

## Statement of Purpose and Justification for Proposed Zoning Change

The requested zoning change seeks to achieve a higher and better use of the property by aligning its development potential with the city's vision for a vibrant, interconnected, and dynamic downtown Salt Lake City. The proposed zoning will enable:

### 1. **Improved Utilization of the Property**

By transitioning from the current zoning to a designation that supports denser, mixed-use development, the property will be utilized in a way that maximizes its value and relevance within the urban fabric of downtown.

### 2. **Support for Downtown Improvements**

The zone change will enable the property to better align with and contribute to ongoing downtown improvements, fostering a cohesive environment that supports the city's economic and community goals. Some of the initiatives that the approval of the rezoning request will align with the Salt Lake City's initiatives:

- I. **Green Loop Initiatives** – adding density and placemaking to the fabric of downtown, to increase the success rate utilization of the proposed green loop. Integrated and emphasis on bike accessibility through design.
- II. **Sustainability** - building design incorporates and emphasizes the use of sustainable practices. From integrated plaza, green roofs, building orientation to capture views and energy.
- III. **Livability** – support the city's ongoing efforts to provide opportunity for affordable housing. Close proximity to downtown and public transit (UTA trax, protected bike lanes, and growing bus system) encourages walkability as well as access to surrounding amenities without having to rely on a personal vehicle.

### 3. **Increased Foot Traffic**

Denser mixed-use development will attract more residents, workers, and visitors to the area, increasing foot traffic and contributing to a more vibrant, active downtown. The proposed building program would create an additional destination place in the fabric of downtown.

- I. **Privately owned – publicly accessed courtyard plaza** – the proposed approximate 35,000sqft plaza as the connecting design aspect for the project, would create a destination and an opportunity for “third space” for the residents of the building as well as downtown patrons.
- II. **Commercial space availability for variety of scales** – the proposed design integrated different scales of commercial space, to be able to accommodate different program types and need of the residence as well as the city.
- III. **Permeable street level design** – Building proposal designed in a fashion that invigorate and maximizes the corner of the block, drawing attention to the commercial space strategically placed. Multiple options of entrances are designed throughout the building to encourage circulation and enjoyment.

#### 4. **Opportunities for Downtown Living and Amenities**

The change will promote living near work and downtown amenities, offering opportunities for residents to enjoy walkable access to jobs, retail, cultural attractions, and public spaces, further supporting the city's livability goals. With intentional design of different density of units, allowing for a wider variety of family types to occupy the building.

- I. **Variety of Unit size types** – With the projected growth of the downtown, the building design anticipates the density, and family size needs of a growing population. A variety of bedroom units plans proposed in the design to accommodate people of different professions and needs.
- II. **Opportunity for affordable housing** – a portion of the building is designed for an opportunity to be allocated for affordable housing.
- III. **Residential amenity support** – Intentions residential amenity spaces designed to support meet ups, and natural opportunities to create community. Main residential tower designed in a way to maximize views, both from the residence that would occupy the building, as well the neighbors.

#### 5. **Replacement of Underutilized Land Uses**

The zoning change will facilitate the replacement of surface parking lots accommodating a maximum of 175 cars and low-density office spaces with a thoughtfully designed, dense, mixed-use development. This shift will enhance land use efficiency, provide new housing and commercial opportunities, and contribute to the overall economic vitality of the area.

The current existing office building on the site is underutilized, with the occupancy rate of 54%. Additionally, about 72.7% (69,300 SF) of the total site (2.19 Acreage) is utilized by paved surface parking to support the office building. With the conversion of zoning to D1, allowing for the proposed building design, the design intent would utilize the full allotted footprint of the site.

**Please refer to the info below for additional proposed design:**

#### **RESIDENCIAL BUIDLING BREAKDOWN – combined 491,400 SQFT (421 units total)**

##### **Lower residential buildings – 149,400 sqft (166 units total)**

Floor plate 1-5: 26,000 sqft

Floor plate 6-7: 9,700 sqft

- 110 - 1bdr/studio units
- 17 - 1bdr units
- 39 - 2bdr units

##### **Hi-rise tower – 342,000 sqft (255 units total)**

Floor plate 1-19: 18,000 sqft

- 17 - 1bdr/studio units
- 119 - 1bdr units

- 85 - 2bdr units
- 34 - 3bdr units

### **AMENITY BUILDING BREAKDOWN - combined 59,000 SQFT**

#### **Commercial sqft – 24,000sqft**

- 2,000 sqft- restaurant + patio
- 1,000 sqft - bike storage + amenity
- 1,000 sqft – coffee shop
- 10,000 sqft – fitness center (residence use)
- 10,000 sqft – rooftop amenity (residence use)

#### **Plaza sqft – 35,000sqft**

- Replacing 175 existing parking stalls
- Underground parking garage with parking goal of 1:1

In summary, the proposed zoning change aligns with the city's broader objectives of enhancing the downtown area and supports a sustainable and thriving urban environment.

