



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
Wayne Mills, Planning Manager, 801-535-7282
wayne.mills@slcgov.com

Date: April 11, 2018

Re: Proposed Homeless Resource Center (HRC) at 242 W Paramount Ave. and 275 W High Avenue (PLNPCM2017-01064)

This memorandum provides additional information regarding the proposed Homeless Resource Center at 242 W. Paramount Avenue and 275 W High Avenue, identified as Conditional Use Application PLNPCM2017-01064. The referenced application was discussed by the Planning Commission at a Public Hearing held on March 28, 2018 and public comment was taken. Based on the public input and discussion of the Planning Commission, a final decision on the application was tabled until the April 11, 2018 PC meeting in order for staff to address some issues with the application as identified in this memo. The Planning Commission is tasked with making a final decision on this conditional use application.

BACKGROUND/DISCUSSION:

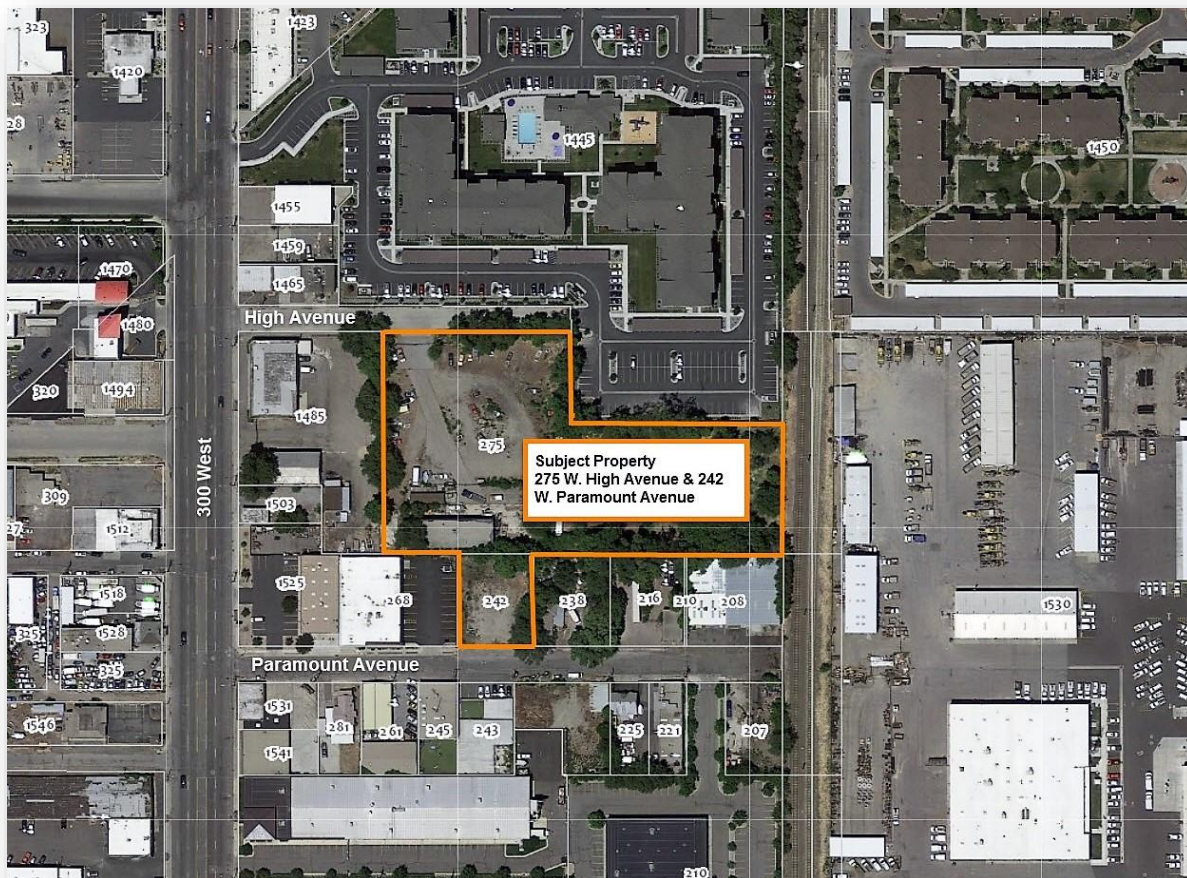
The Planning Commission heard the proposal in a public hearing held on March 28, 2018. The full staff report and associated items from the March 28th meeting can be found at www.slcgov.com/planning/pc. At the March 28th meeting, the Planning Commission tabled their decision until the April 11, 2018 meeting so that staff, the applicant and the Salt Lake City Police Department (SLCPD) could address the following items pertaining to questions of the entrance orientation on this double-frontage lot and if the proposed Paramount Avenue entrance was the most appropriate for the facility. Staff and the SLCPD were asked to provide input on the following:

1. The Commission asked the Police Department to conduct a review of the site and determine the impacts from a safety perspective on orienting the client entrance along High Ave. vs. Paramount Ave.

RECOMMENDATION: Based on the information in this memo and the staff report dated March 28, 2018, planning staff recommends that the Planning Commission approve the proposed conditional use application subject to complying with all applicable regulations and the following conditions of approval:

1. A lot consolidation is required to make the two parcels into one.

SITE LOCATION



SALT LAKE CITY POLICE DEPARTMENT REVIEW

The Planning Commission asked the Police Department to conduct a review of the site and determine the impacts from a safety perspective on orienting the client entrance along High Avenue versus the currently proposed configuration that puts the client entrance on Paramount Avenue. The SLCPD reviewed the proposal and has offered the following additional information in regard to the entrance orientation:

The resource center plan has been reviewed by CPTED officers and appears to be in compliance with the concepts. For this site there are pro's and con's to having the entrance off of Paramount Ave or High Ave. As the site currently sits, we as the Community Intelligence Squad have sat down with the architects on several different occasions and have tried to incorporate the CPTED ideas and principles into these new sites. I believe that the Architects have been more than willing to listen to us and have incorporate our ideas into this project to try and make this a safe facility. I don't think on our end we could try and predict what may or may not happen in the future for crime in this area. The CPTED principles won't stop all the crime but will

help in deterring the crime from happening. Beside personal opinions, I can't think of any exigent circumstances for the facility to be redesigned so the entrance is changed from Paramount Ave to High Ave. – *Officer David King*

APPLICANT INFORMATION

The applicant will provide a presentation to the Planning Commission during their April 11 meeting regarding the design of the facility.

STAFF ANALYSIS – SITE ORIENTATION

Staff has reviewed the proposed orientation of the development and finds that orienting the pedestrian entrance along Paramount Avenue is consistent with the City's urban design goals and Crime Prevention Through Environmental Design principles. The proposed orientation also helps to integrate the proposed facility into the neighborhood as opposed to isolating the facility. Staff made this determination based on the function of the property, not on the type of people that will occupy the site. It is the opinion of staff that deciding on the orientation of the site based on the type of people the site is serving is not equitable and is not consistent with City's vision and goals. The following supports Staff's findings:

Site Context

The property is considered a double-frontage lot with direct vehicular and pedestrian access to High Avenue and Paramount Avenue. The following provides an overview of the characteristics of High Avenue and Paramount Avenue:

High Avenue

- Located to the north of the subject property
- Approximate width is 34 feet
- There are no sidewalks or any other pedestrian/bicycle facilities.
- Right-of-way extends from curb line to curb line, which is not a typical street characteristic.
- Property frontage characteristics: There are four properties with frontage along High Avenue.
 - Two parcels located along the north side. One is a corner lot with High Avenue as the service entrance for a commercial building. The other is the back/side of the Enclave apartments with a six-foot tall (approx.) block wall along the entire frontage.
 - Two parcels located along the south side. One is a corner lot with no doors or entrances along High Avenue. The other is the subject property.
- *Summary of characteristics:* High Avenue functions as more of an alley or service road than an active street. There are no pedestrian improvements along the street and no active land uses.



