



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner, 801-535-6107,
david.gellner@slcgov.com

Date: March 28, 2018

Re: Proposed Homeless Resource Center (HRC) to be Located at 131 East 700 South
Conditional Use Application PLNPCM2017-01063

CONDITIONAL USE

PROPERTY ADDRESS: 131 East 700 South

MASTER PLAN: Central Community Master Plan (2005)

ZONING DISTRICT: D-2 – Downtown Support Zoning District

REQUEST: Shelter the Homeless is requesting Conditional Use approval for a new homeless resource center to be located at 131 E 700 S on a 1.29 acre parcel in the D2 – Downtown Support zoning district. The proposed women's center will be approximately 61,229 square feet in size and will include areas for sleeping and personal hygiene, client intake, community and day uses spaces, client services, administration, food services, support and donations. The property is located within Council District 4, represented by Derek Kitchen.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the proposed conditional use project subject to complying with all applicable regulations and the following conditions of approval:

1. *Applicant shall comply with all other department/division requirements.*

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan & Elevations](#)
- C. [CPTED Project Narrative](#)
- D. [Security and Operations Plan](#)
- E. [Existing Conditions & Zoning Requirements](#)
- F. [HRC Specific Qualifying Provisions](#)
- G. [Analysis of Standards](#)
- H. [Public Process and Comments](#)
- I. [Department Comments](#)

PROJECT DESCRIPTION:

Proposed Use

Shelter the Homeless is requesting Conditional Use approval for a new 200-bed homeless resource center to be located at 131 East 700 South on a 1.29 acre property in the D-2 – Downtown Support zoning district. The proposed women's resource center will include areas for sleeping and personal hygiene, client intake, community and day use spaces, client services, administration, food services, support and donations.

Building Size and Height

The building will be approximately 61,229 square feet in size and is proposed as a 2-storey structure. The maximum height of the building is 30 feet, not including mechanical and other equipment which will be contained on the flat roof.

Site Orientation and Access

The building is oriented toward the south, with the main entrance being street-facing on 700 South. There is on-site parking for employees, as well as additional paved maneuvering room and an area for to accommodate an on-site mobile medical trailer. There will be three access drives into the facility, two on the south side and one on the north. The one in the rear off of Stringfellow will serve primarily as the employee and delivery entrance and will access the rear parking area. The main pedestrian entrance to the front of the building will be from the south of the facility. One of the two drive entrances off of 700 S will be oriented toward the entrance and parking on the more western part of the frontage while the other will be located toward the east side property line. The east drive will lead to the donation area and provide additional emergency building access around the perimeter of the site for emergency if it is ever needed.

Building Materials and Architectural Features

The building will be clad in materials such as brick, metal panels and concrete designed for durability and ease of maintenance. The chosen colors and tones are intended to be closer to what would be expected in a residential or neighborhood area to not impart an institutional look or feel to the facility. The amount of glazing has also been increased to allow more natural light, provide a view toward the street and to appear more like a residential or neighborhood structure. A decorative solid masonry wall of 6-feet will run along the interior side and rear property lines of the facility. A 3-foot planter will be located in front of the facility in order to mark the transition from public space to private space.

On Site Parking

The submitted plans shows approximately 30 on-site parking places. There is some additional paved areas adjacent to the parking that will be used for maneuvering vehicles and to accommodate an on-site mobile medical trailer. Per Chapter 21A.44.030 –The minimum parking requirements for an HRC are one (1) parking space for every (ten) 10 beds. For the proposed HRC, the minimum number of parking spaces would be 20, based on the 200 bed capacity. The maximum number of parking spaces for the D-2 zoning district is equal to the minimum. For the proposed HRC, the maximum number of parking spaces allowed would be 20. Some of the surface parking must be eliminated to meet the zoning requirements although additional paved areas would remain for the reasons stated above. The parking reduction will not change the interaction of the facility with surrounding properties and can be accomplished through the final Zoning and Building permit reviews.

Facility Design and CPTED

The proposed HRC was designed with consideration of CPTED (Crime Prevention through Environment Design) principles in mind. CPTED principals include an emphasis on natural surveillance, natural access control, territorial reinforcement, and maintenance. The full text of these provisions can be found in [Attachment F](#).

While adherence to the CPTED design principles is required at a minimum in order to mitigate potential impacts from the use, the Planning Commission may require modification of the proposed building and site design if it determines that there are detrimental impacts that could be better addressed through a modification of the design. The design of the facility appears to have considered these principles and has been designed with compliance in mind as described in the CPTED narrative and plans found in [Attachment C](#).

PLANNING PROCESS REQUIRED:

Zoning regulations related to Homeless Resource Centers were adopted by City Council in November 2017 and published on December 15, 2017. Through the regulations, a use entitled and defined as a “Homeless Resource Center” was established. The ordinance specified the zones in which an HRC could be built as a Conditional Use. This included the D-2 – Downtown Support zoning district in which the subject property is located. In addition to the Conditional Use Standards found in Chapter 21A.54.080 of the Salt Lake City Zoning Ordinance, the HRC regulations also included specific provisions that are required in relation to a proposed Homeless Resource Center or Homeless Shelter. These Qualifying Provisions can also be found in [Attachment F](#).

KEY CONSIDERATIONS:

The key considerations listed below have been identified through analysis of the project:

Consideration 1: City’s Role and State Law

State Law adopted in 2017 included provisions that specify that the City may not prohibit the construction of a homeless resource center or homeless shelter if the site is approved by and receives funding through the State Homeless Coordinating Committee. The proposed site would meet this qualification as the majority of funding for the facility is being provided by the State. The proposed HRC would be located within the D-2 zoning district in which it is allowed as a Conditional Use subject to the Conditional Use Standards in 21A.54, Qualifying Provisions for Homeless Resource Center and the definition of said use found in 21A.36.350 and 21A.62.040 respectively (see [Attachment F](#)). Since State law prohibits the City from denying the application, the purpose of the conditional use process through the Planning Commission is to identify the anticipated impacts of the use and consider how those impacts may be addressed.

Consideration 2: City Goals and Master Plan Compliance

Addressing the issues and treatment of homelessness are important considerations for the City as outlined in Plan Salt Lake and in Growing SLC: A Five Year Housing Plan. This project will help to address those identified issues. Additional discussion of these documents and the Central Community Master Plan can be found in [Attachment E](#) of this report.

Consideration 3: Security and Operations Plan

A proposed Homeless Resource Center requires a Security and Operations Plan prepared by the applicant to be approved by the Salt Lake City Police Department (SLCPD) and Community and Neighborhoods Department (CAN) before the conditional use can be approved. This plan must also be filed with the Salt Lake City Recorder’s Office. The security and operations plan must include the following elements (The full text of these requirements can be found in [Attachment F](#)): a) Community relations and complaint response program including a 24-hour telephone line, establishment of a community coordinating group within specific membership parameters, and a written annual report; and, b) A complaint response community relations program including a provision to meet with neighbors for conflict resolution, continuous on-site security and emergency services, a noise compliance plan, trash removal and maintenance requirements including parking areas and a designated smoking area.

The Security and Operations Plan was submitted to Planning, and routed to the SLCPD and CAN for consideration and approval. The submitted plan has now been approved by both the Police and CAN. That plan is included in [Attachment D](#) along with letters/email from both CAN and the SLCPD that show their approval of the security and operations plan.

Consideration 4: Neighborhood Impact

City staff have received comments about the perceived impact of the proposed HRC on the neighborhood in terms of crime and a negative impact on property values. While the impact is difficult to predict and quantify, it is nevertheless a concern for property owners located near the proposed facility.

State Law defines the standards for approval for conditional uses and directs cities to develop standards for conditional uses that serve to mitigate reasonably anticipated detrimental impacts. Salt Lake City has adopted a set of standards to be met for a Conditional Use permit. Impact to property values is not one of those criteria,

although several of the standards aim to address the kinds of foreseeable concerns that could very well impact property values. Since the City has not specifically adopted property valuation as a Conditional Use standard, it cannot be considered in and of itself as a detrimental effect in relation to a conditional use application. The general issue of homelessness cannot be considered a detrimental effect.

Consideration 5: Perimeter Wall

The HRC regulations specify that a decorative masonry wall a minimum of 6-feet tall be provided along the rear and side lot lines for the purposes of territorial reinforcement and to mitigate potential impacts of the facility. However, a wall in excess of that may be approved by the Planning Commission through the Special Exception process if it determines a taller wall is necessary to mitigate a detrimental impact created by the facility. Public comments received by staff so far have related to the need for a taller wall around the HRC (8 feet was a suggestion received by staff) in order to mitigate potential impacts on surrounding properties. While increased wall height over six-feet may be approved by the Planning Commission as a Special Exception if deemed necessary, this additional height must be balanced against the over-arching goal to have the facility integrated into the community and not appear to be “walled off” and “fortress-like”, an appearance which a taller solid wall may help to impart. The applicant has proposed a wall of 6-feet around the facility as required. Staff feels this is sufficient to mitigate the impacts of the facility and that a taller wall is not necessary for mitigation purposes.

Consideration 6: Use of Supportive Services by Persons not Staying Overnight at the HRC

The Central City Neighborhood Council (CCNC) expressed concerns about the co-located services at the new HRC being used by persons not actually staying at the facility. The question posed by the CCNC specifically concerned the food/dining hall and if that service could be utilized by individuals not staying there. The CCNC was concerned about this and asked if the use of facilities could be confined to only people staying at the HRC and not have those uses available to people outside of the 200-person accommodation limit. A letter received by staff from the CCNC on February 1, 2018 is included in [Attachment H](#) of this report. The definition of an HRC in City Code 21A.62.040 follows:

HOMELESS RESOURCE CENTER: A building or portion thereof in which co-located supportive services such as sleeping, bathing, eating, laundry facilities, and housing case management is provided on an emergency basis for individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and vocational training.

Aside from a defined capacity of 200 persons for overnight accommodations, the zoning regulations do not impose a cap on the number of persons that may visit the facility to use the supportive services that will be available at the HRC. As such, there is no provision to limit the use of the dining/food service facilities to just persons staying overnight at the HRC. This would also apply to the other support services that will be available at the facility. Shelter the Homeless has however indicated that they may limit services to only those staying at the facility as an operational matter.

DISCUSSION:

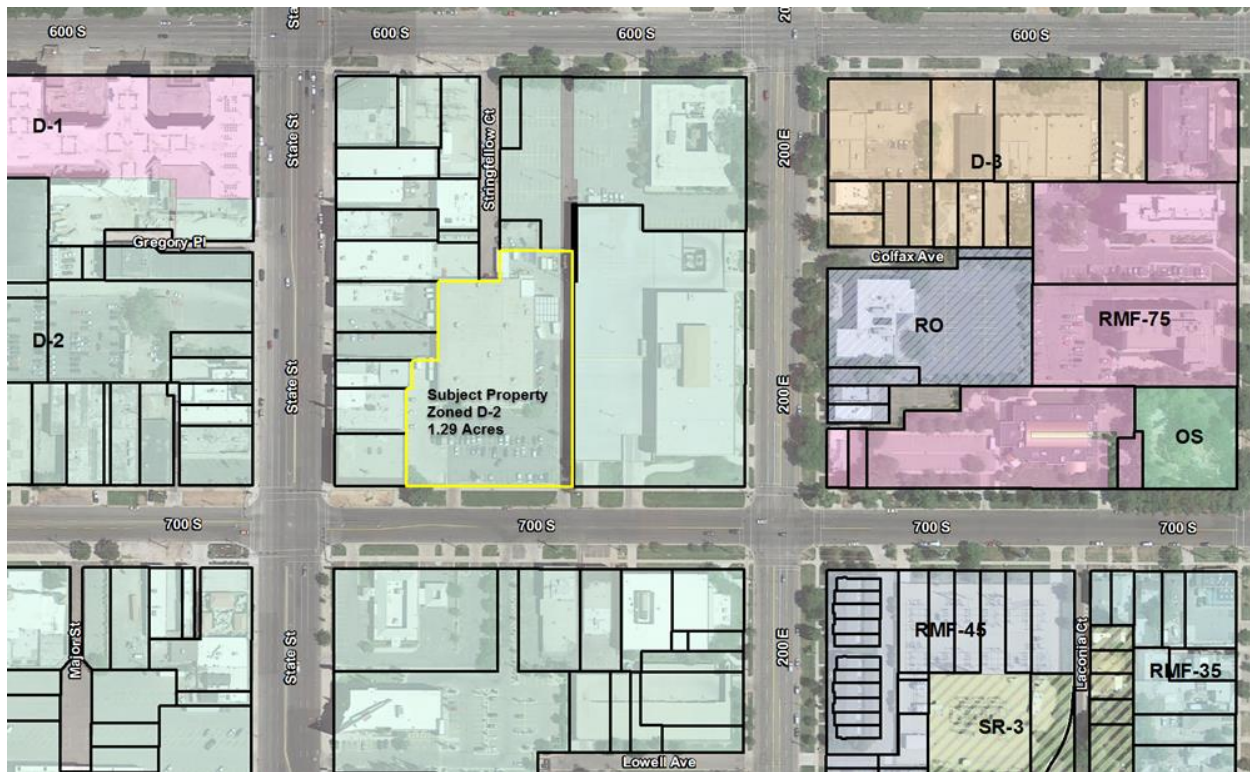
This project will provide for the delivery of integrated and expanded services available to those persons experiencing homelessness through a new service model and a new facility for those services. The development of the proposed facility has been in progress for a number of years through various public outreach processes and outreach. The new facility will be located in close proximity to downtown and will serve an all women clientele.

This project has been reviewed against the Conditional Use Standards as well as the Qualifying Provisions for a Homeless Resource Center found in [Attachment F](#). The proposed facility has been found to comply with both the Conditional Use standards and the Homeless Resource Center qualifying provisions.

NEXT STEPS:

If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

ATTACHMENT A: VICINITY MAP & AERIAL



ATTACHMENT B: SITE PLAN & ELEVATIONS





GERALDINE E KING WOMENS CENTER



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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS P.C. AND WERE CREATED, DEVELOPED, AND FORWARDED FOR USE ON AND IN CONNECTION WITH THE PROJECTED PROJECT. NOTE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. COMMERCIALS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNINGS: REPRODUCTION WITHOUT WRITTEN PERMISSION IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1831 AND OTHER LAWS.

