

SUGAR HOUSE REDEVELOPMENT PROJECT AREA

<i>Goal</i> <i>Sugar House Neighborhood Development Plan</i>	<i>Objective</i>	<i>Opportunities</i>	<i>Time Frame</i>
<p>Provide guidance to development proposals to ensure harmony with the urban design objectives.</p> <p>Incorporate pedestrian orientation and pedestrian amenities into development alternatives; use convenient and attractive pedestrian linkages between anchor attractions.</p>	<p>A. Establish ways to participate in proposed projects through incentives, offering Agency programs, or by coordinating cost saving opportunities among current owners.</p>	<p>A.1. Work with developers of Granite Block</p> <p>A.2. Work with developers to create mid-block walkways and develop the McClelland Trail as part of the Granite block redevelopment.</p>	<p>A.1. December 31, 2009</p>
<p>Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.</p>	<p>B. Create Historic Façade Preservation Grant Program where up to a match of \$10,000 is given to those owners of renovated contributing structures as indicated on the Sugar House Historic Survey. Grant would be awarded upon approval of Federal Historic Tax Credits.</p>	<p>B. Work with Planning Department in completing the Commercial Design Guidelines for Historic Structures.</p>	<p>B. December 2009</p>
<p>Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.</p>	<p>D. Assist with the alignment of Wilmington Avenue with Sugarmont.</p>	<p>D. 1. Work with property owners to facilitate realignment at the same time the Granite Block is redeveloped.</p> <p>D.2. Work with Transportation Division to establish a Transit and Transportation Plan including a street grid system for east, west, north and south movement.</p>	<p>D.1. December 31, 2009</p>
<p>Incorporate adequate off-street parking into development with identified access, proper buffering and landscaping.</p>	<p>E. Participate in opportunities to offer incentives for below/above grade parking structures.</p>	<p>E. Acquisition of strategic property for a parking structure.</p>	<p>E. December 31, 2009</p>
<p>Re-establish the visible image of the Sugar House Business District as a “unique place” offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities.</p>	<p>F. Finalize terms for development of Wilmington Avenue property by preparing a Request for Proposal and marketing the property for development.</p> <p>G. Pursue development opportunities along both sides of Wilmington Avenue to maximize density and determine highest and best use of the area in light of recent conversations with property owners in the area.</p> <p>H. Review existing Sugar House Loan Programs to include language in the lending criteria that will restrict Agency funding to those contributing structures, as determined in the Sugar House Historic Survey, unless the property owners are renovating or restoring the existing historic structures.</p>	<p>F. Begin developing terms for the disposition of Agency property.</p> <p>G. Work with property owners to determine the scope of their development and any RDA assistance needed.</p> <p>H. Create amendment to the lending criteria for Sugar House Loan Programs.</p>	<p>F. Begin marketing property in the fall of 2008</p> <p>G. Fall of 2010</p>