



Application for Zone Change – Project Description

Address: 1815 + 1791 S State Street

118 + 120 E Coatsville Ave

Salt Lake City, Utah 84115

A statement declaring the purpose for the amendment.

This is a request for a zoning change for the four parcels located at 1791 and 1815 South State Street and 118 and 120 East Coatsville Avenue. Currently, 1791 is zoned as Commercial Corridor (CC). 1815 is split-zoned as Commercial Corridor (CC) along State Street and its rear parking lot is zoned as Single Family Residential (R-1-5000). Both parcels on Coatsville are zoned as Single Family Residential (R-1-5000).

Our request is that all parcels become zoned as Residential/Mixed Use (RMU). The consolidation and rezone of said lots would rectify the existing split-zoning and establish a more natural boundary between the commercial and residential areas. The parcels being divided into differing zones - and the fact that the residences have commercial uses both to the side and behind them - creates unfavorable conditions for both properties and contribute to their disrepair and abandonment. Our belief is that the RMU zone would promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods.”¹

The RMU zone would allow for the consolidation and redevelopment of said lots into a new mixed-use complex (referred to hereinafter as Maven State) while creating a 30’ setback between the commercial and residential properties. Maven State will combine much needed housing with small commercial retail space, restaurants, and collaborative office space. The complex will consist of two primary structures, one being the adaptive reuse of the abandoned furniture store into a mixed commercial/office space serving makers, artists and other creatives. The other will be a new apartment building with ground floor commercial space which wraps the existing building, creating large outdoor plazas for dining, markets and events.

The Maven State development is a joint venture by ColMaven LLC, a partnership between Colmena Group and Maven. Colmena Group is a Salt Lake City based development company that supports the City’s Life on State plan. Colmena wants to bring more residential and commercial uses to State Street. Maven’s mission in Salt Lake has been to build accessible retail and office spaces for under-represented

¹ State Street CRA Plan

founders. Maven attracts mostly first time entrepreneurs and believes in removing as many barriers to entry for this population as possible. Small starter offices and retail options ranging from 100-2000 sf is our target. This mission has grown Maven from a single property to a thriving community of 70+ locally owned businesses, 75% of which are female owned.

This partnership was born from a mutual desire to serve small business owners, and a shared vision of the tremendous potential at this site. Our intention is not only to develop these properties, but to create a node within Salt Lake City; a place for community members to work, live, and play. We prioritize development that breathes life into neighborhoods and entices public engagement. We emphasize great urban design, architecture and inclusivity.

The objective of the rezone is to better align the redevelopment potential of this site with the City's vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent, hope, and concern for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). Two of these are officially adopted city Master Plans, one is not officially adopted but is a visioning document specific to this street, and the fourth is the documentation creating and RDA community reinvestment area for State Street. See applicable excerpts below, which we are using as parameters for this project.

- The Central Community Master Plan recognizes that “the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community” and promotes balance between the need for growth and protecting the character of residential areas.²
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake emphasizes Placemaking, Density and a Diverse Mix of Uses as essential ..and describes 13 Guiding Principles to model future growth.³
- The Life on State Plan presented in 2018 recognizes that “decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well as a booming economy, are driving a call for elevating State Street’s role in the region.”⁴ It identifies zoning as a major obstacle to this renaissance. “State Street is over zoned for retail and under zoned for other uses. Zoning should make higher density housing and office space the default, not large-format retail.”⁵
- The recently adopted Community Reinvestment Area Plan is the City’s most recent endeavor to rehabilitate State Street, representing the needs and desires of various community

² Central Community Master Plan

³ Plan Salt Lake

⁴ Life on State

⁵ Life on State

stakeholders. The CRA Plan identifies the section of State Street between 1700 and 1900 South as the number two priority for redevelopment, with tremendous support for the renovation of derelict structures, increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁶

There are four recurrent themes throughout these documents that pertain to this rezone application and Maven State: Housing, Commerce, Equity and Placemaking.

Housing

The Maven State Apartments seek to add approximately 150 new dwelling units, with a portion dedicated as affordable housing. The ownership team is currently exploring various funding sources to determine the right mix of affordable and market rate units. This addition of housing will aid in accommodating future growth expected along State Street⁷, while offering more units at an attainable price point.

State Street is ideally positioned to help alleviate some of the extreme housing pressure on Salt Lake City, but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for Multi-Family residential, with an average density of fewer than 4 housing units per acre⁸. Maven State's thoughtful design will improve State Street, integrate with existing public transit and create a more pedestrian friendly, walkable neighborhood.

Commerce

Lack of affordable housing is a common concern, but far fewer developments focus on an affordable way to start a business. The success of the existing Maven District attests that small accessible spaces for small businesses to grow is a key element to successful mixed-use development, as well as contributing to the success and vibrancy of the surrounding neighborhood.

Maven State is about lowering the barrier for entry into starting a new business. Small retail footprints, simple leases and a community of entrepreneurship foster an environment of innovation and create new locally owned businesses. Maven State offers space to live, space to work, space to create, and space to sell. The development will lease to small local businesses and artisans, with an emphasis on artists and makers. We see this site as a base for Salt Lake's creators and brick and mortar business owners to achieve their goals and contribute to the local economy. These types of shops and services offer community amenities (cafes, restaurants, galleries) without the alienation that can come with large-scale retail. They create jobs in the service, creative and professional industries.

