

## **The Wells on 5<sup>th</sup>**

**1990 S 500 E & 2002 S 500 E**

### **Project Purpose & Justification: Context-Sensitive Infill Housing**

The Wells on 5<sup>th</sup> proposal represents a thoughtful, context-sensitive infill development that directly responds to Salt Lake City's adopted plans, established neighborhood character, and demonstrated housing needs. Castlewood Development is requesting a rezoning of the subject property from R-1-5000 to RMF-35, along with a General Plan Amendment from Low Density Residential to Medium Density Residential, in order to allow a modest, well-designed housing type that aligns with the site's location, infrastructure capacity, and surrounding land-use patterns. Rather than maximizing the zoning envelope, the project is intentionally designed to balance the addition of new housing with compatibility, livability, and long-term community benefit.

The project proposes 24 for-sale, family-oriented townhome units, each providing a minimum of 1,700 square feet of livable area, with three bedrooms located on a single level of the home, allowing the units to comfortably accommodate medium-sized families. This housing type is largely absent in the surrounding area. Notably, the proposed unit count does not represent the maximum density permitted under the proposed RMF-35 zoning. Instead, it reflects a deliberate decision to provide *missing middle* housing, bridging the gap between single-family detached homes and larger multifamily apartment developments, while maintaining a scale and form that is consistent with the surrounding neighborhood.

The project similarly does not maximize the allowable building height. The applicant is committing to a maximum height of 30 feet, despite the RMF-35 zone permitting up to 35 feet. This height is closely aligned with the 28-foot limit in the adjacent R-1-5000 zone, helping to ensure visual compatibility with nearby single-family homes. The modest difference in height creates a gradual and appropriate transition between housing typologies.

Open space is a central element of the site design. The project incorporates a pocket park, internal walkways, and pedestrian connections that prioritize usability, safety, and neighborhood integration. These open-space amenities exceed minimum code requirements not only in quantity but also in quality, providing functional, family-friendly spaces that encourage outdoor activity and informal gathering. The open-space network is intentionally designed to serve residents while reinforcing walkability within the broader neighborhood.

The site's location further supports the appropriateness of the requested rezoning and General Plan Amendment. The property is located approximately 0.3 miles from the 500 East Streetcar station, placing it within comfortable walking distance of a significant transit investment. The Salt Lake City Moderate Income Housing Strategy explicitly encourages higher-density residential development near transit corridors, employment centers, and commercial areas. Re-designating the site to Medium Density Residential and rezoning to RMF-35 directly advance these policy objectives while remaining compatible with the surrounding residential context.

As developable land within Salt Lake City becomes increasingly scarce, there is a strong policy emphasis on infill development and the preservation of existing housing stock, including naturally

## **The Wells on 5<sup>th</sup>**

**1990 S 500 E & 2002 S 500 E**

occurring affordable housing (NOAH). This project advances those goals by delivering 24 new ownership units on a vacant parcel, without demolishing or displacing existing homes. In a census tract where a significant share (71% per the Housing SLC Report) of the housing stock predates 1970, the proposal adds new, energy-efficient housing while avoiding any reduction to the existing housing inventory.

Finally, the site is bordered on three sides by existing city infrastructure that is already capable of supporting development. Utilizing this vacant parcel represents an efficient use of public infrastructure, supports compact infill growth, and is consistent with the intent of both the proposed RMF-35 zoning and the Medium Density Residential General Plan designation.

Taken together, this proposal offers a responsible infill solution: 24 for-sale townhomes that are moderate in scale, supportive of transit investment, aligned with adopted City policies, and responsive to the need for family-sized, missing-middle housing, delivered without displacement and with clear respect for neighborhood character.