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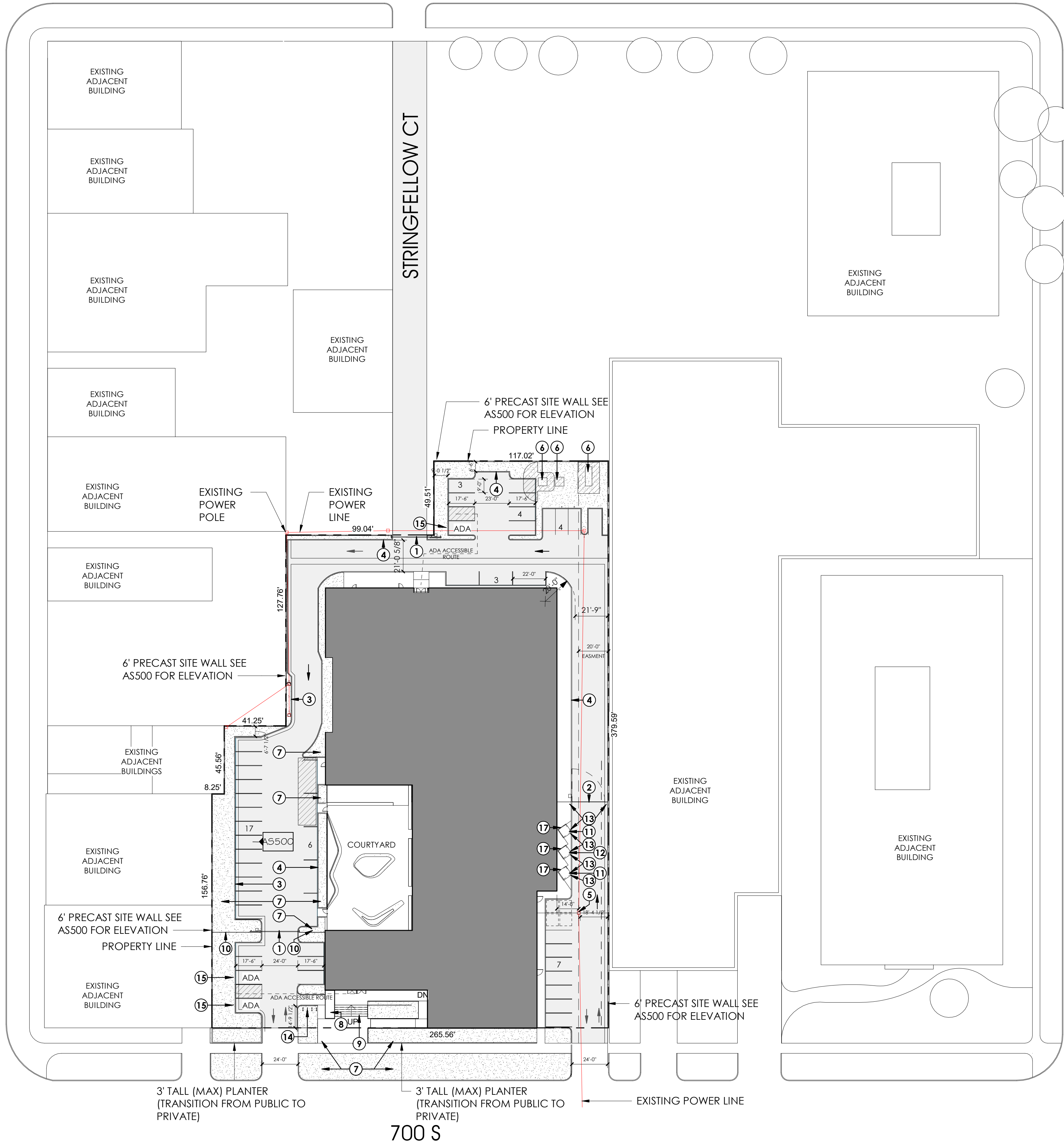
C

STATE STREET

B

A

1 SITE PLAN
1" = 40'-0"



KEYED NOTES:

- ENCLOSED TRACK INDUSTRIAL ALUMINUM CANTILEVER GATE
- INDUSTRIAL SWING ARM SECURITY GATE
- 6" CURB AND GUTTER, SEE CIVIL DRAWINGS.
- 6" CONCRETE CURB
- EXISTING POWER POLE
- ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS.
- LANDSCAPE PLANTING AREA, SEE LANDSCAPE DRAWINGS.
- CONCRETE PLANTER
- CAST IN PLACE CONCRETE STAIRS WITH STAINLESS STEEL HANDRAILS
- PERMITER SECURITY FENCE
- TRASH DUMPSTER, N.I.C.
- RECYCLING CENTER, N.I.C.
- CONCRETE FILLED STEEL BOLLARDS, GALVANIZED.
- BIKE RACKS, SEE AS500
- ADA PARKING SIGNAGE, SEE DETAILS
- CARPOL PARKING SIGNAGE, SEE DETAILS.
- TRASH ENCLOSURE FENCE, W/ OPERABLE GATES.

GENERAL NOTES:

- SEE SHEET G1002 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- SEE SHEET AE602 FOR FINISH LEGEND.
- SEE SHEET AE620 FOR ACCESSORY LEGEND.
- SEE SHEETS G1003 & G1004 FOR ADA REQUIREMENTS.

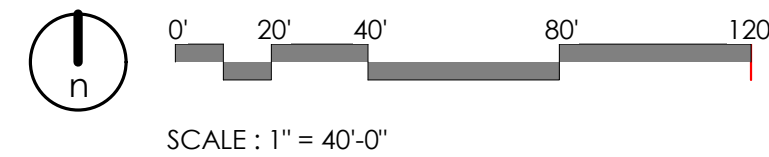
ZONING

ZONING DISTRICT D2 - DOWNTOWN SUPPORT DISTRICT
CONDITIONAL USE YES

BUILDING AREA 60,000 SF

	REQUIRED	PROVIDED
HEIGHT		
MAXIMUM HEIGHT	65'-0"	29'-11"
SET BACKS		
FRONT SETBACK	NONE	NONE
SIDE SETBACK	NONE	NONE
REAR SETBACK	NONE	NONE
PARKING		
MINIMUM OFF STREET PARKING	40 spaces	44 spaces
• Homeless Shelter: 1 parking space for each employee.		
25 employees + 15 volunteers = 40 spaces		
DISTRICT SPECIFIC MINIMUM OFF STREET PARKING	35 spaces	44 spaces
• no spaces required up to 25,000 square feet usable floor area. 1 space per 1,000 usable square feet over 25,000 square feet thereafter.		
0 spaces / 25,000 SF = 0 spaces		
60,000 SF - 25,000 SF = 35,000 SF 35,000 SF / 1000 SF = 35 spaces		
0 + 35 = 35 spaces		
DISTRICT SPECIFIC MAXIMUM OFF STREET PARKING	60 spaces maximum	44 spaces provided
• up to 25 spaces for first 25,000 square feet. no more than 1 space per 1,000 square feet thereafter.		
25 spaces / 25,000 SF = 25 spaces		
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25 + 35 = 60 spaces max.		
ADA PARKING		
• 1 accessible space per 1-25 parking lot spaces	2 spaces	3 spaces (1 ada van)
• 2 accessible spaces per 26-50 parking lot spaces		
BIKE PARKING (5% of provided parking stalls, or a minimum of 2	3 required	5 provided
ELECTRIC VEHICLE PARKING Required for multi-family only		
FIRE LANE		
MINIMUM FIRE LANE WIDTH IF BUILDING HEIGHT IS LESS THAN 30'-0"	20'-0"	20'-0"
DRIVEWAY WIDTH		
MINIMUM WIDTH	12'-0"	20'-0"
INTERIOR PARKING LOT LANDSCAPING AREA		
MINIMUM AREA	120 SF	594 SF
MINIMUM WIDTH	5'-0"	5'-0"
PERIMETER PARKING LOT LANDSCAPING		
MINIMUM WIDTH	5'-0"	7'-0"

PARCEL # 1607102008



703 east 1700 south
salt lake city, utah 84105
www.ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

PROJECT DESCRIPTION

GERALDINE E
KING WOMEN'S
CENTER

HOMELESS RESOURCE CENTER
131 E 700 S
SALT LAKE CITY

AHJ STAMP

SHEET NAME:

ARCHITECTURAL SITE
PLAN

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: 11/16/17

ISSUE TYPE: DESIGN DEV

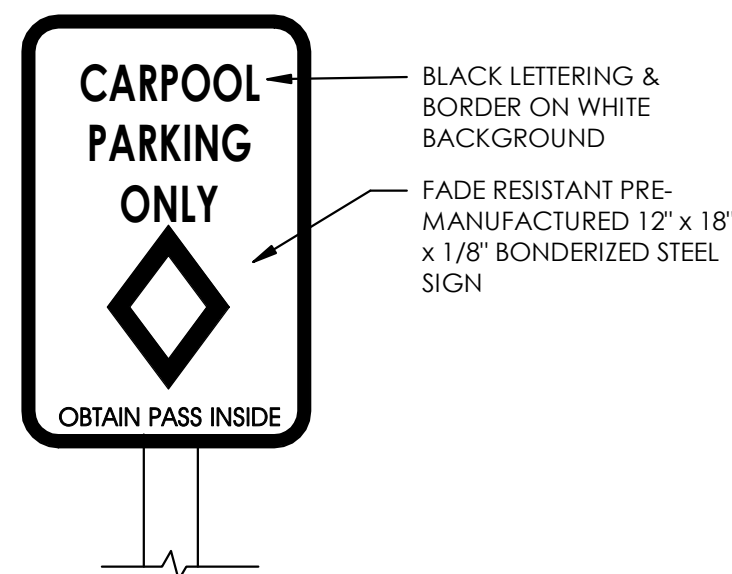
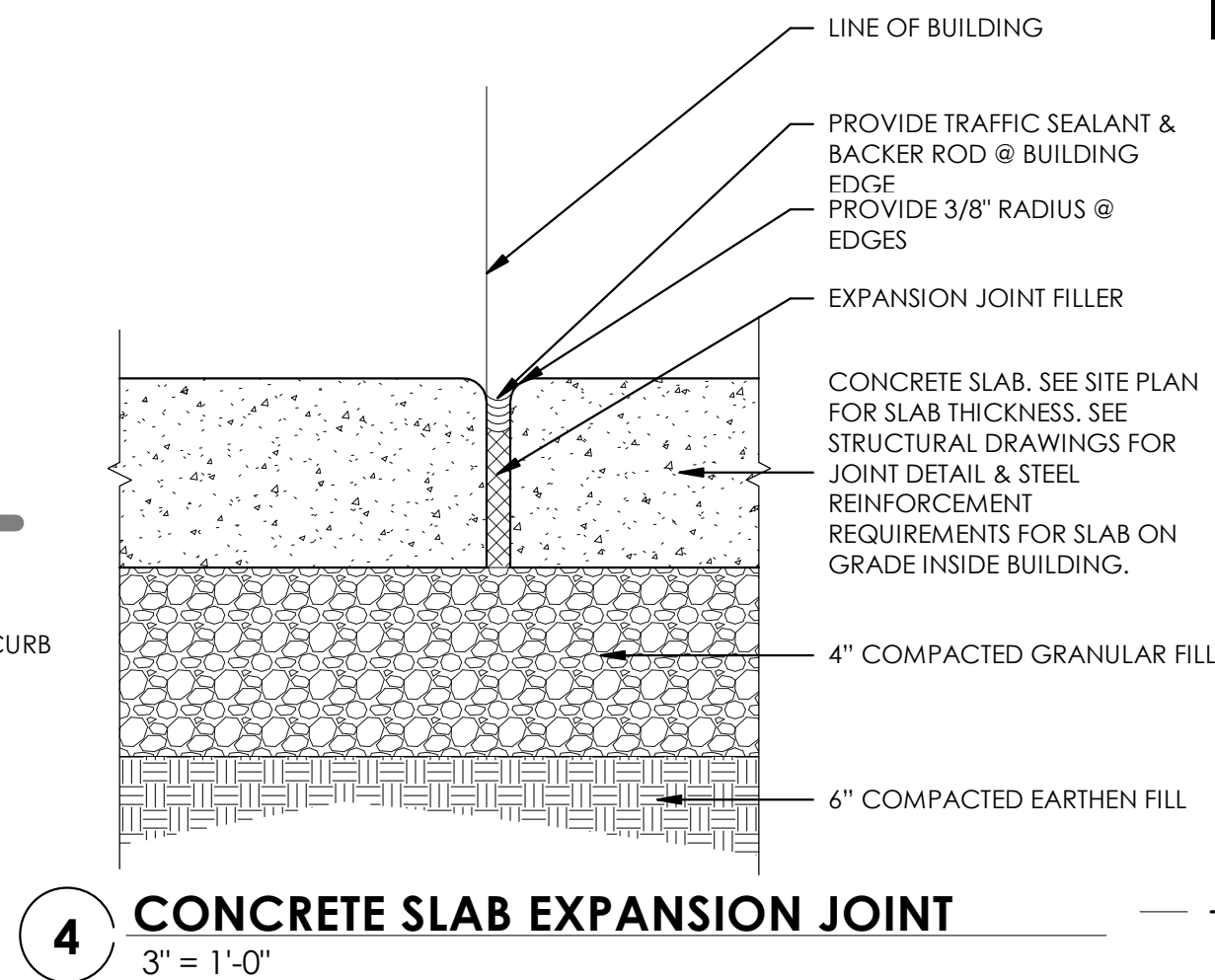
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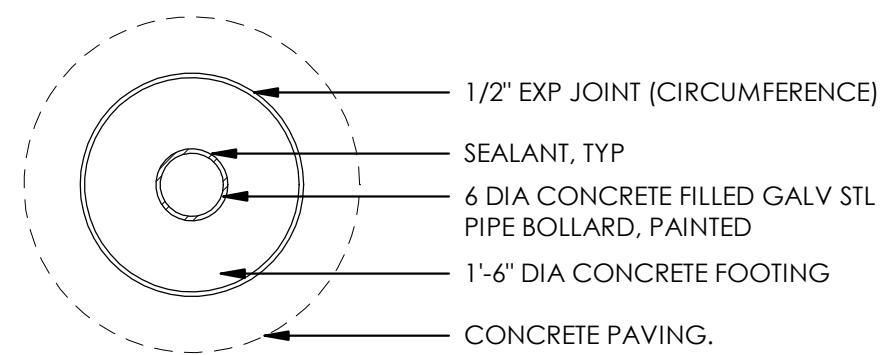
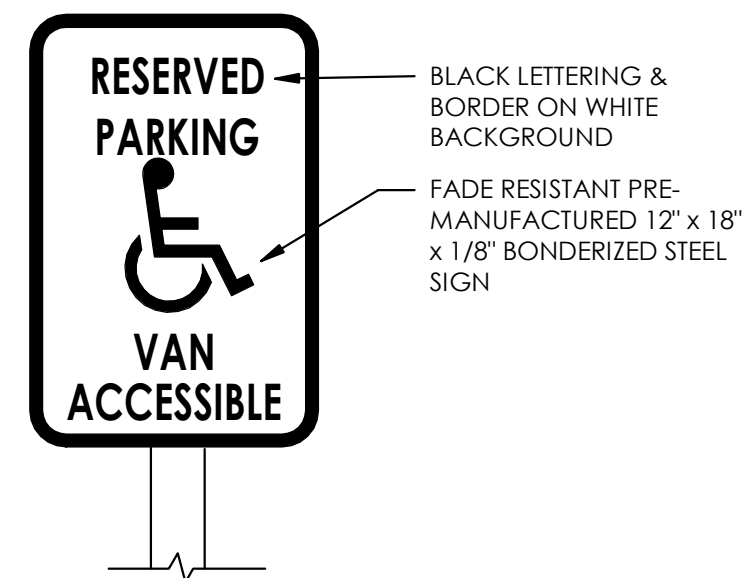
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GERALDINE E
KING WOMEN'S
CENTER

