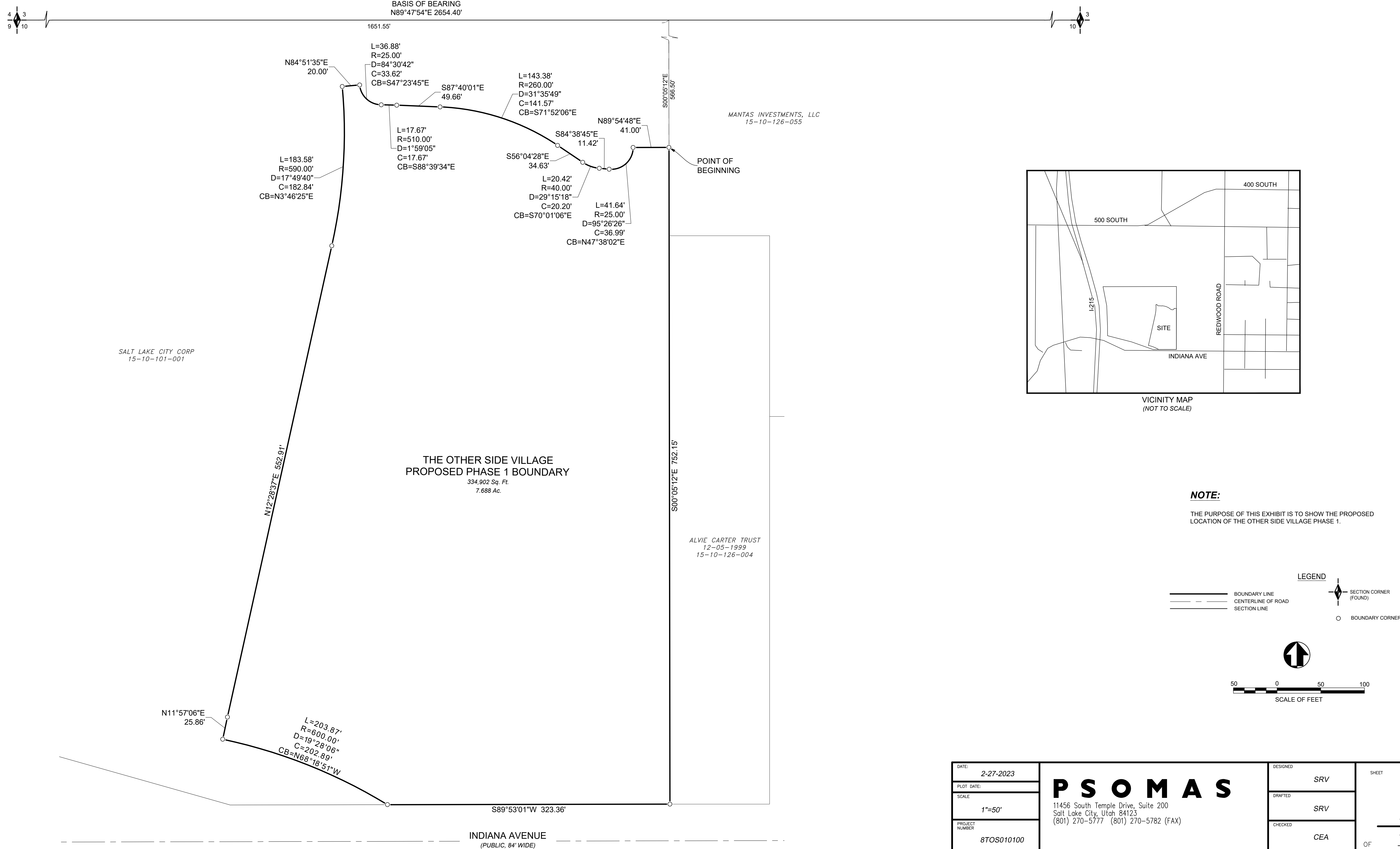


EXHIBIT
PROPOSED PHASE 1, THE OTHER SIDE VILLAGE
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

NORTHWEST CORNER SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

NORTH QUARTER CORNER SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN



NOTE:
THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED
LOCATION OF THE OTHER SIDE VILLAGE PHASE 1.

LEGEND

- BOUNDARY LINE
- CENTERLINE OF ROAD
- SECTION LINE
- SECTION CORNER (FOUND)
- BOUNDARY CORNER

SCALE OF FEET

50 0 50 100

DATE: 2-27-2023	PSOMAS 11456 South Temple Drive, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)	DESIGNED SRV	SHEET 1 OF 1
PLOT DATE:		DRAFTED SRV	
SCALE 1"=50'		CHECKED CEA	
PROJECT NUMBER 8TOS010100			

Description of Property Use

Phase 1

The Other Side Village

Description of the Project. The Project shall consist of the following improvements to the Phase 1 Property:

Village Tiny Homes. The Project shall contain at least sixty (60) Tiny Homes available for permanent housing, and upon completion of all such Tiny Homes, at least three (3) of such Tiny Homes shall be designed to be able to be configured as wheelchair accessible and otherwise compliant with The American With Disabilities Act of 1990. Each Village Tiny Home shall be a single-family dwelling unit, either as a standalone unit, duplex, triplex, or fourplex. Each unit shall be made available for occupancy by one (1) or two (2) eligible persons.

Motel Units. The Project may contain up to twenty-five (25) Tiny Homes to be used as motel units (collectively, the “**Motel Homes**”). Each Motel Home shall be a single-family dwelling unit, may be made available for accommodations or lodging for up to six (6) persons on a short-term rental or other rental basis, including availability for overnight stays for persons occupying on such short-term rental basis.

