

FINAL Narrative for Planning Application PLNPCM2022-00450
Rocky Mountain Power North Temple Headquarters Rezoning
(07-12-2022)

1. A statement declaring the purpose for the amendment.

The purpose of this amendment is to rezone the current zone (M-1) or portions of the zone (TSA-SP-C) to (TSA-UC-C) to accommodate the development of Rocky Mountain Power's new Headquarter building.

2. A description of the proposed use of the property being rezoned.

RMP anticipates building a new headquarter office space that better facilitates the health and efficiency of its employees, provides a safe and resilient place for company functions in the event of an emergency, and more efficiently uses its land. Its current facilities are near the end of their useful life. The proposed use is limited in scope to the RMP headquarters and its auxiliary uses such as parking. Please see attached maps for context of the RMP headquarter development and general placement and size of buildings and roads.

The new headquarters will be the inaugural development of the RMP's 100-acre redevelopment strategy, currently referred to as the Power District Campus (PDC). While this initial rezone is limited in scope, RMP intends for it to be the foundation of catalytic development for the site and subsequent quality infill development. The location of the new headquarter directly aligns with the intent to free up additional frontage along North Temple for dynamic building and programming. The new headquarter is demonstrative of RMP's long-term commitment to this site and the community.

The headquarters itself will be sustainably designed and will be an all-electric building. The design and construction of the building will follow the key tenants of Rocky Mountain Power's sustainability goals. These sustainability goals are intended to expand into future development of the site. The proposed location adjacent to Jordan River underscores RMP's rationale to add improvements to river area and activate the assemblage from the internal block. This effort will be in line with the Jordan River Blueprint plans. RMP looks forward to working the Salt Lake City on possibilities to improve access and use of this river.

In reviewing zones that could work for the headquarter the TSA-UC-C zone was selected. This was based on the business operation's specifications and footprint needs, while being sensitive to the similarities of the adjacent TSA zone. The TSA-UC-C zone will allow the RMP headquarter a more compact building footprint, creating a more pedestrian focused experience on the ground level. This zone is not indicative of future zoning intentions of the site. Future zones will be evaluated separately as part of the Master Planning Process of RMP.

RMP has been an integral part of Salt Lake City and its west side community since it began generating electricity on the company's North Temple Site nearly a century ago. RMP expects to

remain an integral part of this community through the PDC which envisions a vibrant, mixed-use neighborhood re-anchored by a safe, efficient, and healthy main campus for the company. RMP is committed to a redevelopment effort that combines the unique transportation access, river frontage and proximities of the site to allow the property to reach its highest and best use for customers, shareholders and the surrounding community.

3. List the reasons why the present zoning may not be appropriate for the area.

The current M-1 zoning is incompatible with the North Temple Boulevard Plan and the subsequent Area Plans. The M-1 zone is not designed for corporate office space and inconsistent with the vision of a healthy, vibrant river district. The current height restrictions and design standards would promote industrial style buildings with limited architectural features that would be inconsistent with TSA zoning and pedestrian focused urban design. The Cornell Station and Fairpark Station Area Plan had little ambition for change in this area. In general, both area plans are indicative of outdated sentiments that the site would remain as it existed 10 years ago. The Cornell Station Area plan specifically calls out the large surface parking and the outdoor storage areas on the RMP site as “a challenge”. The rezone will not only better align the site to the vision of the Area Plans but create unexpected opportunity for additional mixed uses, pedestrian focused development, and much needed amenities along the North Temple Boulevard.

Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.

Yes. The change in zone would occur within the entirety of parcel number 08-35-353-006 (1223 West North Temple), and partially within parcel number 08-34-477-004 (1407 W North Temple), 08-35-353-005 (1219 West North Temple), 08-35-353-002 (1275 West North Temple)

Is the request amending the text of the Zoning Ordinance?

If so, please include language and the reference to the Zoning Ordinance to be changed.

No.