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November 22, 2023

Salt Lake Planning Commission
451 South State Street
Salt Lake City, UT 84111

Re: Petition for Zoning Map Amendment for the property located at 1095 E 2100 S, Salt Lake City, Utah, parcel no. 16-202-02-0080000

On behalf of HBV SLC, LLC, the owner of the parcel located at 1095 E 2100 S, in Salt Lake City, ("**Property**") which is also known as parcel # 16-202-02-0080000, in Salt Lake City, as shown in **Exhibit A,** we would like to submit this petition for a Zoning Map Amendment to change the zoning designation of this parcel. We are requesting the zoning designation be changed to the CSHBD- SUS, Sugar House Business District – Sustainability District from the current zoning designation of CSHBD1, Sugar House Business District. This petition is submitted pursuant to Salt Lake City Code § 21A.50.

The Salt Lake City Zoning Code allows a property owner to initiate a zoning map amendment, by submitting an application for the amendment to the Salt Lake City Planning Commission. *See Salt Lake City Code § 21A.50.030*. This letter and the attachments will satisfy the required information that needs to be included in a rezone petition, specifically:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district;
2. Street address and legal description of the property;
3. A complete description of the proposed use of the property where appropriate;
4. Site plans drawn to scale (where applicable); and
5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

See Salt Lake City Code § 21A.50.040.A

6. Fees

See Salt Lake City Code § 21A.50.040.B

1. **The purpose for the amendment and the exact language, boundaries and zoning district.**

Zoning designations

Currently, the Property is designated in the CSHBD1, Sugar House Business District, as shown in **Exhibit B**. The adjacent property to the west is also zoned CSHBD1, while the property to the north is zoned CSHBD2. The properties across the street to the south and east are zoned CSHBD1.

> *The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.*

We are requesting that the approximately 1.22 acre Property be rezoned to the CSHBD-SUS Central Business District zone. This application for a rezone to the CSHBD-SUS district will allow the Planning Commission to consider the appropriateness of the CSHBD-SUS standards on this specific parcel.

Salt Lake City is experiencing a housing crisis that demands a bold response[1]. The proposed zoning map amendment will permit the development of a unique mass timber mixed-use project that is focused on sustainability. Mass timber has become recognized as a central building material in a global effort to reduce Greenhouse Gas Emissions (GHG) within the built environment. The location of this property lends itself well to a higher density project, with the close proximity to transit and existing neighborhood services. With this proposed rezone in conjunction with the CSHBD-SUS text amendment, Salt Lake City has found a partner to alleviate housing instability and create a sustainable, mixed-use, mixed-income neighborhood with access to jobs, transit, greenspace, and basic amenities[2].

Salt Lake City Sugar House Master Plan

The Property is included in the Sugar House Master Plan ("SHMP")[3], as shown in **Exhibit C**. When the SHMP was adopted, this area provided 16 percent of the City's

[1] Housing SLC, pg. 3. https://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan_No-Appendices.pdf
[2] *Ibid.*
[3] Sugar House Master Plan (SHMP) - https://www.slcdocs.com/Planning/MasterPlansMaps/SHMP.pdf

existing housing units. Historically, Sugar House has also provided a viable commercial element with community-level commercial activities. Thus, Sugar House's land use relationship to the City as a whole is that of a healthy, residential community with a viable, supporting commercial area"[4]. The redevelopment of the Property can provide a unique opportunity for a project that will showcase sustainability while continuing to provide housing and neighborhood level commercial services. The recently adopted CSHBD-SUS zone provides a better opportunity to accomplish these goals.

2. **Street address and legal description of the property**

The Property is located at 1095 E 2100 S W South, Salt Lake City, Utah

The legal description of the property to be rezoned is:

A parcel of land situated in the Southeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 1, Five Acre Plat A; Big Field Survey;
Thence N 89°55'47" W 177.38 FT;
Thence N 0°04'21" W 100 FT;
Thence N 89°55' 47" W 5.87 FT;
Thence N 02°10'53" E 31.12 FT;
Thence N 89°55'47" W 10.36 FT;
Thence N 02°50'24" E 156.19 FT;
Thence S 89°55'47" E 185.14 FT;
Thence S 0°04'09" W 287.1 FT to the beginning.

