



Mitigation of Residential Housing Loss

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

Project Description

The requested zone change would rezone four parcels located at 1435 S State Street, 1420 S Edison Street, and 121 E Cleveland Avenue. 121 E Cleveland Avenue properties are currently zoned as Single Family Residential (R-1-5000) while 1435 S State and 1420 S Edison Street are Commercial Corridor (CC). These three parcels would be consolidated and rezoned to Form Based Urban Neighborhood 2 (FB-UN2).

The development is planned to be a mixed-use complex combining much needed housing with restaurant and commercial retail space along State Street. The complex will consist of two primary structures that share one level of parking, retail space, and lobby but then separate on the second level. The buildings will consist of 3 levels of apartments on the north end and 4 levels of apartments on the south, 2 levels of parking on the north and 1 level on the south as well as ground floor commercial space. Our determination is that the FB-UN2 zone will promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods,”¹ per the State Street Community Reinvestment Area (CRA) Plan’s goals. The new apartment building will be approximately 179 new dwelling units, structured parking, and ground floor commercial space along State Street.

Housing Impact Statement

1. Adverse Impact -

Possible impacts to the community include:

- Increased traffic and parking demand;
- Greater pedestrian activity; and
- Noise and light pollution

¹ State Street CRA Plan

2. Dwelling Units to be demolished -

121 E Cleveland Ave Salt Lake City, Utah 84115

3. Fair Market Value -

\$400,000

4. Number of square feet of land zoned for residential use that would be rezoned -

The net gain of this rezone would be an additional 1.42 acres of land zoned for residential use. .12 acres would be rezoned from Single Family Residential to FB-UN2 and an additional 1.42 acres would change from Commercial Corridor to FB-UN2.

5. Mitigation Plan -

The 1435 State development is committed to protecting the residential character of the existing neighborhood while replacing and adding to both the number of dwelling units, and amount of land designated for residential use. The residence can provide housing for one family, while 1435 State will create 179 dwelling units. Rezoning to FB-UN2 would increase the city housing stock and provide neighborhood amenities to current residents.

1435 State will contribute greatly to the State Street corridor, the neighborhoods that it abuts, and the community as a whole. The development will offer increased retail and dining options to existing residents, while creating additional housing units that are attractive and positive additions to the neighborhood. 1435 State will aim to keep existing tenants as well as attract local businesses that provide community services and benefit the surrounding neighborhood. The site encourages public interaction and a proper buffer between the activity of State Street and the neighborhood to the east. Public safety will be improved with the greater foot traffic, activation on the ground level, and more eyes on street. This development will help further the City's vision of what iconic State Street to help mold it into the proper grand street that is reflective of our beautiful city.