

PLNPCM2024-00441



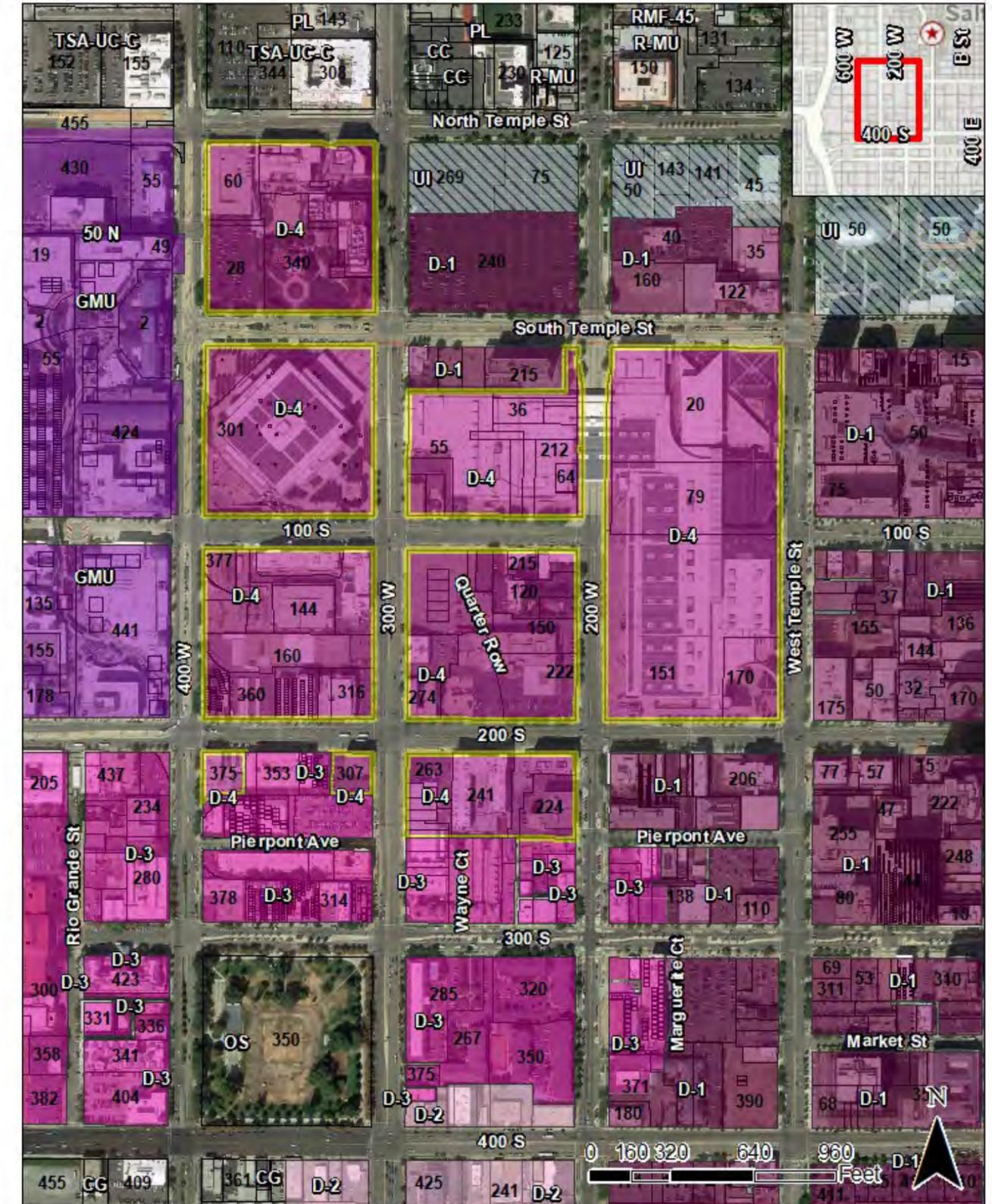
SPORTS, ENTERTAINMENT, CULTURAL, AND CONVENTION DISTRICT CODE CHANGES

Planning Commission June 12, 2024

WHERE IS THE D4 ZONE?

- D1 zone
 - No height limit
 - Extends to 300 West on South Temple
 - Extends to 200 West at 200 South and 400 South
 - Recently expanded to west side of 200 West at 500 South.

