

Zoning map amendment narrative for the following petitions:

- 1. Zoning Map Amendments: To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)**
 - a. 135 W Goltz Avenue (Petition No. PLNPCM2021-01308)**
 - b. 159 & 163 W Goltz Avenue (Petition No. PLNPCM2021-01307)**
 - c. 1036 S Jefferson Street (Petition No. PLNPCM2021-01309)**

Project Description:

RMF-35 to R-MU

Parcel for Zone Map Amendment:

15-12-428-016-0000

Date:

December 21, 2022

Project Description:

The proposed rezone site, 135 Goltz, is located near the heart of the Ballpark Neighborhood in the Jefferson Park Mixed-Use Area. This unique location serves as a midway point between the Ballpark and the 900 S 200 W TRAX stations and is within a third of a mile (or roughly a seven-minute walk) of both stations.

The proposed zoning amendment from RMF-35 to R-MU will align the use of the parcel with the visions laid out in city documents including, Plan Salt Lake, Growing SLC and Ballpark Station Area Plan. We propose building a transit-oriented multi-unit building in an area that would benefit from increased density. The additional density, facilitated by the rezone, will encourage increased utilization of not one, but two different TRAX stations (900 South 200 West, Ballpark Station) and would serve to improve activation to Jefferson park and the greater People's Freeway area.

RMF-35 does not come close to offering the density needed to significantly change the area or to adequately support public transit. Allowing for our proposed rezone will bring development that is coherent with the Jefferson Park area and appropriate given the proximity to the six story apartment building located across the street from the proposed parcel. The proposed rezone will advance the city's goals for the area by supporting transit and bringing activation to a valuable park asset.

Background:

The northern portion of the People's Freeway neighborhood, defined as the area between 900 S and 1300 S, has historically been the site of low-density, single-family residential dwellings. However, the Central Community Master Plan (adopted in 2005) called for transitioning away from this use and towards transit-oriented development.¹ Though density improvements were seen through the Central Community Plan, the community realized that adapting for additional growth is necessary for this pioneering neighborhood, and as such, have created new city documents to govern and progress this area. The most recent proposal, Ballpark Station Area Plan, was approved by City Council earlier this year.

¹ Salt Lake City Documents, Accessed November, 15, 2022,
<http://www.slcdocs.com/Planning/MasterPlansMaps/cent.pdf>

As the Central 9th district spilled into the area, the People's Freeway demonstrated robust population and economic growth. The Census Tract for the Neighborhood (Tract 1029) increased in population by 28.2% between 2010 and 2020. Despite the addition of nearly 700 dwelling units, vacancy rates continued to drop and now sit at roughly 3%,² reflecting the demand for housing in the area. One of the major developments contributing to housing growth in the area was the creation of the C9 Loft, which is a six story building that provides 97 housing units.

The Ballpark Station Area Plan (which we will discuss in more detail below) calls for the addition of park space to the neighborhood but does not spend much time addressing the accessibility of the existing park infrastructure.³ At nearly 3 acres, Jefferson Park (which shares a border with our Goltz parcel) is the largest existing park in the Ballpark neighborhood. In recent years, residents of the neighborhood have come to view the park in a negative light. There have been multiple media reports of the park bringing crime and extensive drug related activity into the area.⁴ The positive activity and "eyes" on the park, brought by the potential project, will allow the park to become a safer and more accessible space for the neighborhood. This activity and surveillance brought by new development is a way to improve the accessibility of the park without requiring major expenditures paid for by the city.

Area and Precedences:

The present-day zoning of the parcel on Goltz does not follow current transit oriented development patterns. The consistent precedent throughout Salt Lake City (as seen in the visuals below) is high density. We feel this precedent for high density is appropriate and necessary. The Jefferson Park area would greatly benefit from increased density, especially as it is between two trax stations that host the green, red and blue line.

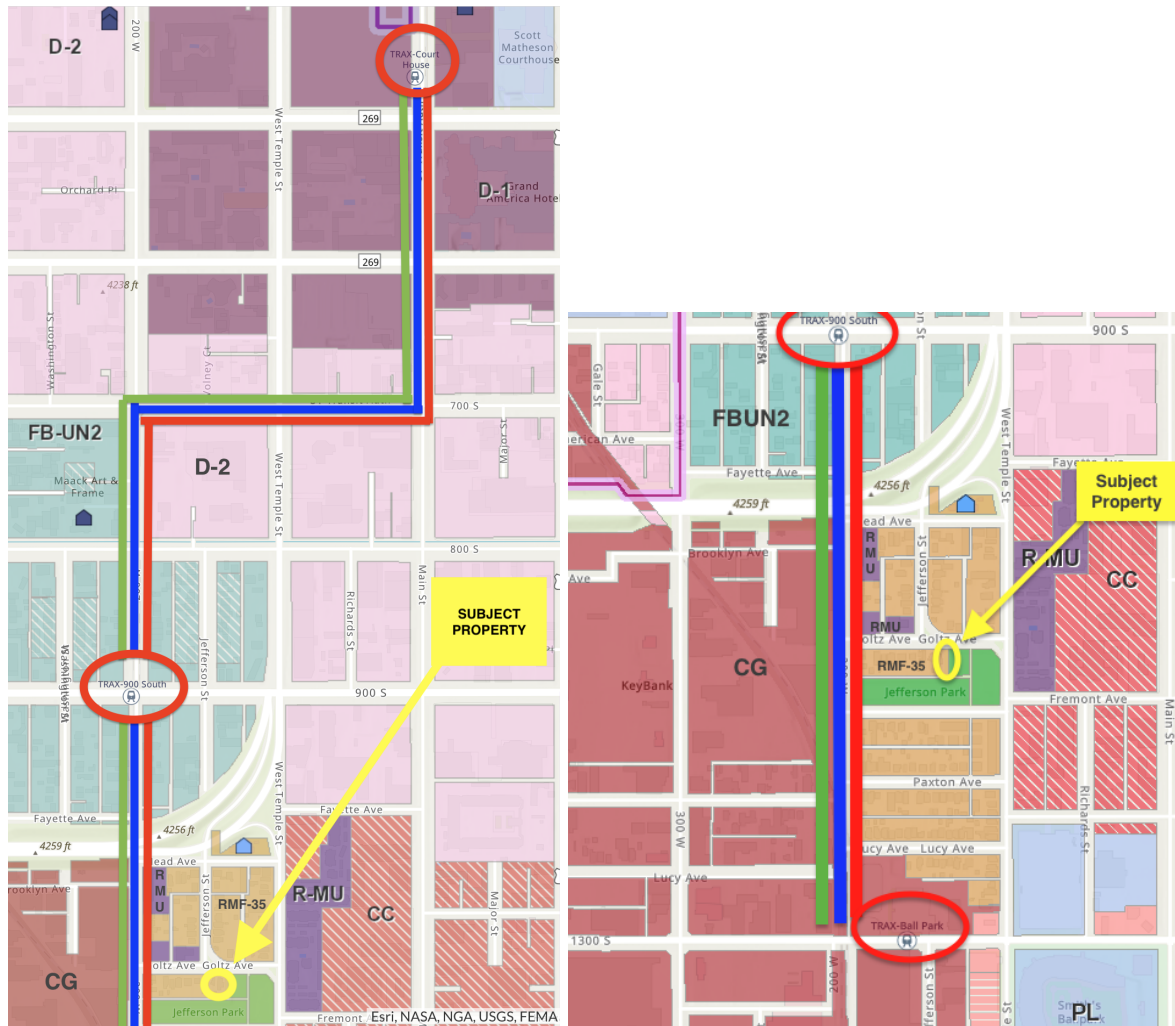
² Census Reporter, Accessed November 15, 2022,
<https://censusreporter.org/profiles/14000US49035102900-census-tract-1029-salt-lake-ut/>

³ Salt Lake City Documents, Accessed November, 15, 2022,
http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/07212022_Ballpark-v11-reduced.pdf

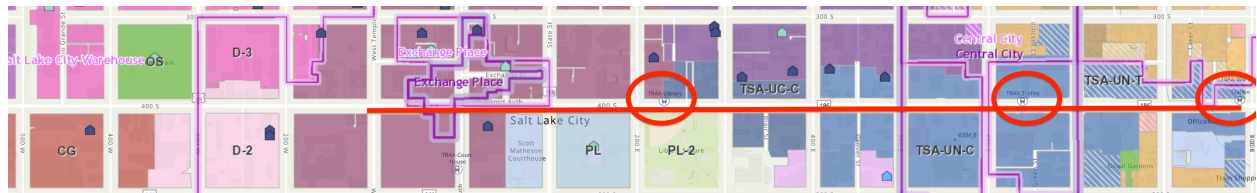
⁴ Fox 13 Salt Lake City, Accessed November 15, 2022,
<https://www.fox13now.com/news/local-news/slc-park-has-become-nightmare-with-dangerous-crime-neighbors-say>

