



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 14, 2018

Re: Planning Commission Work Session for the Proposed Homeless Resource Center (HRC) to be Located at 275 W High Avenue and 242 W Paramount Ave.
Conditional Use Application PLNPCM2017-01064

ACTION REQUIRED: Work Session to discuss the proposed Homeless Resource Center to be Located on 2 contiguous parcels at 275 W High Avenue and 242 W. Paramount (herein referred to as High/Paramount HRC for simplicity) and identify any issues or concerns with the proposal before the Planning Commission holds a Public Hearing for the proposal at a future meeting.

RECOMMENDATION: None – Discussion Only

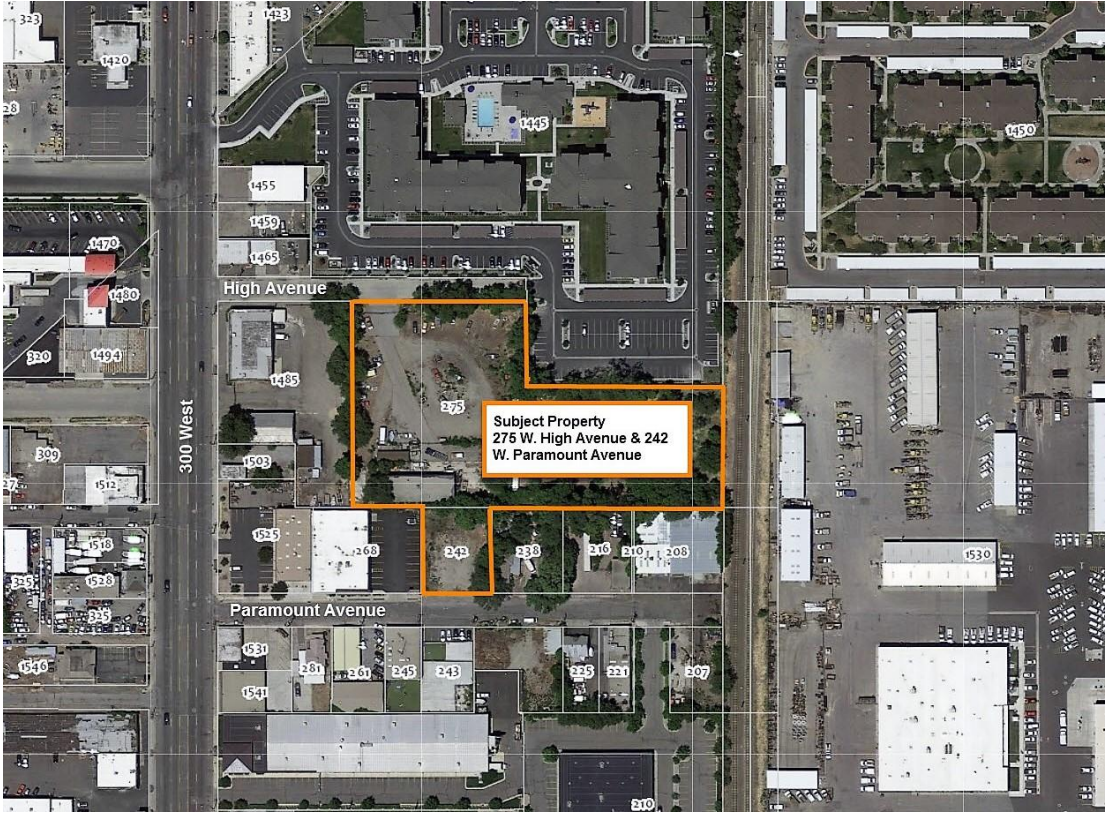
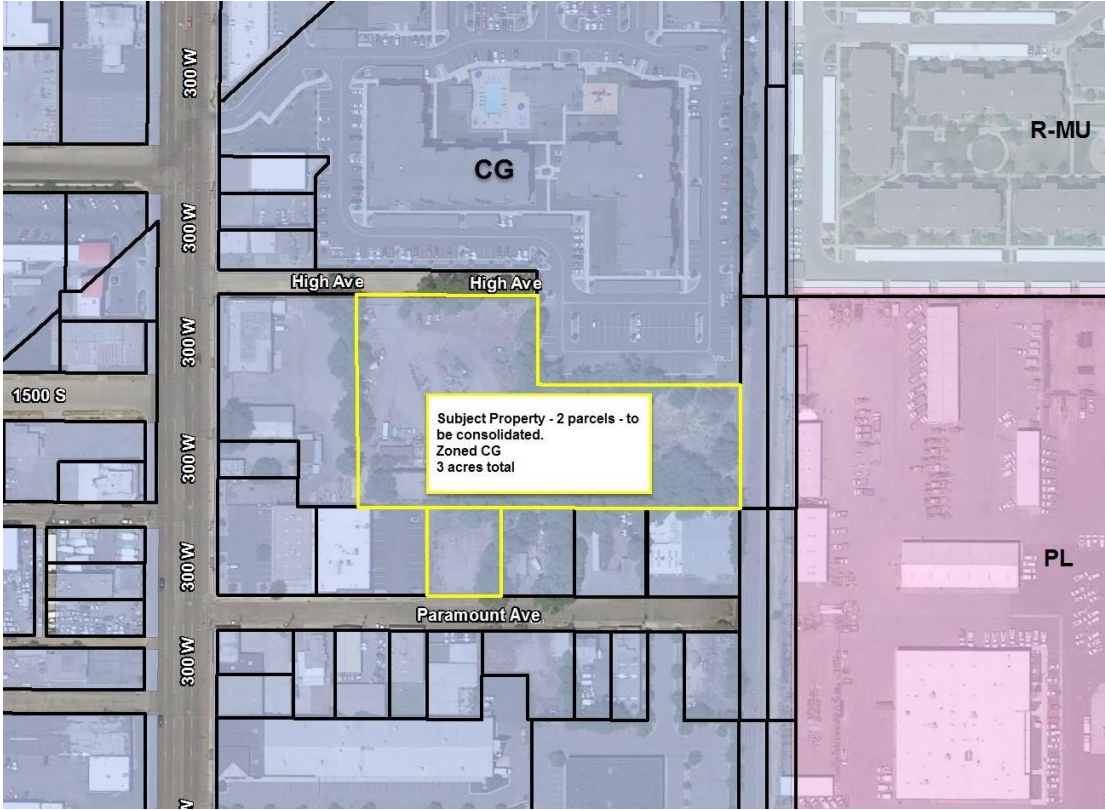
BACKGROUND/DISCUSSION:

Planning Staff has scheduled this work session with the Planning Commission in order to review the proposed HRC to be located at 275 W High Avenue and 242 W Paramount Avenue in the CG – General Commercial zoning district. The purpose of the discussion is to identify any issues or concerns with the proposal as they relate to the applicable standards and based on comments received thus far through the public engagement process. This memo briefly outlines the development proposal, the associated standards of review, and key considerations with the proposal that Planning Staff has identified and that have been identified through the public engagement process.

