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| 10/13/2022 10:04 | Deborah Candler | Proposed Changes to RMF-30 Zoning District | Re-zoning 704 E 900 S | Greetings, I am writing in opposition to the proposed re-zoning of 704 E 900 S in Salt Lake City. I am a homeowner just a few doors down from this property. I am highly concerned about the negative impacts this re-zoning will have on our neighborhood. One of my greatest concerns is the potential unexpected consequences that could occur if this property were re-zoned to officially allow nightly, hotel-style, rentals. The owners of this property could add more dwellings or potentially tear down the existing unit, opting for a higher density option. Those who live in our neighborhood know the challenges we already experience with public parking. Many of our homes do not have off street parking. We do not have the infrastructure to accommodate greater growth on our, already crowded, streets. I have already experienced a loss of parking due to the influx of guests staying at this property. I have served in public education in our lovely city for over 20 years. Over the past four years, I have witnessed a huge loss in our student population. We know that one of the greatest issues our community members are facing is housing. We are not facing a shortage of nightly rentals, but we are facing a shortage of rental options in our neighborhoods. We are at a time when supporting our fellow neighbors couldn't be more critical and yet, you are considering watering down our community with nightly rentals. Prioritizing profits for out of state investors over those of us who live and work in this neighborhood is dangerous. We need to stand up for our people, for our communities, for our neighbors. I plead with you to please stand up for this great neighborhood and my fellow neighbors by voting no to re-zoning. Much gratitude, Deborah Candler |
| 10/13/2022 16:26 | Brad Dobson | | Parks, Trails Bond | Just a comment about the upcoming vote on the bond ...I applaud the purpose etc.,but in a year when the economy is not doing well and my property taxes have increased over \$1,000 this year alone, you might want to reconsider the timing. As a retired couple with fixed incomes, every yearly increase hurts a bit more. By the way, your mailer announcing the date of the public hearing came in the mail two days AFTER the hearing. Thanks for listening. |
| 10/14/2022 7:23 | Angeles Martinez | Homelessness | The other side village vote | I support this program as Ive been in communication with leaders who are committed to helping those experiencing chronic homelessness. As a young adult with higher education Ive always thought of how as communities we are failing those experiencing homelessness with not providing adequate resources. Ive also know that had I more money I would provide housing for the homeless population at my own expense. The Other Side Village has made huge strides already and they should be supported in their cause. |
| 10/14/2022 12:28 | James King | Homelessness | Contract between Salt Lake City and the UIPA | This "contract" is flawed in many ways, imperfect, and defective. It is being forced upon Salt Lake City. The Utah Legislature has no right to impose its terms upon the city. It is blatantly unfair in giving the state tax revenues that rightly belong to the city. The period of 25 years is absurd, as well. Language in the contract appears to be written by an idiot. Various terms are not defined. The city is given no right to appeal in disputes or in arbitration. The contract binds future city administrations whether they like it or not. There is much more that is flawed in this poorly-written sophomoric document. The public has been virtually ignored in the creation of the contract. There has been no time, whatsoever. This is not how democracy works! Evaluation and revisions of this "contract" require time for careful study as equal partners. Salt Lake City must fight this overbearing, ridiculous, and evil proposal with every fiber of its being, even in court if necessary. |