Zoning Surrounding Major Trax Stations:⁵

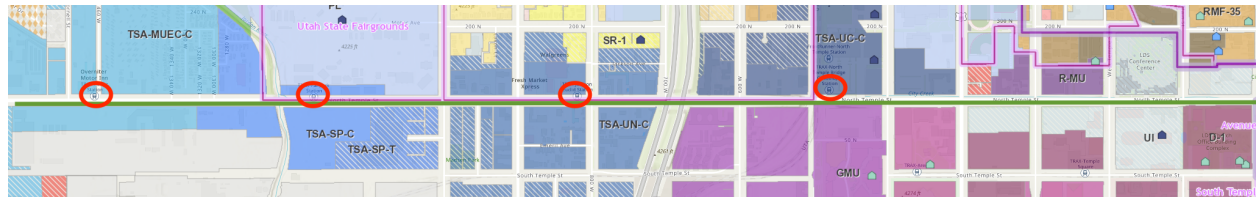
Ballpark Area:



400 South:



North Temple:



⁵ Salt Lake City Maps, Accessed December 20, 2022, <https://maps.slcgov.com/mws/zoning-lg.htm>

Growth and Housing Initiatives:

The Ballpark Station Area Plan:⁶

- Increase affordability and **attainability of housing for current and future residents**
- Increase opportunities for home ownership in the neighborhood
- Enhance social vibrancy
- Provide enhanced street and pedestrian lighting to improve **safety and visibility.**
- Provide a diversity of housing types and options for different incomes, familial status, age, and needs

Growing SLC:⁷

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- Secure and preserve long-term affordability
- **Increase the number of units on particular parcels**
- Implement life cycle housing principles in neighborhoods throughout the city
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, **with a focus along significant transportation routes.**

Plan Salt Lake:⁸

- **Promote high density residential in areas served by transit.**
- Locate new development in areas with existing infrastructure and amenities, **such as transit and transportation corridors.**
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- **Promote infill and redevelopment of underutilized land**
- Enable moderate density increases within existing neighborhoods **where appropriate**
- Accommodate and promote an increase in the City's population
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)
- Support policies that provide housing choices, including affordability, accessibility and aging in place.

The requested rezone aligns with the initiatives laid out above. The development possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. The site is close to a variety of resources that provide

⁶ Salt Lake City Documents, Accessed November, 28, 2022,
http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

⁷ Salt Lake City Documents, Accessed December 19, 2022
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⁸ Salt Lake City Documents, Accessed December 14, 2022
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opportunities for a healthy lifestyle. This includes Jefferson Park, the 9 Line Trail, and Smith's Ballpark as well as big box retailers such as Walmart and Target that provide access to grocery items without necessitating a car. The expected project will help provide adequate, safe and accessible recreation to the People's Freeway neighborhood and Jefferson Park. As mentioned above, drug dealings and other criminal activity have dissuaded use of Jefferson Park. Increasing the density next to this community resource would improve the safety and surveillance of this city asset, while also improving its accessibility to a larger number of residents. Additionally, the project provides a housing option that is low maintenance, making it more appealing to an aging population. We expect that this project, as well as the implementation of the Ballpark Station Area Plan, will breathe more life into the infrastructure and amenities already present, while also encouraging their ongoing improvement.

Transportation and Mobility Initiatives:

Ballpark Station Area Plan:⁹

- Improve overall connectivity and walkability in the area

Growing SLC:¹⁰

- It is imperative that ***new housing be constructed in the right locations of the city***
- Moderate increases in density should be encouraged ***along transit corridors***

Plan Salt Lake:¹¹

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- Prioritize connecting nodes located throughout the City to each other with improved walking, biking and ***transit***
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

The project will bring people into an area where they can be connected with the city and the abundance of amenities nearby will serve to reduce automobile use by new residents. We find reducing car use to be a necessary step in reducing pollution. Utah's air quality index sits at 51.2 (compared to Hawaii at 21.2), making it the #1 state for poor air quality.¹² Unfortunately transportation is the leading cause of pollution and makes up a staggering 42% of wintertime pollution. In efforts to combat this problem here in Utah, the State has engaged in zoning

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¹² World Population Review; Accessed November 14, 2022,
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changes to develop walkable/bikeable streets and neighborhood centers that complement use of transit.¹³ Placing a greater number of people within a ¼ mile radius of transit is broadly recognized as an important step toward reducing car related emissions. The convenient location near the Central 9th District will allow residents to walk to many restaurants, shops, and employment opportunities, making it easier for people to reduce their pollution footprint.

Ballpark Station Area Plan:

Jefferson Park Mixed-Use Area guidelines are as followed:¹⁴

- “...Redevelopment of the area should support a live/work/play community by providing a mix of uses and building scales. Larger building forms are appropriate along corridors where **large building forms are already present** or where it is abutting the TRAX line on 200 West or along the West Temple corridor. These larger building forms should consist of approximately 5-7 stories and provide some commercial spaces/residential amenities. Smaller building scales should be focused on areas adjoining avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely composed of medium-density residential uses.”¹⁵

Though the parcel anticipated for rezone does not directly abut West Temple, we believe it complies with the requests of the City’s vision. As mentioned above, 135 Goltz is located near the large six-story apartment complex, the C9 Lofts. The lofts make up approximately 40% of the street frontage seen on Goltz. C9’s presence, along with the area’s proximity to transit, makes the street best suited for higher density as smaller building forms feel out of place. During a Planning Commission Meeting (regarding The Ballpark Master Plan) held July 27th, 2022¹⁶ Commissioner, Levi de Oliveira, expressed his concern of the lack of density seen in the Jefferson Park Mixed Use Area: “I do believe there’s not enough density beyond main street.” Commissioner Jon Lee agrees and states, “It’s not taking into consideration the rapid growth cycles that we go through.” Following their remarks Commissioner Amy Barry closes by saying, “Ask City Council to pay special attention to increasing density, either on mainstreet or throughout.” Considering the surrounding land use and transportation context of the area we believe our project will positively progress the Jefferson Park Mixed-Use Area.

¹³ Salt Lake City Government; Accessed November 14, 2022

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¹⁵ Salt Lake City Documents, Accessed December, 1, 2022,

http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

¹⁶ Youtube, Accessed December 2, 2022, <https://www.youtube.com/watch?v=AeYkTKKeG10>

Purpose:

The purpose of the zone map amendment is to work towards better fulfilling the city's stated goals and vision as demonstrated in multiple master plans. The current zoning code applied to the property is unfitting and prevents transit-oriented development in the area. The characteristics of the neighborhood should not be overlooked as they are conducive to high density development. This is especially true as the parcel is in close proximity to recreational amenities, many transit options, and commercial amenities that will aid in creating a people-oriented community. The suggested development possible under R-MU, allows us to better align with city objectives far more effectively than what would be attainable under the current RMF-35 zone. We will work with appropriate community bodies to ensure that the project fits the area and can truly become part of the surrounding neighborhood. Moreover, we will be collaborating with a top-notch architectural team to design a product that the Ballpark will be proud to have as an addition to their neighborhood.

Parcel for Zone Map Amendment:

15-12-428-016-0000

Surrounding Zoning:

RMF-35; R-MU

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

The current RMF-35 zone does not advance the city plans outlined in the Ballpark Station Area Plan, Growing SLC or Plan Salt Lake. By allowing for the rezone to R-MU the city will modernize the zoning to agree with the goals stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for density in a major transit hub with many resources nearby, the city will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city. The proposed parcel represents an infill opportunity in an area where it is appropriate and desired. With the support of the city and a rezone approval from RMF-35 to R-MU, we hope to do our part in creating beautiful, safe, and more attainable housing here in Salt Lake City.

Project Description:

RMF-35 to R-MU

Parcel for Zone Map Amendment:

15-12-428-011-0000, 15-12-428-012-0000

Date:

December 28, 2022

Project Description:

The proposed rezone sites, 159 and 163 Goltz, are located near the heart of the Ballpark Neighborhood in the Jefferson Park Mixed-Use Area. These unique locations serve as a midway point between the Ballpark and the 900 S 200 W TRAX stations and are within a third of a mile (or roughly a seven-minute walk) of both stations.