3. **A complete description of the proposed use of the property where appropriate**

Currently, the Property is utilized for a Wells Fargo bank branch, associated offices and parking structure. A mixed-use structure is envisioned for the site. The future use would need to be a permitted or conditional use in the CSHBD-SUS Zone.

4. **A Site plans drawn to scale (where applicable).**

Attached to this letter as **Exhibit D** is a conceptual layout of a future project for the site.

[4] SHMP Pg. 1

5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

In addition to the information provided in Section #1 above, the following information demonstrates how this petition for a Zoning Map amendment is supported by various Salt Lake City Master Plans:

Plan Salt Lake – December 1, 2015[5]

I. Neighborhoods
   a. Initiatives:

1. Maintain neighborhood stability and character.

Approval of this rezone will allow the property to be redeveloped, ensuring the Sugar House neighborhood remains vibrant and distinctive within Salt Lake City.

2. Support neighborhoods and districts in carrying out the City's collective vision.

The rezone will ensure the Sugar House neighborhood continues to be distinctive, while providing a specific focus on "sustainability and livability", which are identified as pillars of the City's visions[6]*.*

8. Encourage and support local businesses and neighborhood business districts.

Approval of this rezone will allow more a more "intense" utilization of the property, while focusing on providing space for local business. The sustainable approach to development will attract people to this neighborhood, supporting existing and new businesses.

10. Improve the usefulness of public rights-of-way as usable public space.

With the recent changes to the CSHBD-SUS Land Use Code, there will be an emphasis on pedestrian accessibility and human scale orientation, as opposed to the auto-oriented design that currently

[5]Plan Salt Lake - https://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf
[6] Plan Salt Lake – pg. 3

exists on the property. This will help maintain a walkable Sugar House "town center" along 2100 South and 1100 East.

II. Growth

a. 2040 Target:

i. Increase Salt Lake City's share of the population along the Wasatch front.

In order to accommodate the increased population in Salt Lake City, areas of more "intense" development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where an existing master plan (Sugar House Master Plan) identifies increased density as appropriate.

b. Initiatives:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.

The Property is located within 1,500 feet of the Fairmont stop on the S-line of the Trax system. The redevelopment of this property will encourage the expanded use of transit in the city.

3. Promote infill and redevelopment of underutilized land.

Currently this parcel is being underutilized with a bank branch, office and parking structure. With the rezone and redevelopment, this parcel can be properly utilized with a sustainable development.

6. Accommodate and promote an increase in the City's population.

In order to accommodate the increased population in Salt Lake City, areas of more "intense" development will need to be approved. The existing zoning has produced the existing land use and traffic patterns. If more intense uses (both commercial & residential) are desired, areas where more intense development is appropriate should be approved. This property is located in an area where additional density is warranted, per the Sugar House Master Plan.

III. Housing
a. 2040 Target:

i. Increase diversity of housing types for all income levels throughout the city.

This rezone will permit the opportunity for more intense residential and/or commercial development in the Sugar House neighborhood.

b. Initiatives:

4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.

This rezone will direct redevelopment into an area with existing infrastructure and services.

7. Promote high density residential in areas served by transit.

The Fairmont Trax stop is within 1,500 feet from this site to the south. Additionally, the #21 bus line stops just over 1,000 feet to the west of the property.

IV. Transportation & Mobility
a. 2040 Target:

i. Public transit within 1/4 mile of all homes

The Fairmont Trax stop is just over a quarter (1/4) mile from this site to the south. The #21 bus line is less than a quarter (1/4) mile to the west on 2100 S.

ii. Reduce single occupancy auto trips

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

b. Initiatives:

2. Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking and transit.

Redevelopment of this property will create new opportunity for people to live and work in the Sugar House Neighborhood. The Property is in close proximity to transit, allowing increased walking and biking opportunities.