AHJ STAMP



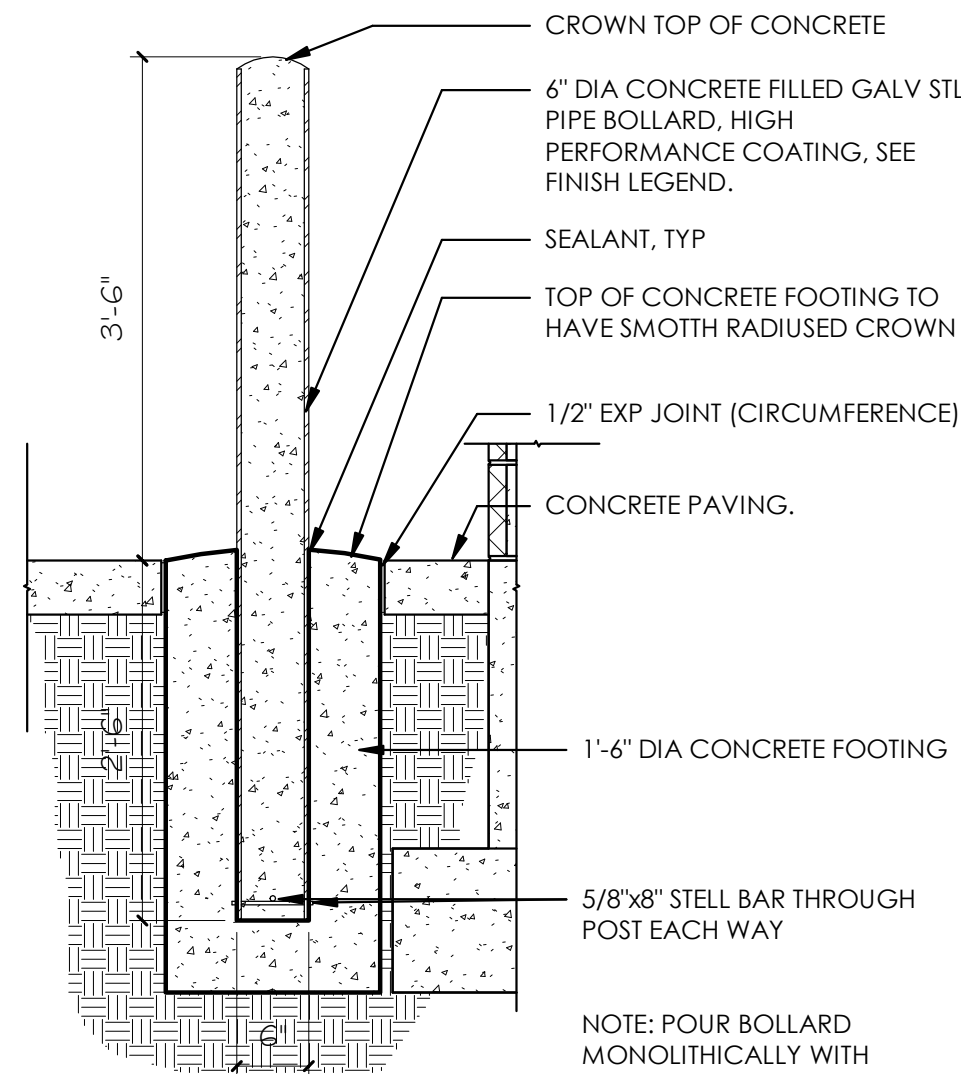
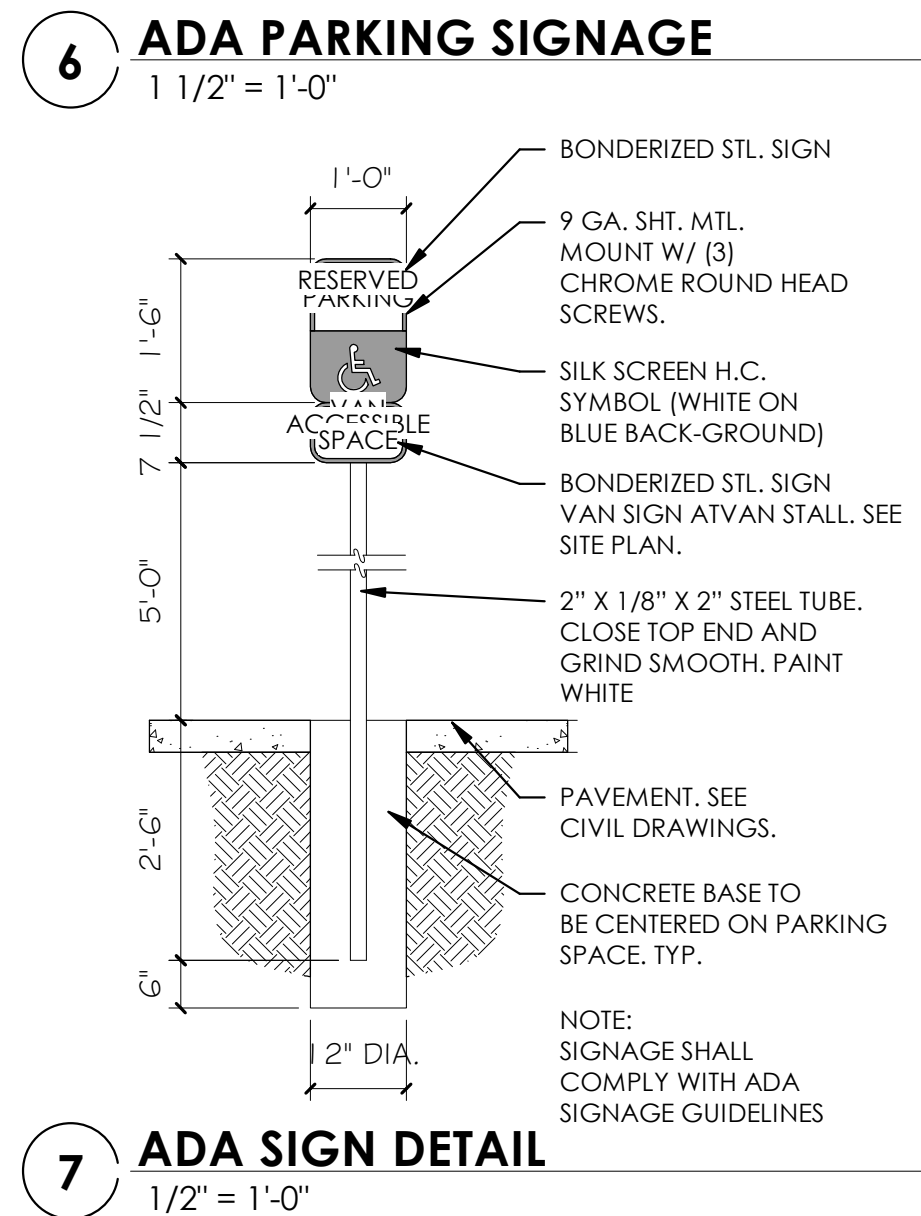
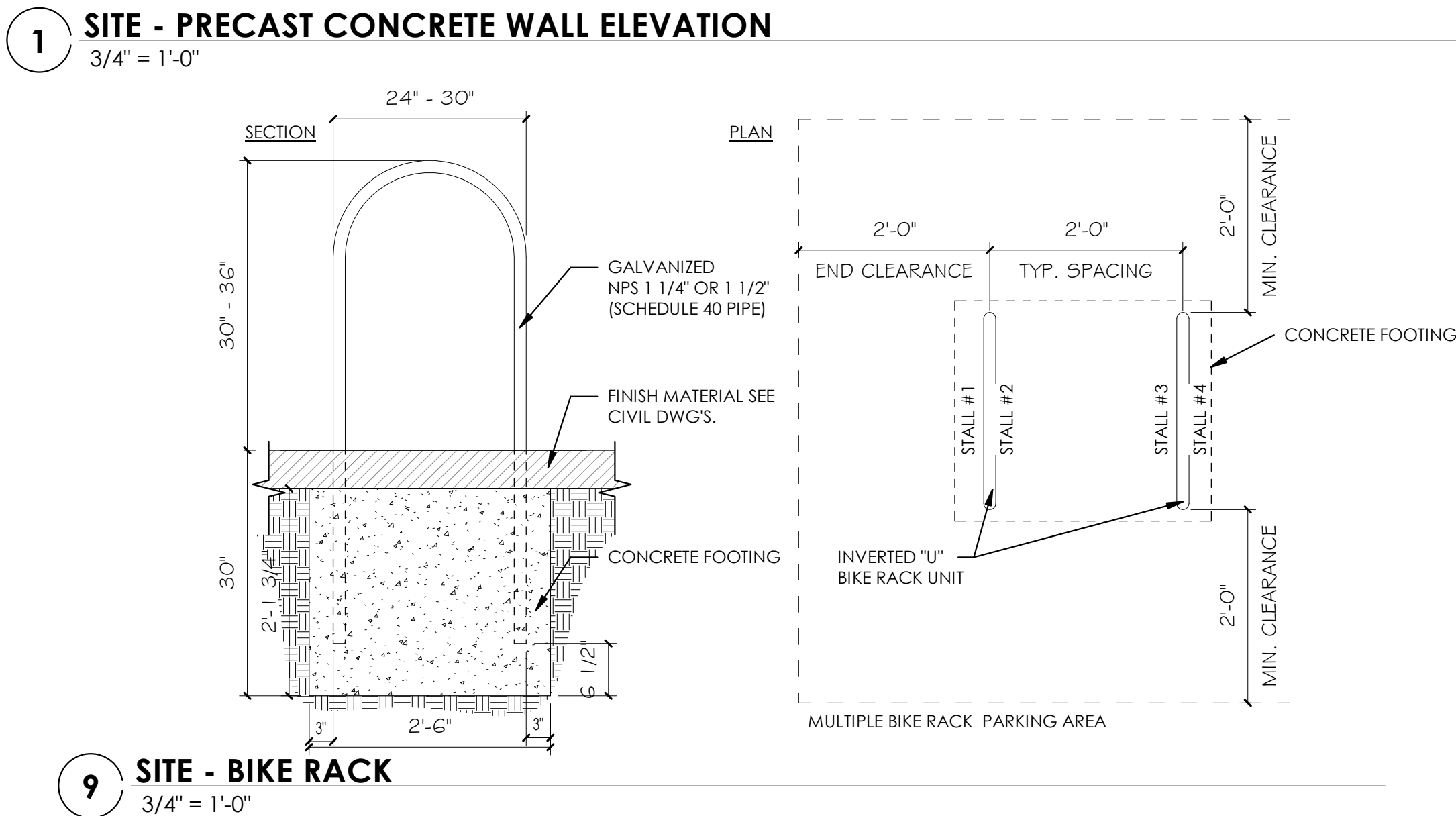
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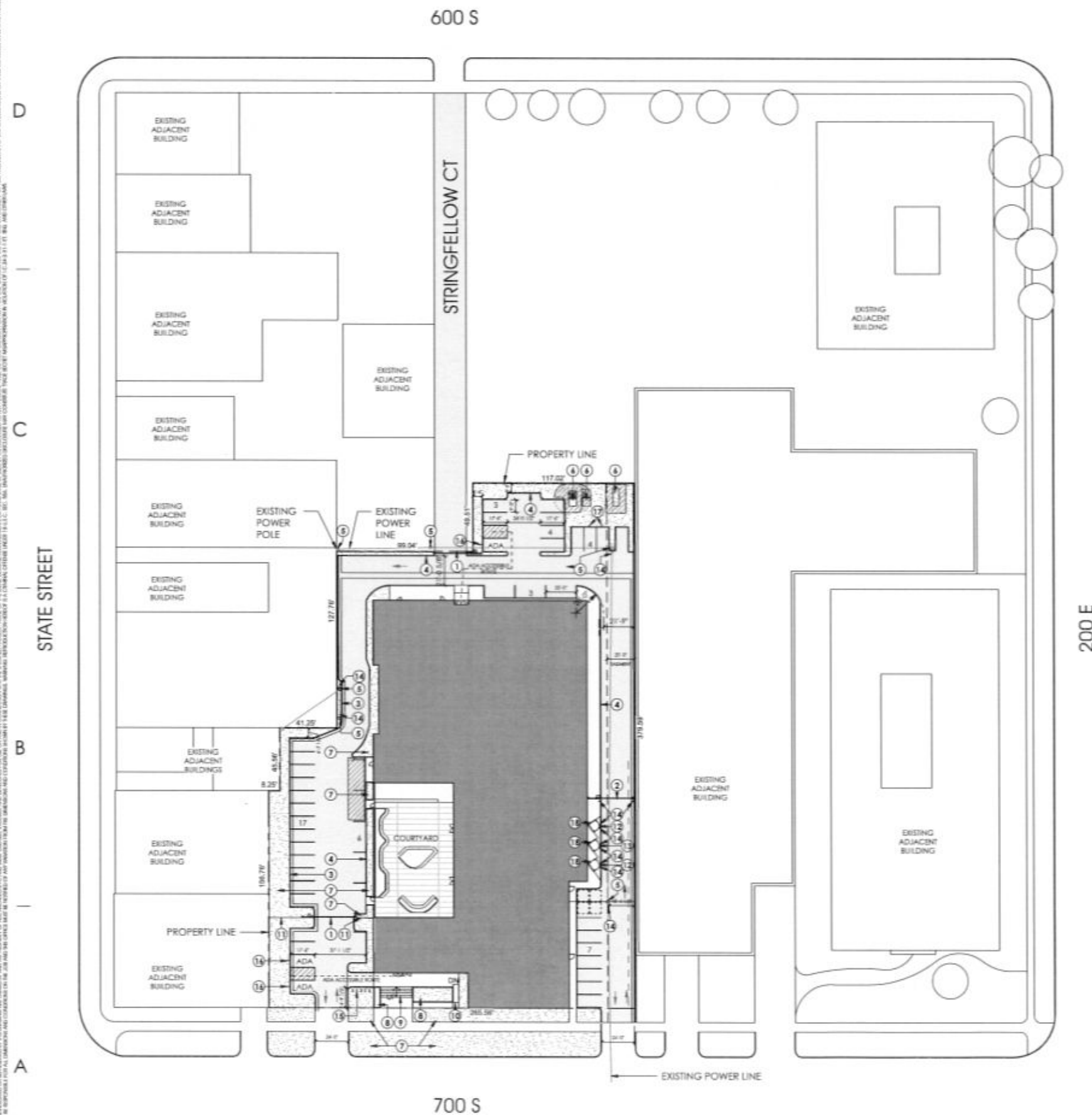
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AS500





1 SITE PLAN
1" = 40'-0"

KEYED NOTES:

- 1 ENCLOSED TRACK INDUSTRIAL ALUMINUM
- 2 CANTLEVER GATE
- 3 INDUSTRIAL SWING ARM SECURITY GATE
- 4 6" CURB AND GUTTER, SEE CIVIL
- 5 DRAWINGS
- 6 6" CONCRETE CURB
- 7 EXISTING POWER POLE
- 8 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 9 DRAWINGS
- 10 LANDSCAPE PLANTING AREA, SEE
- 11 LANDSCAPE DRAWINGS
- 12 CONCRETE PLANTER
- 13 CAST IN PLACE CONCRETE STAIRS WITH
- 14 STAINLESS STEEL HANDRAILS
- 15 RAMP W/ NON-SLIP FINISH
- 16 PERIMETER SECURITY FENCE
- 17 TRASH DUMPSITE, N.J.C.
- 18 RECYCLING CENTER, N.J.C.
- 19 CONCRETE FILLED STEEL BOLLARDS,
- 20 GALVANIZED
- 21 BULK RACKS, SEE A3500
- 22 ADA PARKING SIGNAGE, SEE DETAILS
- 23 CARPOOL PARKING SIGNAGE, SEE
- 24 DETAILS
- 25 TRASH ENCLOSURE FENCE, W/ OPERABLE
- 26 GATES

GENERAL NOTES:

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- SEE SHEET A6002 FOR FINISH LEGEND.
- SEE SHEET A6003 FOR ACCESSORY LEGEND.
- SEE SHEETS G1003 & G1004 FOR ADA REQUIREMENTS.