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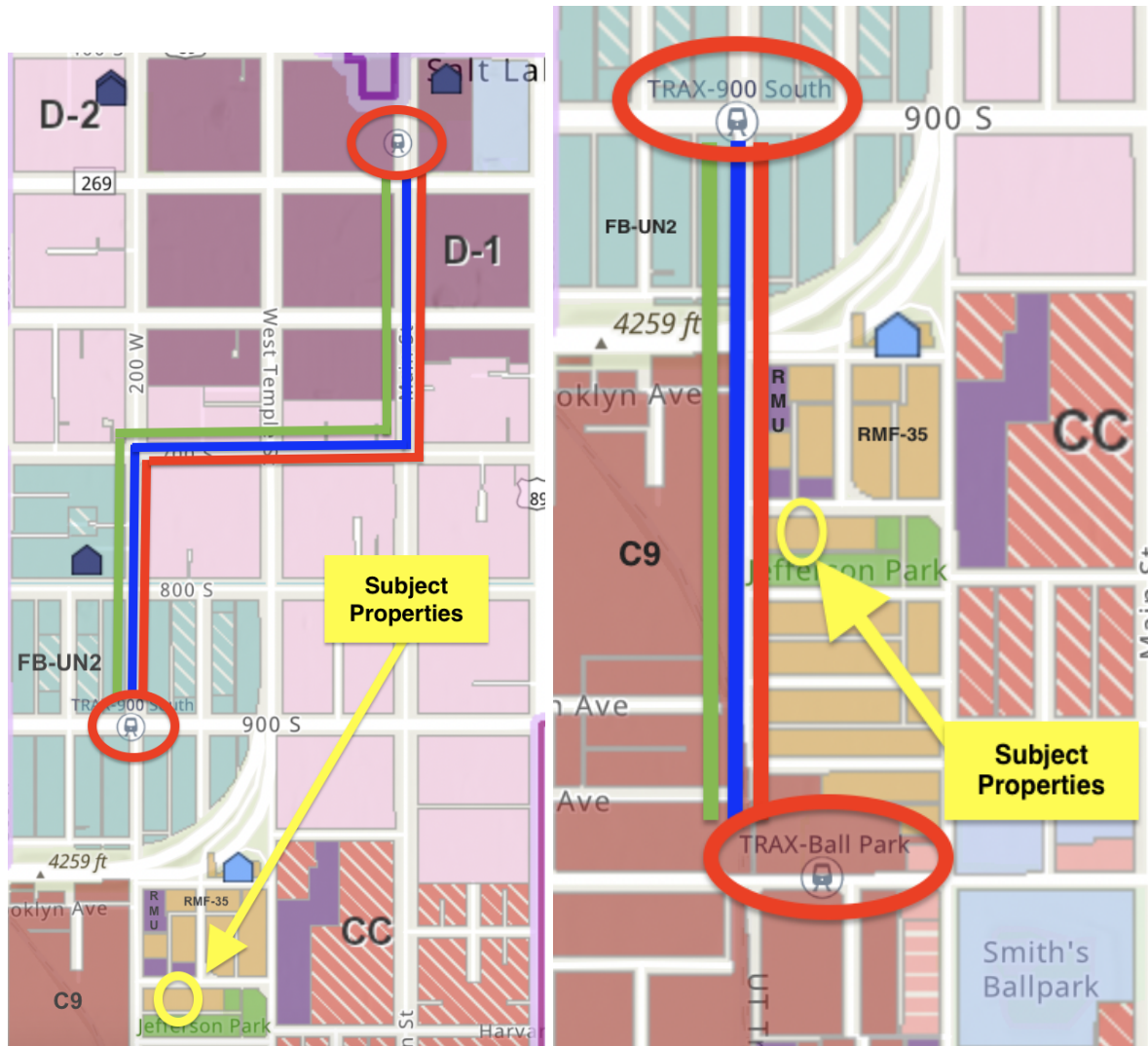
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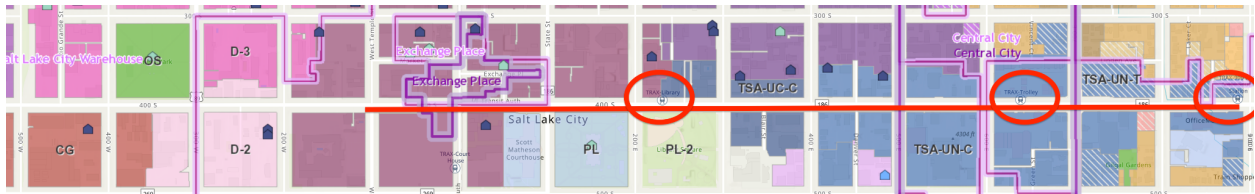
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Zoning Surrounding Major Trax Stations:⁵

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400 South:



North Temple:



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Growth and Housing Initiatives:

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Transportation and Mobility Initiatives:

Ballpark Station Area Plan:⁹

- Improve overall connectivity and walkability in the area

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- Moderate increases in density should be encouraged ***along transit corridors***

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The proposed rezone site, 1036 Jefferson, is located near the heart of the Ballpark Neighborhood in the Jefferson Park Mixed-Use Area. This unique location serves as a midway point between the Ballpark and the 900 S 200 W TRAX stations and is within a third of a mile (or roughly a seven-minute walk) of both stations.

The proposed zoning amendment from RMF-35 to R-MU will align the use of the parcel with the visions laid out in city documents including, Plan Salt Lake, Growing SLC and Ballpark Station Area Plan. We propose building a transit-oriented multi-unit building in an area that would benefit from increased density. The additional density, facilitated by the rezone, will encourage increased utilization of not one, but two different TRAX stations (900 South 200 West, Ballpark Station) and would serve to improve activation to Jefferson park and the greater People's Freeway area.

RMF-35 does not come close to offering the density needed to significantly change the area or to adequately support public transit. Allowing for our proposed rezone will bring development that is coherent with the Jefferson Park area and appropriate given the proximity to the six story apartment building located down the street from the proposed parcel. The proposed rezone will advance the city's goals for the area by supporting transit and bringing activation to a valuable park asset.

Background:

The northern portion of the People's Freeway neighborhood, defined as the area between 900 S and 1300 S, has historically been the site of low-density, single-family residential dwellings. However, the Central Community Master Plan (adopted in 2005) called for transitioning away from this use and towards transit-oriented development.¹ Though density improvements were seen through the Central Community Plan, the community realized that adapting for additional growth is necessary for this pioneering neighborhood, and as such, have created new city documents to govern and progress this area. The most recent proposal, Ballpark Station Area Plan, was approved by City Council earlier this year.

¹ Salt Lake City Documents, Accessed November, 15, 2022,
<http://www.slcdocs.com/Planning/MasterPlansMaps/cent.pdf>

As the Central 9th district spilled into the area, the People's Freeway demonstrated robust population and economic growth. The Census Tract for the Neighborhood (Tract 1029) increased in population by 28.2% between 2010 and 2020. Despite the addition of nearly 700 dwelling units, vacancy rates continued to drop and now sit at roughly 3%,² reflecting the demand for housing in the area. One of the major developments contributing to housing growth in the area was the creation of the C9 Loft, which is a six story building that provides 97 housing units.

The Ballpark Station Area Plan (which we will discuss in more detail below) calls for the addition of park space to the neighborhood but does not spend much time addressing the accessibility of the existing park infrastructure.³ At nearly 3 acres, Jefferson Park is the largest existing park in the Ballpark neighborhood. In recent years, residents of the neighborhood have come to view the park in a negative light. There have been multiple media reports of the park bringing crime and extensive drug related activity into the area.⁴ The positive activity and "eyes" on the park, brought by the potential project, will allow the park to become a safer and more accessible space for the neighborhood. This activity and surveillance brought by new development is a way to improve the accessibility of the park without requiring major expenditures paid for by the city.

Area and Precedences:

The present-day zoning of the parcel on Goltz does not follow current transit oriented development patterns. The consistent precedent throughout Salt Lake City (as seen in the visuals below) is high density. We feel this precedent for high density is appropriate and necessary. The Jefferson Park area would greatly benefit from increased density, especially as it is between two train stations that host the green, red and blue line.

