

Chair and Members of the Planning Commission:

My name is Scott Johnson, and I am the listing agent representing the owners of the properties at 145 East Center St and 155 East Center Street.

I join these homeowners to express my support for the City's proposal to include these two properties, along with the adjoining parcel to the west (135 E. Center St), in the Neighborhood Transition (NT) zone.

We support the City's overall vision for the Urban Core, but we also believe that not every parcel within a mixed-use district needs to be mixed-use itself.

These are small infill lots. The two parcels I represent total roughly 0.45 acres (.28 acres & .169 acres each), and requiring ground-floor retail would also require additional parking and access that would significantly reduce the amount of buildable residential space.

I've spoken with three developers who have expressed interest in these two properties together for residential development. Their feedback has been consistent: the property works as residential, but a mandatory retail or commercial component makes redevelopment unfeasible. If required, the likely alternative isn't a mixed-use project. It may be no redevelopment at all, leaving these aging properties to remain in their current condition and potentially decline further.

The Neighborhood Transition designation makes sense with what already exists. There are three-story townhomes directly across Center Street, and hundreds of residential units within two blocks without much ground-floor retail.

May I add that this approach is supported by the City's own *North Salt Lake Town Center Market Analysis Findings & Strategic Recommendations* from May 2024**, which recommends:

“Continue to encourage residential development across the Town Center,” and specifically: **“Avoid mandating additional ground floor retail below residential in Town Center.”**

The study recognizes that additional residents are ultimately what helps support successful Town Center businesses.

A mixed-use Town Center can be successful without requiring every individual parcel to be mixed-use.

I believe the Neighborhood Transition designation is a thoughtful, common-sense solution that gives these smaller infill properties a realistic opportunity to redevelop while still supporting the City's larger Town Center vision.

I respectfully encourage the Commission to place these three parcels within the Neighborhood Transition zone.

Thank you.

Scott Johnson

801.358.8565

Home@ScottJohnson.RealEstate

** <https://www.nslcity.org/DocumentCenter/View/6843/NSL-Town-Center-Market-Study-Final-May-2024?bidId=>