

RIO GRANDE DISTRICT

Master Plan Amendment Zoning Map Amendment



Rendering of the Rio Grande District at Full Buildout
Rio Grande District Vision & Implementation Plan

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OVERVIEW

The Mayor has initiated a petition to update the Downtown Plan and amend the Zoning Map of Salt Lake City to better align with recommendations of the recently completed Rio Grande District Vision & Implementation Plan. The petition is intended to implement the vision, goals and policies of the City's adopted General Plan.

The following amendments are the subject of the petition:

Downtown Plan Amendment

The amendment updates the Depot District section of the Downtown plan to reflect elements of the recently completed Rio Grande District Vision & Implementation Plan. The Vision & Implementation Plan was completed by the Community Reinvestment Agency and charts the course for creating an urban, transit-oriented neighborhood adjacent to the Salt Lake Central Station transit hub in west downtown.

Zoning Map Amendment

The amendment rezones certain properties within the Rio Grande District from GMU Gateway Mixed Use to D4 Downtown Secondary Business District. The purpose of the zone change is to allow additional building height. The additional building height will transfer the overall development density of the district to taller buildings to support the preservation of land for new streets and plazas, and the adaptive re-use of existing historic buildings.

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DISTRICT CONTEXT

The Depot District

The Rio Grande District (area subject to this petition) is located within the Depot District, one of 10 geographic districts that make up the Downtown Plan Area. The Downtown Plan describes the Depot District as “a complete urban neighborhood.” The plan goes on to say that “the future of the Depot District is a dense urban neighborhood that provides a full range of housing options and is served by all modes of transit.”

The Depot District is home to regionally significant sports, entertainment and cultural facilities. The district is easily accessed by automobile due to its close proximity to I-15 and high-capacity arterial streets, such as 400 South and 200 South. The Salt Lake Central Station (Intermodal Hub) creates a transit-rich environment with access to TRAX, Frontrunner, local buses, Amtrak, and Greyhound services.

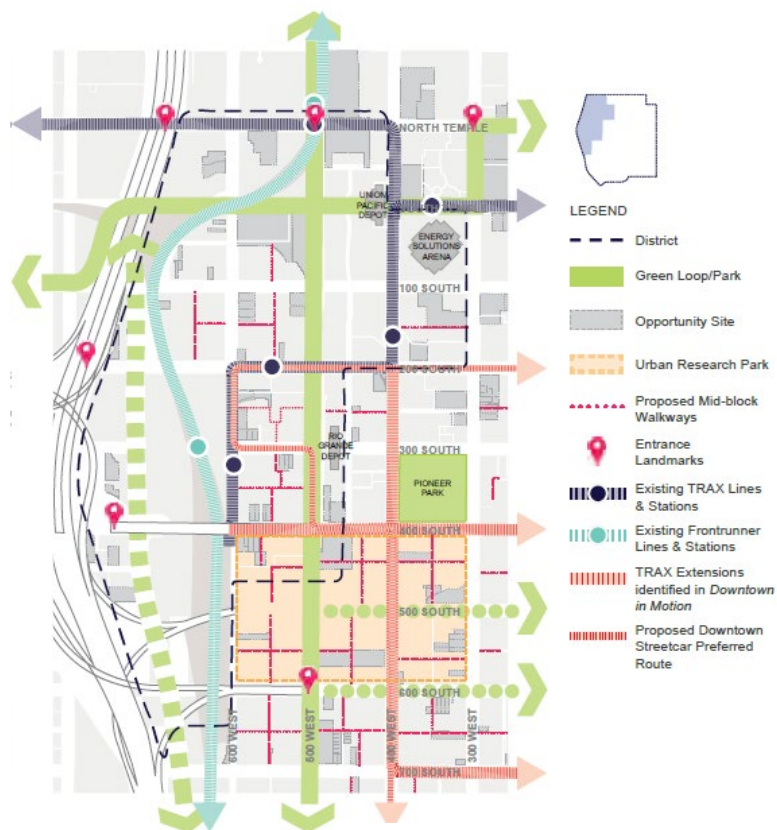


Fig. 1: Depot District, Downtown Plan, p. 104

The CRA’s involvement in the Depot District began in the late 90’s when the Depot District Redevelopment Project Area was created. Since then, the CRA has made significant investment in the neighborhood, including removing railroad tracks from 500 West, shortening the 400 South viaduct, participation in the development of the Gateway and Asher Adams Hotel, affordable housing development, and acquisition of properties that are subject to the Rio Grande District Vision & Implementation Plan. The CRA recently submitted an application to create a Housing and Transit Reinvestment Zone (HTRZ) that is centered on Salt Lake Central Station, which, if approved, will provide funding to support the buildout of the Rio Grande District, including the planned infrastructure upgrades, streetscapes, public open spaces, adaptive reuse of existing structures, affordable housing, and more, as envisioned in the Rio Grande District Vision & Implementation Plan.

Additional information regarding the Depot District can be found in the [Downtown Plan](#) and the [Rio Grande District Vision & Implementation Plan](#).

The Rio Grande District

The Rio Grande District is a two-block area located within the Depot District on the western edge of Downtown. It is bordered by 400 South to the south, 200 South to the north, 600 West and Salt Lake Central Station to the west, and 500 West and the Rio Grande Depot to the east. The CRA owns approximately 11 acres of land within the Rio Grande District.



Fig. 2: Rio Grande District (aerial)

The diagrams on the following pages provide information on land ownership, current zoning, and mobility within the Rio Grande District. More detailed information can be found in the [Rio Grande District Vision & Implementation Plan](#), starting on page 29.