D4 Zoning District Highlighted in Yellow



CURRENT ALLOWED HEIGHT

Orange: 125 feet

Blue: 180 feet

Yellow: 375 feet

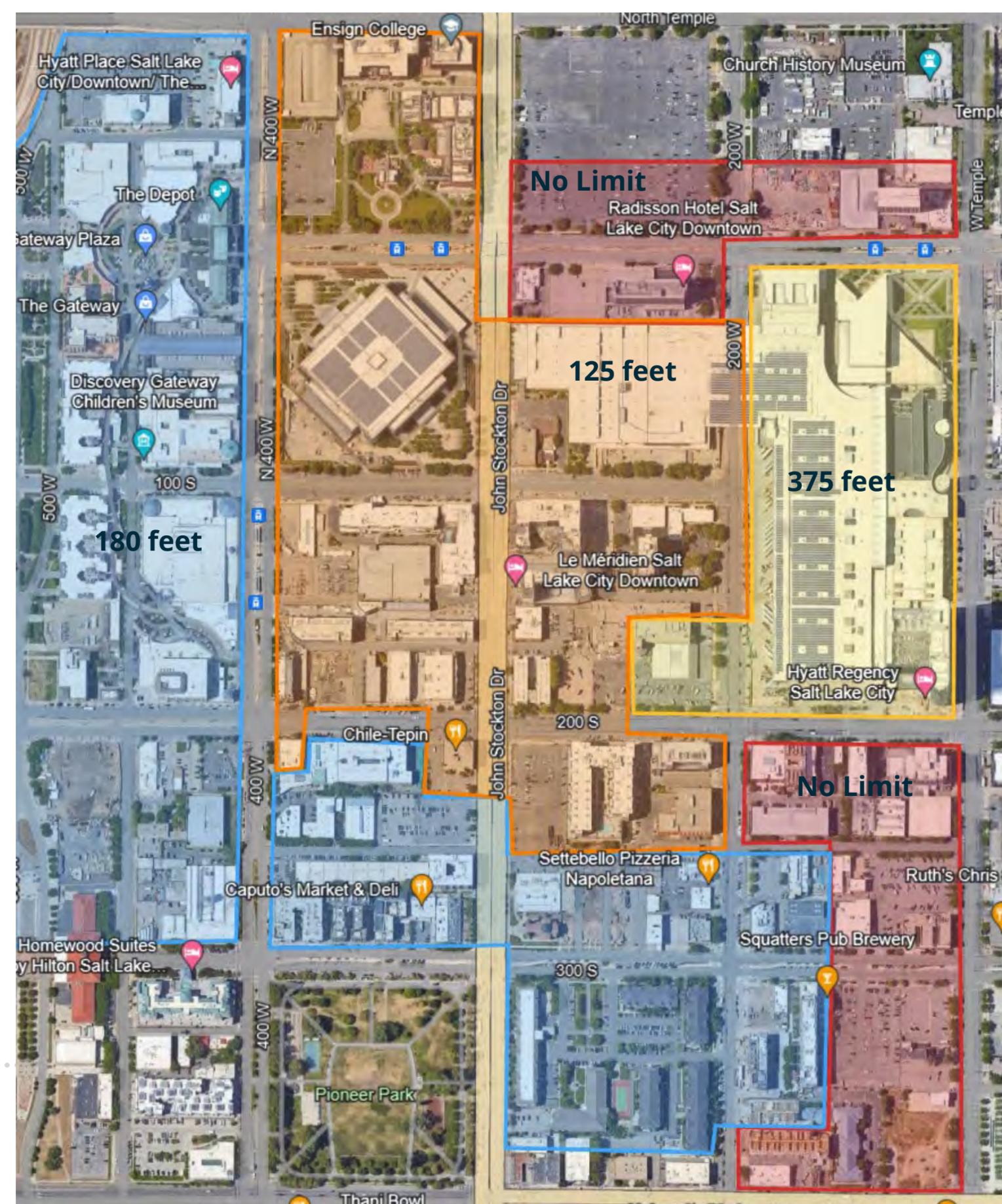
Red: no limit

Design review:

Orange and yellow: 75 feet

Blue: 90 feet

Red: 200 feet



ISSUES

- Height
 - Opposed to height
 - Blocking views
 - Shadows from tall buildings
- Heliports
 - Will remain conditional use
- Signs
 - Light impacts

PROPOSED HEIGHT

Initial proposal:

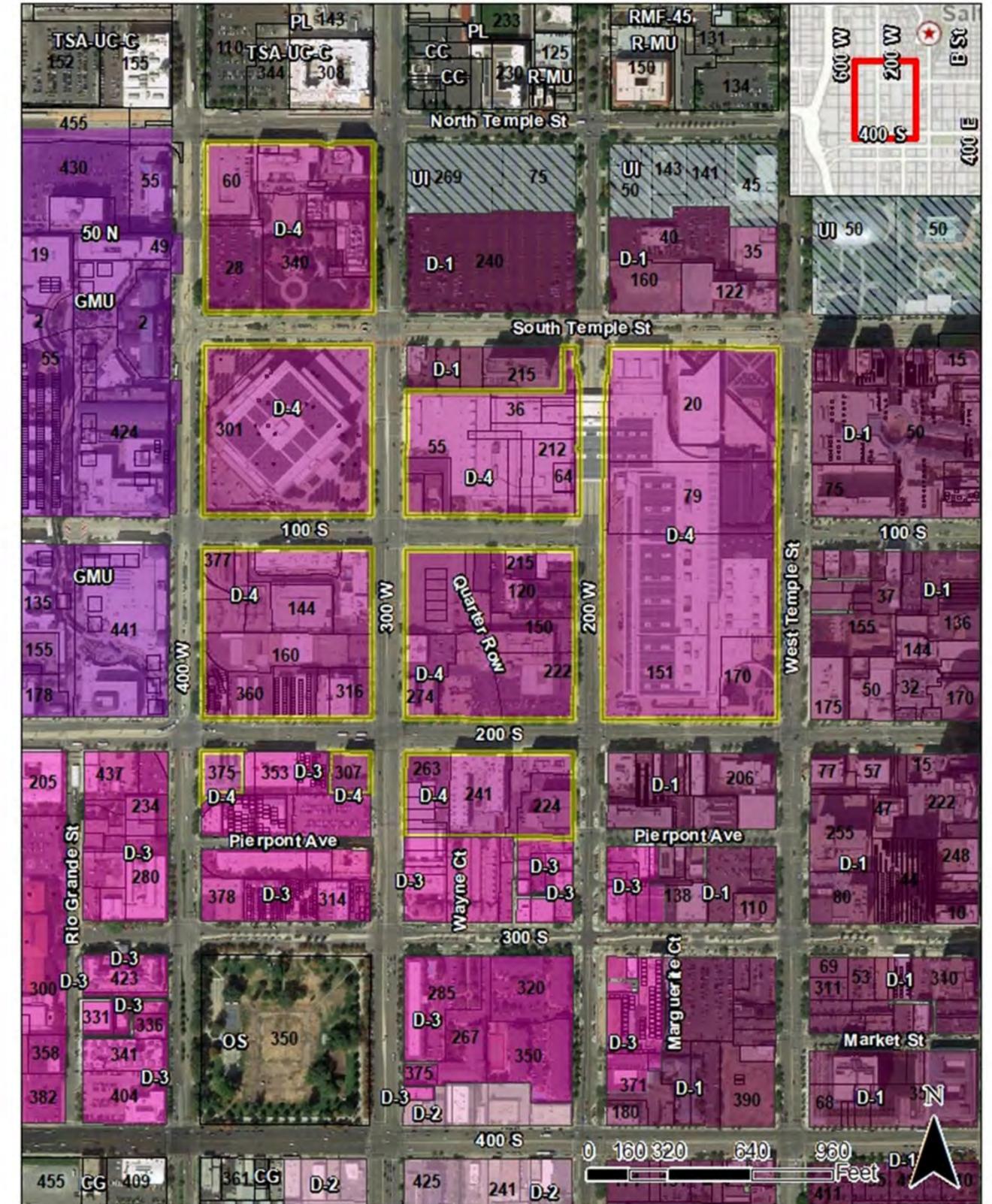
- No maximum height
- Design review above 75 feet

Modified proposal

- Permitted height: 75 feet
- 600 feet: with design review
- Lower than D1, higher than other parts of downtown



