

Other Side Village – Zoning Map Amendment – 1850 W Indiana Avenue **Rezoning Application PLNPCM2021-00787**

A statement declaring the purpose for the amendment.

1850 W Indiana Avenue - The Other Side Village

The purpose of the amendment is to rezone the parcel of ground currently designated as Public Lands (PL Zone) to a Form Based District (FB-NU2) to accommodate the development of a walkable urban neighborhood of mixed uses.

The proposed mixed-use village would consist of 400-500 small residential dwelling units of various typologies for the chronically homeless, including neighborhood and community centers, open spaces, general retail, commercial, and institutional uses.

The property is currently located in the PL (Public Lands) zone which allows for a diversity of public facilities and public land uses. However, mixed use developments and residential uses are not permitted under the current PL land use zoning designation. Therefore, the property must be rezoned to allow The Other Side Village development as proposed.

The zoning district which would likely best accommodate the proposed use is a Form Based District. The purpose of the Form Based District is to create walkable urban neighborhoods which provide people-oriented places, options for housing types, proximity to amenities and public transportation, and access to recreational and employment opportunities. In addition, the Form Based District ordinance provides specific zoning regulations that focus on the scale and form of development to create pedestrian oriented communities to live, work and play within a close proximity.

The FB-UN2 subdistrict regulations provide the framework for a lower intensity urban neighborhood generally consisting of buildings up to four stories in height with taller buildings located on street corners, which may contain a single use, or mix of uses. This zone is currently mapped in the Central Ninth neighborhood.

In considering the scope and development objectives of The Other Side Village, the FB-UN2 zone accomplish the goals of the proposal as stated.

A description of the proposed use of the property being rezoned.

The Village

The Village is a permanent supportive housing development for the chronically homeless, where those coming out of chronic homelessness can find not only tiny homes to rent affordably, but services and resources to help them along the way, in a hand-up, not handout model.

It is anticipated that the Village will house up to approximately 400+ residents in cottage homes and similar sized attached housing units as duplexes (two-family residences) and triplexes (row houses) as provided for in the FB-NU2 Zone. The support services for the Village will include on-site health care, dental, and social services along with a convenience store, deli, and pet supplies. In addition, community gathering spaces will include an auditorium, non-denominational church, and an amphitheater.

Housing will be arranged in neighborhoods of approximately 30 homes each with neighborhood amenities to include a small pavilion, laundry, commercial kitchen, and a multipurpose room for social gatherings.

To encourage self-sufficiency, social enterprises will be incorporated into the Village to provide opportunities for work and community service.

The Homes

The homes will be sized between 250 and 400 sf each. The majority will be stand-alone homes, but the development will have some duplexes and triplexes. Each home will be attractively furnished, and will have a bed, a kitchen, with standard appliances, a bathroom with a shower, and heating and AC. This will be a gated community, where the residents will be able to come and go as necessary, but there can be controlled access of visitors to maintain safety and order within the Village.

The homes will be situated in small neighborhoods of 25-35 homes to create the opportunities for close connected neighborhoods. Each neighborhood will be a mix of single units, duplex units, and triplex units. Connected to every 2-4 neighborhoods will be a Neighborhood Center. The Neighborhood Center will have a common area, a kitchen, laundry equipment, and a outdoor grill space with some picnic tables.

Wrap-Around Services

The Village will include facilities to provide services and resources for the residents of the Village in a Community Center. These services will include:

- A medical exam room
- A dental exam room
- Mental health therapy rooms
- A room big enough for a group session
- A dog wash room
- A veterinarian exam room
- A room for employment services
- Space for other supportive services, such as legal aid

- A training room for finances literacy and other similar classes
- Space for community gathers, meals, fitness activities (such as yoga or aerobics)
- A commercial kitchen

The medical, dental, and mental health services will be provided by third-party providers, who will provide these services directly to the residents. Community volunteers will be involved in providing many of the other services.

Retail Services

The Village will have a range of retail services, primarily focused on providing nearby services for the residents, but these will also be accessible to the surrounding neighborhoods.

Planned retail services will include:

- A small deli and coffee shop
- A small grocery store
- A hair salon and barbershop
- A gift shop
- A place that tells the Village story for tours

These services will be situated outside of the gated community and will be located to have easy access and parking for clientele that will be frequenting these services from outside the Village.

