



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission

From: Daniel Echeverria, 801-535-7165, Daniel.echeverria@slcgov.com

Date: June 7, 2019

Re: PLNPCM2019-00264, Sugar Alley Conditional Building and Site Design Review

Conditional Building and Site Design Review

PROPERTY ADDRESS: 2168/2188 S Highland Drive (approx.)

PARCEL ID: 16-20-206-028/16-20-206-048

MASTER PLAN: Sugar House

ZONING DISTRICT: CSHBD-1, Sugar House Business District 1

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

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

1. Final approval of the details for signage, street lighting, streetscape details, and landscaping (see [Attachment I](#)) to be delegated to Planning staff to ensure compliance with the Conditional Building and Site Design standards, and applicable guidelines in the *Sugar House Business District Design Guidelines Handbook*, *Sugar House Circulation and Streetscape Amenities Plan*, and *Salt Lake City Lighting Master Plan*.
2. Final approval of the upper level step-back on the south-east portion of the Highland Drive facing facade be delegated to Planning staff, to allow the step-back depth to be reduced as necessary to meet Fire Code requirements.
3. Associated north alleyway improvements on the adjacent property are subject to consent and cooperation from the adjacent property owner.

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Renderings](#)
- C. [Elevations](#)
- D. [Site and Landscape Plans](#)
- E. [Building Floor Plans](#)
- F. [Additional Applicant Provided Information & Narrative](#)
- G. [Property & Vicinity Photographs](#)
- H. [Existing Conditions – Master Plan, Guidelines, and Zoning Standards](#)
- I. [Analysis Of Standards – Conditional Building And Site Design Review](#)
- J. [Public Process and Comments](#)
- K. [Department Review Comments](#)

Project Description

The developer is proposing to build a mixed-use building containing 186 residential units and ground floor commercial space at approximately 2188 S Highland Drive. The property is currently vacant and is used as a construction staging site for adjacent development. The below is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design considerations in [Attachment F](#).



Rendering of the development looking west from Highland Drive. The pedestrian alleyway can be seen on the right side and the private street can be seen on the left side. (See [Attachment B](#) for full size renderings)

Quick Facts

Height: 88'6" approximate, includes varying parapet walls; 8 stories

Ground Floor Uses:

East, Facing Highland Dr: Commercial spaces and residential lobby

North, Facing Pedestrian Alley: Commercial/retail spaces

South, Facing Private Street: Commercial/retail spaces and loading/unloading areas

West, Facing Private Street: Parking/vehicle access)

Upper Floor Uses: Multi-family apartment units

Number of Residential Units: 186 units

Exterior Materials: Brick (all of ground floor and most of upper), metal panel, stucco, glass

Parking: 283 spaces (10 outside behind building on private street, 273 in structure)

The building is located on a lot that is bounded by Highland Drive on the east, a proposed pedestrian alleyway on the north (currently a driveway), and a shared private driveway/plaza that runs along the south and west sides of the property. The building is built up to the sidewalk on Highland Drive, with ~7'-9' of clear sidewalk in front of the building and 5'-6' of additional paved space for street trees, landscaping, and outdoor furniture. The proposed alleyway on the north side of the building will create a pedestrian shortcut through the block from Highland Drive, west to McClelland Street, and will also link to a pedestrian walkway on an adjacent development.

The entire length of the ground level façade on Highland Drive and the north alley have active ground floor uses. The center of the Highland Drive façade includes a large glass two-story lobby for the residential apartments on the upper levels, and ground floor commercial space across the entire façade. The north pedestrian alley is completely activated with ground floor commercial use spaces and there is plaza space within the alley for outdoor seating and dining.

The street facing building facades on the upper levels (occupied by the residential use) are predominantly brick and glass (~85%), with only limited setback portions composed of stucco and metal (~15%).

A significant portion of the ground level is composed of glass, with 67% of wall portions between 3' and 8' in height occupied by glass along Highland Drive and along the north alley, 54%.



Rendering showing a view of the development looking south-west. For perspective, the adjacent The Vue development can be seen to the right. That building is of a similar height and scale to the proposed development.

The proposed alley on the north side of the building (Sugar Alley) is partially within an adjacent property (The Vue), owned by a separate property owner. The applicant is in discussions with the property owner to obtain their cooperation in the alley improvements. If the applicant is not ultimately able to obtain the adjacent property owner's cooperation, the improvements shown on the north-side of the building within the applicant's property will need to be revised.

The driveway and plaza shown on the west and south sides of the development have just recently been installed on the property and are not being reviewed as part of this application. Those improvements were approved through the review process for the adjacent Sugarmont development, which was approved by the Planning Commission in 2016. The owner of the Sugarmont development, the north adjacent property owner of The Vue, and the current applicant have entered into a shared access agreement for those improvements. All three of the developments will utilize the shared driveway for access to parking for their developments.



Concept landscape/hardscape site plan, showing alleyway improvements on north end of site. (See [Attachment D](#) for full size plans) The driveway and plaza shown on the left side of the site plan in black and white were approved as part of an adjacent development (Sugarmont) and have been constructed.

Applicable Review Processes and Standards

Review Process: Conditional Building and Site Design Review (CBSDR)

Applicable Standards: CSHBD1 zone and general zoning standards (landscaping, parking, etc.)

Applicable Guidelines: Sugar House Business District Design Guidelines Handbook, Sugar House Circulation and Streetscape Amenities Plan

In the CSHBD1 zone, any building over 50' in height or 20,000 square feet in floor area must go through the Conditional Building and Site Design Review process. As the proposal exceeds these amounts, the proposal is subject to the CBSDR process. This process includes several review standards related to ensuring the building is pedestrian oriented, including adequate architectural

detailing for pedestrian interest and that entrances are focused on the pedestrian experience. Modifications to specific design standards are allowed through this process if the modification still meets the intent of the standard. The full list of standards is reviewed in [Attachment I](#).

The applicable CSHBD1 zone also requires that projects of this scale be reviewed against the *Sugar House Business District Design Guidelines Handbook*. The handbook is an adopted appendix within the *Sugar House Master Plan*. This document is composed of approximately 112 guidelines that developments in the Sugar House Business District zone are reviewed against. These are *guidelines* and not *standards*, so a project does not need to strictly meet every guideline to be considered in conformance with those guidelines. As noted in the guidelines, they are intended to “give general design guidance with flexibility to the development of the area” and “developers are encouraged to explore solutions and to present alternatives to (the) guidelines if they can be shown to achieve the same goals for high quality development.” Additionally, not every guideline is applicable to this project. A discussion regarding those guidelines is in [Attachment H](#).

The Conditional Building and Site Design Review process also requires compliance with other applicable City adopted design guidelines. In this area, there is an adopted plan with guidelines for streetscape improvements, titled the *Sugar House Circulation and Streetscape Amenities Plan*. The development has been evaluated against the guidelines for streetscape improvements and that analysis is in [Attachment H](#).

KEY CONSIDERATIONS:

The below considerations were identified through the analysis of the project, neighbor and community input and department review comments. The applicant has requested modifications to a design standard and those modifications are discussed below.

1. [Upper Level Step-backs of Highland Drive Façade](#)

Consideration 1: Upper Level Step-backs of Highland Drive Façade



Rendering showing the building façade along Highland Drive. The applicant is asking to have no upper level step-back on the north-east façade, and Fire Code is limiting the step-back to approximately 10' on the south-east façade. The rendering shows a full 15' step-back on the south-east facing façade as it was done before the Fire Code issue was identified.

There are two portions of the façade along Highland Drive where modifications to the upper level step-back requirement are being requested through the CBSDR process. In the Sugar House Business District zone, floors of buildings that are above 30' in height are required to be stepped back at least 15' from the lower façade level. This creates a step in the building façade that faces a street. This standard is intended to reduce the perceived height of buildings along the street and respond to the height level of older existing buildings in Sugar House. In this case, the developer is asking for a full reduction to this step-back on the north-east portion of the façade. Additionally, due to Fire Code conflicts, the necessity for a step-back modification on the south-east portion of the façade has been identified by City Fire staff.

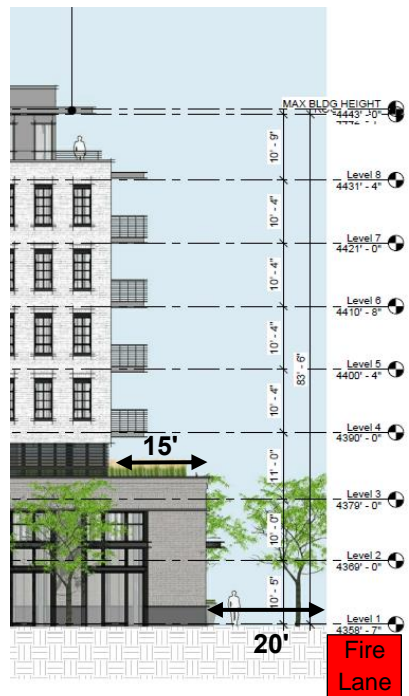


Rendering showing the north alleyway, including lower-level ~20' tall inset plaza (Full size rendering can be seen in [Attachment B](#).)

On the north-east corner, in lieu of the required upper level step-back, the developer is proposing to incorporate a tall open plaza on the corner of this building, which is shown conceptually to incorporate outdoor dining. See the applicant's narrative in [Attachment F](#) for additional details regarding this request.

Staff believes that eliminating the step-back for this portion of the building will visually call attention to the proposed pedestrian alleyway "Sugar Alley" for pedestrians walking along Highland Drive, helping to activate the proposed alleyway with additional pedestrian traffic. The additional in-set plaza space on the corner otherwise also helps increase ground level activity and create visual interest in lieu of the upper level step-back. The visual differentiation of the lower façade from the upper façade with the use of material/depth changes and the overall high-level of pedestrian oriented features on the lower level, also help reduce the perceived height of the building at the ground level and relate to the older existing buildings in Sugar House, which is the intent of the upper step-back. Due to these factors, staff is supportive of the modification to the step-back for this portion of the façade. As noted in the Sugar House Community Council's letter, the letter also indicates support of the modification for this portion of the building.

City Fire staff reviewed the step-back on the south-east portion of the façade and determined that the full 15' step-back would not be allowed under Fire Code. The Fire Code requires that buildings not be more than 30' away from their required “aerial fire apparatus road” (i.e. fire lane). For this development, the fire lane is Highland Drive. The 15' step-back puts the upper face of the building approximately 35' from the fire lane. The lower portion of the building is built right to the property line, so the 15' upper step-back is just 15' from the property line. However, the configuration of the streetscape, including width of the sidewalk, park strip (with street trees) and on-street parking, means that Highland Drive (the fire lane) is approximately 20' away from the building, for a total distance of ~35' measured from the upper step-back. To meet Fire Code the upper step-back would need to be reduced to approximately 10' from 15', so that the full building façade is only 30' from the fire lane. Staff believes a reduced step-back of approximately 10' would still meet the intent of the design standard and is recommending that the Commission delegate final approval of the step-back to Planning staff and allow for the reduction of the step-back as necessary to meet Fire Code requirements. For context, a similar reduction was approved on another recent development in Sugar House (“The Fairmont”) due to the 15' upper-level step-back also putting the building too far from the fire lane.



The above shows a side profile of the south-east corner of the building facing Highland Drive. The 15' step-back shown above will need to be reduced to approximately 10' to meet Fire Code requirements.

DISCUSSION:

The development has been reviewed against the CBSDR standards in [Attachment I](#) and the proposal generally meets those standards. The proposal addresses the pedestrian oriented design standards of the CBSDR process, through its orientation to the sidewalk, high-levels of transparency on the ground floor, and architectural treatments on both the ground and upper levels. The proposal generally complies with applicable *Sugar House Business District Design Guidelines* that also speak to pedestrian orientation of development (see [Attachment H](#)). Similarly, it also complies with the *Sugar House Circulation and Amenities Plan*, which includes guidelines for landscape and hardscape streetscape improvements to create a quality pedestrian experience that the applicant has followed in their site/landscape plan. As the applicant is generally meeting applicable standards and guidelines, staff is recommending approval of the proposed development with the suggested conditions noted on the first page of this staff report.

NEXT STEPS:

Conditional Building and Site Design Review Approval

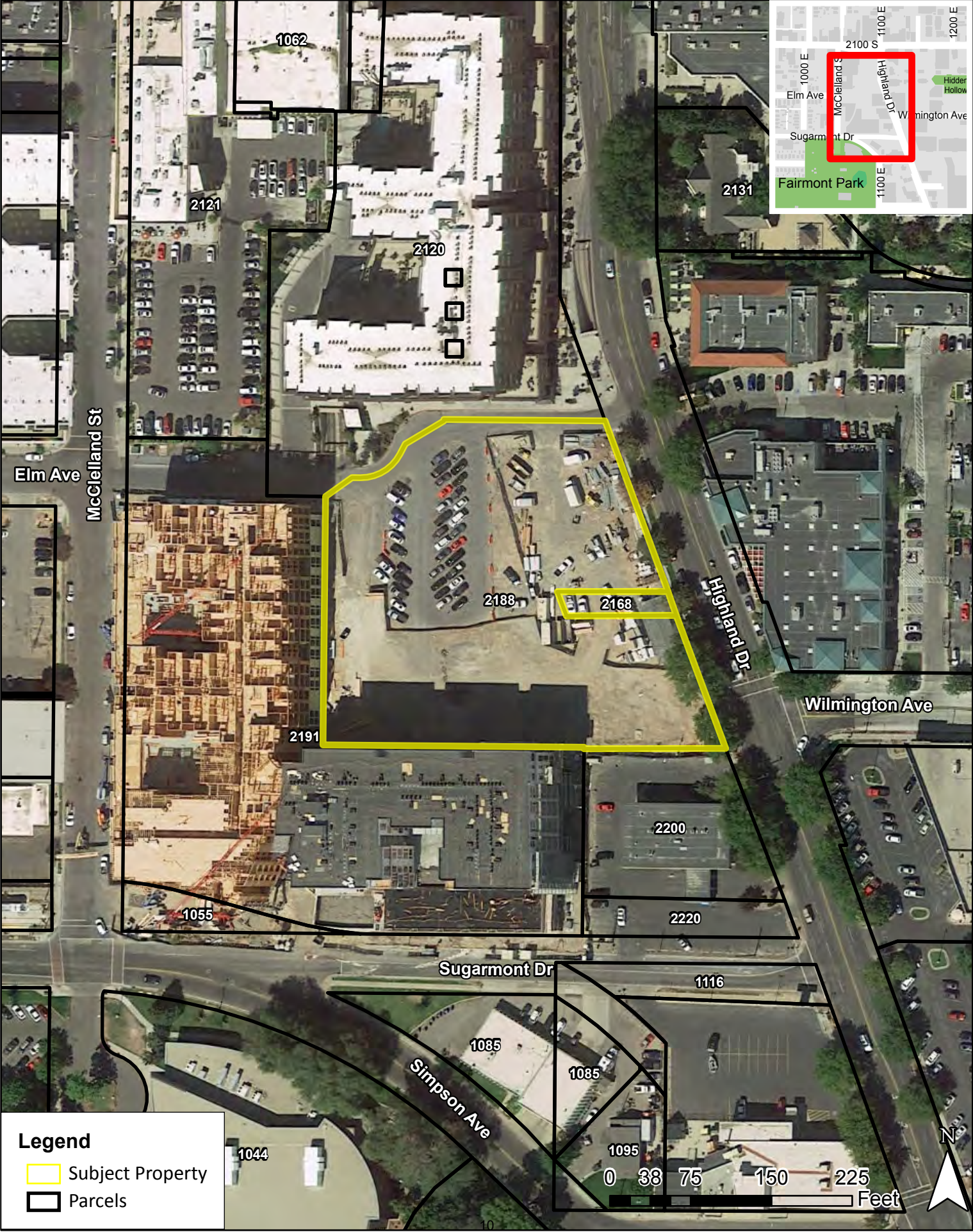
If the Conditional Building and Site Design Review is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit plans for building permits for the development and the plans will need to meet any conditions of approval in those plans. 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