Ownership

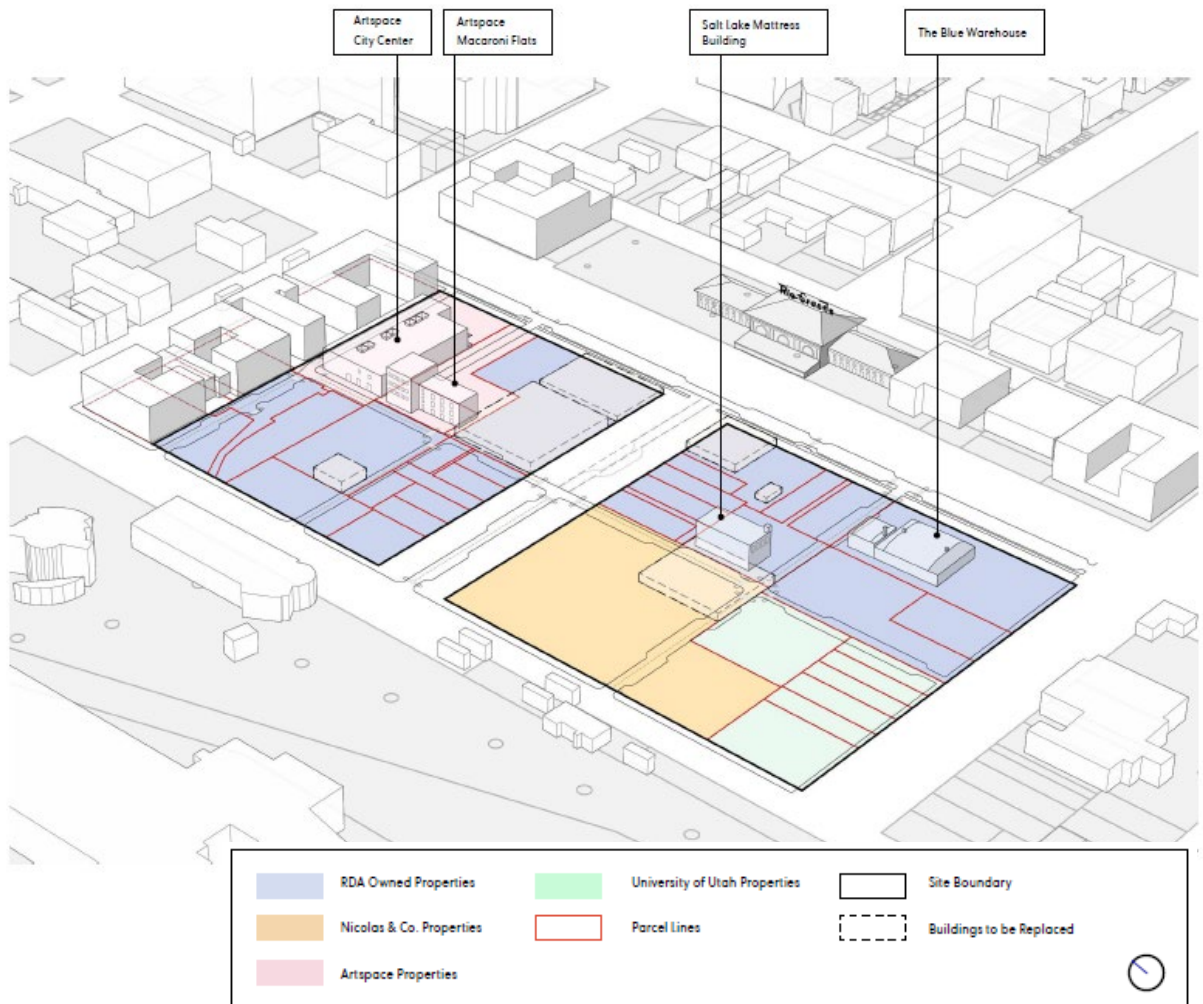


Fig. 3: Ownership

Ownership (cont.)

The Rio Grande District consists of a conglomerate of property owners and businesses.

Property Owners	Acreage	Parcels	Buildings on Property
Community Reinvestment Agency	10.8 acres	29	Fill the Pot / A Place for Your Stuff
			SDI Printex
			Salt Lake Mattress Building
			Intermountain Furniture Building
Nicholas & Co.	3.3 acres	1	Blue Warehouse
			Nicholas & Co. Building
Artspace	1.6 acres	3	Artspace City Center
			Artspace Macaroni Flats
			Artspace Bridge
University of Utah Foundation	1.9 acres	7	Vacant

