

Purpose for the Amendment



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THE PURPOSE OF THE REQUESTED CHANGE TO THE ZONING MAP IS TO ALLOW FOR A HIGHER DENSITY DEVELOPMENT ON THE SOUTH PORTION OF THE PROPERTIES OWNED BY HARDAGE HOSPITALITY. SPECIFICALLY, THE REQUEST IS TO CHANGE THE ZONING ON PARCELS 16-05-303-028 AND 16-05-303-034 FROM TSA-UN-T TO TSA-UN-C AND THE SOUTHERN 3' PORTION OF PARCEL 16-05-303-017 FROM RMF-35 TO TSA-UN-C.



FIG. 1 - PORTION OF ZONING MAP



FIG. 2 - CURRENT ZONING MAP AND AREA OF REQUESTED CHANGE



Rationale for amending the General Plan



Rationale for amending the General Plan

IT IS WELL KNOWN AND DOCUMENTED THAT SALT LAKE CITY IS EXPERIENCING A SIGNIFICANT HOUSING SHORTAGE. IN THE HOUSING PLAN GROWING SLC: A FIVE YEAR HOUSING PLAN 2018-2022, THIS FACT IS ACKNOWLEDGED ALMOST IMMEDIATELY IN THE COVER LETTER FROM THEN MAYOR BISKUPSKI AND REPEATED THROUGHOUT THE DOCUMENT.

1. EXECUTIVE SUMMARY

Universally, the home is the bedrock upon which every person builds the foundation of their lives. The home is fundamental to establishing roots in a community and achieving a basic sense of safety, security, and stability for those that live within its walls. It is when these basic needs are met that people have the ability to take a risk and improve their situations, to contribute socially, culturally, and economically, and build a better community.

In recognition of the role that housing plays in the success of the individual and the community, this plan is intended to establish that **Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities.** This plan outlines the housing solutions through which Salt Lake City will advance this vision. It imagines a city where all residents, current and prospective, regardless of race, economic status, or physical ability can find a place to call home. To achieve this goal, the City's housing policy must address issues of affordability at the root, creating long-term solutions for increasing the housing supply, expanding opportunities throughout the city, addressing systemic failures in the rental and preserving our existing units.

Salt Lake City is growing. From 2010-2014, the city gained 4,400 new residents, doubling the pace of growth that was recorded between 2000 and 2010. We anticipate that the growth will continue, adding an additional 30,000 residents by 2030. Salt Lake City's current population of 190,873 people consists of 78 households. **The average household in Salt Lake City includes 2.45 people with 52 percent of the households being comprised of families.**

Salt Lake City's population includes unique characteristics, notably a high proportion of millennials and minority groups and a low proportion of seniors. Post-college aged millennials (age 25-34) account for 21 percent of the population.

Growing Salt Lake: 2018-2022

The housing crisis also impacts middle-income households. The historically low vacancy rate of 2 percent in Salt Lake City in 2017 has driven prices up in every neighborhood. In many cases, middle-income households are forced to make the decision to locate in neighborhoods that they would not otherwise choose, take on greater amounts of debt, or move to another community. In August 2016, Salt Lake City conducted the Salt Lake Live Work Survey, which included people that commuted into the city for work. Among these commuters, 52 percent indicated that they would consider living in Salt Lake City if housing were more affordable. Salt Lake City's population grows by 60 percent every day from in-commuters, which creates significant stress on our transportation network and the environment. Providing more affordable options could greatly reduce these impacts, which are shared by all residents.

percent of their income on housing cost-burdened, spending more than those already living in poverty, but having as little as \$500 remaining for food and healthcare. These groups are hungry, move frequently, and are less likely to perform well in school, which in turn contribute to the inter-generational impacts of cost-burdened households and poverty.

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Exacerbating the housing crisis are local barriers to housing development. These barriers, such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation. Many of these regulations were created at a time of population contraction. For example, much of the east side of the city is zoned for single-family scale development, which significantly reduces the number of residential units that can be built and drives up prices for the limited supply that is available. While the current building boom is in part supported by improvements in land use regulations that were made throughout the last decade, the expanded application of these improvements, as well as further modernization, is required to reduce local barriers and create more housing opportunities throughout the city for low and moderate income households. The removal of these barriers will not solve the housing crisis on its own. Without well-crafted policies and additional incentives, creating greater flexibility could result in the displacement of affordable housing. However, if done correctly, the removal of local barriers is fundamental to opening up neighborhoods with quality infrastructure, as well as strong educational, social, economic, and culture networks.

Housing cost should be less than 30% of a household's gross monthly income.

A single person household in Salt Lake County has an Area Median Income (AMI) of \$51,690; the AMI for a family of four is \$73,900.

Affordable housing for a single person in Salt Lake City currently earning 80% AMI or \$41,352 would be a rental cost of approximately \$1,476/month, or a home priced around \$175,000 (est. mortgage \$824/mo + taxes and insurance).

Affordable housing for a Salt Lake City family of four earning 80% AMI, or \$59,060, would be a rental costing about \$1,476/month or a home priced around \$285,000 (est. mortgage \$1,193/month + taxes and insurance).

Source: Salt Lake County Community Resources and Development (2016 Area Median Income).

Growing Salt Lake: 2018-2022

AMONG THE MANY PROPOSED SOLUTIONS TO ADDRESSING THIS CHALLENGE IS THE STRATEGY OF "IMPROVING OR EXPANDING ON ZONES THAT HAVE SUPPORTED RECENT HOUSING DEVELOPMENT, INCLUDING THE TRANSIT STATION AREA (TSA),". THIS IS THE EXACT STRATEGY THAT THIS AMENDMENT REQUEST IS PURSUING.

Expanding this system of zoning with a focus on new residential and commercial development along transportation corridors will allow the private market to fill the housing demand where the city needs it most. To ensure that the maximum

GOAL 1: INCREASE HOUSING OPTIONS

GOAL 2: AFFORDABLE HOUSING

GOAL 3: EQUITABLE & FAIR HOUSING

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

Plan Salt Lake's Existing Conditions report shows that the City has not had a significant update to its zoning code since the mid-1990s. Land use decisions of the 1990s came about as a reaction to the gradual population decline that occurred over the preceding three decades. Conversely, the city's population has grown by 20 percent in the last two decades, (the fastest rate of growth in nearly a century) presenting a need for a fundamentally different approach. Household type and makeup has also significantly changed to reflect smaller household sizes in the city.

Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation. A concentrated zoning and land use review is warranted to address these critical issues and to refine code so that it focuses on form and scale of development rather than intended use.

1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.

In order to respond to the demographic shift described above, modernizing zoning is key not only to catching up with the demand, but creating housing that responds to every stage of life whether just starting out or downsizing later in life. Immediate strategies that will be pursued for greatest impact include improving or expanding on zones that have supported recent housing development, including the Transit Station Area (TSA), Residential Mixed-Use (R-MU), Sugar House Business District (CSHBD), Gateway Mixed-Use (GMU), Central Business District



Rationale cont'd

Just as GROWING SLC LOOKED TO THE POTENTIAL FOR HIGHER DENSITY AS ONE STRATEGY TO ADDRESS THE HOUSING STOCK SHORTFALL, THE SUCCESSOR DOCUMENT, HOUSING SLC LOOKS TO CONTINUE THE POLICY. INDEED, GOAL 1 OF THE DOCUMENT IS TO DEVELOP 10,000 NEW HOUSING UNITS. THOUGH THERE IS A STATED GOAL OF A MINIMUM OF 2,000 DEEPLY AFFORDABLE AND ANOTHER MINIMUM OF 2,000 UNITS OF AFFORDABLE HOUSING, THERE STILL REMAINS A NEED FOR UP TO 6,000 UNITS OF ADDITIONAL HOUSING TO MEET THE TARGET.

Goals

From these key findings, the City developed three goals, each of which is supported by a series of action items, and which, as accomplished, will help alleviate the current crisis in housing affordability.

GOAL 1

Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metrics:

- A Entitle 10,000 new housing units throughout the city,
 1. Minimum 2,000 units deeply affordable (30%AMI or below)
 2. Minimum 2,000 units affordable (31%- 80%AMI)

BUILDING UPON THE STRATEGIES AND GOALS OUT LINED PREVIOUSLY, HOUSING SLC TAKES A MORE GRANULAR APPROACH TO DEVELOPING STRATEGIES AND RESPONSES. THIS IS PART SPURRED BY THE PASSAGE OF HB 364 - HOUSING AFFORDABILITY AMENDMENTS PASS BY THE 2023 UTAH LEGISLATURE. THIS BILL REQUIRED THE CITY (AND OTHERS WITH FIXED GUIDEWAY PUBLIC TRANSIT STATIONS) TO SELECT STRATEGIES TO INCORPORATE TO BE ELIGIBLE FOR STATE FUNDING. AS NOTED IN THE PLAN, *"THE CITY IS REQUIRED TO SELECT AT LEAST FIVE OF THE STRATEGIES BELOW, INCLUDING STRATEGY V AND AT LEAST ONE OF THE G, H, OR Q. TO BE ELIGIBLE FOR PRIORITY CONSIDERATION FOR STATE FUNDING, THE CITY MUST SELECT AT LEAST SIX STRATEGIES."*

Moderate Income Housing Strategies

(The strategies the City has selected for implementation in Housing SLC)

Salt Lake City is required to select at least four of the strategies below, including strategy V and at least one of G, H, or Q		
SELECTED	CATEGORY	HOUSING STRATEGY
	A	Rezone for densities necessary to facilitate the production of moderate income housing;
	B	Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
Yes	C	Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
	D	Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
Yes	E	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
Yes	F	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
Yes	G	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
Yes	H	Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
Yes	I	Amend land use regulations to allow for single room occupancy developments;
Yes	J	Implement zoning incentives for moderate income units in new developments;
Yes	K	Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
Yes	L	Reduce, waive, or eliminate impact fees related to moderate income housing;
Yes	M	Demonstrate creation of, or participation in, a community land trust program moderate income housing;
	N	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

Salt Lake City is required to select at least four of the strategies below, including strategy V and at least one of G, H, or Q		
SELECTED	CATEGORY	HOUSING STRATEGY
Yes	O	Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
Yes	P	Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing
Yes	Q	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
	R	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
Yes	S	Create a program to transfer development rights for moderate income housing;
	T	Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
Yes	U	Develop a moderate income housing project for residents who are disabled or 55 years old or older;
Yes	V	Develop and adopt a station area plan in accordance with Section 10-9a-403.1;
Yes	W	Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
Yes	X	Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.