Paramount Avenue

- Located to the south of the subject property
- Approximate width is 47 feet
- The city-owned right-of-way includes curb, gutter, a narrow park strip on the north side of the street, and sidewalks along both sides of the street.
- Property frontage characteristics: There are 16 properties with frontage along Paramount Avenue.
 - Six parcels located along the north side containing a machine shop, auto repair, consultant services, vacant/unoccupied land, and the subject property.
 - Ten parcels located along the south side containing auto repair, manufacturing/warehouse, dog day care, vacant land, and driveway access to a State office building.
- *Summary of characteristics:* Paramount Avenue is a street with active uses and existing pedestrian improvements.



Pedestrian Oriented Design Goals and Principles

The City has placed a priority on pedestrian orientation and safety. Many design principles emphasize that pedestrian access to property should be along active streets with vehicular access from service roads or alleys. Plan Salt Lake highlights this in the *Transportation & Mobility* chapter with the following:

Guiding Principle/ A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

Initiative: Make walking and cycling viable, safe and convenient transportation options in all areas of the City.

In addition to City goals, the concept of Crime Prevention through Environmental Design (CPTED) should be considered for any development project. This concept emphasizes the notion that human activity and “eyes on the street” help to deter criminal activity. Natural surveillance, or the ability to be seen, is one of the main principles of CPTED and it encourages pedestrian activity along streets with the potential for human interaction.

When reviewing the orientation of the proposed development with regard to placing the primary pedestrian entrance along High Avenue or Paramount Avenue, Paramount is more consistent with City goals and CPTED principles. The street contains more businesses (eyes on the street) and has the necessary pedestrian improvements in place.

Equity in Decision Making

Staff reviewed the proposed development according to City goals for creating an equitable community. Plan Salt Lake provides the following regarding Equity:

Guiding Principle/ Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.

Initiatives:

- Recognize and advocate for the rights of all residents and visitors.
- Be among the most inclusive, welcoming, and dynamic cities.
- Collaborate with community partners and the private sector to combat discrimination and ensure safe and equal access.

The property should be analyzed according to the context of its surroundings regardless of the type of person the proposed development will serve. There are specific zoning provisions related to the use due to potential impacts; however, there are similar types of special provisions for alcohol related establishments. None of the special provisions for these uses state that the clients are prohibited from accessing the property on certain streets. The purpose of the proposed facility is to better integrate homeless services into the community. Requiring clients to access the site by way of a “back road” is not equitable and does not meet the City’s design goals.

ATTACHMENTS:

- A. Email from Salt Lake City Police Department

Mills, Wayne

From: Mills, Wayne
Sent: Friday, April 6, 2018 10:32 AM
To: Mills, Wayne
Subject: FW: Resource Center Security

From: Scharman, Josh
Sent: Tuesday, April 3, 2018 11:17 AM
To: Gellner, David <David.Gellner@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>; Litvack, David <david.litvack@slcgov.com>
Subject: FW: Resource Center Security

The resource center plan has been reviewed by CPTED officers and appears to be in compliance with the concepts.



Joshua Scharman

Deputy Chief of Police

Salt Lake City Police Department

801.799.3652 | josh.scharman@slcgov.com



From: King, David
Sent: Monday, April 2, 2018 2:46 PM
To: Teerlink, Scott <scott.teerlink@slcgov.com>; Wolf, Samuel <Samuel.Wolf@slcgov.com>; Hatch, Mike <Mike.Hatch@slcgov.com>; Scharman, Josh <Josh.Scharman@slcgov.com>
Subject: Resource Center Security

For this site there are pro's and con's to having the entrance off of Paramount Ave or High Ave. As the site currently sits, we as the Community Intelligence Squad have sat down with the architects on several different occasions and have tried to incorporate the CPTED ideas and principles into these new sites. I believe that the Architects have been more than willing to listen to us and have incorporate our ideas into this project to try and make this a safe facility. I don't think on our end we could try and predict what may or may not happen in the future for crime in this area. The CPTED principles won't stop all the crime but will help in deterring the crime from happening. Beside personal opinions, I can't think of any exigent circumstances for the facility to be redesigned so the entrance is changed from Paramount Ave to High Ave.