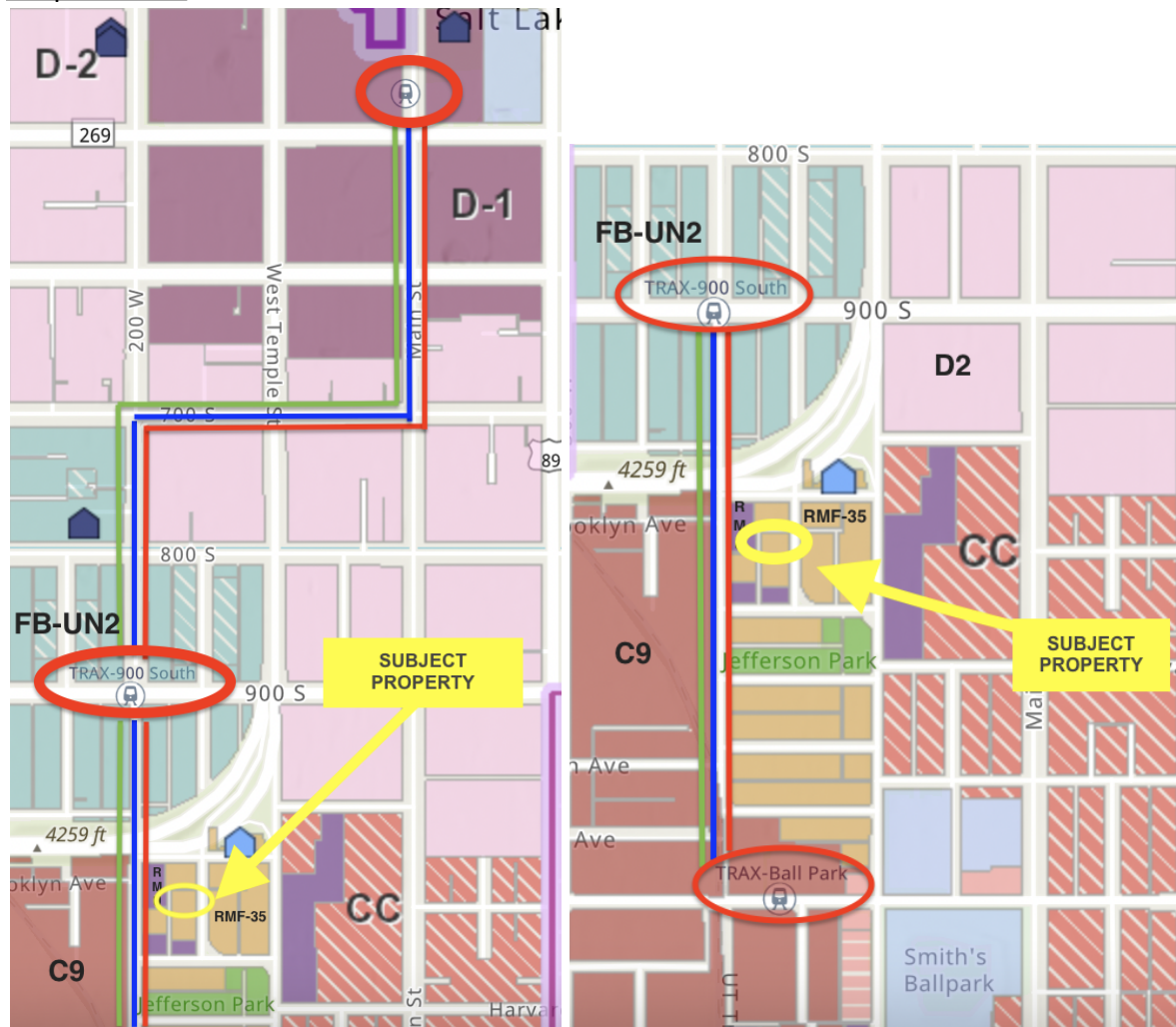
² Census Reporter, Accessed November 15, 2022,
<https://censusreporter.org/profiles/14000US49035102900-census-tract-1029-salt-lake-ut/>

³ Salt Lake City Documents, Accessed November 15, 2022,
http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/07212022_Ballpark-v11-reduced.pdf

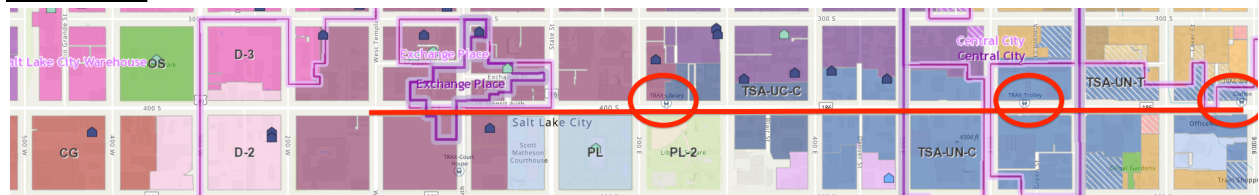
⁴ Fox 13 Salt Lake City, Accessed November 15, 2022,
<https://www.fox13now.com/news/local-news/slc-park-has-become-nightmare-with-dangerous-crime-neighbors-say>

Zoning Surrounding Major Trax Stations:⁵

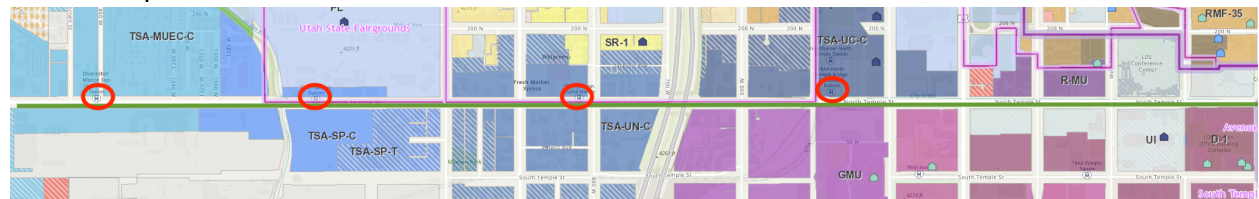
Ballpark Area:



400 South:



North Temple:



⁵ Salt Lake City Maps, Accessed December 20, 2022, <https://maps.slcgov.com/mws/zoning-lg.htm>

Growth and Housing Initiatives:

The Ballpark Station Area Plan:⁶

- Increase affordability and **attainability of housing for current and future residents**
- Increase opportunities for home ownership in the neighborhood
- Enhance social vibrancy
- Provide enhanced street and pedestrian lighting to improve **safety and visibility.**
- Provide a diversity of housing types and options for different incomes, familial status, age, and needs

Growing SLC:⁷

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- Secure and preserve long-term affordability
- **Increase the number of units on particular parcels**
- Implement life cycle housing principles in neighborhoods throughout the city
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, **with a focus along significant transportation routes.**

Plan Salt Lake:⁸

- **Promote high density residential in areas served by transit.**
- Locate new development in areas with existing infrastructure and amenities, **such as transit and transportation corridors.**
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- **Promote infill and redevelopment of underutilized land**
- Enable moderate density increases within existing neighborhoods **where appropriate**
- Accommodate and promote an increase in the City's population
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)
- Support policies that provide housing choices, including affordability, accessibility and aging in place.

The requested rezone aligns with the initiatives laid out above. The development possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. The site is close to a variety of resources that provide

⁶ Salt Lake City Documents, Accessed November, 28, 2022,
http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

⁷ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁸ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

opportunities for a healthy lifestyle. This includes Jefferson Park, the 9 Line Trail, and Smith's Ballpark as well as big box retailers such as Walmart and Target that provide access to grocery items without necessitating a car. The expected project will help provide adequate, safe and accessible recreation to the People's Freeway neighborhood and Jefferson Park. As mentioned above, drug dealings and other criminal activity have dissuaded use of Jefferson Park. Increasing the density next to this community resource would improve the safety and surveillance of this city asset, while also improving its accessibility to a larger number of residents. Additionally, the project provides a housing option that is low maintenance, making it more appealing to an aging population. We expect that this project, as well as the implementation of the Ballpark Station Area Plan, will breathe more life into the infrastructure and amenities already present, while also encouraging their ongoing improvement.