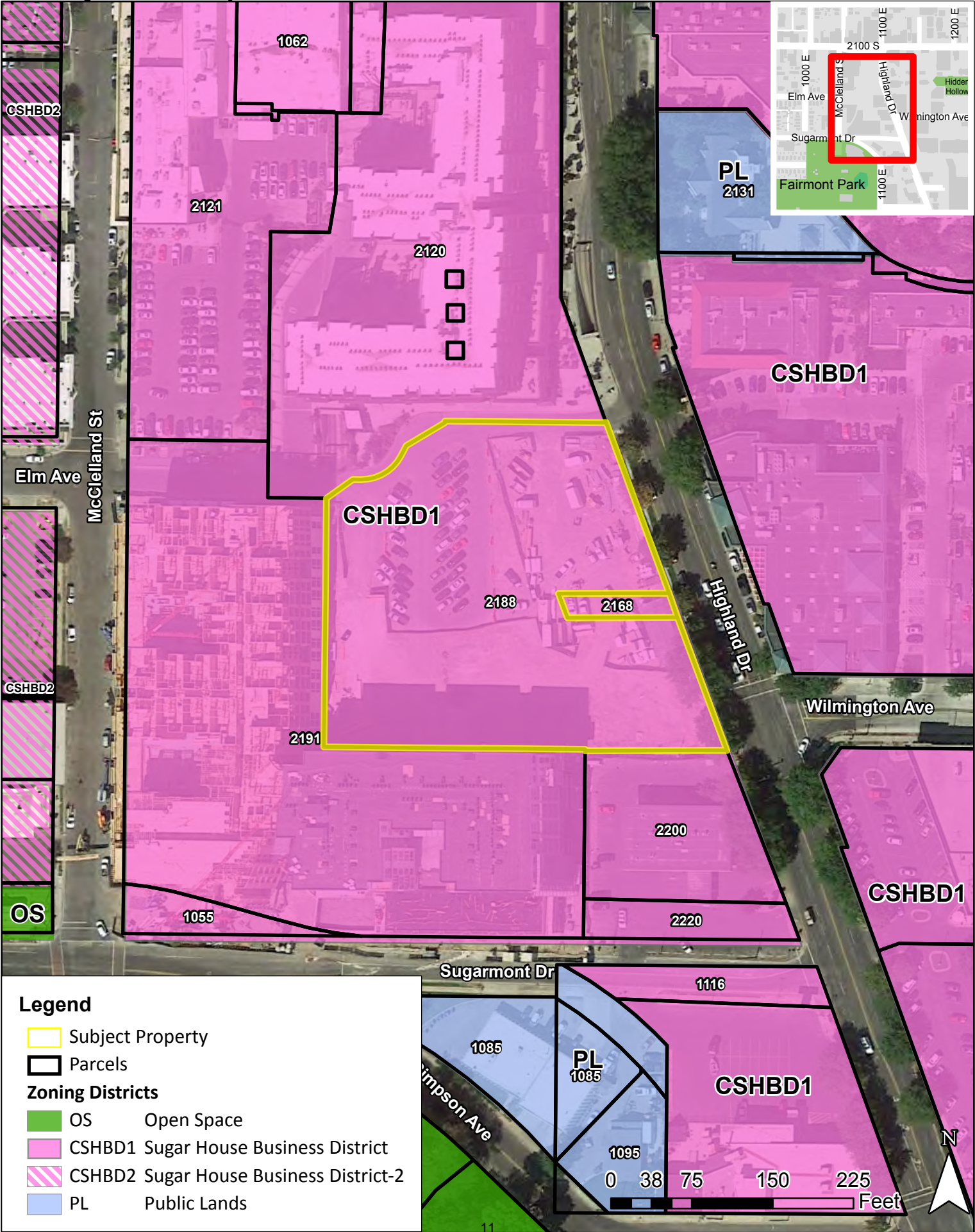
If the Conditional Building and Site Design Review is denied, the applicant would be able to develop the property by right at a smaller scale. The building would need to be under 50' in height and less than 20,000 square feet in size.

ATTACHMENT A: Vicinity and Zoning Maps

Vicinity Aerial Map



Vicinity Aerial Map



ATTACHMENT B: Renderings



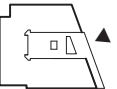
PERSPECTIVES

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS



PERSPECTIVES

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

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PERSPECTIVES

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

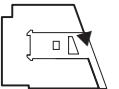
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PERSPECTIVES

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE



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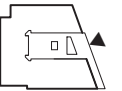
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PERSPECTIVES

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EXTERIOR LIGHTING



SUGAR ALLEY
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① Brick 1 - Grey
Painted Dimensional Brick



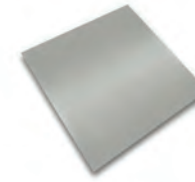
② Brick 2 - White Face Brick
Integrated Finish



③ Stucco 1 - White
30/30 Sand Finish



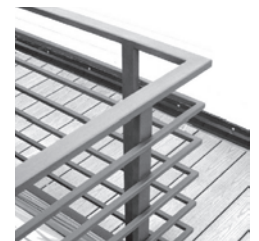
④ Stucco 2 - Grey
30/30 Sand Finish



⑤ Metal 1 - Light
PPG
SILVER SHADOW



⑥ Metal 2 - Dark
PPG
BLACK



⑦ Railing



⑧ Windows 1



⑨ Windows 2

MATERIAL BOARD

SUGAR ALLEY

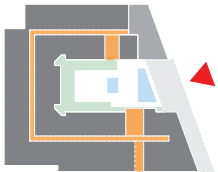
2188 SOUTH HIGHLAND DRIVE

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ATTACHMENT C: Elevations



- | | | | | | |
|---------------------|-------------------------------------|-----------------------|---|--------------------|----------------------|
| ① DIMENSIONAL BRICK | ③ METAL PANEL | ⑤ METAL CABLE RAILING | ⑦ LOW-E GLAZING SYSTEM (CLEAR, UN-TINTED GLASS) | ⑨ WHITE FACE BRICK | ⑪ METAL LOUVER |
| ② STUCCO FINISH | ④ WINDOW SYSTEM (ANODIZED ALUMINUM) | ⑥ GLASS RAILING | ⑧ METAL CANOPY | ⑩ SIGNAGE | ⑫ METAL ROLL UP DOOR |

*NOTE: 67% WALL AREA OCCUPIED BY GLASS BETWEEN 3'-0" & 8'-0"

EXTERIOR ELEVATIONS

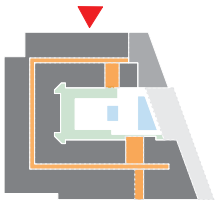
0' 10' 20' 30'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

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|---------------------|-------------------------------------|-----------------------|---|--------------------|----------------------|
| ① DIMENSIONAL BRICK | ③ METAL PANEL | ⑤ METAL CABLE RAILING | ⑦ LOW-E GLAZING SYSTEM (CLEAR, UN-TINTED GLASS) | ⑨ WHITE FACE BRICK | ⑪ METAL LOUVER |
| ② STUCCO FINISH | ④ WINDOW SYSTEM (ANODIZED ALUMINUM) | ⑥ GLASS RAILING | ⑧ METAL CANOPY | ⑩ SIGNAGE | ⑫ METAL ROLL UP DOOR |

*NOTE: 54% WALL AREA OCCUPIED BY GLASS BETWEEN 3'-0" & 8'-0"

EXTERIOR ELEVATIONS

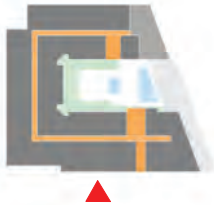
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SUGAR ALLEY
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|---------------------|------------------------------------|-----------------------|------------------|--------------------|----------------------|
| ① DIMENSIONAL BRICK | ③ METAL PANEL | ⑤ METAL CABLE RAILING | ⑦ GLAZING SYSTEM | ⑨ WHITE FACE BRICK | ⑪ METAL LOUVER |
| ② STUCCO FINISH | ④ WINDOW FRAME (ANODIZED ALUMINUM) | ⑥ GLASS RAILING | ⑧ METAL CANOPY | ⑩ SIGNAGE | ⑫ METAL ROLL UP DOOR |

EXTERIOR ELEVATIONS

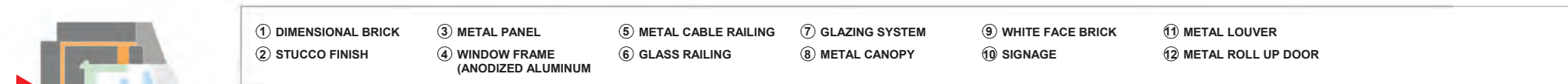
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EXTERIOR ELEVATIONS

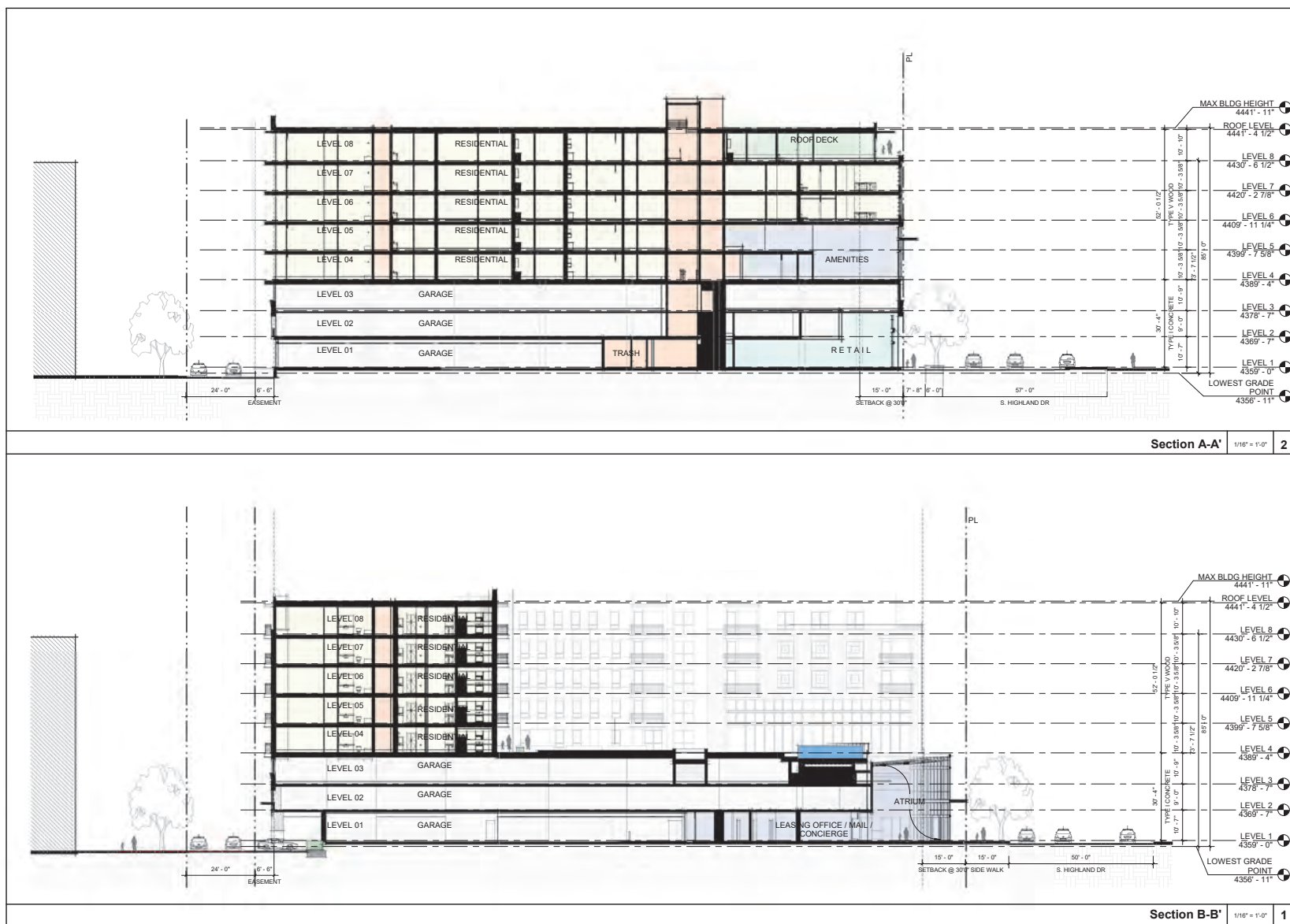
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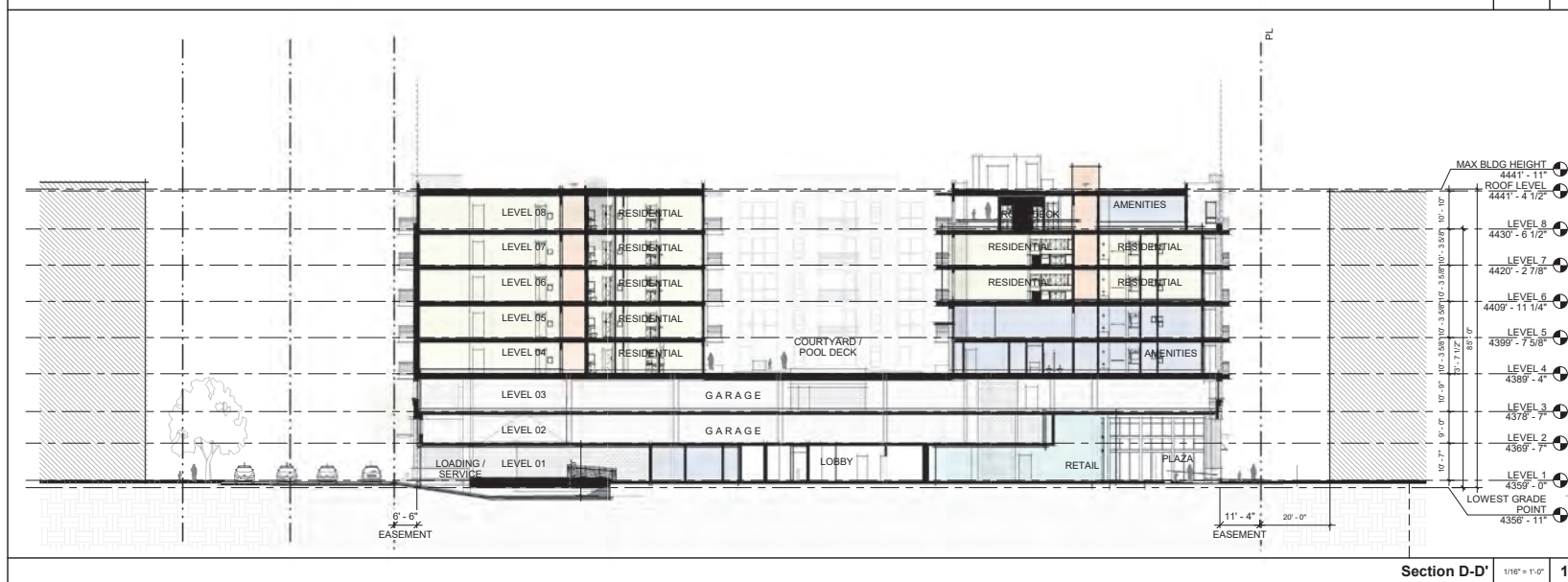
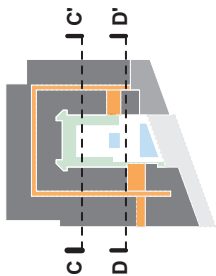
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SITE SECTIONS

