



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Michael Maloy, AICP
Date: February 8, 2017
Re: PLNPCM2016-00910 Homeless Resource Centers Zoning Text Amendment

ACTION REQUIRED:

Planning Division staff will brief the Planning Commission on petition PLNPCM2016-00910 Homeless Resource Centers Text Amendment. In response, staff requests the Planning Commission provide the following direction:

- What information on homeless resource centers should staff research and analyze on behalf of the Planning Commission for future consideration?
- What should the definition of a homeless resource center include?
- Which of the proposed qualifying provisions appear to be insufficient or unnecessary?
- What additional qualifying provisions should staff research and draft for future consideration?

RECOMMENDATION:

Planning Division staff recommends the Planning Commission review the attached materials and provide direction as requested.

BACKGROUND:

On November 8, 2016, Salt Lake City Mayor Biskupski initiated a petition “for the Planning Division to begin the process of amending the zoning ordinance and zoning map to accommodate a new land use, homeless resource centers, in various parts of the City.” In concert with Mayor Biskupski’s actions, the Salt Lake City Council adopted on November 15, 2016, a Legislative Action to initiate “a review of the zoning regulations for Homeless Shelters and Homeless Resource Centers.” As part of this legislative action, the City Council drafted qualifying provisions for homeless resource centers for public review and consideration (see Attachment A – Petition).

Staff anticipates the proposed text amendment will affect the following portions of Title 21A Zoning:

- Chapter 21A.36 General Provisions
- Section 21A.33.030 Table of Permitted and Conditional Uses for Commercial Districts (for CG General Commercial District)
- Section 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts (for D-2 Downtown Support District, and D-3 Downtown Warehouse and Residential District)
- Section 21A.60.020 List of Defined Terms, and
- Section 21A.62.040 Definitions of Terms

Related provisions of Title 21A Zoning may also be amended as part of this proposal.

On December 13, 2016, Mayor Biskupski and the City Council also announced the following locations of four proposed homeless resource centers (see Attachment B – Homeless Resource Center Site Selection):

Address	Zone	Size
653 E Simpson Avenue	FB-SE Form Based Special Purpose Corridor Edge District	1.24 acres
275 W High Avenue	CG General Commercial District	3.01 acres
131 E 700 South Street	D-2 Downtown Support District	1.29 acres
648 W 100 South Street	GMU Gateway-Mixed Use District	1.78 acres

In response to this announcement, and the directives received from Mayor Biskupski and the City Council, the Planning Division has engaged the public in a series of community meetings to solicit comments on the proposal (see Attachment C – Public Process). The primary purpose of these meetings has been to:

- Explain the purpose and process of the proposed homeless resource center text amendment,
- Identify potential issues—or detrimental impacts—associated with the proposal, and
- Identify potential solutions—or qualifying provisions—that will mitigate detrimental impacts.

The City has also solicited comments on the proposal through [Open City Hall](#), which topic is currently open for review and comment. Staff has also received dozens of emails and telephone calls from residents and businesses. A comprehensive report of all public comments will be provided to the Planning Commission for review and consideration as part of a future public hearing (date to be determined).

In order to achieve the City’s objective of improving delivery of homeless services and reducing homelessness, the Planning Commission will be engaged in the following series of legislative and administrative processes:

- Step 1. **Zoning text amendment to (1) define “homeless resource centers” as a land use, (2) adopt** qualifying provisions for homeless resource centers, and (3) insert homeless resource centers as a conditional land use within specific zoning districts. The definition of **qualifying provisions for “homeless shelter” may also be amended. The Planning Commission** will make a recommendation to the City Council, who will then be the final decision making body on this legislative matter.
- Step 2. Zoning text or map amendment to allow homeless resource center as a conditional use in the GMU and FB-SE zoning districts. The Planning Commission will make a recommendation to the City Council, who will then be the final decision making body on this legislative matter.
- Step 3. Conditional use petition review for each for the four sites. Each petition will be reviewed independently. The Planning Commission will be the final decision making body on this administrative matter.

As described above, the first step will be followed by a subsequent zoning amendment for two of the four sites that do not permit homeless shelters as a conditional use. Once the necessary zoning regulations have been adopted, the administration will initiate four separate conditional use petitions—one for each proposed homeless resource center location—which will then be independently reviewed and decided by the Planning Commission (see Attachment D – Homeless Resource Center Planning Process).

ATTACHMENTS:

- Attachment A – Petition
- Attachment B – Homeless Resource Center Site Selection
- Attachment C – Public Process
- Attachment D – Homeless Resource Center Planning Process

Attachment A – Petition



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Project #: PLNPCM2016-00910	Received By: Cheri Coffey, AICP	Date Received: 11/17/2016
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Name or Section/s of Zoning Amendment:
Homeless Resource Centers Qualifying Provisions

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
N/A

Name of Applicant: Salt Lake City	Phone: 801-535-7704
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Address of Applicant:
451 S State Street

E-mail of Applicant: Homelessinfo@slcgov.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- ➔ Filing fee of **\$971**. Plus additional fee for mailed public notices.
- ➔ Zoning amendments will be charged **\$121** per acre in excess of one acre.
- ➔ Text amendments will be charged **\$100** for newspaper notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Salt Lake City Council (Legislative Action)	Date: 11/15/2016
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Maloy, Michael

From: Crandall, Scott
Sent: Tuesday, January 03, 2017 4:55 PM
To: Maloy, Michael
Subject: FW: Legislative Action Item for follow-up
Attachments: memo_LegAction_HRQP_11.15.2016.docx

From: Crandall, Scott
Sent: Friday, November 18, 2016 1:56 PM
To: Reberg, Mike <Mike.Reberg@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Coffey, Cheri <Cheri.Coffey@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Oktay, Michaela <Michaela.Oktay@slcgov.com>; Tarbet, Nick <Nick.Tarbet@slcgov.com>; Fullmer, Brian <Brian.Fullmer@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Plane, Margaret <Margaret.Plane@slcgov.com>; Weeks, Russell <Russell.Weeks@slcgov.com>
Cc: Mansell, Cindi <Cindi.Mansell@slcgov.com>
Subject: Legislative Action Item for follow-up

Hi,

The Council adopted the following Legislative Action on Tuesday, November 15, 2016. Please take appropriate action.

Please forward this e-mail to anyone else who needs to be involved. Nick Tarbet provided the attached memo.

Thanks.

#1. 7:37:40 PM Adopting a **legislative action** requesting the Administration **review and make recommendations for amendments** pertaining to **zoning regulations for homeless resource centers**. *Currently, homeless shelters are allowed subject to approval of a conditional use permit. The text amendment would create qualifying provisions and must be met, in addition to the conditional use process, in order for a homeless resource center to be approved.* [View Attachment](#)

Councilmember Mendenhall moved and Councilmember Luke seconded to **adopt a Legislative Action initiating a review of the zoning regulations for Homeless Shelters and Homeless Resource Centers**. During the research and review process, Planning Staff should include for consideration, any recommendations that would improve the final ordinance, in addition to the proposed changes outlined in the accompanying Staff memo.



MOTION SHEET

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members
FROM: Nick Tarbet, Analyst
DATE: November 15, 2016
RE: Legislative Action: Amending Zoning
Regulations for Homeless Resource Centers

MOTION 1 (adopt)

I move the Council adopt a legislative action initiating a review of the zoning regulations for Homeless Shelters and Homeless Resource Centers.

During the research and review process, Planning Staff should include for consideration, any recommendations that will improve the final ordinance, in addition to the proposed changes outlined in the accompanying staff memo.





COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: November 15, 2016

RE: Legislative Action: Amending Zoning
Regulations for Homeless Resource Centers

PROJECT TIMELINE:

Briefing: November 1, 2016
Set Date:
Public Hearing:
Potential Action: November 15, 2016

Council Sponsor: *Council Member Kitchen*

ISSUE AT-A-GLANCE

The Council will consider adopting a legislative action requesting the Administration recommend amendments to zoning regulations for Homeless Shelters and Homeless Resource Centers.

Currently, homeless shelters are allowed subject to approval of a conditional use permit ([21A.54-Conditional Uses](#)). The text amendment would create qualifying provisions that must be met, in addition to the conditional use process, in order for a homeless resource center to be approved.