Central Community Master Plan

THE PARCELS INVOLVED IN THIS GENERAL PLAN AMENDMENT FALL UNDER THE POLICY GUIDELINES OF THE CENTRAL COMMUNITY MASTER PLAN. THIS DOCUMENT, ADOPTED IN NOVEMBER, 2005 WAS AN UPDATE/SUCCESSOR TO THE EAST CENTRAL NEIGHBORHOOD PLAN AND ASSOCIATED EAST CENTRAL NEIGHBORHOOD PLAN ADDENDUM ADOPTED IN 1984 AND 1990 RESPECTIVELY. IN TURN, THE CENTRAL COMMUNITY MASTER PLAN WAS AMENDED THROUGH THE 400 SOUTH LIVABLE COMMUNITIES PROJECT (TRANSIT ORIENTED DEVELOPMENT) ADOPTED OCTOBER 5, 2012. THE MASTER PLAN COVERS A NUMBER OF TOPICS INCLUDING LAND USE, ACCESS/MOBILITY, HISTORIC PRESERVATION, URBAN DESIGN, ENVIRONMENT, AND PUBLIC UTILITIES/FACILITIES. INCLUDED IN THE GOALS OF THE DOCUMENT, SHOWN BELOW, ARE TO PREVENT INAPPROPRIATE GROWTH IN SPECIFIC PARTS OF THE COMMUNITY AND TO PROVIDE OPPORTUNITIES FOR SMARTER AND MORE CREATIVE DEVELOPMENT PRACTICES TO BETTER SERVE THE COMMUNITY AMONG OTHERS.

Goals of this master plan

Implementation of the goals, objectives and policies contained in this master plan can accomplish the following:

1. Protect and improve the quality of life for everyone living in the community, regardless of age or ability.
2. Improve and support community involvement, public participation, and neighborhood activism in the Central Community.
3. Provide a basis for funding specific programs that assist housing, capital improvement programs, and public services.
4. Provide opportunities for smarter and more creative development practices to better serve the community.
5. Prevent inappropriate growth in specific parts of the community.
6. Encourage specific types of growth in designated parts of the community.
7. Establish financial incentives to support alternative modes of mobility.
8. Preserve historic structures and residential neighborhoods.
9. Establish recommendations for better coordination and administrative review of construction projects and city applications.

GOALS FROM CENTRAL COMMUNITY MASTER PLAN

Residential Land-use policies

BEGINNING ON PAGE 9 OF THE MASTER PLAN A LIST OF THE RESIDENTIAL LAND USE POLICIES ARE ORGANIZED INTO FOUR MAIN CATEGORIES: OVERALL LAND USE POLICY, POLICIES FOR EXISTING HOUSING, POLICIES FOR NEW CONSTRUCTION, AND POLICIES FOR RESIDENTIAL MIXED USE.

OVERALL LAND USE

POLICY RLU 1.0 BASED ON THE FUTURE LAND USE MAP, USE RESIDENTIAL ZONING TO ESTABLISH AND MAINTAIN A VARIETY OF HOUSING OPPORTUNITIES THAT MEET SOCIAL NEEDS AND INCOME LEVELS OF A DIVERSE POPULATION.

- RLU-1.1** PRESERVE LOW-DENSITY RESIDENTIAL AREAS AND KEEP THEM FROM BEING REPLACED BY HIGHER DENSITY RESIDENTIAL AND COMMERCIAL USES.
- RLU-1.2** PROVIDE OPPORTUNITIES FOR MEDIUM-DENSITY HOUSING IN AREAS BETWEEN THE CENTRAL BUSINESS DISTRICT AND LOWER-DENSITY NEIGHBORHOODS AND IN AREAS WHERE SMALL MULTI-FAMILY DWELLINGS ARE COMPATIBLE.
- RLU-1.3** RESTRICT HIGH-DENSITY RESIDENTIAL GROWTH TO DOWNTOWN, EAST DOWNTOWN, TRANSIT ORIENTED DISTRICTS, AND GATEWAY.
- RLU-1.4** PRESERVE THE CHARACTER OF THE INNER-BLOCK COURTS.
- RLU-1.5** USE RESIDENTIAL MIXED USE ZONES TO PROVIDE RESIDENTIAL LAND USES WITH SUPPORTIVE RETAIL, SERVICE, COMMERCIAL, AND SMALL-SCALE OFFICES AND MONITOR THE MIX OF USES TO PRESERVE THE RESIDENTIAL COMPONENT.
- RLU-1.6** ENCOURAGE COORDINATION BETWEEN THE FUTURE LAND USE MAP, ZONING ORDINANCES, AND THE SALT LAKE CITY COMMUNITY HOUSING PLAN.
- RLU-1.7** ENSURE THAT FUTURE AMENDMENTS TO THE ZONING MAP OR TEXT OF THE ZONING ORDINANCE DO NOT RESULT IN A SIGNIFICANT AMOUNT OF NONCONFORMING LAND USES.

EXISTING HOUSING POLICY - PRESERVATION

POLICY RLU- 2.0 PRESERVE AND PROTECT EXISTING SINGLE- AND MULTI-FAMILY RESIDENTIAL DWELLINGS WITHIN THE CENTRAL COMMUNITY THROUGH CODES, REGULATIONS, AND DESIGN REVIEW.

- RLU-2.1** PRESERVE HOUSING STOCK THROUGH INCENTIVES AND CODE ENFORCEMENT BY IMPLEMENTING THE SALT LAKE CITY COMMUNITY HOUSING PLAN.
- RLU-2.2** CONSIDER OPPORTUNITIES FOR THE CITY TO PURCHASE RESIDENTIAL PROPERTIES AND MARKET THEM THROUGH CITY HOUSING PROGRAMS.
- RLU-2.3** PROVIDE IMPROVEMENT PROGRAMS FOR REDEVELOPMENT AND REHABILITATION OF RESIDENTIAL STRUCTURES AND NEIGHBORHOODS.
- RLU-2.4** ASSIST HOMEBUYERS BY MARKETING AVAILABLE GOVERNMENT FUNDING PROGRAMS AND RESIDENTIAL REHABILITATION PROGRAMS, SUCH AS TAX BENEFITS FOR OWNERS OF STRUCTURES IN NATIONAL REGISTER HISTORIC DISTRICTS.



Central Community Master Plan cont'd

- RLU-2.5** PROMOTE REDUCTION OF DETERIORATION OF RESIDENTIAL NEIGHBORHOODS THROUGH CODE ENFORCEMENT PRACTICES.
- RLU-2.6** ENCOURAGE THE USE OF PROGRAMS TO FACILITATE THE REHABILITATION OR REPLACEMENT OF UNSAFE OR BOARDED STRUCTURES.
- RLU-2.7** ENCOURAGE THE ENFORCEMENT OF LANDSCAPING REQUIREMENTS FOR VACANT BUILDINGS AND PROPERTY.

NEW CONSTRUCTION POLICY - VARIETY OF OPTIONS

POLICY RLU-3.0 PROMOTE CONSTRUCTION OF A VARIETY OF HOUSING OPTIONS THAT ARE COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOODS OF THE CENTRAL COMMUNITY.

- RLU-3.1** ENCOURAGE RESIDENTIAL LAND DEVELOPERS TO BUILD HOUSING THAT PROVIDES RESIDENTIAL OPPORTUNITIES FOR A RANGE OF INCOME LEVELS, AGE GROUPS, AND FAMILY SIZE.
- RLU-3.2** ENCOURAGE A MIX OF AFFORDABLE AND MARKET- RATE HOUSING FOR OWNER OCCUPANCY THROUGHOUT THE CENTRAL COMMUNITY. ENCOURAGE A MIX OF RENTAL PROPERTIES FOR THOSE WHO CANNOT AFFORD OR DO NOT CHOOSE HOME OWNERSHIP.

DESIGN INNOVATION

- RLU-3.3** USE THE PLANNED DEVELOPMENT PROCESS TO ENCOURAGE DESIGN FLEXIBILITY FOR RESIDENTIAL HOUSING WHILE MAINTAINING COMPATIBILITY WITH THE NEIGHBORHOOD.
- RLU-3.4** ENCOURAGE HIGH PERFORMANCE, ENERGY-EFFICIENT RESIDENTIAL DEVELOPMENT.

INFILL AND REHABILITATION

- RLU-3.5** SUPPORT THE EFFORTS OF THE HOUSING DIVISION AND THE REDEVELOPMENT AGENCY TO PROVIDE RESIDENTIAL CONSTRUCTION IN ALL QUALIFYING NEIGHBORHOODS WITHIN THE CENTRAL COMMUNITY.
- RLU-3.6** IDENTIFY PROPERTIES FOR NEW RESIDENTIAL CONSTRUCTION OR REHABILITATION AND WORK WITH LOCAL COMMUNITY DEVELOPMENT CORPORATIONS (CDC'S), THE CITY HOUSING DIVISION, AND THE REDEVELOPMENT AGENCY TO DEVELOP NEW INFILL AND REHABILITATION PROJECTS.