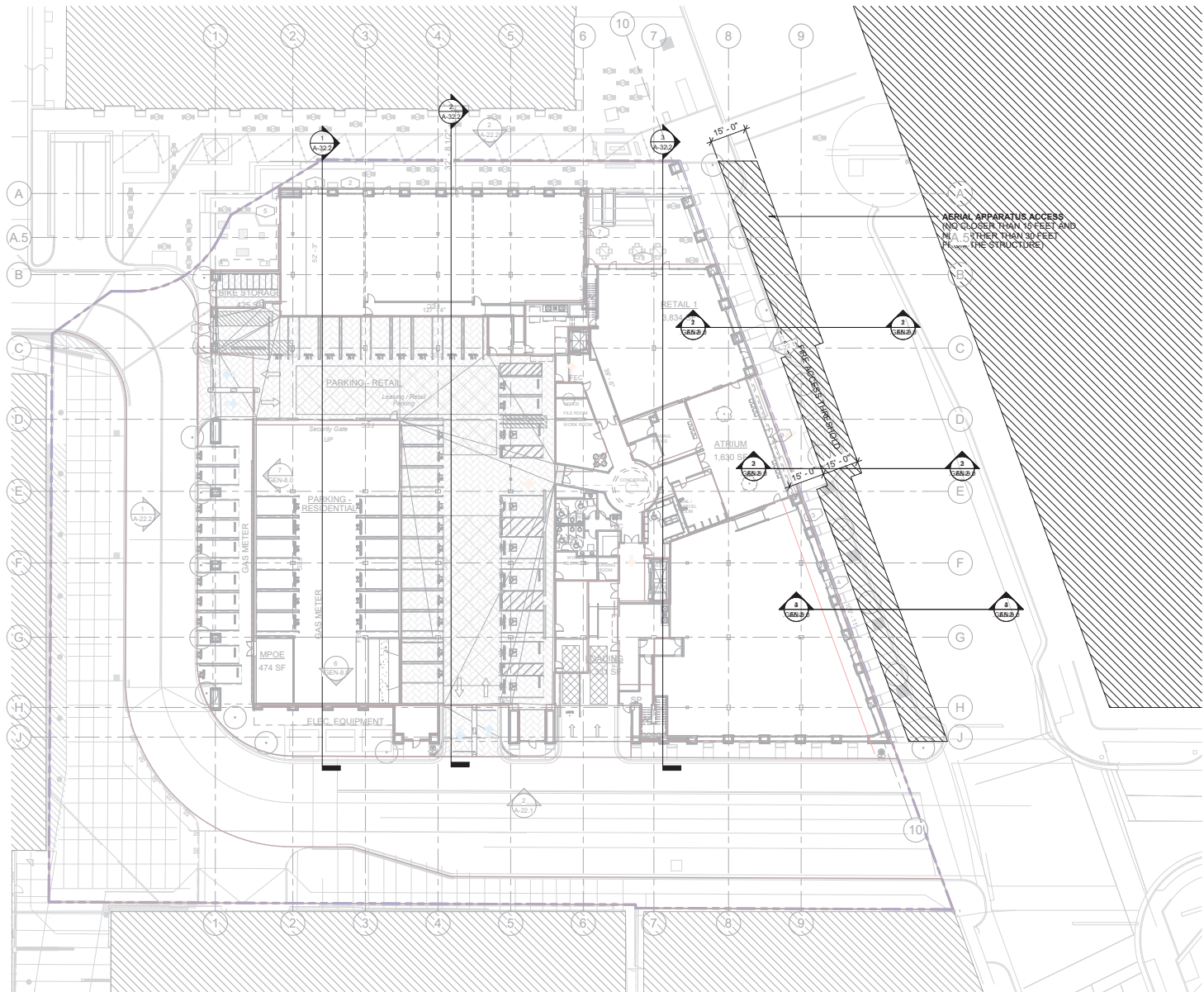
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SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

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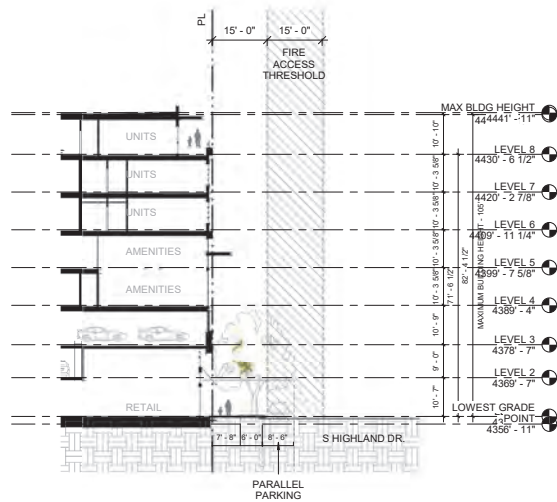
FIRE ACCESS PLAN



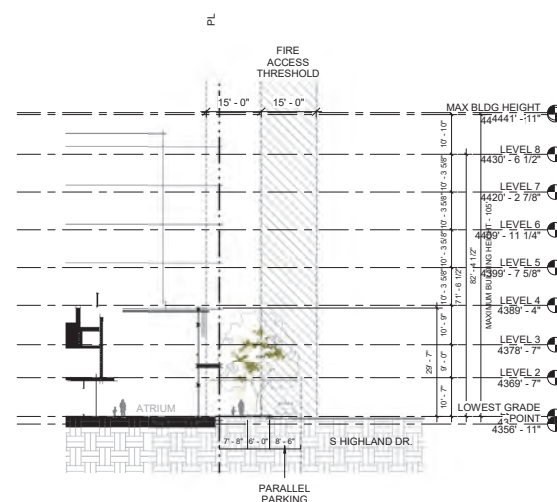
SUGAR ALLEY
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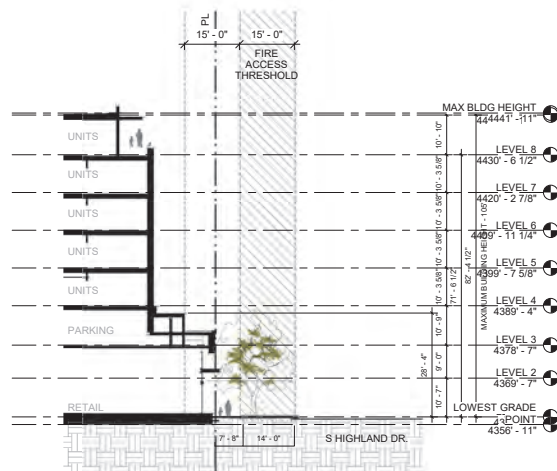
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FIRE ACCESS SECTION A 1/16" = 1'-0"



FIRE ACCESS SECTION B 1/16" = 1'-0"



FIRE ACCESS SECTION C 1/16" = 1'-0"

FIRE ACCESS SECTIONS

0' 16' 32' 48'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

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ATTACHMENT D: Site and Landscape Plans

CONTACT:

OWNERSHIP

SUGARHOUSE DIXON, LLC

EIGHT BAY

11 Spanish Bay Drive
Newport Beach, CA 92660
Contact: Ron Cole
Phone: 949.640.4488

LOWE PROPERTY GROUP

2219 S Foothill Dr, Suite 265
Salt Lake City, UT 84109
Contact: Ben Lowe
Phone: 801.582.3188

ARCHITECT

MVE + PARTNERS

1900 Main Street, Suite 800
Irvine, CA 92614
Contact: Pieter Berger
Phone: 949.809.3389

LANDSCAPE

LOFT SIX FOUR

9500 South 500 West #215
Sandy, Utah 84070
Contact: Brandon Reed
Phone: 801.678.4717

CIVIL

MCNEIL ENGINEERING

8610 South Sandy Parkway, Suite 200
Sandy, Utah 84070
Contact: Ted Didas
Phone: 801.964.2851

ZONE

ADDRESS: SEC Sugarmont Dr and Highland Dr

APN: Salt Lake City, Utah

Zone: CSHBD1

Designation: Commercial Districts
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.

LOT AREA :

Site Area: 59,302 SF (1.361 AC)

Buildable Area:

Allowable Floor Area Limit:

PROJECT DESCRIPTION

Mixed Used building with 5 levels of residential over 3 levels of parking garage. Retail and residential lobby and office on the ground level. Parking is on first 3 levels.

SETBACKS

REQUIRED

Front: No minimum yard is required
Rear / Side: No minimum yard is required
Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of chapter 21A.48 of this title. In addition, for those structures located on properties zoned CSHBD that abut properties in a low density, single-family residential zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

PROPOSED

Front: Highland Dr - 0'-0", 15'-0" at 30' HEIGHT
Sugarmont Dr - 65'-0"

Side:

North - 10'-0"
West - 65'-0"

HEIGHT

Height Allowable: 105'
Buildings used exclusively for residential purposes may be built to a maximum height of sixty feet (60')

Proposed: 85'

RESIDENTIAL DENSITY

Proposed: 186 Units
FAR: 3.57 (211,487 SF)

Dwelling Units Proposed:		
STUDIO	25	13%
1BD/1BA	106	57%
1BD/1BA + DEN	5	3%
2BD/2BA	50	27%
186 DU	186 DU	100%

Unit Type	No. of Unit (DU)	Market Rentable Area (SF)	HUD Net Rentable Area (SF)
S1 STUDIO	25	858 SF	820 SF
A1 1BD/1BA	36	855 SF	794 SF
A2 1BD/1BA	20	738 SF	678 SF
A3 1BD/1BA	3	836 SF	782 SF
A4 1BD/1BA	23	548 SF	501 SF
A5 1BD/1BA	17	612 SF	556 SF
A6 1BD/1BA	10	639 SF	585 SF
B1 2BD/2BA	5	1,166 SF	1,089 SF
B2 2BD/2BA	4	1,449 SF	1,389 SF
B3 2BD/2BA	5	1,202 SF	1,100 SF
B4 2BD/2BA	3	1,289 SF	1,214 SF
B5 2BD/2BA	20	1,137 SF	1,071 SF
B6 2BD/2BA	10	1,175 SF	1,077 SF
B7 1BD/2BA + DEN	5	1,289 SF	1,214 SF
B8 2BD/2BA	1	1,780 SF	1,687 SF
B9 2BD/2BA	1	1,780 SF	1,673 SF
Total	186 DU	158,126 SF	146,365 SF

GROSS BUILDING AREA

AMENITIES 96,586 SF

AMENITIES 96,586 SF

BALCONY/PATIO 8,017 SF

BALCONY/PATIO 8,017 SF

LOBBY 4,528 SF

LOBBY 4,528 SF

RESIDENTIAL 178,620 SF

RESIDENTIAL 178,620 SF

RETAIL 17,332 SF

RETAIL 17,332 SF

Grand total 265,284 SF

PARKING

REQUIRED

Residential 110 Spaces
2 Stalls / 2BD 106 Spaces
1 Stall / 1BD 25 Spaces
1 Stall / STUDIO 241 Parking Spaces

Retail

2 Spaces/1,000 SF 33 Spaces

Total Required : 274 Spaces

PROPOSED

Standard 195 Standard Prime Spaces
ADA 5 ADA Spaces
Tandem 22 ADA Spaces
Compact 24 ADA Spaces
Tandem Compact 3 ADA Spaces

249 Subtotal Spaces

Retail

Standard 32 Spaces

ADA 2 Spaces

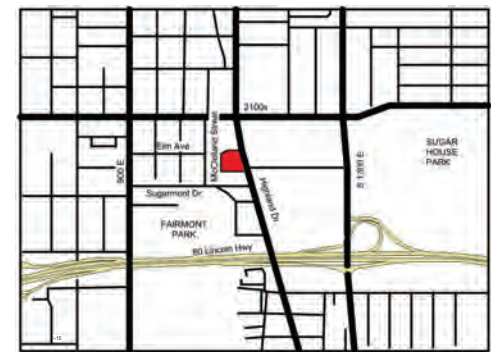
34 Subtotal Spaces

Total Proposed: 283 Space



PROJECT INFORMATION

Site Address:
SEC 2188 s Highland dr.
Salt Lake City, Utah



VICINITY MAP

PROJECT INFORMATION

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE + PARTNERS



SITE CONTEXT

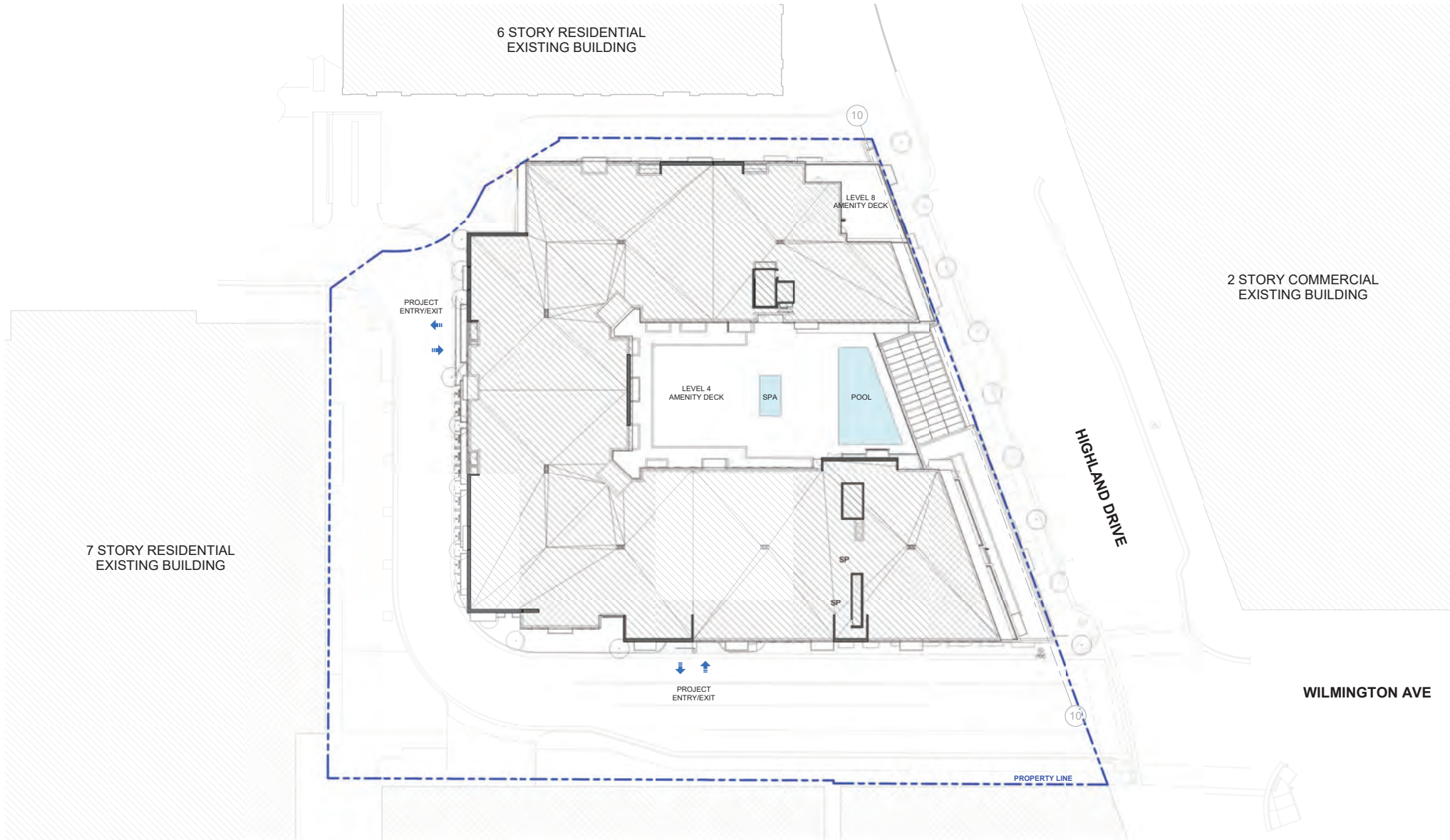


SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS



SITE PLAN



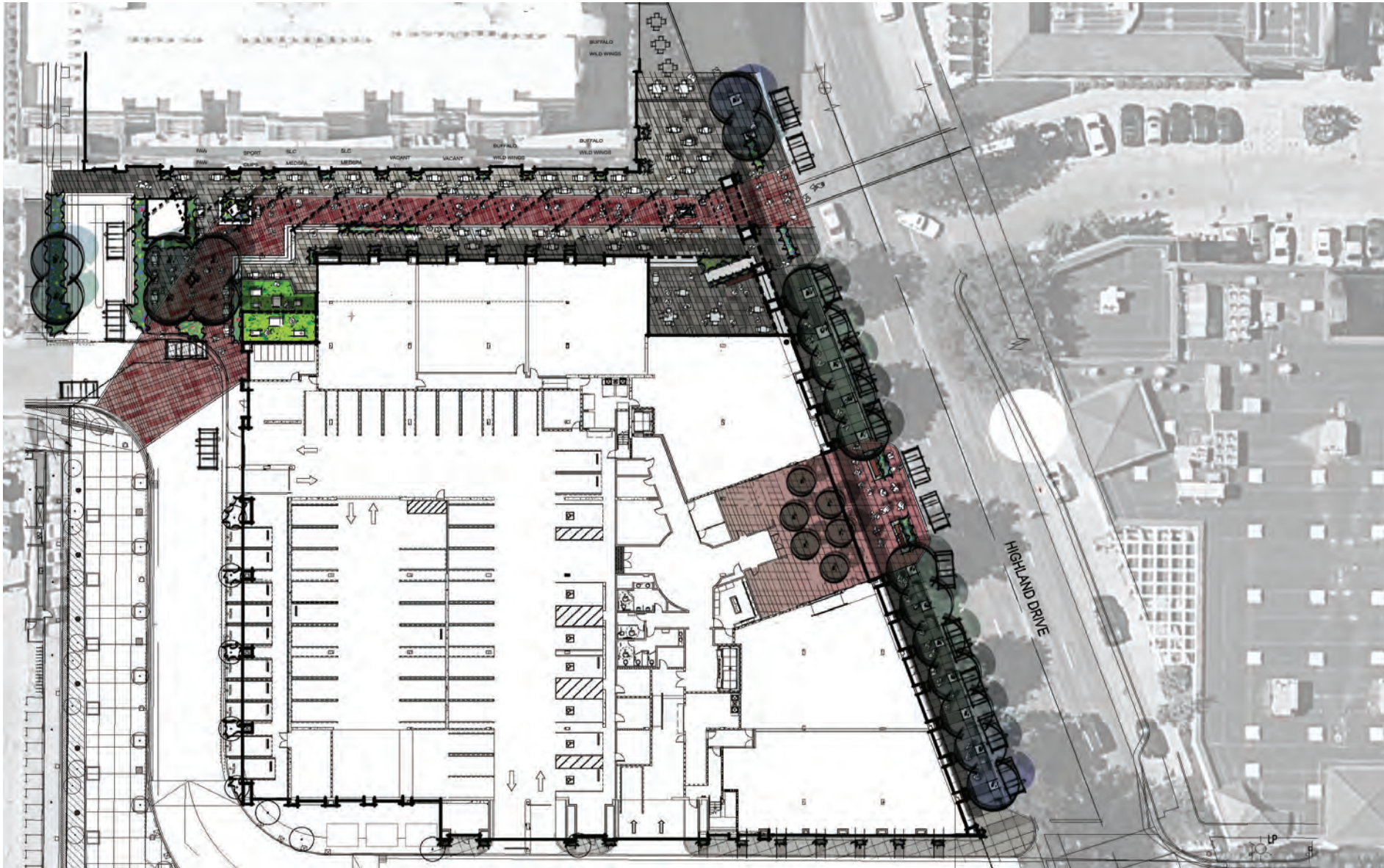
0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS



SUGAR ALLEY // SUGAR HOUSE

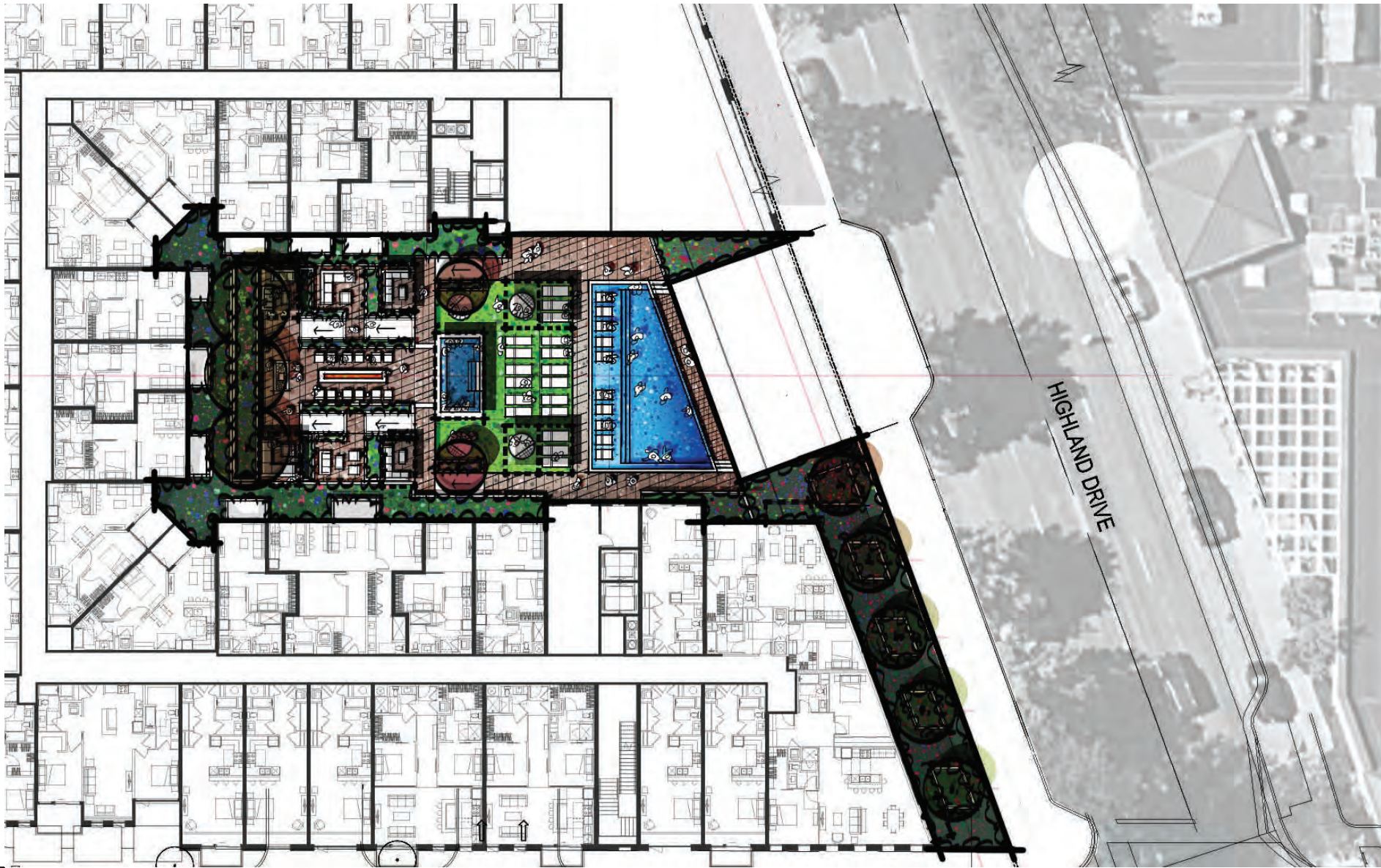
CONCEPT 07 // STREET LEVEL



6/4

LOFTSIXFOUR





SUGAR ALLEY // **SUGAR HOUSE**
 CONCEPT 07 // PODIUM LEVEL

NTS

6/4

LOFTSIXFOUR



38



SUGAR ALLEY // SUGAR HOUSE
CONCEPT 07 // PODIUM LEVEL IMAGERY

6/4

LOFTSIXFOUR



SUGAR ALLEY // SUGAR HOUSE
CONCEPT 07 // PODIUM LEVEL IMAGERY

6/4

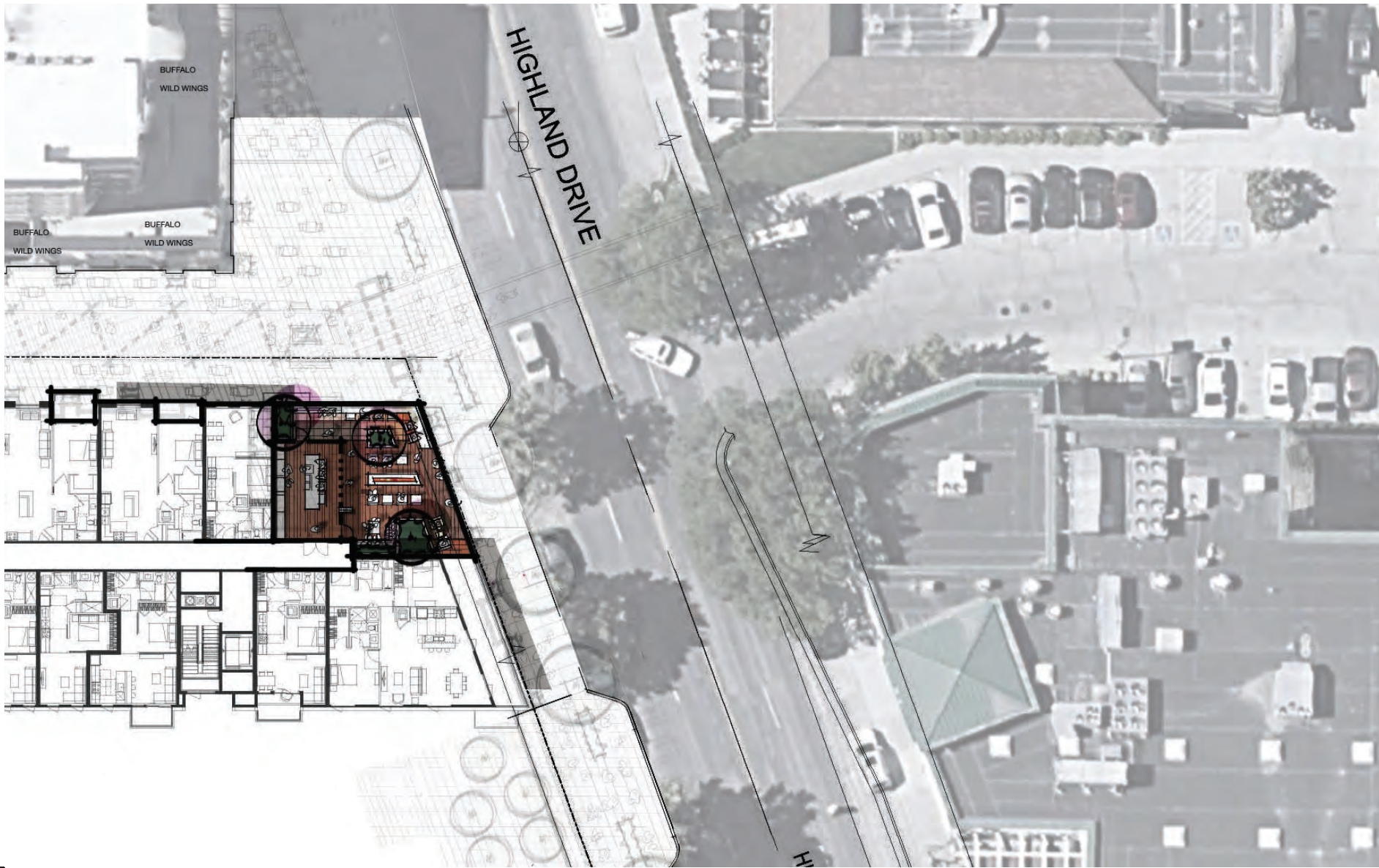
LOFTSIXFOUR



SUGAR ALLEY // SUGAR HOUSE
CONCEPT 07 // PODIUM LEVEL IMAGERY

6/4

LOFTSIXFOUR



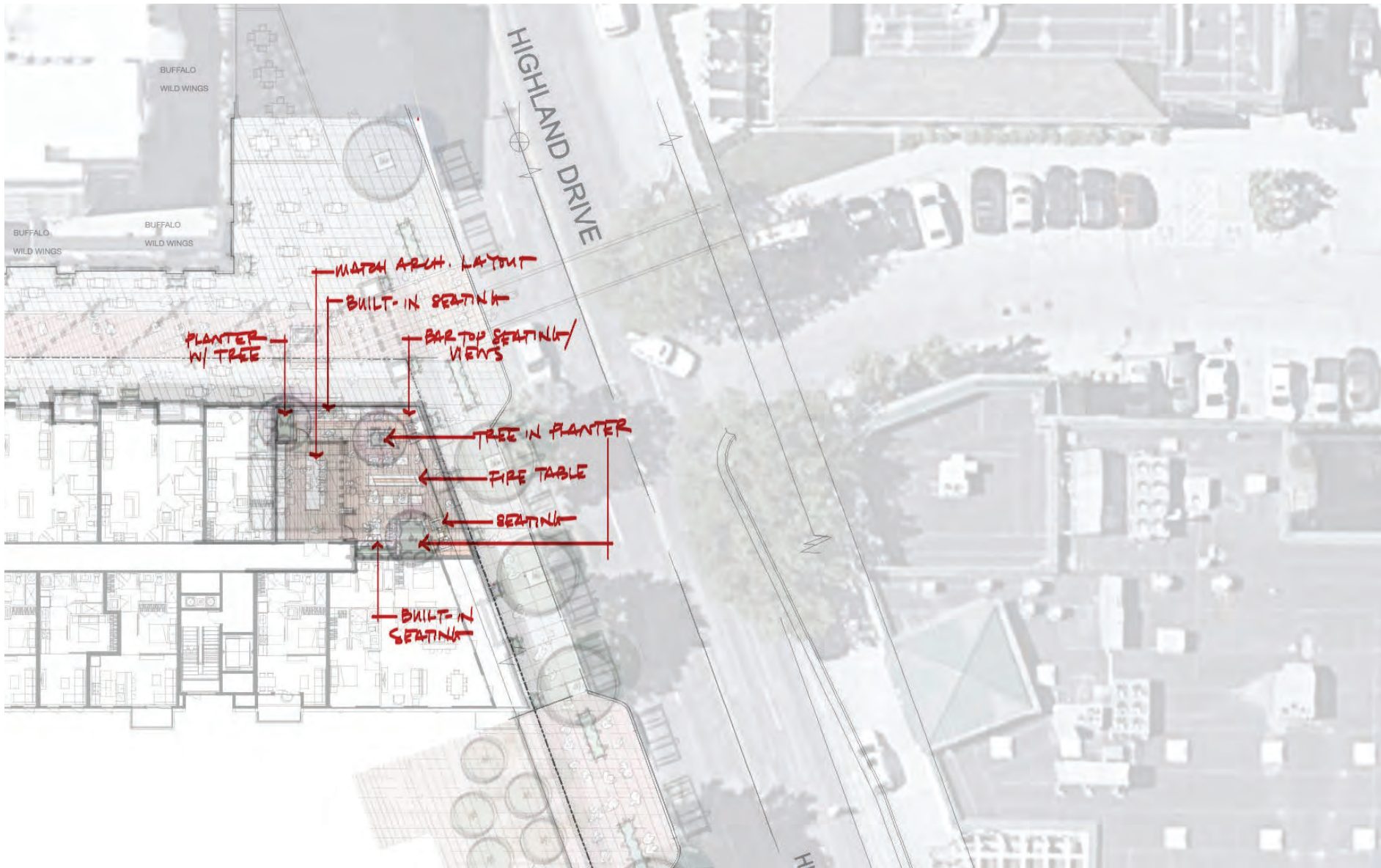
SUGAR ALLEY // SUGAR HOUSE

CONCEPT 07 // ROOFTOP LEVEL



6/4

LOFTSIXFOUR



SUGAR ALLEY // SUGAR HOUSE

CONCEPT 07 // ROOFTOP LEVEL WITH NOTES



6/4

LOFTSIXFOUR



6/4

SUGAR ALLEY // SUGAR HOUSE

CONCEPT 07 // ROOFTOP LEVEL IMAGERY

LOFTSIXFOUR

1

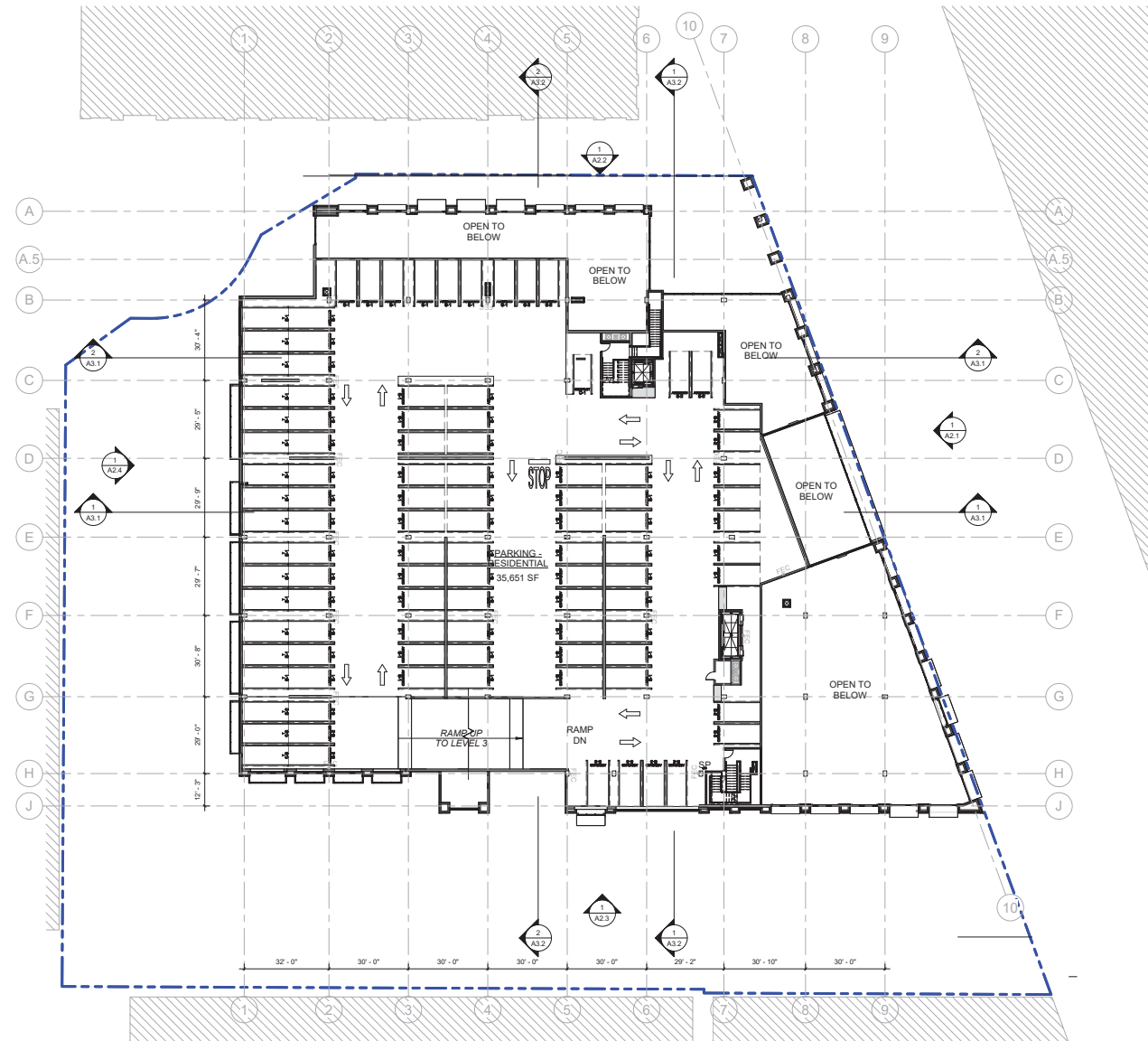
ATTACHMENT E: Building Floor Plans

GROSS BUILDING AREA SCHEDULE

LEVEL 1	1,630 SF	LEVEL 5	1,764 SF	LEVEL 8	503 SF
ATRIUM	16,860 SF	INDOOR AMENITY	1,405 SF	INDOOR AMENITY	912 SF
PLAZA	20,357 SF	BALCONY	3,045 SF	OUTDOOR AMENITY	
PRIVATE DRIVE	802 SF	ELEV LOBBY	395 SF	BALCONY	1,867 SF
AMENITIES	1,887 SF	RESIDENTIAL	30,731 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,860 SF		37,341 SF	ELEV LOBBY	394 SF
LOBBY	3,834 SF	LEVEL 6	1,582 SF	RESIDENTIAL	31,947 SF
RETAIL 1	6,456 SF	BALCONY	3,166 SF		38,715 SF
RETAIL 2	7,025 SF	CORRIDOR	395 SF	Grand total	263,253 SF
RETAIL 3	62,713 SF	ELEV LOBBY	34,129 SF		
		RESIDENTIAL	39,271 SF		
LEVEL 4	1,409 SF	LEVEL 7	1,583 SF		
AMENITIES	8,715 SF	BALCONY	3,175 SF		
RESIDENTIAL DECK	1,308 SF	CORRIDOR	395 SF		
BALCONY	3,378 SF	ELEV LOBBY	34,116 SF		
CORRIDOR	576 SF	RESIDENTIAL	39,268 SF		
ELEV LOBBY	30,559 SF				
RESIDENTIAL	45,946 SF				

UNIT SCHEDULE

LEVEL 7		
A1	8 1 BD / 1BA	
A2	4 1 BD / 1BA	
A3-1	1 1 BD / 1BA	
A4	4 1 BD / 1BA	
A5	3 1 BD / 1BA	
A6	2 1 BD / 1BA	
B1	1 2 BR / 2BA	
B2	1 2 BR / 2BA	
B3	2 2 BR / 2BA	
B4	1 2 BR / 2BA	
B5	4 2 BD / 2 BA	
B6	2 2 BR / 2BA	
B7	1 1 BD / 2BA + DEN	
S1	5 STUDIO	
	39	
TOTAL	39	



LEVEL 2



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

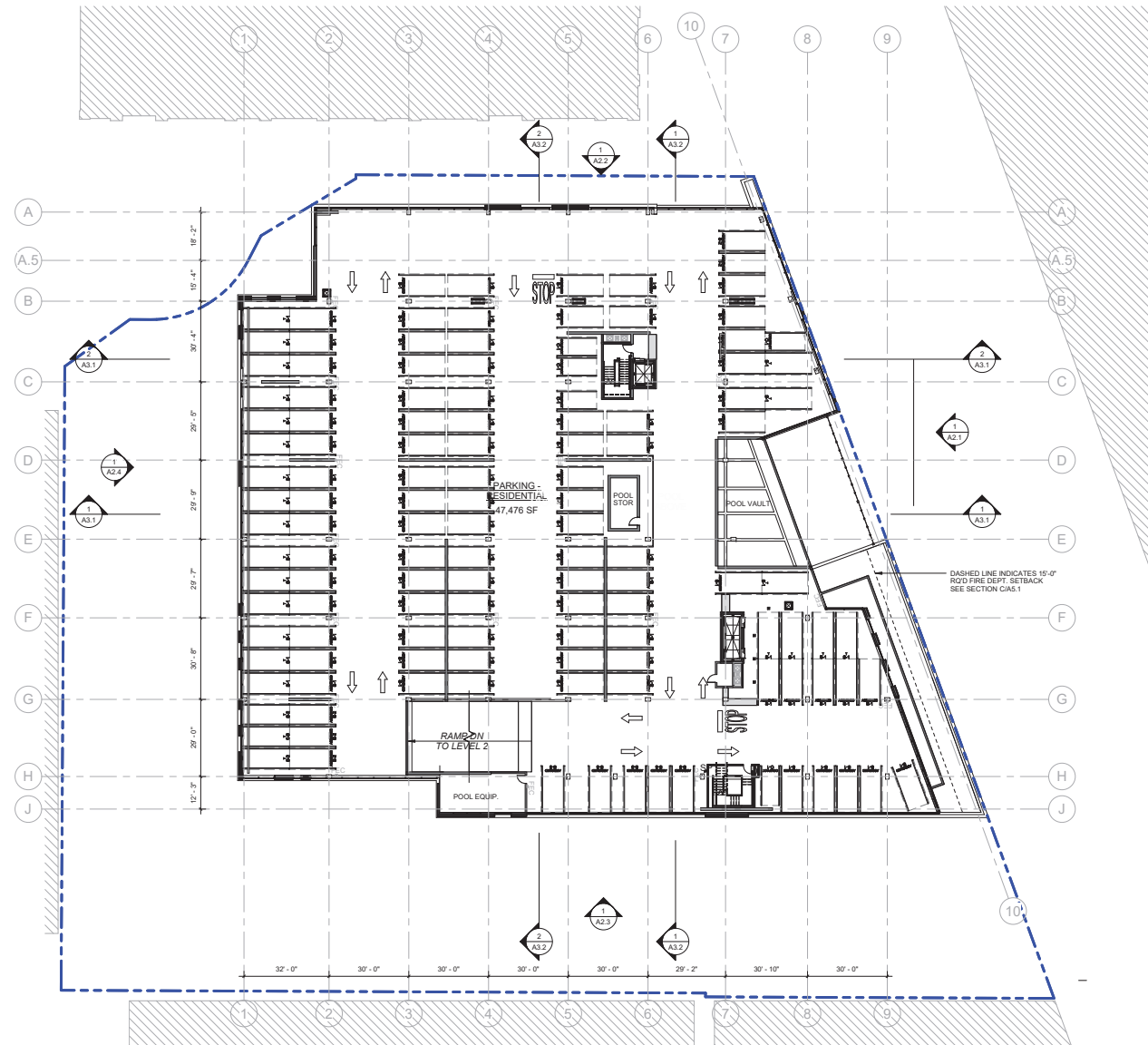
MVE+PARTNERS

GROSS BUILDING AREA SCHEDULE

LEVEL 1		LEVEL 5		LEVEL 8	
ATRIUM	1,630 SF	INDOOR AMENITY	1,764 SF	INDOOR AMENITY	503 SF
PLAZA	16,860 SF	BALCONY	1,405 SF	OUTDOOR AMENITY	912 SF
PRIVATE DRIVE	20,357 SF	CORRIDOR	3,045 SF	BALCONY	1,867 SF
AMENITIES	802 SF	ELEV LOBBY	395 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,887 SF	RESIDENTIAL	30,731 SF	ELEV LOBBY	394 SF
LOBBY	1,860 SF		37,341 SF	RESIDENTIAL	31,947 SF
RETAIL 1	3,834 SF	LEVEL 6			
RETAIL 2	6,458 SF	BALCONY	1,582 SF		
RETAIL 3	7,025 SF	CORRIDOR	3,160 SF	Grand total	263,253 SF
	62,713 SF	ELEV LOBBY	395 SF		
LEVEL 4		RESIDENTIAL	34,129 SF		
AMENITIES	1,409 SF		39,271 SF		
RESIDENTIAL DECK	8,715 SF	LEVEL 7			
BALCONY	1,308 SF	BALCONY	1,583 SF		