During the November 1 briefing, the Council expressed support for initiating the proposed legislative action via a straw poll (6-0).

ADDITIONAL INFORMATION

The Council discussed the following potential changes to the zoning ordinance for homeless resource centers during the November 1 work session. The Council expressed support for having the following changes included in the text amendment process, including extensive review and opportunities for input by stakeholders and the public.



The following proposed provisions should be reviewed and presented to stakeholders and the public for feedback. During the research and public outreach process, any additional recommendations that will improve the final ordinance should be considered for inclusion.

Draft Outline of Proposed Amendments

- **Definition of Homeless Resource Center**

- During the review process, obtain feedback and provide recommendations about whether Homeless Shelters and the proposed Homeless Resource Center should have the same definition, or separate definitions.

- **Proposed Qualifying Provisions**

Homeless Shelters and Homeless Resource Centers may be allowed as conditional uses as identified in chapter 21A.33 Land Use Tables, pursuant to the provisions of chapter 21A.54 Conditional Uses, of this title and pursuant to the requirements of this section.

1. Limit the number of homeless persons who may occupy a homeless resource center for overnight accommodations to a maximum of one hundred fifty (150) homeless persons.
 - a. Service provider staff shall not be included in this occupancy calculation.
 - b. No homeless resource center shall exceed the maximum occupancy for overnight accommodations for any reason, including on an overflow basis
2. A security and operations plan shall be prepared by the applicant and approved by the Salt Lake City Police and Community and Neighborhoods Departments prior to conditional use approval and filed with the Recorder's Office, which shall include:
 - a. A complaint response community relations program that includes strategies and methods designed to maintain the premises in a clean and orderly conditions, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the homeless resource center;
 - b. A provision requiring a representative of homeless resource center to meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;
 - c. A plan to maintain noise levels in compliance with section 9.28 of this code;
 - d. Design requirements that ensure any areas for queuing take place within the footprint of the principal building and will not occur on any public street or sidewalk;
 - e. Designation of a location for smoking tobacco outdoors in conformance with state laws;
 - f. A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock A.M. (6:00A.M) the following day, including any smoking and parking lot areas;
 - g. A provision stating that portable trash receptacles on the premise be emptied daily and that other receptacles be emptied at a minimum of once per week or as needed.
3. The applicant shall demonstrate how the building and site is designed to prevent crime based on the following principles. The Planning Commission may require modifications to the proposed building and site plans if it determines that the plans do not sufficiently address each of these principles:
 - a. Natural Surveillance
 - i. The building includes windows and doors in sufficient quantity and in location that allow people inside the building to see all areas of the site;
 - ii. Lighting is sufficient to illuminate building entrances and access points from public streets and sidewalks to the building;

- iii. Landscaping is arranged on the site in a manner that does not create hidden spaces or block sight lines between the building, public spaces, parking areas and landscaped areas.
- b. Natural Access Control
 - i. Buildings include direct walkways from the public sidewalk to the primary building entrances;
 - ii. Walkways are provided to guide people from the parking areas to primary building entrances;
 - iii. Low growing landscape, low walls, curbing, or other means are used to guide pedestrians along walkways;
 - iv. All walkways are properly illuminated and all illumination on the site is shielded to direct light down and away from neighboring properties;
 - v. Building entrances are clearly identified with universally accessible signs.
- c. Territorial Reinforcement
 - i. Access to landscaped areas along the perimeter of the site or not visible from the building or public spaces include mechanisms to restrict access outside daylight hours;
 - ii. Parking areas are secured outside of daylight hours;
 - iii. A decorative masonry wall that is a minimum of six feet (6') high shall be provided along all interior side and rear lot lines. Walls in excess of six feet may be approved by the Planning Commission if it determines a taller wall is necessary to mitigate a detrimental impact created by the homeless resource center;
 - iv. A fence no taller than three feet (3') high and that does not create a visible barrier is placed near the front property line to mark the transition from public space to private space;
 - v. A landscape buffer that is a minimum of ten feet (10') wide shall be provided along any corner or side lot lines:
 - 1. The landscape buffer shall be planted with shade trees planted at the rate of one tree per twenty five (25') linear feet along the length of the yard. Trees may be clustered subject to Planning Commission approval;
 - 2. The landscape buffer shall include shrubs planted at a rate of one shrub for every four (4) linear feet of the yard;
 - 3. Outdoor space for use by the patrons of the homeless resource center is prohibited in this buffer.
- d. Maintenance
 - i. The building and site are maintained free from graffiti, litter, garbage, and other items that constitute a nuisance;
 - ii. The building is maintained in good repair and all property damage is repaired in a timely manner;
 - iii. All fencing, walls, paving, walkways and other site features are maintained in good repair, and free from obstruction.
- e. A homeless resource center shall comply with all applicable building and zoning regulations.

Attachment B – Homeless Resource Center Site Selection



Salt Lake City Homeless Resource Center Site Selection



Homeless Resource Center Site Selection Process

Salt Lake City used an objective criteria driven process to select four homeless resource center sites. Criteria was used at a macro level to identify areas of the City where staff could look for available real estate. Criteria was then used at the micro level to evaluate the identified sites to determine their viability for use as a homeless resource center. The list was further narrowed based on the number of sites that the City was able to contractually secure, before the final selection of four sites by Mayor Biskupski and the City Council. The following is a more detailed description of the site selection process.

- **Criteria Map:** Utilizing a variety of sources and input, City staff developed a criteria map that identified the areas of the City where new homeless resource centers could be located.
- **Property Search:** City staff was tasked with identifying as many sites as possible, public and private, that were located in approved areas of the criteria map and met basic real estate requirements:
 - Listed for sale, likely available for sale, or underutilized
 - Greater than 1.2 acres in size
- **Initial Screening:** Following the initial identification of potential sites, City staff reevaluated the sites to ensure that they met the established criteria and that they did not have any easily identifiable issues that would eliminate them from consideration. Disqualifying issues included being residentially zoned or having a negative environmental condition that could not be mitigated.
- **Mayor and City Council Update:** Following the initial screening, City staff presented the viable sites to the Mayor and City Council for review.
- **Secure Sites:** Following the review by the Mayor and City Council, City staff were instructed to secure as many sites as possible prior to their evaluation by Homeless Services Site Evaluation Commission. After inquiring or making offers on all viable sites, City staff identified 11 sites that were owned by Salt Lake City, had been contractually secured with a private seller, or where there was a high-level of confidence a purchase contract could be executed in the near future.
- **Homeless Services Site Selection Committee Review:** The 11 identified sites were presented to the Homeless Services Site Evaluation Commission to review and evaluate. The Homeless Services Site Evaluation Commission primarily used four location based site criteria in their evaluation:
 - Is the site conducive to the drug trade?
 - Is the site located near public transportation?
 - Does the site have easy access to services?
 - Is the site part of a larger neighborhood?
- **Site Selection:** The Homeless Services Site Evaluation Commission's comments, as well as site information, were submitted to the Mayor and City Council for consideration. Using this information and the established criteria, the Mayor and City Council considered the available options and selected four sites for the future homeless resource centers.