MIXED USE POLICY

POLICY RLU-4.0 ENCOURAGE MIXED USE DEVELOPMENT THAT PROVIDES RESIDENTS WITH A COMMERCIAL AND INSTITUTIONAL COMPONENT WHILE MAINTAINING THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD.

- RLU-4.1** ENCOURAGE THE DEVELOPMENT OF HIGH-DENSITY RESIDENTIAL AND MIXED USE PROJECTS IN THE CENTRAL BUSINESS DISTRICT, EAST DOWNTOWN, AND GATEWAY AREAS.
- RLU-4.2** SUPPORT SMALL MIXED USE DEVELOPMENT ON THE CORNERS OF MAJOR STREETS THAT DOES NOT HAVE SIGNIFICANT ADVERSE IMPACTS ON RESIDENTIAL NEIGHBORHOODS.

THIS PROPOSAL IS LOCATED WITHIN THE BRYANT NEIGHBORHOOD OF THE EAST CENTRAL NORTH NEIGHBORHOOD PLANNING AREA. THE FOLLOWING ARE ISSUES, FOUND THE MASTER PLAN, ARE PERTINENT TO THIS AREA:

HISTORIC PRESERVATION

- PROTECT DESIGNATED HISTORIC RESOURCES AND NATIONAL REGISTER PROPERTIES.
- ENSURE THAT TRANSIT-ORIENTED DEVELOPMENT AND OTHER DEVELOPMENT PATTERNS ARE CONSISTENT WITH HISTORIC PRESERVATION GOALS.

STREETS AND CIRCULATION

- PROVIDE ADEQUATE AMOUNTS OF RECREATIONAL AND OPEN SPACE.
- PLANT MORE TREES IN THE PARK STRIPS AND ON CENTER MEDIANS.
- ADDRESS ISSUES RELATING TO BUSINESS AND UNIVERSITY STUDENT ON-STREET PARKING AS IT NEGATIVELY IMPACTS RESIDENTIAL NEIGHBORHOODS.
- ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED FOR SPECIFIC LAND USES.
- IMPROVE INFRASTRUCTURE AND CIRCULATION PATTERNS FOR INTERIOR STREETS / COURTS.
- IMPROVE CIRCULATION OF TRANSIT OTHER THAN THE PRIVATE AUTOMOBILE, INCLUDING PEDESTRIAN, BICYCLE AND MASS TRANSIT.
- IMPLEMENT TRAFFIC CALMING POLICIES.
- IMPROVE THE INTERSECTION AT 1200 EAST AND 300 SOUTH.
- IMPROVE PEDESTRIAN CIRCULATION AROUND THE 900 EAST 900 SOUTH COMMERCIAL NODE.

Residential

- REDUCE EXCESSIVE DENSITY POTENTIAL, STABILIZE THE NEIGHBORHOOD AND CONSERVE THE NEIGHBORHOOD'S RESIDENTIAL CHARACTER.
- IMPROVE ZONING ENFORCEMENT, INCLUDING ILLEGAL CONVERSION TO APARTMENTS, YARD CLEANUP, "SLUM LORDS," ETC.
- ENCOURAGE HIGHER DENSITY HOUSING IN EAST DOWNTOWN, DOWNTOWN, AND GATEWAY TO DECREASE THE PRESSURE TO MEET THOSE HOUSING NEEDS IN THIS NEIGHBORHOOD.
- ENSURE NEW MULTI-FAMILY DEVELOPMENT IS CAREFULLY SITED, WELL DESIGNED, AND COMPATIBLE IN SCALE.
- PROVIDE MORE AFFORDABLE HOUSING (OWNER OCCUPIED AND RENTAL)

THROUGH ALL OF THIS DOCUMENTATION A FEW THEMES ARE EVIDENT THROUGH REPETITION AND EMPHASIS.

- **PRESERVE AND PROTECT NEIGHBORHOODS**
- **MAINTAIN HISTORIC STRUCTURES AND DISTRICTS**
- **PROVIDE DENSITY NEAR TRANSIT AND AWAY FROM NEIGHBORHOODS**
- **REDEVELOP AND REVITALIZE 400 S.**

IN THE SUBSEQUENT PAGES WE PRESENT OUR PROPOSAL TO ACCOMPLISH THESE GOALS AND MORE.



Concept Exploration

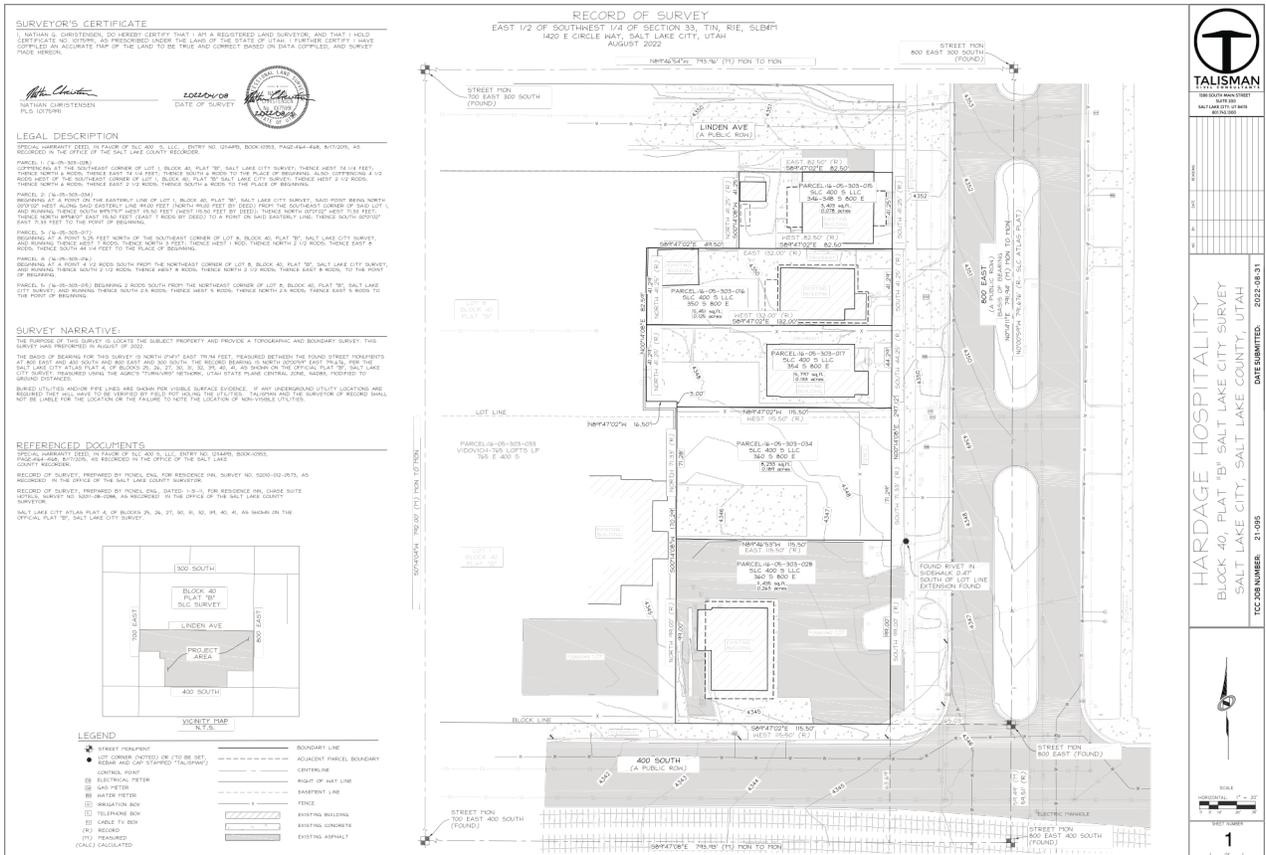


Development Concept Exploration

IT IS NOTED MULTIPLE TIMES IN THE CENTRAL CITY MASTER PLAN THAT IT IS HIGHLY DESIRABLE TO MAINTAIN THE SCALE AND LIVABILITY OF EXISTING LOW DENSITY HOUSING. AS CURRENTLY ZONED THE THREE NORTHERN PARCELS ARE DESIGNATED TO HAVE A DENSITY OF 15-30 DWELLING UNITS PER ACRE INTENDED FOR HOUSES, DUPLEXES, TRIPLEXES, FOURPLEXES AND APARTMENTS. THE TWO SOUTHERN PARCELS HAVE A DENSITY OF 10-50 UNITS PER ACRE AS PART OF A MEDIUM DENSITY TRANSIT ORIENTED DEVELOPMENT ZONE. IN AN EFFORT TO UNDERSTAND THE DEVELOPMENT POTENTIAL THE PROJECT TEAM EXPLORED SEVERAL OPTIONS.

LOT CONSOLIDATION

PRIOR TO THIS APPLICATION THE OWNER AND CONSULTANTS EXPLORED SEVERAL OPTIONS. THE FIRST OF WHICH WAS AN ATTEMPT TO SQUARE UP THE PARCELS. UNDERSTANDING THAT SETBACKS FROM PROPERTY LINES CAN HAVE AN IMPACT BEYOND NORMAL WHEN THE PROPERTY IS NOT A RECTANGULAR CONFIGURATION, THE OWNER SOUGHT AN EVEN LAND SWAP WITH THE NEIGHBOR TO THE WEST AT THE OWNER'S SOLE EXPENSE. THIS ATTEMPT WAS REBUFFED.