ZONING

ZONING DISTRICT CONDITIONAL USE	D2 - DOWNTOWN SUPPORT DISTRICT YES		
BUILDING AREA	60,000 SF		
		REQUIRED	PROVIDED
HEIGHT			
MAXIMUM HEIGHT	65'-0"		29'-11"
SET BACKS			
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	2 spaces		3 spaces (1 ada van)
BIKE PARKING			
(5%) of provided parking stalls, or a minimum of 2			
	3 required		5 provided
ELECTRIC VEHICLE PARKING			
Required for multi-family only			
FIRE LANE			
MINIMUM FIRE LANE WIDTH IF BUILDING HEIGHT IS LESS THAN 30'-0"	20'-0"		20'-0"
DRIVEWAY WIDTH			
MINIMUM WIDTH	12'-0"		20'-0"
INTERIOR PARKING LOT LANDSCAPING AREA			
MINIMUM AREA	120 SF		594 SF
MINIMUM WIDTH	5'-0"		5'-0"
PERIMETER PARKING LOT LANDSCAPING			
MINIMUM WIDTH	7'-0"		7'-0"

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HOMELESS RESOURCE CENTER
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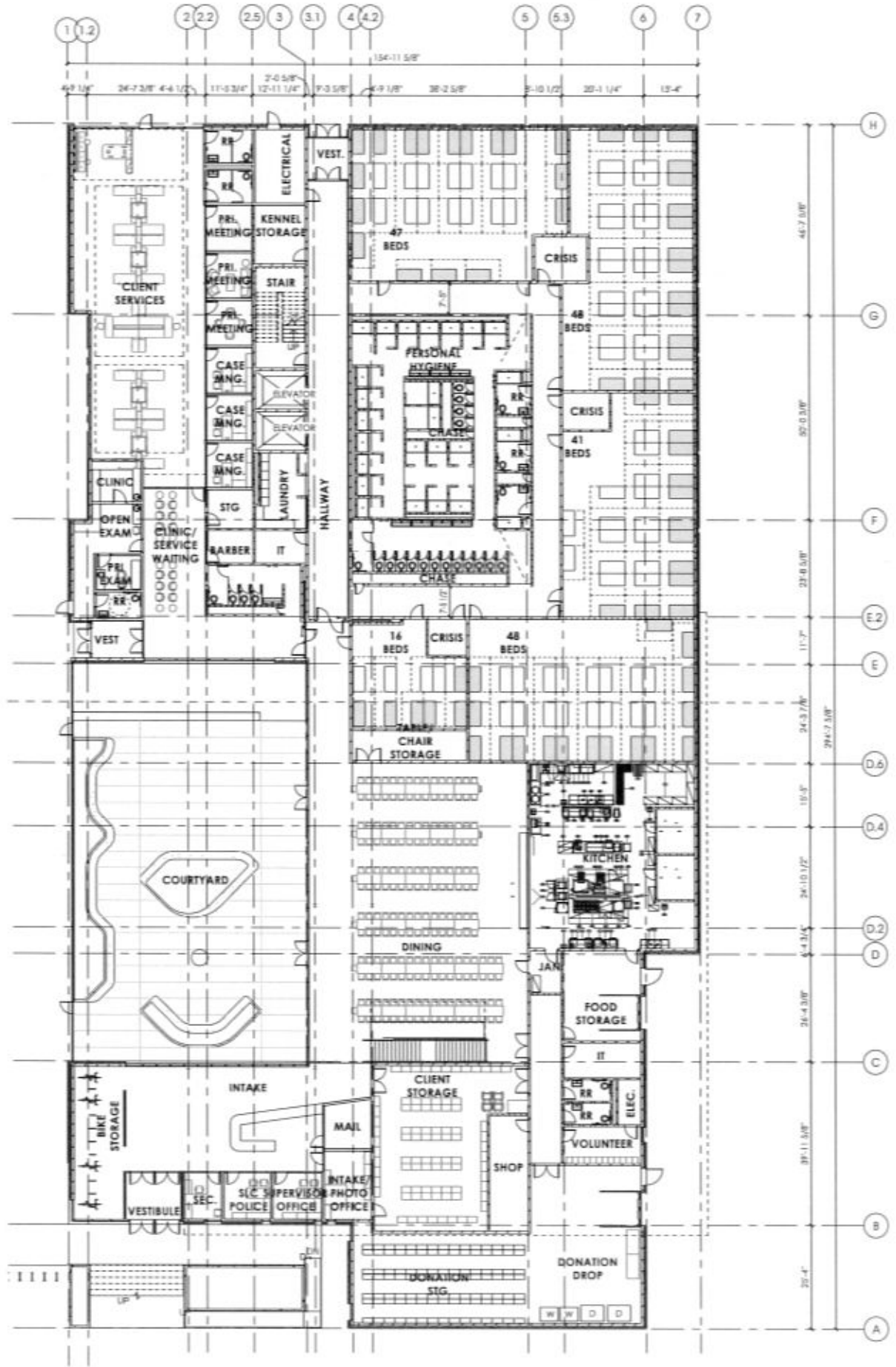
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Page 14



1 LEVEL 1 - OVERALL FLOOR PLAN
1/16" = 1'-0"



GENERAL NOTES AND LEGEND:

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- SEE SHEET A2602 FOR FINISH LEGEND.
- SEE SHEET A2603 FOR ACCESSORY LEGEND.
- SEE SHEETS G1003 & G1004 FOR ADA REQUIREMENTS.



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www.ajcarchitects.com

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GERALDINE E
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HOMELESS RESOURCE CENTER
131 E 700 S
SALT LAKE CITY

AHJ STAMP

SHEET NAME:

LEVEL 1 - OVERALL
FLOOR PLAN

REVISIONS

MARK	DATE	DESCRIPTION
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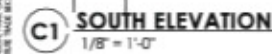
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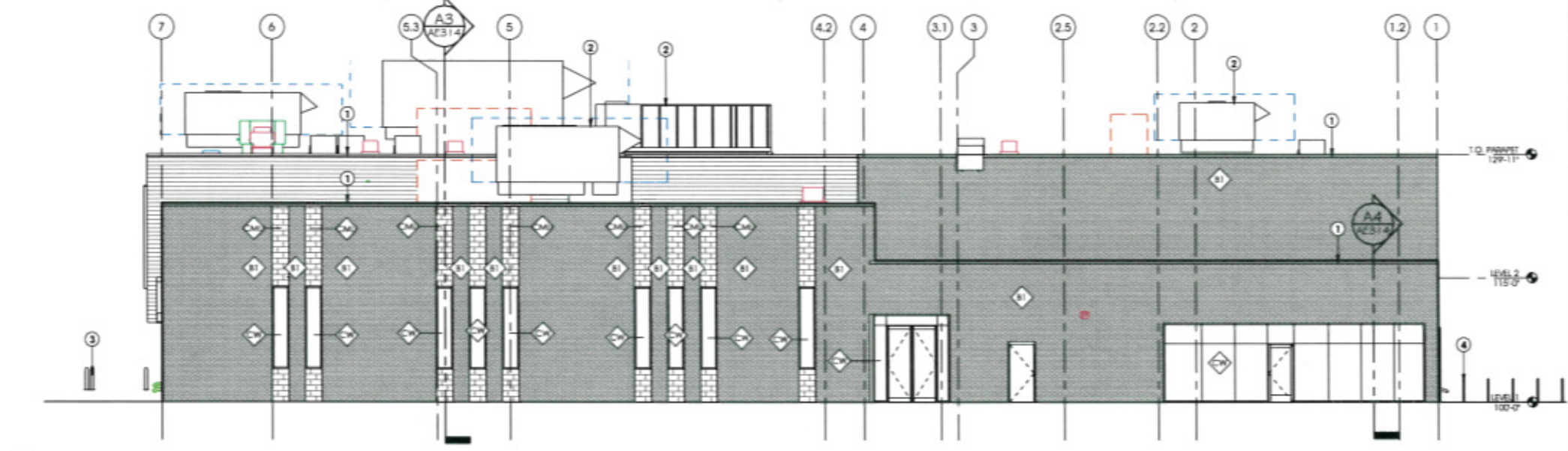


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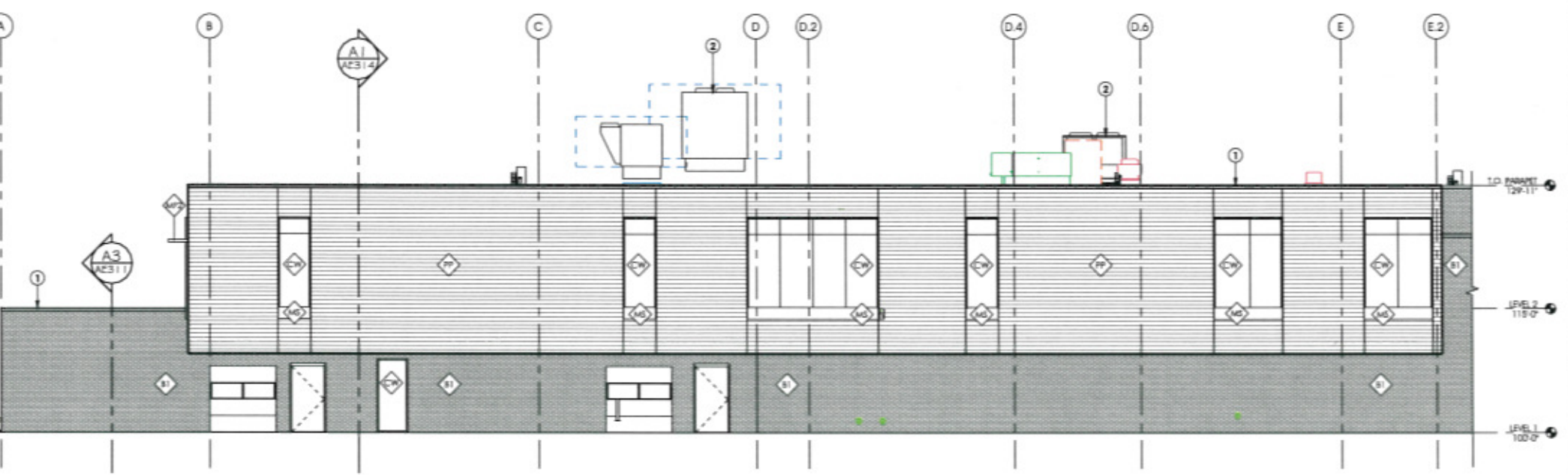


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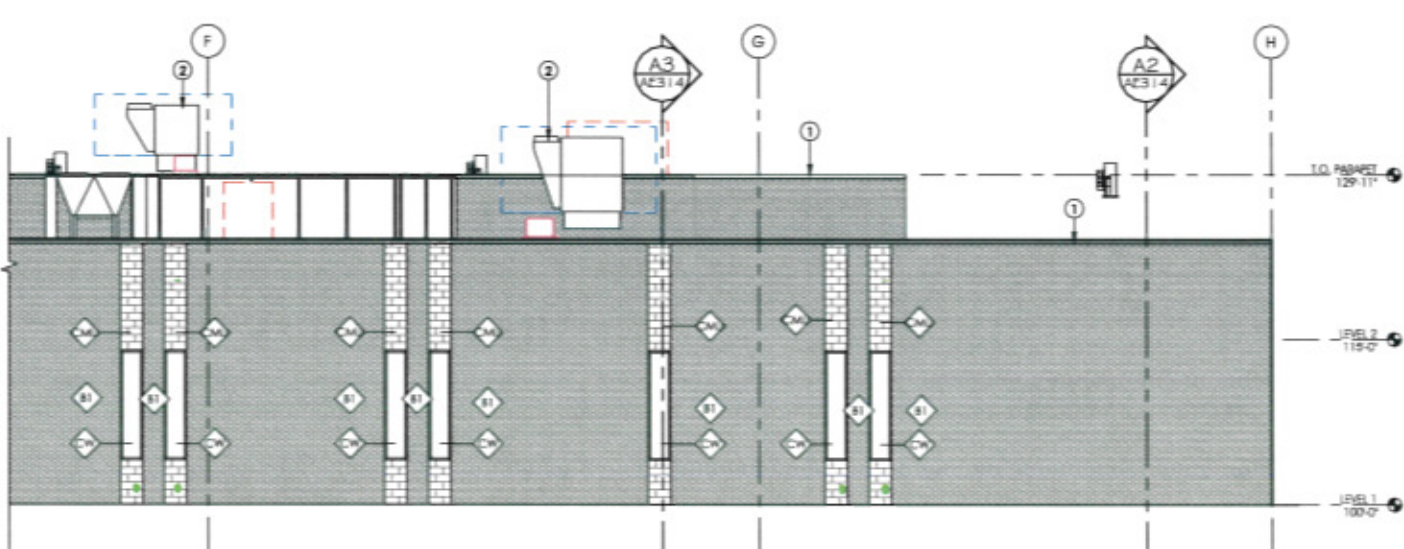
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12/17/2017 5:11:14 PM
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C1 NORTH ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION BLDG A
1/8" = 1'-0"



A1 EAST ELEVATION BLDG B
1/8" = 1'-0"

GENERAL NOTES:

- SEE SHEET G002 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- SEE SHEET A8402 FOR FINISH LEGEND.
- SEE SHEET A8420 FOR ACCESSORY LEGEND.
- SEE SHEETS G003 & G004 FOR ADA REQUIREMENTS.

EXTERIOR MATERIAL LEGEND

- AP COMPOSITE ALUMINUM PANEL, PAINTED FINISH
- B1 INTERSTATE BRICK, 2 1/2" EMPIRE, ALMOND
- CMU CMU, SPLIT FACE
- MF1 VERTICAL METAL DAYLIGHTING FINS, PAINTED
- MF2 HORIZONTAL METAL DAYLIGHTING FINS, PAINTED
- PP PHENOLIC PANEL, HORIZONTAL
- MP RAINSCREEN METAL PANEL
- SF ALUMINUM CURTAINWALL SYSTEM
- MS METAL WINDOW SHROUD

KEYED NOTES:

- 1 PRE-FINISHED METAL WALL COPING
- 2 MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
- 3 STEEL BOLLARDS, GALVANIZED
- 4 BKE RACKS, SEE A3500



703 east 1700 south
salt lake city, utah 84105
www.ajcarchitects.com

NOT FOR
CONSTRUCTION

ARCHITECT / CONSULTANT

PROJECT DESCRIPTION

GERALDINE E
KING WOMEN'S
CENTER

HOMELESS RESOURCE CENTER
131 E 700 S
SALT LAKE CITY

AHJ STAMP

SHEET NAME:

EXTERIOR ELEVATIONS

REVISIONS

MARK	DATE	DESCRIPTION
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ISSUE DATE: 11/16/17
ISSUE TYPE: DESIGN DEV
DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 1716.02

SHEET NUMBER:

AE201



AE202

ATTACHMENT C: CPTED PROJECT NARRATIVE

The narrative on the following pages describes the facility and the design and dimensional aspects of it in more detail.

memo

TO: David Gellner
Salt Lake City Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114

FROM: Steve Simmons

DATE: 29 January 2018

RE: Homeless Resource Center: 700 South/High Ave

CC:

Conditional Use Application: Crime Prevention Through Environmental Design (CPTED)

The design for the facilities have considered and implemented CPTED principals in the following ways listed below. Ajc has conducted two CPTED workshops with SLCPD, which has informed the presented design solutions.

Clear Site lines: sight line is defined as the desired line of vision in terms of both breath and depth. The inability to see what is ahead along a route due to sharp corners, walls, earth berms, fences, bushes or pillars can be serious impediments to the feeling of being safe.

- The building frontage is highly visible from the street by creating clear site lines that are not obstructed by landscape or other features.
- The parking area is visible from the street view, from interior commons areas, and cameras are provided.
- The exterior courtyard is highly visible from interior common areas as well as check-in desk, security office, and SLPD office.
- Through landscape design, all landscape features will be less than 24" above ground level. The tree canopy will be above eye levels.
- The interior of the building is highly visible by use of clear unobstructed sight lines and implementing clear glass that divides programmatic spaces.

