

flashing light, to ensure pedestrian safety. Delivery hours should be at non-peak pedestrian hours to minimize truck/pedestrian conflicts.

We cannot emphasize enough the importance of good signage in this project, more than just the minimal amount required by the city. This developer should work closely with the Boulder Ventures project to make sure their signage is compatible in design, and adequate to make sure that pedestrians, automobiles, and other traffic are clear where they can walk, and how to get where they are going safely. We hope that the 90 degree angles of the interior roadway will slow traffic down, and speed signs for 5 or 10 miles per hour should be clearly posted. We don't want this to be a fast cut through for someone wanting to avoid the congestion on 2100 South and Highland Drive.

We look forward to seeing what the landscaping will be, and sincerely hope that the city requirements for tree planting include a better irrigation system than what they required for the Vue, where nearly all the trees died because the water didn't reach the tree roots. These two buildings will be very tall. We have concern that this roadway, and pedestrian walkway, will be a very sterile cavern between two very tall buildings, which won't have any 15' stepback at 30 feet. We don't know how much shade will be there during the daytime hours, and without good landscaping, probably more than the minimum required by the city, this area won't be very welcoming. It appears that there could be as much as 70' between the buildings, but that doesn't seem like enough to ensure there is sunlight at the ground level.

We are excited to see the patio area being built on the north side of the building, to extend the sidewalk dining already present for the restaurants on the south side of the Vue. If the University puts their cafeteria or coffee shop along the north corner, that will make for good outside dining, and which ever isn't on that corner should go on the east side along Highland, also with some outside tables. It would be nice to see some public art on some of these open spaces.

The design of the building is a challenge to many of us. We really want to see a series of smaller buildings in Sugar House, not big huge buildings throughout the business district. And the architects all want to build something "of its time". So if modern buildings are being built now, that is what we get. We are looking for a more traditional feel in the buildings. This building will be seen from the key corner of the neighborhood 2100 South and 1100 East looking south. It feels too large. Master plan policies call for relating the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction. They also require buildings situated in visually dominant positions to have interestingly detailed exteriors. We are starting to feel like Sandy, and we all know that Sandy is a place where there are no identifying characteristics. It is just a place on a map. A place to drive through. A place to go buy something, but not a place with much soul. Someone said "Sugar House is turning into a suburban bowl of ice cream."

We are told by the architects that they have taken from existing old buildings in Sugar House, like the window treatment on the post office, and from the Sprague Library, but it is really hard to see what that is, looking at these hard, slick looking, all the same color renderings. We'd like to see better drawings, before we believe this.

We are very pleased to have the University of Utah Health Care remain in our community. We think that will be an asset, right next to the Legacy senior living center, and close to all the apartments and offices now coming to Sugar House. They will have a built in patient base, right here in the neighborhood.

There is some concern about the exiting of traffic onto McClelland Avenue. The route for the McClelland Trail goes down that street, and there is talk of it being a one-way street at that block. If so, this extra traffic could make more traffic go west on Elm Avenue. We have always had serious concerns about too

much traffic putting pressure on those small single family homes in the Elm neighborhood. We do know that plans will call for diagonal parking on only one side of McClelland, which will add several more parking places to that block.

There are some conditions we would like to see on this project, before a Certificate of Occupancy is issued:

1. The private street running from Elm Avenue to Wilmington Street must be completed before a certificate of occupancy is issued.
2. The pedestrian walkway running north to south through the block must be completed on an adjacent property to the east of this development, including removal of the fence near the north end, before a certificate of occupancy is issued. Removal of this fence is an imperative.
3. All sidewalks through the property must allow for 24-hour access.
 1. There needs to be additional parking for retail on this block. Either Boulder Ventures needs to provide parking in the parking terrace, or they need to reach an agreement with the owners of the Dixon Building and the major tenant to make parking available in the evening, before a certificate of occupancy is issued. I counted 72 surface spaces that will be lost, behind Fats, behind the two Dixon Buildings, the Leisure Living space, the existing warehouse parking. That customer parking needs to be provided somewhere.
 2. We request that good signage be included to direct automobiles and pedestrians to the right places. There need to be signs at the tunnel that welcomes people and tells them to walk through to the paseo and monument (although we still have reservations about there being no active use like small shops anywhere along the paseo). Signs from Elm through this block need to indicate that this is only for tenants or patients, if that is true. If heading east from Elm is intended to be a through road, then signs should indicate that, while keep the sharp turns to keep the traffic at 5 mph is a good thing. We are talking about signage that exceeds the minimal requirement of the Salt Lake City zoning code.

