

## **Neighborhood House Planned Development Narrative**

Neighborhood House is a non-profit school, child daycare, and adult daycare located along the Jordan River Parkway Trail at 1050 West 500 South.

Neighborhood House is a benefit to the community it serves. Their goal, as stated on their website, reads “to provide instruction for underprivileged children to commensurate with instruction given in more favored districts; to become better acquainted with parents in poorly regulated homes; to raise the standard of living; and to provide, when necessary, food and clothing.” They provide services to the young to the elderly. Neighborhood House while a private and secured site meets the definitions of a planned unit development in part because of their openness and welcoming approach to all in the community they serve. In alignment with the goals of the Westside Master Plan, the Neighborhood House is a ‘distinct community and cultural asset that provides social services, employment opportunities of all types, and educational and recreational opportunities.’ They provide affordable/free daycare and schooling for underprivileged children and elderly. The site is secured for the safety of those using the facilities. They provide a safe place for children and adults to go during the day.

The new development of Neighborhood House meets the vision and goals stated in the West Side Master Plan on pages 3-4.

<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

### *Compatibility with surrounding neighborhood.*

Neighborhood House adds character to the neighborhood. They are part of an ‘eclectic neighborhood that celebrate a shared history’ by promoting the investment and growth of the neighborhood. They created open space for patrons to enjoy. They provide for the economic growth of the neighborhood by creating jobs and allowing other to work through their day care. The site is buffered by tree and shrub plantings to reduce noise to the adjacent neighbors. The beautification of the site raises the value of the surrounding properties. The trees provide shade and privacy to neighbors. Those who utilize Neighborhood house are given the opportunity to learn and grow. That knowledge will be taken back into the community providing greater growth to the community.

Through the redevelopment of their existing site, Neighborhood House has reinvested in the community they support. They created a place that is people focused. A place that responds to its surrounding context and enhances the public realm by investing in the people in the community. They provide unique goods and services as stated in their goal of ‘raising the standard of living’ to those who use their facility.

Section 21A.55 for planned developments states ‘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 all types of development. Neighborhood House has taken their existing site and reimagined it in new innovative ways to better serve a larger portion of the community.

*Section 21A.55.010.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.*

Open space has been created in the form of healing gardens, a proposed greenhouse, age-appropriate playgrounds, and walking paths with visual connections to the adjacent Jordan River. The playgrounds are designed to give the user a tactile, hands on experience, making play time not only fun but educational. Group gathering areas provide for large or small events and provide outdoor classrooms and social learning opportunities. Meandering pathways help calm the mind and provide exercise for the adults using the facility.

In 1984 a study by Roger Ulrich concluded “patients with a bedside window looking out on leafy trees healed, on average, a day faster, needed significantly less pain medication and had fewer postsurgical complications than patients who instead saw a brick wall.” Studies have also shown “just three to five minutes spent looking at views dominated tree, flower, or water can begin to reduce anger, anxiety and pain and induce relaxation.” Other studies have shown “measured physiological changes in blood pressure, muscle tension or heart and brain electrical activity.” Neighborhood House has always had a garden for the adult center, the addition of a greenhouse will ensure the patrons will have the positive effects of a garden year-round. The food grown in the gardens and greenhouse will also be used to support the kitchen or sent home to the families of those using the facility. Although the NH site is large with other possible locations for a greenhouse of this size, the proposed location of the greenhouse provides not only the needed unobstructed southern exposure to function, but it also provides the much-needed proximity to the adult patrons, that often have limited mobility, to utilize the greenhouse and gain the benefits mentioned above.

*Requested variance to the zoning code.*

The greenhouse would be an accessory building to the main Neighborhood House building. The new Neighborhood House building faces south toward 500 South. Goshen St is considered a front yard for the property of Neighborhood House. According to the code an accessory building cannot be placed forward of the primary building. Pushing the greenhouse back to meet the front edge of the building to meet code will disrupt spaces already programmed for other uses by the adult daycare. It would also put the greenhouse in the shadow of the main building much of the day. In addition, there is an existing sewer line at the proposed location of the greenhouse, for which approval has already been granted by the city to use this sewer line for the greenhouse sinks.

The proposed location of the greenhouse is 20 ft from the property line on Goshen St. and 15 ft from the property line of the neighbor to the North. There is an outdoor garden already planned in this area. There are many advantages to locating the greenhouse in this proposed location, including, it is away from the main building which provides more light for the greenhouse, the wide side facing south will maximize the sun exposure to the greenhouse, and this location will place the greenhouse further back from the adjacent neighbor to the north.