Adequate Lighting: sufficient lighting is necessary for people to see and be seen. From a security point of view, lighting that is strategically placed can have a substantial impact on reducing the fear of crime. A basic level of lighting should allow the identification of a face from a distance of about 10 meters for a person with normal vision.

- The exterior and interior spaces are adequately lit.

Concealed Routes Reduction: concealed or isolated routes are often predictable routes that do not offer alternative for pedestrians. An attacker can predict where pedestrians will end up once they are on the path.

- The floor plan has been designed to allow for multiple routes, therefore not isolated or predictable.

Avoid Entrapment: entrapment areas are small, confined areas near or adjacent to well-traveled routes that are shielded on three sides by some barriers, such as walls or bushes.

- The site is secured by a 6' high precast concrete wall, which creates a secure site.
- The building plan is an open plan and highly visible, which avoids entrapment spaces.
- The entrance plaza is highly visible from the building and street, with low barriers.
- The creation of wide, non dead end corridors/hallways reduces the ability to be, or feel trapped.

Land Use Mix: a balanced land use mix is important for environmental , economic, aesthetic and safety reasons. Mixed uses must be compatible with one another and with what the community needs. The social value of frequenting local businesses provides a sense of security and safety as the local business people watch the street.

- The projects are located in mixed use areas and this concept applies well to the two sites. The 700 S site is zoned D-2 and High Ave is zoned CG.

Activity Generators: activity generators are used or facilities that attract people, create activities and add life to the street or space and thus help reduce the opportunities for crime. Activity generators include everything from increasing recreational facilities in a park, to placing housing in the central business district.

- The provided community room and program/classroom spaces will create activity within the building. These spaces have been placed on the front of the building which will allow the community to engage with the building and create a connection to the street.

Ownership management: sense of ownership, or territoriality, is often considered a vital factor in making a place safer. Taking responsibility and caring for an environment helps make it safer. The visual or real barriers separating many new housing developments from surrounding neighborhoods may isolate residents.

- It is proposed that the exterior courtyards provide client maintained gardening boxes.

Signs and Information: well designed, strategically located signs and maps contribute to a feeling of security. Signs should be standardized to give clear, consistent, concise and readable message from the street.

- The proposed building will have building signage with light, which will make it more visible.

Overall Design: the design and management of the environment influences human behavior. A barren, sterile place surrounded with security hardware will reinforce a climate of fear, while a vibrant and beautiful places conveys confidence and care.

- The overall building design and massing is broken down to reflect human scale and not look or feel institutional.
- The exterior materials are warm and inviting.
- The design uses the use of color to create a welcoming/safe feeling.
- Use of daylighting strategies to create a higher quality of space and softer light levels.
- Exterior spaces and the strong visual inside/outside connection will improves the environmental psychology of the space.

end

ATTACHMENT D: SECURITY AND OPERATIONS PLAN

The following pages contain the security and operations plan required per Chapter 21A.35.350 – Qualifying Provisions for Homeless Resource Center or Homeless Shelter. This plan has been approved by the Salt Lake City Police Department and the Community and Neighborhoods Department. Documentation of their approval is also included on the following pages.

Salt Lake City Conditional Use Permit Homeless Resource Centers Security & Operations Plan

Background Summary

Shelter the Homeless, Inc. (STH) is a 501(c)(3) nonprofit organization that has been selected to oversee the design, construction, and operational oversight of three new Homeless Resource Centers: two in Salt Lake City and one in South Salt Lake. These Homeless Resource Centers (HRC) are part of a broader change to how our homeless service system helps individuals and families experiencing homelessness. Our goal is to minimize homelessness by making data-driven decisions, collaborating with community stakeholders, and ensuring accountability.

Each HRC will be secure, limited in accommodations (maximum 200 residents) and have essential on-site supportive services provided at each facility. By design, spacious areas are available within the center allowing clients to stay in the facility at all hours of the day and throughout the night and includes a secluded interior courtyard space for individuals to gather outdoors while staying in the center. An array of integrated wrap-around supportive services such as case management, education, job training, medical, food, storage, and housing assistance services will be conducted on-site. The HRC will be served by mobile health clinics and clients will have on-site access to a nurse manager. The goal will be to provide targeted services designed to transition individuals out of the HRC and become re-housed again as quickly as possible.

Each HRC is designed with safety in mind for residents and the surrounding neighborhood. Each HRC will provide internal (off-street) waiting/queuing areas for those seeking services. The facilities will operate as part of a region-wide coordinated entry and referral system. Multiple providers, including third party intake and assessment providers, will be contracted to provide services on-site. The facility will be designed with clear sight lines, lighting, indoor/outdoor video surveillance system, and good visibility that meets the Crime Prevention Through Environmental Design (CPTED) standards from the street and building. There will be 24/7 on-site management and security. A dedicated non-emergency hotline will be established to report any crimes, grievances, incidents, complaints, or comments. For more detailed information regarding 24-hour communication at the HRCs, see the “Complaint Response Community Relations” section.

All potential residents will be screened, assessed, and registered before acceptance at the HRC through the region-wide Coordinated Entry System. This is based on national best practices and policy to effectively address homelessness, stabilize residents with

the most need, secure permanent housing more quickly, and reduce overall demand on emergency systems.

Occupancy

There are two HRC's in Salt Lake City.

1. **131 East 700 South** – At approximately 60,000 square feet, this facility will host women only. The maximum occupancy of this facility is limited to 200 and will not allow overflow.
2. **242 West Paramount Ave / 275 West High Ave** – At approximately 60,000 square feet, this facility will host both men and women. The maximum occupancy of this facility is limited to 200 and will not allow overflow.

Resource center staff and volunteers are not included in the occupancy limit of these facilities.

Operations

Hours of Operation – Each HRC will operate 24 hours a day, 7 days a week with a full complement of qualified staff on-site. Constant monitoring of the interior and exterior of the property will be conducted. Registered residents are those persons who become eligible to receive services at the facility through the community-wide coordinated entry process. There will be a maximum of 200 registered residents at each of the Salt Lake City HRC's. Only registered residents will be permitted access into the facility during the day and through the night. Quiet hours will be enforced. Typical lights out time is from 10pm daily and all activities will cease. Lights inside the sleeping areas will come on at 6am on Monday through Friday, and 7am on Saturday and Sunday. Client intake will take place 24/7 at each facility and the necessary staff will be available during night shifts (i.e. case managers, HRC staff and managers, and security – for more information on night staff, see the "Complaint Response Community Relations Program" section). Though intake is available 24/7, registered residents are not allowed to leave the facility after quiet hours (10pm-6/7am) except for a verified work reason; HRC staff will verify this before the day of the registered resident's work shift.

Delivery, Donations and Trash Collection Times – Although precise delivery and trash collection times will not be available until these services are contracted, the HRC will strive to schedule these services between 8am and 6pm. Food delivery times may range from 6:00am to 6:00pm. Portable trash receptacles on the premises will be emptied

daily and other receptacles will be emptied at a minimum of once per week or as needed. Trash around the facility shall be picked up by 6am the following day.

Noise Impacts – Registered residents will comply with 10pm-6am week day/7am weekend quiet hours. Quiet hours will be posted around the facility and staff will reaffirm these hours. Most homeless individuals do not have cars so additional traffic noise will be minimal and, as mentioned above, most deliveries come during regular hours of operation from 9am to 5pm.

Security – The HRC will have on-site security during all hours when the facility is open. The facility will provide professional qualified security personnel, trained emergency responders, exterior lighting on pedestrian pathways, monitored security cameras, emergency alert systems, and parking lot areas on the property. Qualified security personnel will be hired from a private security firm. Security personnel, as required by the State of Utah, are licensed as security guards. This entails CPR, de-escalation/verbal judo, crowd control, and self-defense training. Security is permitted to carry a Taser, but not a firearm. In addition to their skill training, security personnel are required to undergo pre-assignment training and a second training after 3 months on the job. Adequate lighting will be installed for security purposes, ensuring there are no dark spots on-site or on the street. Light trespass has also been taken into consideration so there is minimal impact on neighboring properties. No criminal behavior will be tolerated on or around the property; for more information regarding criminal behavior, see the "Complaint Response Community Relations Program" section. No weapons of any kind are permitted in the HRC. Any resident with any kind of weapon in possession must relinquish it during the check-in screening process. Attempts to bring weapons into the facility will result in an immediate denial of service. Work tools and any other devices, which may be used in a manner that could cause serious bodily injury, must be checked in at the front desk and appropriately stored, before the client is allowed in other areas of the facility. Failure to relinquish these items at check-in will result in denial of services. This personal property will be returned to the resident, unless staff deems it unsafe to do so, when the resident leaves the facility. Illegal weapons of any kind identified at check-in will be turned over to the Police. Any resident found with an illegal weapon in possession within the facility will be denied services. Registered residents are not permitted to have a firearm of any kind at the facility or on the HRC premises.

Drug and Alcohol Policies – The HRC does not require absolute sobriety as a condition for admittance, but has strict rules of behavior, which if violated, could result in denial

of services. The HRC does not, and will not, admit persons who have consumed drugs or alcohol to the level that they are significantly intoxicated/impaired or are a danger to themselves or others. If a heavily intoxicated/impaired person shows up at the HRC, they will be denied a bed and staff will work with the denied resident to refer and transport them for appropriate services (detoxification, rehabilitation, or mental health program). If the denied resident refuses services and insists on leaving the HRC property by foot, the police will be called. If the police are called, HRC staff will attempt to maintain visual contact with the individual until the police have arrived. Extremely threatening behavior towards staff or another client will result in immediate eviction. If a client is too aggressive, angry or out of control to leave the shelter on their own, the police can be called to escort the client from the premises. No resident will be allowed to have alcohol or drugs in the HRC. Any illegal drugs turned in at check-in will be turned over to the Police. Any resident found with illegal drugs in the HRC will be denied services for at least one day. If a resident has repeated instances of inappropriate behavior that jeopardizes the safe and communal atmosphere of the facility, a resident may be given warnings; placed on daily assess or evicted; or barred for a period of time.

Client Intake Area – A client waiting and intake area, contained within the facility, will be provided and sufficient in size to accommodate all persons waiting to enter the facility.

Loitering – Registered residents loitering on the property is not allowed and will be a violation of the rules. Likewise, loitering on any private property around the facility will be a violation and may result in denial of services; length of denial will be determined on a case-by-case basis. Security stationed at the HRCs could respond to loitering off-site within specific boundaries:

- 700 S HRC – along 700 South, between State Street and 200 East.
- High Avenue HRC – along Paramount Avenue, High Avenue, and 300 West between High and Paramount Avenues.

The HRC will work closely with the local businesses and the Police Department to address any loitering issues that may arise outside of the defined boundaries above. The HRC operator will work with the neighborhood to address any loitering issues not addressed by the above policies. Camping on public or private property is illegal and all neighbors are encouraged to notify the Police if they encounter such behavior.

Client Transportation – Many HRC residents will come and go from the facility by public transportation or be dropped off at the main entrance by various service providers, thus reducing pedestrian and vehicular traffic. Most homeless individuals do not have cars so additional traffic noise should be minimal. Public transportation will play a large role in helping transport clients to services and work. At the 700 South HRC, the closest bus stops are located at State St. & 685 S (0.06 miles from HRC main entrance) and State St. & 720 S (0.11 miles from HRC main entrance). Both of these stops are along bus #200's route – 685 S is northbound, and 720 S is southbound. The Library Trax station is 0.5 mile north of the 700 South HRC. At the High Avenue/Paramount HRC, the two closest bus stops are located at 300 W & 1559 S (0.13 miles from HRC main entrance) and 300 W & 1560 S (0.15 miles from the HRC main entrance). Both of these stops are along bus #9's route – 1559 S is northbound, and 1560 S is southbound. The Ball Park Trax station is 0.58 miles north of the High Avenue/Paramount HRC.

Parking – On-site vehicle parking spaces will be provided. A covered and secured area for bicycle parking will be provided for use by staff and clients, commensurate with demonstrated need.

Employee Training – Employees housed within the facility will be required to complete a training program that includes instruction in code of guest conduct and HRC's policies and procedures to ensure employees are qualified to fulfill their job responsibilities and to promote awareness and sensitivity to cultural backgrounds and needs.

Neighborhood Outreach and Methods for Communication – The STH Board of Directors supports the creation of a standing Neighborhood-HRC Coordinating Council to serve as the primary vehicle for ongoing neighborhood-shelter communications. This group may include HRC staff and representatives from the surrounding neighborhood. The purpose of this committee will be to offer recommendations to the Collective Impact on Homelessness Steering Committee and/or to the neighborhood associations on how either can become better neighbors, develop options for engaging the neighborhood in HRC activities, and, if necessary, HRC-neighborhood dispute resolution. For more detailed information on this group, see the "Complaint Response Community Relations Programs" section below.

Complaint Response Community Relations Program

- 1.) There will be a representative from each HRC who will interact with and respond to neighbor's concerns or grievances. This staff person is required to have a background as a community outreach specialist or someone who has experience communicating with the public. The representative will be hired through STH. When the individual is hired, their contact information will be shared with neighborhood residents, businesses, schools, etc. Though not available at night, residents are free to contact the dedicated 24-hour response system and those concerns will be passed to the outreach representative the following morning.
- 2.) A dedicated 24-hour response system will be available for the community. Staff will be present at the HRC 24/7 to respond to emails and phone calls. Day staff will consist of approximately 40 staff including management, case managers, various service providers, HRC staff, and security. Overnight staff will have approximately 2-4 security personnel, 2-3 director/administration staff, 2-3 case managers, and 1 HRC staff member stationed at the front desk. The HRC operators will ultimately determine the number of staff working day and night shifts.
- 3.) Publicly advertised quarterly meetings with the Neighborhood-HRC Coordinating Council will be organized by either the resource center operator, STH, or the two organizations working in collaboration. Meetings will be advertised within the HRC, on the community council and operator's website and a sign posted on the public street at least ten (10) days in advance. Representatives from each of the following shall be included in the Neighborhood-HRC Coordinating Council:
 - i. A representative from the HRC;
 - ii. a business located within ¼ mile of the site;
 - iii. a resident who lives within ¼ mile of the site;
 - iv. a school, if any, within ¼ mile of the site;
 - v. chair of the community council (or designee) whose boundary encompasses the site;
 - vi. an individual who has previously received or is currently receiving services from the HRC; and
 - vii. a representative from STH.
- 4) It is the responsibility of the HRC operator to present an annual report to the Neighborhood-HRC Coordinating Council on or before February 15th each year. This document must be provided to the city-planning director as well. The annual report shall include at least the following information:
 - a) List of individuals who have participated in the community coordinating group meeting;

- b) A summary of each community coordinating group meeting;
- c) A summary of complaints received from the community by the operator of the homeless resource center; and
- d) An explanation of how complaints have been addressed/resolved.

Dispute Resolution – Neighbors are encouraged to notify the on-duty HRC Manager for immediate problem resolution. If the staff person cannot sufficiently resolve the problem, the complaint will be elevated, in a timely manner, to the HRC Facilities Director. If the HRC Facilities Director and the neighbor cannot come to an agreement, the issue will be elevated to the Neighborhood-HRC Coordinating Council. If the Neighborhood-HRC Coordinating Council is unable to resolve the issue, the issue may be presented to the Shelter the Homeless Executive Director. If the Shelter the Homeless Executive Director and the neighborhood representative(s) cannot amicably resolve the issue, either party may request third party mediation and/or file a grievance with the appropriate City agency.