D4 Zoning District Highlighted in Yellow



HEIGHT IMPACTS

Downtown plan defines view corridors

- Public views, not private views

Shadows:

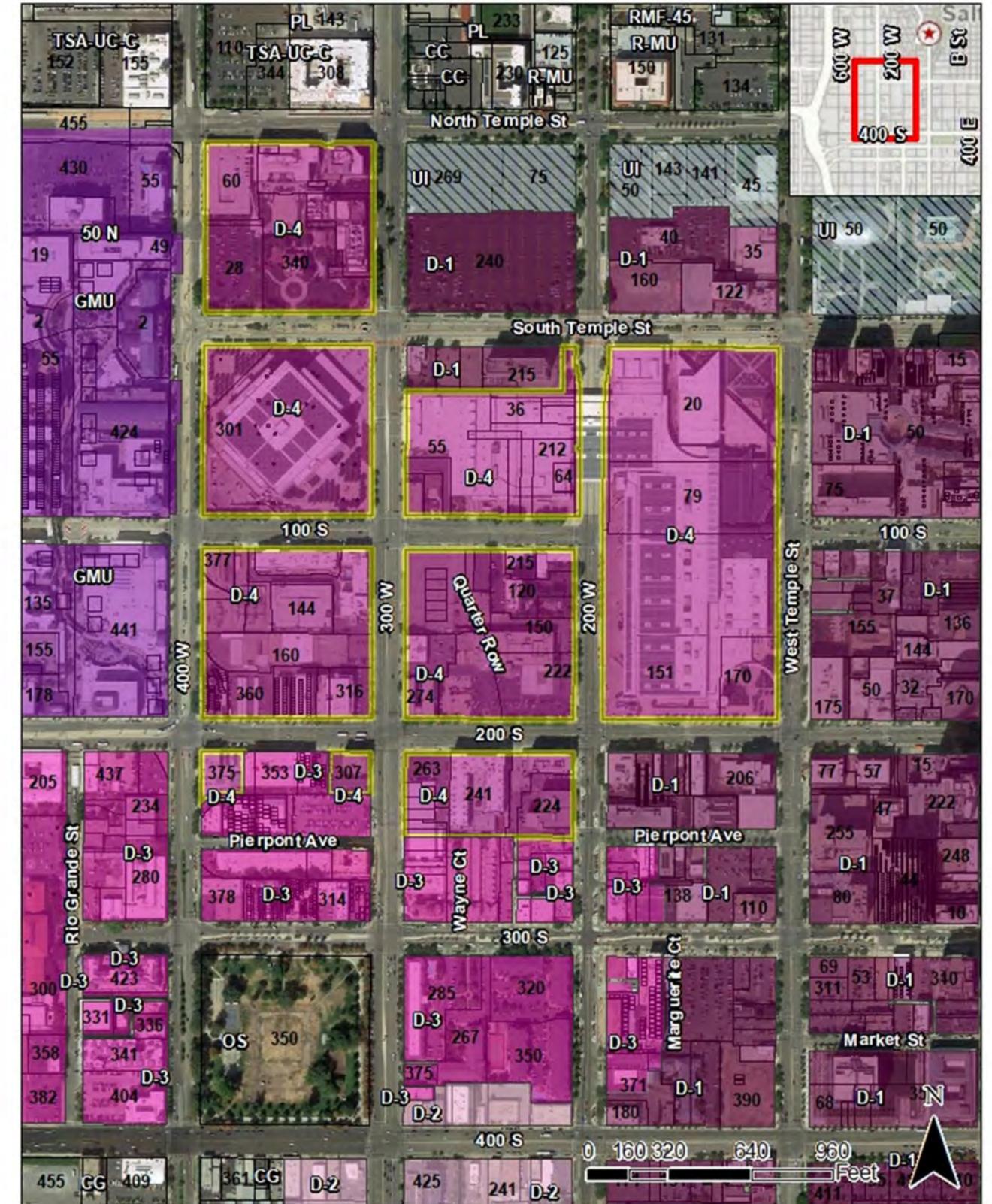
- Provides shade from heat
- Colder in winter

Historic Buildings

- No locally protected buildings in D4
- May consider:
 - Increased setbacks
 - Stepbacks at certain heights
 - Design review includes impact standards