Transportation and Mobility Initiatives:

Ballpark Station Area Plan:⁹

- Improve overall connectivity and walkability in the area

Growing SLC:¹⁰

- It is imperative that ***new housing be constructed in the right locations of the city***
- Moderate increases in density should be encouraged ***along transit corridors***

Plan Salt Lake:¹¹

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- Prioritize connecting nodes located throughout the City to each other with improved walking, biking and ***transit***
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

The project will bring people into an area where they can be connected with the city and the abundance of amenities nearby will serve to reduce automobile use by new residents. We find reducing car use to be a necessary step in reducing pollution. Utah's air quality index sits at 51.2 (compared to Hawaii at 21.2), making it the #1 state for poor air quality.¹² Unfortunately transportation is the leading cause of pollution and makes up a staggering 42% of wintertime pollution. In efforts to combat this problem here in Utah, the State has engaged in zoning

⁹ Salt Lake Documents, Accessed December 14, 2022,
http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

¹⁰ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

¹¹ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

¹² World Population Review; Accessed November 14, 2022,
<https://worldpopulationreview.com/state-rankings/air-quality-by-state>

changes to develop walkable/bikeable streets and neighborhood centers that complement use of transit.¹³ Placing a greater number of people within a ¼ mile radius of transit is broadly recognized as an important step toward reducing car related emissions. The convenient location near the Central 9th District will allow residents to walk to many restaurants, shops, and employment opportunities, making it easier for people to reduce their pollution footprint.

Ballpark Station Area Plan:

Jefferson Park Mixed-Use Area guidelines are as followed:¹⁴

- “...Redevelopment of the area should support a live/work/play community by providing a mix of uses and building scales. Larger building forms are appropriate along corridors where **large building forms are already present** or where it is abutting the TRAX line on 200 West or along the West Temple corridor. These larger building forms should consist of approximately 5-7 stories and provide some commercial spaces/residential amenities. Smaller building scales should be focused on areas adjoining avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely composed of medium-density residential uses.”¹⁵

Though the parcel anticipated for rezone does not directly abut West Temple or 200 W, we believe it complies with the requests of the City’s vision. As mentioned above, 1036 Jefferson is located near the large six-story apartment complex, the C9 Lofts. The lofts make up approximately 40% of the street frontage seen on Goltz and roughly 10% of the street frontage on Jefferson. C9’s presence, along with the area’s proximity to transit, makes the street best suited for higher density as smaller building forms feel out of place. During a Planning Commission Meeting (regarding The Ballpark Master Plan) held July 27th, 2022¹⁶ Commissioner, Levi de Oliveira, expressed his concern of the lack of density seen in the Jefferson Park Mixed Use Area: “I do believe there's not enough density beyond main street.” Commissioner Jon Lee agrees and states, “It’s not taking into consideration the rapid growth cycles that we go through.” Following their remarks Commissioner Amy Barry closes by saying, “Ask City Council to pay special attention to increasing density, either on mainstreet or throughout.” Considering the surrounding land use and transportation context of the area we believe our project will positively progress the Jefferson Park Mixed-Use Area.

¹³ Salt Lake City Government; Accessed November 14, 2022

<https://www.slc.gov/sustainability/air-quality>

¹⁴ Salt Lake Documents, Accessed December 14, 2022,

http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

¹⁵ Salt Lake City Documents, Accessed December, 1, 2022,

http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

¹⁶ Youtube, Accessed December 2, 2022, <https://www.youtube.com/watch?v=AeYkTKKeG10>

Purpose:

The purpose of the zone map amendment is to work towards better fulfilling the city's stated goals and vision as demonstrated in multiple master plans. The current zoning code applied to the property is unfitting and prevents transit-oriented development in the area. The characteristics of the neighborhood should not be overlooked as they are conducive to high density development. This is especially true as the parcel is in close proximity to recreational amenities, many transit options, and commercial amenities that will aid in creating a people-oriented community. The suggested development possible under R-MU, allows us to better align with city objectives far more effectively than what would be attainable under the current RMF-35 zone. We will work with appropriate community bodies to ensure that the project fits the area and can truly become part of the surrounding neighborhood. Moreover, we will be collaborating with a top-notch architectural team to design a product that the Ballpark will be proud to have as an addition to their neighborhood.

Parcel for Zone Map Amendment:

15-12-408-015-0000

Surrounding Zoning:

RMF-35; R-MU

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

The current RMF-35 zone does not advance the city plans outlined in the Ballpark Station Area Plan, Growing SLC or Plan Salt Lake. By allowing for the rezone to R-MU the city will modernize the zoning to agree with the goals stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for density in a major transit hub with many resources nearby, the city will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city. The proposed parcel represents an infill opportunity in an area where it is appropriate and desired. With the support of the city and a rezone approval from RMF-35 to R-MU, we hope to do our part in creating beautiful, safe, and more attainable housing here in Salt Lake City.

Housing loss mitigation plans associated with the following petitions:

- 1. Zoning Map Amendments: To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)**
 - a. 135 W Goltz Avenue (Petition No. PLNPCM2021-01308)**
 - b. 159 & 163 W Goltz Avenue (Petition No. PLNPCM2021-01307)**
 - c. 1036 S Jefferson Street (Petition No. PLNPCM2021-01309)**

135 W Goltz Housing Loss Mitigation Report

1. **Project Description-** The site of the proposed zoning map modification was a single-family home that was in a severe state of disrepair; so much so that it has now been torn down. TAG SLC, LLC is requesting to modify the zoning code applied to the parcel from RMF-35 to RMU. Though one house has been lost, the applicant plans on constructing a multifamily project on the site, increasing the number of dwelling units on the property. The large lot and increased density requested will help to ensure that the project creates a greater number of units, thereby increasing the amount of housing available to the public.
2. **Housing Impact Statement:**
 - a. The site of the proposed zoning map amendment is in the middle of a block directly abutting Jefferson Park to the South. If the petition were to be granted and uses other than residential were pursued, neighbors' on the Western side of the parcel would be impacted by living next to commercial uses.
 - b. 135 W Goltz Ave., Salt Lake City, UT 84101 (Tax ID #: 16-12-428-016-0000)
 - c. In reasonable repair as a single-family dwelling unit, the home would be worth roughly \$350,000.
 - d. The rezone would see approximately 8,275 square feet of land converted from RMF-35 to RMU.
 - e. The highest and best use for the parcel is as multifamily residential building. TAG SLC, LLC plans on constructing multifamily housing on the site, more than offsetting the destruction of one dwelling unit situated on a large lot.

159-163 W Goltz Housing Loss Mitigation Report

1. **Project Description-** The site of the proposed zoning map modification currently houses two duplex properties that are in a state of disrepair. Somewhere OTR, LLC is requesting to modify the zoning code applied to the property from RMF-35 to RMU. RMU allows uses that would result in the loss of four dwelling units. However, the applicant plans on constructing a multifamily project on the site, thereby increasing the number of dwelling units on the property. The large lots and increased density requested will help to ensure that the project will create more housing options for the public.
2. **Housing Impact Statement:**
 - a. The site of the proposed zoning map amendment is in the middle of a block directly abutting Jefferson Park to the South. If the petition were to be granted and uses other than residential were pursued, neighbors' on both sides of the parcel would be impacted by living next to commercial uses.
 - b. 159-163 Goltz Ave., Salt Lake City, UT 84101 (Tax IDs: 15-12-428-011-0000 & 15-12-428-012-0000)
 - c. In reasonable repair as a duplexes, the buildings would be worth roughly \$350,000-375,000 each.
 - d. The rezone would see approximately 13,050 square feet of land converted from RMF-35 to RMU.
 - e. The highest and best use for the parcel is as multifamily residential building. Somewhere Otr, LLC plans on constructing multifamily housing on the site, more than offsetting the destruction of 4 dwelling units situated on large lots.

1036 S Jefferson Housing Loss Mitigation Report

1. **Project Description-** The site of the proposed zoning map modification currently houses one single-family residence. TAG Holdings, LLC is requesting to modify the zoning code applied to the property from RMF-35 to RMU. RMU allows uses that would result in the loss of one dwelling unit. However, the applicant plans on constructing a multifamily project on the site, thereby increasing the number of dwelling units on the property. The large lot and increased density requested will help to ensure that the project will create more housing options for the public.
2. **Housing Impact Statement:**
 - a. The site of the proposed zoning map amendment is in the middle of the block on Jefferson St. If the petition were to be granted and uses other than residential were pursued, neighbors' on both sides of the parcel would be impacted by living next to commercial uses.
 - b. 1036 S Jefferson St., Salt Lake City, UT 84101 (Tax ID #: 15-12-408-015-0000)
 - c. In reasonable repair as a single-family dwelling unit, the home would be worth roughly \$375,000-\$425,000.
 - d. The rezone would see approximately 7,405 square feet of land converted from RMF-35 to RMU.
 - e. The highest and best use for the parcel is as multifamily residential building. TAG Holdings, LLC plans on constructing multifamily housing on the site, more than offsetting the destruction of one dwelling unit situated on a large lot.