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| 10/16/2022 23:30 | Marvin Hamilton | Homelessness | Homelessness camps | If your strategy is to camps while small, the one on SW corner of Sugarhouse park, just outsid the fence, is growing. I know ithese are complex issues with no simple solutions. . Thanks for vour efforts. |
| 10/17/2022 13:59 | Rebecca W Davis | Proposed Changes to RMF-30 Zoning District | Comments Regarding Zoning Changes to Off Street Parking, RMF-30 and Shared Housing | <p>Off-Street Parking - Apartment buildings are being built like crazy in Salt Lake City. Developers need to be required to provide affordable parking for their tenants within their buildings. Throughout the city, tenants who are renting apartments in new apartment buildings that are built close to residential areas, and who are being charged an extra fee for parking, are parking on neighborhood streets rather than in the apartment parking lot. Homeowners who live on those streets are no longer able to park near their home. This negatively impacts elderly and/or disabled homeowners and renters of homes on these streets when they can't park near their homes. Apartment building owners should find a way to make parking affordable for their tenants and include the cost of parking as part of the monthly rent. RMF-30 - My main concern with making changes to RMF-30 zoning is the potential for the removal of existing single family homes in order for multi-unit dwellings to be built in place of the single-family homes. The character of the neighborhoods will be negatively impacted. The majority of the homes on my street – 1500 E to 1600 E Blaine Ave. - are single-family, but we also have duplexes and a fourplex. There is no way to preserve the single-family homes and accommodate additional dwellings to be built on the lots without remodeling or tearing down the existing homes to allow for multi-unit dwellings to be built. I have my doubts that the multi-unit dwellings will be affordable with today's high real estate prices. A requirement that they be affordable should be considered. Shared Housing - An affordability requirement should be incorporated in Shared Housing zoning. Otherwise, the housing affordability problem is not being addressed by this type of housing. A bathroom should be included in each unit so that tenants have privacy when showering and using the bathroom. Tenants shouldn't have to walk through common areas to use bathroom facilities. Thank you. Rebecca W Davis</p> |

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| 10/17/2022 14:01 | Alessandro Rigolon 1/2 | Proposed Changes to RMF-30 Zoning District | Support for the pro-housing policies on the October 18 agenda | <p>Dear SLC City Council, I hope this email finds you well. As a resident of SLC, I am writing to express my support for some of the housing policies that SLC is considering during the October 18 meeting. Rather than writing one email for each policy, I thought it would be more effective to write one comprehensive email where I summarize my support for these policies. RMF-30 reform. This is a critical reform to facilitate the construction of more missing-middle housing, which can create much-needed opportunities for homeownership for middle-income families. This type of housing - townhomes, triplexes, fourplexes - would be particularly important for families. And we've seen pretty scary data about our school district losing enrollment, which speaks about a city that's no longer a good option for families. This needs to be rectified. Studies in Portland, OR, show that a unit in a fourplex, for example, would be affordable to purchase for families where the two people are a chef and receptionist. On the other hand, only a family with a lawyer and a teacher would be able to afford to buy a single-family home. Update off-street parking regulations. This reform addresses both housing affordability and climate mitigation. I know the council has passed actions that facilitate getting around town without driving, like the 20 mph speed limit. Reducing parking minimum mandates can lower the cost of constructing or transforming housing, and it can also help reduce our vehicle miles traveled (with positive impacts on reduced emissions and air quality). Research done at UCLA shows that removing parking minimums can lead to lower vehicle ownership and lower miles traveled by car. Accessory dwelling units (ADUs) code changes. This is another key policy change that would, over time, increase the provision of attainable housing, including in places that are amenity-rich and have good-performing schools. Research shows that, when rented long term, ADUs are rented somewhat below market value. Passing this ordinance will remove one of the two main barriers to building more ADUs - regulations. The other barrier, cost, would likely remain unless City Council will consider removing the owner-occupancy requirement for the main unit on the lot. That will make it easier for developers to purchase single-family homes, build ADUs, and rent the two units. I understand this is somewhat controversial, and I'm not 100% sold on removing the owner occupancy requirement.</p> |

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| 10/17/2022 14:01 | Alessandro Rigolon 2/2 | CONTINUED!! Proposed Changes to RMF-30 Zoning District | CONTINUED!! Support for the pro-housing policies on the October 18 agenda | <p>But removing zoning-related barriers, at the very least, seems like a good policy to help create more attainable housing. On a related note, I also strongly support the evolving proposal to provide funding for low-income homeowners on the west side to build ADUs. Shared housing proposal. This is yet another important piece of the housing puzzle. Shared housing, or single-room occupancy (SRO) buildings, provide critical housing options for people who are at the edges of homelessness, students, young adults, and many others. Research in NYC links a rise in homelessness to the elimination of SROs. Some cities in North America have SRO preservation ordinances that seek to discourage the conversion of SRO buildings to other building types. So SROs are another tool in a broader set of toolkits that address the needs of certain populations. I believe that all the policies above need to be passed because they can be complementary in the types of households they can help. They're not enough, though. We need more action to build deeply affordable housing and to protect low-income tenants from displacement. I am confident that the revised Housing Loss Mitigation ordinance will help with that, and I am looking forward to City Council and city staff finding additional funding opportunities to build deeply affordable housing. I also want to point out that none of the above policies are "revolutionary" by any means. At some point in SLC's past, missing middle housing was allowed in the city, parking requirements were not a thing, and SROs were allowed. Some of these things - like missing middle housing - contributed to creating some of the most sought-after neighborhoods in the city: Places like the Avenues, 9th and 9th, Liberty Wells, and more. Passing these ordinances would enable us to remove barriers to create more places like those neighborhoods. And change wouldn't happen overnight, especially with currently high-interest rates and construction costs. But at the very least, the city should signal it's open to creating more of those inclusive neighborhoods that provide housing for a variety of household types and support small businesses thanks to their gentle density. I appreciate your attention and your service to our city. Kind regards, Alessandro Alessandro Rigolon Sugar House (Beacon Heights) resident</p> |