CORRIDOR	3,378 SF	CORRIDOR	3,175 SF		
ELEV LOBBY	576 SF	ELEV LOBBY	395 SF		
RESIDENTIAL	30,559 SF	RESIDENTIAL	34,116 SF		
	45,946 SF		39,268 SF		

UNIT SCHEDULE

LEVEL 7	
A1	8 1 BD / 1 BA
A2	4 1 BD / 1 BA
A3-1	1 1 BD / 1 BA
A4	4 1 BD / 1 BA
A5	3 1 BD / 1 BA
A6	2 1 BD / 1 BA
B1	1 2 BR / 2 BA
B2	1 2 BR / 2 BA
B3	2 2 BR / 2 BA
B4	1 2 BR / 2 BA
B5	4 2 BD / 2 BA
B6	2 2 BR / 2 BA
B7	1 1 BD / 2 BA + DEN
S1	5 STUDIO
39	
TOTAL	39



LEVEL 3



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS

GROSS BUILDING AREA SCHEDULE

LEVEL 1	1,630 SF	LEVEL 5	1,764 SF	LEVEL 8	503 SF
ATRIUM	16,860 SF	INDOOR AMENITY	1,405 SF	INDOOR AMENITY	912 SF
PLAZA	20,357 SF	BALCONY	3,045 SF	OUTDOOR AMENITY	
PRIVATE DRIVE	802 SF	ELEV LOBBY	395 SF	BALCONY	1,867 SF
AMENITIES	1,887 SF	RESIDENTIAL	30,731 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,860 SF		37,341 SF	ELEV LOBBY	394 SF
LOBBY	3,834 SF	LEVEL 6	1,582 SF	RESIDENTIAL	31,947 SF
RETAIL 1	6,458 SF	BALCONY	3,166 SF		38,715 SF
RETAIL 2	7,025 SF	CORRIDOR	395 SF	Grand total	263,253 SF
RETAIL 3	62,713 SF	ELEV LOBBY	395 SF		
		RESIDENTIAL	34,129 SF		
LEVEL 4	1,409 SF		39,271 SF		
AMENITIES	8,715 SF	LEVEL 7	1,583 SF		
RESIDENTIAL DECK	1,308 SF	BALCONY	3,175 SF		
BALCONY	3,378 SF	CORRIDOR	395 SF		
CORRIDOR	576 SF	ELEV LOBBY	34,116 SF		
ELEV LOBBY	30,559 SF	RESIDENTIAL	39,268 SF		
RESIDENTIAL	45,946 SF				

UNIT SCHEDULE

LEVEL 7		
A1	8 1 BD / 1 BA	
A2	4 1 BD / 1 BA	
A3-1	1 1 BD / 1 BA	
A4	4 1 BD / 1 BA	
A5	3 1 BD / 1 BA	
A6	2 1 BD / 1 BA	
B1	1 2 BR / 2 BA	
B2	1 2 BR / 2 BA	
B3	2 2 BR / 2 BA	
B4	1 2 BR / 2 BA	
B5	4 2 BD / 2 BA	
B6	2 2 BR / 2 BA	
B7	1 1 BD / 2 BA + DEN	
S1	5 STUDIO	
39		
TOTAL	39	



LEVEL 4



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS

GROSS BUILDING AREA SCHEDULE

LEVEL 1		LEVEL 5		LEVEL 8	
ATRIUM	1,630 SF	INDOOR AMENITY	1,764 SF	INDOOR AMENITY	503 SF
PLAZA	16,860 SF	BALCONY	1,405 SF	OUTDOOR AMENITY	912 SF
PRIVATE DRIVE	20,357 SF	CORRIDOR	3,045 SF	BALCONY	1,867 SF
AMENITIES	802 SF	ELEV LOBBY	395 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,887 SF	RESIDENTIAL	30,731 SF	ELEV LOBBY	394 SF
LOBBY	1,860 SF		37,341 SF	RESIDENTIAL	31,947 SF
RETAIL 1	3,834 SF	LEVEL 6		Grand total	263,253 SF
RETAIL 2	6,456 SF	BALCONY	1,582 SF		
RETAIL 3	7,025 SF	CORRIDOR	3,166 SF		
	62,713 SF	ELEV LOBBY	395 SF		
LEVEL 4		RESIDENTIAL	34,129 SF		
AMENITIES	1,409 SF		39,271 SF		
RESIDENTIAL DECK	8,715 SF	LEVEL 7			
BALCONY	1,308 SF	BALCONY	1,583 SF		
CORRIDOR	3,378 SF	CORRIDOR	3,175 SF		
ELEV LOBBY	576 SF	ELEV LOBBY	395 SF		
RESIDENTIAL	30,559 SF	RESIDENTIAL	34,116 SF		
	45,946 SF		39,268 SF		

UNIT SCHEDULE

LEVEL 7		
A1	8 1 BD / 1BA	
A2	4 1 BD / 1BA	
A3-1	1 1 BD / 1BA	
A4	4 1 BD / 1BA	
A5	3 1 BD / 1BA	
A6	2 1 BD / 1BA	
B1	1 2 BR / 2BA	
B2	1 2 BR / 2BA	
B3	2 2 BR / 2BA	
B4	1 2 BR / 2BA	
B5	4 2 BD / 2 BA	
B6	2 2 BR / 2BA	
B7	1 1 BD / 2BA + DEN	
S1	5 STUDIO	
39		
TOTAL	39	



