



**Application for Master Plan Amendment – Project Description**

**Address:** 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

**Parcel Map:**



## **Proposed Master Plan Amendment**

This is a request for a Future Land Use amendment for the four parcels located at 1435 S State, 1420 S Edison St and 121 East Cleveland Avenue. Currently, 1435 S State Street and 1420 S Edison St are designated as Commercial Corridor. 121 E Cleveland Ave designated as Low Density Residential at R-1-5000. We request that these parcels be amended to High Mixed Use to allow for a denser, more urban development pattern.

## **Master Plan Amendment Purpose**

This change will allow the parcels to be rezoned as Form Based Urban Neighborhood 2 (FB-UN2), and better integrate the residential interests and commercial potential of the site. The consolidation and updated land use designation of said lots would establish a more natural boundary between the commercial and residential areas. Our determination is that the High Mixed Use land use would promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods.”<sup>1</sup>

High Mixed Use land use would allow for the consolidation and redevelopment of said lots into a new mixed-use complex (referred to hereinafter as 1435 State). 1435 State is planned to be a mixed-use complex combining much needed housing with small commercial retail space and restaurants. 1435 State will bring an elevation of architectural style, much needed housing units, additional retail and will improve the safety of the area. The building will give the appearance of 4 different buildings with the use of different building finishes, fenestration, and most importantly, the building will split on the second level into two buildings. The first level of the parking garage and retail will be the only level the two buildings share. This will ensure that the appearance of the building is a dynamic and thoughtful sequence of smaller buildings and not one long large structure.

The objective of the land use amendment is to better align the redevelopment potential of this site with the City’s vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). The evolution of these documents traces the history of the City and its growing awareness of both the condition and importance of State Street.

- The Central Community Master Plan emphasizes a need for growth, while protecting the character of residential areas<sup>2</sup>. The plan separates State Street, with one side a part of the People’s Freeway neighborhood, while the other is part of the Liberty Neighborhood.
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake recognizes the tremendous growth pressure on the city and highlights emphasizes Placemaking, Density and a Diverse Mix of Uses as essential to a balanced expansion.<sup>3</sup>

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<sup>1</sup> State Street CRA Plan

<sup>2</sup> Central Community Master Plan

<sup>3</sup> Plan Salt Lake

- The Life on State Plan presented in 2018 recognizes that “decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well as a booming economy, are driving a call for elevating State Street’s role in the region.”<sup>4</sup> It recognizes the cultural prominence of State Street, and highlights the importance of viewing it as a region in its own right, rather than just a transitional border between neighborhoods. It also recognizes the tremendous potential and untapped resource of State Street.
- The recently adopted Community Reinvestment Area Plan is the City’s most recent endeavor to rehabilitate State Street, representing the needs and desires of various community stakeholders. The CRA Plan speaks clearly to the hopes of current residents and shows tremendous support for increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.<sup>5</sup>

There are two recurrent themes throughout these documents that pertain to this Master Plan amendment: Housing and Placemaking.

## **Housing**

1435 State plans to add approximately 179 new apartments with a mix of Studio, Jr. 1 Bedroom, 1 Bedroom, 2 Bedroom and 3 Bedrooms. Currently proposed we have 196 parking stalls which will allow the project to be self-parked and not be a parking burden on the area. This addition of housing will aid in accommodating future growth expected along State Street<sup>6</sup>, while offering more units at an attainable price point. The purpose of this development is not to go after the highest rents and appeal to the top renters, it is to provide much needed attainable housing that will be in at the price point of many renters in the community.

State Street is ideally positioned to help alleviate some of the housing pressure on Salt Lake City but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for multi-family residential, with an average density of fewer than 4 housing units per acre<sup>7</sup>. This area of State Street is in great need of elevated and thoughtful design and 1435 State delivers just that, all while integrating with existing public transit and creating a dynamic residential and commercial node. A node where existing residents can enjoy by creating a pedestrian friendly multi-use urban neighborhood.

## **Placemaking**

There is a clear desire for State Street to be a signature street, a symbol for Salt Lake City, but existing land use, height restrictions, and neglect have instead made it notorious. Placemaking is a delicate task -

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<sup>4</sup> Life on State

<sup>5</sup> State Street CRA Plan

<sup>6</sup> Master Transit Plan

<sup>7</sup> State Street CRA Plan

blending history and character with possibility. We see this block as a space for elevated architectural design and community amenities where residents and community members will gather and live. 1435 State will attract tenants that will bring elevated dining and retail options which is exactly what is needed to liven up a stagnant portion of State Street in a way that community members can feel safe and welcome. It will, “Encourage placemaking and a vibrant destination area by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street.”<sup>8</sup>

## **Conclusion**

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. State Street has long remained an underutilized asset of Salt Lake City and is ripe for renewal. A High Mixed Use land use designation at this location could integrate the commercial and residential interests in the area, to the benefit of all. It would help bring fresh spaces for businesses and new housing to an area of State Street brimming with opportunity.

## **Declare why present Master Plan Requires Amendment**

- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- State Street has the utility and transportation infrastructure to support high density residential development, which is currently limited by the land use.
- Commercial Corridor land use does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).
- The Life on State plan analyzed the zoning on State Street and found that it is “too permissive, allowing low-intensity, less urban styles of development.”<sup>9</sup> 1435 State would support a more dense, urban development pattern.
- Suggested amendments to the zones along State Street include increased building height limits and removing front and side setbacks.<sup>9</sup>
- The existing land use limits building heights to 30’, which is insufficient for the project’s proposed density and ample parking. FB-UN2 zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.

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<sup>8</sup> State Street CRA Plan

<sup>9</sup> Life on State Plan

**Land Use Map**

The affected parcels are listed below:

Parcel 16-18-103-011-0000	1435 S State Street
Parcel 16-18-103-014-0000	1435 S State Street
Parcel 16-18-103-006-0000	1420 S Edison Street
Parcel 16-18-103-015-0000	121 E Cleveland Ave

**There is no amendment to the Master Plan text**