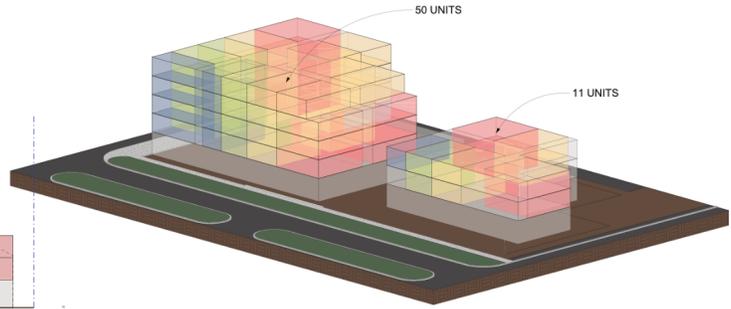


SURVEY OF PARCELS IN QUESTION SHOWING UNDULATING WEST PROPERTY LINES



Development Concept Exploration Cont'd

THE NEXT STEP WAS TO UNDERSTAND THE DEVELOPMENT POTENTIAL BASED UPON THE CURRENT ZONING FOLLOWED BY ADDITIONAL SCENARIOS ALL BENCHMARKED AGAINST THE "BY RIGHTS" OPTION..



Color Legend

2 Bedroom (1135 Gross Sq. Ft.)	14	23%
1 Bedroom (792 Gross Sq. Ft.)	24	39%
1 Bedroom Jr. (692 Gross Sq. Ft.)	14	23%
Studio (525 Gross Sq. Ft.)	9	15%
Residential / Existing or New	N/A	N/A
TOTAL UNITS:	61	

Zoning

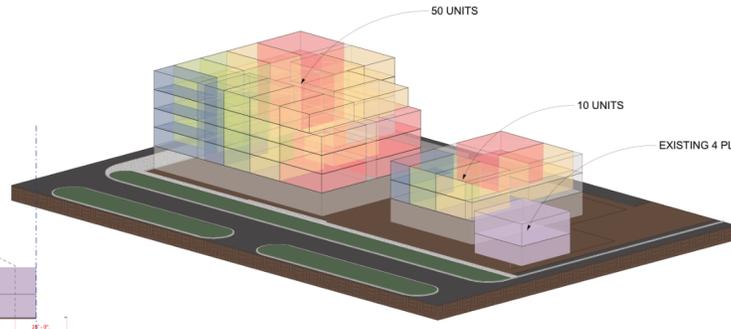
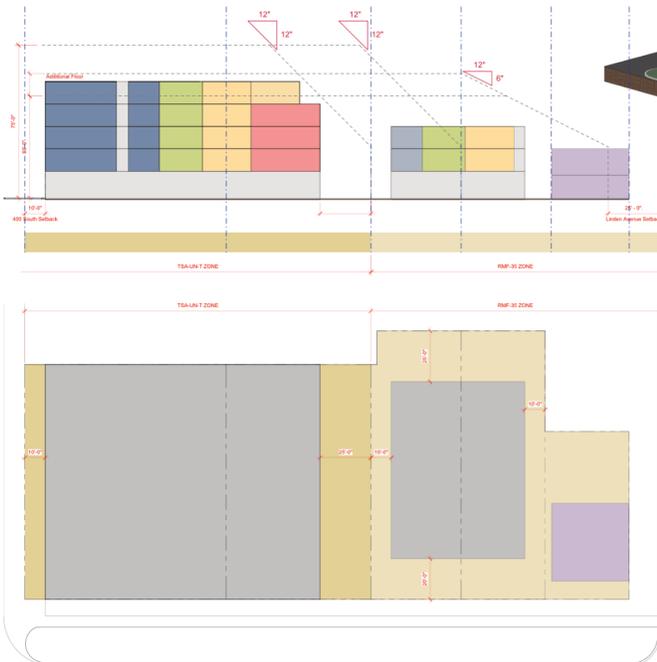
South Two Lots Remain TSA - UN - T

- Maximum Height - 50' - 0"
- 10' - 0" Setback on 4th
- 0' - 0" Setback Front and Rear Yards
- 25' - 0" Setback from RMF-35 Zone
- 1 to 1 setback after 25' - 0" of Height on Side Next to RMF-35 Zone
- Planning May Approve Extra Floor

North Three Lots Remain RMF-35

- Maximum Height - 35' - 0"
- 20' - 0" Setback on Front Yard
- Rear Yard 25% of Lot Depth, not less than 20' - 0" not more than 25' - 0"
- 25' - 0" Setback from Linden Ave
- 10' - 0" Sideyards Everywhere else
- Multi-Family Minimum Lot Size = 9000 sq. ft. w/ Maximum 11 Units
- Townhouse Minimum Lot Size = 3000 sq. ft. per Unit

OPTION 1 - FULL DEVELOPMENT OF THE PARCELS BASED UPON CURRENT ZONING



Color Legend

2 Bedroom (1135 Gross Sq. Ft.)	12	19%
1 Bedroom (792 Gross Sq. Ft.)	24	37%
1 Bedroom Jr. (692 Gross Sq. Ft.)	14	22%
Studio (525 Gross Sq. Ft.)	10	16%
Residential / Existing or New	4 Plex	6%
TOTAL UNITS:	64	

Zoning

South Two Lots Remain TSA - UN - T

- Maximum Height - 50' - 0"
- 10' - 0" Setback on 4th
- 0' - 0" Setback Front and Rear Yards
- 25' - 0" Setback from RMF-35 Zone
- 1 to 1 setback after 25' - 0" of Height on Side Next to RMF-35 Zone
- Planning May Approve Extra Floor

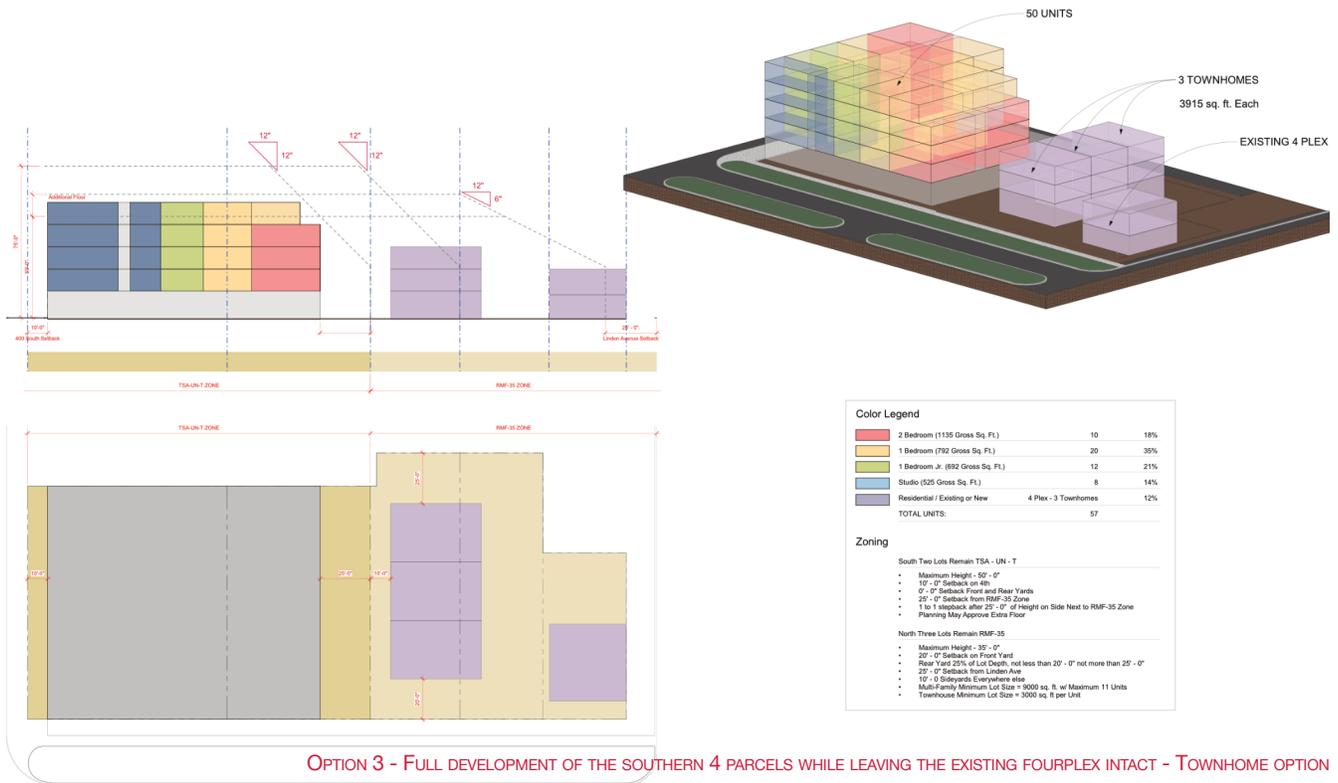
North Three Lots Remain RMF-35

- Maximum Height - 35' - 0"
- 20' - 0" Setback on Front Yard
- Rear Yard 25% of Lot Depth, not less than 20' - 0" not more than 25' - 0"
- 25' - 0" Setback from Linden Ave
- 10' - 0" Sideyards Everywhere else
- Multi-Family Minimum Lot Size = 9000 sq. ft. w/ Maximum 11 Units
- Townhouse Minimum Lot Size = 3000 sq. ft. per Unit

OPTION 2 - FULL DEVELOPMENT OF THE SOUTHERN 4 PARCELS WHILE LEAVING THE EXISTING FOURPLEX INTACT.