HRC's Responsibility as a Good Neighbor – As part of the HRC's commitment to be a good neighbor, the STH Board of Directors is committed to partnering with law enforcement, local businesses, residents, and other stakeholders to address and prevent problems and be responsive to their concerns. The HRC plans to design and maintain an aesthetically pleasing land/streetscape around the facility. Each HRC is willing to participate in a "Neighborhood Watch" program and host such meetings if asked. STH Board of Directors strongly encourages the creation of a neighborhood watch program and is prepared to collaborate with the Neighborhood-HRC Coordinating Council to establish the program. In order to implement a Neighborhood Watch program, at least the following steps must be taken:

- 1) Recruit neighbors, including HRC staff.
- 2) Contact and meet with local law enforcement.
- 3) Discuss concerns and create an action plan.
- 4) Organize recurring meetings.

Neighborhood Impacts/Mitigation

We understand that the addition of a HRC to any community can create perceived social anxiety and risks such as increased criminal activity, burden on the community, noise, cleanliness, decreasing property values, trespassing, increased traffic, loitering, pan-handling, and safety issues in the neighborhood and surrounding areas. We want to address each community concern regarding any perceived risks before the centers are fully operational.

Criminal behavior will not be tolerated on the property. Security can respond to off-site suspicious activity/complaints within specific boundaries:

- 700 S HRC – along 700 South, between State Street and 200 East.
- High Avenue HRC – along Paramount Avenue, High Avenue, and 300 West between High and Paramount Avenues.

If suspicious activities or complaints are reported to the HRC outside of these boundaries, security will contact and coordinate with local Police. The HRC will be a safe place for youth, staff, volunteers and community guests. As was stated in the previous section, there will be 24/7 on-site security. Staff will be on duty 24/7 and 24-hour active monitoring of the property will occur by staff and security personnel – facility/premises rounds and monitored security cameras. If at any point a neighbor, local business, or visitor feels unsafe or sees suspicious activity they can either call or email the 24/7 response center and a trained staff will respond and take the appropriate steps necessary to resolving the issue or concern.

The design/layout of the facility is meant to help clients, make the premises safe, and mitigate impacts to the neighborhood. The design of the client intake area and the scheduled day activities are both ways to mitigate loitering in the neighborhood. Each resource center has a secure inner courtyard that serves as the designated space for smoking outside in conformance with state laws.

In accordance with Chapter 9.28 of Salt Lake City code, the resource center will comply with the following:

- a) The resource center will not create unnecessary or unusually loud noises at unusual times of the day or that are a detriment to the public health, comfort, convenience, safety, welfare, prosperity, and peace of the residents of the city. This will be enforced by the operator of the resource center and through the implementation of strict quiet hours starting at 10pm and ending at 6am on weekdays or 7am on weekends.
- b) Sound levels will not exceed the standards for Salt Lake City.
- c) If a client or person associated with the resource center continuously creates or causes a noise disturbance, it is the responsibility of the resource center operator to mitigate the situation and take the appropriate steps to prevent continual noise disturbances. In addition, the specific prohibitions listed in Section 9.28.040 will not be tolerated at the resource center, except in the permitted hours of operation (i.e. waste collection between 7am and 9pm). During hours of operation, noises will not exceed the expected sound pressure level.

Gellner, David

From: Reberg, Mike
Sent: Wednesday, March 21, 2018 9:18 AM
To: Mills, Wayne
Cc: Gellner, David; Norris, Nick; Litvack, David
Subject: RE: Homeless Resource Center - Security and Operations Plan

Wayne,

I have reviewed the Security and Operations Plan submitted by Shelter the Homeless and as required as a part of the Salt Lake City's conditional Use approval process. I understand that as Director of Community and Neighborhoods I am required to sign off on the plan.

Based upon my review, and the reviews conducted by the Planning Division and Civil Enforcement, I approve the Security and Operations Plan submitted by Shelter the Homeless. Please let me know if you have further questions. Thanks.

MIKE REBERG
DIRECTOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7707
FAX 801-535-6005

WWW.SLCGOV.COM/CED

From: Mills, Wayne
Sent: Tuesday, March 20, 2018 11:02 AM
To: Reberg, Mike <Mike.Reberg@slcgov.com>
Cc: Gellner, David <David.Gellner@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>
Subject: Homeless Resource Center - Security and Operations Plan

Mike-

Shelter the Homeless has submitted Conditional Use applications for two Homeless Resource Centers (HRC) located at 131 E. 700 South and 242 W. Paramount Ave./275 W. High Ave. As part of the Conditional Use process, Section 21A.36.350 of the Zoning Ordinance requires the preparation of a Security and Operations Plan (SOP). The plan must be approved by the Salt Lake City Police Department and Community and Neighborhoods Department prior to Conditional Use approval. The section of the Zoning Ordinance stipulating the requirements for the SOP is attached, as well as the proposed SOP prepared by Shelter the Homeless.

The Planning Division has reviewed the proposed SOP and finds that it complies with the requirements set forth in Section 21A.36.350 of the Zoning Ordinance. Civil Enforcement has also reviewed the plan and finds that it will not have an impact on their standard enforcement operation procedures. Representatives from the Police Department are currently reviewing the plan in accordance with the ordinance requirements.

Please review the proposed SOP and provide comments if necessary, or provide a statement of approval from the Community and Neighborhoods Department. Please contact me if you have any questions.

Thank you.

WAYNE MILLS
Planning Manager

PLANNING DIVISION
SALT LAKE CITY CORPORATION

TEL 801-535-7282
FAX 801-535-6174

www.SLCGOV.COM

Gellner, David

From: Scharman, Josh
Sent: Wednesday, March 21, 2018 3:54 PM
To: Reberg, Mike; Gellner, David
Cc: Teerlink, Scott; Farillas, Tyrone; Police Chiefs; Vandongen, Lance
Subject: Fwd: Resource Center Security (002)
Attachments: Resource Center Security (002).docx; ATT00001.htm

Hi David and Mike,

The plan has been reviewed by the police department and appears to meet all of the criteria.

The reviewing officers have compiled some questions for discussion during the ongoing planning stages.

Thank you for the opportunity to be involved in this important process.

Josh

Begin forwarded message:

From: "Teerlink, Scott" <scott.teerlink@slcgov.com>
Date: March 21, 2018 at 12:56:45 PM MDT
To: "Scharman, Josh" <Josh.Scharman@slcgov.com>, "Vandongen, Lance" <Lance.Vandongen@slcgov.com>, "Farillas, Tyrone" <Tyrone.Farillas@slcgov.com>
Subject: Resource Center Security (002)

The Homeless Resource Center Security & Operations Plan appears to cover all of the requirements required by code. There are a few additions and clarifications that we would suggest adding. Please see the attached document which discusses a few items that could be clarified or added to the Security Plan to improve the plan.

Homeless Resource Center Security and Operations Plan
Review and Suggestions from the Salt Lake City Police Department

Areas to improve on the security and operation plan;

1. Pg 4: How will the level of intoxication be measured as individuals are being checked in / what level will be deemed as “significantly intoxicated or impaired?”
2. Will those residing at the HRC be given ID’s and required to carry them while on the property?
3. Pg 1: How will clients be screened upon entry? Magnetometers, Wand, Baggage check?
4. Pg 5: Add to the parking section that any bicycles stored in the secure area must be properly registered and may be inspected by officers to ensure they are registered.
5. Pg 5 Neighborhood Outreach and Methods for Communication, add Police Officers to those that may be on the Neighborhood-HRC Coordinating Council
6. Pg 6 item 3, add a representative from the Police Department to the list on the Neighborhood-HRC Coordinating Council.
7. Add a section that details how rule violations will be documented, how denial of services will be documented to ensure that frequent violators are dealt with and that any denial of service is documented and enforced for the appropriate time.
8. For the combined Men/Women shelter, what is the security plan to enforce that men/women stay in their designated areas to avoid sexual assaults
9. If a client does not feel comfortable bringing a complaint to staff members, how do they submit an anonymous complaint and will those be reviewed by staff with corrective actions made

ATTACHMENT E: EXISTING CONDITIONS

ADJACENT LAND USES and ZONING

The land use and zoning surrounding the site include the following:

- **North:** D-2 – Office and business uses including surface parking
- **South:** D-2 – Office and business uses
- **East:** D-2 – Office uses
- **West:** D-2 – Business uses including restaurant and food service.

MASTER PLAN POLICIES

Plan Salt Lake (2015)

Plan Salt Lake was adopted in 2015 as the citywide vision for Salt Lake City for the next 25 years. The Plan contains Guiding Principles that relate to the proposed use including the following:

- 1) Neighborhoods that provide a safe environment, opportunities for social interaction, and services needed for the wellbeing of the community therein.
- 3) Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- 11) Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice and respect.

The Housing chapter of Plan Salt Lake includes a number of initiatives intended to help implement the Plan. The initiative to “Support homeless services” is specifically identified. The Plan also references “collaboration with community partners...” in terms of access and equity to City services and amenities.

The proposed use is in concert with the principles and strategies identified in Plan Salt Lake.

Growing SLC: A Five Year Housing Plan – 2018-2022 (2017)

Growing SLC: A Five Year Housing Plan – 2018-2022 (aka – the Salt Lake City Housing Plan) was adopted in late 2017 as the City’s first housing plan since 2000. The Housing Plan is intended to advance the vision that Salt Lake City is a place for a growing diverse population to find housing opportunities that are safe, secure, and enrich lives and communities. A big focus of the Plan is the protection and development of affordable housing opportunities throughout the City as identified in Goal 2: Affordable Housing. The plan describes the linkages and interaction between a lack of affordable housing and very low income renters and the City’s most vulnerable citizens. This lack of affordable housing can push some citizens into homelessness as they are priced out of the market.

The Housing Plan was developed using existing housing policy, primarily Plan Salt Lake and the Salt Lake City Comprehensive Housing Policy. The guiding principles of Plan Salt Lake are incorporated by reference including the initiative to “Support homeless services”.

The proposed use is in concert with the principles and strategies identified in the Salt Lake City Housing Plan.

Central Community Master Plan

The Future Land Use map contained in the Central Community Master Plan recognizes the uses in this area as having a Central Business District Support function that will continue over time. The area is not anticipated to change to be more residential nature which is reflected in the zoning of the area. The use is in concert with the Master Plan and the anticipated changes to the area over time.

ATTACHMENT F: Specific Zoning Provisions for Homeless Resource Centers (HRC)

In addition to the Conditional Use Standards found in Chapter 21A.54.080 of the Salt Lake City Zoning Ordinance, there are specific Qualifying Provision that must be considered by the Planning Commission in relation to a proposed Homeless Resource Center or Homeless Shelter and that such a facility must adhere to.

21A.62.040 - Homeless Resource Center - Definition

HOMELESS RESOURCE CENTER: A building or portion thereof in which co-located supportive services such as sleeping, bathing, eating, laundry facilities, and housing case management is provided on an emergency basis for individuals experiencing homelessness. Additional services may include preparation and distribution of food; medical care and treatment; behavioral and mental health counseling; employment counseling; educational instruction, and vocational training.

21A.36.350: Qualifying Provisions for Homeless Resource Center or Homeless Shelter:

A. *A Homeless resource center or homeless shelter may be allowed as a conditional use, as identified in Chapter 21A.33 Land Use Tables, pursuant to the provisions of Chapter 21A.54 Conditional Uses of this title and 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 two hundred (200) homeless persons.*
 - a. *Service provider staff shall not be included in this occupancy limit.*
 - b. *No homeless resource center shall exceed the maximum occupancy for overnight accommodations for any reason, including on an overflow basis.*

Staff Analysis: The proposed HRC complies with this qualifying provision, capacity of a proposed facility.

2. *A security and operations plan shall be prepared by the applicant, and approved by the Salt Lake City Police Department and Community and Neighborhoods Department, prior to conditional use approval, and filed with the recorder's office. A security and operations plan shall include:*
 - a. *A community relations and complaint response program that identifies specific strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the homeless resource center or homeless shelter on the site or adjacent public right of way. The community relations and complaint response program shall include at least the following elements:*
 - i. *Identify a representative of the homeless resource center or homeless shelter, including the representative's name, telephone number, and email, who will meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;*
 - ii. *A dedicated twenty four hour telephone line for the purpose of receiving complaints;*
 - iii. *Quarterly meetings with a community coordinating group, which shall be open to the public, to discuss and address concerns and issues that may be occurring as a result of the homeless resource center or homeless shelter operation. The meetings shall be advertised at least ten (10) days in advance by posting notice on the operator's website and a sign posted along the public street;*
 - iv. *Representatives from each of the following shall be included in the community coordinating group;*
 - (1) *the homeless resource center or homeless shelter,*
 - (2) *a business located within ¼ mile of the site,*
 - (3) *a resident who lives within ¼ mile of the site,*
 - (4) *a school, if any, located within ¼ mile of the site;*
 - (5) *chair of the community council, or designee, whose boundary encompasses the site;*

- (6) *an individual who has previously received or is currently receiving services (i.e., client) from a homeless resource center or homeless shelter; and*
- v. *A written annual report, provided on or before February 15th of each year, from the operator of the homeless resource center or homeless shelter, provided to the city planning director and to the city council member in whose district the homeless resource center or homeless shelter is located, which includes the following information:*
 - (1) *List of individuals who have participated in the community coordinating group meetings;*
 - (2) *A summary of each community coordinating group meeting;*
 - (3) *A summary of complaints received from the community by the operator of the homeless resource center or homeless shelter; and*
 - (4) *An explanation of how complaints have been addressed/resolved.*
- b. *A complaint response community relations program that includes strategies and methods designed to maintain the premises in a clean and orderly condition, minimize potential conflicts with the owners/operators and uses of neighboring property, and prohibit unlawful behavior by occupants of the homeless resource center or homeless shelter on the site or adjacent public right of way.*
- c. *A provision requiring a representative of the homeless resource center or homeless shelter to meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding operation of the center;*
- d. *A provision requiring continuous on-site security and emergency services, which includes professional security personnel, monitored security cameras, trained emergency responders, and emergency alert systems.*
- e. *A plan to maintain noise levels in compliance with Chapter 9.28 of this code;*
- f. *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;*
- g. *Designation of a location for smoking tobacco outdoors in conformance with state laws;*
- h. *A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas;*
- i. *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.*

The owner of property on which a homeless resource center or homeless shelter is located shall ensure that the operator complies with the requirements of this Subsection A.2.

Staff Analysis: The proposed HRC complies with qualifying provision #2, security and operations plan and related requirements listed above.