Property ownership and use subject to change

Fig. 4: Ownership Table

Zoning

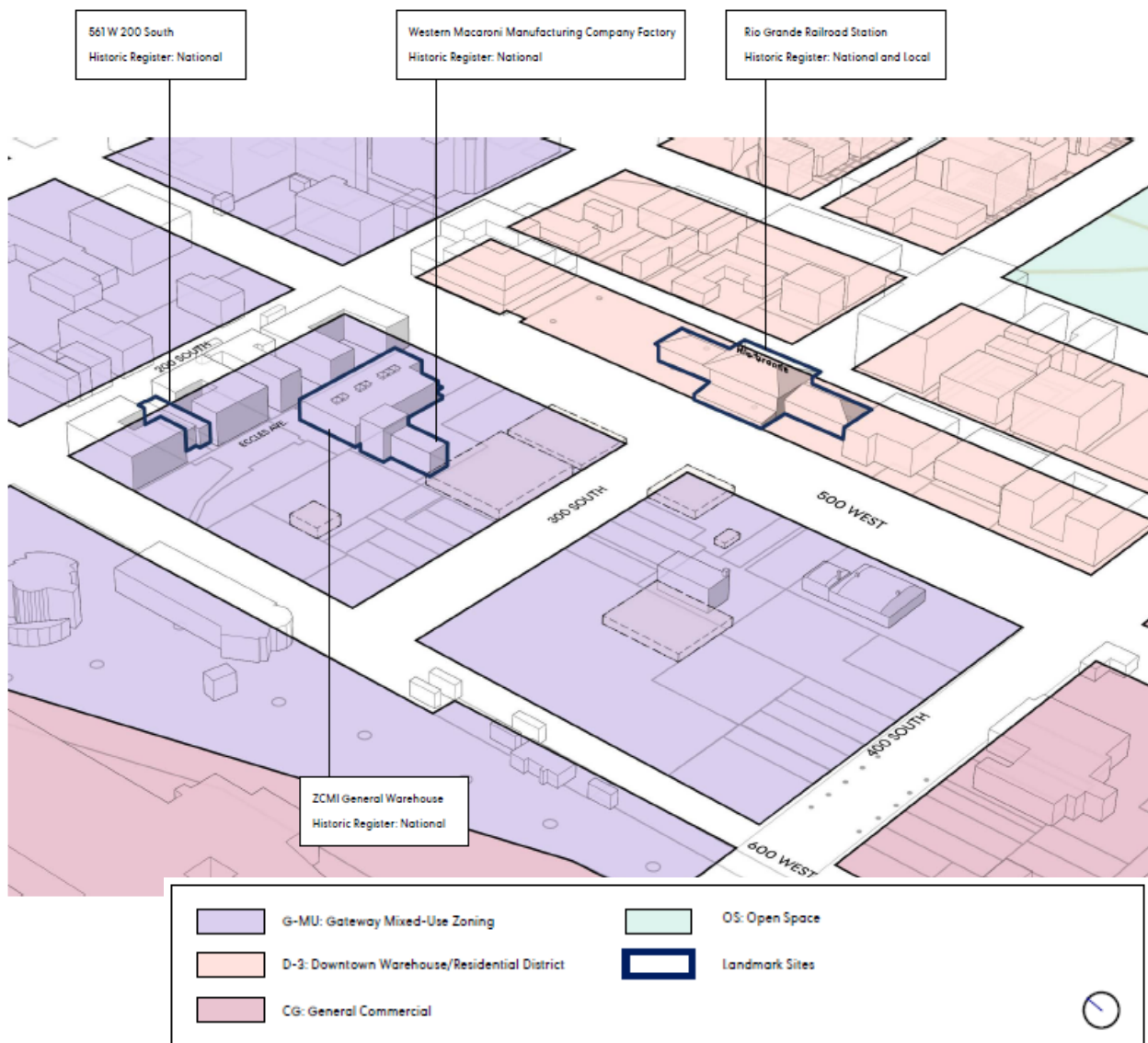


Fig. 5: Zoning

Mobility

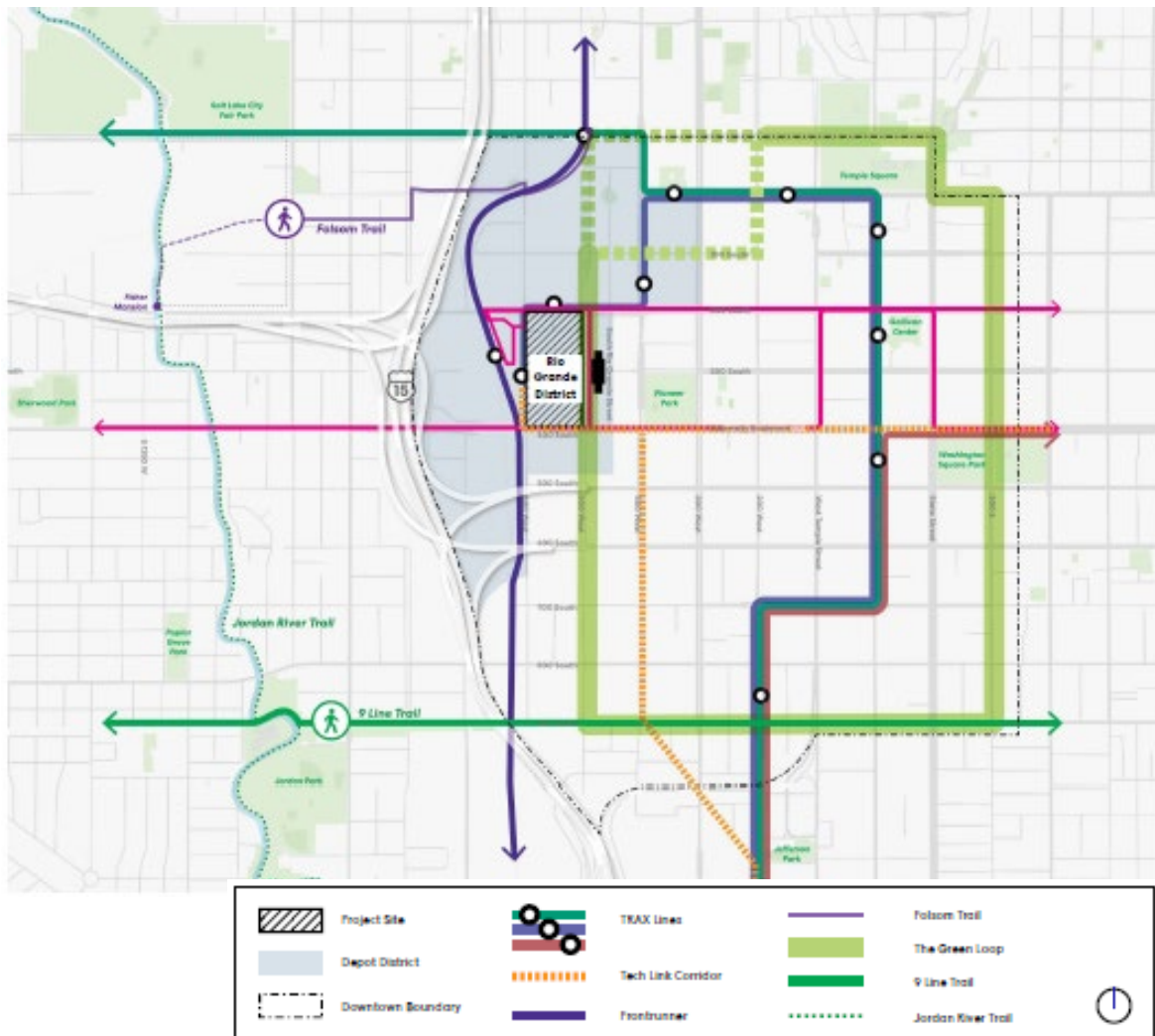


Fig. 6: Mobility

The Rio Grande District Vision and Implementation Plan

The CRA owns approximately 11 acres of land within the Rio Grande District. In 2023, the CRA hired a consultant team to prepare a strategy for redeveloping the Rio Grande District according to the vision, goals and objectives of the Downtown Plan. The Rio Grande District Vision & Implementation Plan was endorsed by the CRA Board of Directors (comprised of Salt Lake City Council members) in December 2024, and charts a detailed course for creating a vibrant, transit-oriented neighborhood that capitalizes on the site's adjacency to the Salt Lake Central Station in west Downtown.

During Plan development, conversations with the community revealed common themes and observations that are important to the users and neighbors of the Rio Grande District, which were distilled into 11 “Design Moves” that will ensure that future development activities conform with the vision for the neighborhood. These include:

1. **Establish compact, walkable blocks** by breaking up the typical Salt Lake City block with new streets to ensure a walkable environment while promoting compact urban development.
2. **Restore the site for all living things** by planting native species and promoting biodiversity, clean air, and water conservation.
3. **Enable low carbon mobility** via low-stress pedestrian and bicycle facilities that are seamlessly connected to Salt Lake Central Station.
4. **Champion the Green Loop** as a critical part of the mobility network and an inclusive community open space that will activate the neighborhood at different times of the day and year.
5. **Ensure functional roadways** by providing two-way travel lanes, on street parking, pick up/drop off points, and ingress and egress for parking and loading.
6. **Lead with a shared parking strategy** that includes progressive parking ratios, a shared garage for neighborhood users, and opportunities to broker agreements to utilize existing but underutilized parking supply within the Depot District.
7. **Curate public places**, such as the 300 South Festival Street, Arts Campus, and Green Loop, with arts, culture, and performance.
8. **Strengthen social fabric** by delivering community benefits that support a more equitable, resilient urban fabric and ensuring that historically marginalized and underrepresented communities are the beneficiaries of this new district.
9. **Catalyze street life and mixed-use development** with activated ground floor space for shops, restaurants, and maker's spaces, and an array of other land uses ranging from residential, to space for non-profits, to incubator, lab, and office space for the growing life sciences industry.

10. **Maximize the TOD potential** by allowing for increased building heights and density.

11. **Design sustainable buildings** that promote occupant connections to nature, preservation of key buildings to preserve embodied carbon, conservation of water, and harnessing of the sun through high performing buildings and renewable energy systems.

The diagrams on the following pages are a visual representation of the Rio Grande District vision.

The full Rio Grande District Vision & Implementation Plan can be found here -

<https://rda.slc.gov/home/riograndedistrict/>.

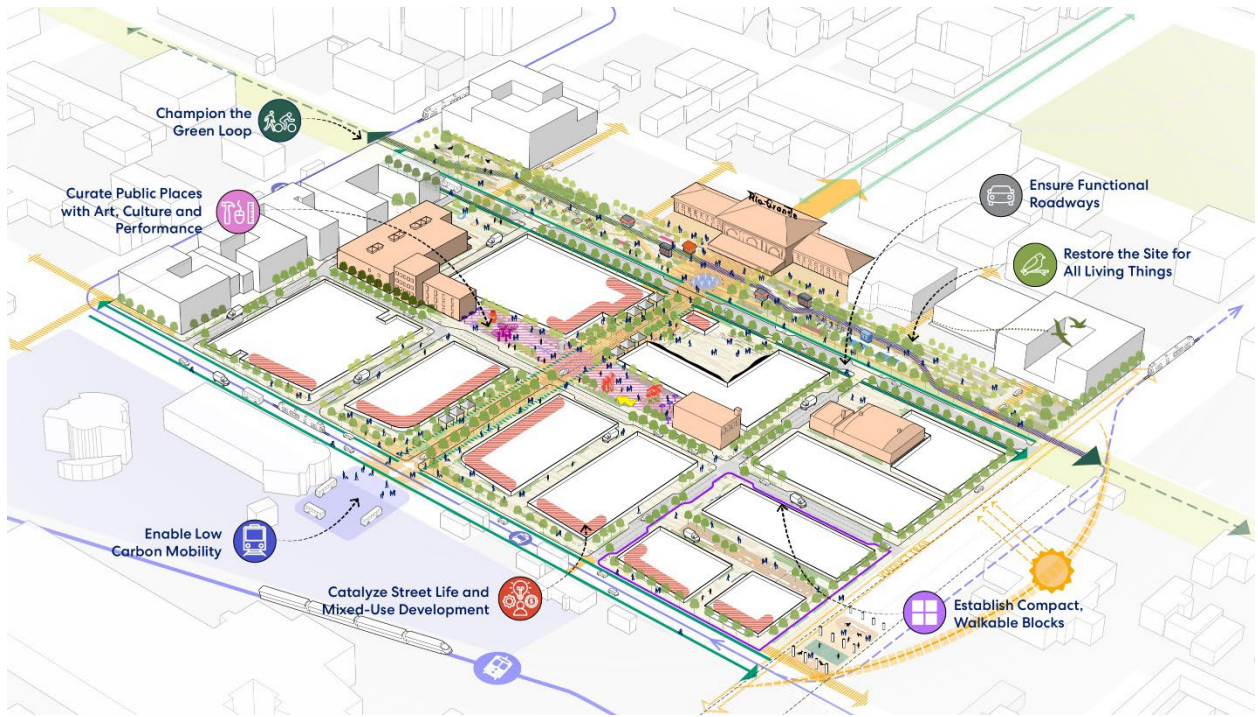


Fig. 7: Human Centered Public Realm Diagram
Rio Grande District Vision & Implementation Plan

