

Stanbridge Project Master Plan Amendment Request

NeighborWorks Salt Lake (NWSL) is seeking an *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential*. “The goal of the Northwest Community Plan is to improve the living and working environment in the community.” NWSL intends to help achieve this goal by converting a long-vacant, littered, and hazardous parcel of land currently zoned R1-7000 to a vibrant community of approximately 20-plus homes designed with affordability and energy efficiency in mind.

Amending the Northwest Community Plan as requested would allow the development of the Stanbridge Project while not altering the existing character of that corner of the neighborhood. The Stanbridge Project is consistent with the Plan Salt Lake Guiding Principle of “access to a wide variety of housing types for all income levels throughout the city . . .” It is also consistent with the Growing SLC five-year housing plan (2018-2022) goal of “increasing housing opportunities for cost-burdened households.”

NWSL has been successfully developing affordable housing since 1977. NWSL first began acquiring Stanbridge Project properties in December 2021. Since that time, NWSL has had numerous conversations with current residents of the area. The neighborhood is supportive and recognizes that replacing empty lots with new, affordable, medium-density housing adds both value and vibrancy.

In summary, the requested *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential* for the vacant parcel making up the Stanbridge Project should be approved given that the Stanbridge Project:

- Is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
- Furthers the specific purpose statements of the zoning ordinance;
- Is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
- Implements best current, professional practices of urban planning and design; and
- Is similar to other low to medium density projects that were previously approved and built in this area, establishing precedent for approving comparable requests.