Master plan amendments narrative for the following petitions:

2. Ballpark Station Area Plan Amendments: To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use:

- a. 135 W Goltz Avenue (Petition No. PLNPCM2022-00199)**
- b. 159 & 163 W Goltz Avenue (Petition No. PLNPCM2022-00207)**
- c. 1036 S Jefferson Street (Petition No. PLNPCM2022-00198)**

Master Plan Amendment 135 Goltz

Parcels for Master Plan Amendment:

15-12-428-016-0000

Date:

February 8, 2022

We propose a master plan amendment to the Ballpark Station Area Plan-Jefferson Park Mixed Use Area. We believe that the area should not be designated as predominantly medium-density residential (allowing smaller scale buildings consisting of 2-3 stories), but rather that a high density residential zoning would be more appropriate for the Jefferson Park Mixed Use area. The purpose of the proposed amendment is to better fulfill the initiatives and goals set forth in the governing master plans, including Ballpark Station Area Plan. Additionally, we aim to bring the plan into better alignment with precedents already set forth for transit oriented areas.

Master Plan Initiatives-

Ballpark Station Area Plan:¹

- Improve overall connectivity and walkability in the area
- Increase affordability and ***attainability of housing for current and future residents***
- Increase opportunities for home ownership in the neighborhood
- Provide enhanced street and pedestrian lighting to improve ***safety and visibility.***
- Provide a diversity of housing types and options for different incomes, familial status, age, and needs

Growing SLC:²

- ***Increase the number of units on particular parcels***
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes.***

Plan Salt Lake:³

- ***Promote high density residential in areas served by transit.***
- Locate new development in areas with existing infrastructure and amenities, ***such as transit and transportation corridors.***

¹ Salt Lake Documents, Accessed December 14, 2022,

http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

² Salt Lake City Documents, Accessed December 19, 2022

http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

³ Salt Lake City Documents, Accessed December 14, 2022

<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- ***Promote infill and redevelopment of underutilized land***
- Enable moderate density increases within existing neighborhoods ***where appropriate***
- Accommodate and promote an increase in the City's population

Overall, the Ballpark plan pushes forward the agendas laid out above, though we believe that the Jefferson Park Mixed Use area falls short in propelling the neighborhood forward. Members of the City Commissioners have shared this same sentiment during a Planning Commission Meeting (July 27th, 2022⁴). Commissioner, Levi de Oliveira, expressed his concern of the lack of density seen in the Jefferson Park Mixed Use Area: "I do believe there's not enough density beyond main street." Commissioner Jon Lee agrees and states, "It's not taking into consideration the rapid growth cycles that we go through." Following their remarks Commissioner Amy Barry closes by saying, "Ask City Council to pay special attention to increasing density, either on mainstreet or throughout."

Area:

Goltz Ave and Jefferson St specifically seem appropriate for increased density due to the character of the area. The C9 lofts, a six-story apartment complex, abuts both Goltz and Jefferson. This prominent building makes up approximately 40% of the street frontage seen on Goltz and does not go unnoticed. C9's presence, along with the area's proximity to transit, makes the streets best suited for higher density as smaller building forms feel out of place.



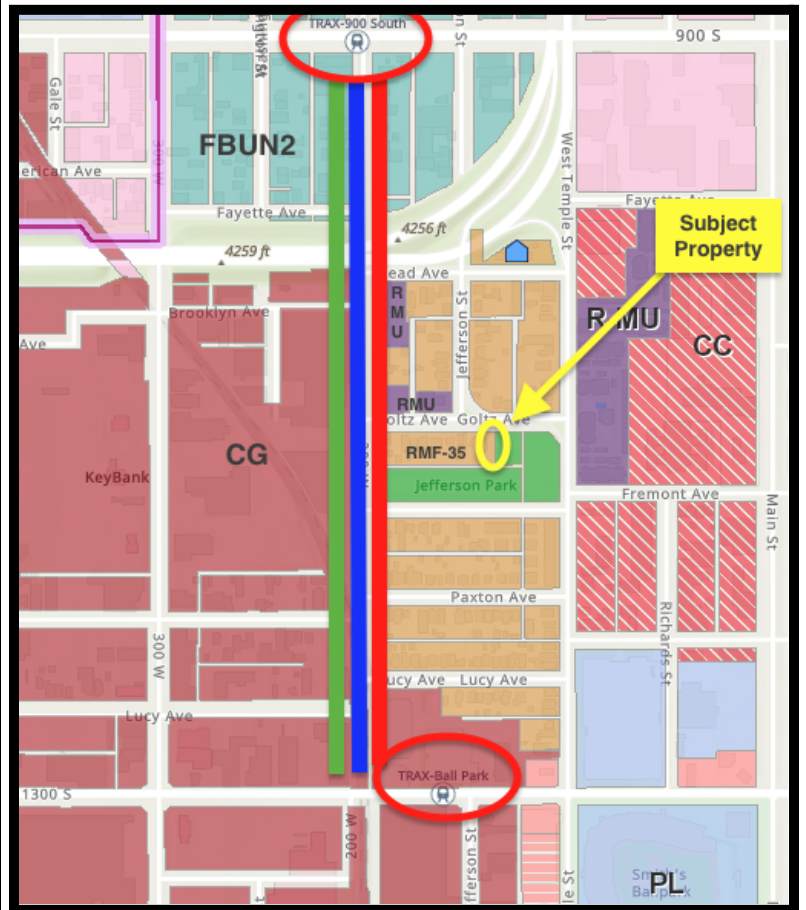
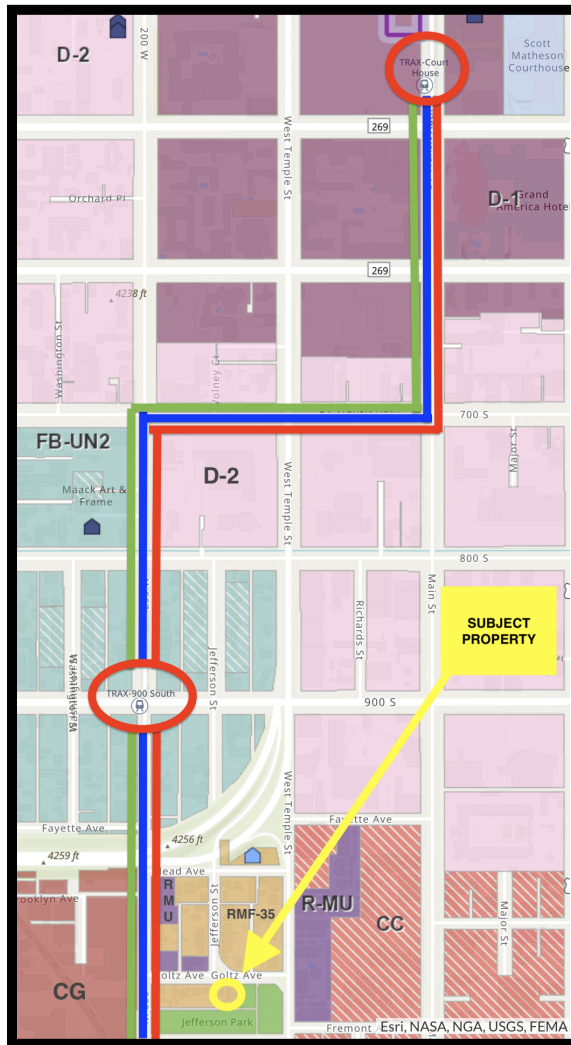
Precedents:

Medium-density residential does not follow current transit oriented development patterns. The consistent precedent for transit oriented areas throughout Salt Lake City (as seen in the visuals below) is high density. We feel this precedent for high density is appropriate and necessary. The Jefferson Park area would greatly benefit from increased density, especially as it is between two trax stations that host the green, red and blue line.