DIXON BUILDING EMAIL COMMENTS

Name: Carol Macfarlane

Email: carol69.macfarlane@gmail.com

Comment: I took a walk along the streetcar line last week. I was headed to dinner at Somi. After dinner I walked about and realized that what was the charm of Sugarhouse is almost gone. It has gone to big high rise development. I didn't even enjoy walking around the new developments, it was cookie cutter and bland. I did enjoy walking to the Soup Kitchen and going to the Central Exchange Bookstore. I wondered how long they would be there for people to enjoy. Apparently not long.

I see the Council appears to be giving every development a thumbs up even when the residents express concern and extreme doubt. Years ago one of the Councilmen stated that the success of Sugarhouse was it's biggest problem. It is true, that was the development that fatally wounded the small businesses. The developments came in, the rents increased and the small businesses shut down or the lucky ones relocated.

It appears the heart of Sugarhouse has been punctured by the Council and the Developers were invited to feast on the community's blood while the residents are stuck with increased traffic, multilevel eyesores, and a neighborhood that does not resemble at all the charming Sugarhouse neighborhood where they purchased their homes.

Name: Merili Carter

Email: themerilicarter@hotmail.com

Comment: Given the eclectic nature of Sugarhouse and the fact that it is looking more and more commercial as the years roll by, it would nice if this developer would be required to have a style to their building. maybe something Art Deco? I visited Chicago recently and was absolutely taken back by how beautiful the buildings are there. They have an eclectic mix of styles with their buildings, which is beautiful to look at!

Name: Stacey Chappell

Email: shydogrescue@gmail.com

Comment: A development of this size does not belong at this spot on 1100 E. The clinic located across the street and behind the shopping center is a more appropriate location and serves the community well. Sugarhouse still maintains it's walkable, small-town feel, but that is quickly being lost to big development.

Time: August 9, 2016 at 12:46 am

Name: Melissa Lander

Email: lissabird@gmail.com

Comment: No. Leave one piece of the reason people love Sugar House alone

Name: Linda Griffen

Email: lmackgriffen@gmail.com

Comment: This would be replacement of the existing University of Utah Family Practice Clinic presently on the east side of Highland Drive. I would encourage this development since Family Practice is primary care welcoming all age groups and has a preventive medicine approach. I would encourage them to be involved with the Sugar House community in health-promoting activities, screenings, libraries, PT facilities, etc. A person who could help people apply for insurance or social services, find assisted living, HUD-funded, or other assistance would be valuable and a good outreach community service for the U of U. Providing ample parking for increased future employees is a good idea although passes for mass transit should be encouraged. Considerations should also be made for child care. Many opportunities for a win/win here if the plans are made from the beginning.

Time: August 8, 2016 at 7:57 pm

IP Address: 50.198.188.77

Name: Shannon Gormley

Email: snsgut@yahoo.com

Comment: Is there a way to vote no to this proposal? I am opposed to anymore apartments in this area.

Comments



Nate Keyvani Sugar House is becoming over saturated with Apartments. We need more Condos/Town Homes in the neighborhood.

[Like](#) · [Reply](#) · [Message](#) · [4](#) · [August 5 at 2:23pm](#)

Write a reply...



Melissa Murphy How are the streets going to handle all of this, it's busy enough as is

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [August 5 at 4:24pm](#)



Colleen Casto I attend a once a week class in a building on 2100 just below Highland Dr/1100 east. There is nowhere to park!! Seems the developers have taken over and forgotten the patrons and even more so the people who frequent the neighborhood. What is the council doing to safeguard the neighborhood?