D4 Zoning District Highlighted in Yellow

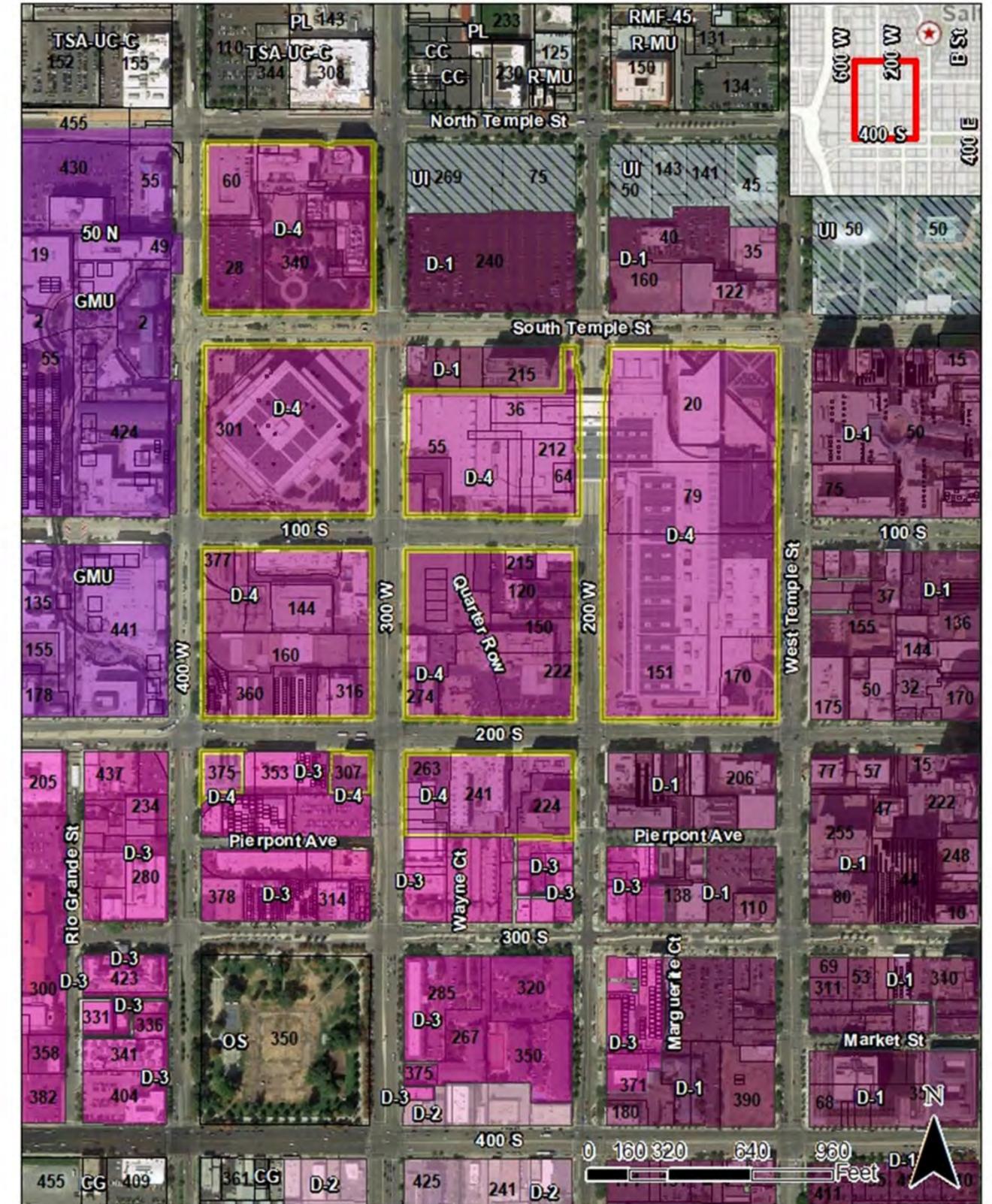


LAND USE CHANGES

- Parking (commercial): change to permitted
- Stadium: change to permitted
- Proposal has changed:
 - Heliports stay conditional
 - Off site parking: already permitted



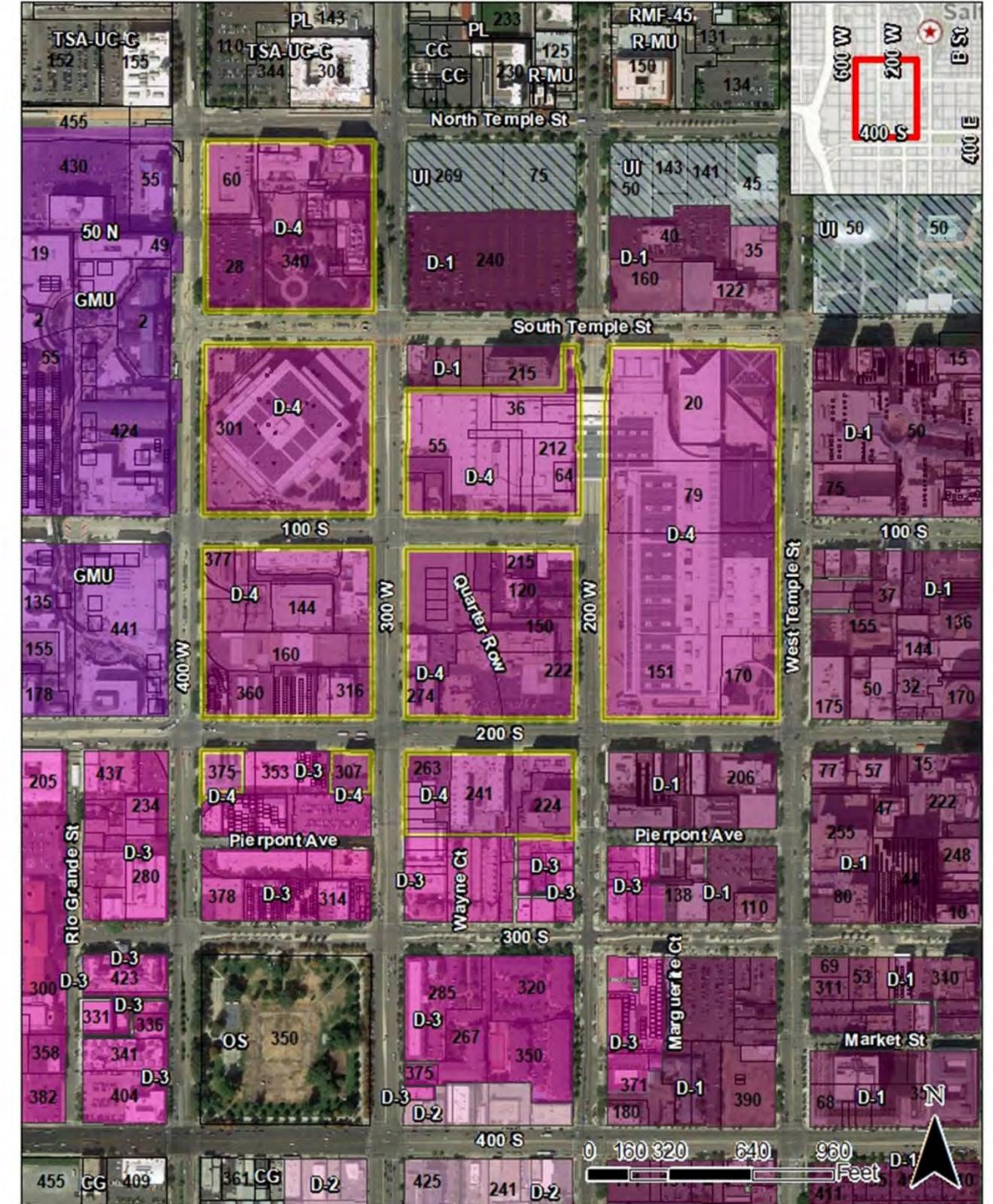
D4 Zoning District Highlighted in Yellow