LEVEL 5



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

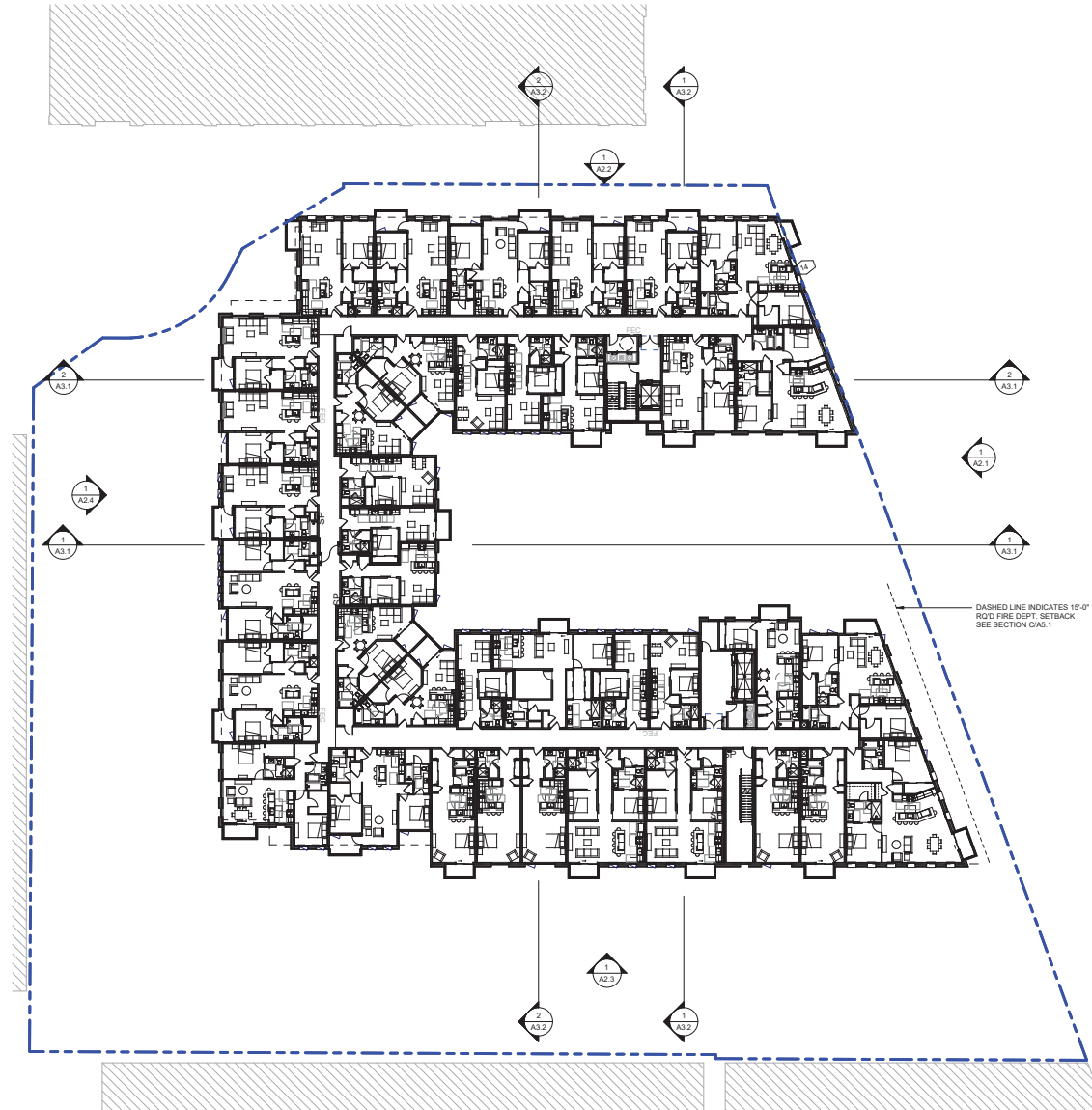
MVE+PARTNERS

GROSS BUILDING AREA SCHEDULE

LEVEL 1		LEVEL 5		LEVEL 8	
ATRIUM	1,630 SF	INDOOR AMENITY	1,764 SF	INDOOR AMENITY	503 SF
PLAZA	16,860 SF	BALCONY	1,405 SF	OUTDOOR AMENITY	912 SF
PRIVATE DRIVE	20,357 SF	CORRIDOR	3,045 SF	BALCONY	1,867 SF
AMENITIES	802 SF	ELEV LOBBY	395 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,887 SF	RESIDENTIAL	30,731 SF	ELEV LOBBY	394 SF
LOBBY	1,860 SF		37,341 SF	RESIDENTIAL	31,947 SF
RETAIL 1	3,834 SF	LEVEL 6		Grand total	263,253 SF
RETAIL 2	6,458 SF	BALCONY	1,582 SF		
RETAIL 3	7,025 SF	CORRIDOR	3,166 SF		
	62,713 SF	ELEV LOBBY	395 SF		
LEVEL 4		RESIDENTIAL	34,129 SF		
AMENITIES	1,409 SF		39,271 SF		
RESIDENTIAL DECK	8,715 SF	LEVEL 7			
BALCONY	1,308 SF	BALCONY	1,583 SF		
CORRIDOR	3,378 SF	CORRIDOR	3,175 SF		
ELEV LOBBY	576 SF	ELEV LOBBY	395 SF		
RESIDENTIAL	30,559 SF	RESIDENTIAL	34,116 SF		
	45,946 SF		39,268 SF		

UNIT SCHEDULE

LEVEL 7		
A1	8 1 BD / 1BA	
A2	4 1 BD / 1BA	
A3-1	1 1 BD / 1BA	
A4	4 1 BD / 1BA	
A5	3 1 BD / 1BA	
A6	2 1 BD / 1BA	
B1	1 2 BR / 2BA	
B2	1 2 BR / 2BA	
B3	2 2 BR / 2BA	
B4	1 2 BR / 2BA	
B5	4 2 BD / 2 BA	
B6	2 2 BR / 2BA	
B7	1 1 BD / 2BA + DEN	
S1	5 STUDIO	
	39	
TOTAL	39	



LEVEL 6-7



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS

GROSS BUILDING AREA SCHEDULE

LEVEL 1		LEVEL 5		LEVEL 8	
ATRIUM	1,630 SF	INDOOR AMENITY	1,764 SF	INDOOR AMENITY	503 SF
PLAZA	16,860 SF	BALCONY	1,405 SF	OUTDOOR AMENITY	912 SF
PRIVATE DRIVE	20,357 SF	CORRIDOR	3,045 SF	BALCONY	1,867 SF
AMENITIES	802 SF	ELEV LOBBY	395 SF	CORRIDOR	3,092 SF
LEASING OFFICE	1,887 SF	RESIDENTIAL	30,731 SF	ELEV LOBBY	394 SF
LOBBY	1,860 SF		37,341 SF	RESIDENTIAL	31,947 SF
RETAIL 1	3,834 SF	LEVEL 6		Grand total	263,253 SF
RETAIL 2	6,458 SF	BALCONY	1,582 SF		
RETAIL 3	7,025 SF	CORRIDOR	3,166 SF		
	62,713 SF	ELEV LOBBY	395 SF		
LEVEL 4		RESIDENTIAL	34,129 SF		
AMENITIES	1,409 SF		39,271 SF		
RESIDENTIAL DECK	8,715 SF	LEVEL 7			
BALCONY	1,308 SF	BALCONY	1,583 SF		
CORRIDOR	3,378 SF	CORRIDOR	3,175 SF		
ELEV LOBBY	576 SF	ELEV LOBBY	395 SF		
RESIDENTIAL	30,559 SF	RESIDENTIAL	34,116 SF		
	45,946 SF		39,268 SF		

UNIT SCHEDULE

LEVEL 7		
A1	8 1 BD / 1BA	
A2	4 1 BD / 1BA	
A3-1	1 1 BD / 1BA	
A4	4 1 BD / 1BA	
A5	3 1 BD / 1BA	
A6	2 1 BD / 1BA	
B1	1 2 BR / 2BA	
B2	1 2 BR / 2BA	
B3	2 2 BR / 2BA	
B4	1 2 BR / 2BA	
B5	4 2 BD / 2 BA	
B6	2 2 BR / 2BA	
B7	1 1 BD / 2BA + DEN	
S1	5 STUDIO	
	39	
TOTAL	39	



LEVEL 8



0' 20' 40' 60'

SUGAR ALLEY
2188 SOUTH HIGHLAND DRIVE

CASE #2017-10173

3.22.2019

MVE+PARTNERS

ATTACHMENT F: Additional Applicant Provided Information & Narrative



Planning Division
451 S State Street, Room 215
Salt Lake City, UT 84111

Subject: Sugar Alley Project CBDSD Overview

Located on a 2.133 acre lot in the heart of Salt Lake City's premier Sugar House neighborhood, Sugar Alley is planned to be a mixed-use building consisting of 186 Class A apartment homes and roughly 16,000 SF of retail space. With a wide variety of unit sizes ranging from 548 SF to 1,784 SF and a unit mix consisting of about 70% studios and one-bedrooms and 30% two-bedrooms, Sugar Alley is expected to provide housing variety for Sugar House's growing population.

Sugar Alley sits in the Sugar House business district and the architect of the project has taken great care to incorporate design recommendations as outlined in the Sugar House master plan. As stated in the master plan, *"...Sugar House has maintained a distinct identity...Retaining this identity depends on the preservation of the community's historic properties, both commercial and residential, and on ensuring that new design respects the community's historic development and architectural patterns...The intent of these Design Guidelines is to give general design guidance with flexibility to the development of the area. They are not intended to restrict creativity or to dictate design solutions."*

The drawings in this application demonstrate our team's effort to navigate the delicate balance between the old and the new. The primary focus of the building's design is intended to pay tribute to the historical significance of the Sugar House neighborhood while still introducing design elements that point to the future such as the large glass atrium along Sugar Alley's Highland Dr. street frontage. Exterior elements such as the light brick façade have been chosen carefully to complement the historic buildings in the neighborhood while adding some modern flavor.

In addition to the historic design consideration, Sugar Alley is designed to fully utilize its location less than one block from the S-line and other walkable amenities such as Fairmont Park, Sugar House Park, Whole Foods grocer, and dozens of highly desirable restaurants and retail destinations. As encouraged by the master plan, the project shows *"...a commitment toward optimizing the pedestrian experience and alternatives to automobile travel."* As such, the design incorporates a bike share program, a best-in-class fitness amenity, and a large business center for resident use, which goes above and beyond what is encouraged in the *"Transportation Demand Management"* section (21A.44.050 4b) of the Salt Lake City Zoning Ordinance. These resident amenities will allow residents easy access to all that Sugar House offers while providing them with opportunities to exercise and work at home. In addition, the roughly 16,000 SF of ground floor

retail space is expected to attract various retailers, including restaurants and food concepts which will further serve the residents and employees of Sugar Alley.

As you will notice in the drawings, the plans comply with the city's request to build a private roadway extension to Wilmington Ave. along with a traffic signal on Highland Drive, the majority of which is already complete. The applicant has taken particular care in designing the private drive to complement the Sugar Alley building and surrounding neighbors. For example, instead of using an asphalt roadway surface, which is typical of the area, applicant is instead installing a more beautiful and expensive concrete surface for all Sugar House residents to enjoy. Applicant also intends to create an iconic retail alley between the Sugar Alley building and its' northern neighbor (The VUE), called "Sugar Alley", which will be a highly interactive pedestrian/retail space and the namesake of our entire project. Such a concept is obviously contingent upon cooperation from The Vue, but the applicant is working diligently with the neighboring property who has expressed a desire to cooperate with the improvements. These elements of Sugar Alley are in line with the master plan, which states, *"The community envisions an experience where a pedestrian can walk from Sugar House Park to Fairmont Park, utilizing paths and sidewalks to shop, recreate, or just relax."* The design of the alley and public plaza areas does exactly this – it creates an enhanced pedestrian pathway from Highland Drive to McClelland Street.

The 85-foot tall building (84'6" as measured from fire access to rooftop) will be a podium structure consisting of five levels of wood framing over three levels of concrete slab, all above ground. Sugar Alley recently received approval from the city's fire department for an alternative means and methods for fire access which is included in this application. Sugar Alley will comply with the Salt Lake City Zoning Ordinance's parking standards. Per section 21A.44.030 of the ordinance, and based upon Sugar Alley's proposed unit mix, the project's parking count is within the ordinance's minimum and maximum parking threshold with 291 total parking spaces.

On a personal note and as lifelong residents of Salt Lake City who grew up visiting the Sugar House area often and who live within five minutes of the project, the applicant is dedicated to delivering a building of which our neighbors, friends and community members can be proud. We view the Sugar House area as the life blood of the east bench of Salt Lake City and we look forward to our children and grandchildren frequenting this beautiful neighborhood just as we did while growing up. We look forward to working closely with planning commission and community council on this project.

Conditional Building and Site Design Review Standards (21A.59.060)

- A. Sugar Alley has intentionally been designed to orient towards the main public right-of-way (Highland Dr.) and not toward an interior courtyard or parking lot.

l o w e p r o p e r t y g r o u p

- B. Sugar Alley’s primary residential access points are strategically located on Highland Dr. and in the interior parking structure of the building. The first will draw in the bulk of pedestrian traffic along Sugar Alley’s Highland street frontage and the second will allow easy access from parking areas as well as a direct path with wayfinding signage to and from the S-line transit station and Fairmont Park.
- C. The Sugar Alley design integrates continuous detailed building facades with glazing along the 1st floor providing a pedestrian scape and scale along the main public right-of-way. In addition to the above, glazing will be carried a full two (2) stories along much of the 1st floor allowing unparalleled visibility and light in and out of the building.
- D. Glazing, fenestration relief, alcoves, site furniture and landscaping patterns (hard and soft scape) provide a pedestrian emphasized ground floor.
- E. The majority of parking for Sugar Alley is located within the first 3 podium levels completely screened from the pedestrian level. There are a limited number of surface stalls in the rear (west) of the project, but the architect and applicant have taken great care to ensure the rear parking spaces complement the newly constructed roadway, using matching materials and landscaping.
- F. Care has been taken to locate the vehicular access points at the rear (south and west) of the site, while locating pedestrian connection points central to the building and safely across the private drive.
- G. The trash and recycling receptacles have been located internal to the parking structure screened from common areas and the pedestrian streetscape.
- H. The building signage will be staggered and strategically located along the building, allowing maximum visibility for pedestrians and vehicular traffic. The building’s primary signage will be located near Highland Dr. on the “Sugar Alley” (north) side of the building, which will be the most active and visible corner of the building, to traffic. Additionally, we will provide ample wayfinding signage to help pedestrian traffic navigate the area and specifically to and from the S-line station and Fairmont Park.
- I. All exterior building lighting shall meet the lighting levels and design requirements as anticipated by Salt Lake City Lighting Master Plan and the Sugar House Master Plan.
- J. The applicant expects to be fully compliant with the Streetscape Improvements including:
 - 1. Locating one tree consistent with the city’s urban forestry guidelines for each thirty (30) feet of property frontage along Highland Drive.
 - 2. In those areas of landscaping the design calls for materials and plantings that will assure 80% of greater land coverage occurs within the first 3 years of the project.
 - 3. Public and private access points will be clearly delineated through the use of approved hardscape materials.
 - 4. No outdoor storage has been contemplated in the project.

5. The landscape design shall include a variety of trees, shrubs, perennials, annuals and low growing plants compatible with the local climate.
- K. The applicant expects to comply with additional standards as follows:
1. Sugar Alley will conform to the following orientation and scale requirements as follows:
 - a. The building has been meticulously designed to divide building masses into heights and sizes that relate to human scale, by incorporating a distinct pattern of divisions on surfaces, windows, trees, and small-scale lighting.
 - b. Sugar Alley's longest contiguous building length will be 212'6", which is within the 300' maximum limit.
 2. Sugar Alley will provide public spaces as follows:
 - a. Sugar Alley's gross building floor area is 265,284 SF, which means applicant will need to provide 26,528 SF of public space. Sugar Alley will provide 18,860 SF of public pedestrian plaza, 9,981 SF of podium and rooftop decks, 1,630 SF of glass atrium generally open to the public during retail hours, and 20,357 SF for the access drive and sidewalks, totaling more than 77,000 SF of public space. These numbers don't include the more than 17,000 SF of ground floor retail space, which will serve the general public.
 - b. Sugar Alley's public spaces will incorporate the following:
 1. Between the plaza seating areas and the plaza benches located on the Sugarmont side of the private roadway, applicant will meet the required number of public seats.
 2. Sugar Alley's building and landscaping is designed in such a way as to provide a mixture of areas with shade.
 3. Applicant expects to plant trees in proportion to the space at a minimum of one tree per 800 SF, thus fulfilling this requirement.
 4. Applicant expects to incorporate local art into the public spaces as tribute to Sugar House's rich artistic and creative tradition.
 5. The "Sugar Alley" plaza will have outdoor eating areas to serve the anticipated high volume of pedestrian and retail traffic.
- L. As was stated in the above narrative, the applicant has intentionally designed many elements and components of the building to reflect design intent outlined in master plan policies, the City's "Urban Design Element" guidelines as well as the Sugar House Master Plan guidelines.

In addition to the above standards Sugar Alley provides a detailed brick cornice trim along with metal canopies and metal balconies at the upper levels of the building to help provide a varying skyline and architectural style to the building.

After touring and researching the historic nature of many older homes and commercial buildings within the Sugar House CBD, as well as the fringe Sugar House area, the architect and applicant have incorporated many of those design elements into the building.

Sugar House Business District Design Guidelines

- Sugar Alley has been designed with the City’s Urban Design Element, the Sugar House Business District Design Guidelines Handbook, and the Sugar House Master Plan in mind.
- Sugar Alley’s building structure is designed and oriented in an efficient manner, and without obstruction, to encourage both the flow of vehicular and pedestrian traffic into the Business District. The main entrance of Sugar Alley is on the north street front of the site, which points toward the Business District.
- The ground level of Sugar Alley will be occupied by multiple retail establishments, the exteriors of which have been carefully designed with extreme fenestration details to provide visual interest and a sense of safety for pedestrians.
- The Sugar Alley design does not detract from the Sugar House Plaza Monument, rather it enhances the monument as the community focal point, by encouraging pedestrian traffic to flow east to west, from Highland to McClelland, along the “Sugar Alley” plaza, which further flows down to the Sugar House monument.
- Careful attention has been given to Sugar Alley’s architectural design to capture historical elements from other prominent buildings in the area. Sugar Alley will be similar to historic buildings such as Westminster College and the Irving School in its scale, massing, and use of design elements like brick and glass.
- Sugar Alley is purposefully set forward along the sidewalk of Highland Dr. and incorporates efficient landscaping along all sides of the building.
- Sugar Alley will not further obstruct views of the mountains but create additional views of the mountains for residents on the upper floors of the building.
- The ground floor of Sugar Alley will include popular retail shops and/or restaurants as well as apartment leasing offices, which will generate activity by serving retail customers and those who are interested in leasing units at Sugar Alley.
- Sugar Alley will incorporate art throughout the project that is similar in style to other artistic features throughout the Business District.
- Sugar Alley will have minimal setbacks from the street and, with extreme attention to detail regarding fenestration, will generate visual interest for pedestrians. Glass, brick, and uniquely designed signage and landscaping will enhance the area for local residents and visitors.
- The Sugar House zoning standards require upper level portions of the building above 30' in height to be stepped back 15' from the lower level façade of the building. This is

measured from façade face to façade face and not from the front property line. Most of the building adheres to this standard, however, applicant is seeking a variance for the northeast corner of the building where there is no planned setback for levels over 30' in height. The purpose for this variance is to improve the overall design aesthetic of the building. In lieu of the setback, the architect has lifted the building at this corner creating a covered pedestrian plaza achieving a similar “stepping” effect to the building. Architect and applicant feel the building massing is significantly improved if the upper levels of glass are pulled out to the streetscape where it will be visible from 2100 South.