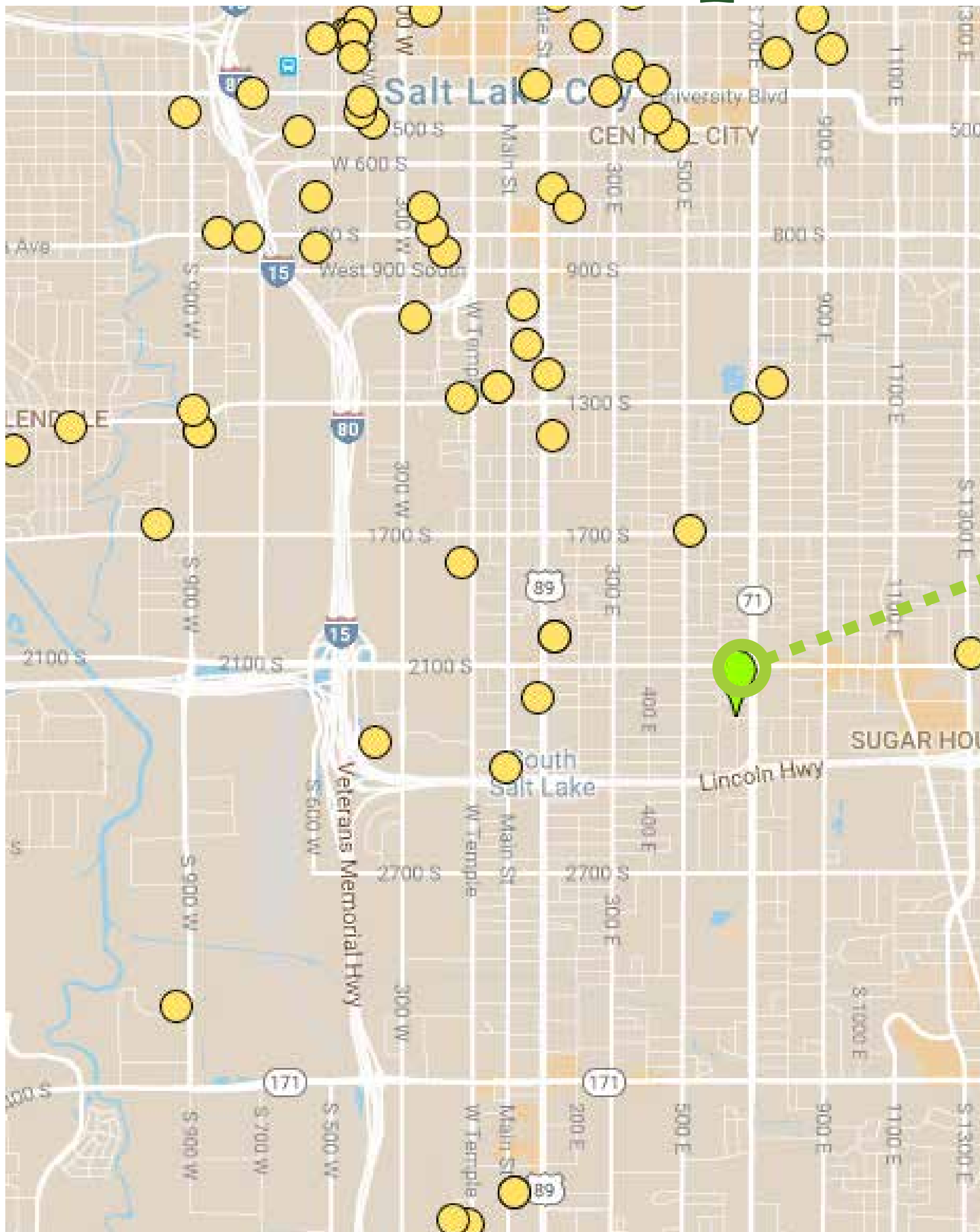
Four sites were identified after meeting with the Homeless Services Site Evaluation Commission, as well as with Mayor Biskupski and the City Council. They are:

653 East Simpson Avenue

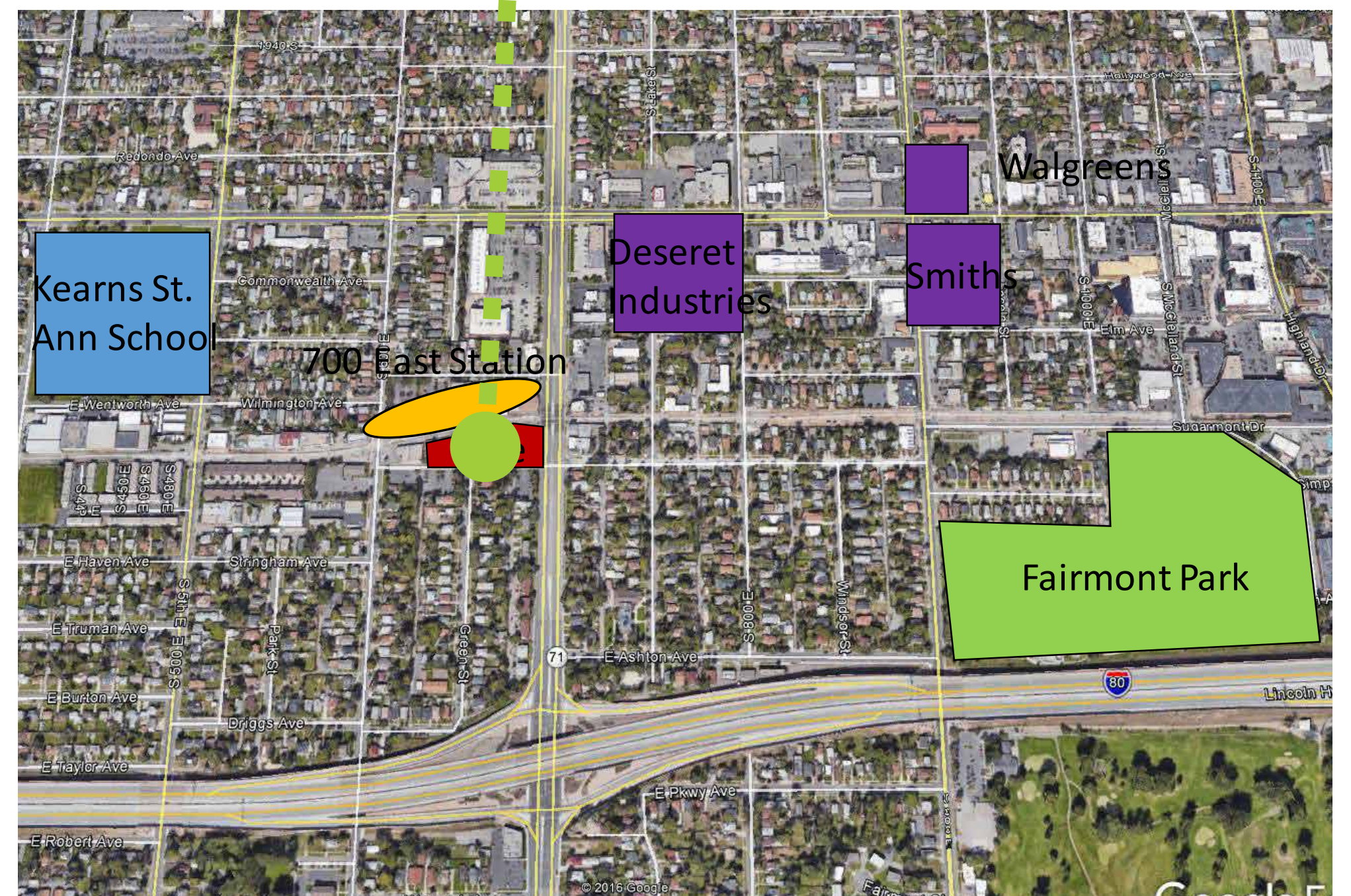


- Salt Lake City has long recognized the need for homeless services in the Sugar House area. The new resource center will provide clients already living in the area with case management and other needed services. The site is also highly accessible, with the streetcar connecting the resource center clients with employment opportunities and services in downtown Salt Lake City, Sugarhouse Business District, and the broader transit network.
- Site Characteristics: The site includes property on the north and south side of Simpson Ave. The separate parcels create an opportunity to include amenities in the development that will support the resource center and the neighborhood. The parcel the resource center will be built on is adjacent to the 700 East S-Line Station and 700 East.
- Transit: Access to transit is extremely important for the success of a homeless resource center. Through transit, resource center clients have the ability to access employment and services that are important to their transition out of homelessness. The Simpson Ave. site is located on the 700 East S-Line Station, making it one of the most transit accessible sites in Salt Lake City.
- Neighborhood Services: Simpson Ave. is located within walking distance of groceries and other important retail services. The site is also located near private and public homeless service providers located on or near 2100 South.

653 East Simpson Ave.



● Homeless and Neighborhood Services



Site Description

Property Owner: Forest Company
Current Use: Retail, Dance Studios, and Education
Zone: Form Based Special Purpose Corridor Edge (FB-SE)
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: One
Site Size: 1.24

Site Analysis

- This site is close to transit and neighborhood services.
- The site does not require significant mitigation for noise, vibration, or environmental contamination.
- Some demolition will be required.