Attaching the greenhouse to the new Neighborhood House building would block already constructed doors required for egress. It would also block windows already in place. As a non-profit organization, Neighborhood House seeks to be fiscally responsible with the donated money. Placing the greenhouse adjacent to the building would incur significant costs related to redesign and construction to the current layout. Adjacency to the building would also minimize the amount of sunlight available to the green house.

*Section 21A.55.010.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.*

Preserving as much open space is an integral piece to the design. The large catalpa and london plane trees that provide so much character and shade to the neighborhood, as well as many of the other existing trees were preserved and incorporated into the site plan. The new site layout consolidated the building designs by taking the two buildings and replacing them with one efficient building. Sharing kitchens, back of house spaces, mechanical, and open gym space between the children and elderly uses helped reduce the size of the building footprint and preserve additional open space.

*Section 21A.55.010.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.*

Neighborhood house provides daytime care and shelter to children and the elderly. More than 400 children attend Neighborhood House every year. 91% of those children come from a family with an average income of \$30,000 or less. The adult center serves 110 people every year. 83% of the adults report income of \$30,000 or less with an average age of 78. For more information on who Neighborhood House serves please visit [https://www.nhutah.org/images/pdfs-doc/2.11.19 WEB Who We Serve Neighborhood House.pdf](https://www.nhutah.org/images/pdfs-doc/2.11.19_WEB_Who_We_Serve_Neighborhood_House.pdf)

*Section 21A.55.010.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.*

*Section 21A.55.010. 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.*

Neighborhood House increased their mobility by encouraging a wide variety of ways to access the site. There is a bus stop along the front of the property, connecting the site to public transit. Bike racks have been installed in multiple locations to store bicycles safely and securely. Electric car chargers are installed to promote sustainable and alternate transportation types. Neighborhood house also included enclosed garages for their fleet of shuttle busses that transport children and adults from all over the valley.

*21A.55.110: DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:*

*Planned developments, approved under this title after January 1, 1997, shall include provisions for disclosure of future private infrastructure maintenance and placement costs to unit owners.*

- A. *Infrastructure Maintenance Estimates: Using generally accepted accounting principles, the developer of any planned development shall calculate an initial estimate of the costs for maintenance and capital improvements of all infrastructure for the planned development including roads, sidewalks, curbs, gutters, water and sewer pipes and related facilities, drainage systems, landscaped or paved common areas and other similar facilities ("infrastructure"), for a period of sixty (60) years following the recording of the subdivision plat or the estimated date of first unit occupancy of the planned development, whichever is later.*
- B. *Initial Estimate Disclosure: The following measures shall be incorporated in planned developments to assure that owners and future owners have received adequate disclosure of potential infrastructure maintenance and replacement costs:*
  1. *The cost estimate shall be recorded with and referenced on the recorded plat for any planned development. The initial disclosure estimate shall cover all private infrastructure items and shall be prepared for six (6) increments of ten (10) years each.*

2. *The recorded plat shall also contain a statement entitled "notice to purchasers" disclosing that the infrastructure is privately owned and that the maintenance, repair, replacement and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City.*
  3. *The cost estimate shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.*
- C. *Yearly Maintenance Statements: The entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation or replacement of infrastructure, and at least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reason(s) for any variance between the estimated expenditures and the actual expenditures.*
- D. *Maintenance Responsibilities: The property owners in a planned development shall be collectively and individually responsible, on a pro rata basis, for operating, maintaining, repairing and replacing infrastructure to the extent necessary to ensure that access to the planned development is available to the City for emergency and other services and to ensure that the condition of the private infrastructure allows for the City's continued and uninterrupted operation of public facilities to which the private infrastructure may be connected or to which it may be adjacent. (Ord. 8-18, 2018)*

The Neighborhood House site sits adjacent to the Jordan River Parkway. As mentioned in the Westside Master Plan, the Jordan River Parkway is an integral part of the community's identity. The vicinity of the parkway to Neighborhood House helps to connect the NH to the surrounding community. Neighborhood House encourages multi-modal transportation options by providing bike racks, electric vehicle parking with charging stations, and an adjacent bus stop. The parkway is also integral to getting pedestrians to the site by providing direct access to Neighborhood House.

Neighborhood House employs a facility engineer to meet the maintenance needs of the site. Having one owner allows for full responsibility of the maintenance of the site, including parking lots, sidewalks, landscape, utilities, and building.

Thank you for considering Neighborhood House a Planned Development based on the reasons listed in the above narrative. Please let us know if you have any questions. We look forward to your response.

For more information respecting Neighborhood House visit: <http://nhutah.org>