Development Description

Shelter the Homeless is requesting Conditional Use approval for a new homeless resource center to be located at 275 W High Avenue and 242 W Paramount Avenue on two parcels (to be consolidated) totaling approximately 3 acres in the CG – General Commercial zoning district. The proposed center will be approximately 63,371 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 proposed resource center will serve both men and women with 100 beds dedicated to each population. Proposed development plans and a narrative from the applicant describing the project can be found in [Attachment C](#).

Site Location and Existing Conditions



Planning Processes Required

Per the zoning regulations related to Homeless Resource Centers adopted by City Council in November 2017 and published on December 15, 2017, 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 CG – General Commercial 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 ([Attachment A](#)), 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 be found in [Attachment B](#).

State Law adopted in 2017 also includes 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 CG zoning district in which it is allowed as a Conditional Use subject to the Conditional Use Standards in 21A.54 (see [Attachment A](#)), Qualifying Provisions for Homeless Resource Center and the definition of said use found in 21A.36.350 and 21A.62.040 respectively (see [Attachment B](#)). Since State law prohibits the City from denying the application, the purpose of the conditional use process is to identify the anticipated impacts of the use and consider how those impacts may be addressed.

Community and Planning Staff Input

The Planning Division has been reviewing the proposal for compliance with the applicable standards in the CG zoning district, Conditional Use chapter and Qualifying Provisions for HRCs.

Information about this application was sent to the Chair of the Ball Park Community Council (BPCC) for their review and comments. City Staff, the applicant and the project architects attended a BPCC meeting on January 4, 2018 to answer questions from the public about the proposal. In addition, an Open House for the proposed HRC took place on January 25, 2018 at the Taylor Springs Apartments, within close proximity to the subject property where the HRC will be located and where the BPCC traditionally holds their meetings.

A summary of the issues and questions raised during the public engagement process as well as through the initial staff analysis of the proposal is provided below in the Key Considerations section of this report.

Key Considerations

The key considerations identified by Staff relate to how the proposal meets the definition of a Homeless Resource Center and how the proposal meets the regulations for an HRC (Qualifying Provisions) as well as the Conditional Use Standards in the Salt Lake City Zoning Ordinance. The following have been identified in relation to the proposed development.

Issue 1: Facility Design and HRC Specific Provisions

The proposed HRC was designed with consideration of CPTED (Crime Prevention through Environment Design) principles in mind. This includes an emphasis on a) Natural Surveillance – eyes on the street and site, lighting, landscaping that does not create hidden spaces; b) Natural Access Control – walkways around the site and to entrances, landscaping to direct people onto walkways. Illumination of walkways and entrances; c) Territorial Reinforcement – secure parking areas, a 6-foot wall around the interior side and rear lot lines. A fence in front to mark the transition into the facility; and, d) Maintenance requirements. The full text of these provisions can be found in [Attachment B](#).

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](#).

The HRC specific provisions include the requirement of a front fence in order to clearly mark the transition from public to private space at the front property line to define “the HRC’s territory”. The Ordinance specifies that “*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.*” The submitted plans show a 3-foot tall (maximum) planter in the front instead of a fence that is intended to mark the transition from public to private space but no details have been provided on the exact design of the proposed planter. The planter, depending on the design, may achieve this requirement as the Zoning Ordinance defines a fence as follows:

FENCE: A structure erected to provide privacy or security which defines a private space and may enhance the design of individual sites. A wall or similar barrier shall be deemed a fence.

Compliance of the proposed design with the Ordinance standards will be required before the Conditional Use can be approved.

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 these elements have not been sufficiently addressed, or that there are detrimental impacts that could be better addressed through a modification of the design. This issue is also discussed below in Issue 3: Neighborhood Impact in relation to the required decorative masonry wall for the facility and public comments received in relation to the height of the proposed wall.

Issue 2: 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 C](#)): 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 applicant is in the process of formulating a Security and Operations Plan (SOP) to submit to Planning, as well as the SLCPD and CAN for consideration and approval. As of the date of this report, staff has not yet received that plan for analysis. The Security and Operations Plan must be provided for review by staff before the proposal can be scheduled for a Public Hearing with the Planning Commission. The submitted plan will be included for review and consideration by the Planning Commission when this item is scheduled for a Public Hearing. However, if the plan has not been approved by the SLCPD and CAN before the Public Hearing, the Planning Commission will need to condition their approval on the Security and Operations being approved before the Conditional Use approval can be finalized.

Issue 3: 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.

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 one suggestion, 10 feet was another) 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 neighborhood impact is also addressed below in Issue 5 in relation to the street orientation of the building entrance.

Issue 4: Lot Consolidation

The proposed High/Paramount HRC includes two (2) property parcels that were acquired on March 30, 2017 for this facility. The addresses of the parcels are 275 W. High Avenue and 242 W. Paramount Avenue respectively. The properties must be combined into one parcel through a lot consolidation.

The lot consolidation is an Administrative approval that does not require review by the Planning Commission. However, the lot consolidation must be finalized before a building permit can be issued.

Issue 5: Entrance Orientation toward Paramount Avenue vs. High Avenue

The High/Paramount HRC is oriented with the main entrance coming off of Paramount Avenue, which is at the south end of the facility. Concerns have been raised by some of the neighboring property owners about this orientation with questions about why the building was not designed with the entrance off of High Avenue, and if the proposed design could be “flipped” in order to alleviate those concerns.

The designer, AJC Architects have provided the following information in relation to the building design and entrance orientation and courtyard off of Paramount Avenue:

- *Sustainable design strategies start with proper building orientation for energy efficiency. The sun path is most difficult to control on east and west facing building facades, due to the sun being low in the sky at sunrise (east) and low in the sky at sunset (west). Standard architectural practice is to have the “short” sides of a building on the east and west sides, with longer sides of the building on the north and south. North side—the sun is easy to control as the sun path is not in the north sky—and we get a lot of quality natural daylight. South side—the sun is higher in the sky and easy to control with shading devices. This orientation will actually reduce the size and requirements of our heating and cooling systems, saving both first costs and ongoing energy costs.*
- *In freeze-thaw climates such as ours in Utah, best architectural practice is to locate the main entrance of a building, along with any outdoor gathering spaces, on the south facing side. This is especially critical in winter months to allow the southern sun orientation to help with eliminating ice and snow build-up at the main entrances. It also allows a “warmer” climate for outdoor courtyards on the south facing side. This orientation also contributes to our High Performance Building Design requirements.*

From a Planning perspective, crime prevention and safety is an important consideration in regard to the HRC zoning regulations and Conditional Use criteria. Paramount is a more developed street than High Avenue with active businesses and traffic that would provide “eyes on the street”, which is recognized as an important deterrent to crime and undesirable activities. High Avenue is much less developed with the parking areas for an adjacent apartment complex located along its length. This would not lend itself as well to providing “eyes on the street”. In addition, the configuration and shape of the property with the smaller piece that juts south toward Paramount Avenue lends itself better as a site entrance from a design perspective and being able to secure and monitor the site.