Neighborhood Description

Council District: 7
Planning District: Sugar House
Adjacent Zoning: Open Space and Form Based Urban Neighborhood 1
Adjacent Land Use: Transit, Retail, Single-Family Home

Homeless Services

- 3.3 Miles from the Road Home
- 3.3 Miles from Community Connection Center
- 3.3 Miles from Weigand Center / St. Vinny's
- 3.0 Miles from 4th Street Clinic
- 0.3 Miles from Sugar House Crisis Nursery
- 0.7 Miles from Salt Lake County Community Services

Transit

- 0.2 From a Bus Stop
- Adjacent to Streetcar Station (700 East Station)

Parks, Schools, and Daycare

- 0.2 Miles from Kearns St. Ann School
- 0.4 Miles from Boys and Girls Club
- 1.3 Miles from Highland High School
- 0.8 Miles from Nibley Park Elementary
- 0.8 Miles from Hawthorne Elementary
- 0.4 Miles from Devlin Child Development
- 0.4 Miles From Fairmont Park
- 0.7 Miles From Hidden Hollow
- 0.1 Miles from Sugar House Park

Neighborhood Services

- 0.2 Miles from Deseret Industries
- 0.4 Miles from Walgreens Pharmacy
- 0.4 Miles from Smith's Grocery

Residential

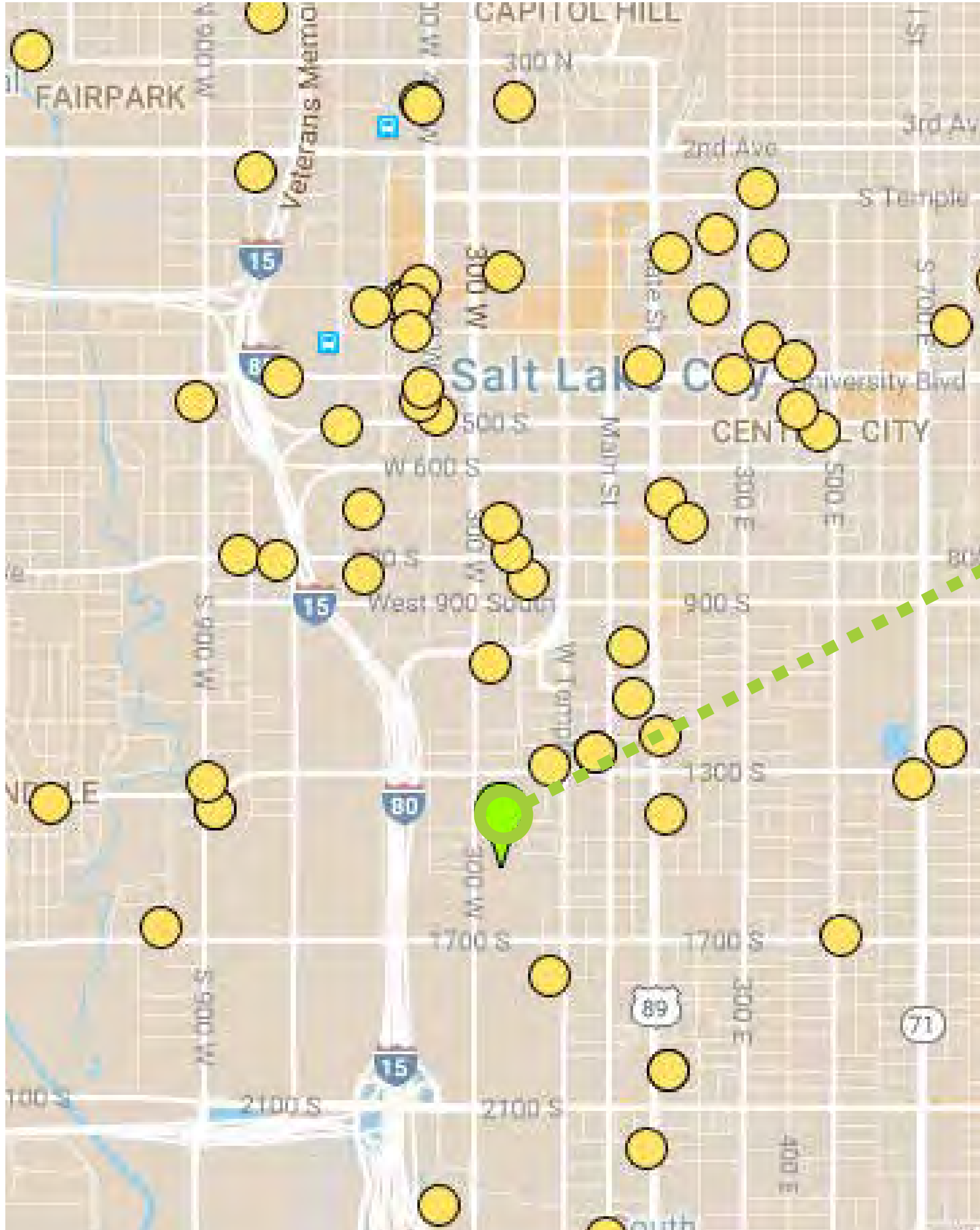
- Adjacent to a Single-Family Home
- Adjacent to a Residential Zone

275 West High Avenue



- High Avenue is a great location for a homeless resource center, because it is located within a neighborhood that includes neighborhood services, transit, and job opportunities, as well as being of a size that allows for a site plan and building design that will mitigate issues associated with existing facilities.
- Site Characteristics: High Avenue is 3.0 acres in size, which creates opportunities to be creative with the site plan and building design for the homeless resource center, including the ability to provide significant open space for the resource center’s clients. The site is also set back from 300 West with access from smaller side streets which should create a more secure environment.
- Transportation: High Avenue is located near bus stops and light rail stations. With a short walk the resource centers, clients can be connected with jobs and services throughout Salt Lake City and the Salt Lake Valley.
- Drug Trade: High Avenue is not located on a major transportation corridor and can only be accessed from small side streets. Through thoughtful design, the site’s configuration and street access can create a scenario where the facility’s clients and neighborhood residents feel safe.
- Neighborhood Services: High Avenue is located in a mixed-use neighborhood that provides opportunities for the resource center clients to find employment, and have access to groceries and other neighborhood services.

275 West High Ave.



● Homeless and Neighborhood Services



Site Description

Property Owner: Mark Aletto
Zone: General Commercial (CG)
Resource Center Zoning Status: Conditional Use Permit Required
Number of Parcels: Two
Site Size: 3.01

Site Analysis

- Does not include significant structures, therefore no significant demolition will be required.
- Located within close proximity to public transit and neighborhood services. The site's proximity to transit should mitigate for the limited homeless services located within walking distance of the site.
- Limited mitigation will be required for noise and vibration.
- Given the sites history as vehicle storage yard, it is likely that significant environmental remediation will be required. Testing will be required to determine the extent of the contamination.

Neighborhood Description

Council District: 5
Planning District: Central City
Adjacent Zoning: General Commercial (CG)
Adjacent Land Use: General Commercial

Homeless Services

- 0.7 Miles VOA Adult Detoxification Center
- 1.3 Miles Palmer Court
- 1.1 Miles Recue Haven
- 1.6 First Step House Outpatient

Transit

- 0.3 Miles Bust Stop
- 0.5 Miles Trax Station

Parks, Schools, and Daycare

- 0.8 Miles from People's Freeway Park
- 1.9 Miles from Liberty Park

Neighborhood Services

- 0.5 Cali's Natural Food
- 0.5 Costco Wholesale
- 1.3 Miles from 7-Eleven
- 2 Miles from Smith's Market