## **Community Benefits Narrative for Zoning Amendment**

**Project Overview:** The 265 located at 265 East 100 South Salt Lake City, proposes a zoning amendment to transition from the current zoning designation to a higher-density, mixed-use zoning district. This zoning change is intended to maximize the property's development potential and align with Salt Lake City's broader vision of a vibrant, interconnected, and sustainable downtown. The development seeks to replace underutilized land and surface parking lots with a dynamic, mixed-use building that includes residential units, commercial space, and public amenities.

### **Proposed Community Benefits:**

The proposed zoning amendment includes significant community benefits that are in alignment with the city's goals for a sustainable, vibrant downtown. These benefits will be formalized through a development agreement to ensure compliance and accountability.

**1. Affordable Housing:** A central community benefit of this zoning amendment is the inclusion of affordable housing within the development. A portion of the residential units will be designated as affordable, offering opportunities for households at or below the area median income. This benefit goes above and beyond the existing zoning requirements, ensuring that the increase in development rights supports the city's housing needs. The affordable housing component will be formalized through a development agreement, which will specify the number of units and their affordability levels.

Additionally, the development will include a mix of unit sizes, including family-sized 3-bedroom units, to address the diverse housing needs of the community. These family-sized units will help accommodate larger households and provide much-needed housing for families in downtown Salt Lake City.

**2. Family-Sized Units:** The project will incorporate a variety of unit sizes, with 34 three-bedroom units included in the design. This variety is intended to meet the growing demand for housing suitable for families in downtown, where such units are scarce. The inclusion of family-sized units will enhance the livability of the area and contribute to the city's goal of providing housing options for people at different life stages.

**3. Commercial Space for Local Businesses:** The development will include 24,000 square feet of commercial space, designed to accommodate a variety of local businesses and charitable organizations. This commercial space will provide opportunities for small businesses to thrive, contributing to the economic vitality of the downtown area. The commercial spaces will be designed with flexibility in mind, offering different scales to suit a wide range of business types, from restaurants and cafes to retail and service-oriented businesses.

In particular, the 2,000-square-foot restaurant space, 1,000-square-foot coffee shop, and 10,000-square-foot fitness center will create spaces that serve both residents of the development and the broader downtown community. Additionally, the inclusion of bike storage facilities in the commercial space aligns with the city's efforts to promote bike-friendly infrastructure.

**4. Public Open Space:** A major feature of the development is the inclusion of a 35,000-square-foot publicly accessible courtyard plaza. This space will function as a "third space" for the residents of

the building and for the public, providing a place to relax, socialize, and enjoy the outdoors. The plaza will replace existing surface parking and be designed to encourage pedestrian movement, with connections to other parts of downtown. The space will be integrated into the development's design, making it a focal point for the community and increasing foot traffic in the area.

**5. Increased Density and Sustainable Design:** The proposed development will increase the density of the site while promoting sustainable urban design. The project will include green roofs, energy-efficient building materials, and an orientation designed to maximize views and natural light. These features support the city's sustainability goals and contribute to creating an environmentally responsible development.

Furthermore, the mixed-use nature of the project promotes urban livability by providing residential, commercial, and public spaces within close proximity. This design encourages walkability and reduces the need for personal vehicles, aligning with the city's objectives to create a more sustainable and connected downtown environment.

**6. Public Infrastructure and Foot Traffic:** The development will contribute to the overall livability of downtown by increasing foot traffic and supporting the city's Green Loop initiatives. The building will be designed to integrate with the city's green infrastructure, including bike accessibility and sustainable urban features. The increase in density will attract more residents, workers, and visitors to the area, further contributing to the vitality of downtown.

The integration of diverse commercial space and a permeable street-level design will also create a welcoming and active environment. By providing multiple entrances, encouraging circulation, and strategically locating commercial spaces, the development will foster a vibrant, pedestrian-friendly atmosphere that contributes to the area's character and accessibility.

**7. Replacement of Underutilized Land Uses:** The requested zoning change will facilitate the replacement of an underutilized office building and surface parking lots with a dense, mixed-use development that includes 421 residential units, a variety of commercial spaces, and public amenities. This will efficiently utilize the land, providing much-needed housing, services, and community spaces. Currently, approximately 72.7% (69,300 square feet) of the site is used for surface parking, which is inefficient and not in alignment with the city's goals for downtown development.

The rezoning will allow for the full utilization of the property's footprint, creating an environment that fosters residential and economic growth. The development is designed to meet the needs of both the existing population and the growing downtown community.

**Conclusion:** The proposed zoning amendment for The 265 aligns with Salt Lake City's vision for a vibrant, sustainable, and interconnected downtown. The development will provide a range of community benefits, including affordable housing, family-sized units, commercial space for local businesses, and a publicly accessible plaza. The project will also contribute to the city's sustainability and livability goals, enhancing the downtown environment for both residents and visitors. These benefits will be formalized in a development agreement and will be subject to public input, ensuring transparency and accountability.

---