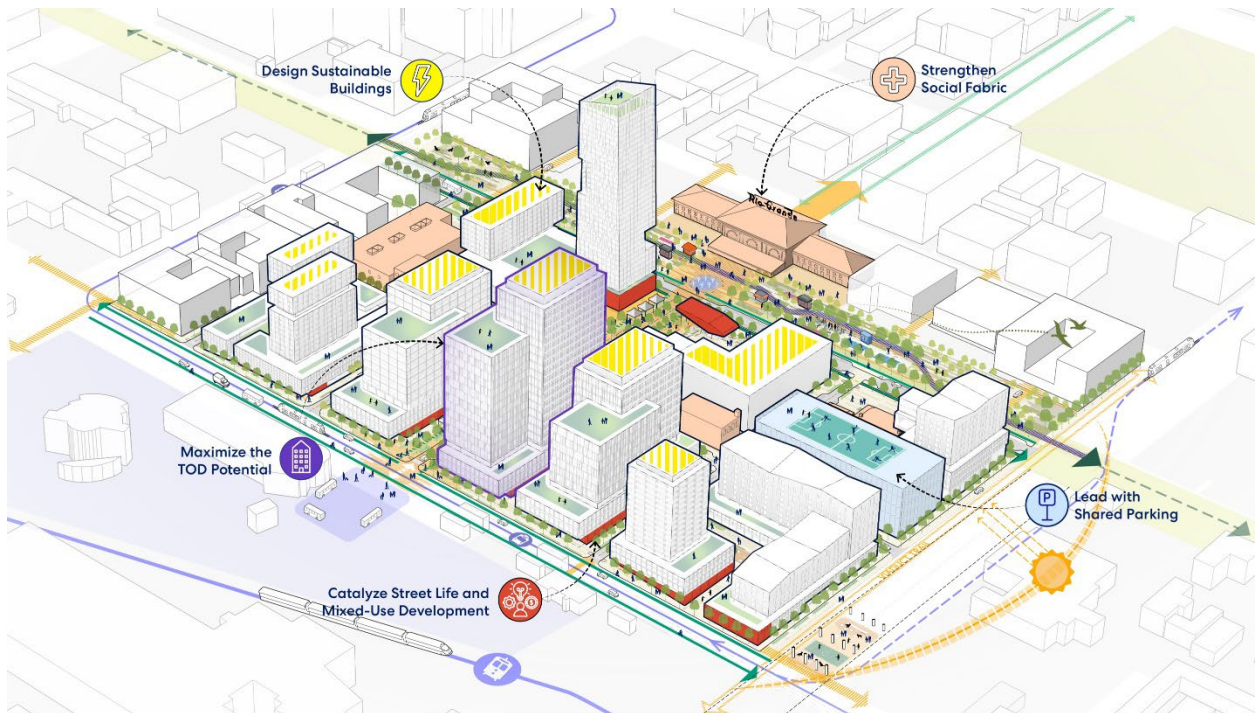


Fig. 8: Mixed-Use Transit Oriented District Diagram
Rio Grande District Vision & Implementation Plan

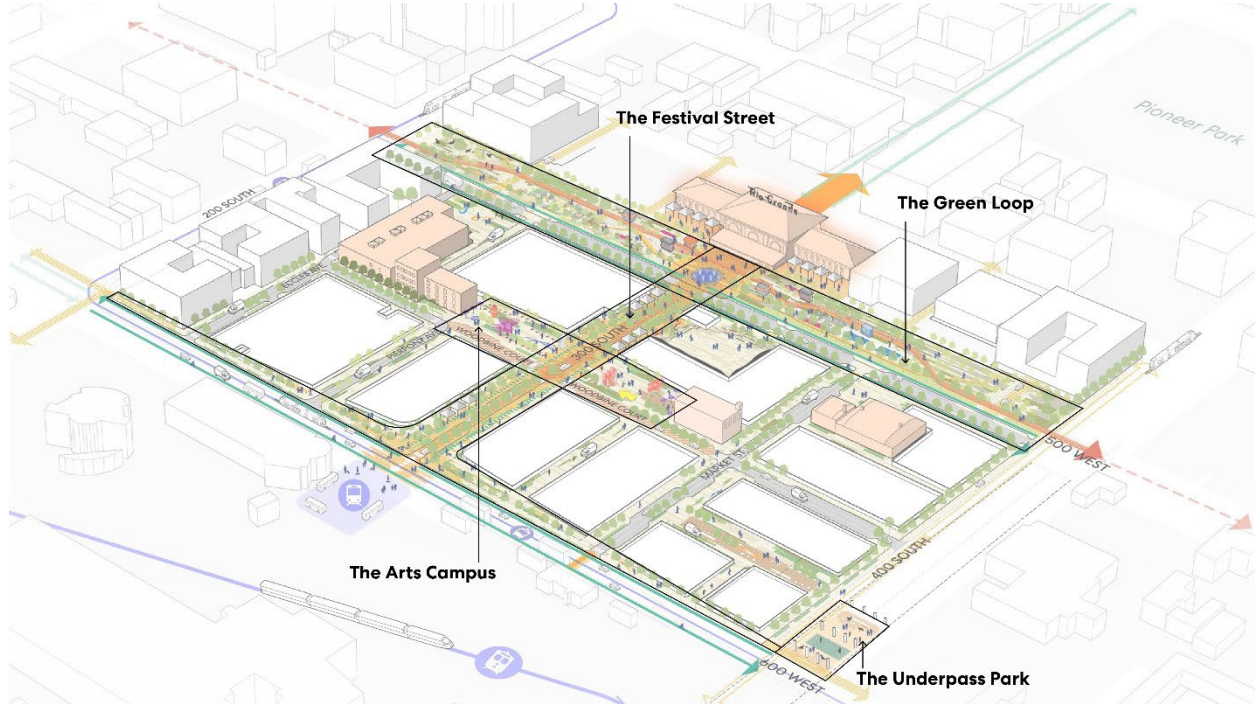


Fig. 9: Rio Grande District Open Space Diagram
Rio Grande District Vision & Implementation Plan

MASTER PLAN AMENDMENT

The Rio Grande District is located within the boundaries of the Downtown Plan. The Downtown Plan, adopted in 2016, divides the plan area into 10 unique geographic districts and provides a set of initiatives for development of each district. One of the unique districts is the Depot District, which is highlighted as “a complete urban neighborhood” that:

- Provides housing choice
- Is vibrant and active
- Is prosperous
- Fosters equity and opportunity
- Is connected
- Is walkable
- Is welcoming and safe
- Unites city and nature
- Is beautiful

Catalytic Project

The Downtown Plan identifies a catalytic project for each geographic district that is intended to “unlock the potential of each district and the downtown as a whole.” The catalytic project in the Depot District is the “Hub Implementation Strategy,” a previous iteration of the CRA’s redevelopment plans for the area comprising the Rio Grande District. The following are the key concepts of the Hub Implementation Strategy, which served as the cornerstone for development of the Rio Grande District Vision & Implementation Plan:

- Increased use of Frontrunner to and from the area by increasing the office use in the area
- Smaller blocks bounded by new streets and walkways
- Reduced street widths
- Preserved older buildings where possible
- Employment-based transit-oriented development
- Integrated residential, office and commercial uses
- Unique paving, lighting, planting, and other design elements
- New pocket parks and plazas
- Reimagined “park blocks” along 500 West as usable linear park space

The proposed master plan amendment updates the catalytic project of the Depot District to reflect the vision for the Rio Grande District. The proposal amends the language on page 106 and the diagram on page 107 of the Downtown Plan “Hub Implementation Strategy” with the language and diagrams on the following pages:

CATALYTIC PROJECT: RIO GRANDE DISTRICT

The Rio Grande District is located in the Depot District of Salt Lake City, within the bounds of 200-400 South and 500-600 West. The site is in a prime location with:

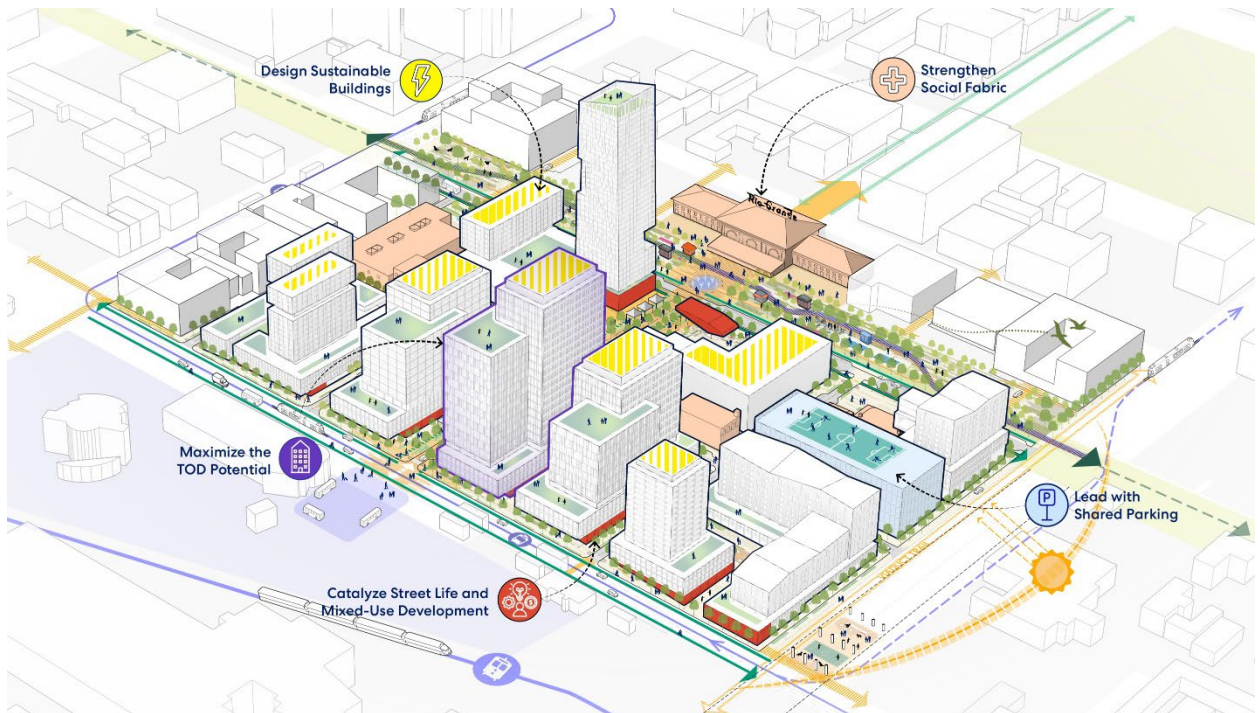
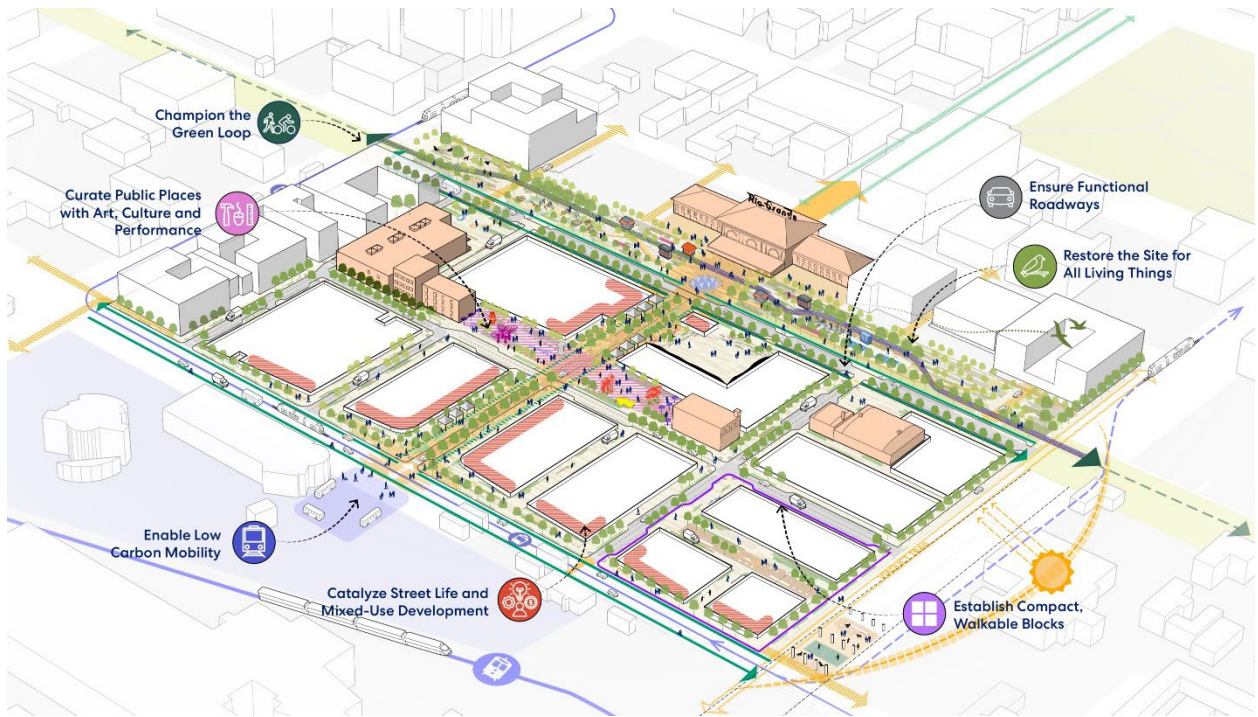
- High visibility near prominent entry and exit points to/from the CBD core;
- Unparalleled multi-modal transportation options with regional commuter rail, light rail, bus, Amtrak, and Greyhound services available at UTA's Salt Lake Central Station; and
- Close proximity to the city's many cultural, sports, and entertainment options, such as the Delta Center, home of the Utah Jazz and Utah Hockey Club.

The Salt Lake City Community Reinvestment Agency (CRA) owns approximately 11 acres of land within the Rio Grande District and, in partnership with neighborhood stakeholders, developed a redevelopment strategy for the area referred to as the Rio Grande District Vision & Implementation Plan. The implementation strategy envisions a vibrant new Downtown destination with a dense, diverse mix of land uses that contribute to a District that is active for 18 hours a day. The site's unparalleled transit access will be complemented by low-stress pedestrian and bicycle facilities that provide safe and seamless connections to UTA's Salt Lake Central Station and other nearby stops. Anchored by the iconic Rio Grande Depot building, the neighborhood's unique public spaces will be an ever-evolving canvas for the wealth of artists, cultural organizations, and non-profits who already call the neighborhood home. Increased density will be leveraged to deliver community benefits that support a more equitable, inclusive, and sustainable downtown for all.

The implementation strategy identifies the following 11 principles to guide future development of the Rio Grande District:

- Establish Compact, Walkable Blocks
- Restore the Site for all Living Things
- Enable Low Carbon Mobility
- Curate Public Places with Arts, Culture, and Performance
- Strengthen Social Fabric
- Catalyze Street Life and Mixed-Use Development
- Champion the Green Loop
- Ensure Functional Roadways
- Lead with Shared Parking
- Maximize the TOD Potential
- Design Sustainable Buildings

The Rio Grande District Vision & Implementation Plan is considered an implementation strategy that advances Plan Salt Lake and the Downtown Plan. While the specific details may change, the diagrams on the next page represent the vision for buildout of the Rio Grande District.



Standards for Master Plan Amendments

Section 19.06.070 of the City Code provides a list of factors the Planning Commission and City Council should consider when considering a General Plan Amendment. The following are the list of factors with the CRA's response as it relates to the proposed update to the Downtown Plan.

1. Whether the proposal is consistent with citywide policies.

Plan Salt Lake is the citywide vision plan and provides the framework for growth in the City through a list of guiding principles. The proposed update to the Downtown Plan is supported by the following Guiding Principles in Plan Salt Lake:

Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- Locate new development in area with existing infrastructure and amenities, such as transit and transportation corridors;
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

Housing: Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.

- Ensure access to affordable housing citywide (including rental and very low income).
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote high density residential in areas served by transit.

Beautiful City: A beautiful city that is people focused.

- Reinforce downtown and the visually dominant center of the city through the use of design standards and guidelines

Preservation: Maintaining places that provide a foundation for the City to affirm our past.

- Preserve and enhance neighborhood and district character.
- Retain areas and structures of historic and architectural value.
- Balance preservation with flexibility for change and growth.

Economy: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

- Support the economic growth of Downtown, including development of Station Center

2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.