SIGN REGULATIONS

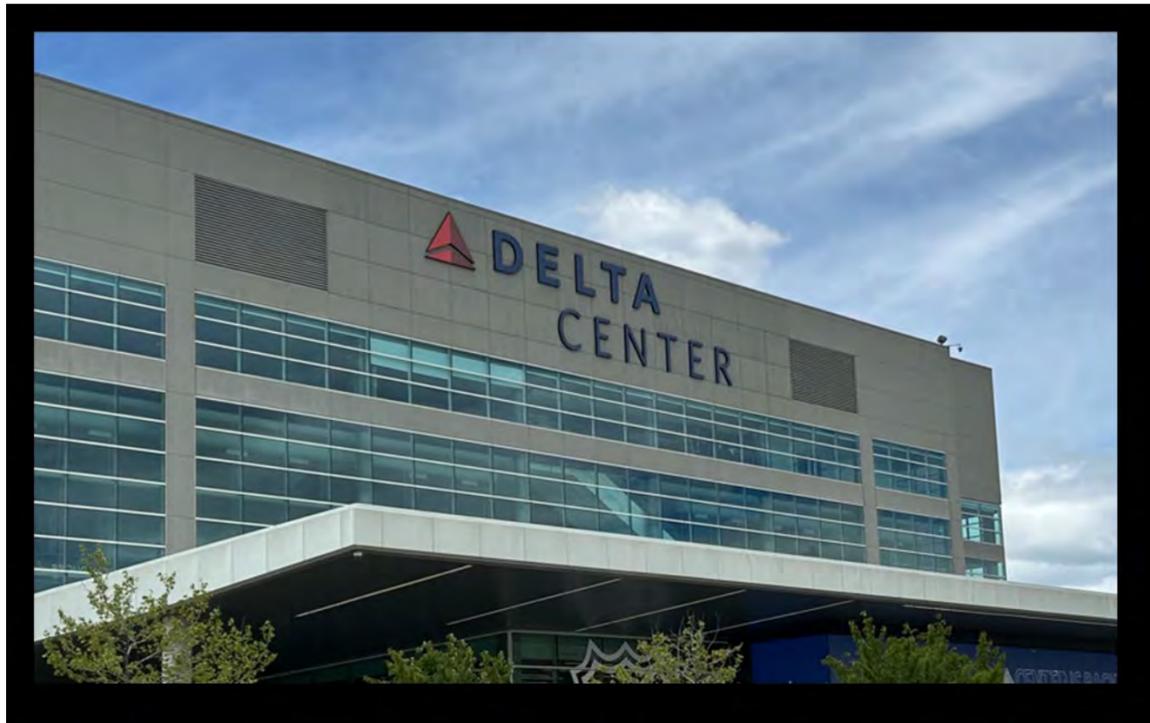
- Extend Arena Overlay to Salt Palace blocks
- D1 and D4 have same sign regulations, no changes proposed

D4 Zoning District Highlighted in Yellow



SIGN REGULATIONS

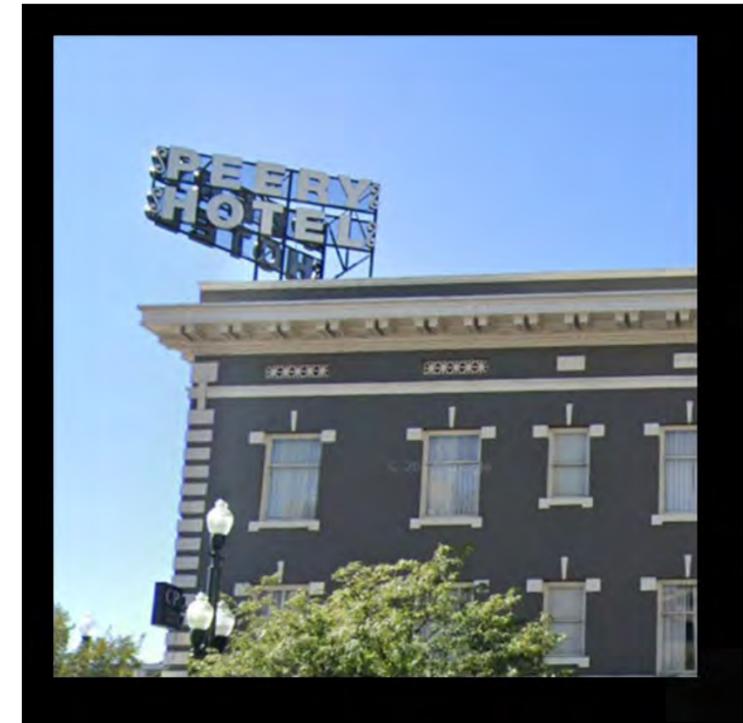
- Overlay allows different types and sizes of signs



Flat Sign: Building Orientation
1 per building face
5 square feet for every foot of building frontage



Flat Sign: Storefront Orientation
3 per storefront
2 square feet per linear foot of storefront



Roof Sign
20 feet above roofline
5 square feet per building frontage
One per building

SIGN REGULATIONS



Freestanding Electronic Changeable
Copy Signs
45 feet in height (includes structure)
1600 square feet max
2 per city block
No off site advertising



Special Event Signs
60% of building façade
1 per street frontage



Window Sign
90% of window area

THE DOWNTOWN COMMUNITY PLAN IN BRIEF

CHOICES: THERE'S SOMETHING FOR EVERYONE DOWNTOWN

1 VISION – ESTABLISHES THE COMMUNITY'S ASPIRATIONS

Downtown Salt Lake will be the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West.

10 PRINCIPLES – SUPPORT THE VISION AND PROVIDE A FRAMEWORK FOR THE PLAN

We value a downtown that...

- ...Provides Housing Choice
- ...Is Vibrant & Active
- ...Is Prosperous
- ...Is Rich in Arts & Culture
- ...Fosters Equity & Opportunity
- ...Is Connected
- ...Is Walkable
- ...Is Welcoming & Safe
- ...Unites City & Nature
- ...Is Beautiful