Issue 6: On-Site Parking Exceedance

Per Chapter 21A.44.030 – Number of Off-Street Parking Spaces addresses the parking requirements for a Homeless Resource Center. 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 CG zoning district would be calculated using the following formula found in 21A.44.030.H – Maximum Off Street Parking Allowance:

For zones not listed in the "Table Of District Specific Maximum Parking Allowance", of this section the number of parking spaces allowed shall be twenty five percent (25%) greater than the minimum found in table 21A.44.030 of this section. Formula: $0.25 \times \text{Minimum} + \text{Minimum} = \text{Maximum}$.

For the proposed HRC, the maximum number of parking spaces allowed would be 25. The submitted plans show 61 parking spaces. The minimum number of spaces could potentially be doubled to 40 spaces through TDM – Transportation Demand Strategies but even under that scenario, the proposed parking would exceed that allowed on the site. Some of the area dedicated to surface parking could be converted to landscaped areas in order to allow additional outdoor open space or common areas for persons staying at the HRC and in order to create a more pleasing environment.

ATTACHMENTS:

- A. [Attachment A: Conditional Use Standards – Chapter 21A.54](#)
- B. [Attachment B: Zoning Regulations for Homeless Resource Centers \(HRCs\)](#)
- C. [Attachment C: Narrative, Building Plans and Renderings](#)

Attachment A: Conditional Use Standards – Chapter 21A.54

21A.54.010: PURPOSE STATEMENT:

A. A conditional use is a land use which, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts. Conditional uses are allowed unless appropriate conditions cannot be applied which, in the judgment of the planning commission, or administrative hearing officer, would mitigate adverse impacts that may arise by introducing a conditional use on the particular site.

B. Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, taking into account the applicant's proposals to mitigate adverse impacts through site planning, development techniques, and public improvements. (Ord. 14-12, 2012)

21A.54.080: STANDARDS FOR CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. 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;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
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;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use 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;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

D. Denial of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

E. Notice Of Decision: The planning commission, or in the case of administrative conditional uses, the planning director or designee, shall provide written notice of the decision, including all conditions imposed, to the applicant and local community council within ten (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)

Attachment B: Zoning Regulations for Homeless Resource Centers (HRCs)

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.

Conditional Use Standards for Homeless Resource Centers

In addition to the Conditional Use Standards found in Chapter 21A.54.080 of the Salt Lake City Zoning Ordinance, the following Zoning Ordinance regulations will also be considered by the Planning Commission in relation to a proposed Homeless Resource Center or Homeless Shelter:

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.*
 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.

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.*

Attachment C: Narrative, Building Plans and Renderings





1/29/2018 3:12:36 PM BIM 360://HRC HIGH AVE/1716 - HRC HIGH AVE/1716 - v17.m
 ALL DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REFERRED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND WERE CREATED, DEVELOPED, AND DEVELOPED FOR THE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE 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 PC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION UNDER 18 U.S.C. SEC. 1836 AND/OR OBSCURE LAWS.

KEYED NOTES:

- 1 ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS.
- 2 CONCRETE SIDEWALK
- 3 LANDSCAPE PLANTING AREA. SEE LANDSCAPE DRAWINGS.
- 4 BIKE RACKS, SEE ASS00
- 5 INSULATED SECTIONAL DOOR.
- 6 CONCRETE SLAB, SEE STRUCTURAL DRAWINGS FOR THICKNESS & REINFORCING.
- 7 ENCLOSED TRACK INDUSTRIAL ALUMINUM CANTILEVER GATE
- 8 TRASH ENCLOSURE FENCE, W/ OPERABLE GATES.
- 9 CONCRETE FILLED STEEL BOLLARDS, GALVANIZED.
- 10 TRASH DUMPSTER, N.J.C.
- 11 RECYCLING CENTER, N.J.C.
- 12 ADA PARKING SIGNAGE, SEE DETAILS
- 13 PERMITTER SECURITY FENCE

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 AE620 FOR FINISH LEGEND.
- SEE SHEET AE620 FOR ACCESSORY LEGEND.
- SEE SHEETS G1003 & G1004 FOR ADA REQUIREMENTS.
- SEE SHEET AE620 FOR SIGN SCHEDULE.

ZONING

ZONING DISTRICT	CG - GENERAL COMMERCIAL DISTRICT
CONDITIONAL USE	YES
BUILDING AREA	62,660 SF

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

PROJECT DESCRIPTION
HRC - HIGH AVE - PARAMOUNT

HOMELESS RESOURCE CENTER
 275 W HIGH AVE
 SALT LAKE CITY, UT

AHJ STAMP

SHEET NAME:

ARCHITECTURAL SITE PLAN

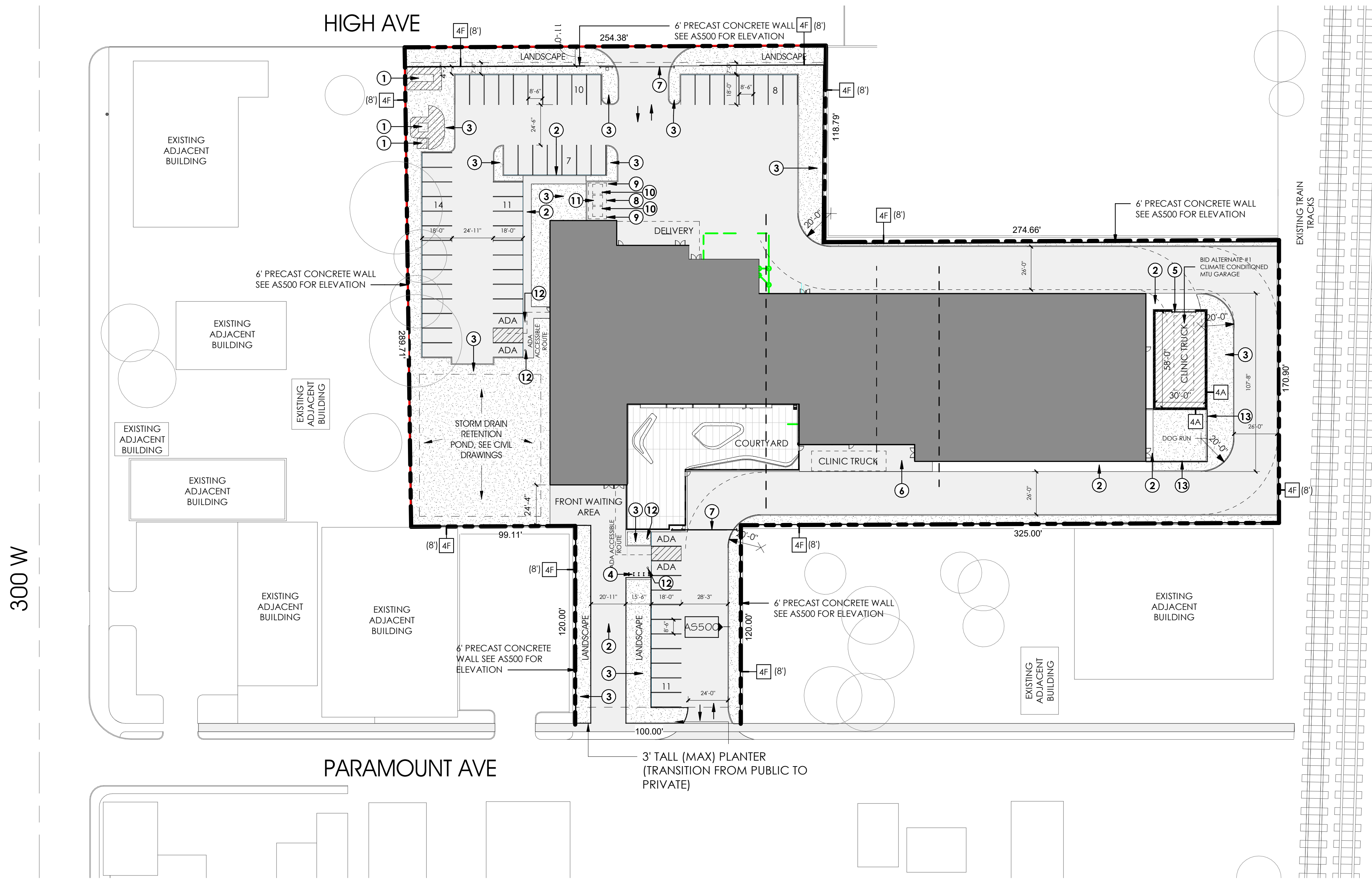
REVISIONS

MARK	DATE	DESCRIPTION
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ISSUE DATE: 11/16/17
 ISSUE TYPE: SCHEMATIC
 DRAWN BY: AJC
 CHECKED BY: AJC
 PROJECT#: 1716.01

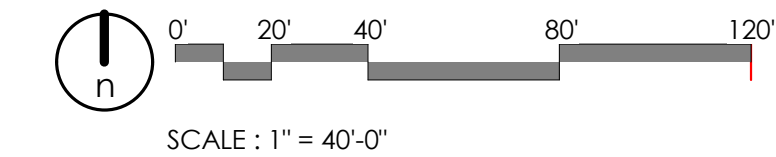
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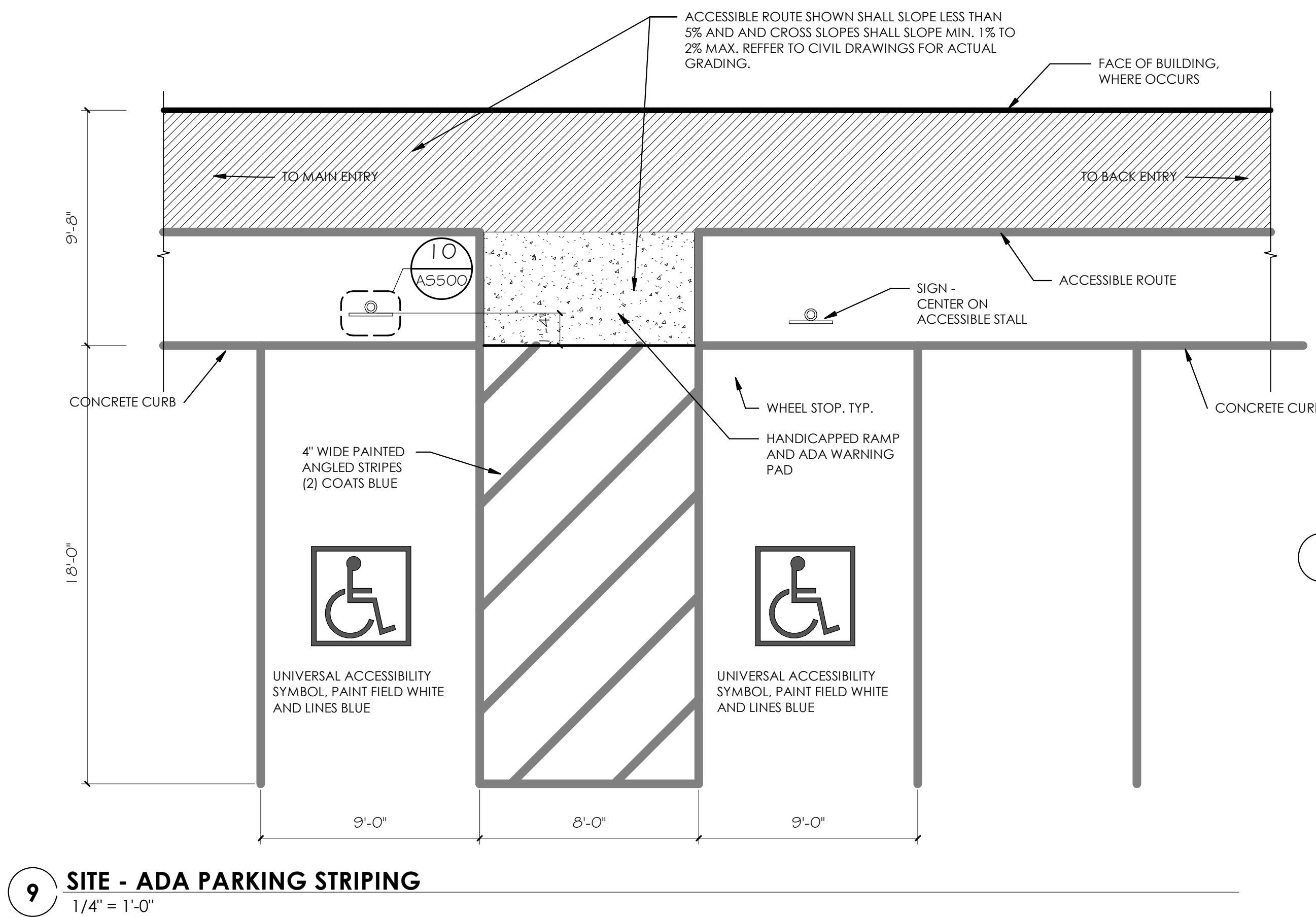
AS101