Residential

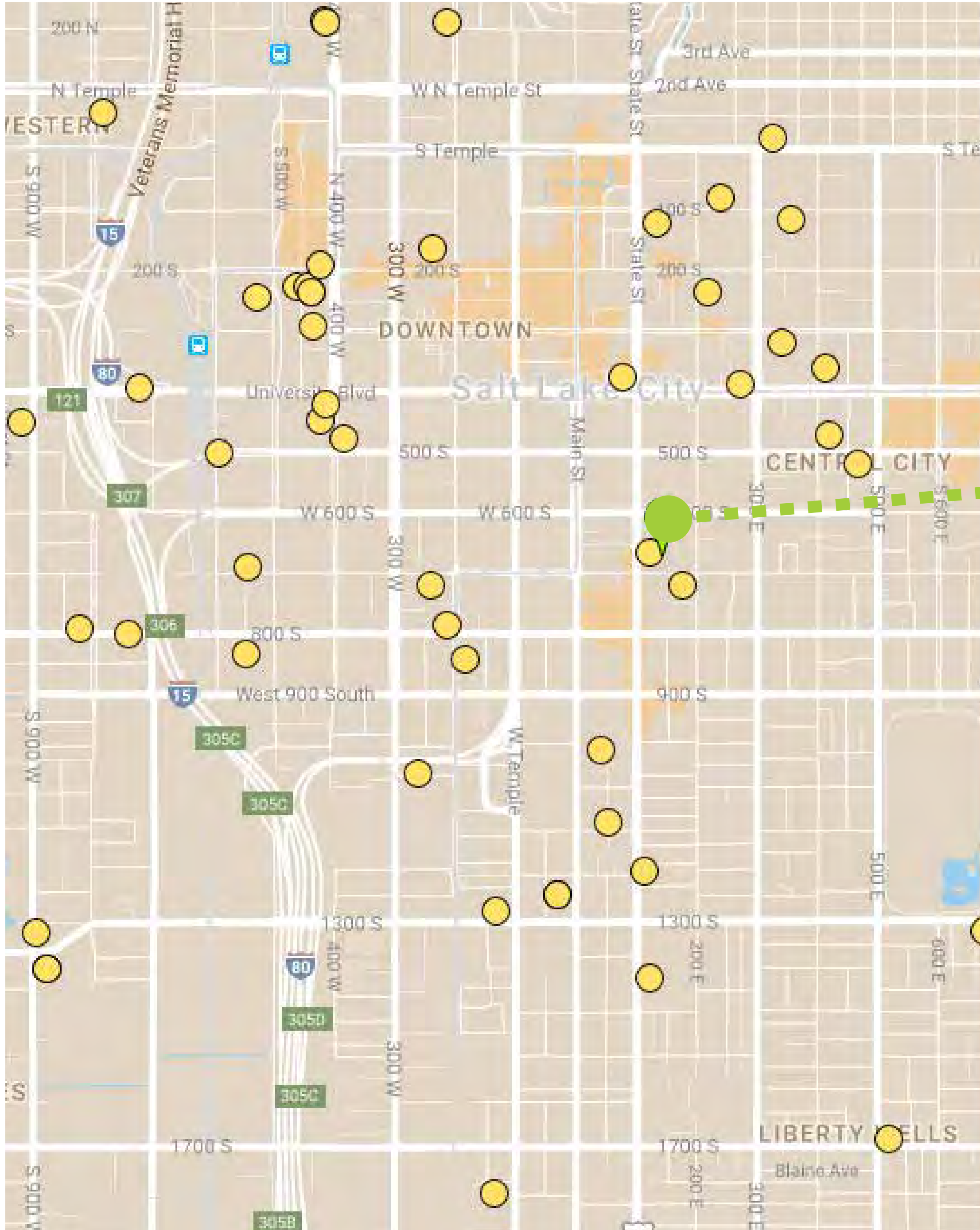
- Adjacent to Multi-Family Residential
- 0.7 Miles from Residentail Zone

131 East 700 South



- 700 South is well suited for the location of a homeless resource center, because it is located near established services providers, is integrated in downtown Salt Lake City, and is well served by transit.
- Site Characteristics: The site is bounded on three sides by buildings, which contributes to the security of the resource center's clients. Additionally, the site is large enough to allow design features that can mitigate potential issues related to queuing and how the building will approach 700 South.
- Transportation: 700 South is located near State Street, which is a heavily used bus corridor.
- Drug Trade Access: Salt Lake City police indicated that they felt the width and current traffic patterns on 700 South would support the safety and security of the resource center clients, as well as the neighborhood.
- Neighborhood Services: The site is located near a variety of services, as well as being within walking distance of public facilities, such the Downtown Library.
- Other Services: The site is across the street from the Department of Work Force Services and Project Reality. It is also located near the Liberty Senior Center, which elderly clients can use as a resource.

131 East 700 South



● Homeless and Neighborhood Services



Site Description

Property Owner: LDS Church
Current Use: Deseret Industries
Zone: Downtown Support (D-2)
Resource Center Zoning Status: Conditional Use Required
Number of Parcels: One
Site Size: 1.29

Site Analysis

- Close to transit and neighborhood services, but limited homeless services located near the site.
- Does not require significant mitigation for noise, vibration, or environmental contamination.
- Demolition will be required.
- Will need to find an alternate location for the current Deseret Industries.

Neighborhood Description

Council District: 4
Planning District: Central City
Adjacent Zoning: Downtown Support
Adjacent Land Use: Office and Retail

Homeless Services

- 350 Feet from Department of Workforce Services
- 0.9 Miles from 4th Street Clinic
- 1.1 Miles from The Road Home
- 1.1 Miles from Weigand Center / St. Vinny's

Transit

- 300 Feet from Bus Stop
- 0.4 Miles from Trax Stop

Parks, Schools, and Daycare:

- 0.2 Miles from Taufer Park
- 0.3 Miles from Salt Lake Arts Academy
- 0.5 Miles from Richmond Park
- 0.7 Miles from Lincoln Elementary
- 0.7 Miles from Liberty Park

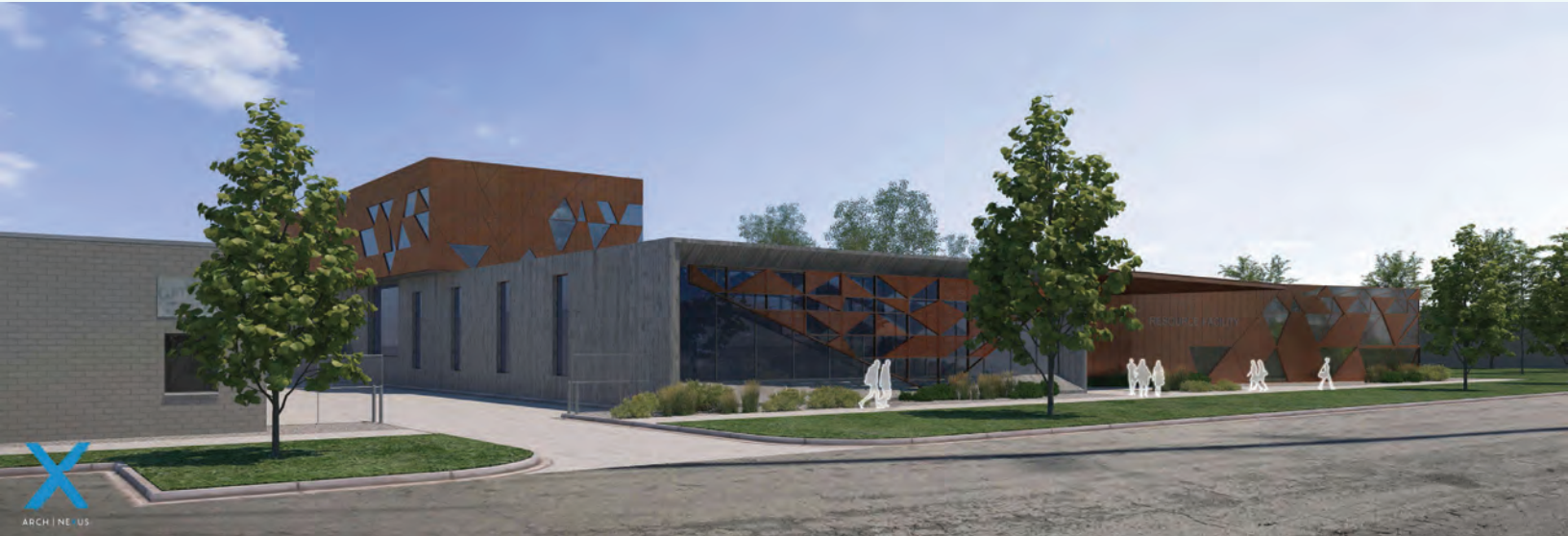
Neighborhood Services:

- 0.2 Miles from a 7-11
- 0.2 Miles from Liberty Senior Center
- 0.3 Miles from Central City Recreation Center
- 0.4 Miles from Downtown Library
- 0.7 Miles from Smith's Marketplace

Residential:

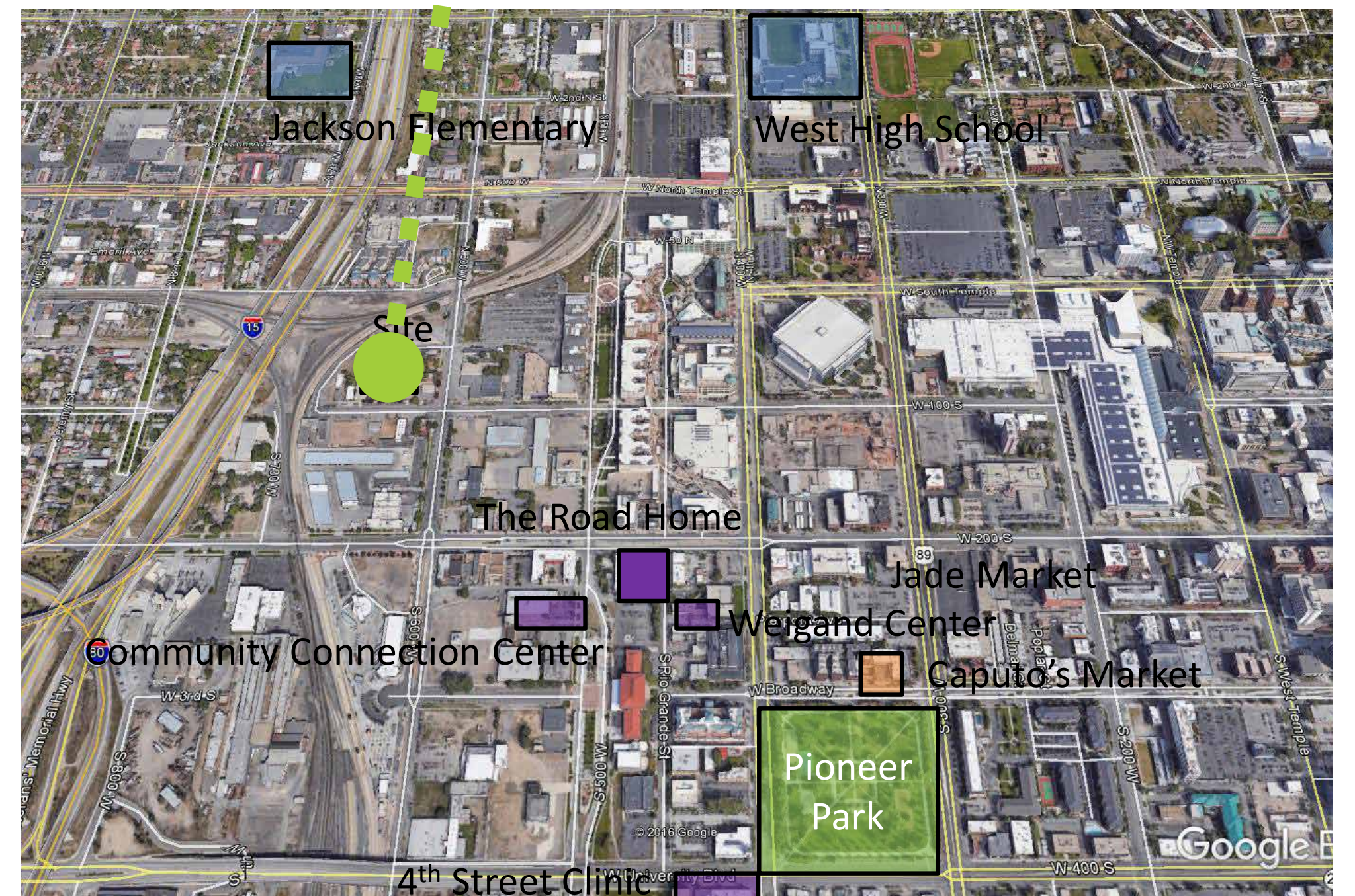
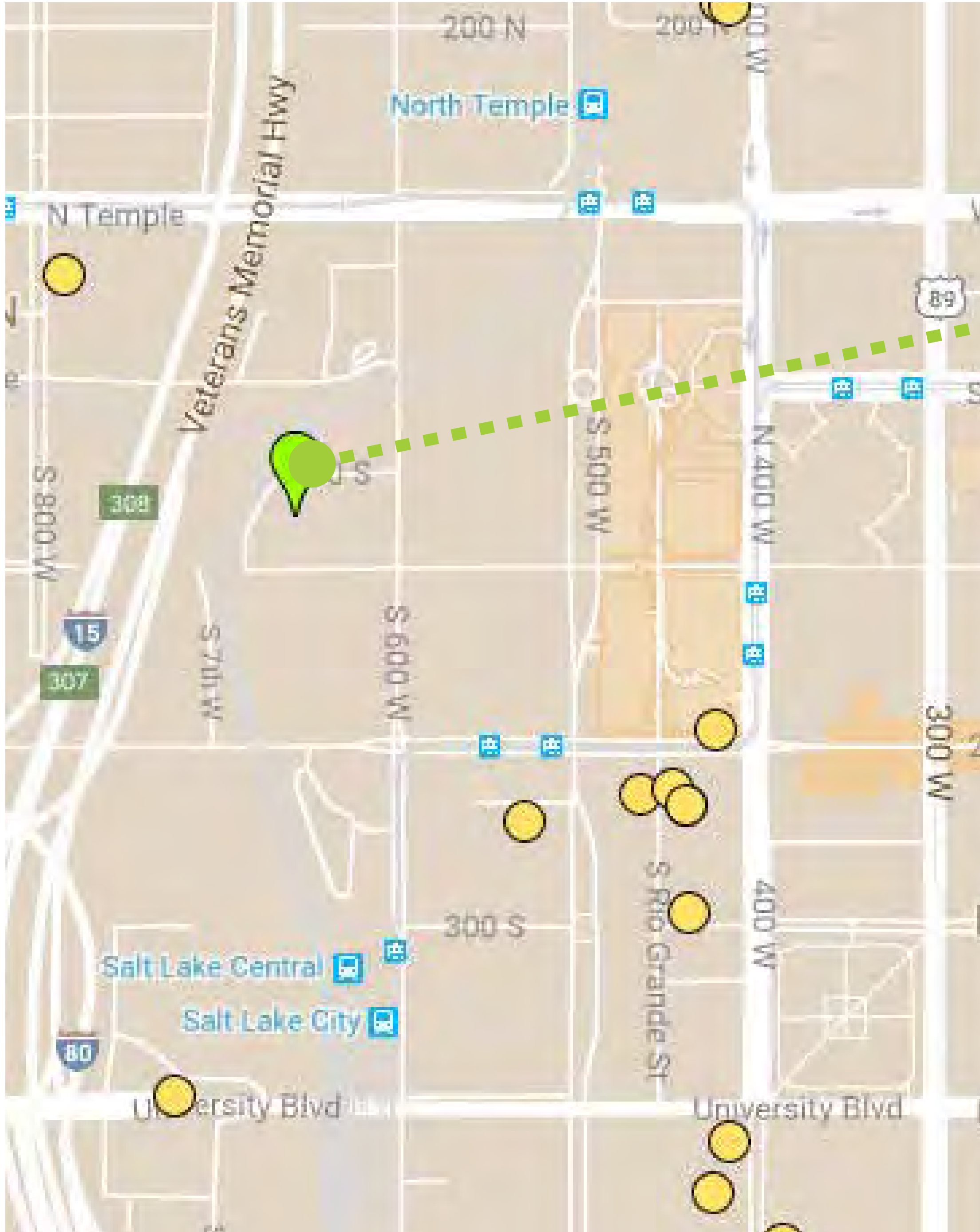
- 0.1 Miles from a Single Family Home
- 0.1 Miles from a Residential Zone