Community Amenities

The Village will have the following amenities spread throughout the development for the benefit of the residents:

- A small non-denominational chapel
- A multi-use basketball/pickleball sports court
- A cantina / food truck spot / coffee station near the center or north end of the village with an outdoor seating area nearby to be frequented primarily by the residents.
- A picnic area
- A memorial garden for residents that pass on
- A memorial garden for pets
- A horseshoe pit
- A dog park
- A Food Pantry (with access for Food Bank truck deliveries, storage and distribution space)
- Open lawn space for active use
- A fitness path that creates an integrated feel between neighborhoods with outdoor stations along the way.

- A Children's play area for visiting kids and grandkids
- Trail systems that make for comfortable and natural movement between neighborhoods and attractive amenities spread between neighborhoods that encourage interaction.

Performing Arts Center

The Village will have a world-class 600 seat Performing Arts Center to host local and national performers as well as host plays, concerts, and community events.

We are envisioning this facility to be able to have TV broadcast abilities as well as a recording studio so that this facility can be a revenue generating source for the Village. Residents would have access to the performances at free or significantly reduced rates and the surrounding community would be able to attend as well. The operations of the Performing Arts Center will also create employment opportunities for residents.

One possibility for parking is to have parking up on the landfill for large events and have people walk down or have shuttles down, much like they do at USANA.

Outdoor Amphitheater

The Village will have an outdoor events space and amphitheater, where we can have performances, show movies, or have outdoor events, such as Farmer's Markets, a Christmas Market or other such events. These would be available to both the residents as well as the surrounding community. This space will also create additional employment opportunities for the residents of the Village. We would want to be able to seat around 600 people. We anticipate being able to have outside Food Trucks to be able to come onsite to provide additional food services.

Social Enterprises

The Village will have an onsite food production facility that will be manufacturing cookies to be sold through wholesale channel and retail channels. The facility will need access for delivery trucks. This social enterprise will provide employment opportunities for the residents of the Village.

The Landfill Zone

While the Landfill Zone would be challenging to build homes and structures upon it based upon the unstable material below the surface, there are still ways to utilize this difficult parcel. The Village would be able to utilize this land to create additional green space with trees and paths, construct a modest solar farm to provide electricity for the Village, and to provide additional parking for large community events at the Village.

List the reasons why the present zoning may not be appropriate for the area.

The site was the former location of the City's landfill and as such was designated as Public Lands. While the west side of the parcel contains the buried landfill material and is not developable, the east half of the parcel has passed an environmental analysis and is appropriate for development. The proposed mixed-use development is ideally suited for this parcel that is bounded by I-215 on the west, the City's Parks & Recreation property on the north, a wrecking yard on the east, and Indiana Avenue on the south with industrial development on the south side of the street. While the site is thus isolated from the residential neighborhoods east of Redwood Road, it will still serve as an integral part the Salt Lake community at large.

The property is currently located in the PL (Public Lands) zone which allows for a diversity of public facilities and public land uses. However, mixed use developments and residential uses are not permitted under the current PL land use zoning designation.

Based upon 21A.33.070: Table of Permitted and Conditional Uses For Special Purpose Districts, the following uses are not permitted in a Public Lands zone:

Not Permitted in Public Lands zone:

- Agricultural Use
- Amphitheater, formal
- Veterinary office
- Artisan Food production
- Clinic (Medical, Dental)
- Commercial Food Production
- No Residential of any kind (except care taker residence)
- Mixed Use Development
- Performing Arts Production Facility
- Philanthropic Use
- Place of Worship
- Restaurant
- Retail Goods Establishment
- Retail Sales

Therefore, the property would need to be rezoned to allow The Other Side Village development as proposed.

Is the request amending the Zoning Map?

Yes.

If so, please list the parcel numbers to be changed.

All of this parcel:

Parcel Record 15101010010000

Owner SALT LAKE CITY CORP

Address 1850 W INDIANA AVE

A portion of this parcel:

Parcel Record 15033510030000

Owner SALT LAKE CITY CORP

Address 1965 W 500 S

Is the request amending the text of the Zoning Ordinance?

No.