- 3. *The applicant shall demonstrate how the building and site is designed to prevent crime based on the following principles. However, the planning commission may require modification of the proposed building and site plans if it determines that the plans do not sufficiently address each of these principles:*
 - a. *Natural Surveillance:*
 - (1) *The building includes windows and doors in sufficient quantities and locations that allow people inside the building to see all exterior areas of the site;*
 - (2) *Lighting is sufficient to illuminate building site, entrances, and access points from public streets and sidewalks to the building;*
 - (i) *Exterior public and private areas shall be illuminated at a minimum rating of 1 foot-candle, and parking lots shall be illuminated at a minimum rating of 3 foot-candles.*
 - (ii) *Exterior lighting shall be shielded to control light pollution and prevent glare, and utilize light emitting diodes or metal-halide filaments.*

- (3) *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:*
 - (1) *Buildings include direct walkways from the public sidewalk to the primary building entrances;*
 - (2) *Walkways are provided to guide people from the parking areas to primary building entrances;*
 - (3) *Low growing landscape, low walls, curbing, or other means are used to guide pedestrians along walkways;*
 - (4) *All walkways are properly illuminated and all illumination on the site is shielded to direct light down and away from neighboring properties;*
 - (5) *Building entrances are clearly identified with universally accessible signs.*
 - c. *Territorial Reinforcement:*
 - (1) *Landscaped areas along the perimeter of the site, which are not visible from the building or public spaces, shall include mechanisms to restrict access outside daylight hours;*
 - (2) *Parking areas are secured outside of daylight hours;*
 - (3) *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 as a special exception if it determines a taller wall is necessary to mitigate a detrimental impact created by the homeless resource center or homeless shelter;*
 - (4) *A fence no taller than three feet (3') high, and does not create a visible barrier, shall be placed near the front property line to mark the transition from public space to private space;*
 - (5) *If the zoning district does not require a landscape buffer, the planning commission may nevertheless establish appropriate landscape buffering requirements as a condition of approval to mitigate reasonably anticipated detrimental effects of the proposed use.*
 - d. *Maintenance:*
 - (1) *The building and site are maintained free from graffiti, litter, garbage, and other items that constitute a nuisance;*
 - (2) *The building is maintained in good repair and all property damage is repaired in a timely manner;*
 - (3) *All fencing, walls, paving, walkways and other site features are maintained in good repair, and free from obstruction.*
 - e. *A homeless resource center or homeless shelter shall comply with all applicable building and zoning regulations.*

Staff Analysis: The proposed HRC complies with the qualifying provision #3, facility designed to deter crime through proper design and utilizing principles of CPTED – Crime Prevention through Environmental Design

ATTACHMENT G: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The property is located in the D-2 (Downtown Support) zoning district. Per Section 21A.33.050 – Table of Permitted and Conditional Uses for Downtown Districts of the Zoning Ordinance, a Homeless Resource Center is allowed as a conditional use. A proposed HRC is also subject to compliance with the Qualifying provisions for that use found in Section 21.36.,350. The proposal complies with these provisions which can be found in [Attachment F](#).

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance. It is allowed in the zone through the conditional use process and complies with all City requirements for such a facility.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed use is located in the Downtown Support district surrounded by a mix of commercial uses. The facility has been designed using Crime Prevention through Environmental Design (CPTED) principles in order to create a pleasing atmosphere for clients of the facility and to help deter unlawful activities through good design including the elimination of hidden areas. The required Security and Operation Plan for the facility addresses the operational concerns and external impacts of the facility on the surrounding neighborhood.

Finding: The nature of the immediate area is one of limited residential development and over time this area is anticipated to continue providing a Central Business District Support function. In conjunction with the facility design and Security Plan, staff finds that the use will be compatible with surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The proposed use is consistent with adopted city plans and policies as outlined in Plan Salt Lake, the Salt Lake City Housing Plan, and the Central Community Master Plan. Providing the facilities to transition people out of homelessness has been an important goal of the City.

Finding: The proposal does not present a conflict with the Master Plan and is specifically supported by other City plans, policies and documents.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

Finding: Complies - please refer to Detrimental Impacts Chart on the next page for details.

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	A Homeless Resource Center is allowed as a conditional use in the D-2 zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The Central Community Master Plan recognizes the uses in this area continuing in a supportive role to the Downtown Central Business District. The proposed use is in concert with the Master Plan and the anticipated changes to the area over time. The use is specifically supported in citywide plans such as Plan Salt Lake and the Salt Lake City Housing Plan.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	The surrounding uses are a mix of office and commercial uses of varying size, scale and intensity. These uses generally have a street facing orientation. The proposed use will also have a street-facing orientation and has been designed to fit in with the character of the area in terms of massing, scale and choice of materials which are similar to other uses in the surrounding area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The facility is designed as a 2-story structure, approximately 30-feet high. The materials and colors were also chosen to blend in with the surrounding neighborhoods much like an office building would, and not impart a stark institutional look and feel. The mass, scale and designs considers and respects the surrounding structures.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	There will be three access drives into the facility, two on the south side and one on the north. The one in the rear off of Stringfellow will serve primarily as the employee and delivery entrance and will access the rear parking area. The main pedestrian entrance to the front of the building will be from the south of the facility. The facility and number of cars is not expected to disrupt traffic on 700 S, which is classified as a Collector street which is intended to provide connection between Arterial and Local streets. A Collector provides direct access to abutting property and carry a mix of local traffic and commuter traffic headed for nearby destinations.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	Internal site circulation has been designed to make best use of the property for the HRC. Pedestrian traffic will be routed toward the front (south) part of the facility while vehicular traffic may enter in the rear or from the front. The Zoning Ordinance requires that all client cuing occur inside of the building, not outside of the building or along the public way. The proposed facility has been designed in this manner, which will mitigate impacts on adjacent property.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The facility is oriented with its entrance facing 700 S. A sidewalk to the facility will connect with the existing sidewalk on 700 S.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Automobile traffic to the proposed use is anticipated to be low volume and will not impact the service levels on 700 South or Stringfellow. The proposed facility is located in a commercial area and would have similar traffic characteristics as the surrounding commercial development. The City is assessing additional street improvements to lighting and sidewalks to serve the facility.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	Off-street parking will be provided on site in both the rear and west side of the building. There will be adequate parking to accommodate the anticipated needs at the HRC and the amount of parking meets code.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The site currently has both water and sewer service. Salt Lake City Public Utilities has been involved in the review process and has been working with the applicant to design the utility infrastructure to be adequate for the proposed facility.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposed landscaping buffers meet the requirements of the D-2 zoning district. The landscaping has also been designed to eliminate hiding spots or other areas of security concerns which is a requirement of the new HRC zoning regulations. The HRC zoning regulations include the requirement of a decorative masonry wall of 6-feet along the interior side and rear property lines of the facility. This wall will provide screening and buffering between the proposed use and other uses in order to mitigate conflicts.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	There is no indication that the proposed project will introduce any environmental damage to the surrounding area. Salt Lake City Public Utilities has reviewed the proposal and will require the applicant to install appropriate measures to deal with stormwater runoff. The smoking area will be away from property lines and adjacent to a courtyard for the facility.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The facility will house clients 24 hours a day, 7 days a week. The anticipated hours of operation for the office and deliveries will generally be between 9AM and 5PM. Client intake can occur anytime of the day, as staff will be present at all times. Registered residents cannot leave the facility during the designated quiet hours (10PM-7AM) except for a verified work reason. Given the nature of the surrounding uses, the hours will be compatible.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Any signs and lighting will be confined to that necessary to provide safety on the site including for adequate security while being minimized in order to not impact adjacent properties. Lighting is addressed in the Security and Operations Plan and in the CPTED design of the facility.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic resources or structures on this site or in the surrounding area.

Finding: In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chairs of the Central City Neighborhood Council (CCNC), Downtown Community Council and Ball Park Community Council on December 21, 2017.
(Note: Although the project lies within the boundaries of the CCNC, it is within 600-feet of the border of the two other community council areas so information was sent to all three community council chairs.)
- The applicant and staff attended a meeting of the CCNC on January 3, 2018 to answer questions about the proposal.
- An Open House for the proposed HRC took place on January 17, 2018 at the Liberty Senior Center, within close proximity to the subject property where the HRC is proposed.
- Staff held a Work Session with the Planning Commission on February 14, 2018 to discuss the proposal. Public comments were taken at the Work Session.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: March 15, 2018
- Public hearing notice sign posted on the property: March 15, 2018
- Public notice posted on City and State websites & Planning Division list serve: March 15, 2018

Public Input:

The letter attached on the following page was submitted to Planning staff from the Central City Neighborhood Council on February 1, 2018. The issue of the dining hall usage mentioned in the letter is discussed in the Key Considerations section of this report.

Public Survey Results:

The attached survey results and comments were extracted and summarized from an online survey that the Salt Lake City Civic Engagement Team had available to the public from 01/17/2018 to 02/05/2018 in relation to the proposed Homeless Resource Center to be located at 131 East 700 South.

Individual Public Comments Received by Staff:

Mark Bryant – via email

My comment is for the 700 south facility. Our parking area and building is directly adjacent to the existing DI building and my concern is for the safety of the clients and employees who enter, park and work at our building. A 6 foot wall is a minimum and an 8 foot wall would greatly ease the apprehension of our people and possibly the future pricing of the building when it comes time to sell. The effect of the shelter on building pricing is unknown although I can guarantee it will not increase property values in the area. Thank you for your help.

Staff's Response – The Planning Commission may consider a wall in excess of 6-feet if that additional height is necessary to mitigate a detrimental effect from the facility.

The following comments were provided to staff and the Planning Commission at the work session of February 14, 2018:

Specific Comment	Staff's Response
Wrong location, too close to hotels and other businesses.	The location has been chosen by the Mayor's Office and ratified by City Council based on a public process and criteria developed for successfully siting such a facility.
What happens with overflow in the winter when the shelter is full? Where do the people who cannot get in go?	Transportation to another facility will be arranged by Shelter the Homeless (STH) staff.
Will occupancy limits be ignored in cold weather?	No. the ordinance strictly limits the facility to 200 overnight beds.
Will security be improved from security at current shelter facility that seems lacking?	Yes.
The perimeter wall is not tall enough.	A taller wall may be required by the Planning Commission if they determine the additional wall height is needed to mitigate potential impacts.
Lighting is a concern and needs further investigation, particularly in dark places that are not highly visible.	Lighting requirements are part of the design and have been carefully considered throughout the design process. The site will have adequate lighting for safety and to eliminate dark hiding places on site.
Not fair to require neighbors to have to deal with an increased homeless presence in the area.	The location has been chosen and finalized based on a public process and criteria developed for successfully siting such a facility.
The nearby park is already occupied by homeless, this will make it worse.	This is an operational impact the both STH and the SLCPD will carefully monitor with the new facility.
Concerned with property values and impact on those.	State Law defines the standards for approval for conditional uses and directs cities to develop standards for conditional uses that serve to mitigate reasonably anticipated detrimental impacts. Salt Lake City has adopted a set of standards to be met for a Conditional Use permit. Impact to property values is not one of those criteria, although several of the standards aim to address the kinds of foreseeable concerns that could very well impact property values. Since the City has not specifically adopted property valuation as a Conditional Use standard, it cannot be considered in and of itself as a detrimental effect in relation to a conditional use application.
City has allowed too many homeless people to be in the neighborhood.	This is an operational impact the both STH and the SLCPD will carefully monitor with the new facility.
Nearby property owner, at 200 E 700 S, of 9 unit residential building thinks it's unfair they have to participate in good landlord program and city is allowing HRC in neighborhood. Facility will bring down the area and men will follow the women.	The location has been chosen and finalized based on a public process and criteria developed for successfully siting such a facility. Operational impacts will be monitored by both STH and the SLCPD to prevent spillover impacts.
HRC shouldn't be in residential area.	The area is not residential although there are some residential uses. The location has been chosen by the Mayor's Office and ratified by City Council based on a public process and criteria developed for successfully siting such a facility.
Loitering is a problem. How will the City deal with that issue?	Shelter the Homeless will not allow residents to congregate outside.
Spillover effect: homeless sleeping on park strips, lawn, in parking garage when they cannot get into the shelter.	This is an operational impact the both STH and the SLCPD will carefully monitor with the new facility.

Shopping carts are already being dumped on the property, what is the plan to deal with an increase in shopping carts being left throughout the neighborhood?	This is an operational impact the both STH and the SLCPD will carefully monitor with the new facility.
How can a business owner get appointed to the community group that is required by ordinance to coordinate with the HRC?	The business owner is encouraged to work with the City, Community Council and STH for opportunities to serve on the community group.
How will the security plan will meet ordinance requirements, specifically the neighborhood safety council?	The plan requires that and the conditional use cannot be finalized until the security plan is approved by both the SLCPD and CAN departments of the City.
Concern from property owner of office building to the east about parking garage roof being an attractive place for people to loiter as well as sidewalks on 700 S.	This is an operational impact the both STH and the SLCPD will carefully monitor with the new facility to prevent spillover impacts.
Will non-HRC residents be allowed to eat at the facility?	All services and meals are intended for residents of the HRC only.



Mr. Gellner,

Central City Neighborhood Council is very concerned about the long-term impact of the 700 South Homeless Resource Center on our surrounding neighborhood. The fear that the neighborhood could become a place of unlawful activities and homeless camping has been strongly expressed by many of our residents.

Our board strongly supports the conditions of use for the resource center that would mitigate these negative impacts. Primarily, it is crucial that the center maintain its 200 occupant cap throughout the life of its service. We also request assurances that the center will not provide meals to the general public, beyond those 200 clients utilizing their bed spaces. Allowing the resource center to evolve into a public dining hall would greatly increase the impact of the center on the surrounding community.

While we believe it's not currently the intent of the HRC to serve as a public dining hall, we must protect the neighborhood from any future use that could negatively impact it.

We beg you to communicate these recommendations to the Planning Commission and any other body responsible for amending and approving the Conditional Use for the 700 South Homeless Resource Center.

Thank you.

Regards,

Central City Neighborhood Council Executive Board

Michael Iverson – Chair

Theodore Cowan – First Vice-Chair

Clark Cahoon – Second Vice-Chair

Bekka Carlson – Secretary



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner, 801-535-6107,
david.gellner@slcgov.com

Date: February 8, 2018

Re: Results of an Online Survey Conducted by the Salt Lake City Civic Engagement Team in Regard to Conditional Use Application PLNPCM2017-01063 for a Homeless Resource Center at 131 East 700 S

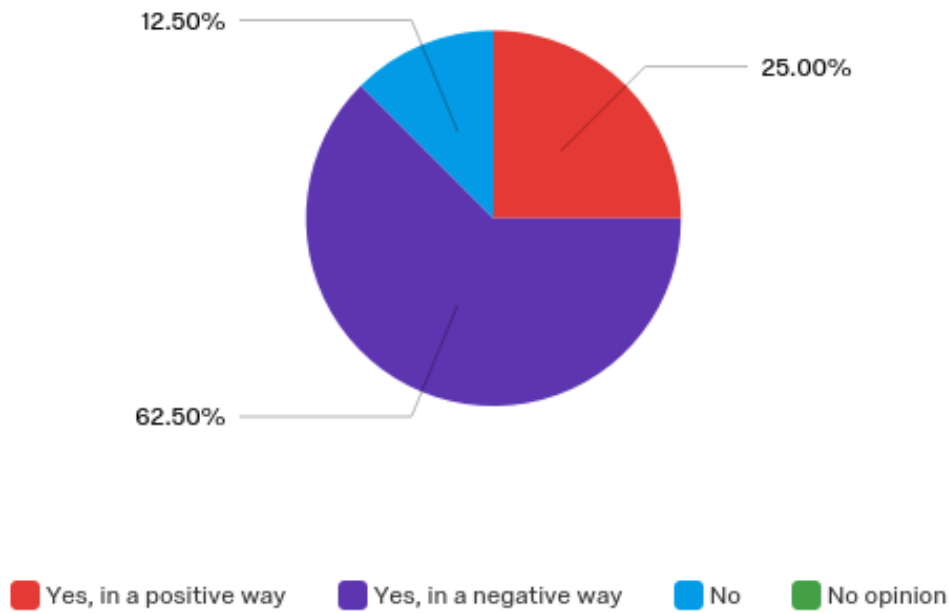
The following information and comments were extracted and summarized from an online survey that the Salt Lake City Civic Engagement Team had available to the public from 01/17/2018 to 02/05/2018 in relation to the proposed Homeless Resource Center to be located at 131 East 700 South.

131 E 700 South Homeless Resource Center

9 Responses

Results of an online public survey conducted from 01/17/2018 to 02/05/2018 in relation to the proposed Homeless Resource Center to be located at 131 East 700 South.