648 West 100 South



- 648 West is located in a part of the City that will serve the homeless resource center's clients well and allow the facility to be integrated with the rest of the community.
- The site's location is an improvement over the existing emergency shelter, because it is located further from access points for the regional drug trade, creates separation between homeless services, and takes pressure off of 500 West.
- Site Characteristics: 648 West is approximately 0.5 acres larger than the current emergency shelter site. The size of the site will allow for more design options that can help mitigate issues associated with the current emergency shelter, including buffering between adjacent uses, open space for clients, improved security, and better ingress and egress.
- Transportation: The site is located within walking distance of two light rail stations, which can connect the resource center's clients with jobs and services throughout the City.
- Drug Trade Access: 648 West is located in a part of the Depot District that would be less accessible for people participating in the regional drug trade.
- Services: The site is located near many of the existing homeless services in the Depot District, including the 4th Street Clinic, St. Vincent's, Weigand Center, and Community Connection Center
- Neighborhood Services: 648 West is located within downtown Salt Lake City, providing clients with access to jobs, public facilities, and retail options.
- The site is owned by the Redevelopment Agency of Salt Lake City

648 West 100 South



● Homeless and Neighborhood Services

Site Description

Property Owner: Redevelopment Agency of Salt Lake City
Current Use: Temporary Lease
Zone: Gateway Mixed Use
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: Six
Site Size: 1.78 Acres

Site Analysis

- Located near transit and homeless services.
- Meets “not conducive to the regional drug trade,” because it is not located on or near major roads or interstate off-ramps. However, close proximity to current drug activities exists.
- Will require significant utility upgrades.
- Will require mitigation for the noise generated by the nearby heavy rail. The heavy rail also makes it very likely that some amount of environmental remediation will be required.
- Owned by the RDA, therefore should be no barriers to completing the transaction.

Neighborhood Description

Council District: 4
Planning District: Downtown
Adjacent Zoning: Gateway Mixed Use
Adjacent Land Use: Office, Single-Family Residential, and Vacant Land

Homeless Services

- 0.5 Miles from The Road Home
- 0.5 Miles from Community Connection Center
- 0.5 Miles from Weigand Center/St. Vinny's
- 1.2 Miles from 4th Street Clinic

Transit

- 0.2 Miles From a Bus Stop
- 0.4 Miles From a Trax Station (Old Greek Town Station)

Parks, Schools, and Daycare

- 1.1 Miles from Pioneer Park
- No Schools within 1.5 Miles

Neighborhood Services

- 0.5 Miles from Gateway Mall
- 0.8 Miles from Caputo's Market
- 0.7 Miles from Jade Market

Residential

- 0.1 Mile From a Single-Family Home
- 0.5 Miles From Residential Zone

Attachment C – Public Process

Public meetings for proposal include:

- January 4, 2017 **Central City Community Council.** Mayor Biskupski and senior staff discussed proposal to develop four homeless resource centers, site selection process, and upcoming public workshops. Approximately 100 people attended meeting.
- January 4, 2017 **Sugar House Community Council.** Mayor Biskupski and senior staff discussed proposal to develop four homeless resource centers, site selection process, and upcoming public workshops. Approximately 200 people attended meeting.
- January 5, 2017 **Salt Lake City Employee Workshop.** Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” on proposal. Approximately 25 people attended meeting.
- January 5, 2017 **Ball Park Community Council.** Mayor Biskupski and senior staff discussed proposal to develop four homeless resource centers, site selection process, and upcoming public workshops. Approximately 50 people attended meeting.
- January 6, 2017 **Service Providers Workshop.** Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” for proposal. Approximately 50 people attended meeting.
- January 11, 2017 **General Public Workshop 1** (afternoon). Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” on proposal. Approximately 180 people attended meeting.
- January 11, 2017 **General Public Workshop 2** (evening). Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” for proposal. Approximately 215 people attended meeting.
- January 18, 2017 **General Public Workshop 3** (evening). Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” for proposal. Approximately 230 people attended meeting.
- January 25, 2017 **Wasatch Hollow Community Council.** Planning Division staff provided information and answered questions on proposed homeless resource centers and draft regulations. Approximately 20 people attended meeting.
- January 26, 2017 **Client Workshop.** Community & Neighborhood Department staff provided information and answered questions on proposed homeless resource centers. Gathered comments on “issues” and “solutions” for proposal. Approximately 40 people attended meeting.
- February 1, 2017 **Sugar House Community Council.** Road Home Executive Director, Matt Minkevitch, and Salt Lake County staff, Shaleane Gee and Partrick Reimherr, provided information and answered questions on planning, programming, and funding proposed homeless resource centers. Approximately 125 people attended meeting.

Open City Hall:

- January 9, 2017 Salt Lake City published “Development Standards for New Homeless Resource Centers” as a discussion topic on Open City Hall. As of February 3, 2017, this topic has generated 303 visitors and 94 responses (57 registered responses and 37 unregistered responses). No deadline for participation is currently set.

Notice of public meetings for proposal include:

- Notice of homeless resource center public (workshop) meetings mailed to approximately 106,000 Salt Lake City property owners, residents, and businesses during first week of January 2017.
- February 8, 2017 Planning Commission meeting agenda posted on Salt Lake City Planning Division website, Utah Public Meeting Notice website, and Salt Lake City listserv on January 26, 2017.