Development Concept Exploration Cont'd



THE RESULTS OF THIS EXERCISE INVOLVED ESSENTIALLY BUILDING ON ALL OF THE AVAILABLE PROPERTY WITH STRUCTURES THAT DIDN'T SEEM TO A) RELATE WELL TO PROPERTIES ALONG LINDEN AVENUE AND FURTHER NORTH, B) CREATE A PROJECT WITH A SENSE OF SPACE (INTERNALLY OR EXTERNALLY), OR C) PRODUCE A YIELD OF QUALITY UNITS FROM BOTH A CONSTRUCT-ABILITY AND LIVABILITY METRICS. THOUGH THESE OPTIONS WOULD NOT REQUIRE A RE-ZONING EFFORT (AND COULD BE APPROVED VIA AN ADMINISTRATIVE APPROVAL) THE CLIENT ULTIMATELY FELT THAT, THOUGH LEGAL WITHOUT A REZONE OR GENERAL PLAN AMENDMENT AND CERTAINLY VIABLE, A BETTER SOLUTION COULD BE DEVELOPED. CONSEQUENTLY, THE TEAM PIVOTED TO EVALUATE ALTERNATE DESIGNS THAT, WHILE REQUIRING ADDITIONAL EFFORT, WOULD RESULT IN A BETTER PROJECT FOR THE COMMUNITY AND OWNER.

STEPPING BACK FROM THE REQUIREMENTS OF THE EXISTING ZONING AND THE ASSOCIATED CONSTRAINTS, THE TEAM EVALUATED THREE OPTIONS;

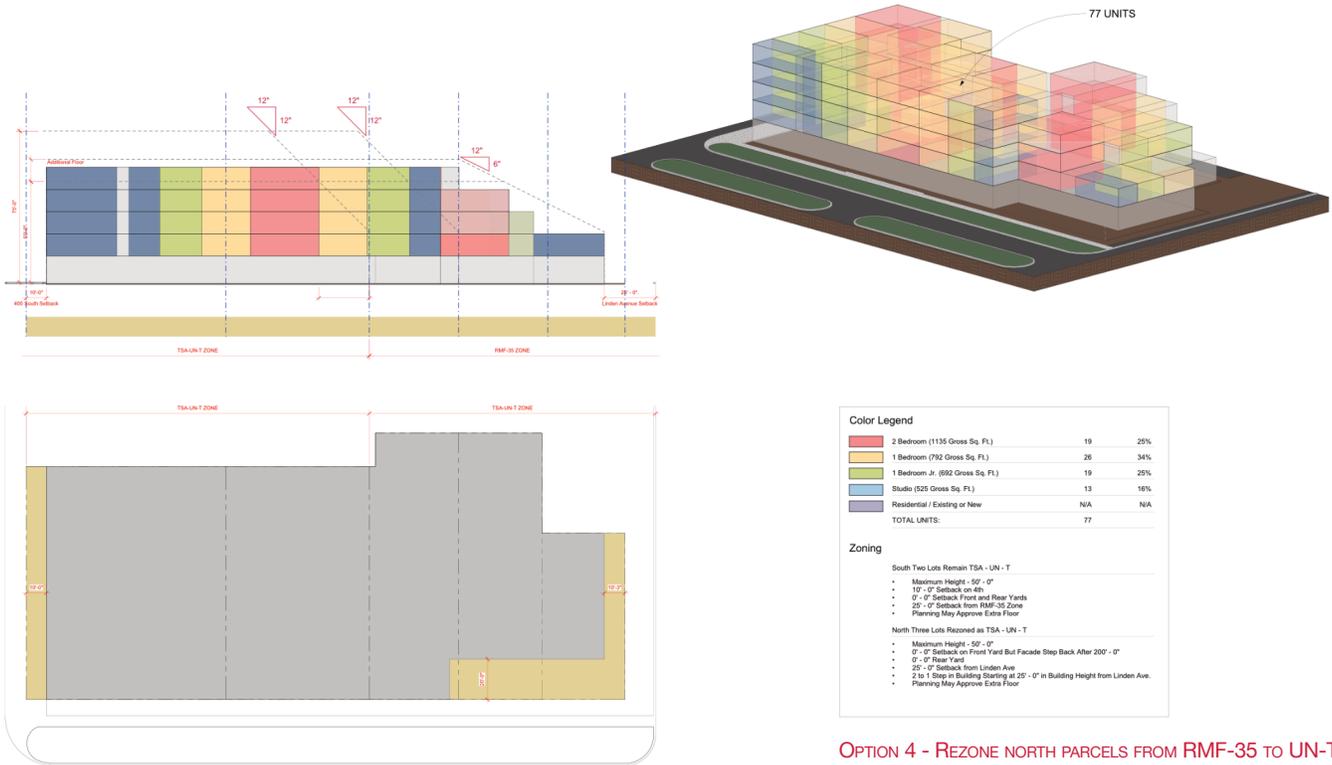
- REZONING ALL OF THE PARCELS TO TSA-UN-C
- REZONING ALL OF THE PARCELS TO TSA-UN-T
- REZONING THE SOUTHERN TWO PARCELS TO TSA-UN-C

AFTER BRIEFLY EVALUATING THE IDEA OF A FULL REZONE TO TSA-UN-C IT WAS DETERMINED THAT IT WOULD SIMPLY BE TOO MUCH OF AN IMPOSITION ON THE NEIGHBORING PROPERTIES TO THE NORTH. THOUGH IT WAS THE BEST OPTION FOR THE CLIENT FROM A PURELY FISCAL PERSPECTIVE, THE TEAM QUICKLY ABANDONED THE IDEA GIVEN IT DID NOT ADHERE TO ANY OF THE LAND USE POLICIES SET FORTH IN THE GENERAL PLAN OR ZONING REQUIREMENTS.



Development Concept Exploration Cont'd

REZONING THE NORTHERN THREE PARCELS TO TSA-UN-T WAS THE NEXT EXPLORATION. THOUGH THIS LED TO THE HIGHEST UNIT COUNT OF ANY CONCEPT IT TOO FAILED TO ADHERE TO THE POLICIES AND PRINCIPALS SET FORTH IN THE MASTER PLAN. SPECIFICALLY, IT INTRUDED INTO THE ESTABLISHED NEIGHBORHOOD ALONG LINDEN AVENUE, DIDN'T REALLY CREATE A MEANINGFUL SPACE ALONG 400 S, ELIMINATED ALL OF THE EXISTING HOUSING STOCK AND ULTIMATELY HAD THE LARGEST BUILDING FOOTPRINT. GIVEN THESE RESULTS THE TEAM CONTINUED EXPLORING FURTHER OPTIONS.

