



August 22, 2022

Salt Lake City Corporation
451 South State Street
Salt Lake City, UT 84111

To Whom It May Concern:

Switchpoint Community Resource Center is proposing to redevelop an existing hotel building to provide affordable housing units on a property parcel located at 130 North 2100 West in Salt Lake City. Specifically, the project will utilize, retrofit, remodel, and expand the existing hotel building to become a 94-unit, single-room occupancy residential facility for individuals transitioning out of homelessness. In addition to the 94 SRO units, the remodeled facility will provide community amenities (clubhouse, kitchen, laundry facilities, community room, lounge, community gardens, etc.), case management offices, and administration spaces for operational support.

The indicated property is currently zoned as a Transit Station Area-Mixed Use Employment Center zone (TSA-MUEC). In addition, the property is included in the Airport Influence Zone B within the AFPP Airport Flight Path Protection Overlay District. As allowed by current zoning, the property is currently being used as an extended stay hotel. However, the Airport Overlay District designation unnecessarily prohibits the property from being used as a multi-family residential building and therefore limits the possibility of an affordable housing project as described above. The designation also directly conflicts with the desired outcomes for the underlying TSA-MUEC zone.

The property owner, Switchpoint Community Resource Center, believes the property will better serve the community as a deeply affordable housing project rather than its current use as a hotel. The following are reasons why the subject property should be excluded from the AFPP Airport Flight Path Protection Overlay District:

1. The AFPP Airport Flight Path Protection Overlay District requirements directly conflict with the desired outcomes for the underlying TSA-MUEC zone by discouraging residential uses as part of any development.
2. The subject property is located on the eastern-most boundary of the airport overlay district and sees minimal impact from airport operations. Flight paths do not cross the property and therefore aircraft noise exposure is minimal on the property.
3. The property is adjacent to a variety of newly developed multi-family residential projects along North Temple and a new residential project would bolster the emerging neighborhood.
4. The property is also within a 1000 ft radius from that UTA Trax stop, giving residents of the proposed facility excellent access to employment and other services around the greater Salt Lake City area.

For this property to be used as a residential building and serve as a better resource to the community, the zoning map will need to be modified to exclude the property from the AFPP Airport Flight Path Protection Overlay District. Because the property is located along the eastern boundary of the overlay district, the eastern boundary can be adjusted to exclude the subject property without disrupting the

rest of the Overlay District. This Airport Overlay District boundary adjustment would allow the subject property to better fulfill the purpose of the underlying TSA-MUEC zone and therefore better serving the Salt Lake City community.

Please don't hesitate to reach out if you have any additional questions.

Sincerely,



Jason Wheeler, AIA
Executive Director
801.355.7085

Property Details

Parcel Number:
08-33-426-026-0000

Street Address:
130 North 2100 West, Salt Lake City, UT 84116

Property Legal Description:
Beg on N line of N Temple St at a pt N 89°58'30" E 1959.03 Ft & N 0°00'35" W 804 Ft Fr S 1/4 Cor Sec 33, T1n, R1w, S1b & M, Sd Pt Being N 89°58'38" E 676.32 Ft & N 0°00'35" W 155.28 Ft Fr Salt Lake City Mon At Intersection Of 2200 W & N Temple St; N 0°00'35" W 331.12 Ft; N 89°59'25" E 343.34 Ft; S 0°00'35" E 145.55 Ft; S 89°54'56" W 50 Ft; S 0°07'27" W 144.25 Ft; W 119.25 Ft; S 41.30 Ft; W 173.75 Ft To Beg.

Current Zoning Designation:
Transit Station Area- Mixed Use Employment Center
AFPP Airport Flight Path Protection Overlay District (Airport Influence Zone B)

Proposed Zoning Amendment:
Adjust zoning map so subject property is excluded from the AFPP Airport Flight Path Protection Overlay District (Airport Influence Zone B)