[Like](#) · [Reply](#) · [Message](#) · [3](#) · [August 5 at 4:52pm](#)

[View previous replies](#)



Sugar House Community Council [Derek Kitchen](#) Did not know this. Look forward to learning more. We've been advocating for a parking authority or more coordinated parking for decades from the original master plan. Thanks for the heads up.

[Like](#) · [Reply](#) · Commented on by [Amy Barry](#) · [August 5 at 7:35pm](#)

[View more replies](#)



Lisa Peterson I'm so sick over the over development of Sugar House .

[Like](#) · [Reply](#) · [Message](#) · [4](#) · [August 5 at 5:00pm](#)



Ines Bloom How about some more affordable apts and condos? What's with the crazy expensive new apts that are always for rent? Lol. This ain't Portland, I'm not paying that much for an apt here.

[Like](#) · [Reply](#) · [Message](#) · [Yesterday at 2:02pm](#) · [Edited](#)



Judi, I already expressed my concern to you regarding the increased traffic on Highland Drive with regard to the Dixon--their need to add the turn signal entering and exiting the driveway and also a crosswalk on the north end. Then if there isn't coordination with the McClelland Trail wanting to make that street one way, it adds another traffic flow problem. Regarding the use of the parking garage during the evening hours, there was only a "hope" that the lessee would allow it. I think it would only happen if it was written into and made a part of the lease agreement that a portion of the parking garage was made available to public parking on some kind of a limited basis. Can we make that a condition?

Thanks for all the serious study and coordination that you undertake on behalf of the Sugarhouse community.

P.

Write a comment...

Name: Sheldon Thieszen

Email: sthieszen@gmail.com

Comment: This is a much needed addition to the neighborhood and in my opinion will increase home values. Very excited to see this move forward.

Sheldon

Time: August 30, 2016 at 6:49 pm

[Lisa Peterson](#) I'm sooo sick and tired of f*cking Mecham!

[Like](#) · [Reply](#) · [Message](#) · [2](#) · [August 8 at 1:12pm](#)



[Maryann Martindale](#) Are we going to rename Sugarhouse Mechamland?

[Like](#) · [Reply](#) · [Message](#) · [2](#) · [August 8 at 2:27pm](#)



[JoannE M Randinitis](#) So more tall building and an increase of traffic.

Member when sugar house used to be unique without trying? Now we're are 'any town USA'

[Like](#) · [Reply](#) · [Message](#) · [1](#) · [August 8 at 5:37pm](#)



[Cheryl Healy](#) Lazy unimaginative architects give us the same damned squares, rectangles and construction materials time after time. Cookie-cutter. Ugly. Lazy. Get an architect with some imagination.

[Like](#) · [Reply](#) · [Messa](#)

Al Dieffenbach

August 8 at 12:11pm

yay more chain stores! less local flavor!

What I like:

- the small "plaza" they've designed on the north side of the building. I suspect it will end up looking a bit like the pedestrian paths over in The Commons across the street but if it has trees, wide sidewalks and flowers it will be a nice improvement.
- the fact that the small bar is being left in place, it will give the place some character.
- the roadway that will bisect that block. It's important that this is designed in such a way to calm traffic, makes pedestrians feel safe, and is heavily landscaped, otherwise it will become a cut-thru lane where people zoom around the bend to try and catch the light at Highland; pedestrians may not feel welcome if this happens.

What I don't like:

- the architectural design of the building. in my 5 years on the SHCC this project represents the biggest threat to date on the character of the Sugar House Business District because of its prominent location. the dominance of the building as seen from all angles will be the piece that defines the look and feel of the whole block. And, while it is nice and clean, it is devoid of any real stylistic uniqueness; I know I sound like a broken record on this topic but it will render the SHBD just another suburb with bland architecture and traffic challenges. I heard what the junior architect said in the presentation at the last LUZ but it didn't convince me that this design is right for Sugar House. It is an all-glass exterior which is cladding a structure whose form is reminiscent of something like the old main library downtown (now

the Leonardo); this is a design that lacks the creativity and artistic flare that I believe Sugar House deserves. And, keep in mind, when looking south on Highland from the Monument Plaza, this new Dixon building will have an extra level of dominance on the landscape because that block curves at that point which exposes even more of the building profile.

