

To Members of the Salt Lake Planning Commission, Ashley Patterson, Kristen Clifford
From cindy cromer
Re requested rezoning and master plan amendment for 629 and 633 E 800 S
April 11, 2018

I first heard about the opportunity for Wasatch Community Gardens (WCG) to purchase the 3 properties on 800 S last fall, prior to the closing. I had extensive conversations with Ashley Patterson, the director, on the phone and by e mail. Then WCG retained Kristen Clifford and we met with several residents in the neighborhood. Early in the discussions, WCG committed to replace the 3 units of housing which would be lost to their reuse as educational and office space. It was all good until the City got involved and the absurdities began.

Ashley Patterson has been diligent about discussing the project with the RDA, HAND, and Planning. No one in the City can figure out a way to insure that the WCG replaces the housing units. I have more confidence that WCG will follow through on its commitment to replace the units than that the City can get us out of the housing crisis in which we are mired. We are however entirely dependent on the continued presences of Ashley Patterson as the director and the Board members to preserve the number of units of housing. A sorry state of affairs.

There are certainly benefits which the staff and WCG have outlined. **The benefits I view as salient include**

- the fact that we can only have this conversation because of the presence of the Central City Historic District;
- the reinvestment in the 3 contributory structures consistent with guidelines for the historic district;
- the protection of light to the Grateful Tomato Garden;
- the thoughtful approach to green space vs. hardscaping in the proposed site plan;
- the possible reduction in vehicle trips to WCG's flagship garden;
- the stronger definition of the corner of Green Street and 800 S.

There are however **costs and risks associated with the proposal** and the City has done nothing to reduce or minimize these:

- the ongoing amendments to the Central Community Master Plan, the most frequently amended of the City's neighborhood plans, and the associated destabilizing influences on the neighborhood;
- the loss of 3 single family detached residences from the City's housing stock which will never be replaced, ever;
- the dependence on the good intentions of WCG because the City has been incompetent and delinquent regarding housing mitigation for decades, actually always;
- the potential under the RMU-35 for an additional 10 feet in height for any new construction which would be completely inappropriate on Green Street (This potential exists because Green Street is inappropriately zoned RMF-30, instead of SR-3.);
- the repeated rezoning and master plan amendments in the immediate area without a comprehensive review of zoning.

What you can do as members of the Commission:

1 You have the authority to initiate a study of the immediate area, as suggested by a member of the Landmarks Commission. (He did not have that authority when he made the suggestion.) Such a review would look at the frequency of recent rezoning in the area; there have been 6 petitions in the area zoned RMF. It could examine the frequency of needing to attach development agreements to the new RMU-35 (2 out of 3 applications of this zone in historic districts have had development agreements). The safety of pedestrians and cyclists on this bike and walking corridor could be included.

2 You can initiate a petition to correct the zoning on Green Street. It should be SR-3 to reduce the number of noncomplying properties on the street and to give the street recognition and protection as a single family pocket neighborhood. Its current zoning makes the application for an additional 10 feet possible in the proposed RMU-35.

3 You can urge the Council and the Administration to fix the housing mitigation ordinance which has always been an insult to anyone who provided decent housing or needed it.