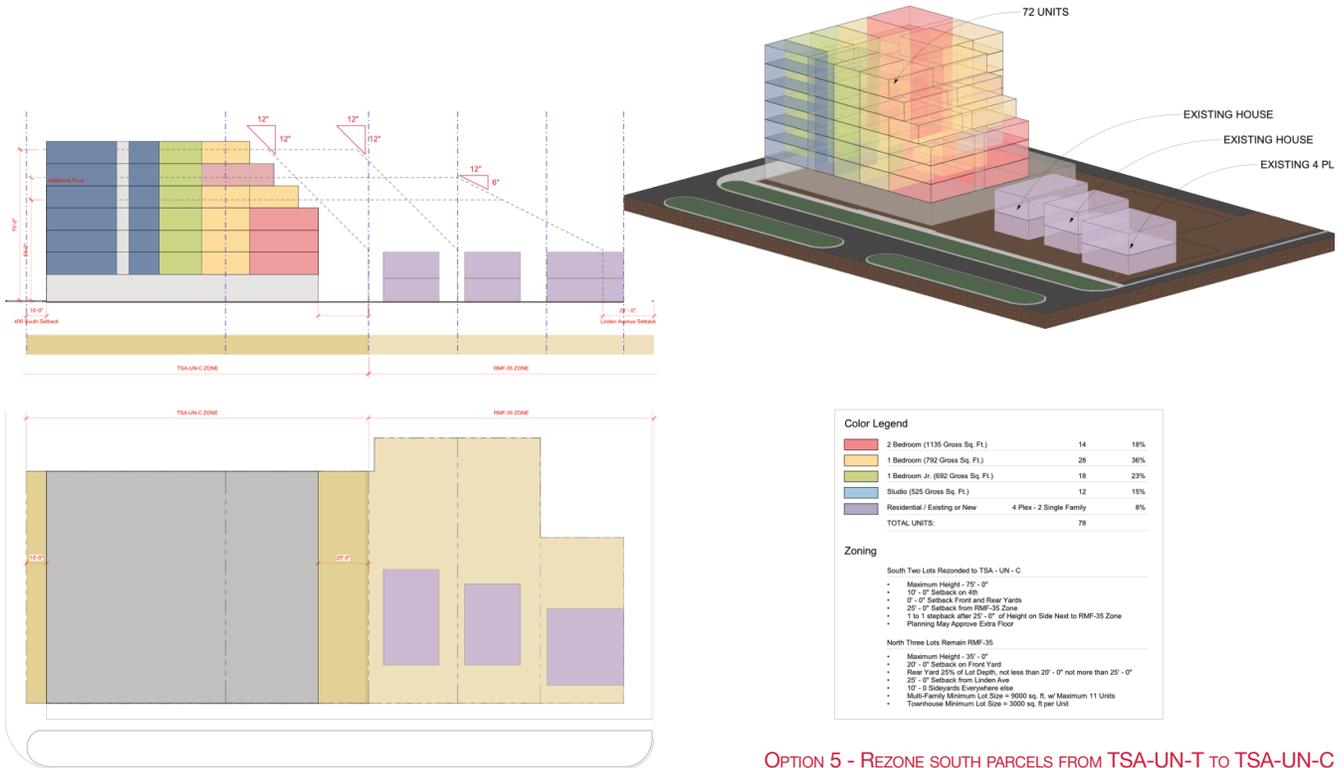


OPTION 4 - REZONE NORTH PARCELS FROM RMF-35 TO UN-T

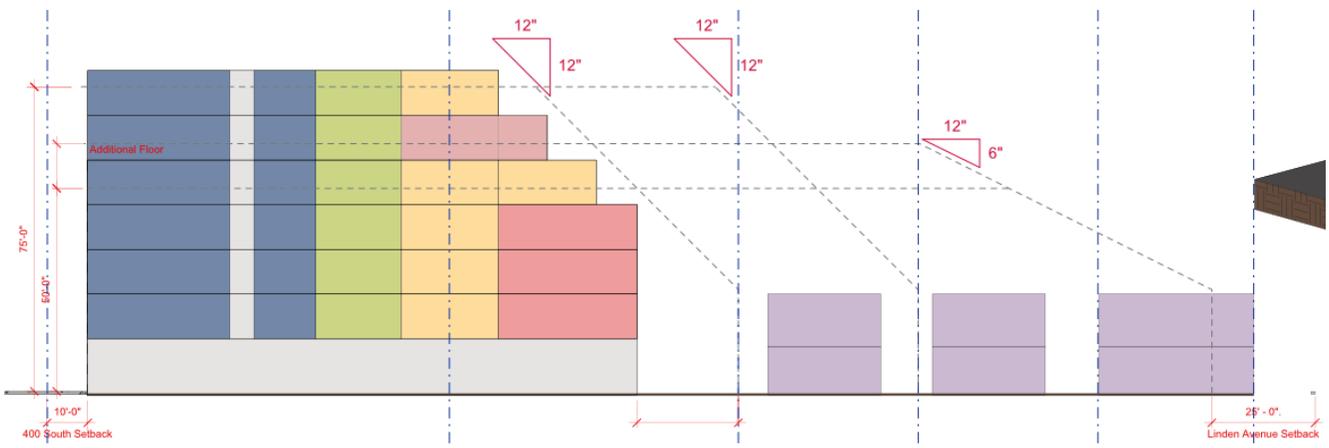


Development Concept Exploration Cont'd

NEXT THE TEAM EVALUATED THE OPTION OF REZONING ONLY THE TWO SOUTHERN PARCELS FROM TSA-UN-T TO TSA-UN-C. THE INITIAL VERSION OF THIS CONCEPT YIELDED NEARLY THE SAME QUANTITY OF UNITS DERIVED FROM THE TSA-UN-T OPTION BUT, AS CAN BE SEEN IN THE GRAPHIC BELOW, WOULD CREATE A SITUATION THAT JUXTAPOSED THE MASS OF THE UN-C BUILDING AGAINST THE SINGLE FAMILY RESIDENCE IMMEDIATELY ADJACENT. THOUGH TECHNICALLY MEETING THE SET BACK/STEP BACK REQUIREMENTS IT DOES NOT SEEM A GOOD SOLUTION FOR ANY PARTY. THE OCCUPANTS OF THE HOUSE WOULD HAVE A LARGE STRUCTURE ADJACENT WHILE THE BUILDING FORM HAS SIGNIFICANT CONSTRUCTION AND ONGOING OPERATION ISSUES.



OPTION 5 - REZONE SOUTH PARCELS FROM TSA-UN-T TO TSA-UN-C



OPTION 5 - CLOSE UP OF MASSING STUDY SHOWING EFFECT OF BUILDING HEIGHTS PER ZONING



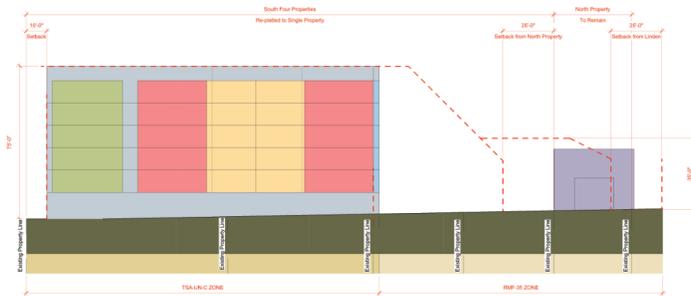
Development Concept Exploration Cont'd

UNDERSTANDING THAT THERE WAS SOME MERIT WITHIN OPTION 5, THE TEAM ANALYZED HOW TO ADDRESS THE INHERENT SHORT COMINGS WHILE DEVELOPING A PROJECT THAT WORKS TO ACHIEVE THE GOALS AND POLICIES ESTABLISHED IN THE MASTER PLAN AND HOUSING PLAN, CONTRIBUTES THE NEIGHBORHOOD AND MEETS THE OWNER'S PROJECT GOALS. THE RESULT IS A HYBRID THAT DEVELOPS ALL DENSITY FOR THE PROJECT TO THE SOUTH IN A RATIONAL FORM WHILE FULFILLING A NUMBER OF CITY PLANNING GOALS.

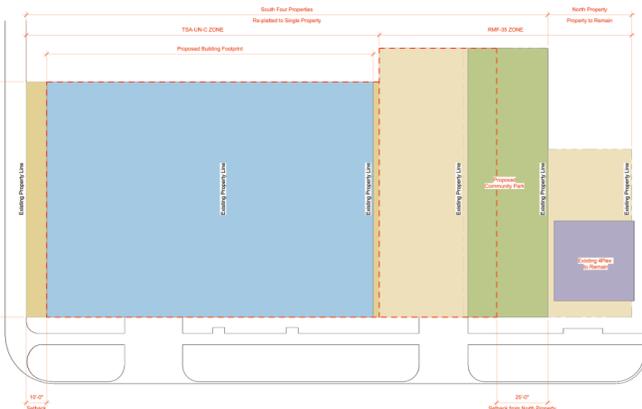
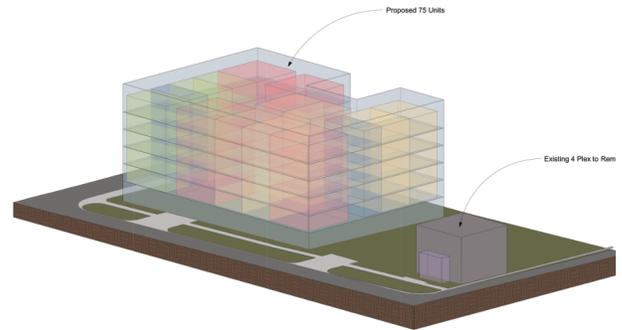
AS CAN BE SEEN IN THE GRAPHIC BELOW THERE ARE THREE FUNDAMENTAL COMPONENTS TO THE PROPOSED PROJECT THIS REQUEST IS BASED UPON; DENSITY TO THE SOUTH, DEVELOPMENT OF DEDICATED OPEN SPACE/BUFFER AND RETENTION OF THE HISTORIC FOURPLEX. LET US DISCUSS EACH OF COMPONENTS IN FURTHER DETAIL.

- THE DENSITY FOR THE PROJECT HAS BEEN CONSOLIDATED INTO A LOGICAL MASS WITHOUT THE STEP DOWN/STEP BACK BETWEEN THE CURRENT BOUNDARY BETWEEN THE TSA-UN FOCUSED PARCELS AND THE ADJACENT RMF-35 PARCELS TO THE NORTH. THIS HAS BEEN ACCOMPLISHED BY SHIFTING THE REQUIRED STEP BACK/STEP DOWN BORDER TO BE ASSUMED AT THE NORTH SIDE OF PARCEL 16-05-303-016.
- IN RETURN FOR THIS CONSIDERATION THE OWNER WOULD WAIVE THEIR ABOVE GRADE BUILDING DEVELOPMENT RIGHTS FOR PARCELS 16-05-303-016 AND -017. SPECIFICALLY A PORTION OF THE PROPERTY WOULD SERVE AS AN ENTRY DRIVE TO THE STRUCTURED PARKING (REMOVING CUEING DEPTH FROM THE STREET) AND SHORT TERM PARKING FOR DELIVERIES (FURTHER REDUCING POTENTIAL CONGESTION) AS WELL A DEDICATED PARK FOR THE PUBLICS USE. LOOKING AT THE PARK INVENTORY THIS WOULD BE OF VALUE TO RENTERS LIVING IN THE AREA, ESPECIALLY THOSE WITH CHILDREN.
- FINALLY, THE PROJECT WOULD RETAIN, AND RENOVATE, THE EXISTING FOURPLEX THAT WOULD HELP CREATE A SENSE OF ENTRY TO LINDEN AVENUE NO MODERN DEVELOPMENT COULD ACCOMPLISH DUE TO REQUIRED SETBACKS, ETC. POSSESSING THE SAME CHARACTERISTICS OF RESIDENCES ADJACENT TO THE NORTH, THIS STRUCTURE HAS THE UNIQUE CAPABILITY OF FORMING THE SOUTH BULWARK OF THE NEIGHBORHOOD.

DEVELOPING THE DENSITY OWNER IS LOOKING FOR TO THE SOUTH THEY ARE WILLING TO DEVELOP A MEANINGFUL BUFFER TO THE ESTABLISHED NEIGHBORHOOD TO THE NORTH THAT IS OF BENEFIT TO THE COMMUNITY WHILE PREVENTING FUTURE CREEP IN THE FORM OF OPEN SPACE AND A RENOVATED APARTMENT BUILDING.