A Neighborhood Center. A building to be used for as a neighborhood gathering place in a club house style with laundry facilities and outdoor BBQ grills and picnic tables, which shall be approximately 2,400 square feet in size;

A Social Enterprise Building. This building is to be used for social enterprise endeavors and shall each be approximately 8,400 square feet in size (for an aggregate of 16,800 square feet in size). This building will include a retail sales space as well as an onsite food production facility that will be manufacturing packaged food 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.

A Medical and Mental Health Clinic and Administration offices. This building will be an office building for multipurpose uses for Supportive Services, including medical and dental exam rooms and mental health therapy rooms. The building will also include classrooms and administrative offices as well as a common room for multipurpose uses, including meetings, exercise space, and other community events. The building shall be approximately 14,000 square feet in size.

A Bodega Style Grocery Store. This will be a small grocery store for the Villagers and guests selling foods such as milk, eggs, bread, fruit and vegetables.

21A.55.010 – Meeting the purpose of the Planned Development Ordinance

The Other Side Village

In this document, the text that appears in black text is part of the 21A.55.010 code requirements as part of Salt Lake City's Planned Development Ordinance.

The text in blue text are responses from The Other Side Village showing how The Other Side Village meets the specific requirements of each applicable section of the ordinance.

Demonstrate how your project meets the purpose and objectives of a planned development as stated in 21A.55.010 of the Planned Development ordinance;

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

- A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:
 - 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
 - 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
 - 3. Development of connected greenways and/or wildlife corridors.
 - 4. Daylighting of creeks/water bodies.
 - 5. Inclusion of local food production areas, such as community gardens.
 - 6. Clustering of development to preserve open spaces.

The Other Side Village (Village) is already in process of coordinating plans to provide a connection to the Nine-line trail west of Redwood Road and the Village and to points west. We are also exploring options to create a north/south path that will connect the Village to a proposed Transit Hub north of the Village on 500 South.

The Village will have raised garden beds throughout Phase 1. These were donated as part of the Giving Machines located at the City Creek Mall during the Christmas Season and were operated by The Church of Jesus Christ of Latter Day Saints.

The Village is organized so neighborhoods of up to 30 cottage homes are clustered around and facing inward toward an open space.

B. Historic Preservation:

1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

There are no existing structures or buildings on the Village Phase 1 property.

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The Village is designed to house the chronically homeless and 54 of the 60 (90%) cottage homes will be available only for those who meet the HUD definition of being chronically homeless and have an annual income that is 30% or below the area medium income for Salt Lake City, Utah, HUD Metro FMR Area adjusted for household size.

The Village will include Cottage Homes, which are permitted in an FB-UN2 zone and will be of a scale appropriate to the surrounding neighborhoods.

D. Mobility: Enhances accessibility and mobility:

1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
2. Improvements that encourage transportation options other than just the automobile.

The Village will provide sidewalks along the length of the Phase 1 property. No sidewalks currently exist along the frontage along Indiana Avenue. The proposed Nine-Line Trail will connect up with the sidewalk and extend biking and hiking connections through the area. The proposed north-south trail will connect the Village with the proposed UTA transit hub planned for 500 North.

Within the Village, we will have outer roads to allow for vehicle traffic within the Village as well as for first responder / fire safety use. Within Phase 1, the Village will be primarily a pedestrian community with trails and sidewalks intersecting the neighborhood

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

We are exploring the ability to bring solar power to the Village, but no plans are solidified as of now. Each Cottage Home will be extremely energy efficient and has a lower carbon footprint as compared to a

average size house. Cottage homes use less energy for heating and cooling, produce less waste, and consume fewer resources. Cottage Homes use about 7% of the amount of energy it takes to power electricity for an average size house.

Before we can enter into the Ground Lease with Salt Lake City, we will need to have completed the Voluntary Cleanup Program as supervised by the State of Utah Department of Environmental Quality. This plan will have approved the plan to remediate soil contamination found on the site and certify that the site is permitted for residential use.

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)

The Village will help implement Salt Lake City's West Side Master Plan in the following ways:

- The Village is consistent with the character, scale, and land use of the Glendale and Poplar Grove community with a mixed use of single family dwellings, cottage homes (similar to accessory dwelling units), and urban agriculture.
- The Village will provide employment opportunities with a mix of commercial and light industrial uses as highlighted in the Master Plan for west of Redwood Road
- The Village fits the Master Plan Neighborhood Node description with it being surrounded by residential uses and with the businesses serving those within the Village and as a destination for people outside of the Village.

With the extension of the 9 Line trail, the Village will align with the 9 Line Master Plan in the following ways:

- Connecting stable residential neighborhoods, growing commercial and neighborhood centers, and promoting thriving recreation locations;
- Embracing a diverse assemblage of people and user groups, providing the opportunity for enhancing their connections to the surrounding businesses and neighborhoods that form a unique and attractive community;
- Improving physical and cultural connections between the east and west sides of the City that in turn offer regional connections;
- Featuring retail, service, recreational, and educational options at key nodes along the 9 Line, as well as encouraging and facilitating connections to neighborhood nodes in the surrounding community;
- Serving as a mechanism for the neighborhoods of West Salt Lake to celebrate their history and character by functioning as a community and cultural asset that connects people of all ages to services and educational opportunities; and
- Supporting connections to the West Salt Lake industrial business community, helping it continue to be a healthy and diverse growing employment and economic base for Salt Lake City.