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| 10/17/2022 14:04 | Lynn Schwarz | Shared Housing Proposal | Shared Housing Ordinance | <p>Once again, I would like to state my strong objections to several provisions, or lack thereof, in the updated Shared Housing Ordinance. The new definition states that " Each individual housing unit consists of one or more sleeping rooms and MAY (my emphasis added) contain either kitchen or bathroom amenities, but not both. Whichever amenities are not contained within the individual unit (the kitchen, bathroom or BOTH) (my emphasis added) shall be provided as a common facility. This means that BOTH the kitchen and bathroom can be communal facilities and NOT be in an individual unit. If you think that developers will not take advantage of this loophole and not provide EITHER a private kitchen or bathroom, you are not living in Salt Lake City. Where is the dignity in this? Recently, in Oregon, Cascadia (a behavioral health provider), is pulling out of managing Shared Housing because " Cascadia has found that having separate bath facilities along with a microwave and refrigerator for each resident with this population is very important from the principles of privacy, self-sufficiency, and dignity for all residents." as spokeswoman Jennifer Moffat said. While 10' x 10' (and 10' x 12') may be enough for a bedroom in a house, I do not believe that it is enough space for someone to call a home. No statutory penalties for any breaches of the ordinance's requirements are included. While this may be standard procedure for Salt Lake City, we have all seen the consequences of of lack of enforcement in many areas of quality of life issues. In the case of Shared Housing there is even a greater need for robust oversight. The examples of areas around HRCs and the sad state of the Magnolia Apartments speak for themselves. There is a reason many cities which had SROs in the past do not now allow them as they tend to quickly devolve into very troublesome properties. A great deal has been made about how Shared Housing will be an affordable housing option. NOTHING in this ordinance ensures that these will be anything but market rate housing. The purpose of all housing ordinances should be to ensure safe and dignified dwellings. This ordinance ensures neither safety, dignity, or affordability and should be completely reworked.</p> |
| 10/17/2022 14:07 | Marco antonio marchelli Nunes | Homelessness | Transients at Liberty Park | <p>To Whom it may Concern: It is incomprehensible why the administration of the city of Salt Lake allows coming of transients at Liberty Park. Liberty Park is part of a neighborhood and this green area and amenities should be preserved for all citizens . There is a large number of transients camping with tents with several belongings spread all over some areas of the park. Anyone visiting Liberty Park can see the administration is not working to make it better. The Aviary is run down, and the facilities around the park need more maintenance. Family with small children, seniors , and teenagers visit this park. Transients camping around it with tents make the place unsafe. These transients need proper shelter and not a public space. Smell of marijuana was evident when I visited this park for the first time. I just moved from Pasadena , California to Utah and for my disappointment Salt Lake City is letting it go like Los Angeles. What a shame... One advice : just visit Los Angeles and you will see what will happen with this city if you do not take care of the problem. Marco Antonio Marchelli Nunes, MS</p> |