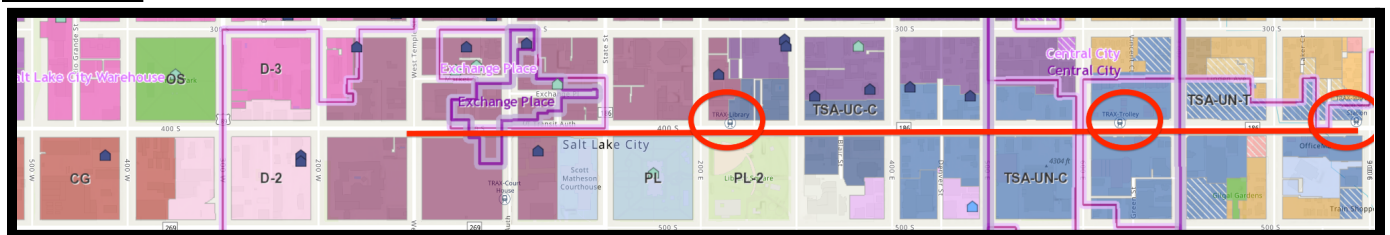
⁴ Youtube, Accessed December 2, 2022, <https://www.youtube.com/watch?v=AeYkTKKeG10>

Zoning Surrounding Major Trax Stations:⁵

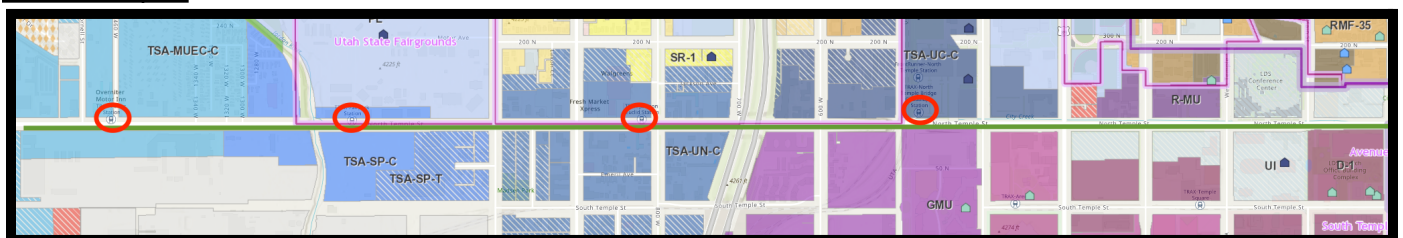
Ballpark Area:



400 South:



North Temple:



⁵ Salt Lake City Maps, Accessed December 20, 2022, <https://maps.slcgov.com/mws/zoning-lg.htm>

Purpose:

The purpose of the master plan amendment is to work towards better fulfilling the city's stated goals and vision as demonstrated in multiple master plans. The current future land use map applied to the property is unfitting and prevents transit-oriented development in the area. The characteristics of the neighborhood should not be overlooked as they are conducive to high density development. This is especially true as the parcel is in close proximity to recreational amenities, many transit options, and commercial amenities that will aid in creating a people-oriented community.

Parcel for Master Plan Amendment:

15-12-428-016-0000

Surrounding Zoning:

RMF-35; R-MU

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

By allowing for the map amendment the city will modernize the area to agree with the goals and needs stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for high density in a major transit hub, the city will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city.

Master Plan Amendment 159 & 163 Goltz

Parcels for Master Plan Amendment:

15-12-428-011-0000, 15-12-428-012-0000

Date:

February 8, 2022

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Master Plan Initiatives-

Ballpark Station Area Plan:¹

- Improve overall connectivity and walkability in the area
- Increase affordability and ***attainability of housing for current and future residents***
- Increase opportunities for home ownership in the neighborhood
- Provide enhanced street and pedestrian lighting to improve ***safety and visibility***.
- Provide a diversity of housing types and options for different incomes, familial status, age, and needs

Growing SLC:²

- ***Increase the number of units on particular parcels***
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes***.

Plan Salt Lake:³

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- Locate new development in areas with existing infrastructure and amenities, ***such as transit and transportation corridors***.

¹ Salt Lake Documents, Accessed December 14, 2022,

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- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
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Precedents:

Medium-density residential does not follow current transit oriented development patterns. The consistent precedent for transit oriented areas throughout Salt Lake City (as seen in the visuals below) is high density. We feel this precedent for high density is appropriate and necessary. The Jefferson Park area would greatly benefit from increased density, especially as it is between two trax stations that host the green, red and blue line.

⁴ Youtube, Accessed December 2, 2022, <https://www.youtube.com/watch?v=AeYkTKKeG10>

Zoning Surrounding Major Trax Stations:⁵

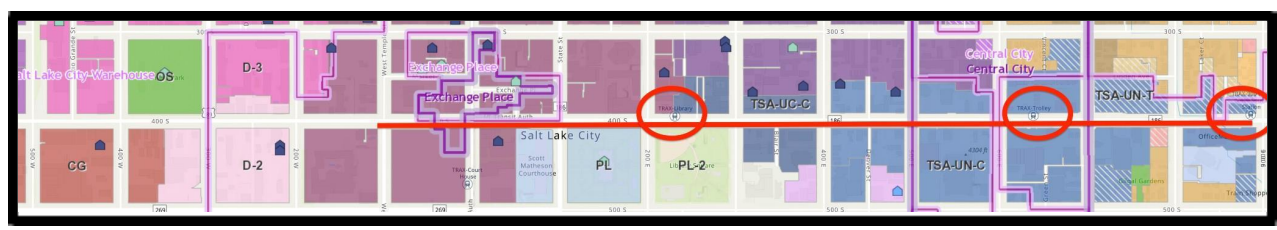
Ballpark Area:



400 South:



North Temple:



⁵ Salt Lake City Maps, Accessed December 20, 2022, <https://maps.slcgov.com/mws/zoning-lg.htm>

Purpose:

The purpose of the master plan amendment is to work towards better fulfilling the city's stated goals and vision as demonstrated in multiple master plans. The current future land use map applied to the properties are unfitting and prevent transit-oriented development in the area. The characteristics of the neighborhood should not be overlooked as they are conducive to high density development. This is especially true as the parcels are in close proximity to recreational amenities, many transit options, and commercial amenities that will aid in creating a people-oriented community.

Parcel for Master Plan Amendment:

15-12-428-011-0000, 15-12-428-012-0000

Surrounding Zoning:

RMF-35; R-MU

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

By allowing for the map amendment the city will modernize the area to agree with the goals and needs stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for high density in a major transit hub, the city will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city.

Master Plan Amendment 1036 Jefferson St

Parcels for Master Plan Amendment:

15-12-408-015-0000

Date:

February 8, 2022

We propose a master plan amendment to the Ballpark Station Area Plan-Jefferson Park Mixed Use Area. We believe that the area should not be designated as predominantly medium-density residential (allowing smaller scale buildings consisting of 2-3 stories), but rather that a high density residential zoning would be more appropriate for the Jefferson Park Mixed Use area. The purpose of the proposed amendment is to better fulfill the initiatives and goals set forth in the governing master plans, including Ballpark Station Area Plan. Additionally, we aim to bring the plan into better alignment with precedents already set forth for transit oriented areas.

Master Plan Initiatives-

Ballpark Station Area Plan:¹

- Improve overall connectivity and walkability in the area
- Increase affordability and ***attainability of housing for current and future residents***
- Increase opportunities for home ownership in the neighborhood
- Provide enhanced street and pedestrian lighting to improve ***safety and visibility.***
- Provide a diversity of housing types and options for different incomes, familial status, age, and needs

Growing SLC:²

- ***Increase the number of units on particular parcels***
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes.***

Plan Salt Lake:³

- ***Promote high density residential in areas served by transit.***
- Locate new development in areas with existing infrastructure and amenities, ***such as transit and transportation corridors.***
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.

¹ Salt Lake Documents, Accessed December 14, 2022,

http://www.slcdocs.com/Planning/Projects/Ballpark%20Station%20Area%20Plan/Ballpark%20Station%20Area%20Plan_UPDATED_4-13-22.pdf

² Salt Lake City Documents, Accessed December 19, 2022

http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

³ Salt Lake City Documents, Accessed December 14, 2022

<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

- **Promote infill and redevelopment of underutilized land**
- Enable moderate density increases within existing neighborhoods **where appropriate**
- Accommodate and promote an increase in the City's population

Overall, the Ballpark plan pushes forward the agendas laid out above, though we believe that the Jefferson Park Mixed Use area falls short in propelling the neighborhood forward. Members of the City Commissioners have shared this same sentiment during a Planning Commission Meeting (July 27th, 2022⁴). Commissioner, Levi de Oliveira, expressed his concern of the lack of density seen in the Jefferson Park Mixed Use Area: "I do believe there's not enough density beyond main street." Commissioner Jon Lee agrees and states, "It's not taking into consideration the rapid growth cycles that we go through." Following their remarks Commissioner Amy Barry closes by saying, "Ask City Council to pay special attention to increasing density, either on mainstreet or throughout."