47 GOALS – DEFINE OUR PATH AND MEASURE OUR PROGRESS

5 KEY MOVES – THAT WILL MAKE NOTICEABLE IMPROVEMENTS



CULTURAL CORE



STREETCAR



TRAX EXTENSION



GREEN LOOP



SPORTS EXPANSION

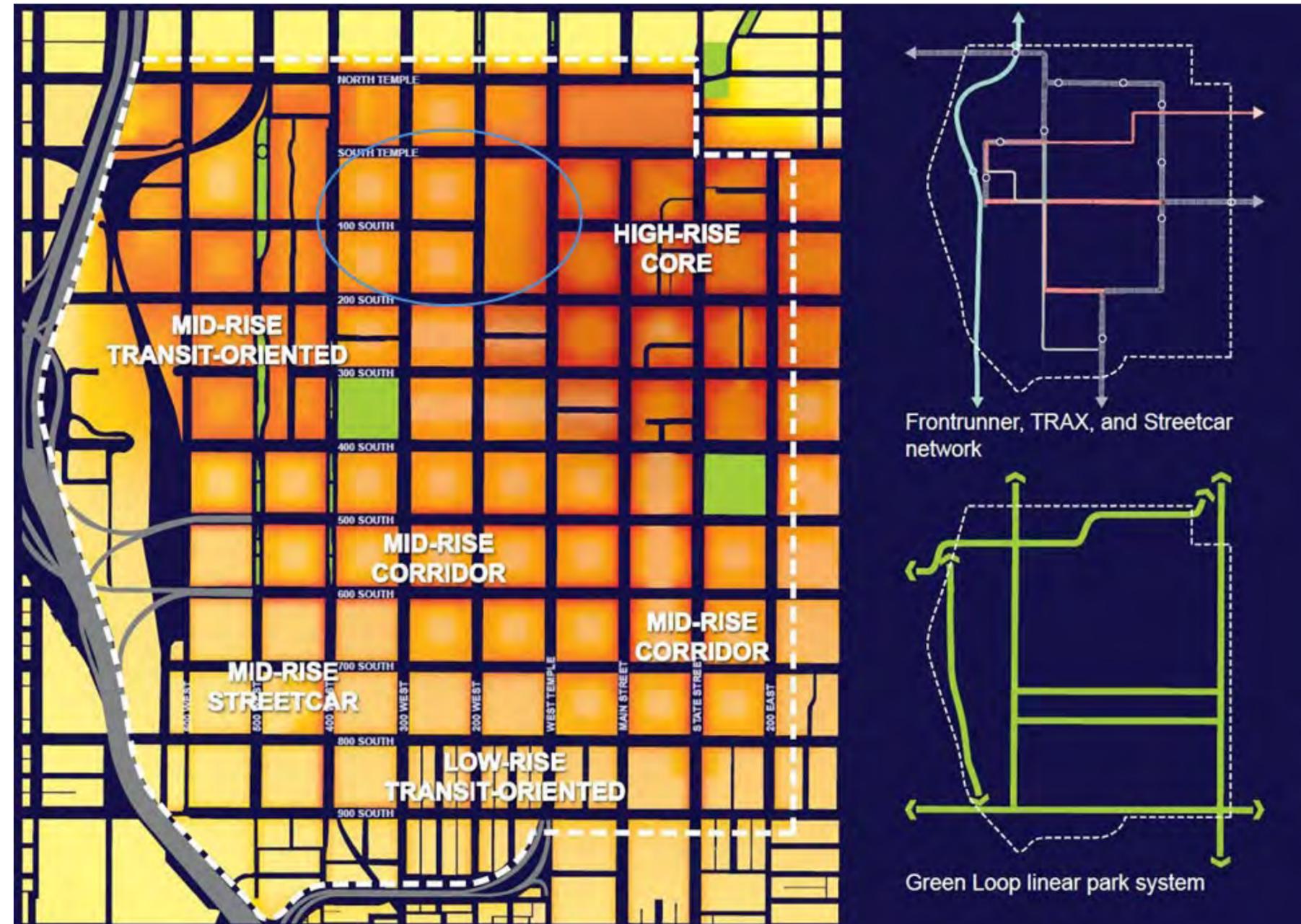
10 DISTRICTS – MORE DETAILED INITIATIVES THAT WILL DEFINE THE CHARACTER OF EACH DISTRICT



10 CATALYTIC PROJECTS – THAT WILL UNLOCK THE POTENTIAL OF EACH DISTRICT

DOWNTOWN PLAN

- High Rise Core (CBD):
 - Grow to the south and west
 - D1 zone=CBD



DOWNTOWN PLAN: 5 KEY MOVES

KEY MOVES

KEY MOVES ARE PROJECTS THAT WILL MAKE NOTICEABLE IMPROVEMENTS TO DOWNTOWN



CULTURAL CORE

Support of cultural venues and organizations through investment in placemaking, promotion & programs



STREETCAR

Local transit circulator to link downtown districts



TRAX EXTENSION

Completing an inner loop of rail circulation in Downtown



GREEN LOOP

A new linear park system provides space for recreation and ecological services



SPORTS EXPANSION

Sports and entertainment are an important component of the 24-hour city

DOWNTOWN PLAN

CULTURAL CORE DEVELOPMENT

PROJECTS THAT ATTRACT AND REFLECT THE REGION'S PERFORMING AND VISUAL ARTS AUDIENCES

CATEGORY	PROJECT	KEY PLAYERS	RESOURCES/CONSTRAINTS
Public Realm	Create better connections throughout the Core leveraging "in-between" spaces to improve amenities (more visible security, public restrooms, plazas, outdoor seating, enhanced lighting)	City Hall, County, RDA, property owners	<ul style="list-style-type: none"> Identify convener Partner to fund improvements Complex and overlapping governance
Signage & Wayfinding	Create better wayfinding throughout the Core.	Downtown Alliance, City Hall	<ul style="list-style-type: none"> Identify funding Coordinate design and installation
Public Realm Private Development	Explore opportunities to develop the spaces "in-between," such as parking lots, mid-block walkways, and vacant properties between established activity centers throughout the Cultural Core.	City Hall, County, RDA, property owners, arts organizations, artists	<ul style="list-style-type: none"> Inventory Planning forum Identify convener Implementer Funding
Transportation	Develop bike valet, bus or trolley loop, vehicle sharing, Arts Bus, and bike share connections from outside the Core.	City Hall, County, RDA, Downtown Alliance, SLC Bikeshare, UTA	<ul style="list-style-type: none"> Identify convener Partner to fund planning efforts Complex and overlapping governance
Transportation	Improve information about transportation for residents and visitors.	City Hall, County, RDA, UTA, Visit Salt Lake	<ul style="list-style-type: none"> Coordinate between agencies
Policy	Develop planning, zoning and code development policies that support increased activity and patronage in the core.	City Hall, RDA, Property owners, art organizations, artists	<ul style="list-style-type: none"> Identify convener



DOWNTOWN PLAN



SPORTS EXPANSION & RETENTION

SPORTS AND ENTERTAINMENT ARE AN IMPORTANT COMPONENT OF THE 24-HOUR CITY

Different name in 2016

Professional Sports are a Major Priority in the Development of the Downtown

~~Energy Solutions~~ *Arena attracts 1.5 million fans and audiences annually to downtown*

A Partnership Between City Hall and Arena Will Support Synergistic Growth in the District

“The desired result is a 24-hour downtown fueled by significant numbers of new employees, residents and visitors, both day trip and overnight guests.”