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| 10/17/2022 16:05 | Anonymous Constituent | Homelessness | The Other Side Village | A man who appeared to be without a place to go just spent 15 minutes hanging out on my porch. It sounded like he may have been having a medical emergency. I was of course scared to go out there and help him, because I was home alone. I had to call the non emergency line to get him the medical help that I thought he might need (which he did). This single call took one fire dept van with two people, one ambulance with at least two people, and two cop cars to handle. He went off in a stretcher. I can't help but wonder about how much that call cost the tax payers of the city. Why not do something to give these people a decent place to live? With a decent place to live, these people can work on healing themselves. They will be healthier and they will contribute to our city. Why is our response to homelessness perpetually reactive rather than proactive? If we can take the steps to provide housing to the unhoused, even if it's just a small number of the unhoused, then we will certainly see a decrease in these emergency calls that take a phenomenal amount of city resources. That is why I'm asking you to vote in favor of The Other Side Village. Even with basic compassion and morality aside, this is the right choice because it just makes economic sense. |
| 10/18/2022 10:25 | Anonymous Constituent | Homelessness | The Other Side Village | Who pays for homelessness? I think a lot of people like to think that homeless people are paying for homelessness-they are reaping what they've sown-they couldn't hold a job and now they must suffer. I think about it differently. We all pay for homelessness. We have chosen not to take care of each other-and now we are reaping what we have sown. We pay for our shortcomings in unpaid emergency room bills, trash on the sidewalk and the sides of the roads, increased crime rates, visible drug use right outside our doors, and seeing suffering people on a day to day basis. Why are we choosing to continue paying that high price? A lot of people think that homeless people don't deserve housing, because it's their fault that they can't afford it. But why are we letting the quickly expanding gap between minimum wage and the cost of a humble one bedroom apartment in this city dictate who does and does not deserve housing? If we simply took a step back and remembered that the economy is meant to serve us and we are not meant to serve the economy, we would realize that allowing all humans to access genuinely affordable housing will increase EVERYONE'S quality of life. I'm sick of paying the high cost of homelessness. I'm ready to make some investments, conduct some experiments, try some new solutions out, and do what it takes to house as many of my neighbors as possible. I want all my neighbors to have their most fundamental need met so they can join the rest of us in contributing positively to our community. The Other Side Village is exactly this. It's the first step our city can take to stop paying this high cost of homelessness. |
| 10/18/2022 10:38 | Joseph Johnson | Water Conservation | Proposed Parks Bond | The amount of water misuse in this city is horrendous and must seriously be improved if we are to ensure an adequate supply of our most valuable resource for future generations. Much consideration to water efficiency must be included in the proposed Parks, Trails & Open Space Bond if it is to pass this November. Thank you |

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| 10/18/2022 16:14 | Turner c Bitton 1/2 | Shared Housing Proposal | FW: (EXTERNAL) Support for Housing Policy Changes | <p>Dear Councilmembers, I am writing to express my support for some of the housing policies that the Council is considering for Salt Lake City this fall. Rather than writing one email for each policy, I'm writing one comprehensive email to summarize SLC Neighbors for More Neighbors support for all of these policies. We're a network of neighbors who want to live in an inclusive Salt Lake City that welcomes more neighbors. The following policies are an opportunity to significantly improve Salt Lake City's policy to address the housing affordability crisis. The Other Side Village: This pilot project will provide more than just shelter to future residents. It will also be an important gathering space for all members of the community. New amenities like a bodega, sport courts, community performance space, a nondenominational chapel, and green space will revitalize a currently underutilized area. The proposed social enterprises will provide needed commercial investment in the Westside and serve the community at-large. RMF-30 Zoning Reform: This proposed reform is critical for facilitating the construction of more missing-middle housing, such as townhomes, triplexes, and fourplexes, all of which can create much-needed opportunities for homeownership among middle-income families. Update to Off-Street Parking Regulations: Reducing the prevalence of parking minimum mandates can reduce the cost of constructing or renovating housing, and can also help reduce the city's collective number of miles traveled by vehicle, which will in turn reduce emissions and help improve air quality. Research done at UCLA shows that removing parking minimums can lead to lower vehicle ownership and lower miles traveled by car among city-dwellers. Accessory Dwelling Units (ADUs) Code Changes: This is another important change that would, over time, increase the supply of accessible housing for everyone in Salt Lake City, including in highly desirable neighborhoods occupied with wide, underused plots. Research shows that, when rented long term, ADUs are rented somewhat below market value. Passing this ordinance will remove one of the main hurdles to building more ADUs: regulations. Shared Housing Proposal: Passing this policy will prove another key piece to the housing puzzle.</p> |
| 10/18/2022 16:14 | Turner c Bitton 2/2 | CONTINUED!! Shared Housing Proposal | CONTINUED!! FW: (EXTERNAL) Support for Housing Policy Changes | <p>Shared housing can provide critical housing options for students, young adults, those who are at the edges of homelessness, and many others. Please make changes to the proposal to require separate bathroom facilities in each unit prior to passage. Without the inclusion of in-unit restrooms, the proposal threatens to weaken housing standards. The inclusion of bathrooms will only strengthen this promising proposal for workforce housing. I believe that all the policies above need to be passed, because they can help all types of households. I hope you'll vote in support of these important policies. Thank you for all that you're doing to make our city more inclusive and welcoming to more neighbors. Thank you, Turner C. Bitton</p> |