4. Reduce automobile dependency and single occupancy vehicle trips.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out.

12. Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.

Through the redevelopment of the Property, these goals can be accomplished.

V. Air Quality

a. 2040 Target:

i. Reduce emissions.

The focus of the CSHBD-SUS Zone is to provide incentives for developing in a sustainable way. The goal of this development in the CSHBD-SUS Zone is to offset the amount of carbon that is being emitted from commercial and residential construction through a known sustainable building practice – utilizing a mass timber mixed used development.

ii. Reduce citywide consumption of energy

The redevelopment of the site will allow for a more efficient building product. The project will incorporate photovoltaic and/or other renewable energy systems into the proposed development. Additionally, the project is programed to use all-electric technologies in place of combustion fueled technologies.

b. Initiatives:

3. Increase mode-share for public transit, cycling, walking, and carpooling.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

4. Minimize impact of car emissions

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in the Sugar House neighborhood. This will allow for an increased opportunity and utilization of public transit, cycling, walking and carpooling within this portion of the city.

VIII. Beautiful City
a. 2040 Target:

i. Pedestrian oriented design standards incorporated into all zoning districts that allow residential uses.

The proposed CSHBD-SUS Zone incorporates more pedestrian oriented design standards than the existing zone. This rezone would allow these standards to be put into practice.

b. Initiatives:

2. Identify and establish standards for key gateways into the City.

Sugar House is a key gateway for the city. The rezone and redevelopment of this property allows for sustainable standards to be implemented within a gateway of Salt Lake City.

XI. Equity
a. 2040 Target:

i. Decrease combined cost of housing and transportation.

Increasing the density/intensity of the Sugar House neighborhood will allow more people to live and work in Salt Lake City. This will reduce the need to live or work outside the Sugar House neighborhood and commute in or out, thus decreasing the cost of transportation. More dense residential development will increase the

supply, thus responding to the demand and hopefully decreasing the overall cost of housing.

b. Initiatives:

4. Support policies that provide housing choices, including affordability, accessibility and aging in place.

The rezone and development of this property will allow a new housing choice in the Salt Lake City housing market. It will bring to market residential units that are focused on sustainability. The mass timber product is a unique product for this market.

XII. Economy

a. 2040 Target:

ii. Percentage of households within 1/2 mile of a neighborhood, community or regional business node.

The intent of this rezone and the redevelopment of this specific property is to increase the utilization of the property for residential and commercial uses. The development of the project will ensure an increase in the number of households within the Sugar House town center.

b. Initiatives:

1. Maintain and grow Salt Lake City as the economic center of the region.

In order to maintain and grow Salt Lake City, redevelopment of under-utilized parcels will need to happen. The appropriate location for redevelopment is within existing town center neighborhoods and within proximity to transit. This proposal provides the opportunity for exactly that.

Sugar House Master Plan – Updated December, 2005

Business District Goals and Objectives (pg. 4)

Specifically, the Sugar House Center block on 1300 East is no longer anticipated as purely a regional shopping center, and building height maximums are revised to provide an incentive for upper-story residential development.

The intent of the CSHBD-SUS Zone is to provide incentives for developing a sustainable building that includes upper story residential development.

Town Center Scale Mixed Use (pg. 16)

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, receives an increased height bonus.

The application of the additional height provisions of the CSHBD-SUS Zone aligns with the SHMP.

Building Architecture and Siting (pg. 23)

• Include a variety of building heights in the mixed-use area and take advantage of topographic changes, "stepping" the buildings down the profile.

The proposed rezone and development in the SHBD-SUS Zone would allow for a variety of building heights.

We look forward to the opportunity to have our application heard by you at a public hearing in conformance with Salt Lake City Code § 21A.50.040.F.