- Parking at Sugar Alley has thoughtfully primarily been located within the building’s interior, and will be hidden from view by exterior walls and gates, so as to not promote a “sea of asphalt” effect.
- Sugar Alley will incorporate efficient soft-scape and hard-scape landscaping by strategically planting trees and using drought resistant plants that will enhance the environment and aesthetics of the area

As demonstrated above, 6th & Main seeks to create a pedestrian friendly development that encourages convenient and efficient modes of transportation to all residents. We are confident that the changes above will make 6th & Main a project we all can be proud of.

Ben Lowe
President
Lowe Property Group

l o w e p r o p e r t y g r o u p

2319 S FOOTHILL DRIVE, SUITE 265

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Planning Division
451 S State Street, Room 215
Salt Lake City, UT 84111

Subject: Design Justification for Modification of the 15' Upper Level Step-back

As part of the Sugar Alley CBSDR application, applicant is requesting a modification from section 21A.37.050 - 21A.37.060 of the SLC Zoning Code which requires a minimum 15' building step-back for the "...*first full floor, and all additional floors, above 30 feet (30') in height...*" The request is regarding the northeast corner of the Sugar Alley building, which has a large setback on the first two building levels and little to no setback for subsequent floors above. Pursuant to section 21A.37.040 of the code, applicant can receive a modification from the above-mentioned requirement as long as applicant "...*demonstrate[s] that the modification meets the intent for the specific design standards requested to be modified...*" The subsequent narrative below aims to demonstrate how Sugar Alley's modification request meets the intent of the design standard mentioned above.

According to the Design Standards Purpose Statement (21A.37.010), the design standards in section 21A.37 are "*intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans. (Ord. 12-17, 2017).*"

The architects of Sugar Alley made it a top priority to design the building to be one of the most walkable and pedestrian friendly buildings in Salt Lake in addition to closely adhering to the Sugar House Master Plan. This is demonstrated by the architect's design modification on the northeast corner of the building. As you can see in the project renderings, the architect's design closely implements the Sugar House Business District Design Guidelines of the Sugar House Master Plan, which states:

"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."

The same section also says:

"Require all new buildings to be built to, or near the sidewalk, with varying setback allowed for landscaping, public amenities, or outdoor dining." And, "Require new buildings to include architectural detail at the pedestrian level."

The entire rationale behind the architect's design modification is to improve the pedestrian experience through enhanced architectural design aesthetic and functionality. Although the northeast corner of the building doesn't adhere to the 15' setback requirement above 30', the first two levels on the corner have a large setback, between 40-55' from the slanting property line, which effectively counterbalances the façade of levels 3-8 on the northeast corner. This architectural detail creates a large shaded pedestrian plaza space, which is shaped by the surrounding building and perfect for outdoor dining. The architect also has included arcades and landscaping details such as brick paving, planter boxes, street furniture, and public art, which is directly in line with the Sugar House Master Plan.

Aside from the northeast corner of the building where the pedestrian level is set back, the rest of the building's Highland Drive facing façade has been designed to adhere to the 15' step-back requirement. We have received lots of positive feedback from the Sugar House Community Council about the overall building design and aesthetic. We hope you'll grant our modification request and look forward to building the architect's pedestrian focused design.

Please feel free to reach out if you have any questions or concerns.

Ben Lowe
Principal

l o w e p r o p e r t y g r o u p

2319 S FOOTHILL DRIVE, SUITE 265

SALT LAKE CITY, UT 84109

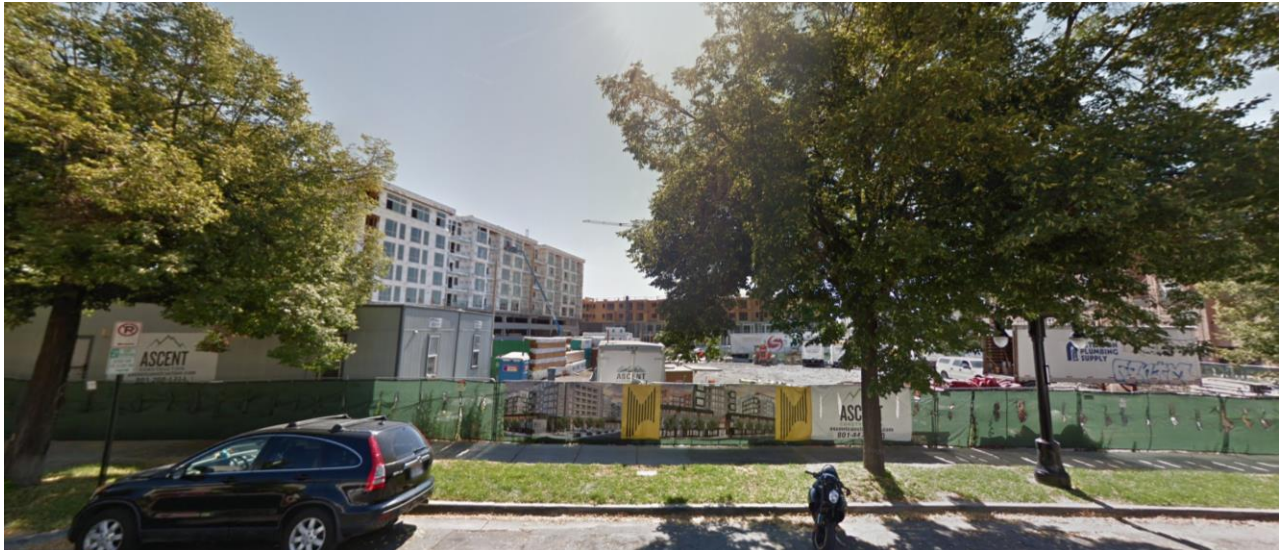
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ATTACHMENT G: Property & Vicinity Photographs



Photo of the site looking north-west from Highland Drive sidewalk. The driveway on the south side of the development is in the foreground.



View of the site looking west from Highland Drive.



Photo looking north on Highland Drive sidewalk. Development site is on the left.



Photo looking south of the driveway on the west side of the property and the adjacent Sugarmont Apartments



Photo looking west of the existing driveway on the north side of property. The driveway is proposed to be converted into a pedestrian alley.



Birds-eye view of the site (highlighted in yellow) looking west

ATTACHMENT H: Existing Conditions – Master Plan, Guidelines, and Zoning Standards

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 CSHBD-1 Sugar House Business District, in compliance with this designation.

The plan includes the following general 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.
- Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping and encourage coordinated and structured parking.
- Providing space for small tenants in the retail and office buildings that are developed;
- Increasing a residential presence through a mixed land use pattern; and
- Directing development to be transit and pedestrian oriented.
- Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core.
- Encourage increased intensity, greater diversity of land use, and locally-owned businesses in the Sugar House Business District.
- Support small locally-owned neighborhood businesses to operate harmoniously within residential areas.
- Support locally-owned businesses to operate within the Sugar House Business District.
- Provide varying types of office space for individuals or small businesses within new development.
- Examine ways to preserve small businesses and provide incentives for developers to accommodate these businesses into new projects.

The plan also speaks specifically to areas designated “Town Center Scale” within the context of its discussion regarding Business District Land Uses:

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. Maintenance of the existing setbacks in this area is essential to the character of a Town Center. Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, receives an increased height bonus. Other

mixed use development such as retail/office or retail/commercial is allowed in this area, but is not eligible for a height bonus.

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.

Staff Discussion:

The Sugar House Master Plan is implemented through the zoning regulations for the CSHBD1 district and through application of the Conditional Building and Site Design review standards. These specific standards are meant to implement the broader policies located within the plan.

The policies for this area in the master plan generally have to do with ensuring there is a strong residential component to development while also allowing commercial uses and ensuring that development engages the street/pedestrian level. The development implements this with its architectural material treatments and fenestration details that engage the pedestrian and provide visual interest. It also includes a mix of uses with commercial and residential within the same building, providing variety in the hours of activity for the building and the surrounding area. The number of residential units provided in this development also supports the use of the nearby transit station, which is another policy emphasized in the master plan.

Sugar House Business District Design Guidelines Handbook

Properties in the Sugar House Business District also have specific design guidelines outlined in the *Sugar House Business District Design Guidelines Handbook*. It states that “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 developer discusses how their project

generally meets these standards and other related master plan policies in [Attachment F](#) in the applicant's letter outlining justification for Conditional Building and Site Design Review.

Staff has reviewed this outline and the full *Guidelines Handbook* to determine its general conformance with these guidelines and have found that it generally meets applicable guidelines. Applicable guidelines include those regarding the following (the below includes notes regarding how the building is meeting the associated guideline):

- High quality exterior building materials (brick, with limited stucco and metal, 85% high quality on upper floors, 100% on ground floor),
- Ensuring materials are responsive to district character (predominantly brick),
- Screening parking from public view (hidden in the building),
- Ensuring active ground floor uses are incorporated into the building (commercial along entire ground floor, excepting lobby),
- Ensuring pedestrian orientation of entrances and entrance spacing (regularly spaced entrances on street frontage and alleyway; average door spacing on Highland is ~38', with most doors spaced about ~33' apart, excluding one outlier),
- Ensuring visual interest of the architecture (see CBSDR discussion in [Attachment I](#)),
- Ensuring installation of street lighting and street trees (incorporated in landscaping plan and required for building permits),
- Use of special paving materials (accent pavers and special paving incorporated into sidewalk and alleyway),
- Quality and pedestrian orientation of signage (sign band on building, canopy signs),
- Incorporating architectural lighting (see elevations for architectural lighting).

Sugar House Circulation and Streetscape Amenities Plan

The *Sugar House Circulation and Streetscape Amenities plan* includes guidelines for streetscape improvements within Sugar House and circulation improvements on certain streets. The plan includes specific guidelines for Highland Drive improvements, including sidewalk, parkstrip and landscaping recommendations. The proposed streetscape improvements follow the guidelines, including the guidance for:

- 8' to 12' sidewalks (sidewalk widths vary slightly along Highland but are between this),
- Accent pavers in the sidewalks and park strips (incorporated into both),
- Street furniture (benches/seating shown along sidewalk and alley)
- 0' to 5' park strips, recommended to have planters and grated trees (incorporated into landscape plan), and
- On-street parallel parking (shown on the plans).

Final compliance of these elements with the *Amenities Plan* is a condition of approval and is noted on the front page of the report. These details will be reviewed during the building permit process.

Applicable Major Zoning/Design Standards

CSHBD1 Standards

Requirement	Standard	Development Proposal	Compliance/Impact on Development
Front/Corner Side Yard	15' Max Setback	0'	Complies
Side/ Rear Yard	No Minimum	Side (North): ~11'	Complies

		Side (South): ~69' Rear (West): ~84'	
Buffer Yard	Next to residential zones: A 7' landscape buffer and for every 3' in building height above 30' a 1' setback is required from the property line at grade.	Not next to a residential zone, does not apply.	Complies
Lot Area	No Minimum or Maximum	~59,302 square feet	Complies
Lot Width	No Minimum	330'	Complies
Maximum Height	105', if 90% of parking is structured	83'6" + varying ~5' parapet wall	Complies
Step Back Requirement	Floors Above 30' must be stepped back 15' from the lower façade line	<p>~82' of the façade (north-east portion) is not stepped back at all (35%) and requires a modification.</p> <p>~78' (~33%) of the façade (south-east portion) may not be allowed by Fire Code to be stepped-back the full 15'. Four balconies on this face are also located within the step-back.</p> <p>The remainder of the building meets the step-back.</p>	Requires modification. See Consideration 1 for discussion regarding the step-back modifications. The balcony intrusions into the step back space are minimal, provide more eyes on the street, and still maintain compliance with the intent of the design standard which is intended to decrease the perception of height of tall buildings and respond to the lower-scale buildings in Suga House. Overall the limited size and transparent nature of the balconies does not negatively impact the pedestrian realm and the building still meets the intent of the standard. Staff is recommending approval of the balconies as proposed. Modifications are allowed through the CBSDR process as long as it

			still meets intent of the standard.
First Floor Windows	40% (minimum) and non-reflective glass, between 3' and 8' height	Highland Drive (East): ~67%	Complies
Mechanical Equipment	Must be screened	Complies	Complies
First Floor/Street Level Requirements	<p>Residential or commercial uses are required on the ground floor:</p> <p>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.</p>	Applicant is including a residential lobby and ground floor commercial space across the entire length of the Highland Drive facade	Complies

ATTACHMENT I: 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	The building is built up to the public street with primary entrances located on the sidewalk on that public street, and architectural detailing focused on the public street. It does not include an interior courtyard or parking lot. Although vehicle access is provided, it is accessed from a secondary entrance on the side/back of the building.
B. Primary access shall be oriented to the pedestrian and mass transit.	Complies	<p>The building's primary entrance is located along the sidewalk on Highland Drive. Several other entrances to commercial spaces in the building are also located along that sidewalk. Additional entrances are located along the alleyway provided on the north side of the building. The provided alleyway provides a path through the block that allows faster access to the S-line station located on McClelland Street.</p> <p>Although vehicle access is provided via a parking garage door and gate, the vehicle access is secondary in architectural detailing and focus to the pedestrian oriented entrances.</p>
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Complies	<p>The proposed building includes a variety of architectural details and fenestration to create visual interest, such as inset windows with shadow lines, muntin detailing on windows, cornice line detailing, brick detailing, varying canopies, and metal balconies and railings.</p> <p>The building is also using a variety of different materials to create interest, including brick, metal panels, stucco, and glass. The building is modulated across facades, creating depth, shadow, and visual interest. The ground level has a high level of glass to create pedestrian interest and interaction with interior activities, with approximately 72% of the ground level on Highland Drive being glass. Overall, the level of</p>

		<p>glass far exceeds the minimum 40% glass requirement. The applicant has noted on their submittal that they will be using clear, un-tinted glass, which complies with the <i>Sugar House Design Guidelines</i>, and will ensure that interior activity is visible from the street.</p> <p>The applicant has also predominantly used high quality, durable material, with 100% of the ground floor being composed of brick and glass and 85% of the upper portion of the front façade consisting of brick and glass.</p>
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Complies	<p>The ground level of the building includes architectural detailing across each façade. Primary detailing is provided on the Highland Drive, north alley, and south drive sides, with lesser detailing provided on the west, more service-oriented side of the building. The detailing includes regularly spaced columns and glass that provide both architectural interest and visual interest through visibility of activity within the building. The material used on the ground level, brick, also provides textural visual interest for pedestrians. Glass is broken up with horizontal and vertical breaks that also provide visual interest. The building includes a horizontal brick band at the top of the ground level that provides a break in the design of the building, differentiating the bottom level of the building from the upper portions. This band also includes space for signage. Additional opportunities for signage are along the lower window level where store canopies are proposed.</p>
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	<p>There are 10 parking stalls included at the rear of the building that are screened from public streets by the building itself. Light poles are limited in height by the zoning code to 16' in height and must be shielded to prevent light trespass into adjacent residential uses.</p>
F. Parking and on site circulation shall be provided with an	Complies	<p>Parking is provided within the building, with just 10 surface spaces provided at the rear of the building. Entrances to the building are all located</p>

emphasis on making safe pedestrian connections to the street or other pedestrian facilities.		along sidewalks directly adjacent to the building and pedestrians will not be required to cross through any parking areas to get to building entrances.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Complies	Dumpsters and loading areas are located within the building itself. These areas are accessed via an entrance on the side of the building along the private driveway, screened from public view.
H. Signage shall emphasize the pedestrian/mass transit orientation.	Complies, with condition that pedestrian oriented signage, including way-finding signage, is installed.	Conceptual signage at the pedestrian level is shown on the elevations and renderings. Pedestrian oriented signage as conceptually shown on the plans will need to be installed to comply with this standard and is a condition of approval. The SHBD Design Guidelines also speak to incorporating way-finding signage in developments and a limited amount of way-finding/directional signage should be incorporated into the development, such as in or near the alleyway, to meet the associated guideline and this standard.
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.	Complies, with condition that any required new street lighting is shown on building permit plans and installed.	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. Installation of the required street lighting is a condition of approval and will be ensured during the building permit phase. Specific spacing of the street lighting will be determined by the Public Utilities department during their review of the building permit plans. There are already street lights installed in the park strip along this site and these may satisfy the street light requirement.
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	Complies, with condition that final streetscape details are approved by staff.	<p>1. The proposed landscaping plans show street trees more than the minimum of 1 per every 30 feet of property frontage along Highland Drive. Any street tree removal is required by City ordinance to be reviewed and approved by the City Urban Forester and would require tree replacement and/or paying into a City tree fund.</p> <p>2. The plan further shows a variety of different plants being utilized in other landscaped areas of the project. There are no substantial landscape</p>