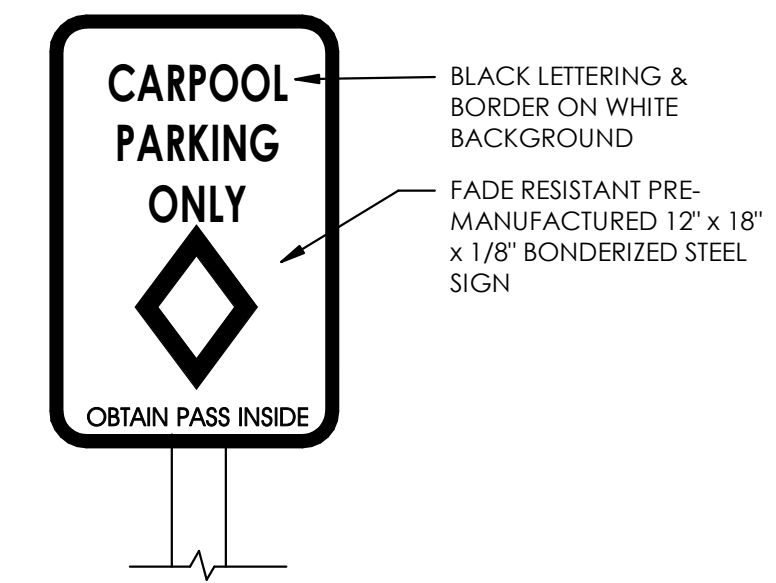
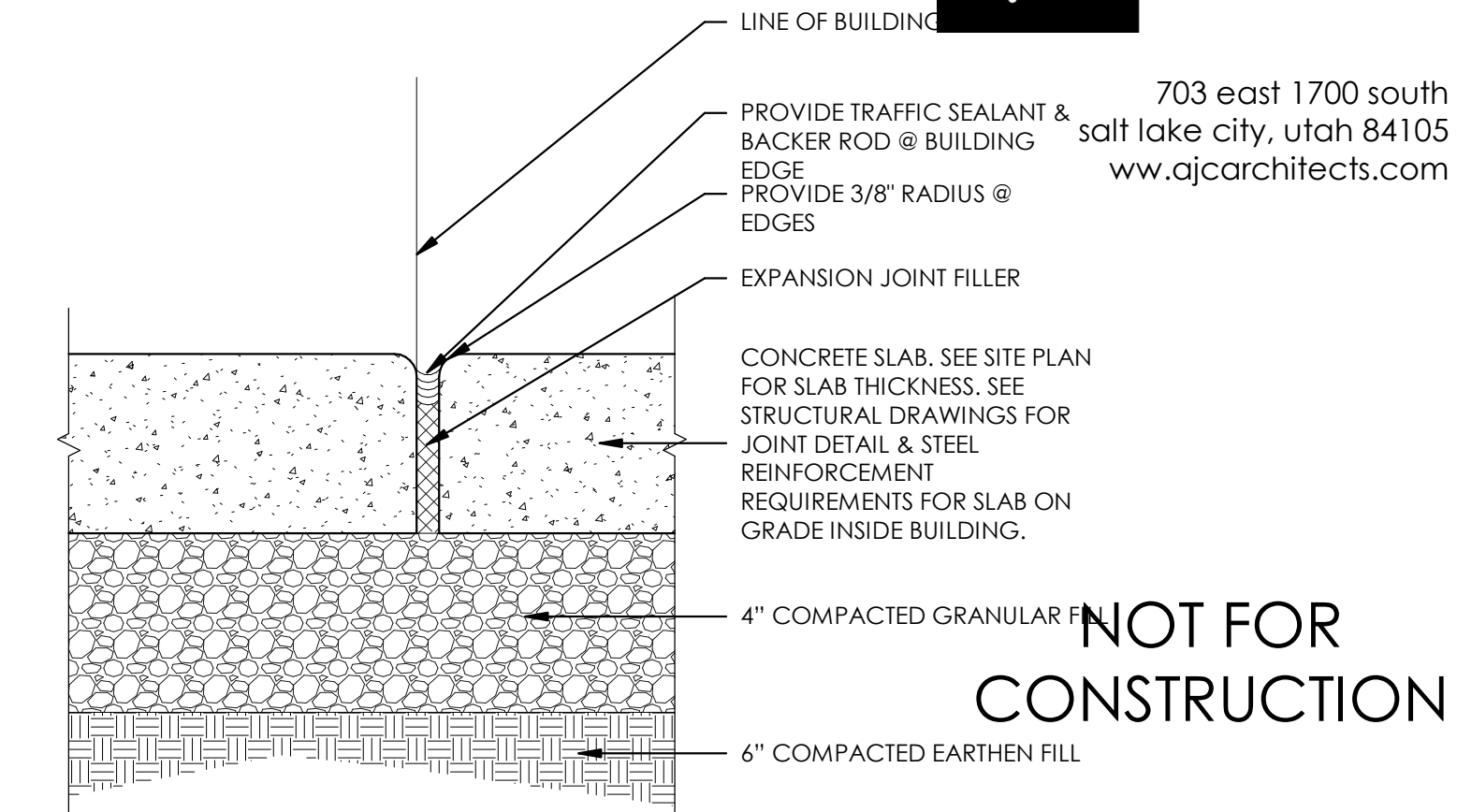
1 SITE PLAN
 1" = 40'-0"