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| 10/18/2022 16:21 | Monica Hilding 1/2 | Utah Inland Port | (EXTERNAL) Interlocal agreement with UIPA | <p>My name is Monica Hilding, and I am representing the Utah Environmental Caucus. This interlocal agreement document which was discussed and approved by the Utah Inland Port Authority (UIPA) board this morning does not need to be signed until the end of December, and it should not be signed by Salt Lake City officials in its current iteration. Opportunities for expert analysis and public review Have been insufficient to vet such an important, and long lasting agreement. I attended UIPA's meeting this morning and raised my hand to speak when the public comment period was opened. My raised hand was ignored by the UIPA board. I don't know how many other members of the public were denied the opportunity to speak despite getting up to attend a 7:30 am meeting and following all recommended procedures. I assume that the Salt Lake City Council will genuinely listen to public comments tonight and incorporate some of those ideas into this document. As was mentioned in this morning's UIPA meeting, the execution language in the contract is very weak. Unless Salt Lake City dedicates a specific employee to monitor mitigation and community improvement, having agreed to expedite the developers' projects, UIPA can easily make any proposed improvement a bureaucratic nightmare. While they may subsequently agree to a resolution, UIPA could extract further concessions from Salt Lake City and the public. Given the two damning Legislative audits on UIPA's contracting process, it is the height of naivete to trust that UIPA will suddenly find the independent and professional skills to execute the proposed contract. . The Utah Environmental Caucus suggests at a minimum: -Salt Lake City should lead the consultant selection and management process directly using existing Salt Lake City sourcing procedures and provide the UIPA Board with the opportunity to observe and comment but not to be involved in the execution of the contracts given their poor track record effecting legitimate contracts. -Salt Lake City should designate the regular time intervals for ongoing updates of the Health Impact Assessment (HIA), Traffic study, Community Impact Assessment (CIA) and "master plan". We suggest this interval should be no less than at least once every three years especially if the contract length is not cut to 10 years.</p> |

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| 10/18/2022 16:21 | Monica Hilding 2/2 | CONTINUED!! Utah Inland Port | CONTINUED!! (EXTERNAL) Interlocal agreement with UIPA | <p>It will be impossible to provide the much-touted "certainty" for the next 25 years if Salt Lake City does not manage the consulting contract process and if data-driven analysis is not done regularly and used to update the "master plan" at regular intervals. At this morning's meeting, Rep. Schulz suggested that if this agreement is not approved, UIPA will be making all the decisions in the jurisdictional area.</p> <p>However, it appears that this contract allows them to do just that with a requirement to "consult" with the city before spending the city's mitigation funds as detailed in the wording of the contract below: c. Process to Review and Identify Expenditures for the Environmental Differential and Community Differential. During each fiscal year, within 30 days after receiving the amount of City Differential from the County, the UIPA executive team will develop a list of priority projects to spend the Environmental Differential and Community Differential (collectively, the "Mitigation Money"), in conformance with the priorities of the CIA, Traffic Study and the HIA. The UIPA executive team will submit any proposed use of Mitigation Money to the City's advisory group of experts, which will be comprised of members of City departments, including but not limited to, the Redevelopment Agency, Planning, Public Utilities, and Sustainability, Mayor's Office and Council Office, and stakeholders invested in the City's Northwest Quadrant including the Audubon Society and community leaders from adjacent neighborhoods. Please consider postponing your agreement to this proposed contract with UIPA, Sincerely, Monica Hilding Utah Environmental Caucus Chair</p> |

Dear City Council Members:

I write to you about the proposed changes to RMF30 Zoning. I am concerned that changes to this zone, specifically in the south side of the Central City along the 500 South to 900 South corridor and generally west of 1000 East (District 4 and District 5), will adversely affect the historic sites of some of the last remaining buildings that are important to tell the story of SLC's racial and economic history.