Respectfully,

Jason Boal, AICP

CC HBV SLC, LLC

EXHIBIT A
Property Location

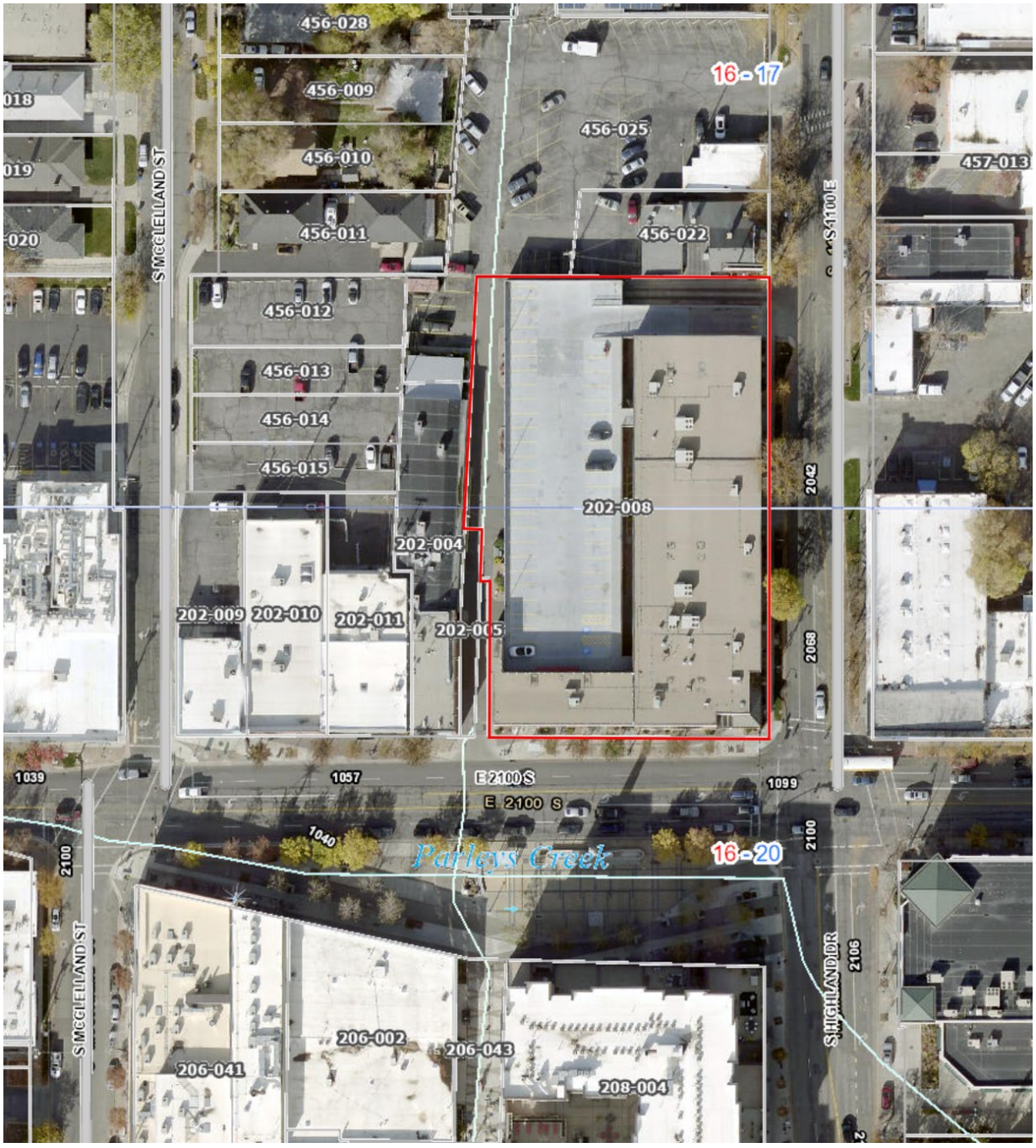


EXHIBIT B

Current Zoning

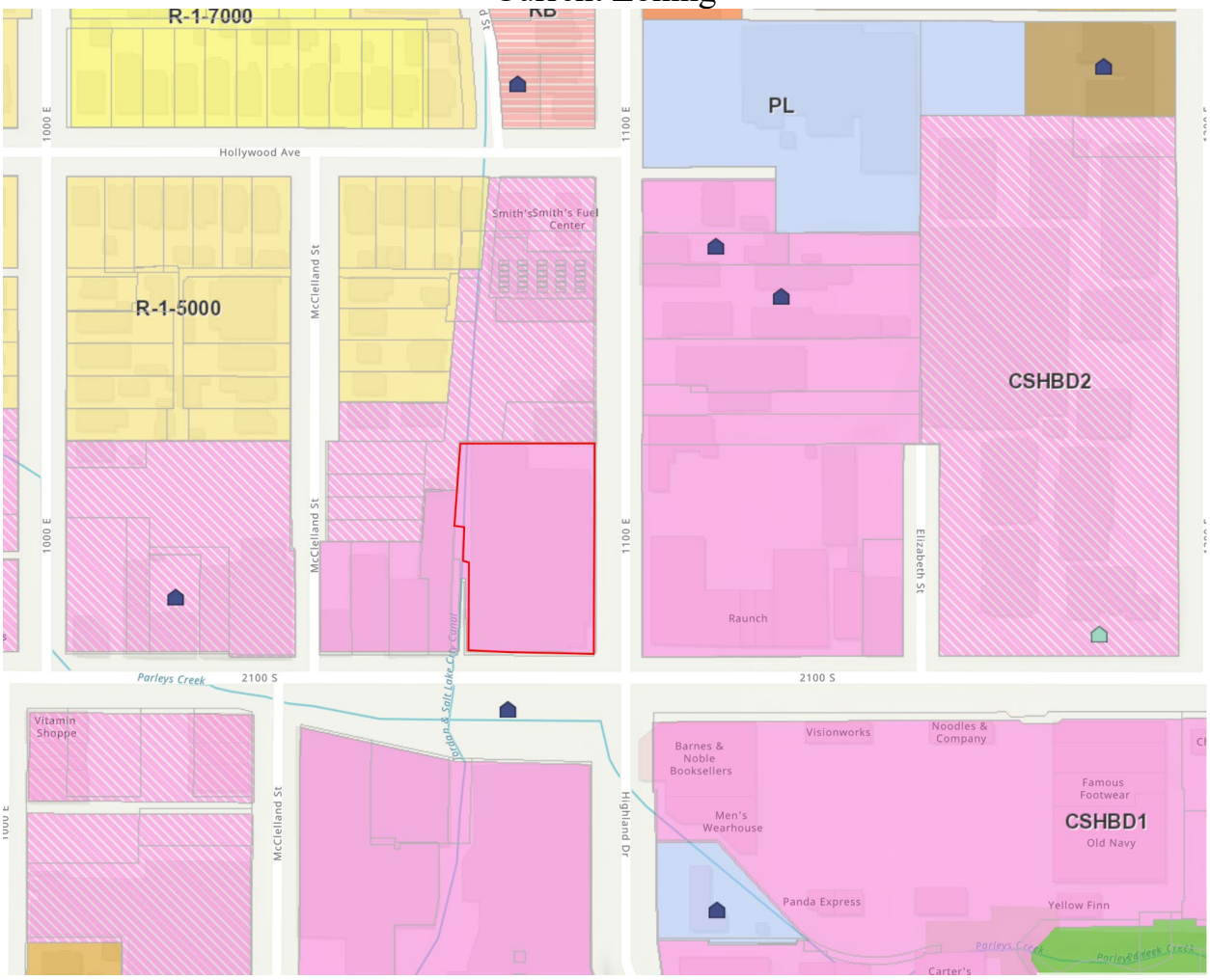