The **Downtown Plan** charts the course of future growth in the Central Business District and surrounding area and acknowledges that downtown is the center for dense urban living. The Downtown Plan divides the plan area into 10 unique geographic districts and provides a set of initiatives for development of each district. The Rio Grande District is located in the Depot District and a summary of the initiatives established for the Depot District are included in the previous section of this report.

The catalytic project in the Depot District is currently referred to as the Hub Implementation Strategy, a previous iteration of the CRA's redevelopment plans for the area comprising the Rio Grande District. The proposed amendment to the Downtown Plan updates the catalytic project according to the strategies developed in the Rio Grande District Vision & Implementation Plan. These strategies are consistent with the key concepts and goals stated for the Hub Implementation Strategy and help to ensure that future development is consistent with the goals, policies and implementation actions of the Downtown Plan.

3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.

The change that warrants an update to the Downtown Plan is the completion of the Rio Grande District Vision & Implementation Plan, which was endorsed by the CRA Board of Directors in December 2024. The Downtown Plan references the Hub Implementation Strategy, a previous iteration of CRA's redevelopment strategy for this area. In 2023, the CRA revisited the Hub Implementation Strategy to ensure that redevelopment plans capitalize on the area's potential and the Depot District initiatives within the Downtown Plan were used as a foundation for this revised vision/strategy. The proposed amendment updates and refines the Hub Implementation Strategy, essentially replacing it. Amending the Downtown Plan ensures that the update to the redevelopment strategy is reflected in the adopted plans of the City.

4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.

The proposed plan amendment is not changing the goals or policies of the Downtown Plan. It is updating the plan with more details on how the vision, goals and policies will be implemented.

5. *For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.*

This standard is not applicable because the petition was initiated by the Mayor.

6. *The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.*

There would be no displacement of residents within the Rio Grande District. In fact, the CRA's redevelopment strategy calls for the construction of new housing, thereby increasing housing supply in the City.

7. *The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.*

The area subject to the proposed master plan amendment is the entire Rio Grande District; however, the properties along 200 South and the Artspace-owned properties along and near 500 West are not targeted for redevelopment. These properties are privately owned, some contain historic structures that have been adaptively reused, and some were recently redeveloped. The remaining properties will be redeveloped and are subject to the proposed rezone discussed later in this report.

The CRA owns 29 parcels in the Rio Grande District, with two of the parcels currently occupied by businesses/organizations. The following provides a brief history of the properties and current uses.

502 W 300 South

There are two buildings on this parcel. The western building is occupied by SDI Printex, a screen-printing company that produces promotional products. SDI was the original owner of the property and sold it to the CRA with an understanding that the property would be redeveloped as part of the Rio Grande District development strategy. An arrangement was made to allow SDI to lease the building on a month-to-month basis at a rate well below market value. The intent of the reduced lease rate was to allow SDI to build sufficient capital to relocate.

The eastern building is currently occupied by two service organizations: Fill the Pot Ministries and A Place for Your Stuff. Fill the Pot Ministries provides meals to individuals in need and A Place for Your Stuff provides personal storage space to people experiencing homelessness. The CRA offered the use of the building at no cost with an understanding that the property will be redeveloped in the future. The Rio Grande District Vision & Implementation Plan provides a phasing plan for development and the land beneath the building occupied by these service organizations is the last phase. This will allow sufficient time for the CRA to work with the organizations on developing a relocation plan.

310 S 500 West

The property at 310 S 500 West was purchased from the State of Utah in 2022. The building continues to be occupied by the State as office space and a temporary storage location for historical artwork and artifacts while a new facility is being constructed at the State Capitol. When the new facility is complete, the State will vacate the property, and it will be redeveloped by USA Climbing and serve as the home of their headquarters and training center for the national team.

8. The potential impacts to properties in the immediate vicinity of the proposal.

The impacts that the proposed update to the Downtown Plan will have are positive. Implementation of the Rio Grande District Plan will result in investment in an area that is ripe for change. The proposed plan update charts a course for implementing redevelopment of this area of the City as envisioned by the Downtown Plan.

9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.

The CRA has hired a team of consultants to design the street and infrastructure improvements needed to support the increased density envisioned in the Rio Grande District Vision & Implementation Plan. The CRA is also pursuing the funds needed for construction of the infrastructure improvements and is working with a team of representatives from all applicable City departments and divisions to ensure that the improvements comply with applicable codes and policies.

10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.

The Rio Grande area has a history of public safety issues, largely due to a lack of development activity. Implementation of the Rio Grande District Plan will result in a positive change to the neighborhood as it will provide 24-hour activity in the neighborhood.

11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.

As mentioned previously, the CRA is working with a team of representatives from all applicable City departments and divisions to address services, infrastructure, and resources needed to serve the Rio Grande District.

- An Arts Campus Plaza
- A new park under the 400 South overpass
- Development of a shared parking structure at the perimeter of the District
- Preservation/reuse of two historic buildings
- Infrastructure improvements that support future development

Properties Subject to Rezone

There are 35 properties included in the proposed rezone area with 28 of the properties owned by the CRA and seven owned by the University of Utah. The properties along 200 South and the Artspace-owned properties along and near 500 West are not targeted for redevelopment. These properties are privately owned, some contain historic structures that have been adaptively reused, and some were recently redeveloped; therefore, they are not included in the rezoning proposal. Representatives from the CRA have been working with the owner of the property located at the northwest corner of the southern block of the Rio Grande District and offered to include their property in the rezone petition. The property owner is not interested in rezoning their property at this time.

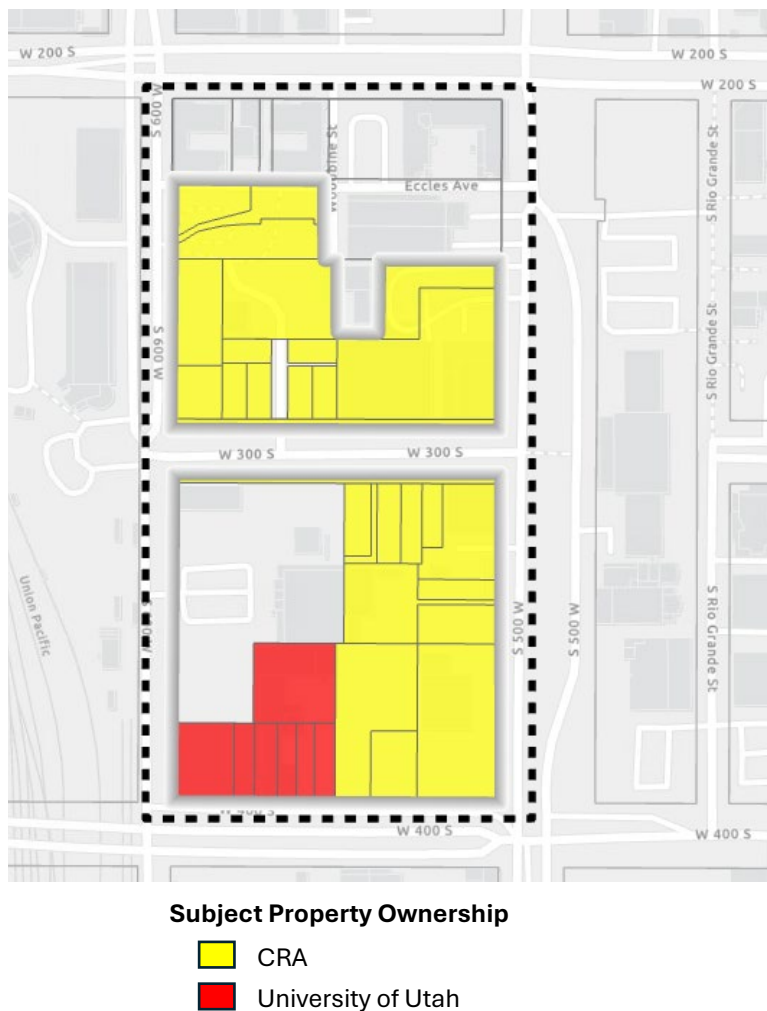


Fig. 11: Rezone Area - Ownership

Existing and Proposed Zoning - Site and Building Design Comparison

The GMU and D4 districts are similar in relation to site and building design regulations. Both districts create a dense urban environment by placing buildings close to the sidewalk, requiring active ground floors along street frontages, and requiring mid-block walkways when identified in the Downtown Plan.