First off, I support creative approaches to housing including tiny houses, cottages, and row houses, which is the goal of these text amendments. And I believe these types of housing should be present throughout the city, not just within specific areas of the city.

However, I worry that tweaking the RMF30 zone as a test case will have unintended consequences that parallel similar mistakes in urban planning within SLC's past at the further expense of the historically Black neighborhood of South Central City.

I am concerned that property owners will decide to demolish homes of historically significant people of color rather than built new housing to co-exist with already existing housing. I fear that the high renter rates of the area will entice landlords to displace residents in lieu of more profitable housing, which would likely result in increased demolitions of historic properties.

Further, I don't believe the City's plan of *possibly* (use of the term "may" instead of "shall" in the amendment language) awarding one (1) density bonus to retain existing housing is enough.

I am MOST specifically concerned that much of the RMF30 zoning overlaps with historically redlined neighborhoods. Again, I am referring to the South Central City area. I have attached a map made from open-source GIS data provided by SLC and my own researched data for historic sites which is then overlaid on a 1930s redlined map of SLC from the National Archives.

You can see that the 800 South and 900 South streets between State St and 500 East is a redlined area which is now dominated by RMF30 zoning. There are a number of significant historic homes in this area including that of Mr. Wallace Thurman and his grandmother on 900 South (historically important to Harlem Renaissance, Black History, LGBQ+ history, historic hate crime victim); and, Mr. Paul Cephus Howell on 800 South (SLC's first Black police detective, SLC government segregation policies, Black Mormon history). These two residences are still standing but are in areas in which redevelopment is highly desirable. These residences have no historic protection and very little incentive as it is.

The map shows other historic sites in the area as well. But don't infer that the lack of a mark on the map indicates the lack of an important historic site; rather it indicates that research is still needed, and will be completed.

Even though additional historic research is needed, SLC residents are beginning to appreciate the history of Central City through grassroots efforts. I provide a walking tour through the University of Utah Lifelong Learning in which we talk about and tour some of SLC's Black History in South Central City. Through my work with the Sema Hadithi Foundation, in which tours are also offered, it is our hope that we can identify additional historic sites that tell the story of Utah's Black history and that we can work with the owners to preserve these buildings as well as develop additional interpretive efforts.

BUT, we need the buildings to remain and not be subject to demolition in order to achieve this goal.

Unfortunately, I have seen the demolition of several buildings associated with historically important people of color, especially Native Hawaiians, just within the last few years. And previous City projects, especially the SLC RDA projects of the 1970s have historically and systematically demolished houses of people of color within these redlined neighborhoods.

In fact, my historic research indicates that the RDA of the 1970s specifically determined homes of people of color met the definition of “ghetto” and were demolished to make way for new higher density housing. An example of this was the demolition of “ghetto” homes for the construction of the large River Rock Apt complex which was originally intended as market-rate luxury apartments for White couples.