The Village aligns with both the West Side Master Plan as well as the 9 Line Master vision and objectives.

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Other Side Village

In this document, the text that appears in black text is part of the 21A.55.010 code requirements as part of Salt Lake City's Planned Development Ordinance.

The text in blue text are responses from The Other Side Village showing how The Other Side Village meets the specific requirements of each applicable section of the ordinance.

21A.55.050: STANDARDS FOR PLANNED DEVELOPMENTS:

The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

- A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section [21A.55.010](#) of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

The Other Side Village (Village) meets multiple objectives of the Purpose Statement for a planned development, including:

- Open Space and Natural Lands
- Housing
- Mobility
- Sustainability
- Master Plan Implementation

Details of how the Village meets these objectives are found within the document "[21A.55.010 – Meeting the purpose of the Planned Development Ordinance](#)" submitted with the Planned Development application.

In terms of meeting the objectives of the FB-UN2 zone, the Village is in a strong position.

The Village has walkable urban neighborhoods with people-oriented places, permitted Cottage Homes, proximity to amenities and public transportation, and access to on-site

recreational and employment opportunities, all which fit the purpose of the Form Based District. In addition, the Village fits the scale and form of development that allows us 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 use. All of the housing within Phase 1 of the Village will be single story. The Medical and Mental Health Clinic will be a two story building.

- B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

The Village will help implement Salt Lake City's West Side Master Plan in the following ways:

- The Village is consistent with the character, scale, and land use of the Glendale and Poplar Grove community with a mixed use of single family dwellings, cottage homes (similar to accessory dwelling units), and urban agriculture.
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- Featuring retail, service, recreational, and educational options at key nodes along the 9 Line, as well as encouraging and facilitating connections to neighborhood nodes in the surrounding community;
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- Supporting connections to the West Salt Lake industrial business community, helping it continue to be a healthy and diverse growing employment and economic base for Salt Lake City.

The Village aligns with both the West Side Master Plan as well as the 9 Line Master vision and objectives.

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;
3. Whether building setbacks along the perimeter of the development:
 - a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
7. Whether parking areas are appropriately buffered from adjacent uses.

[Please see attached plans, which will meet these requirements.](#)

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
4. Whether proposed landscaping is appropriate for the scale of the development.

[Please see attached landscaping plans, which will meet these requirements.](#)

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
4. Whether the proposed design provides adequate emergency vehicle access; and
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

[Please see attached plans, which will meet these requirements.](#)

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

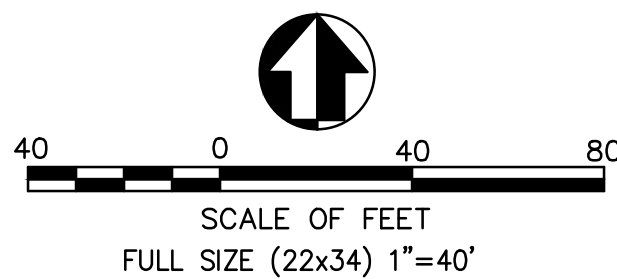
[Please see attached plans, which will meet these requirements.](#)

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area. (Ord. 8-18, 2018)

[Please see attached plans, which will meet these requirements.](#)



- ⊗ CONSTRUCTION NOTES:
- 1 INSTALL ASPHALT PAVEMENT PER DETAIL XX
 - 2 INSTALL CONCRETE PAVEMENT PER DETAIL XX



THE OTHER SIDE ACADEMY
CONSTRUCTION DRAWINGS

SITE PLAN

C100

PSOMAS
Balancing the Natural and Built Environment
11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777
www.psomas.com

PROJECT NUMBER: 8#####

SUBMITTAL	----	2/13/13
DRAWN BY:	----	
CHECKED BY:	----	
APPROVED BY:	----	
PLOT DATE:	----	2/13/13

NOT FOR CONSTRUCTION
THIS PLAN SHALL NOT BE USED
FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN APPROVAL
OF THE DESIGNER

NO.	REVISION DESCRIPTION	DATE

THE LINE SHOWN ABOVE IS EXACTLY
ONE INCH LONG AT THIS SHEETS
ORIGINAL PAGE SIZE

THE OTHER SIDE VILLAGE MODEL 100

SALT LAKE CITY, UT



THE OTHERSIDE VILLAGE
THE OTHER SIDE VILLAGE
SALT LAKE CITY, UT

[illegible]

ORIG SUBMISSION: 05/24/2022
CURRENT: 2022-03-28
PERMIT SET

SHEET TITLE AND NUMBER:

G100

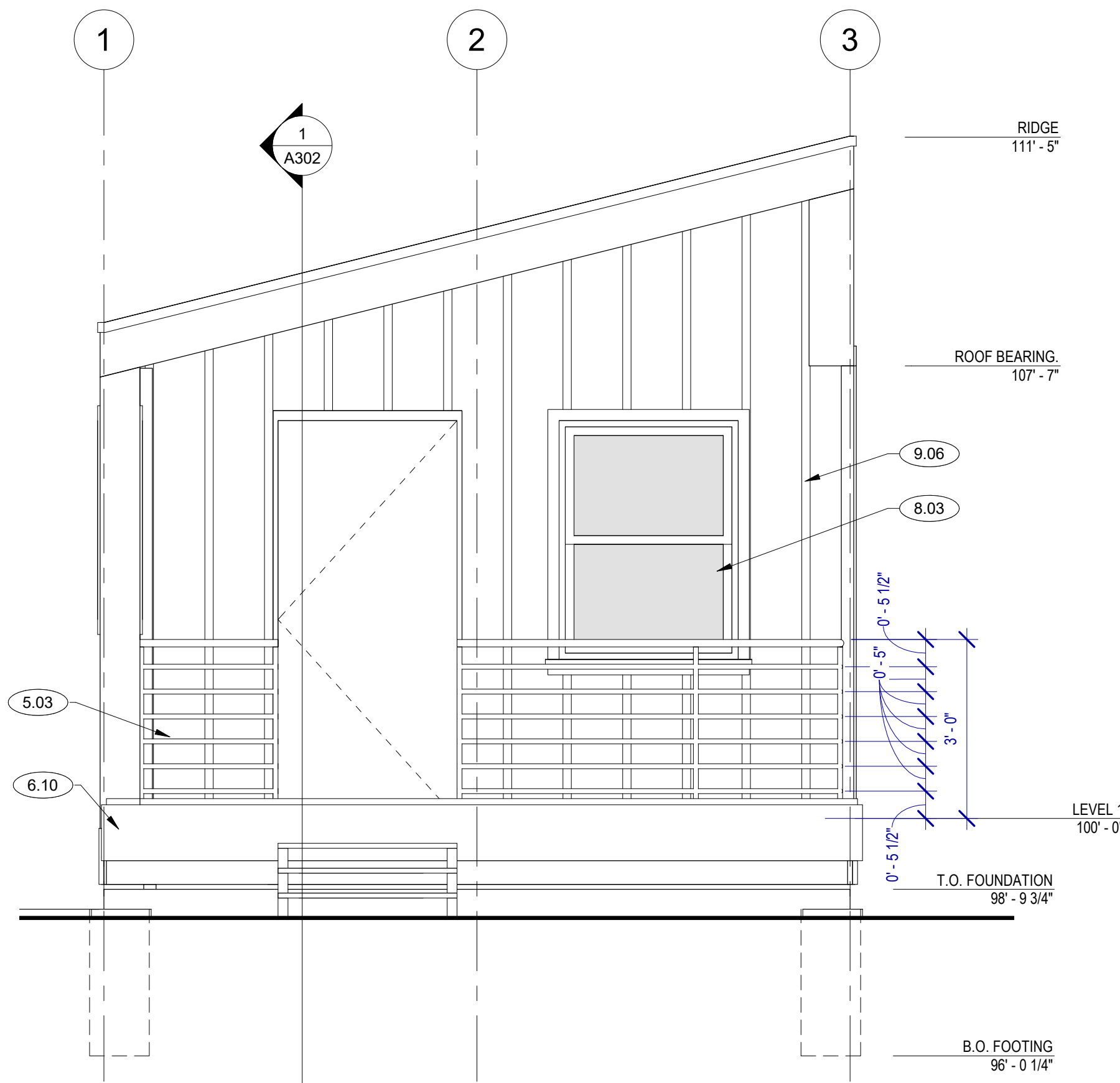
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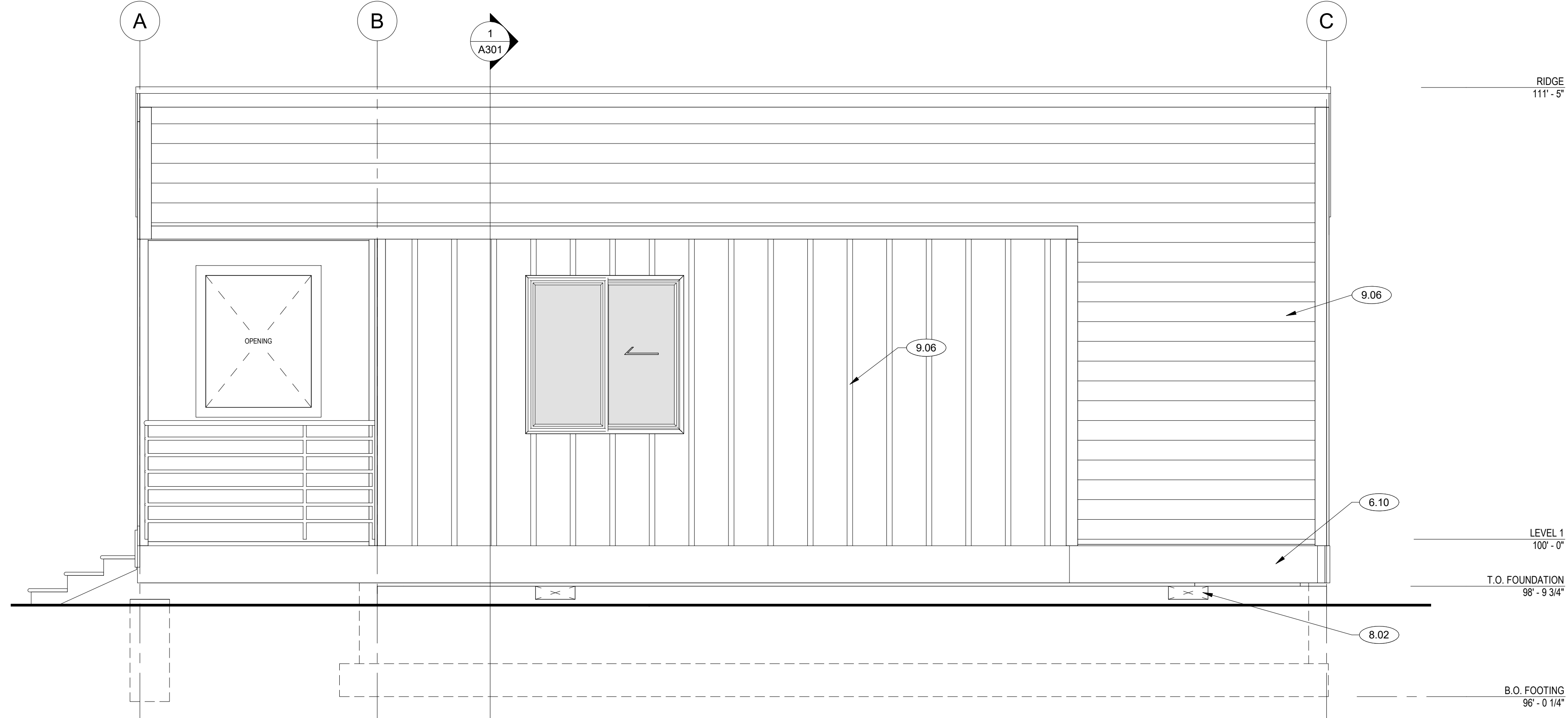
ENVIRONMENTS
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888.781.8441 801.595.6400 833 South 200 East, SLC, UT 84111
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THE LINE SHOWN ABOVE IS EXACTLY
ONE INCH LONG. THE OTHERS
ARE IN PROPORTION TO THIS SIZE.