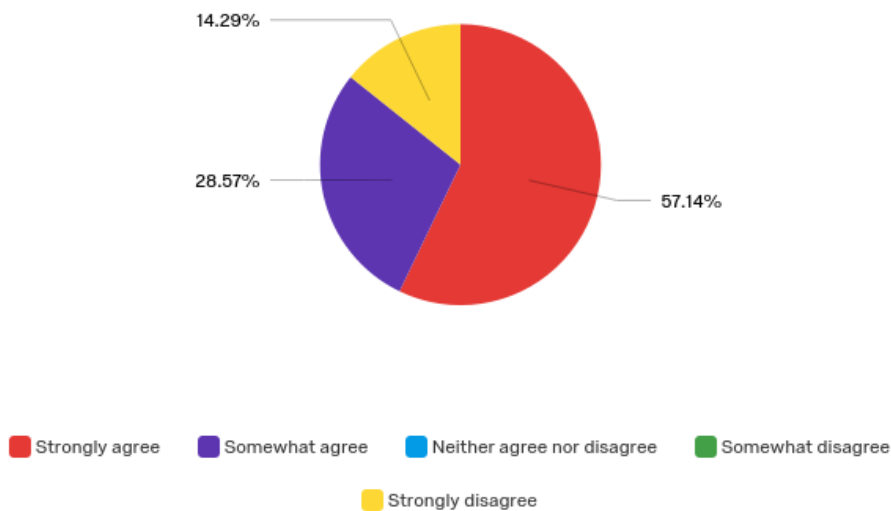
Does the proposed homeless resource center at 131 E 700 S impact the surrounding area?



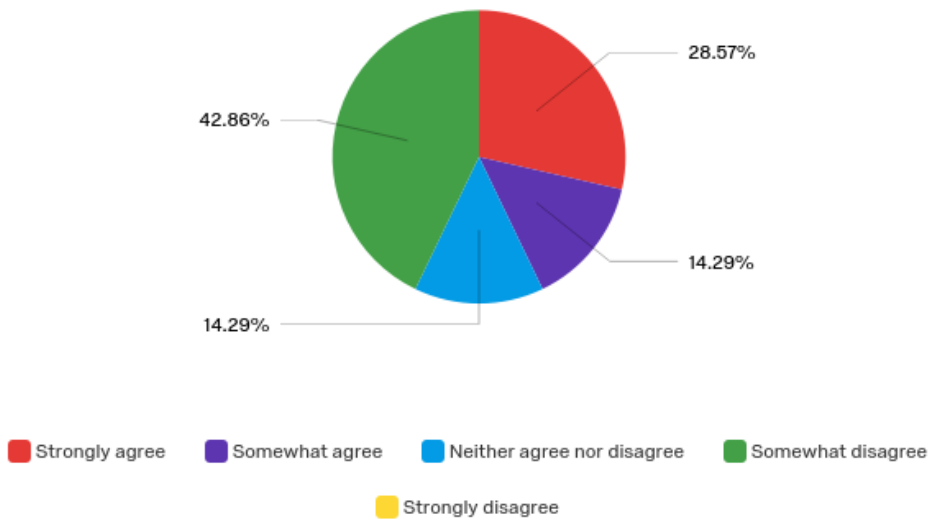
What can be changed to the proposal to lessen the negative impact?

- Have businesses 24/7, maybe 7 Eleven where homeless women can work.
- Enforce no camping rules, increased bike patrols in the surrounding neighborhood, better lighting at Taufer Park.
- Keeping the area clean and crime free. Ensuring the facility is actually helping its residents. Not allowing the maximum capacity to be overfilled.

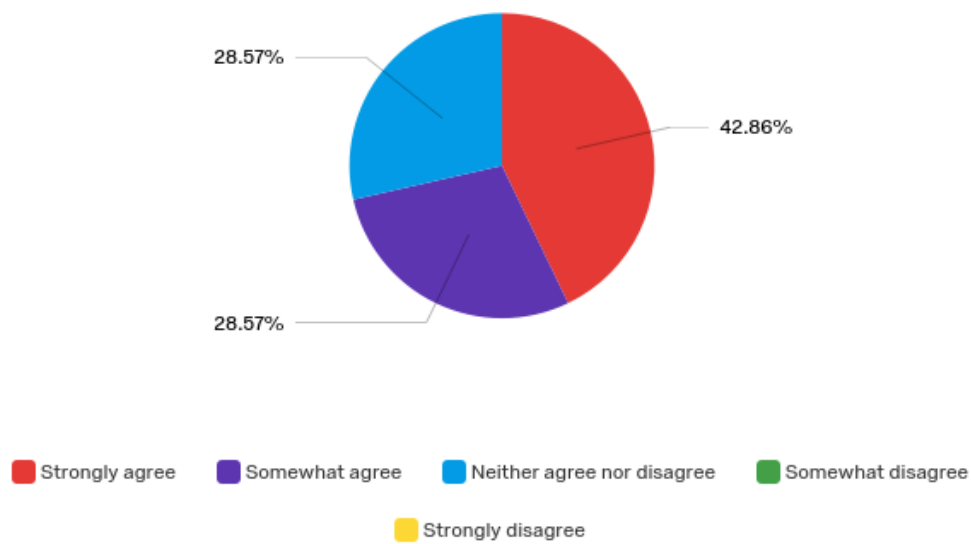
The proposed homeless resource center design fits with the surrounding area.



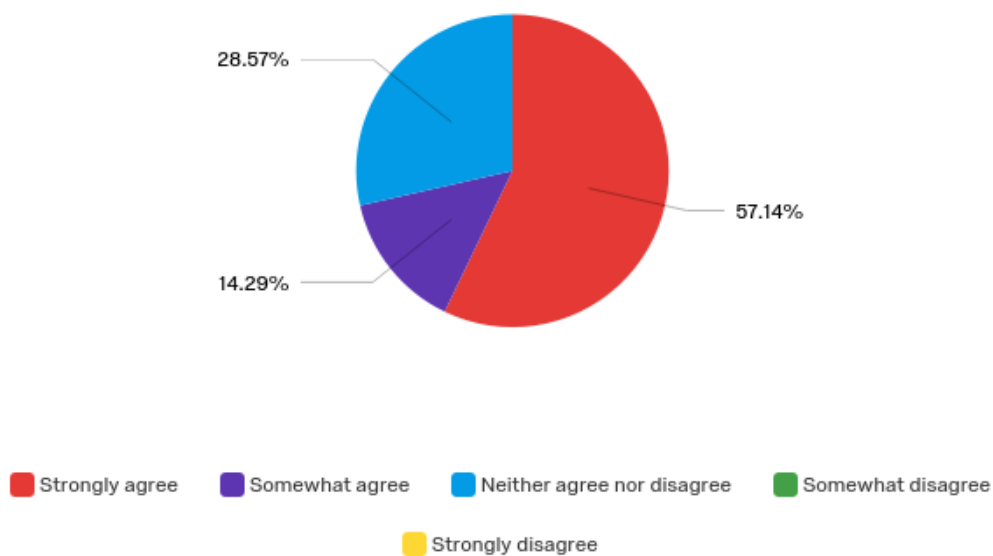
The proposed homeless resource center will not impact neighborhood pedestrian and bicycle traffic.



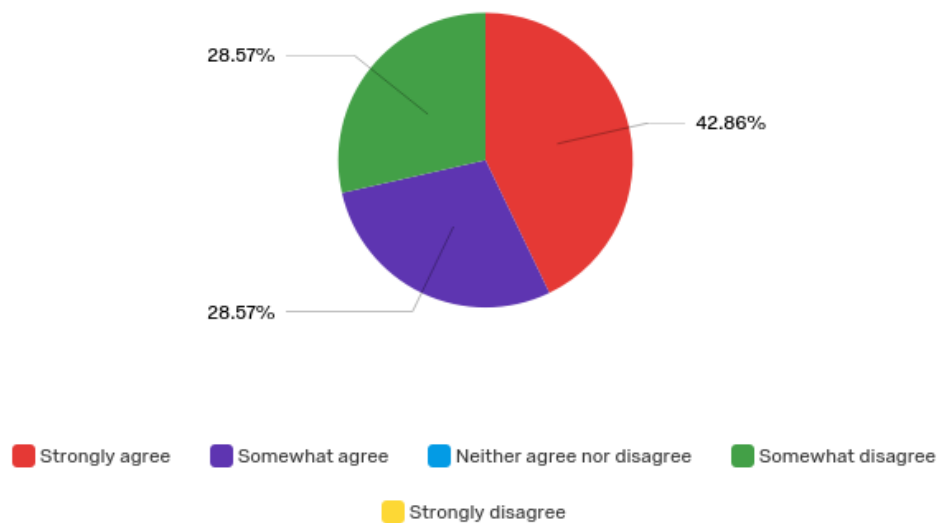
Driveway access to the proposed homeless resource center does not negatively impact neighboring properties.



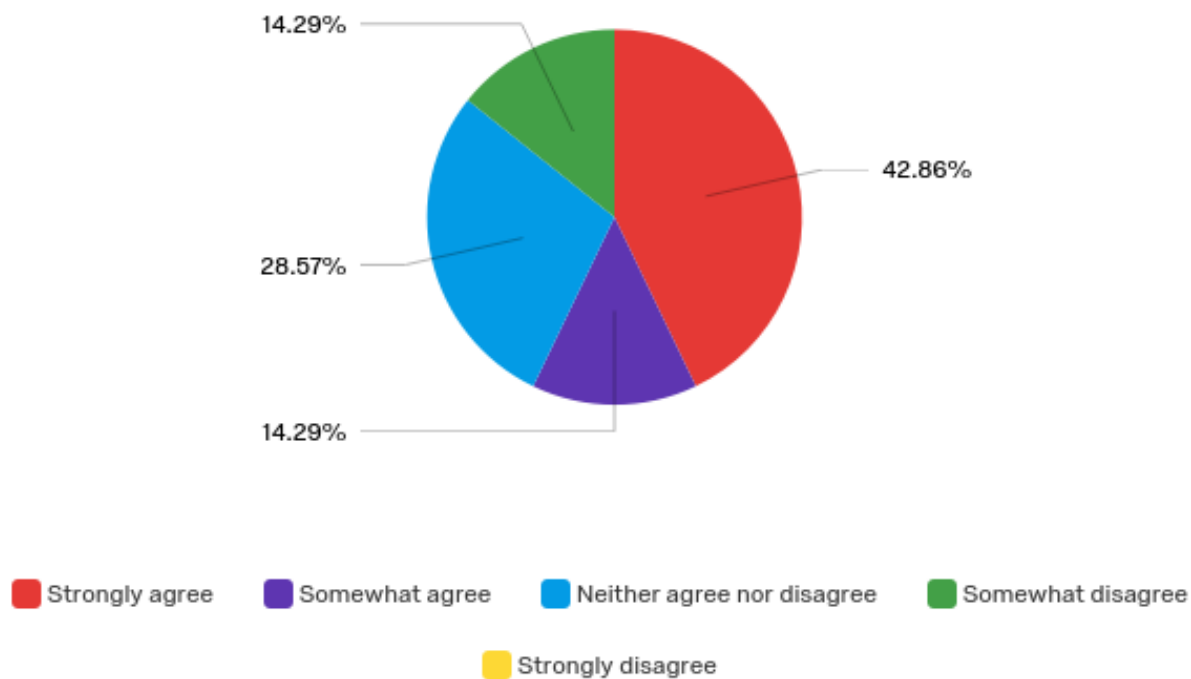
The proposed homeless resource center is visually screened to reduce impacts to neighboring properties.



The proposed homeless resource center does not significantly impact the quality of surrounding air and water, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.



In your opinion, does the proposed application for the proposed 131 E 700 South homeless resource center meet the new homeless resource center zoning regulations?



General comments about the proposal for the proposed 131 E 700 South homeless resource center.

- I cannot answer the question regarding the applicability of the zoning regulations and the site map/screening question before answering this survey. I think it is probably an appropriate use of the site. I am concerned that these folks will just drift to their buddies who hang out at the City Library, thus adding to the defilement of this stunning beauty.
- I think Salt Lake City is trying its best to do what's possible. But side effect might be more homeless comes to SLC from other cities. Will the woman at center be trained to get back in society and need to volunteer and work in shelter or maybe at Deseret Industries in return they get shelter? How are you helping them to reintegrate?
- No public dining hall. No expansion in beds.
- I think the new shelter looks gorgeous. I just worry about added crime and the effect it might have on Liberty Park. Pioneer Park is avoided by many Salt Lake citizens because it is so dangerous and dirty. I don't want the same thing to happen to Salt Lake's crown jewel Liberty Park.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

Zoning and Building

- D-2 - Zone – Demolition of existing structure and construction of a women's homeless resource center. A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.
- Future permitting will require a Certified Address is to be obtained from the Engineering Dept.
- The new use shall follow the requirements of 21A.30 for general and specific regulations of the D-2 zoning district.
- The new use shall follow the requirements of 21A.36.350 - the qualifying provisions for Homeless Resource Centers in the D-2 zone, specifically addressing the zoning requirements for landscaping, security, fencing/wall requirements and buffering.
- Future permitting shall follow the requirements of 21A.44.030 - parking requirements, noting that 1 parking space is required for every 10 beds. Future permitting shall address parking and maneuvering, parking calculations, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, off-street loading required/provided and any method of reducing or increasing the parking requirement as well as clear pedestrian pathways from the parking lot to the entry of the building and the public sidewalk.
- Future permitting shall address 21A.48 for landscaping and buffering.
- Future comments may be associated with a building permit at the time of proposed construction.

Fire

The project shall be provided with automatic fire sprinkler and automatic fire detection systems. Fire hydrants shall be within 400 feet of all parts of the building and one of the fire hydrants shall be located on the same side of the block and within 100 feet of a fire department connection. The fire department access road shall be designed to withstand 80,000 lbs. load from a fire truck. The turning radius of 20 ft. inside and 45 ft. outside shall be provided.

Public Utilities

- No objection to proposed Conditional Use.
- There is an existing 4" water line on the north side of 700 South and a 6" water main on the south side of 700 South.
- There is an existing 8" sewer main on each side of 700 South.
- There is also an 8" sewer main in the old Edison Street right of way. The neighboring buildings at 660 S 200 East have sewer connections to this line.
- There is a 12" storm drain next to this sewer line. This provides drainage to the driveway as well as the county property to the north.
- An easement will be required over these two mains.
- There is a 4" fire line and a 1" culinary meter to the property. These may be reused. If they are not used they must be capped at the main.
- There is at least four sewer laterals to the property. The condition of these needs to be evaluated if they are to be reused. All unused laterals must be capped at the main.
- The water main in 700 south will need to be replaced from state street to the east property line. This will need to be placed in the street 10 feet from the existing sewer main.
- The fire flow demands must be provided to determine if the new main can provide adequate flow and pressures as well as review of the existing fire hydrants.
- A Technical drainage study will be required including detention of the 100 year 3 hour storm. Green infrastructure must be considered for water quality storage and treatment.
- The street lighting will need to be updated on 700 South to match SLC standards.
- A SWPPP will be required prior to any demolition or construction.
- Plans must be submitted to public utilities for review.

- All improvements must meet SLCPU policies and standards.
- All meter, connection, survey, permit and inspection fees will apply.

Police Review

No specific comments were submitted by the SLCPD in relation to the proposal. However, the SLCPD reviewed and approved the required Security and Operations Plan which can be found in [Attachment D](#).

Transportation

No objections from Transportation. Parking

Engineering Review

No objections to the proposed use by Engineering.

Sustainability

No comments were submitted by Sustainability.