Zoning Diagram - East Elevation
SCALE: 1" = 20'-0"



Color Legend		
2 Bedroom (1118 Gross Sq. Ft.)	20	25%
1 Bedroom (792 Gross Sq. Ft.)	30	38%
1 Bedroom Jr. (692 Gross Sq. Ft.)	15	19%
Studio (525 Gross Sq. Ft.)	10	13%
Residential / Existing Remodeled	Existing 4 Plex	5%
TOTAL UNITS:		79

Zoning	
South Two Lots Combined and Rezoned to TSA - UN - C	
•	Maximum Height - 75' - 0"
•	12' - 0" Setback on 4th
•	0' - 0" Setback Front and Rear Yards
North Three Lots Combined and Remain RMF-35	
•	Maximum Height - 35' - 0"
•	25' - 0" Setback on Front Yard
•	Rear Yard 25% of Lot Depth, not less than 20' - 0" not more than 25' - 0"
•	25' - 0" Setback from Linden Ave
•	10' - 0' Sideyards Everywhere else
•	South Two Lots Combined in RMF-35 combined with Both TSA-UN-C Lots
•	North 4 Plex to Remain
•	25'-0" Setback from North Property, 25'-0" Tall Height Setback and then 1 to 1 Stepback from this line.

OPTION 6 - REZONE SOUTH PARCELS FROM TSA-UN-T TO TSA-UN-C



Concept Development



Concept Development

THROUGH THE ATTENDANCE OF AN EAST CENTRAL COMMUNITY COUNCIL MEETING THE PROJECT TEAM HAD THE OPPORTUNITY TO GAIN FEEDBACK FROM THOSE IN ATTENDANCE. THIS WAS NOT ONLY FROM AN INFORMAL PRESENTATION ELLIOTT WORKGROUP GAVE ON THIS PROJECT BUT TWO OTHER PROJECTS BEING PRESENTED DURING THE SAME MEETING. THE FOLLOWING A FEW ISSUES THE TEAM NOTED AND HOW OUR PROJECT IS RESPONDING TO THEM:

- **PARKING** - THE PROPOSED PROJECT PROVIDES ALL PARKING ON SITE IN EITHER STRUCTURED PARKING OR THE SMALL SURFACE LOT LOCATED ON THE NORTH SIDE OF THE BUILDING. WE HAVE CREATED SPACE FOR DELIVERIES (AMAZON, FOOD, ETC.) TO BE MADE WITHOUT BLOCKING TRAFFIC.
- **BICYCLES** - THE PROPOSED PROJECT HAS SECURE BICYCLE STORAGE NOT ONLY AT THE GARAGE LEVELS BUT AT THE FLOOR LEVELS OF INDIVIDUAL UNITS. THESE SAME ON LEVEL STORAGE CAN ALSO BE USED FOR STROLLERS, WAGONS, ETC. FINALLY, A COMPLETE MECHANIC'S STATION WILL BE PROVIDED TO RESIDENTS IN A GRADE LEVEL WORKSHOP.
- **ACTIVE STREETScape** - GIVEN THE QUANTITY OF VACANT COMMERCIAL SPACE ALONG 400 S THE PROPOSED PROJECT IS LOOKING TO POTENTIALLY PROVIDE LIVE WORK UNITS IN LIEU TO HELP CREATE A MORE VIBRANT STREETScape.
- **LANDSCAPING** - IN ADDITION TO THE PROPOSED POCKET PARK, THE PROPOSED PROJECT HAS LANDSCAPING INTEGRATED ALONG 400 S AND 800 E, CREATING OUTDOOR SPACES AT A HUMAN SCALE, SOFTENING THE STREETScape WHILE COMBATING HEAT ISLAND EFFECTS.
- **MAINTENANCE** - THE PROPOSED PROJECT INCLUDES A RESIDENT MANAGER UNIT LOCATED AT THE NE CORNER ON THE GROUND FLOOR. NOT ONLY DOES THIS ADDRESS ONGOING MAINTENANCE AND CLEANLINESS ISSUES, IT HELPS TO PROVIDE EYES ON THE ADJACENT PARK TO COMBAT VAGRANCY.
- **SAFETY** - THE REQUEST TO ALLOW FOR THE SOUTH THREE FEET OF PARCEL 16-05-303-017 ALLOWS FOR BALCONIES TO BE CONSTRUCTED ALONG THE NORTH FACADE, ENCOURAGING OUTDOOR ENGAGEMENT AND ADDITIONAL EYES ON THE OUTDOOR SPACES WHILE BREAKING UP THE MASS OF THE STRUCTURE.

ON THE FOLLOWING PAGES YOU WILL FIND ADDITIONAL PLANS AND RENDERINGS. THOUGH NOT FINAL THEY HAVE BEEN DEVELOPED TO A LEVEL SUFFICIENT TO VALIDATE ASSUMPTIONS AND PROVIDE A MEANINGFUL IMAGERY TO FOSTER DISCUSSION.



VIEW FROM THE INTERSECTION OF 400S AND 800E



Concept Development Cont'd

EARLY RENDERINGS SHOWED THAT THE WEST FACADE OF THE SOUTHERN MASS TO BE A LARGE BLANK SURFACE TO MEET FIRE CODE WHILE MAXIMIZING UNIT SQUARE FOOTAGE. IN ORDER TO DEVELOP A MORE APPEALING BUILDING, AND ENHANCE THE QUALITY OF THE INTERIOR SPACE, THE OWNER DIRECTED 6" BE REMOVED FROM EACH UNIT IN ORDER TO ALLOW FOR WINDOWS ON THE SOUTH MASS AND BALCONIES ON THE ADJACENT MASS TO THE NORTH.



COMPARISON OF WEST FACADE OF SOUTH MASS



Concept Development Cont'd



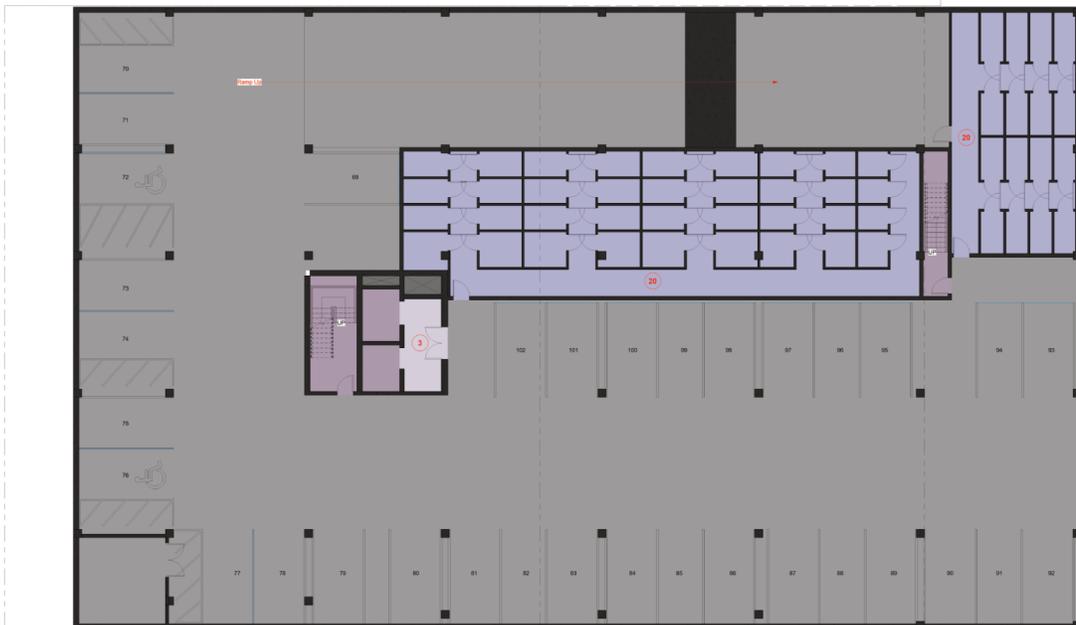
LOOKING NE ACROSS INTERSECTION OF 400 S AND 800 E



RENDERED SITE PLAN



Concept Development Cont'd



Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Loading/Management	11. Cashroom/Hot Tap Deck	18. Towel Amenity
5. Work/Business Center	12. Clubhouse	19. Hoop Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Level -2 Area Totals
2 Bedroom (1118 Gross Sq. Ft.)	
1 Bedroom (792 Gross Sq. Ft.)	
1 Bedroom Jr. (692 Gross Sq. Ft.)	
Studio (528 Gross Sq. Ft.)	
Indoor Amenity	3,757 sq. ft.
Outdoor Amenity (Including Unit Balconies)	
Vertical Circulation	571 sq. ft.
Circulation	141 sq. ft.
Parking	51,732 sq. ft.
Service / Mechanical / Shafts	52 sq. ft.

LEVEL -2



Concept Development Cont'd



Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Loading/Unloading	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Computers

Color Legend

2 Bedroom (118 Gross Sq. Ft.)	1,208 sq. ft.
1 Bedroom (750 Gross Sq. Ft.)	860 sq. ft.
1 Bedroom Jr. (680 Gross Sq. Ft.)	141 sq. ft.
Studios (325 Gross Sq. Ft.)	24,835 sq. ft.
Indoor Amenity	1,382 sq. ft.
Outdoor Amenity (Including Unit Balconies)	
Vertical Circulation	
Core/Shaft	
Parking	
Service / Mechanical / Shafts	

Level -1 Area Totals

LEVEL -1



Concept Development Cont'd



Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance Center
3. Elevator	10. Bike Storage	17. Janitor's Room
4. Leasing/Management Center	11. Clubhouse/Tub Deck	18. Tenant Amenity
5. Gym	12. Clubhouse	19. Roof Deck
7. Mail & Package Room	13. Catering Kitchen	20. Tenant Storage
	14. Restrooms	21. Dumpsters

Color Legend

2 Bedroom (1118 Gross Sq. Ft.)	Level 1 Area Totals
1 Bedroom (918 Gross Sq. Ft.)	814 sq. ft. Manager's Apt.
1 Bedroom J. (882 Gross Sq. Ft.)	
Studio (525 Gross Sq. Ft.)	
Indoor Amenity	7,551 sq. ft.
Outdoor Amenity (including Unit Balconies)	
Vertical Circulation	496 sq. ft.
Circulation	
Parking	7,551 sq. ft.
Service / Mechanical / Shafts	920 sq. ft.

