

SLC PLANNING APPLICATION SUBMISSION

The following is a request to rezone (Map Amendment) the parcel at 128 N. N Street located in an area known as the Lower Avenues, referred to herein as "The Property."

PROPERTY DESCRIPTION

The Property is located one parcel south from the southeast corner of the intersection at 3rd Avenue and N Street. The parcel includes a residential 4plex (M/R GRM-2.1), and six (6) garages which are detached from the 4plex and are located in the back of The Property. The garages are not visible from the street. The applicant proposes rezoning the Property to **R-MU-35** to add 5 residential units by demolishing the existing garages and rebuilding 5 units above the 6 newly rebuilt garages and a free standing carport.. The historic 4plex residence would NOT be altered but maintained per its original use and intent. No tenants will be displaced. The site area would have pedestrian access from the west (N Street), as well as access from the driveway to the rear of the Property.

There are three goals with this project:

1. To create a housing solution addressing the City's need for small- and mid-sized developments compatible with the surrounding neighborhood;
2. To create a sensitive design solution that maintains historic preservation of the district;
3. To provide 1 unit (20% of additional units) of affordable housing to address the City's required community benefit.

The first goal addresses a need for increased housing in Salt Lake City. These proposed units will offer additional opportunities for housing in an established neighborhood setting. The project seeks to alleviate the low supply of rental residences within the Lower Avenues. This housing dilemma is due, in part, from rising land costs and challenges limiting density.

The second goal is to maintain the historic architectural nature of the area. Accordingly, the 4plex structure, originally built in 1950, will remain in its existing state with no demolition. The additional units will be built in a sensitive manner in keeping with the historic district. The units will be located behind the existing structure and will not be directly visible from the street. The units will be above the garages. After completion, the total number of parking spaces will be seven (7): one (1) carport and six (6) garages. The intent is to mitigate pressure on the available parking in the surrounding neighborhood.

The third goal is to provide affordability for a new resident that otherwise might be priced out of the neighborhood. Affordability will be determined using the SLC HUD Metro Area Adjusted Home Income Limits (80% AMI).

REASONS FOR REZONING

Within the immediate 2-block radius and within the SR-1A zone, there are currently a handful of dense, multi-family developments. It is understood that these structures are grandfathered into the zoning ordinance, but they are consistent with the density and scale to what this project proposes. Specifically, The Property has adjacent parcels which have 7 units to the north and 10 units to the south. Also, by virtue of its location, the project supports alternate methods of transportation with bus routes on 3rd Avenue, South Temple and Virginia Street. These aspects speak directly to addressing some of the primary goals outlined in *Plan Salt Lake* and *Growing SLC*: providing responsible density where transit is readily available and providing housing units to entice in-commuters to relocate to the city, or current residents to remain.

COMMUNITY BENEFIT

The proposed project will safeguard and preserve the existing historical structure. The two story brick building was completed in 1950 and fits well within the fabric of the surrounding structures in the Lower Avenues. The additional units will be designed to be consistent with the 4plex, although updated for the current building requirements.

It is also contemplated that no tenant displacement in the 4plex will be necessary for this project. One of the units will be set aside as affordable.

APPROACH

In order to develop the best possible project, the applicant proposes working closely with the SLC Planning Department and the Historic Landmark Commission. In that regard, we have retained a local architect, Kenton Peters of kp2architects, to work on the architectural design and other issues relating to this proposal.

We will coordinate the proposed site development with a dedicated City Planner and the project's architect to develop an informed site and architectural solutions. We understand the importance and benefit of following the necessary review steps. Thank you for your time and consideration in reviewing this Application.

Regards

Excerpt from *Growing SLC*

"However, in the context of Salt Lake City's anticipated growth it is also clear that there are not enough housing types or housing affordability to sustain the demand from each of these populations. Our current neighborhoods are not equipped to serve the needs of our growing and evolving population. Therefore, it will be critical that there is a focus on land-use reform that can integrate the needs of each growing population into the now homogenous design of neighborhoods and there is demonstrable support for such a shift. According to an Envision Utah survey, 78 percent of Utahns want communities that include a full mix of housing types (including small lot detached homes, townhomes, condos, and apartments) that match the affordability profile of residents. Furthermore, Utah residents are willing to allow more housing types in more communities in order to achieve this goal.

These preferences are in line with national trends favoring the development of "Missing Middle" housing types, which bridge the product gap between large-lot single-family homes and large apartment or condo structures. An increase in diverse ownership products — in terms of structure, type, and price-point- could help the city attract and retain workers and residents in the city, as well as increase ownership rates for disadvantaged populations."

DATA COLLECTION

SITE OVERVIEW

128 N. N Street
Lower Avenues Neighborhood
Predominant SR-1A zoning
Avenues Historic District

EXISTING CONDITIONS:

Two story brick residential multi-family 4plex Building size - 3600 sq. ft.
Six garages in back of 4plex
Vacant Land between 4plex and garages

PROPOSED PROJECT:

Demolish existing garages
Maintain historic 4plex
Create 5 residential units, rebuild 5 garages and 1 carports

PROPERTY INFORMATION

Number of Dwellings: 4

Unit 1	2 bedrooms	\$1,200 mo.	2 persons
Unit 2	2 bedrooms	\$1,200 mo.	2 persons
Unit 3	2 bedrooms	\$1,200 mo.	2 persons
Unit 4	1 bedroom	\$800 mo.	1 person

Total 2024 Rent: \$4,400 mo.

Rent roll history

2023	\$4,250 mo.
2022	\$4,100 mo.