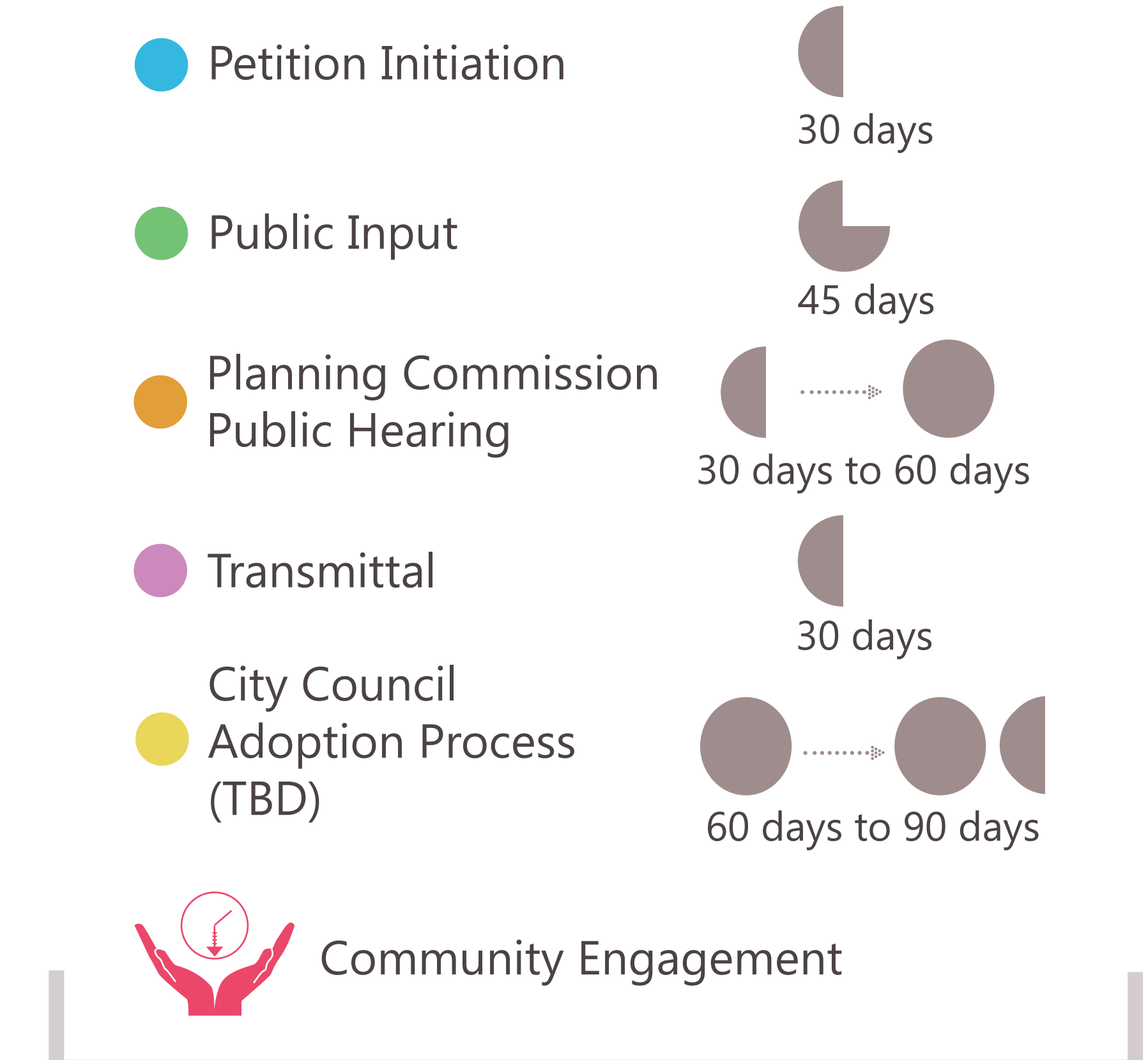
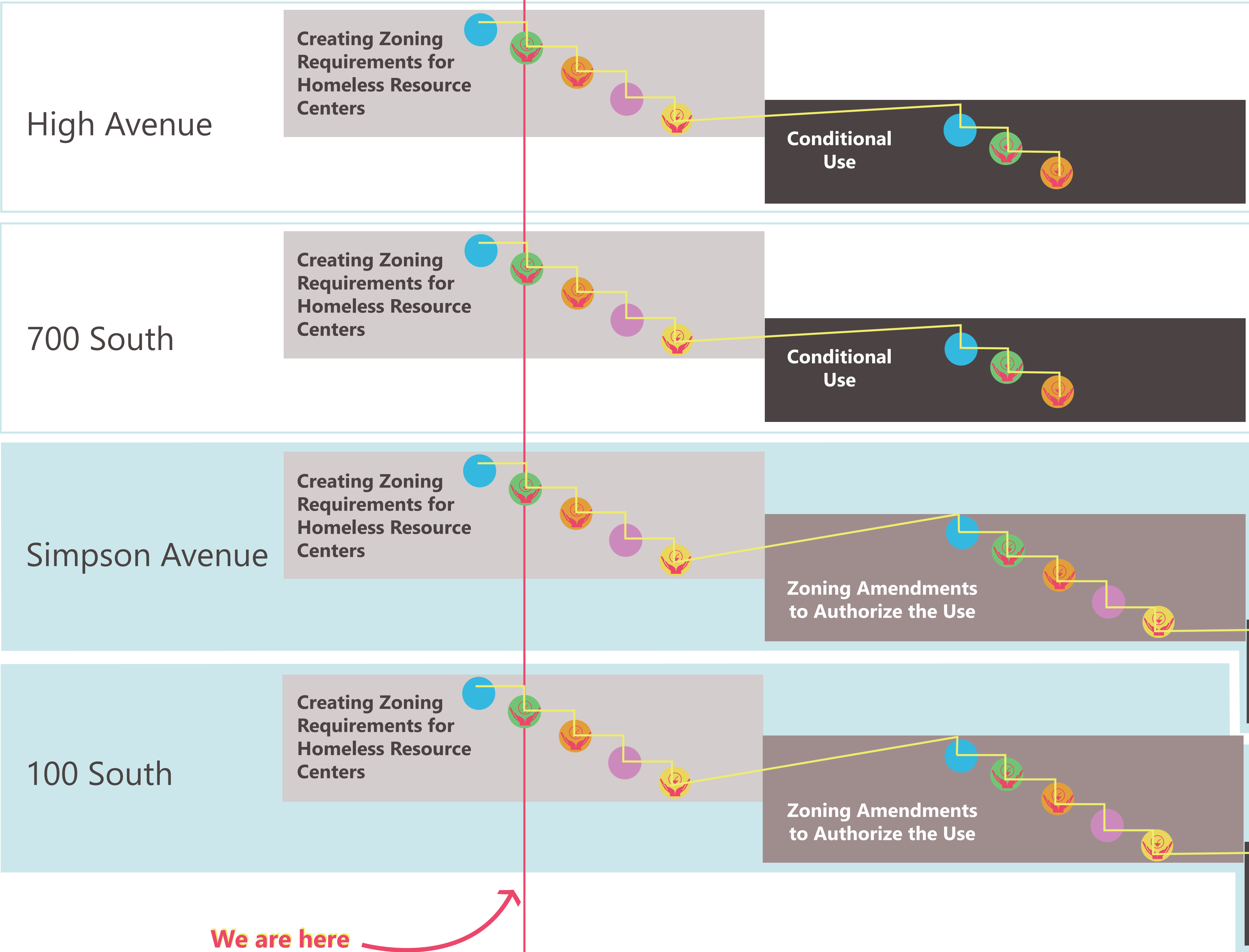
Attachment D – Homeless Resource Center Planning Process

Homeless Resource Center Planning Process

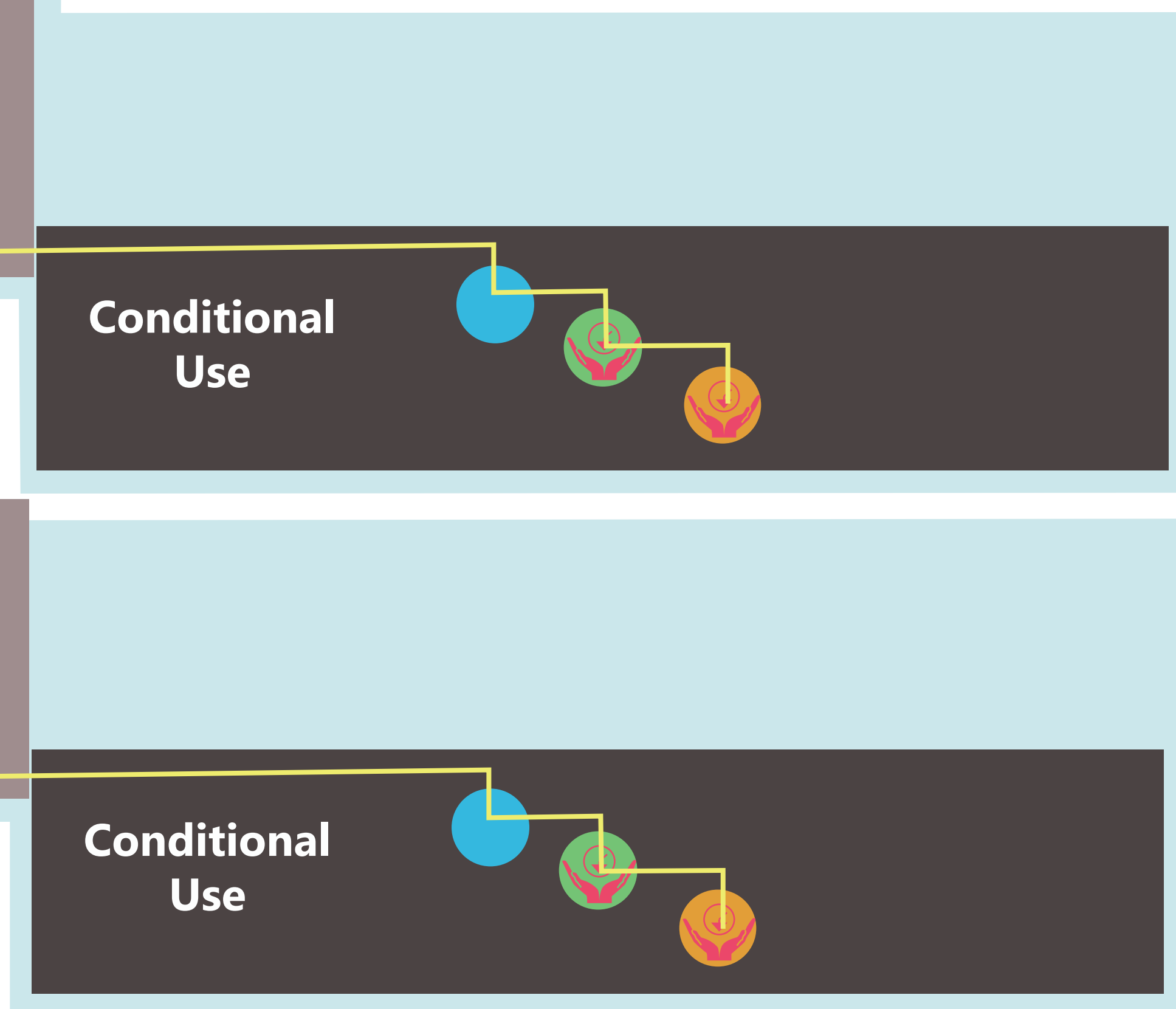
Process 1

Process 2

Legend for Each Process



Process 3



We are here