The following table provides a generalized comparison of the site and building design regulations between the GMU and D4 zone:

	GMU (existing zone)	D4 (proposed zone)
Street Facing Building Setback	<i>Minimum = None Maximum = 10 feet</i>	<i>Minimum = None Maximum = 8 feet (can exceed the maximum for plazas)</i>
Side and Rear Building Setbacks	<i>None</i>	<i>None</i>
% of the street facing ground floor that requires an active use	<i>80%</i>	<i>80%</i>
% of durable materials along street facing facades	<i>Ground floor = 70% Upper floors = 50%</i>	<i>Ground floor = 70% Upper floors = 50%</i>
% of glass on street facing façade	<i>Ground floor = 60% Upper floors = 50%</i>	<i>Ground floor = 60% Upper floor = 50%</i>
Minimum number of building entrances along the street	<i>1 for every 40 feet of building length</i>	<i>1 for every 60 feet of building length</i>
Maximum length of blank street facing facades	<i>15 feet</i>	<i>20 feet</i>
Maximum building length along the street	<i>150 feet</i>	<i>150 feet</i>

Fig. 12: Zoning Comparison Table

Both zones allow similar land uses. One specific difference is that the GMU district requires residential uses along 500 West. Rezoning the subject properties to D4 would eliminate this requirement; however, the Rio Grande District Plan identifies two parcels along 500 west for substantial residential development (see pages 106 and 107 of the Rio Grande District Plan).

Building Height

The biggest difference between the existing and proposed zones, and the reason for the rezone request, is building height. The maximum “by-right” building height in the GMU zone is 90 feet with 180 feet of height allowed through the Design Review process. The by-right building height in the D4 district is 200 feet with buildings allowed up to 600 feet through Design Review.

The Rio Grande District Plan contains detailed design guidelines with targeted building heights ranging from 75 feet for the future USA Climbing site on the southwest corner of 300 South and 500 West, to 400 feet for a residential/mixed-use tower on the northwest corner of that same intersection. Rezoning the subject properties to D4 is necessary to achieve the density envisioned by the Rio Grande District Plan.



Fig. 12: Building Height Diagram
Rio Grande District Vision & Implementation Plan

To mitigate potential impacts of taller buildings, the Rio Grande District Plan contains design guidelines that are intended to break up the massing of buildings by limiting podium height and requiring upper floors to be stepped back. The plan also includes guidelines related to street level ground floor activation and sustainable building design. The following two diagrams are from the Rio Grande District Plan and provide a visual representation of the podium heights and building massing. The detailed guidelines begin on page 101 of the Rio Grande District Plan.

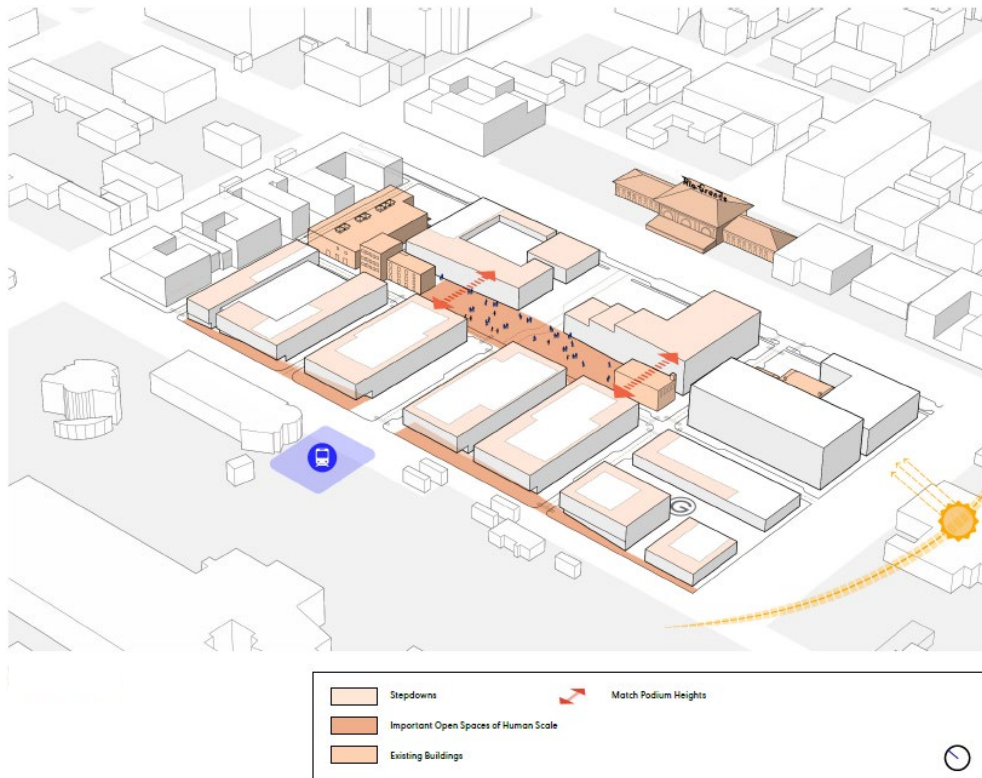


Fig. 13: Building Podium Diagram
Rio Grande District Vision & Implementation Plan

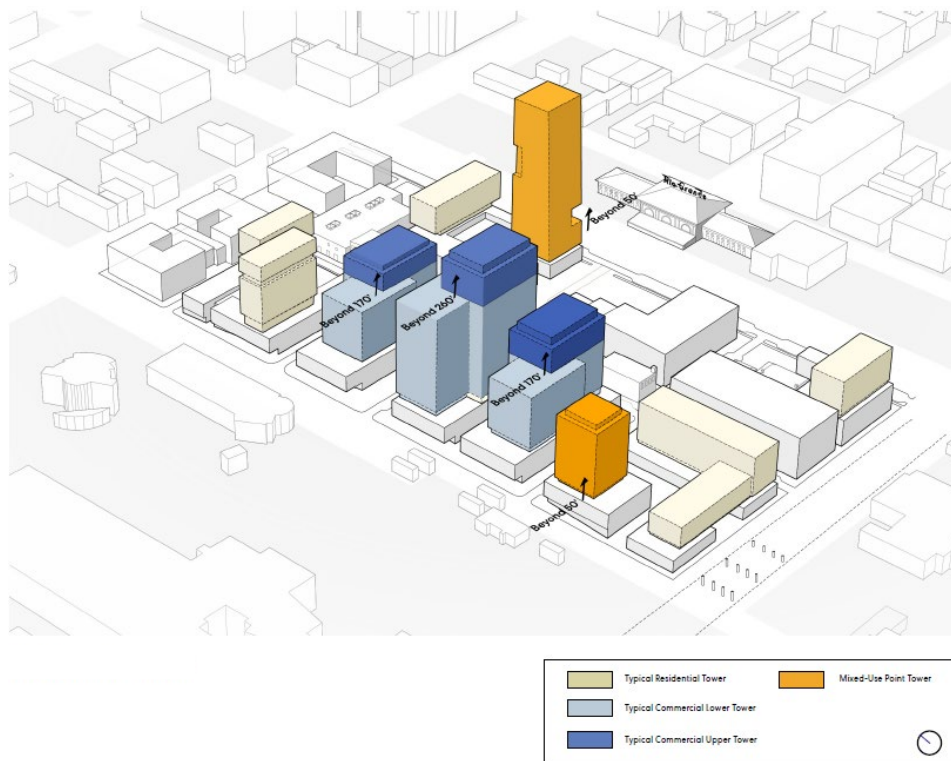


Fig. 14: Building Orientation and Massing Diagram
Rio Grande District Vision & Implementation Plan

Standards for Zoning Map Amendments

Section 21A.50 of the Zoning Ordinance provides a list of factors the City Council should consider when making a decision to amend the zoning map. The following are the list of factors with the CRA's response as it relates to the purpose of the zoning amendment stated in the previous section.