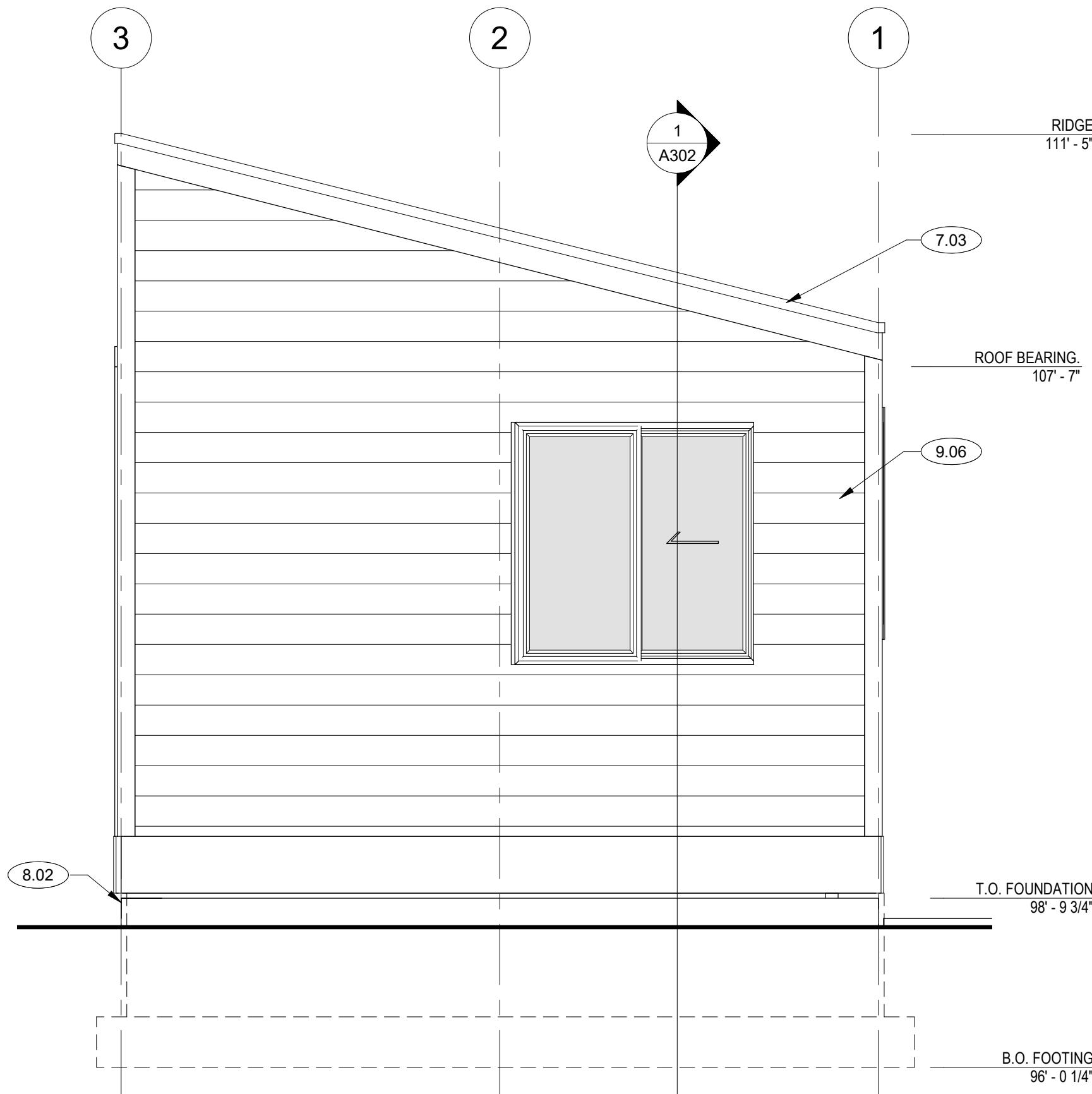


1 SOUTH ELEVATION
A201 scale: 1/2" = 1'-0"

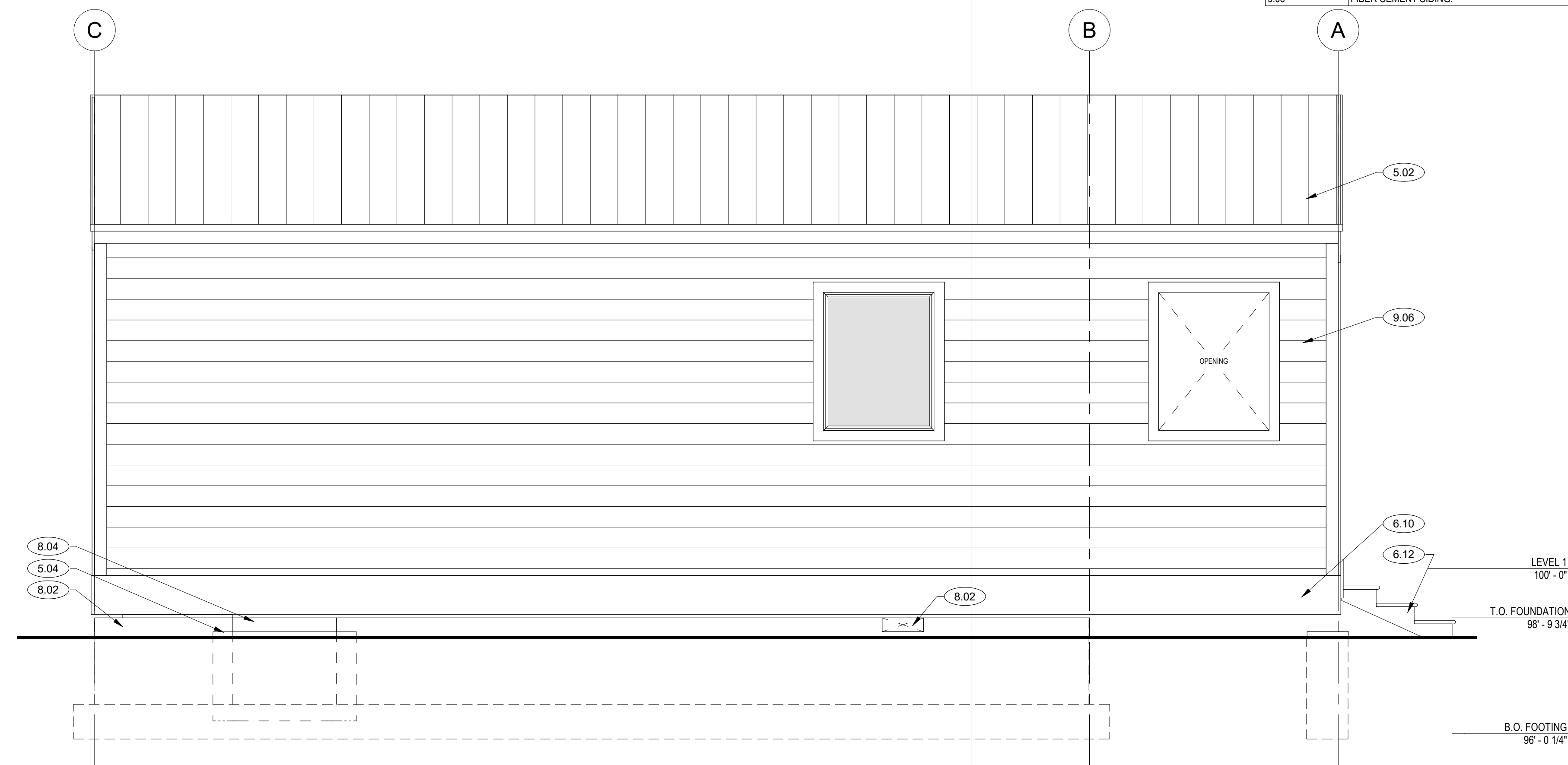


2 EAST ELEVATION
A201 scale: 1/2" = 1'-0"

REFERENCE NOTES	
Key Value	Keynote Text
5.02	METAL ROOFING WITH 2" METAL DRIP EDGE.
5.03	METAL RAILING.
5.04	PRE-FABRICATED WINDOW WELL.
6.10	12" FIBER CEMENT TRIM.
6.12	WOOD STAIRS, PRESSURE TREATED.
7.03	2" PRE-FINISHED METAL DRIP EDGE.
8.02	FOUNDATION VENTS WITH BUG SCREEN, TYP.
8.03	WINDOW, SEE SCHED.
8.04	CRAWL SPACE DOOR W/LOCK, SEE STRUCT. FOR OPENING.
9.06	FIBER CEMENT SIDING.