The way they have taken the building right to the edge of the public right of way on the east side; it goes right to the **ame**: Susan Reimers

Email: susanvreimers@gmail.com

Comment: I'm surprised that the building replacing Fat's Grill and some very lively community businesses is going to be office/medical only. I feel this will destroy the interactive nature of 1100 E/Highland by creating a building where few can enter. Why can't there be retail on the bottom floor? We need a few more bars in the neighborhood. Why not Fats and a coffee shop at street level, and offices above? And Rawtopia is going too? Seriously, give these popular business an opportunity to create a new home in the new building.

Time: September 5, 2016 at 5:46 am

The Dixon bldg.- oh my aching head. We had asked that the facade be made to look like a series of small stores, but it looks like any office bldg from any city, anywhere. Yuck. There are still big pedestrian issues to be resolved and that "private road " smells like a disaster. No matter how they want to put lipstick on a pig, it is still a roadway that will be handling a lot of cars and how pedestrians will navigate this is really problematic. Pretty soon I see big buildings marching up Highland, all getting PUD designations.

Susan V. ReimersSu

susanvreimers@gmail.com

It almost looks like the old brutalist-style buildings we all hate in downtown districts and college campuses across America.

Name: Lucas Fowler

Email: saintless@gmail.com

Comment: This seems like a very bad idea. The ground floor of any building in that area should be a friendly, neighborhood shop, just like the others. Businesses or housing can go up above the shops, but it needs to maintain a walkable, community vibe, and the description provided won't do that. Sugar House is special, let's keep it that way!

Time: September 8, 2016 at 6:36 pm

My feedback on Dixon is to require the same stipulation as Boulder Ventures project. Final approval for pedestrian walkways, wayfinding, and connections before permit given.

Dear Judi:

As for the Dixon bldg., I think Joedy and I put a lot of our negative thoughts in our email of Aug 16. The design is an eyesore and sticks out like a sore thumb and I see nothing in their latest design that incorporates anything that we commented on. As for the cornice/roofline looking like a craftsman design element, well, I am speechless. And I am sick of developers saying that you can't see how wonderful their materials are in the drawings presented to us. Well, bring some better pictures! I do believe this private roadway will turn into a disaster and pedestrians will have a great deal of difficulty crossing it as general traffic will use it as well as Dixon and the apt bldg people.

As for the landscaping plan, street views are a must before we say anything.

I think I verbalized my concern to you regarding the Dixon building, mainly the added traffic congestion on Highland with the need for a turn signal into the entry and drop off. Then there is the concern if the Trails committee is successful in making McClelland a one way street. That would create significant problems by routing exiting traffic onto Elm Avenue. It would also impact the businesses on McClelland which already experience negative access and parking for customers. PMcIntyre

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS



Work Flow History Report

2188 S HIGHLAND Dr

PLNPCM2016-00585

Date	Task/Inspection	Status/Result	Action By	Comments
7/26/2016	Staff Assignment	Assigned	Anderson, John	
7/27/2016	Staff Assignment	Routed	Anderson, John	
8/4/2016	Planning Dept Review	In Progress	Anderson, John	The project is scheduled for Sugar House Land Use Committee on August 15 and the Sugar House CC on Sept 7.
8/9/2016	Engineering Review	Complete	Weiler, Scott	<p>SLC Engineering has no comment on the proposed conditions for the Conditional Building and Site Design approval.</p> <p>The following comments are provided to help facilitate the upcoming design review process: The address shown on the FFKR plans is 2144 S. Highland Drive whereas the address on this application is 2188 S. Highland Drive. The lot consolidation is underway that will enable the deleting of existing lot lines. Trees to remain must be watered and protected during construction. Please consult the SLC Urban Forester regarding the benefit of preserving the existing trees along the Highland Drive frontage. The sidewalk along the frontage of Highland Drive must be at least 8' wide. At the intersection of Wilmington Ave./Highland Drive, accommodation for the Parley's Trail needs to be incorporated into the proposed street improvements. It appears the existing drive approach (on Highland Drive) will no longer be used. If so, it must be removed and replaced with curb & gutter. Other issues pertinent to this site include a leaking irrigation box culvert near Highland Drive, construction of a new private road on the Dixon Building site that will provide access to the Sugarmont Apartments, and a shared storm drain with Sugarmont Apartments that will run down McClelland Street to 2100 South. Prior to performing work in the public way of McClelland Street and Highland Drive, a Permit to Work in the Public Way must be obtained from SLC Engineering.</p>
8/17/2016	Fire Code Review	Complete	Itchon, Edward	