In partnership with the arena and adjacent stakeholders, city hall should develop strategies to support this growth.”

Downtown Plan, page 88

SALT PALACE DISTRICT VISION

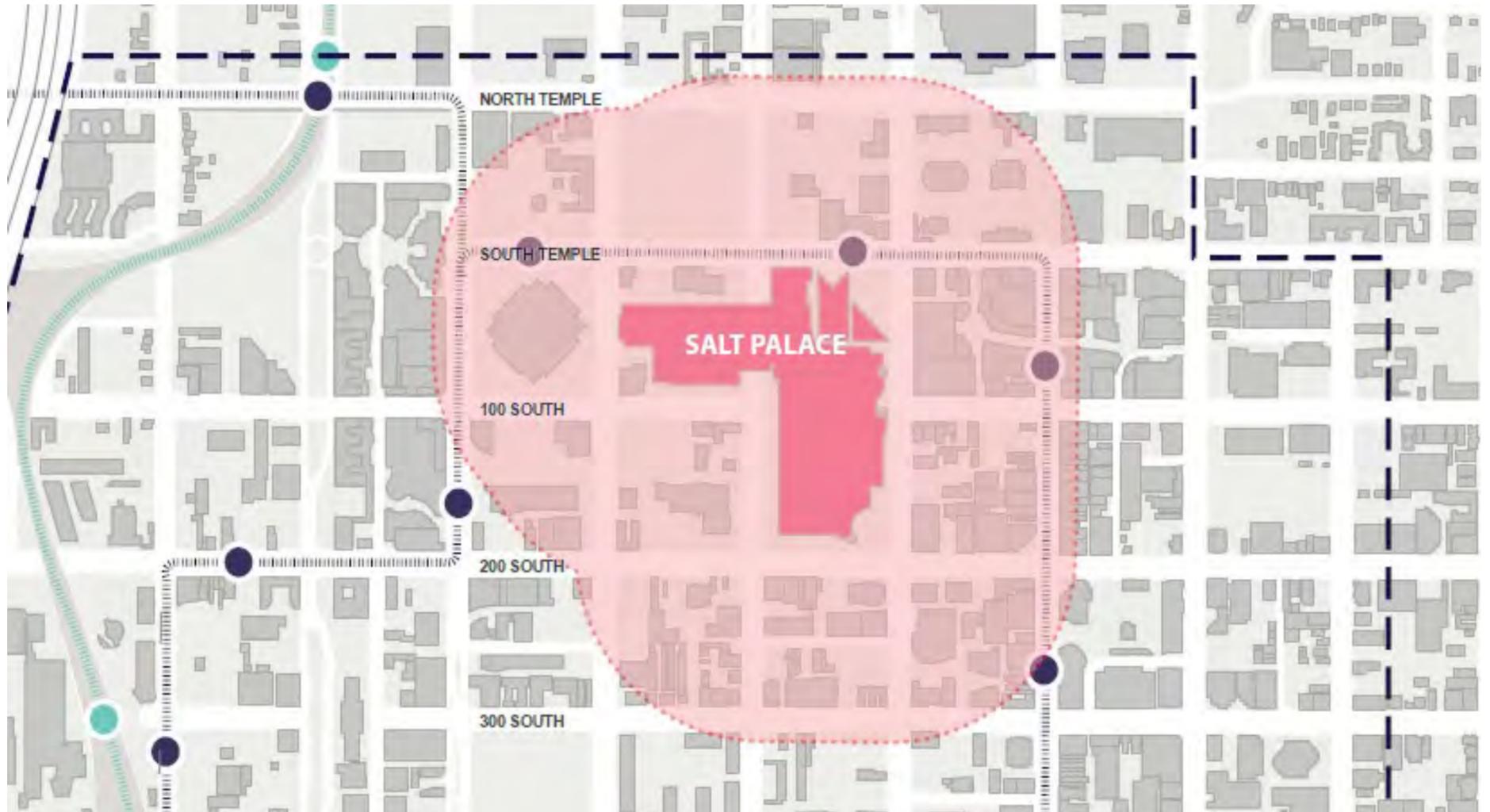
“Active street fronts”

“artistic entertainment opportunities”

“well connected”

“The Salt Palace does not turn its back to the streets”