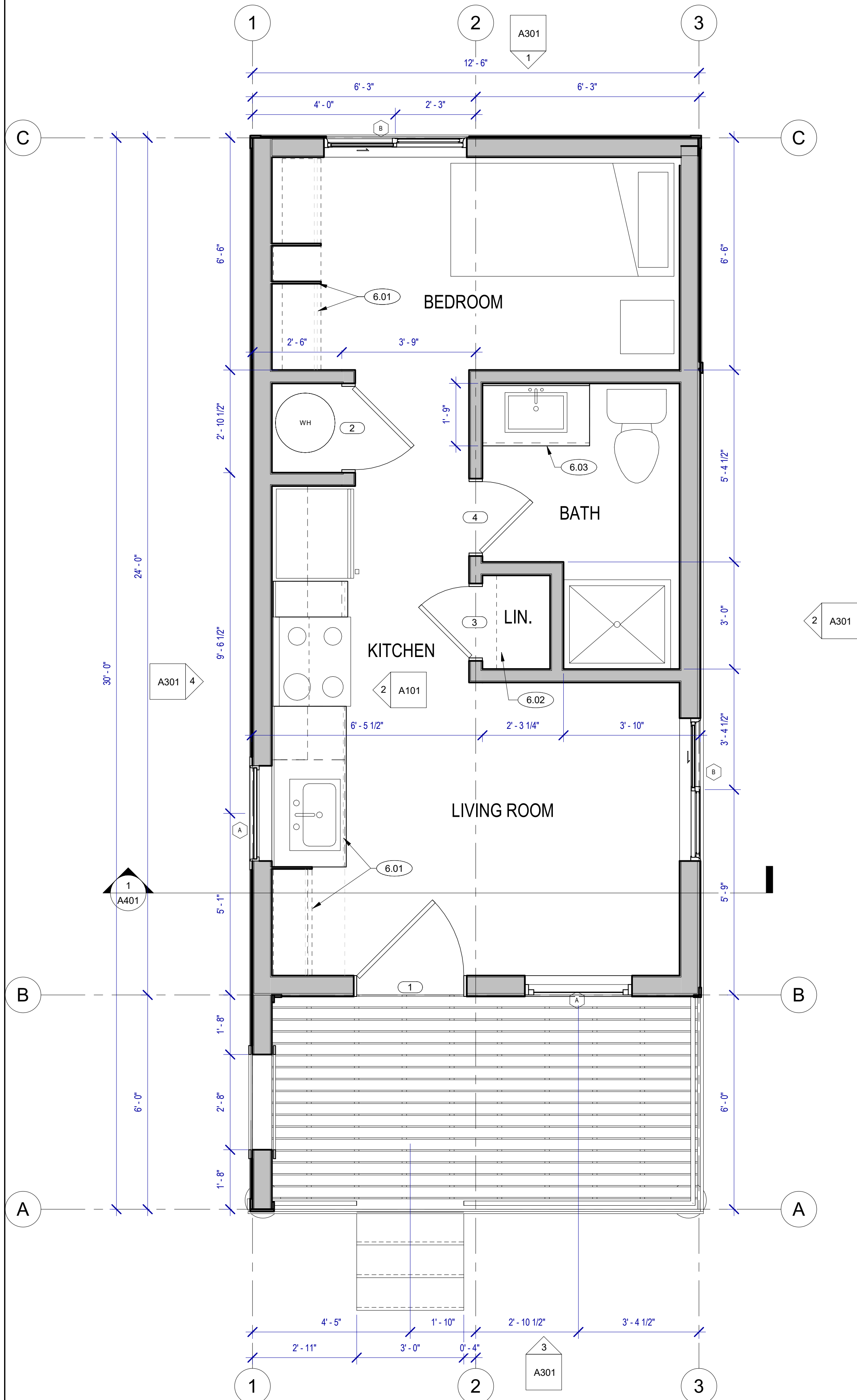
3 NORTH ELEVATION
A201 scale: 1/2" = 1'-0"