LEVEL 1



Concept Development Cont'd



Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/Recycling Chutes
2. Conference Room	9. Dog Wash	16. Maintenance/Janitor
3. Elevators	10. Bike Storage	17. Zoom/Study Room
4. Lease/Management	11. Clubhouse/Talk Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend

Color Legend	Level 2 Area Totals
2 Bedroom (1118 Gross Sq Ft.)	(3) 3,364 sq. ft.
1 Bedroom (702 Gross Sq Ft.)	(8) 4,756 sq. ft.
1 Bedroom w/ 4th (892 Gross Sq Ft.)	(2) 2,076 sq. ft.
Studio (525 Gross Sq Ft.)	(2) 1,050 sq. ft.
Indoor Amenity	1,228 sq. ft.
Outdoor Amenity (including Unit Balconies)	1,879 sq. ft.
Vertical Circulation	717 sq. ft.
Circulation	1,828 sq. ft.
Parking	
Service / Mechanical / Shafts	160 sq. ft.

LEVEL 2



Concept Development Cont'd



Plan Key

1. Lobby/Reception	8. Bike Repair/Workshop	15. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	16. Mailroom/Center
3. Elevator	10. Bike Storage	17. Zoom/Study Rooms
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend

Color Legend	Level 3 Area Totals
2 Bedroom (1118 Gross Sq. Ft.)	(4) 4,472 sq. ft.
1 Bedroom (752 Gross Sq. Ft.)	(8) 4,752 sq. ft.
1 Bedroom Jr. (692 Gross Sq. Ft.)	(3) 2,076 sq. ft.
Studio (525 Gross Sq. Ft.)	(2) 1,050 sq. ft.
Indoor Amenity	383 sq. ft.
Outdoor Amenity (Including Left Balconies)	686 sq. ft.
Vertical Circulation	717 sq. ft.
Circulation	1,640 sq. ft.
Parking	
Service / Mechanical / Shafts	131 sq. ft.

LEVEL 3-6



Concept Development Cont'd



ROOF DECK



Building Area Totals	
Color Legend	Area Totals
2 Bedroom (1118 Gross Sq. Ft.) + Manager's Apt. 674 Sq. Ft.	(19 + 1) 22,216 sq. ft.
1 Bedroom (792 Gross Sq. Ft.)	(89) 23,760 sq. ft.
1 Bedroom Jr. (692 Gross Sq. Ft.)	(15) 10,380 sq. ft.
Studio (528 Gross Sq. Ft.)	(10) 5,280 sq. ft.
Indoor Amenity	13,276 sq. ft.
Outdoor Amenity (including Unit Balconies)	7,875 sq. ft.
Vertical Circulation	6,194 sq. ft.
Circulation	8,915 sq. ft.
Parking Storage (not including Exterior Parking) (82 in Garage + 18 Exterior)	48,208 sq. ft.
Service / Mechanical / Shafts	3,363 sq. ft.
Total Gross Building Area:	149,397 sq. ft.

Plan Key		
1. Lobby/Reception	8. Bike Repair/Workshop	16. Trash/ Recycling Chutes
2. Conference Room	9. Dog Wash	17. Maintenance Center
3. Elevators	10. Bike Storage	17. Zoom/Study Rooms
4. Leasing/Management	11. Clubhouse/Hot Tub Deck	18. Tenant Amenity
5. Work/Business Center	12. Clubhouse	19. Roof Deck
6. Gym	13. Catering Kitchen	20. Tenant Storage
7. Mail & Package Room	14. Restrooms	21. Dumpsters

Color Legend	Roof Level Area Totals
2 Bedroom (1118 Gross Sq. Ft.)	
1 Bedroom (792 Gross Sq. Ft.)	
1 Bedroom Jr. (692 Gross Sq. Ft.)	
Studio (528 Gross Sq. Ft.)	
Indoor Amenity	3,228 sq. ft.
Outdoor Amenity (including Unit Balconies)	603 sq. ft.
Vertical Circulation	134 sq. ft.
Circulation	215 sq. ft.
Parking	
Service / Mechanical / Shafts	

ROOF LEVEL



Conclusion



Conclusion

As noted before, the allowable unit density for the property, as currently zoned, is either 15-30 or 10-50 units per acre depending on the parcel in question. We freely admit that the project envisioned would be looking to achieve a higher density per the TSA-UN-C designation which allows for 50+ units per acre. While this goal is admittedly in conflict with certain goals and policies of the Housing and General Plans the project team feels strongly that the project we are developing supports and fulfills just as many as listed below.

GOAL 1 OF THE HOUSING SLC MASTERPLAN

Goal 1 of the document is to develop 10,000 new housing units. Though there is a stated goal of a minimum of 2,000 deeply affordable and another minimum of 2,000 units of affordable housing, there still remains a need for up to 6,000 units of additional housing to meet the target.

OVERALL LAND USE

Policy RLU 1.0 Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

- RLU-1.1** PRESERVE LOW-DENSITY RESIDENTIAL AREAS AND KEEP THEM FROM BEING REPLACED BY HIGHER DENSITY RESIDENTIAL AND COMMERCIAL USES. **WE ADMITTEDLY REMOVE TWO HOUSES. HOWEVER, IF YOU LOOK AT THE ACTUAL STREETScape, THESE TWO HOUSES ARE ACROSS THE BOULEVARD FROM THE DEL TACO PARKING LOT AND EXIT. RESPECTFULLY WE SUBMIT THAT THIS DOES NOT, A RESIDENTIAL AREA IN THE SENSE OF A COMMUNITY, MAKE. THE LARGER CONSIDERATION HERE IS THE DEVELOPMENT OF A BUFFER BETWEEN ANY DEVELOPMENT ALONG 400 S AND THE NEIGHBORHOODS TO THE NORTH THROUGH THE ESTABLISHMENT OF OPEN SPACE AND THE RETENTION OF THE FOURPLEX.**
- RLU-1.3** RESTRICT HIGH-DENSITY RESIDENTIAL GROWTH TO DOWNTOWN, EAST DOWNTOWN, TRANSIT ORIENTED DISTRICTS, AND GATEWAY. **WE ARE LOOKING TO DEVELOP A HIGH-DENSITY RESIDENTIAL PROJECT IN A TRANSIT ORIENTED DISTRICT.**
- RLU-1.4** PRESERVE THE CHARACTER OF THE INNER-BLOCK COURTS. **WE FEEL THE RETENTION AND RENOVATION OF THE FOURPLEX PRESERVES THE SCALE AND CHARACTER OF THE RESIDENCES ALONG THE NORTH SIDE OF LINDEN AVENUE.**
- RLU-1.6** ENCOURAGE COORDINATION BETWEEN THE FUTURE LAND USE MAP, ZONING ORDINANCES, AND THE SALT LAKE CITY COMMUNITY HOUSING PLAN. **WE HAVE CONSULTED WITH THE EAST CENTRAL COMMUNITY COUNCIL IN ADDITION TO SLC PLANNING PRIOR TO AND DURING THIS APPLICATION.**
- RLU-1.7** ENSURE THAT FUTURE AMENDMENTS TO THE ZONING MAP OR TEXT OF THE ZONING ORDINANCE DO NOT RESULT IN A SIGNIFICANT AMOUNT OF NONCONFORMING LAND USES. **WE WOULD RESPECTFULLY PUT FORTH THAT THE APPROACH ARTICULATED IN THIS PROPOSAL PROVIDES A POTENTIAL BLUE PRINT FOR FUTURE DEVELOPMENT REQUESTS AND AN EXAMPLE TO BE REFERENCED.**

EXISTING HOUSING POLICY - PRESERVATION

Policy RLU- 2.0 PRESERVE AND PROTECT EXISTING SINGLE- AND MULTI-FAMILY RESIDENTIAL DWELLINGS WITHIN THE CENTRAL COMMUNITY THROUGH CODES, REGULATIONS, AND DESIGN REVIEW.

- RLU-2.5** PROMOTE REDUCTION OF DETERIORATION OF RESIDENTIAL NEIGHBORHOODS THROUGH CODE ENFORCEMENT PRACTICES. **THOUGH NOT SPECIFICALLY A CODE ENFORCEMENT EXAMPLE, THE INVESTMENT AND REDEVELOPMENT OF THE FOURPLEX WILL CERTAINLY NOT YIELD CODE ENFORCEMENT ISSUES.**

NEW CONSTRUCTION POLICY - VARIETY OF OPTIONS

Policy RLU-3.0 PROMOTE CONSTRUCTION OF A VARIETY OF HOUSING OPTIONS THAT ARE COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOODS OF THE CENTRAL COMMUNITY.

- RLU-3.1** ENCOURAGE RESIDENTIAL LAND DEVELOPERS TO BUILD HOUSING THAT PROVIDES RESIDENTIAL OPPORTUNITIES FOR A RANGE OF INCOME LEVELS, AGE GROUPS, AND FAMILY SIZE. **WE ARE PROPOSING UNITS FROM STUDIOS TO TWO BEDROOMS IN SIZE. FURTHERMORE, DETAILS SUCH AS ON FLOOR STORAGE, ALLOWS FOR SPACE FOR STROLLERS, ETC.**

REQUIREMENTS OF UTAH CODE 10-9A-403

WHICH STATES (IN PART):

(F)zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

(G)amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

GIVEN THESE ASPECTS OF THE PROJECT AND MORE, WE RESPECTFULLY REQUEST THIS GENERAL PLAN AMENDMENT BE APPROVED.

