

Salt Lake City Zoning Amendment Application

Amendment to the Zoning map

Applicant: H. Jason Winkler of Sixth South & Sixth West, LLC

Address: 619 South 600 West, Salt Lake City, UT 84101

Parcel Number: 15-01-354-001-0000

Project Description

1. A statement declaring the purpose for the amendment.

As the owners of the Property located at 619 South 600 West, Salt Lake City, UT 84101 (the "Property"), it is our desire to build a new construction Class A mixed use commercial building. We are therefore applying to change the zoning of the Property from General Commercial District ("C-G") to Downtown Support District ("D-2"). Located at the edge of Salt Lake City's Granary District, this underutilized site is envisioned as a dense, mixed-use development anchored by nearby adaptive-reuse and new construction developments. By applying the D-2 District, it will allow for a more diverse, inclusive neighborhood and further create a livable, workable, and walkable community.

The development plan is to build a new nine story one-hundred-and-twenty-foot (120') structure that aligns with the 2016 Downtown Master Plan's vision to create a "*a district where historic grit and modern refinement meet*". The area is currently Master Planned by Q Factor as part of the INDUSTRY Neighborhood. The underutilized land is a prime opportunity for thoughtful development and place making. Included in the INDUSTRY Neighborhood master plan is a 300,000-sf adaptive reuse office building, a 998-stall parking garage, restaurant space, a market rate multi-family project, an attainable housing project, a 30,000 sf Class B creative office, and this additional ground-up Class A mixed use commercial project. With the additional height and the current plans for the area, we are creating more opportunities for people to live and work in a walkable neighborhood.

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

The location sits two and a half blocks from the current D-2 zoning area (See Exhibit A) and is at the edge of The Grand Boulevards/Granary District. Much of the Grand Boulevards are already zoned D-1 or D-2, allowing for the additional building height we are seeking. The centralized location of the Property will create a launching point for businesses, sightseeing, urban living, and recreation into downtown Salt Lake City. Rezoning this location will promote a destination for major employers to establish their headquarters near Downtown Salt Lake City and build a thriving employment center. The proposed Project will be designed for pedestrian comfort including new lighting, sidewalks, public art, and street trees. Given the poor soil, highwater table, and flood plain conditions of the

site, the new mixed-use commercial building will be above grade and include a mix of parking and commercial space. This proposed one-hundred-and-twenty-foot (120') structure is directly situated next to the thirty foot (30') above grade 600 South exit ramp, making the building less visually disruptive due to the nature of the current roadway layout. With this existing urban layout, the contrast of height between the roadway and the proposed building will be much less evident due to this thirty-foot (30') difference.

The Grand Boulevards were initially identified in the Downtown Rising Plan with the goal to create *“a grand expression of a capital city; they should provide a more dignified entrance and exit”*. Our proposed project can accomplish this and more of what the city hopes to visualize as one enters downtown Salt Lake City – such as reducing the number of large signs that conflict with the concept of a grand gateway, building multi-story structures to the edge of the sidewalk, and prevent visible surface parking lots. Transit services are easily accessed two blocks away via the Salt Lake Central transit station with both TRAX and Frontrunner services available, this reduces the transportation impact on the neighborhood and improving the walkability of the area.

This project represents an enormous opportunity to create a memorable and inspiring experience for those entering and exiting the capital city. It has the power to spur redevelopment and economic growth, capitalizing on the significant investments already established along the corridor. Recent development in the area has begun establishing a unified neighborhood that includes offices, shopping, restaurants, and residential areas to encourage social gatherings. Many of the employees at the existing adjacent businesses walk, ride bikes, or take public transit to work, reducing vehicular traffic and environmental impact. Offering additional walkable office space reduces after-hours neighborhood noise and impact while introducing an attractive, efficient, and environmentally friendly building to a thriving, revitalized area.

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

Changing the zoning of the Property to D-2 would be more in line with the uses of the neighboring properties, the City's master plan, and further create a centralized neighborhood. Current zoning does not allow for sufficient height to build suitable mixed-use office space. The additional height that D-2 offers is necessary to achieve the efficiency, density, and quality of the structure. The 600 South freeway offramp further hinders development of this property by shielding the lower thirty feet (or half) of the allowable sixty-foot structure in the current C-G District. The first thirty-feet (30') would be better suited as a series of less active parking levels that would elevate the commercial space above the freeway off-ramp. Without this additional height and overall density, the required structure would contain a disproportionate amount of parking and shrink the occupiable square footage, thereby diminishing both the aesthetic and useable space.

4. Is the request amending the Zoning map? Yes.

Exhibit A