4 WEST ELEVATION
A201 scale: 1/2" = 1'-0"

Δ	DATE	DESCRIPTION

THE LINE SHOWN ABOVE IS EXACTLY
ONE HALF OF THE TOTAL
ORIGINAL PAGE SIZE

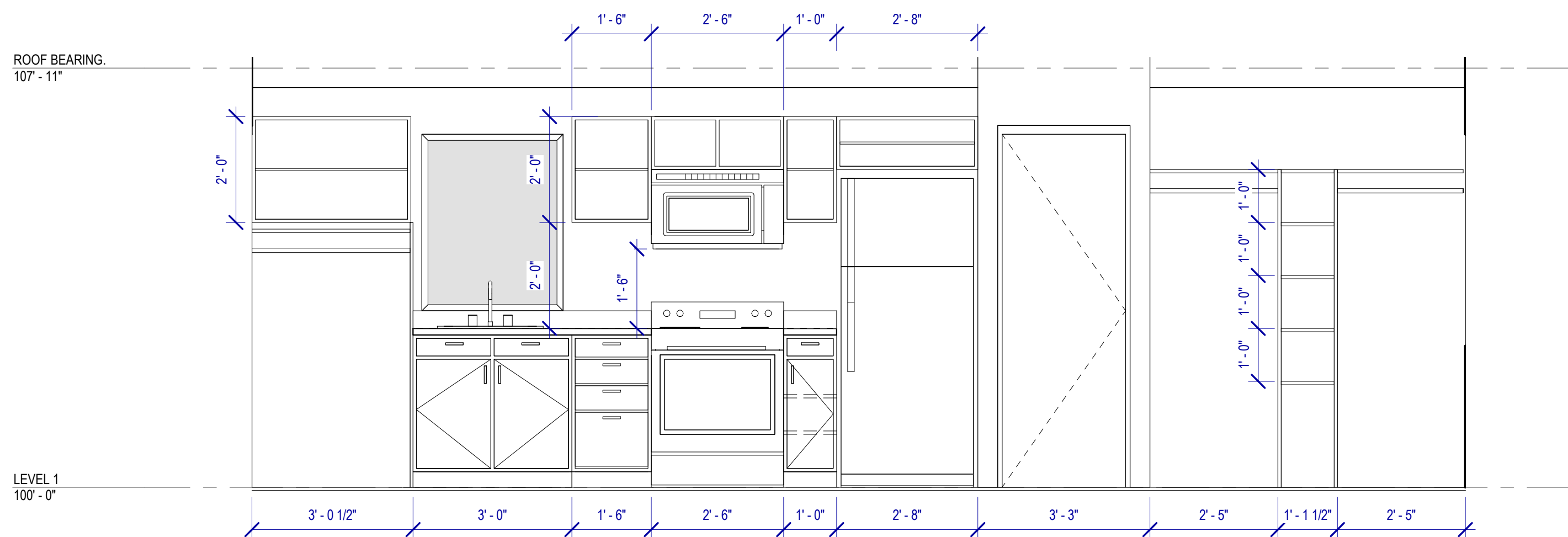


1 LEVEL 1 - PLAN
A101 scale: 1/2" = 1'-0"

DOOR SCHEDULE									
DOOR #	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE GROUP	REMARKS
1	3'-0"	6'-8"		WOOD	PAINT	WOOD	PAINT		
3	2'-0"	6'-8"		WOOD	PAINT	WOOD	PAINT		
4	2'-0"	6'-8"		WOOD	PAINT	WOOD	PAINT		
2	2'-4"	6'-8"		WOOD	PAINT	WOOD	PAINT		

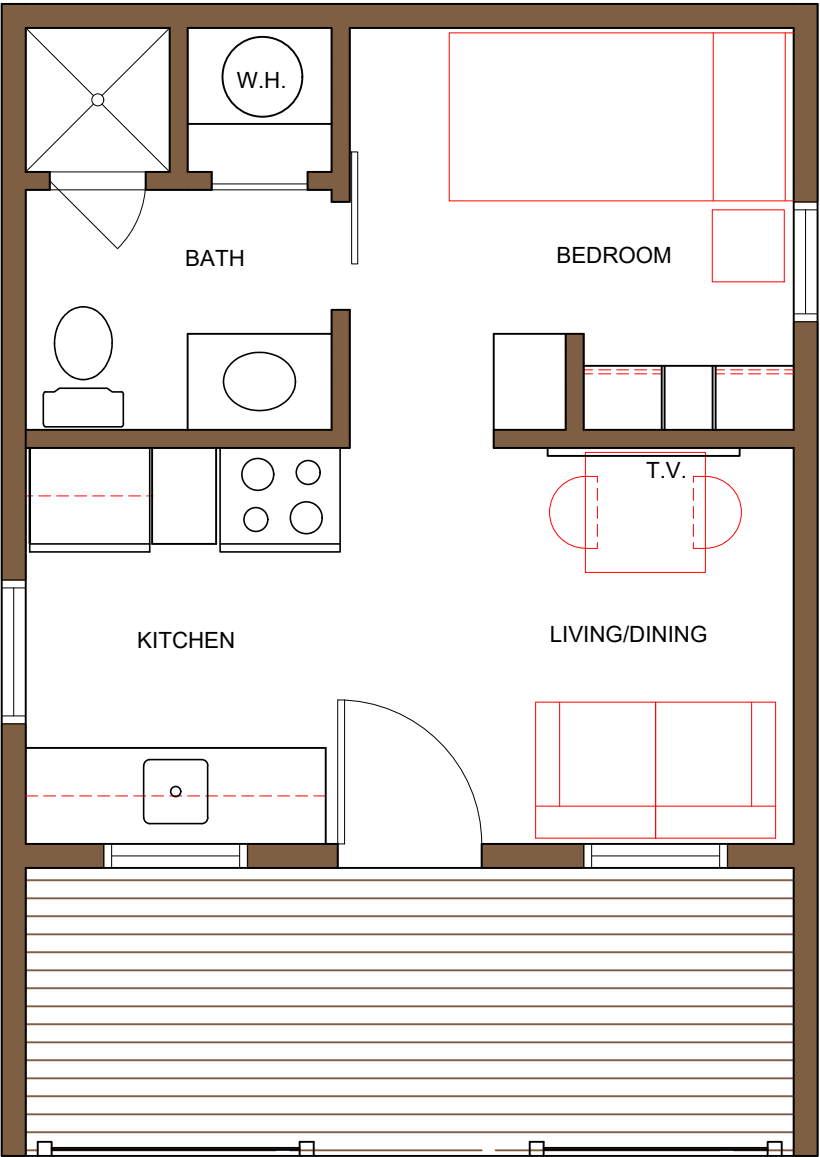
WINDOW SCHEDULE								
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	SILL HEIGHT	HEAD HEIGHT	
A	3'-0"	4'-0"	SINGLE HUNG	VINYL		2'-8"	6'-8"	
B	4'-0"	4'-0"	SLIDING	VINYL		2'-8"	6'-8"	
B	4'-0"	4'-0"	SLIDING	VINYL		2'-8"	6'-8"	
C	2'-8"	3'-4"	FIXED	VINYL		3'-4"	6'-8"	

REFERENCE NOTES	
Key Value	Keynote Text
6.01	BUILT-IN MILLWORK, SEE ELEVATION.
6.02	(S) BUILT-IN SHELVES, PAINTED MDF.
6.03	CULTURED MARBLE VANITY COUNTER WITH SPLASH AND INTEGRAL SINK.



2 INTERIOR ELEVATION
A101 scale: 1/2" = 1'-0"

Δ	DATE	DESCRIPTION



MODEL 200

288 SQ. FT.