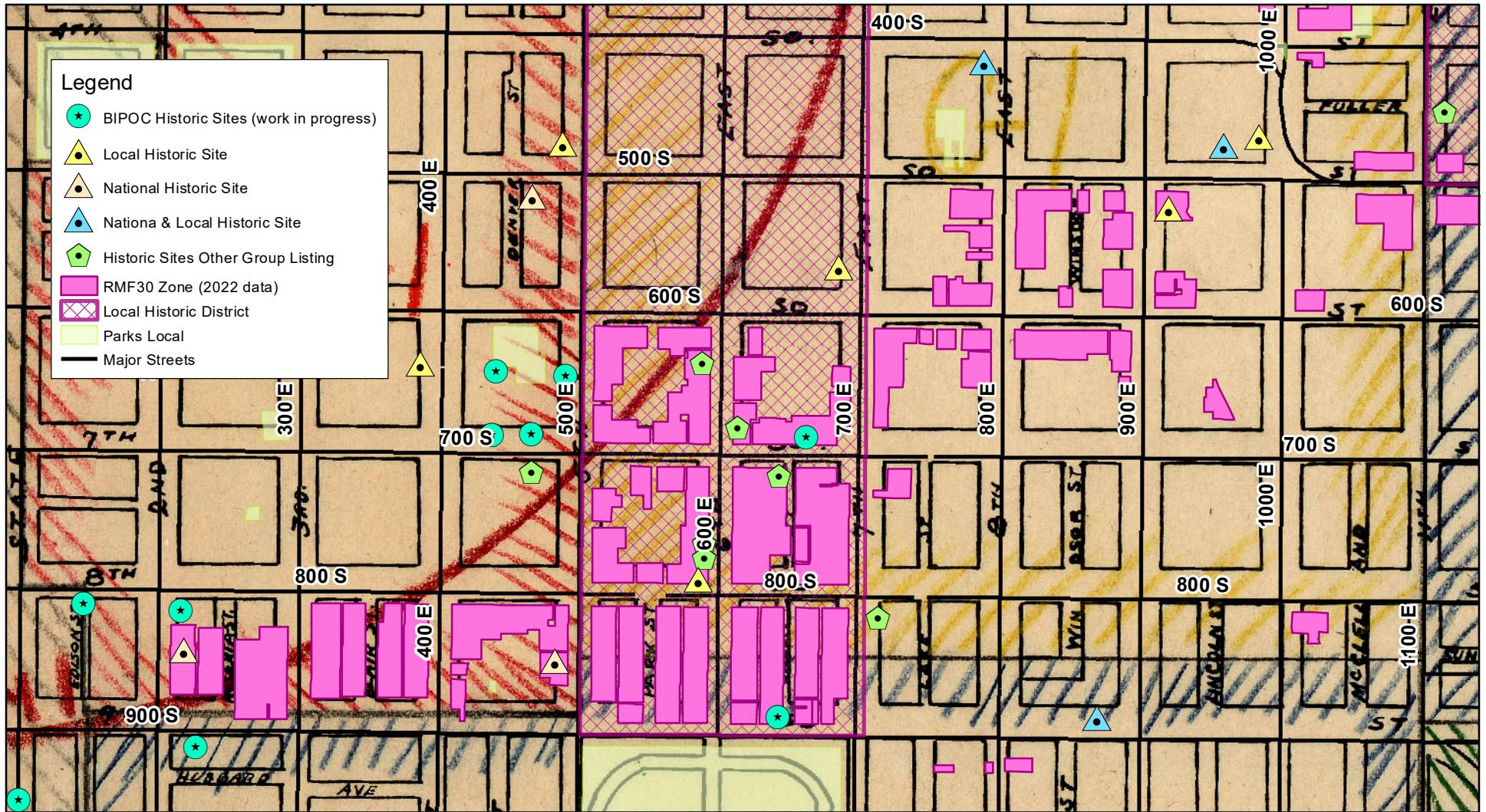
All that I ask is that you consider what the unintended consequences of your vote on RMF30 zoning within historically redlined neighborhoods will have on our ability to tell the story of SLC’s unique and diverse past.

If you think there is a possibility that this action before you will contribute to the continued systematic dismantling of the history of marginalized groups, which would then perpetuate the racial management practices of the past, then perhaps the RMF30 zone is not the right place to implement these new text amendments.

At a minimum, perhaps you can exclude this historically important section of South Central City.

Sincerely

Rachel Quist
18 Oct 2022



Proposed RMF30 Rezone in relation to Historic Sites and Historic BIPOC neighborhoods in Central City of SLC

RMF30 Zone overlaid on 1930s Redline Map (National Archives) with various known historic sites. RED= Hazardous (BIPOC); YELLOW=Declining (Mixed Race and/or BIPOC moving in); BLUE=Still Desirable (Established White); GREEN=Best (New White)

Lack of a historic site does not mean one is not present, rather it indicates that research is ongoing since BIPOC have traditionally not been the focus of historic preservation.

Map produced by Rachel Qust using open source data and individually gathered data. Oct 18 2022