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents

Plan Salt Lake is the citywide vision plan and provides the framework for growth in the City through a list of guiding principles. Considering the purpose of the proposed zoning amendment and implementation of the Rio Grande District Plan, the following Guiding Principles in Plan Salt Lake support the rezoning:

Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- Locate new development in area with existing infrastructure and amenities, such as transit and transportation corridors;
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

Housing: Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.

- Ensure access to affordable housing citywide (including rental and very low income).
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
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- Reinforce downtown and the visually dominant center of the city through the use of design standards and guidelines

Preservation: Maintaining places that provide a foundation for the City to affirm our past.

- Preserve and enhance neighborhood and district character.
- Retain areas and structures of historic and architectural value.
- Balance preservation with flexibility for change and growth.

Economy: A balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

- Support the economic growth of Downtown, including development of Station Center

The **Downtown Plan** charts the course of future growth in the Central Business District and surrounding area and acknowledges that downtown is the center for dense urban living. The Downtown Plan divides the plan area into 10 unique geographic districts and provides a set of initiatives for development of each district. The Rio Grande District is located in the Depot District and a summary of the initiatives established for the Depot District are summarized throughout this report.

The Depot District's catalytic project is the Hub Implementation Strategy, and the Rio Grande District Vision & Implementation Plan is the roadmap for implementing that strategy. Rezoning the Rio Grande District is necessary function of implementing the initiatives established for the Depot District as stated in the Downtown Plan.

2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance.

The purpose of the Zoning Ordinance is stated in Section 21A.02.030. One purpose of zoning is to implement the adopted plans of the City. Rezoning the Rio Grande District to D4 will be a major step in implementing the Rio Grande District plan, which is a key initiative of the Downtown Plan.

The purpose of the D4 district is to:

"...foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses."

The Rio Grande District would further the purpose of the D4 district. Rezoning the Rio Grande District will be instrumental in creating a housing, entertainment, cultural, business, and retail hub that supports the Central Business District, as well as the nearby regional venues.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property.

The Rio Grande District is currently zoned GMU, and the proposal is to rezone a portion of the district to D4. The allowed land uses and the design regulations are similar in both zones so there would be no impact on nearby properties regarding property use and design.

The main difference between the two districts is building height. The GMU zone allows buildings up to 180 feet in height and the D4 allows 600 feet of building height. Both districts require design review approval to achieve those heights.

The Rio Grande District is comprised of two City blocks. There are no existing, permanent land uses on the southern block, so the entire block will be redeveloped. Since the entire block will be redeveloped, there would be no impact on adjacent land uses with the proposed change in zoning.

The north block is a mix of developed property and properties targeted for redevelopment. The properties targeted for redevelopment are owned by the CRA and are subject to the proposed zoning amendment. The properties not subject to the rezone include those that front 200 South and the Artspace and Macaroni Flats properties located on 500 West.

The CRA acknowledges that a 600-foot building wall could impact adjacent properties. The Rio Grande District Plan provides strategies to mitigate these impacts by stipulating building form standards that will be used when the CRA markets the properties for development. The building form standards begin on page 112 of the Rio Grande District Plan and a summary of the standards is as follows:

- Taller building height in the center of the district along 300 South with heights stepping down to the perimeter of the district.
- Podium heights that match the height of adjacent structures.
- Building setbacks above the podium.

In addition to the building form standards in the Rio Grande Plan, all buildings over 200 feet in height in the D4 district require design review. Design Review requires compliance with the Design Review standards stated in Section 21A.59 of the Zoning Ordinance and requires approval by the Planning Commission.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

No overlay zoning districts would be impacted with this petition.

5. *The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.*

The CRA has hired a team of consultants to design the street and infrastructure improvements needed to support the increased density that would result from the proposed zone change. The CRA is also pursuing the funds needed for construction of the infrastructure improvements and is working with a team of representatives from all applicable City departments and divisions to ensure that the improvements comply with applicable codes and policies.

6. *The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.*

Existing Transportation Facilities

The Rio Grande District is bordered to the north and south by city arterial streets, to the west by the Salt Lake Central Station transit hub and is approximately two blocks from I-15. The existing transportation network provides various options for mobility and is sufficient to support the increase in density and activity as a result of the proposed change in zoning.

Planned Transportation Facilities

The Utah Transit Authority (UTA) recently completed the TechLink TRAX study, an analysis of alternatives for improving light rail service. The preferred alternative adds a new light rail line along 400 West with a station at 300 South, just one block east of the Rio Grande District. When implemented, the new rail line and station will increase transit options in an already transit-rich neighborhood.

The TechLink Study also recommends adding new tracks along 400 South, which is the southern edge of the Rio Grande District. This new line would add a connection to the Salt Lake Central Station for operational redundancy or future transit service. The Rio Grande District Vision & Implementation Plan recognizes a 25-foot easement along the southern edge of the district in anticipation of the future rail line along 400 South.

In addition to an increase in transit, implementation of the Rio Grande District plan will result in new local streets that will break up the larger blocks, thereby increasing walkability and bike and automobile circulation.

7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.

The Rio Grande District is within walking distance to Pioneer Park, The Gateway, the Delta Center, and numerous other locations for food, entertainment, and culture. The District is also adjacent to the Salt Lake Central Station transit hub, which will allow future residents to access any amenity in the region that is accessible by transit. In addition to existing amenities, implementation of the Rio Grande District will result in new parks, public plazas, restaurants, and entertainment destinations within the district itself.

8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.

The Rio Grande area has a history of public safety issues due to a lack of development activity. Rezoning the District is a crucial step in implementing the Rio Grande District Plan and implementation of the plan will result in a positive change to the neighborhood as it will provide 24-hour activity in the neighborhood.

9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

There is no housing on the properties subject to the zoning amendment.

10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

The properties subject to the proposed zoning amendment are owned by the CRA and University of Utah. The University owned properties are vacant; therefore, there would be no displacement of businesses.

The CRA owns 29 parcels in the Rio Grande District, with two of the parcels currently occupied by businesses/organizations. The following provides a brief history of the properties and current uses.

502 W 300 South

There are two buildings on this parcel. The western building is occupied by SDI Printex, a screen-printing company that produces promotional products. SDI was the original owner of the property and sold it to the CRA with an understanding that the property would be redeveloped as part of the

Rio Grande District development strategy. An arrangement was made to allow SDI to lease the building on a month-to-month basis at a rate well below market value. The intent of the reduced lease rate was to allow SDI to build sufficient capital to relocate.

The eastern building is currently occupied by two service organizations: Fill the Pot Ministries and A Place for Your Stuff. Fill the Pot Ministries provides meals to individuals in need and A Place for Your Stuff provides personal storage space to people experiencing homelessness. The CRA offered the use of the building at no cost with an understanding that the property will be redeveloped in the future. The Rio Grande District Vision & Implementation Plan provides a phasing plan for development and the land beneath the building occupied by these service organizations is the last phase. This will allow sufficient time for the CRA to work with the organizations on developing a relocation plan.

310 S 500 West

The property at 310 S 500 West was purchased from the State of Utah in 2022. The building continues to be occupied by the State as office space and a temporary storage location for historical artwork and artifacts while a new facility is being constructed at the State Capitol. When the new facility is complete, the State will vacate the property, and it will be redeveloped by USA Climbing and serve as the home of their headquarters and training center for the national team.

11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C.

The Community Benefit standard applies to petitions initiated by a private property owner. This petition was initiated by the Mayor; therefore, the community benefit standard does not apply. Regardless, rezoning the Rio Grande District to D4 will result in numerous benefits that would not otherwise be provided without the amendment. The overall purpose of the amendment is to shift the development potential from being spread out across the entire district to being concentrated on smaller building footprints. It follows the concept of going up instead of out. Allowing buildings to go up will free up land that will be used for new streets and plazas. It also transfers the development potential from two properties with historic buildings, allowing those properties to be reused. Rezoning the District and implementing the Rio Grande District Plan is consistent with the following community benefits as described in Section 21A.50.050C of the Zoning Ordinance:

- Dedication of public open space
- Preserving historic structures
- Expanding public infrastructure