PARCEL # 1513213017
 PARCEL # 1513213010





9 SITE - ADA PARKING STRIPING
1/4" = 1'-0"

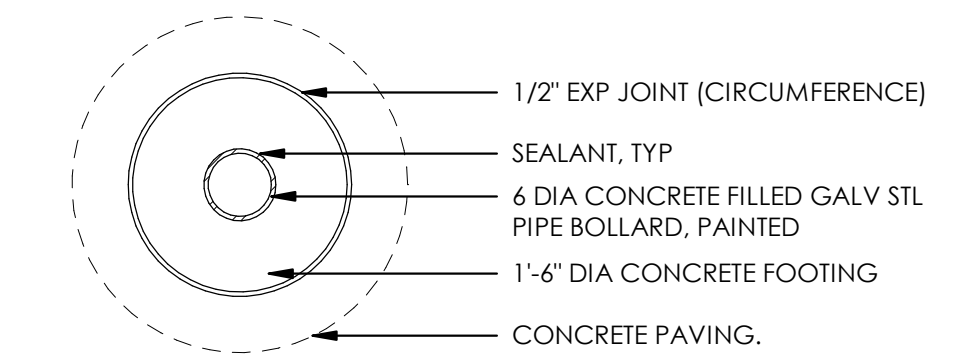


6 CARPOOL PARKING SIGNAGE
1 1/2" = 1'-0"

PROJECT DESCRIPTION
HRC - HIGH AVE - PARAMOUNT

HOMELESS RESOURCE CENTER
275 W HIGH AVE
SALT LAKE CITY, UT

AHJ STAMP



SHEET NAME:
SITE DETAILS

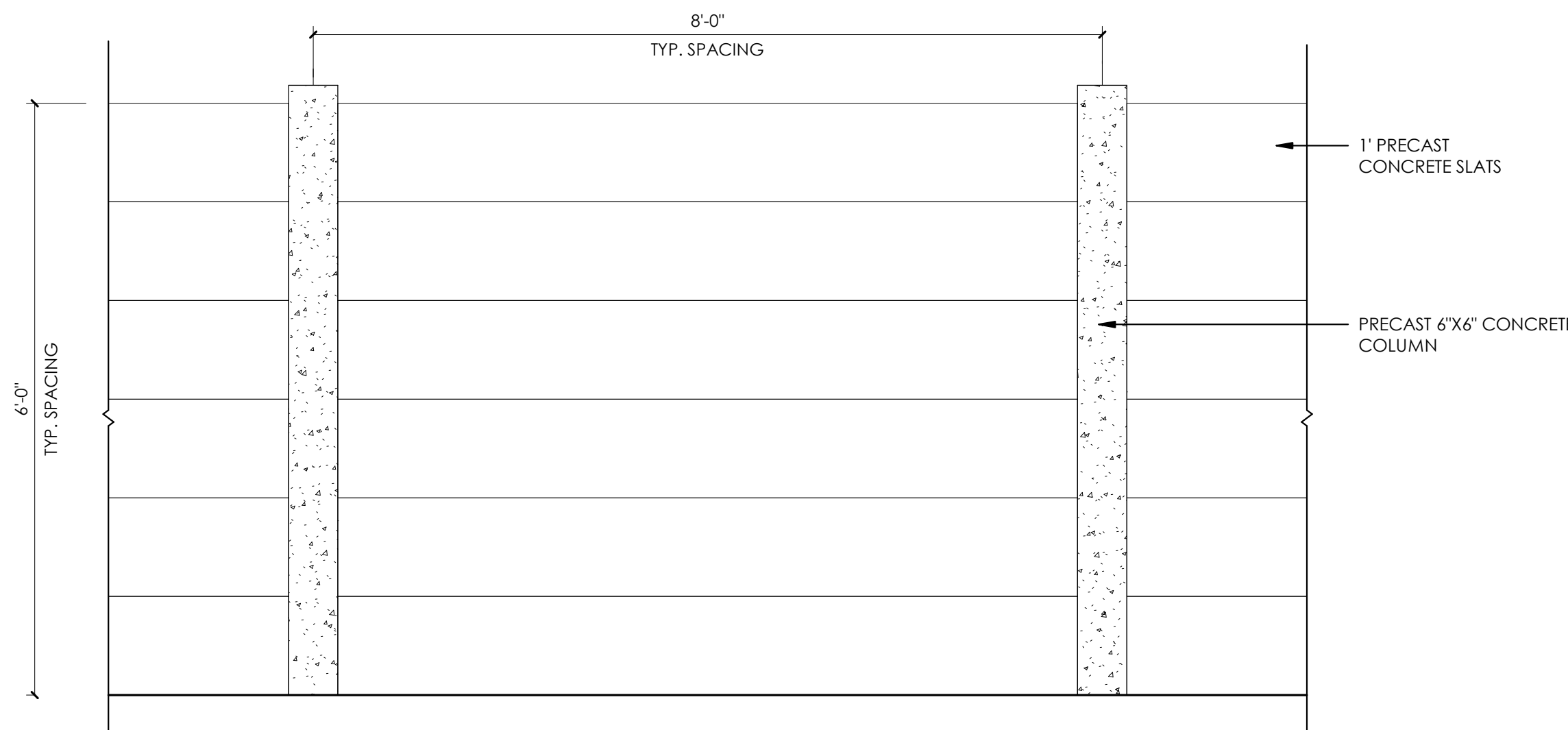
REVISIONS

MARK	DATE	DESCRIPTION

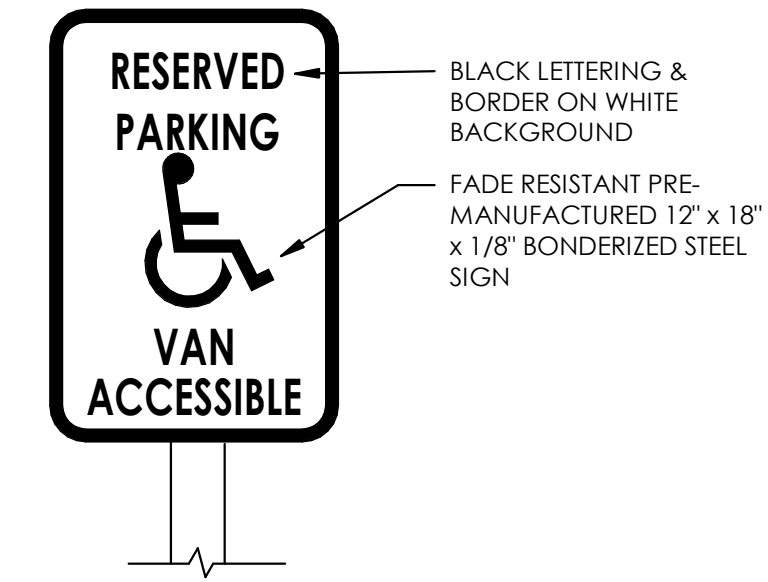
ISSUE DATE: 2017
ISSUE TYPE: SCHEMATIC
DRAWN BY: AJC
CHECKED BY: AJC
PROJECT#: 1716.01

SHEET NUMBER:

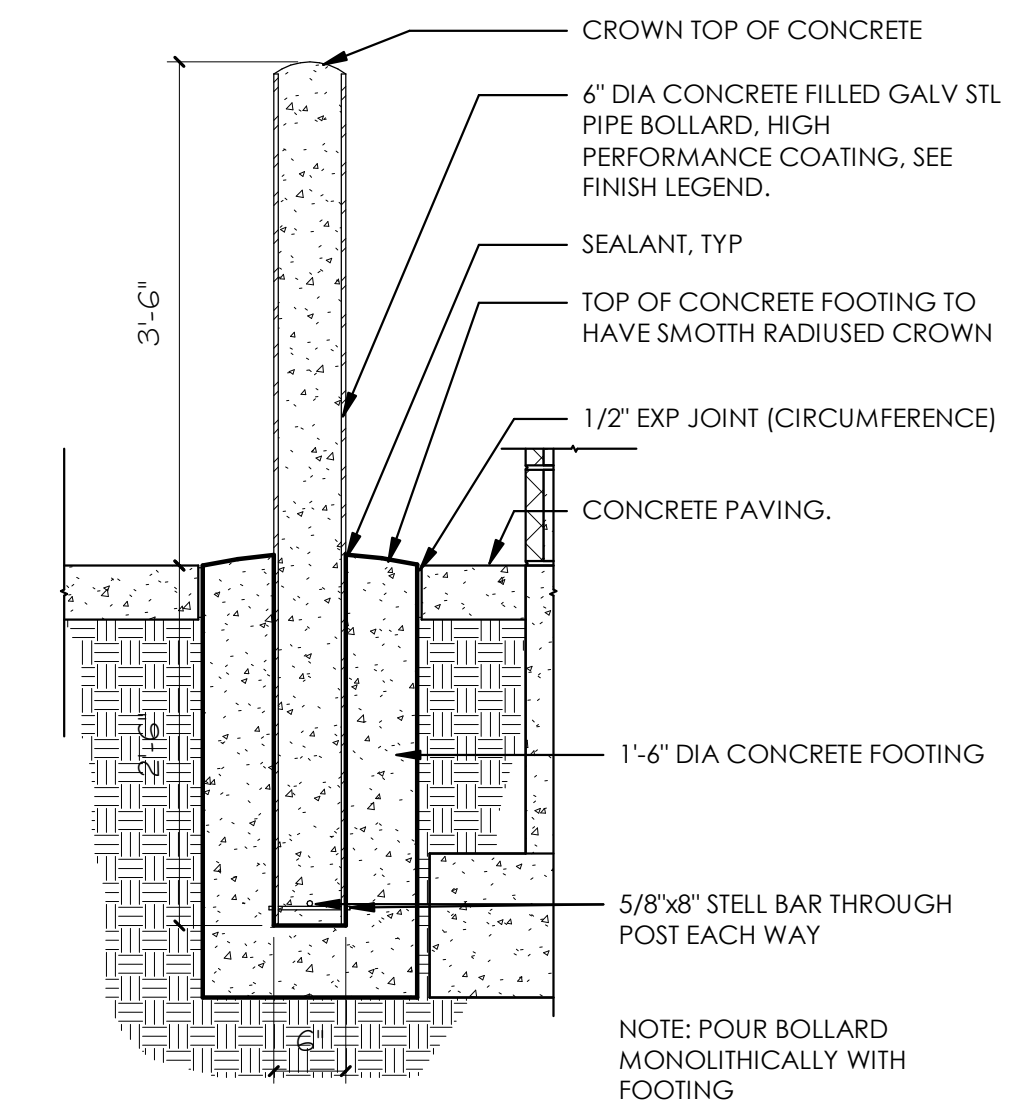
AS500



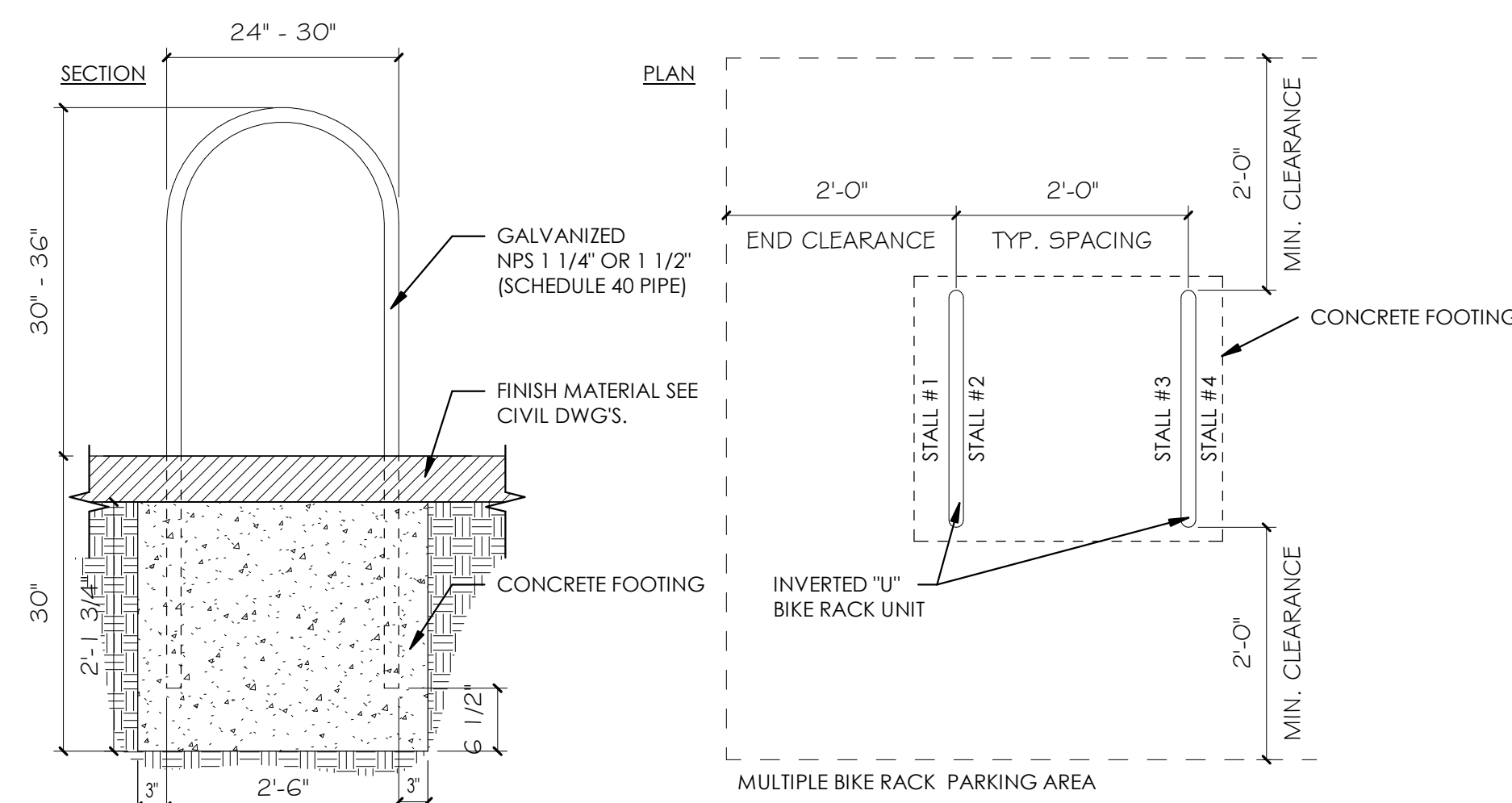
1 SITE - PRECAST CONCRETE WALL ELEVATION
3/4" = 1'-0"



