

Dear Mr. Echeverria,

I am writing on behalf of the Greater Avenues Community Council (GACC) to inform you of the results of our recent vote regarding Ivory Development's application to rezone 675 F Street from FR-3 to FB-UN1. On August 5th in our General meeting, GACC conducted a virtual vote, as well as permitted residents to vote via email, if they were not able to join us on our virtual platform. The results of the vote were 688 opposed and 4 in favor of the Ivory Development's rezone application. The primary concerns against this rezone application include:

1. The City's Five Year Housing Plan and all of the newer zoning ordinances state the need for new high density developments to be in "walkable" parts of the City, close to mass transit, jobs, shops, restaurants and other amenities in order to reduce greenhouse gas emissions and fossil fuel consumption. The proposed development is not in such a location. There are no amenities within easy walking distance and minimal public transport options. Therefore, two-adult families will be forced to operate two private vehicles, adding around 90 cars with all the resultant environmental concerns. There are no high frequency public transportation options nearby.
2. The section of F Street adjacent to this plot has a 15% grade, at the very maximum considered safe for City streets, and is a well-known winter driving hazard. It is also a bus stop for around 20 kids boarding the school bus for Bryant Middle and West High Schools. SLC Fire Captain Winkler has also stated that the surrounding streets would not accommodate an evacuation in the case of a fire.
3. Ivory's proposed sale price on the homes with ADU's is \$800,000 to \$1,200,000, depending on model. As such these are not even close to "affordable" and the rental costs on the ADU's will be correspondingly unaffordable.
4. The proposed plan has little open space and is not "walkable" as it has no sidewalks, and threatens to endanger the nearby wildlife within City Creek and the foothills. The current FR-3 zoning focuses on protecting the sensitive foothills environment by limiting development to minimize flooding and erosion and protect wildlife habitat. Ivory's proposal, by contrast, seeks to clear-cut all the mature trees and pack the lot wall-to-wall with hardscape, no yards, minimal setbacks and 10 feet between buildings.

This is not an exhaustive list, rather it highlights the main concerns driving opposition amongst Greater Avenues Residents. I would like to stress the GACC vote was against this specific re-zoning application, not against all development. Thank you for taking the time to be engaged with our community.

Sincerely,

Laura Cushman
GACC Chair