EXHIBIT C

Sugar House Future Land Use Map

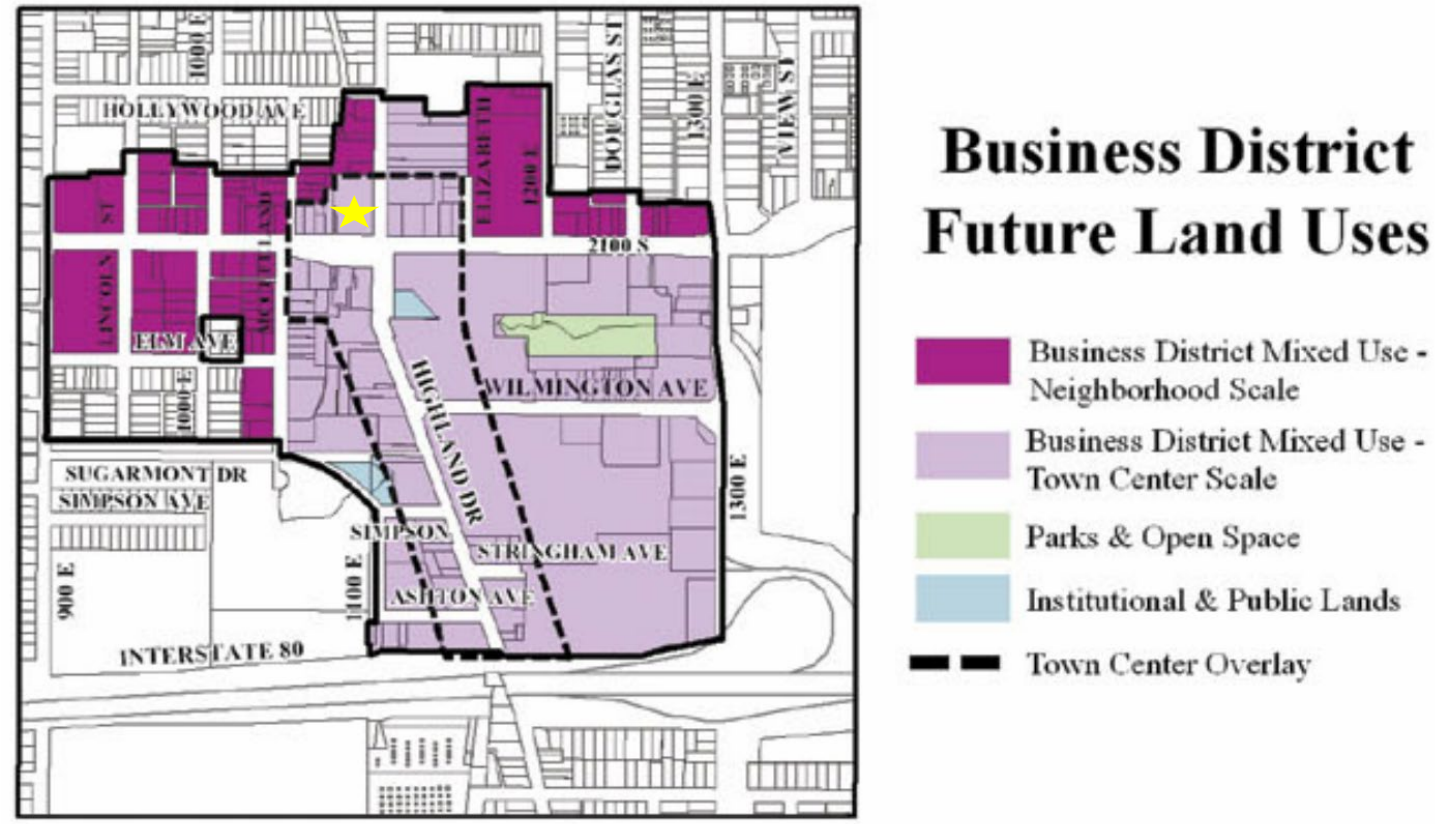
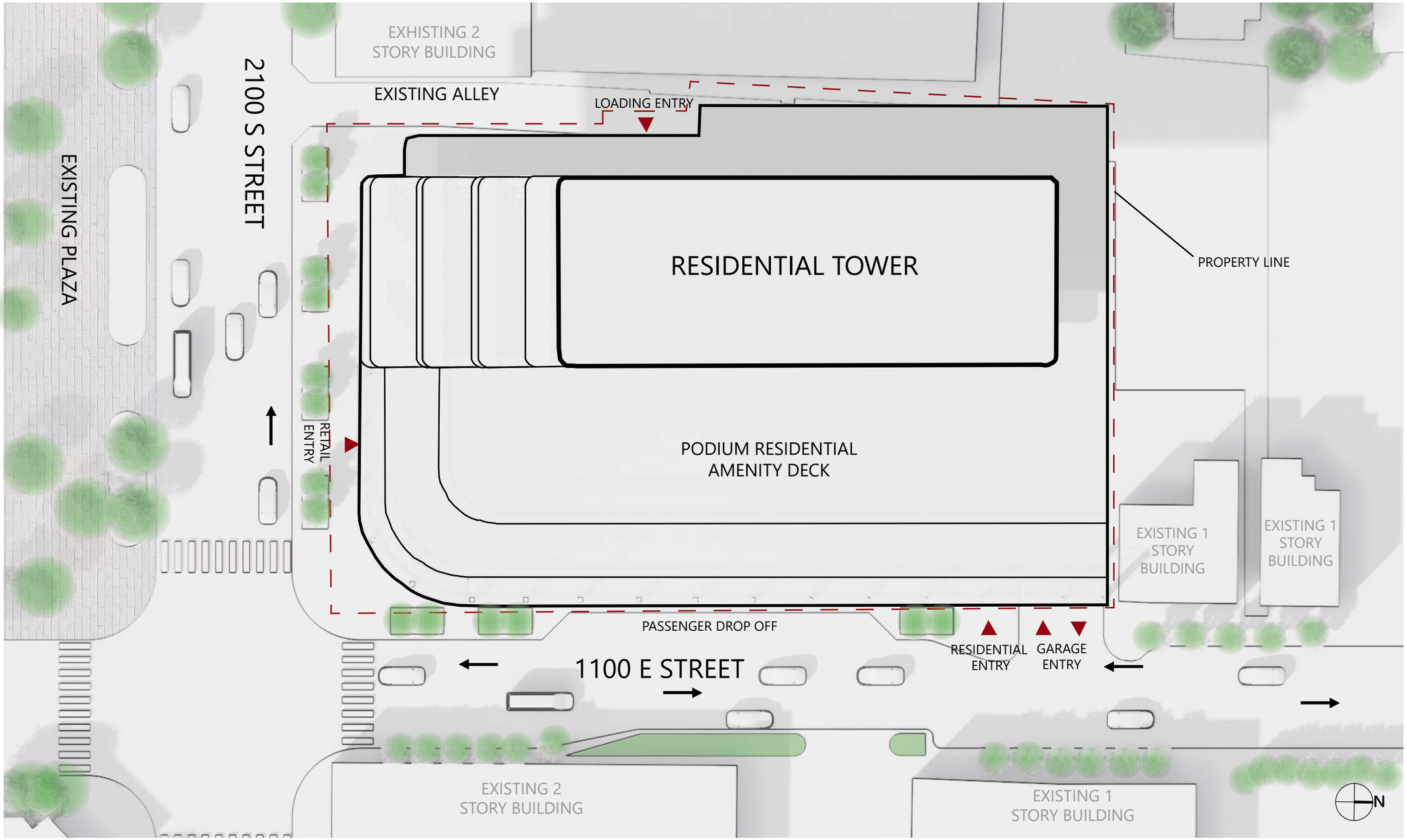


EXHIBIT D

Conceptual Site Plan

SITE PLAN


EXHISTING 2
STORY BUILDING
EXISTING ALLEY
LOADING ENTRY
2100 S STREET
EXISTING PLAZA
RETAIL ENTRY
RESIDENTIAL TOWER
PROPERTY LINE
PODIUM RESIDENTIAL
AMENITY DECK
EXISTING 1
STORY
BUILDING
EXISTING 1
STORY
BUILDING
PASSENGER DROP OFF
RESIDENTIAL
ENTRY
GARAGE
ENTRY
1100 E STREET
EXISTING 2
STORY BUILDING
EXISTING 1
STORY BUILDING
N

SCHEME 1, *TERRACE* - GROUND FLOOR PLAN