## **The Wells on 5<sup>th</sup>**

**1990 S 500 E & 2002 S 500 E**

### **Community Benefit Narrative**

Pursuant to the City's Community Benefit Requirement, The Wells on 5<sup>th</sup> proposal provides a clear and measurable public benefit through the provision of housing that aligns with the current and future needs of Salt Lake City, consistent with Subsection (1)(a) of the ordinance. In addition, the project delivers a thoughtfully designed common open space network that exceeds code requirements and enhances livability, connectivity, and recreational opportunities for residents.

The Wells on 5<sup>th</sup> consists of 24 for-sale, family-sized townhome units at a density of approximately 23.3 dwelling units per acre, on a 1.03-acre site that is currently vacant and not contributing to the City's housing supply. This housing type directly addresses a well-documented gap in the City's housing continuum, commonly referred to as "missing middle" housing, by providing ownership opportunities that fall between traditional single-family homes and larger apartment developments.

For-sale housing is a key component that will benefit the community. For-sale housing remains limited in many areas of the city, particularly in forms that accommodate families. Unlike many competing townhome designs that place a "flex" bedroom on a separate floor, the proposed townhomes feature all three bedrooms on a single level, ensuring convenience, and functionality for families. The central level is thoughtfully designed with a spacious living area and an open-concept kitchen/ living/ dining room layout, and a large walkout balcony, making it ideal for long-term residency. By combining this single-level bedroom layout with high-quality living spaces, the project directly supports neighborhood stability and expands meaningful homeownership opportunities, in line with the goals identified in the General Plan and Housing Element.

The project also advances the City's Moderate Income Housing Strategy by introducing additional housing supply in a location that is within walking distance (approximately 0.3 miles) of the 500 East Streetcar station, supporting policies that encourage residential development near transit corridors. While the project is not income-restricted, it contributes to overall housing affordability by increasing supply and providing a more attainable ownership product relative to detached single-family homes.

Importantly, the proposed development achieves this benefit without the displacement of existing residents or demolition of existing housing stock, as the property is currently vacant. In a city with limited developable land and a strong policy emphasis on preserving naturally occurring affordable housing (NOAH), this represents a meaningful and low-impact way to expand housing opportunities.

#### Common Open Space & Pedestrian Network

In addition to increasing housing supply, the project provides a central, contiguous open space network that serves as the organizing feature of the development. The project provides approximately 9,500 square feet of common open space, more than 2.5 times the RMF-35 requirement of 3,750 square feet. The entire 9,500 square feet is fully contiguous, forming a central

## **The Wells on 5<sup>th</sup>**

**1990 S 500 E & 2002 S 500 E**

green spine for the project—well above the code minimum that requires only 50% of the common open space to be contiguous. This space is shared by all 24 dwelling units, with legally established access for every unit, ensuring equitable use and connectivity. The network includes multiple outdoor amenities to encourage recreation and leisure, such as a central playground, seating areas and landscaped walkways, and shade-providing trees with full canopy coverage. These features go beyond the minimum standards, creating a connected, functional, and visually appealing green space that enhances pedestrian access, social interaction, and outdoor activity. When combined with additional landscaped areas throughout the site, the total open space comprises approximately 35% of the site, substantially exceeding code requirements.

### Policy Alignment

The proposed community benefits are supported by policies within the Central City General Plan and Housing Element, which promote increased housing supply in areas with existing infrastructure, development of housing types compatible in scale and form with surrounding neighborhoods, expansion of homeownership opportunities, integration of open space and walkable design in residential development, and efficient use of land in proximity to transit.

### Summary

The project delivers a substantial, policy-aligned community benefit by providing new, for-sale, family-oriented housing that addresses the missing middle housing gap and promotes neighborhood stability. This is complemented by a thoughtfully designed, fully contiguous common open space network that exceeds RMF-35 requirements, enhances livability, and offers safe, accessible recreational and pedestrian amenities for all residents. Together, these elements represent a meaningful community benefit that would not occur without the proposed General Plan Amendment, Rezone, and subdivision plat approval, directly fulfilling the intent of the City's Community Benefit Requirement.