

Written Narrative for Zoning Amendment

CG General Commercial to D2 Downtown Support District

Applicant: TAG SLC

Request: Zoning Amendment

Subject Parcels: 15-12-130-024, 15-12-130-027, 15-12-130-028, 15-12-130-002

Addresses: 333-339 W 700 S, 345 W 700 S, 349 W 700 S

Date: 11/2/23

TAG SLC (the “Developer”) is seeking a rezone for the properties located at 333-339 W 700 S, 345 W 700 S and 349 W 700 S in Salt Lake City (the “Property”).

Concurrent with this letter, Developer is submitting: a General Zoning Amendment Application (collectively the “Application”) as required by Salt Lake City (the “City”). The purpose of this letter is to address the Application requirements and provide written supporting materials for the Application.

We propose a rezoning from CG to D2. We believe that this proposed rezone aligns with the City's development goals and objectives, particularly with respect to bolstering the housing supply in the market. We are also seeking to remove split zoning for one of the subject parcels to ensure a clear and efficient path for future development of the area.

1. Current General Plan Classification: The current City General Plan classification for the Property is located in the Granary district within the Downtown Master Plan.

2. Current Zoning Classification: The current City zoning classification is CG General Commercial District. Parcel 15-12-130-024 is split zoned between CG and D-2 Downtown Support District.

3. Requested Zoning Classification: The Developer is requesting a Zoning Classification and change of the Zoning Map to D-2 Downtown Support District.

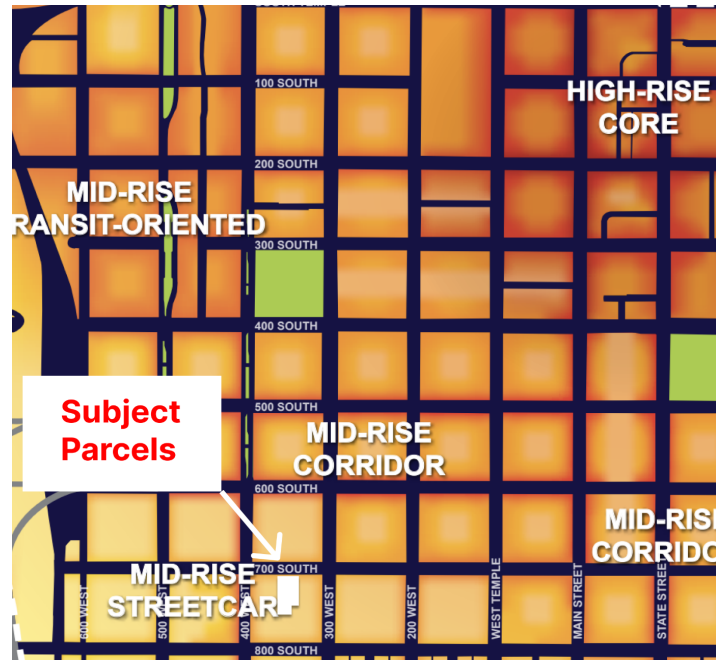
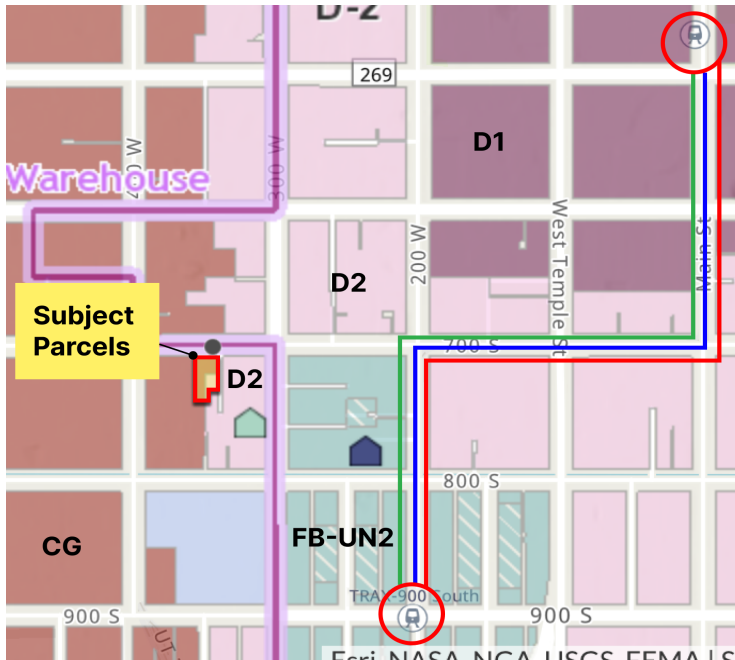
4. Reasons in Support of Requested Zone Change:

