



Application for Zoning Change – Project Description

Address: 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

Parcel Map:



A statement declaring the purpose for the amendment.

This is a request for a zoning change for the four parcels located at 1435 S State Street, 1420 S Edison St and 121 E Cleveland Ave Salt Lake City, Utah 84115. Currently 1435 S State Street and 1420 S Edison St are zoned as Commercial Corridor (CC). 121 E Cleveland Ave is zoned as Single Family Residential (R-1-5000). Our request is that all parcels be zoned FB-UN2 with a height variance of up to 5 stories with a maximum height of 65'. The consolidation and rezone of said lots would 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. Our determination is that the FB-UN2 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 FB-UN2 zone would allow for the consolidation and redevelopment of said lots into a new mixed-use building (referred to hereinafter as 1435 State) while creating a 15' side yard setback and a 20' rear yard setback. This creates an important buffer between the commercial and residential properties. 1435 State will bring an elevation of architectural style, much needed housing units, additional retail and will improve the safety of the area. The building will give the appearance of 4 different buildings with the use of different building finishes, fenestration, and most importantly, the building will split on the second level into two buildings. The first level of the parking garage and retail will be the only level the two buildings share. This will ensure that the appearance of the building is a dynamic and thoughtful sequence of smaller buildings and not one long large structure.

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). 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

¹ State Street CRA Plan

² Central Community Master Plan

³ Plan Salt Lake

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 overzoned for retail and underzoned 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 stakeholders. The CRA Plan speaks clearly to the hopes of current residents and shows tremendous support for the renovation of derelict structures, increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁶

There are two recurrent themes throughout these documents that pertain to this rezone application and 1435 State: Housing and Placemaking.

Housing

1435 State plans to add approximately 179 new apartments with a mix of Studio, Jr. 1 Bedroom, 1 Bedroom, 2 Bedroom and 3 Bedrooms. Currently proposed we have 196 parking stalls which will allow the project to be self-parked and not be a parking burden on the area. This addition of housing will aid in accommodating future growth expected along State Street⁷, while offering more units at an attainable price point. The purpose of this development is not to go after the highest rents and appeal to the top renters, it is to provide much needed attainable housing that will be in at the price point of many renters in the community.

State Street is ideally positioned to help alleviate some of the 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. This area of State Street is in great need of elevated and thoughtful design and 1435 State delivers just that, all while integrating with existing public transit and creating a dynamic residential and commercial node. A node where existing residents can enjoy by creating a pedestrian friend multi-use urban neighborhood.

Placemaking

State Street naturally has always been a landmark to Salt Lake City. It is a natural gateway and artery into the CBD that has been begging for a new sense of life. Placemaking is a delicate task - blending history and character with possibility. We see this block as a space for elevated architecture design and community amenities where residents and community members will gather and live. 1435 State will attract tenants that will bring elevated dining and retail options which is exactly what is needed to liven

⁴ Life on State

⁵ Life on State

⁶ State Street CRA Plan

⁷ Master Transit Plan

⁸ State Street CRA Plan

up a stagnant portion of State Street in a way that community members can feel safe and welcome. 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

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 FB-UN2 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. The FB-UN2 zone would integrate these conflicting interests, to the benefit of all.

1435 State will be a distinguished mixed-use destination. It will help State Street to reclaim its erstwhile place as the signature street of Salt Lake City. It will create new homes, new businesses, and new connections within the neighborhood. It will integrate classic and modern design that will complement the area and be a development that sets the standard for future redevelopment on State Street.

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

The proposed use for the property is an urban infill mixed-use development. The building will replace three older structures that are in need of repair and major updating and aren't being used as the highest and best use for the site. The current buildings do not do a sufficient job in creating a buffer from aggressive State Street and the residential neighborhood to the east. The proposed development was designed to give the appearance of 4 separate buildings that share one level of parking and function as two buildings. The north side will be three-story wood frame over two-story concrete structure and the south side will be four-story wood frame over one-story concrete structure. There is a significant break in the building on the second level that allows a view corridor, sunlight, and provides a softer impact on both views from State Street and the neighborhood to the east. The ground level will be activated with retail space and the apartments central lobby. The intention is to try and attract some of the current retailers to stay and have an updated and improved space for their businesses. The units above will be a mix of Studios, 1 Bedroom, 2 Bedroom and 3 Bedroom units. The intention to include some larger family sized units was to provide housing units for families who desire to enjoy the benefits of living near downtown at an attainable price. The apartments amenities will include a gym, club room, sun deck, and rooftop deck overlooking State Street. The building respects both State Street and the neighborhood by keeping activation and height on the State Street side while properly stepping back the building on the east side to the neighborhood. The apartment building will have approximately 179 new dwelling units, 196 structured parking stalls and 8,229 sq. ft. of commercial retail space along State Street.

Commented [AM1]: Are we including a rooftop deck on this project?

⁹ State Street CRA Plan

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

- The site is in close proximity to 1301 S State Street “Coachman Mixed Use” which was rezoned recently to FB-UN2. Continuing the FB-UN2 zoning to the South will keep a rhythm and cadence with the new development on State Street.
- The State Street CRA Plan anticipates that there will be an increase in new, mixed-use infill development. These developments will have multiple uses and will increase the use and activity of the buildings and bring additional people to the area. The project area is anticipated to support mid-rise development, since much of the area can be considered accessory and supportive of downtown Salt Lake City. Rezoning to FB-UN2 aligns exactly with the State Street CRA expectations.
- Our site currently has a high crime density, zoning of FB-UN2 will make development more economically possible and in turn will bring more eyes and attention to this portion of State Street.¹⁰
- 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.’¹¹
- Suggested amendments to the CC zones along State Street included increased building height limits and removing front and side setbacks.¹²
- 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 project’s proposed density and ample parking. FB-UN2 zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.
- 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.

¹⁰ State Street CRA Plan

¹¹ Life on State Plan

¹² Life on State Plan

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 16-18-103-011-0000	1435 S State Street
Parcel 16-18-103-014-0000	1435 S State Street
Parcel 16-18-103-006-0000	1420 S Edison Street
Parcel 16-18-103-015-0000	121 E Cleveland 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.