Downtown Plan, pg 100



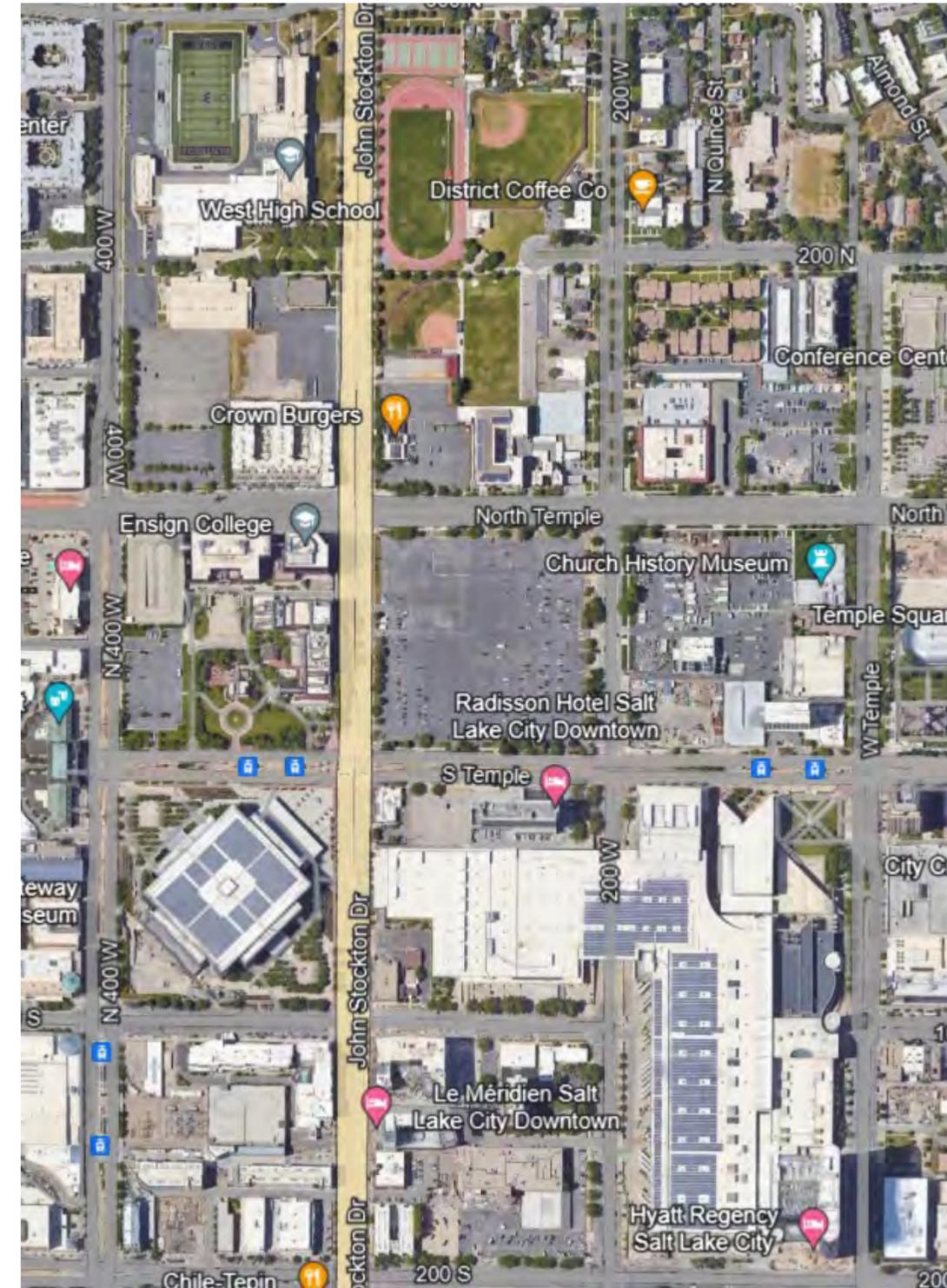
HOUSING POLICIES

Locate family housing in areas with good access to schools (West High is a 10-15 minute walk)

Modify zoning regulations to encourage a variety of housing types

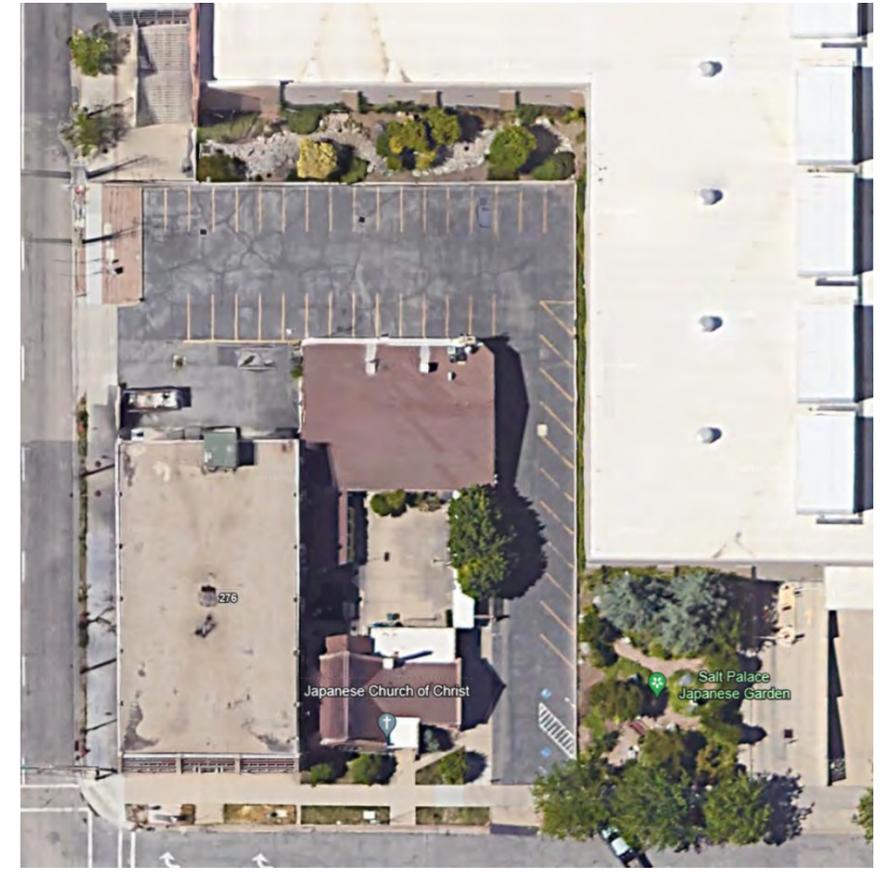
Align city hall programs with other financing programs to implement affordable housing near transit.

Downtown Plan, pg 40



ALTERNATIVES: JAPANESE CHURCH OF CHRIST

- Increase setbacks from the church
- Limit height of buildings immediately adjacent to current height.
- Maintain and expand existing garden around property



ALTERNATIVES: SMITH ENTERTAINMENT GROUP

- Design review above 400 feet
- Off premise advertising allowed in sign overlay

RECOMMENDATION

Planning Commission Recommendation: Not Adopt, but:

- FUNDING RENOVATIONS OF ABRAVANEL HALL IN CURRENT LOCATION AND FORM;
- BUFFER JAPANESE CHURCH OF CHRIST, ADJACENT GARDEN, AND BUDDHIST TEMPLE TO AVOID IMPACTS;
- REQUIRE A COMMUNITY BENEFIT

Staff Recommendation: Adopt as follows

- INCREASE ALLOWED HEIGHT TO 600 FEET IN D4 ZONE
 - Maintain design review above 75 feet
- STADIUMS AND COMMERCIAL PARKING BE A PERMITTED USE
 - Heliports to remain a conditional use
- EXTEND THE ARENA SIGN OVERLAY TO THE SALT PALACE BLOCKS
 - No off-premise advertising at this time