8/17/2016	Zoning Review	Complete	Mikolash, Gregory	<p>-This proposal will need to comply with the appropriate provisions of 21A.26.010(Commercial General Provisions) and .060 (CSHBD1 provisions)</p> <p>-This proposal shall comply with 21A.33 for permitted and conditional uses.</p> <p>-The proposal shall comply with the provisions of 21A.34 (overlay districts).</p> <p>-The proposal shall comply with any applicable and appropriate provisions of 21A.36 (General Provisions) including a permanent recycling collection station and a waste management plan.</p> <p>-Any proposed accessory structures will need to comply with 21A.40, including ground mounted utility boxes.</p> <p>- The proposal will need to comply with the provisions of 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement.</p> <p>The proposal will need to comply with the provisions of 21A.48 for landscaping (questions regarding park strip tree protection/removal/planting, as well as removal/protection of private property trees may be directed to the General Forestry line: 801-972-7818) and the provisions of 21A.58.</p> <p>-A construction waste management plan shall be submitted and forwarded to the Streets and Sanitation Division at constructionrecycling@slcgov.com and the approval documentation included in the new construction permit package.</p>
8/31/2016	Planning Dept Review	In Progress	Anderson, John	Sent applicants an initial review and attached to the document. Waiting to hear a response.
9/28/2016	Building Review	Complete	Anderson, John	
9/28/2016	Planning Dept Review	Complete	Anderson, John	
9/28/2016	Public Utility Review	Complete	Anderson, John	Applicant to continue to work with public utilities and project coordination. There are significant utility requirements including relocation and coordination with the Jordan Salt Lake Canal.
9/28/2016	Staff Review and Report	Planning Hearing	Anderson, John	Project is scheduled for PC on October 12, 2016. I sent an email this morning outlining the proposed conditions of approval including the necessity of changing the proposed wall that is being proposed to hide the existing bar on Highland.
9/28/2016	Transporation Review	Complete	Anderson, John	

ATTACHMENT J: MOTIONS

Potential Motions

Staff Recommendation: Based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Conditional and Building Site Design Review request. In order to comply with the applicable standards, the following conditions of approval apply:

1. The applicant shall comply with all other Department/Division conditions attached to this staff report.
2. Certificates of Occupancy for the project shall not be issued until the private street is complete providing access through the block from Elm Avenue to Wilmington Street.
3. Certificates of Occupancy for the project shall not be issued until the pedestrian walkway running north to south on the western edge of the proposed development through the block has been completed.
4. Final approval of signage, lighting, and landscaping to be delegated to Planning staff to ensure compliance with the CBSD regulations. The signage plan shall include a wayfinding component providing direction for pedestrians to destinations in and around the Granite Block.
5. Sidewalks, plaza space and other walkways through the property must allow for 24 hour public access.
6. The east façade of the building adjacent to Highland Drive and the north façade along the proposed pedestrian plaza shall provide uses such as retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/ brewpubs, social clubs, art galleries, theaters or performing art facilities.
7. All of the parcels must be combined into a single lot through an approved Planning process.
8. Final approval authority for the development shall be delegated to Planning staff **based on the applicant's** compliance with the standards and conditions of approval as noted within this staff report.
9. Approval is for the specific items discussed and identified in the staff report, on the site plan and the building elevations. All other applicable zoning regulations still apply.

Not Consistent with Staff Recommendation:

(Planned Development and Conditional Building and Site Design Review)

Based on the testimony, plans presented and the following findings, I move that the Planning Commission deny the Conditional Building and Site Design Review request due to the following standard(s) that are not being complied with:

(The Planning Commission shall make findings on the Planned Development and Conditional Building and Site Design Review and specifically state which standard or standards are not being complied with. Please see [attachments G](#) for applicable standards.)