⁶ State Street CRA Plan

⁷ Master Transit Plan

⁸ State Street CRA Plan

Equity

The drive for equity is central to Maven and expresses itself in all aspects of our business. Maven creates brave and safe spaces for the community to fill up. These include a commitment to affordable housing by providing equitable living opportunities; improving safety and livability; utilizing existing infrastructure where possible; and sensitivity to the rights and character of existing communities. Maven State will elevate the stories of women, BIPOC, LGBTQ+ and other local business owners as tenants. It will be a haven for those that are under-represented in our community, offering opportunity and injecting a new sense of energy into the neighborhood.

This equity must also consider the interests of the existing neighborhood residents, and ColMaven has begun a campaign of community outreach, soliciting neighborhood comment and input to understand community concerns and better guide our design. To minimize impact on the residential character of the neighborhood, Maven State is designed with a 30' setback to buffer between the commercial and residential uses. This will prevent undue noise or light pollution. Building heights and massing are designed to minimize shadow cover. Increased pedestrian and vehicular traffic are designed to circulate away from existing residences. ColMaven is cognizant of the additional parking burden created by this development, and is committed to adding commensurate parking, far beyond what is required by the zone. Our plan adds three levels of structured parking with approximately 190 new parking spaces. The project will also comply with street-facing setbacks in order to not inhibit any visual safety for those traveling by vehicle and other forms of transportation.

In addition, Maven State will contribute greatly to its immediate neighbors and the surrounding community. It will offer new amenities and dining options to existing residents, while creating a beautiful, walkable space. The site encourages public interaction through public art, events and interesting architecture. Public safety will be improved with the greater foot traffic, and the rehabilitation of existing nuisance properties.

Placemaking

Placemaking is a delicate task - blending history and character with possibility, while injecting a new spark of life. We see this block as the seed to grow a new artistic commercial district and a challenge to others to raise the bar for development, community resource and public art. A space for artists and those perfecting their craft is exactly what is needed to liven up a stagnant portion of State Street in a way that community members can feel safe and welcome. The new mixed-use space will give opportunity to craftspeople to create, market and sell their beautiful wares, as well as providing valuable amenities to the neighborhood. It will, "Encourage placemaking and a vibrant destination area by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street."⁹ This site will adhere to the 20% open space requirement of the RMU zone by incorporating green space into the site design. As with our other Maven projects, local art from under-represented artists will be a focal point. At last count, Maven has 20+ installations and murals throughout our projects, and Maven State will be no exception.

⁹ State Street CRA Plan

Conclusion

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. The RMU zone strikes an appropriate balance between the needs of existing residents and the future potential of this site. Overlapping commercial and residential zones have prevented the development or repurpose of this site for decades. An RMU zone would integrate these conflicting interests, to the benefit of all. It would help rehabilitate a rundown, unsafe block while bringing outdoor space, fresh businesses and housing to an area of State Street brimming with opportunity.

Maven State will be a retail destination, and bastion of the arts, helping State Street to reclaim its erstwhile place as the signature street of Salt Lake City. It will create new homes, new businesses and new spaces to be in community, all within the neighborhood. It will integrate bold, modern design with historic structure, and complement its existing character.

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

The proposed use for the property is a mixture of adaptive reuse and urban infill, intended to create a new mixed-use development, similar to micro-districts seen in Salt Lake City, Denver, San Francisco, etc. The existing building at 1815 S State will be repurposed as a mixture of small retail, restaurants, and coworking spaces. The other structures will be replaced with five-story wood frame over two-story concrete structure. The upper levels will be apartments with a lower-level restaurant and outdoor amenities that adjoin the outdoor plaza. The apartment building will have approximately 150 new dwelling units, structured parking and commercial space along State Street.

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

- The Life on State plan analyzed the CC zoning on State Street and found that it is ‘too permissive, allowing low-intensity, less urban styles of development.’¹⁰ Maven State and RMU zoning would support a more dense, urban development pattern.
- Suggested amendments to the CC zones along State Street included increased building height limits and removing front and side setbacks.¹¹
- Residents and Business owners identified State Street between 1700S and 1900S as the number 2 priority for redevelopment in the area.¹²
- Split-zoned parcel at 1815 South State prevents redevelopment since the parking lot is limited to the parking density for a single family residential zone.

¹⁰ Life on State Plan

¹¹ Life on State Plan

¹² State Street CRA Plan

- Existing zoning has contributed to this prominent site remaining abandoned for 20+ years.
- Because of the split zoned parcel, the homes on Coatsville have commercial uses to the side and rear.
- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- CC zone limits building heights to 30', which is insufficient for the project's proposed density and ample parking. Directly across the street, the max height is 90'. RMU zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.
- Though the adjacent parcels to the east are a low density residential zone, the scale of State Street itself makes higher building heights appropriate. State Street is 130' wide, while RMU heights are 75'. This width to height ratio is more appropriate for a more urban context, and pedestrian experience.
- CC zoning does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).
- State Street has the utility and transportation infrastructure to support high density residential development, which is currently limited by CC zoning standards.

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

Yes, the affected parcels are listed below:

Parcel 16-18-306-001	1791 S State Street
Parcel 16-18-306-028	1815 S State Street
Parcel 16-18-306-006	118 E Coatsville Ave
Parcel 16-18-306-007	120 E Coatsville Ave

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, this is not a zoning text amendment application.