<p>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.</p> <p>2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years.</p> <p>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.</p> <p>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.</p> <p>5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well</p>		<p>areas that require a minimum percentage of ground (plant) coverage.</p> <p>3. The project hardscape will consist of standard concrete for most of the public sidewalks and a combination of pavers for the other hardscape treatments as shown on the landscape plan. The proposed paving materials and patterns follow the <i>Sugar House Circulation Plan</i>.</p> <p>Final landscape/hardscape details, including specific species of plants will be reviewed by Planning staff during the building permits phase to ensure compliance with the CBSDR standards and <i>Sugar House Design Guidelines</i>.</p> <p>4. 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. Loading areas are shown on the south side of the building, inset into the building. Compliance will be ensured during the building permit review process.</p> <p>5. All landscaping is required by City ordinance to comply with the City's water efficient landscaping ordinance, which requires use of water wise plants and efficient watering techniques.</p>
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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').	Complies	<p>a. The building is divided into a base level and an upper level by way of a distinct change in fenestration and window patterns and a horizontal band of brick at around the 20' level. Most of the upper portion of the building is also stepped back at around 20 feet in height, so that the lower portion of the building relates to a human scale. The pattern of storefront windows, brick columns, and included street trees at the pedestrian level also create a human scale environment, with features oriented to the pedestrian and intended to draw pedestrian interest.</p> <p>b. The building is less than 300 feet in length.</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 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");</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, with condition that final details are approved by staff.</p>	<p>a. The development's gross building floor area is approximately 265,284 square feet, requiring approximately 26,528 square feet of public space. The development exceeds this minimum by providing approximately 38,287 square feet of public space, through a combination of the public alley/plaza on the north (~4,363 sq ft) and pedestrian plaza (13,567 sq ft) with publicly accessible private drive (20,357 sq ft) on the west and south. The public alleys link into other adjacent developments to create a cohesive pedestrian walking network, and the private drive is a key piece of the <i>Sugar House Circulation Plan</i> to improve overall transportation circulation in Sugar House.</p> <p>b. The proposed alley on the north incorporates sitting spaces/outdoor eating areas along the outside edges of the alley. Seating is shown at a rate of approximately 1 sitting space per 100 square feet, exceeding the minimum standard. These seating areas are also shaded by sign canopies, metal building canopies (without signage), and the building itself.</p> <p>The plaza and driveway on the west were approved under a prior Planning Commission approval and are subject to any conditions of that approval. However, those public spaces include trees in planters and benches.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning</p>	<p>Complies, with condition that final specific</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</p>

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.	streetscape details (including pavement treatments, plantings, and street furnishing) are approved by staff and the modification to the upper level building step-back is approved by the Commission.	use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district. The development provides a high-density residential product and ground floor commercial space that will increase the population in this area and promote 24 hour activity. The development complies with the associated applicable design standards and guidelines, with allowed modifications as noted in this report in the considerations section and CBSDR standards review above. The Master Plan and associated design documents are discussed in Attachment G .
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21A.59.065: STANDARDS FOR DESIGN REVIEW FOR HEIGHT:

In addition to standards provided in section 21A.59.060 of this chapter, the following standards shall be applied to all applications for conditional building and design review regarding height:

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.	Complies	The applicant has included a rooftop patio/deck on the building that will be used as common space for the building occupants. They have also incorporated shade structures (overhang/canopies) into top level units and balconies.
B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.	Complies	At the cornice level, the building incorporates an overhang/canopy that extends across most of each façade and is appropriate to the contemporary style of the building.

<p>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.</p>	<p>Complies</p>	<p>This is a residential building and thus exterior lighting will be more limited than a commercial building due to the conflicts that lighting can have on residential uses at night. However, the applicant has incorporated recessed can lighting at balconies and up-lighting on the ground level columns. These are shown in Attachment B.</p>
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ATTACHMENT J: 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 April 15, 2019
- Sugar House Community Council June 5, 2019

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on May 30, 2019
- Public hearing notice posted on May 30, 2019
- Public notice posted on City and State websites and Planning Division list serve on May 30, 2019

Public Input:

The project was presented to the Sugar House Community Council Land Use Meeting and there were generally no concerns expressed with the development during the meeting.

The developers were at the general community council meeting on June 5th. They setup boards for people to view before the general meeting started and were available to answer questions. They also did a short 10-minute presentation at the beginning of the meeting. Three questions were asked from the audience. One of the questions pertained to what would drive a developer to put three-bedroom units into a development. The other questions pertained to expected timing of the development and the issues that developments have run into regarding Fire Code and Zoning requirement conflicts.

No other public comment/input separate from the community council has been received as of staff report publication.

Sugar House Community Council Formal Input Letter

The Sugar House Community Council has provided the letter attached on the following page that details their thoughts on the proposed development. No concerns regarding the design of the building were included in the summary letter. Concerns were provided regarding the unit bedroom mix, affordable housing, and parking. The document also includes individual comments on the development collected from Sugar House Community Council members by the Community Council. All the comments are generally in support of the proposal.

May 22, 2019

TO: Salt Lake City Planning Commission

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



RE: PLNPCM2019-00264 Sugar Alley Conditional Building and Site Design Review

Thank you for the opportunity to review the mixed-use eight story building proposal at 2188 S Highland Drive. This building is being built on a key parcel in the Sugar House Business District, and will be very visible as people walk and drive down Highland Drive. We really like the Sugar Alley concept, a pedestrian corridor on the north side of this building, with all glass and a number of entrances out onto Sugar Alley. They intend for this to be a place open to the public, and hope that the businesses will take advantage and use some of the outside space for things like dining. This building is within easy walkable distance of the S-Line, Sugar House Park, and Fairmont Park. The glass atrium in the middle of the Highland Drive street front is to be public space, and the hope is that the retail spaces will spill over into that area.

The design of this building is very nice. The materials to be used are a nice mix of old and new ideas, and this will fit nicely into the neighborhood. There are lots of built in amenities for residents, and for customers of the retail, and for just people who are walking by, to stop and stay a while. The Sugar Alley should be a very inviting place, made more so because no cars will be allowed. We don't object to doing away with the 15' setback for this one section as it makes a nice difference in the overall design of this corner of the building and the view from Highland Drive.

There are to be 186 apartments Class A apartments (we are told more upscale than anything currently in the SHBD), with 70% studio and one-bedroom, and 30% two-bedroom units. We are increasingly receiving comments asking about three-bedroom apartments in Sugar House. People who live here like it, and if they have growing families, two bedrooms isn't enough space. We would think it would be prudent to offer some three-bedroom units, perhaps even converting some of the units planned for this building into three-bedroom units. Even 10 units could make a difference.

We are also dismayed to see no affordable units in this building. Of some 1000 units approved in Sugar House, only 60 are affordable. Where are the folks who serve us, in the restaurants, and the stores supposed to live? They live in West Valley and drive their car in. Don't know if they can make connections via TRAX to get here in a reasonable period of time.

Retail parking is at a premium in Sugar House. I know they have 286 spaces, but how much of that is to be for all the retail they are adding? If they have one space for every apartment, that leaves 100 for the retail. Before all the building began on the Granite Block, there were 75 parking spaces on this block, not counting the Habit Burger parking lot. This is clearly not a big gain for retail parking. In Sugar House, we have seen a number of small local businesses move out of the SHBD because they don't have enough parking. All the spaces that used to be available seem to be taken up by employees of the retail, filled before the customers come in to shop. Without a serious improvement in the local bus service, we will continue to see the small businesses that were once what we loved about Sugar House leave, to find other places with more parking for customers. At least two restaurants have failed in the Granite or Rockwood Buildings because of lack of parking. We need a community solution, like a good parking app that identifies empty spaces and a willingness for people to put their spaces into the communal pool. Some would call that a Parking Authority. Maybe most of the inhabitants of this building will work in Sugar House, or bike to work, or take the TRAX, and one parking space will be all they need.

So, while we are pleased to see this glitzy new building in our neighborhood, we worry that there won't be enough parking, that the fancy national retailers that will come to this space may usurp the small businesses and drive them away, and we can't do anything about it. Land prices are ridiculous, no small business can afford the rent, and if we lose the long-term businesses, that cache is gone forever.

We look forward to working with the Lowe brothers, and other developers, on the way-finding sign package that will help make this spot and define the area. We appreciate very much the way they have worked with us for about a year to design this building and gather our feedback along the way. Nice to have developers that pay attention to what we think, and especially pay attention to and respect our Sugar House Master Plan. I think this needs to go to the Planning Commission, not just be approved by staff. They deserve to see something well designed, with community input.

Attachment: Comments from the Community

COMMENTS ON SUGAR ALLEY 2188 SOUTH HIGHLAND DRIVE

With regard to Sugar Alley, I think this is a lovely, modern building. I really like the form, massing, and attention to details. I love the attempt to strengthen the mid-block alley as a vibrant destination place between this building and Mecham's building to the north. picks up on some of the cues from the McClelland canal trail mid-block alley around the corner at the Monument Plaza, and I think this one could be even more successful based on what I see here. My only concern is the rather banal stretch of building at the parking stretch at the west side. I know this is primarily a service alley, but with the number of residents with units facing this alley, I wonder if they might be open to a mural or vertical landscape to soften the harshness of the lower couple levels of that wall. Otherwise, I think this is really fantastic, and I commend the development and design team for what I think will be vastly superior than the prior proposal for this property.

Best - **Søren Simonsen**

In terms of SUGAR ALLEY at 2188 Highland, I'd love them to go that high (or higher). For both of these projects, I'd love for there to be a requirement to build at least 10% of units as 3-bedroom. Very very few recent projects have provided 3-bedroom units and families like mine are struggling to find places to live in dense neighborhoods. These larger units are more expensive for the developer, but totally necessary if we want families to permanently form part of these local communities (which I do).

Thanks for all your work! Levi Thatcher

Overall, I thought the Sugar Alley project looked beautiful and it seems like they have done well with collecting feedback and implementing changes. I'd fast track that one if I could! :)
Brandon Hill

I support the setbacks in the Sugar Alley design. I think the project is well designed, the parking and the entrance to it are nicely obscured and the effort they are putting forth to provide community space is commendable. That's all, but people better start walking!!
Laurie Bray

Judi, I appreciate all of this. From this reading and the other research I've done, one thing I've noted is that there are very few three bedroom units in these new (and proposed) buildings.

It troubles me because it's quite difficult for most families to remain for long in a two bedroom and these growing neighborhoods will be quite transient without families. As [Brent Toderian said](#), indicator species of a healthy downtown (and I would say SH is the second downtown). Vancouver BC actually made it a requirement that 10 percent of units be three bedrooms (see section 3.0 [here](#)). What are your thoughts? Levi Thatcher

I like most of the Sugar Alley (still think the name is iffy) project, particularly the public spaces and the atrium. Most of the time I don't like it when they do away with the required 3rd floor setback but it makes sense here because of the design. Would I prefer it if it weren't so tall, hell

yes. I hope it will not change much in the actual building of it so that what we liked will not disappear. Lynn

I'm all for a mix of building heights in a zone, but for it to be fair to other developers would want a "floor area ratio" sort of approach; they can build 25% higher than the current zone, but the footprint has to be correspondingly smaller as a result, with publicly accessible green space or approved amenities in the remainder. Somehow I'd like to get a discussion started about a "floor area ration" type of thing so we don't have all our buildings be near the same height. That works for (mostly) Federal buildings in D.C., where allowable height is a function of street width, but it just looks cheap here. (Perhaps if they were all granite like in D.C. it might not look cheap, but heh...) It's probably very difficult to set limits on mass; since we began limiting frontage it has been exceeded through variances throughout the city.

Scott Kisling

ATTACHMENT K: Department Review Comments

Fire (Ted Itchon at edward.itchon@slcgov.com or 801-535-6636)

No written comments were provided.

Planning Staff Note: The developer met with Fire department staff and obtained special approval for an Alternative Means and Method (AM&M), that reduces the number of fire access lanes they needed to provide from 2 to 1. They can do this as the applicant is including an automatic fire sprinkling system, reducing the necessity of an additional fire lane. This allowance is in the 2015 International Fire Code, Section D106.

Planning staff further discussed the proposal with Fire staff. Fire staff identified that the full upper level 15' step-back on the south-east corner would not be allowed by Fire code, as it puts that face of the building more than 30' away from Highland Drive. Fire code requires that the building not be any further than 30' from the "fire apparatus access" lane (Highland Drive.) This requirement is in "Appendix D" of the International Fire Code under section D105.1. Staff discusses this issue in [Consideration 1](#) and has included a condition of approval that allows Planning staff to reduce the step-back as necessary to meet Fire Code requirements. Planning staff anticipates that the final step-back will be approximately 10' in depth, rather than the full 15', to meet minimum Fire Code requirements.

Full compliance of the development with the Fire Code will be evaluated during the building permit review phase of the development.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

No objections.

Prior to performing work in the public way of Highland Drive, a Permit to Work in the Public Way must be obtained.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

- Review and acceptance of the Building and Site Design review does not provide building or utility development permit.
- Utilities cannot cross property lines without appropriate easements and agreements.
- An exterior, below-grade grease interceptor is required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.

- Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas.
- Storm water detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100 year 3 hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Projects larger than one acre require that a Storm Water Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

Planning Staff Note: The developer will need to work with Public Utilities to ensure all their concerns are resolved for building permits.

Transportation (Michael Barry at Michael.barry@slcgov.com or 801-535-7147)

The project must comply with parking requirements of 21A.44.030 including minimum/maximum parking, ADA parking EV parking, and bicycle parking. Parking layout must comply with 21A.44.020. A ten foot sight distance triangle at driveways.

Planning Staff Note: Parking appears to comply with minimum/maximum stall requirements. Final compliance will be determined during the building permit phase.

Building Code (Steven Collett at steven.collett@slcgov.com or 801-535-7289)

- Type II-A & III-A construction is limited 85 feet above grade plane in a NFPA13 sprinklered building per IBC 504.3.
- A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access is defined as a HIGH –RISE BUILDING and will have to meet the requirements of IBC 403

Planning Staff Note: Final compliance of the above will be determined during the building permit phase.

Zoning (Alan Michelsen at alan.michelsen@slcgov.com or 801-535-7142)

1. Project requires lot consolidation or subdivision plat of the four lots at 2160 S., 2174 S., 2182 S. and 2188 S. Highland Dr. (see PLNSUB2016-00039 and PLNSUB2016-00040). This proposal will need to be discussed with the building code personnel in Room #215.
2. A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.
3. This proposal will need to comply with the appropriate provisions of 21A.26.010 and .060, including Conditional Building and Site Design review and approval for building over 50 feet in height.
4. The proposal will also need to comply with the appropriate provisions of 21A.33 for permitted and conditional uses, any appropriate provisions of 21A.34, any appropriate provisions of 21A.36 including a permanent recycling collection station and a waste management plan, and 21A.37 for any appropriate design standards including a maximum front yard setback of 15 feet along Highland Drive.
5. This proposal will need to comply with any appropriate provisions of 21A.40 including ground mounted utility boxes, 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, 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.
6. To download the construction waste management plan handout, see <http://www.slcgov.com/slcgreen/constructiondemo>). Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com and the approval documentation included in the new construction permit package. Questions regarding the waste management plans may be directed to 801-535-6984.
7. Impact fees will be required for the proposal.
8. The proposal is within a Fault Rupture Study area and a hazard geo-tech report will need to be provided.

Planning Staff Note: Final compliance of the above will be determined during the building permit phase.