a. Mid-rise Developments

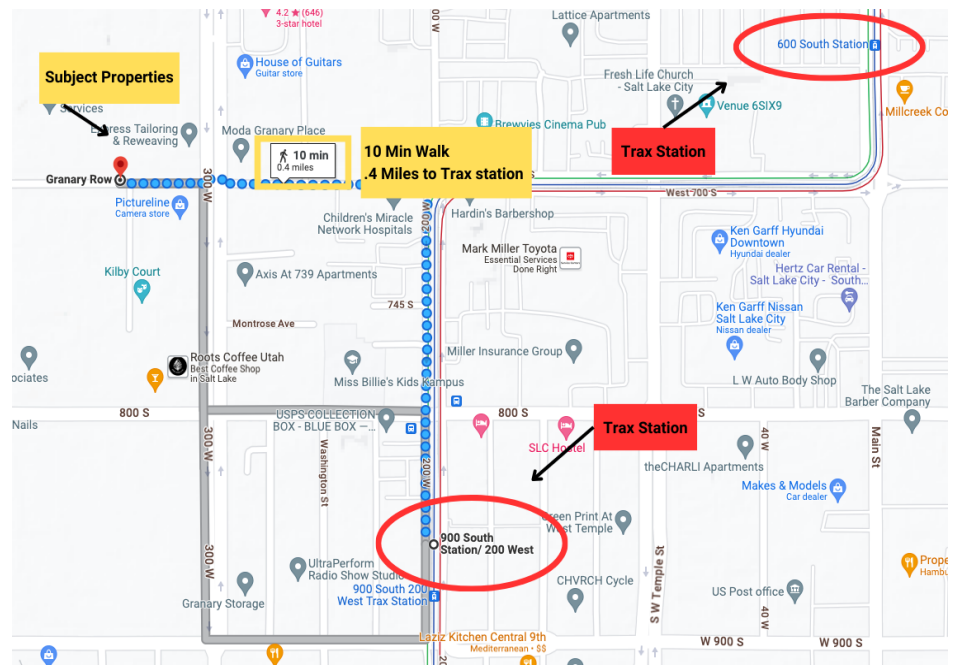
The Granary district in Salt Lake City is undergoing a transition towards a thriving community that features **mid-rise developments** as a key component of its revitalization. The area is transforming from industrial and warehouse buildings to a hub for creative industries, offices, retail, restaurants, and residential spaces.¹ The Downtown Master Plan showcases the block where the subject Property lies as an area for Mid-Rise Development. Mid-rise development is defined as: 5-12 stories (approximately 60’-168’). This description works perfectly within the framework of D2 Building height Maximums which state: The maximum permitted building height shall not exceed one hundred twenty feet (120’)

¹ Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf>

Area Visuals:



Transportation is the primary contributor to pollution, responsible for 42% of winter air quality issues. In response, the state has introduced zoning changes promoting transit-friendly neighborhood centers. Increasing the population residing within 0.4 miles of transit hubs is a recognized strategy for curbing car-related emissions. This location is strategically positioned within 0.4 miles of one Trax station and 0.6 miles of another, making it an ideal choice for public transportation access.



² American Legal, Accessed May, 8, 2023, https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-65545

c. Governing City Documents

To address the growth and housing challenges, over the years the City has developed goals, objectives and policies as stated through its various adopted planning documents, including: The Downtown Plan (Adopted 2016), Housing SLC (2023-2027), Growing SLC, A Five-Year Housing Plan (2018-2022); Plan Salt Lake, etc.

The Downtown Plan:³

- The [Granary] neighborhood is highly served by transit with both TRAX and the Downtown Streetcar. 900 South connects the Granary to the west side
- Downtown is the economic heart of Utah and the largest job center. A better jobs-housing balance eases the daily commute
- Downtown has a low population density and could benefit financially and socially from a larger residential community

Housing SLC⁴

- Neighborhoods with access to jobs, transit, greenspace, and basic amenities
- Salt Lake City also faces significant air quality challenges that have the potential to be exacerbated by a growing population
- Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity market
- It requires a network of partners to alleviate housing instability
- Salt Lake City has a strong network of innovative market-rate developers

Growing SLC:⁵

- It is imperative that ***new housing be constructed in the right locations of the city***
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes***
- 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***

Plan Salt Lake:⁶

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

³ Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf>

⁴ Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf>

⁵ Salt Lake City Documents, Accessed May 8, 2023, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁶ Salt Lake City Documents, Accessed May 8, 2023, <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

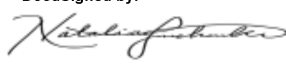
- ***Promote high density residential in areas served by transit.***
- Locate new development in areas with existing infrastructure and amenities, ***such as transit and transportation corridors.***
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Salt Lake City is one of the fastest growing cities in the nation and boasts a strong housing and employment market. Although growth in population and employment supports a vibrant community, for many residents and workers, SLC is becoming a city out of reach. Similar to cities across the country, Salt Lake City is faced with housing prices that are rising more rapidly than wages, resulting in a lack of diverse and affordable housing.

It is evident that the issue of housing supply and development is a critical matter that requires careful planning and execution. As Mayor Erin Mendenhall stated, there is a sense of urgency to act now and ensure that our growth aligns with the needs and objectives of the city (ULI Trends conference, 11/8/22). We cannot afford to make mistakes that would impede the progress and development of our community for decades to come, as noted by Executive Director of Wasatch Front Regional Council, Andrew Gruber. (ULI Trends conference, 11/8/22).

The need for innovative and sustainable housing solutions has never been more pressing. As populations grow and urbanization increases, there is an urgent demand for more housing. This is where collaboration and teamwork play a crucial role. By working together, we can leverage the expertise and resources of both private and public sectors to create housing solutions that meet the needs of our communities. We appreciate your time and consideration of this application!

All the best,

DocuSigned by:

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