Area:

Goltz Ave and Jefferson St specifically seem appropriate for increased density due to the character of the area. The C9 lofts, a six-story apartment complex, abuts both Goltz and Jefferson. This prominent building makes up approximately 40% of the street frontage seen on Goltz and does not go unnoticed. C9's presence, along with the area's proximity to transit, makes the streets best suited for higher density as smaller building forms feel out of place.



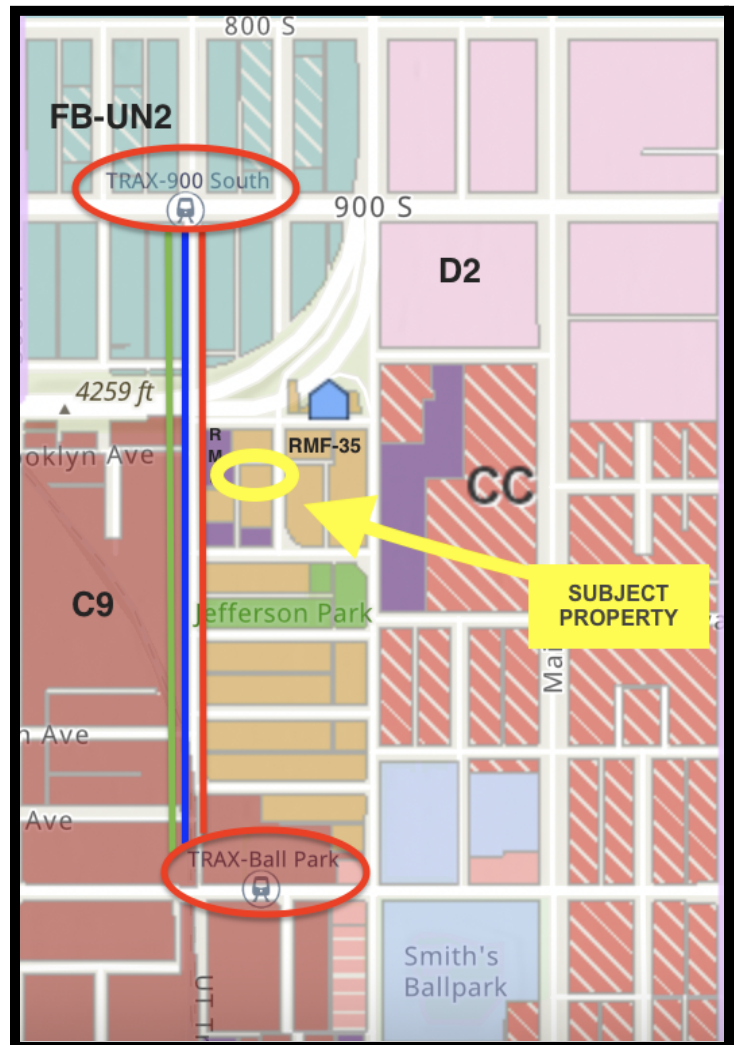
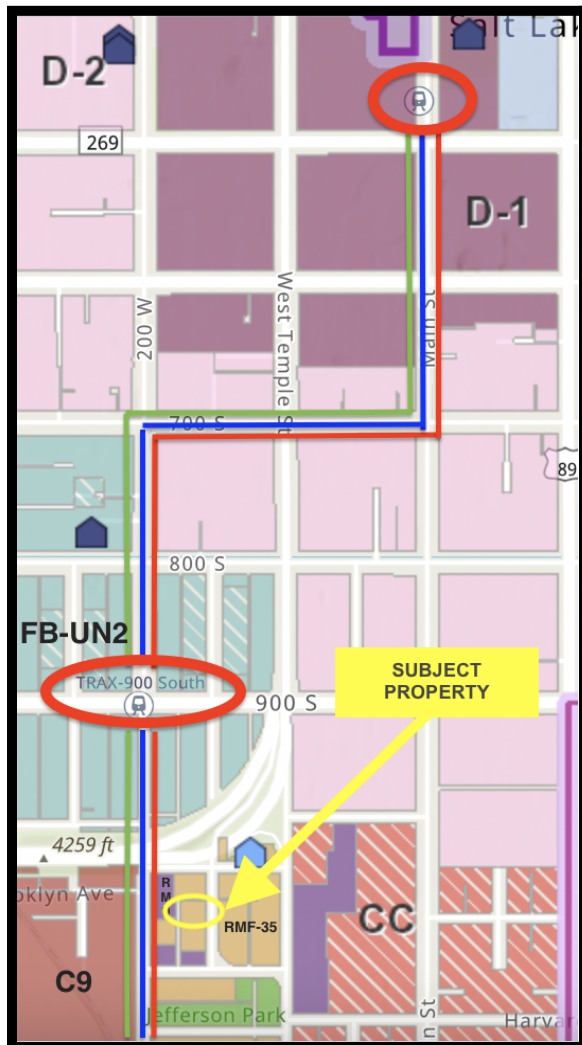
Precedents:

Medium-density residential does not follow current transit oriented development patterns. The consistent precedent for transit oriented areas throughout Salt Lake City (as seen in the visuals below) is high density. We feel this precedent for high density is appropriate and necessary. The Jefferson Park area would greatly benefit from increased density, especially as it is between two trax stations that host the green, red and blue line.

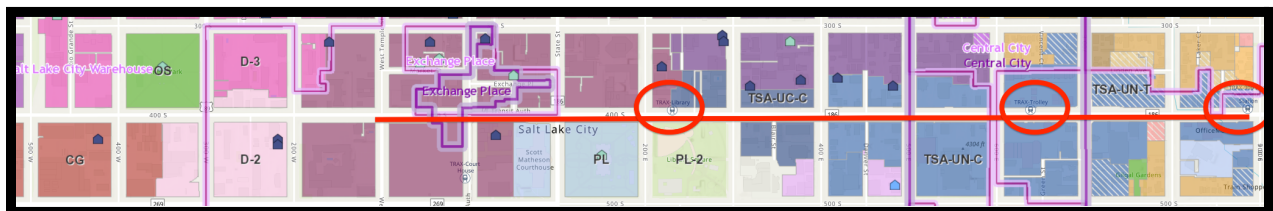
⁴ Youtube, Accessed December 2, 2022, <https://www.youtube.com/watch?v=AeYkTKKeG10>

Zoning Surrounding Major Trax Stations:⁵

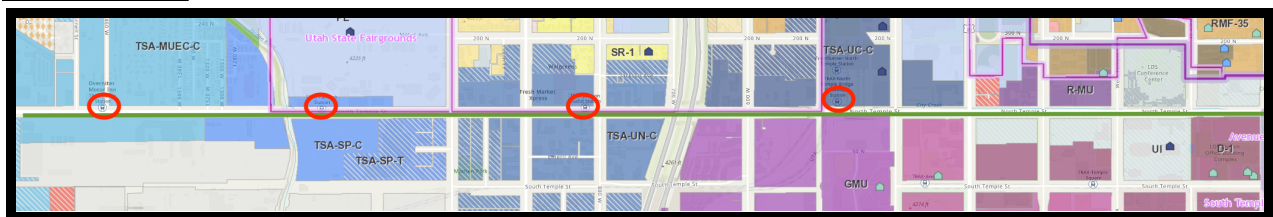
Ballpark Area:



400 South:



North Temple:



⁵ Salt Lake City Maps, Accessed December 20, 2022, <https://maps.slcgov.com/mws/zoning-lg.htm>

Purpose:

The purpose of the master plan amendment is to work towards better fulfilling the city's stated goals and vision as demonstrated in multiple master plans. The current future land use map applied to the property is unfitting and prevents transit-oriented development in the area. The characteristics of the neighborhood should not be overlooked as they are conducive to high density development. This is especially true as the parcel is in close proximity to recreational amenities, many transit options, and commercial amenities that will aid in creating a people-oriented community.

Parcel for Master Plan Amendment:

15-12-408-015-0000

Surrounding Zoning:

RMF-35; R-MU

Closing Remarks:

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