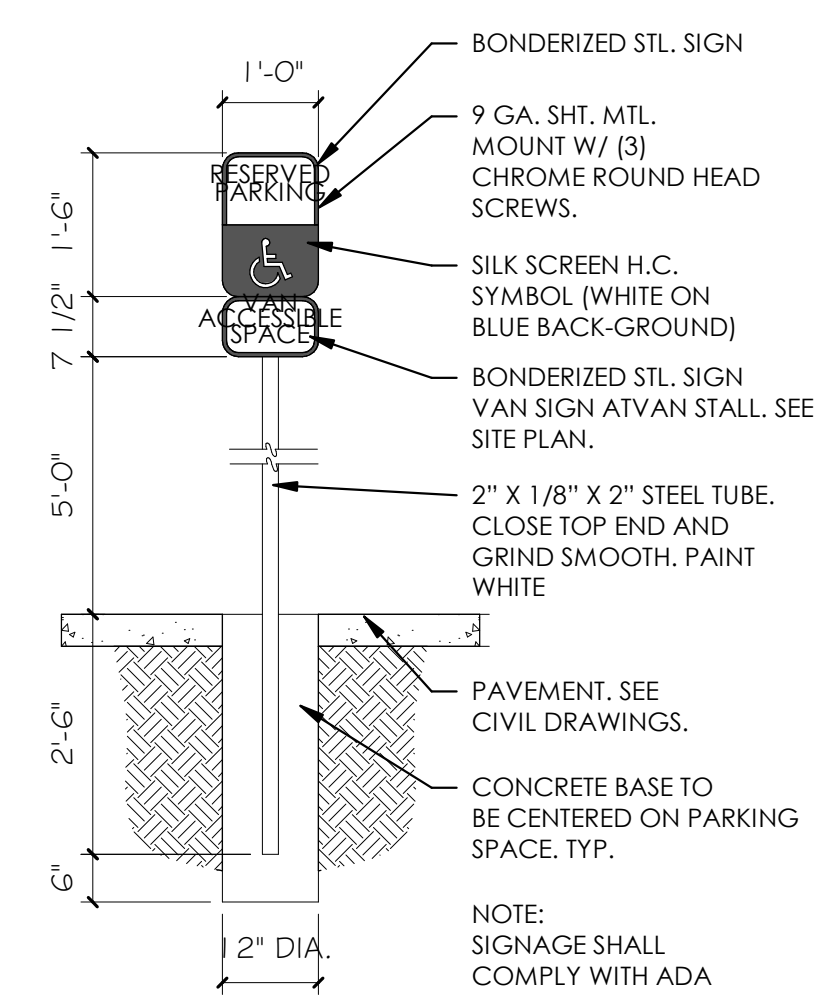
7 ADA PARKING SIGNAGE
1 1/2" = 1'-0"



A5 SITE - ROUND BOLLARD
3/4" = 1'-0"



11 SITE - BIKE RACK
3/4" = 1'-0"



10 ADA SIGN DETAIL
1/2" = 1'-0"

1/29/2018 3:12:37 PM BIM 360://HRC HIGH AVE/1716 - HRC HIGH AVENUE v17.rvt
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PROJECT DESCRIPTION

HRC - HIGH AVE -
PARAMOUNT

HOMELESS RESOURCE CENTER
275 W HIGH AVE
SALT LAKE CITY, UT

AHJ STAMP

SHEET NAME:

LEVEL 1 - OVERALL
FLOOR PLAN

REVISIONS

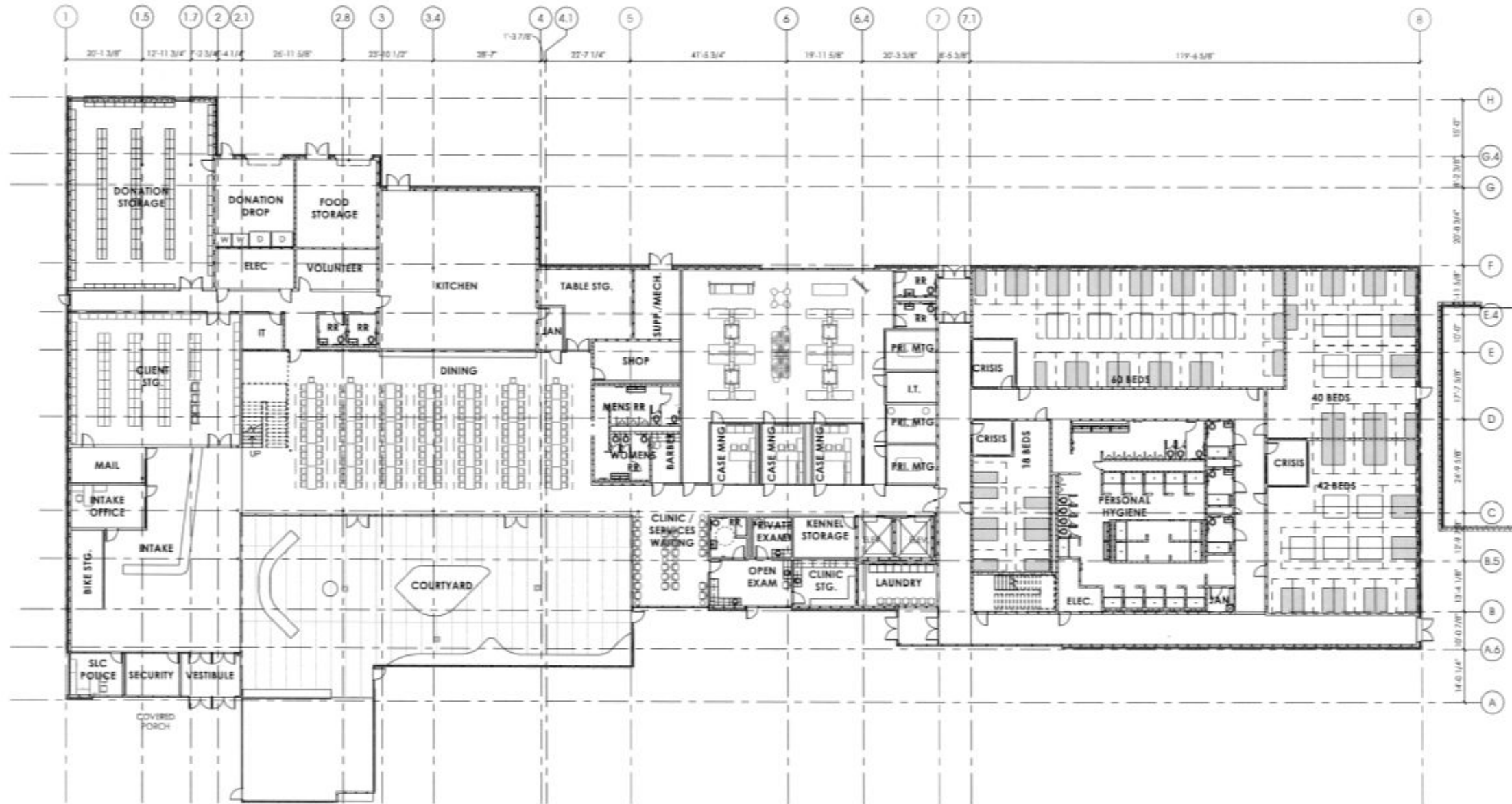
MARK	DATE	DESCRIPTION

ISSUE DATE: 11/16/17
ISSUE TYPE: SCHEMATIC
DRAWN BY: AJC
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PROJECT#: 1716.01

SHEET NUMBER:

AE101

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① LEVEL 1 - FLOOR PLAN



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PROJECT DESCRIPTION
**HRC - HIGH AVE -
 PARAMOUNT**

HOMELESS RESOURCE CENTER
 275 W HIGH AVE
 SALT LAKE CITY, UT

AHJ STAMP

SHEET NAME:
**LEVEL 2 - OVERALL
 FLOOR PLAN**

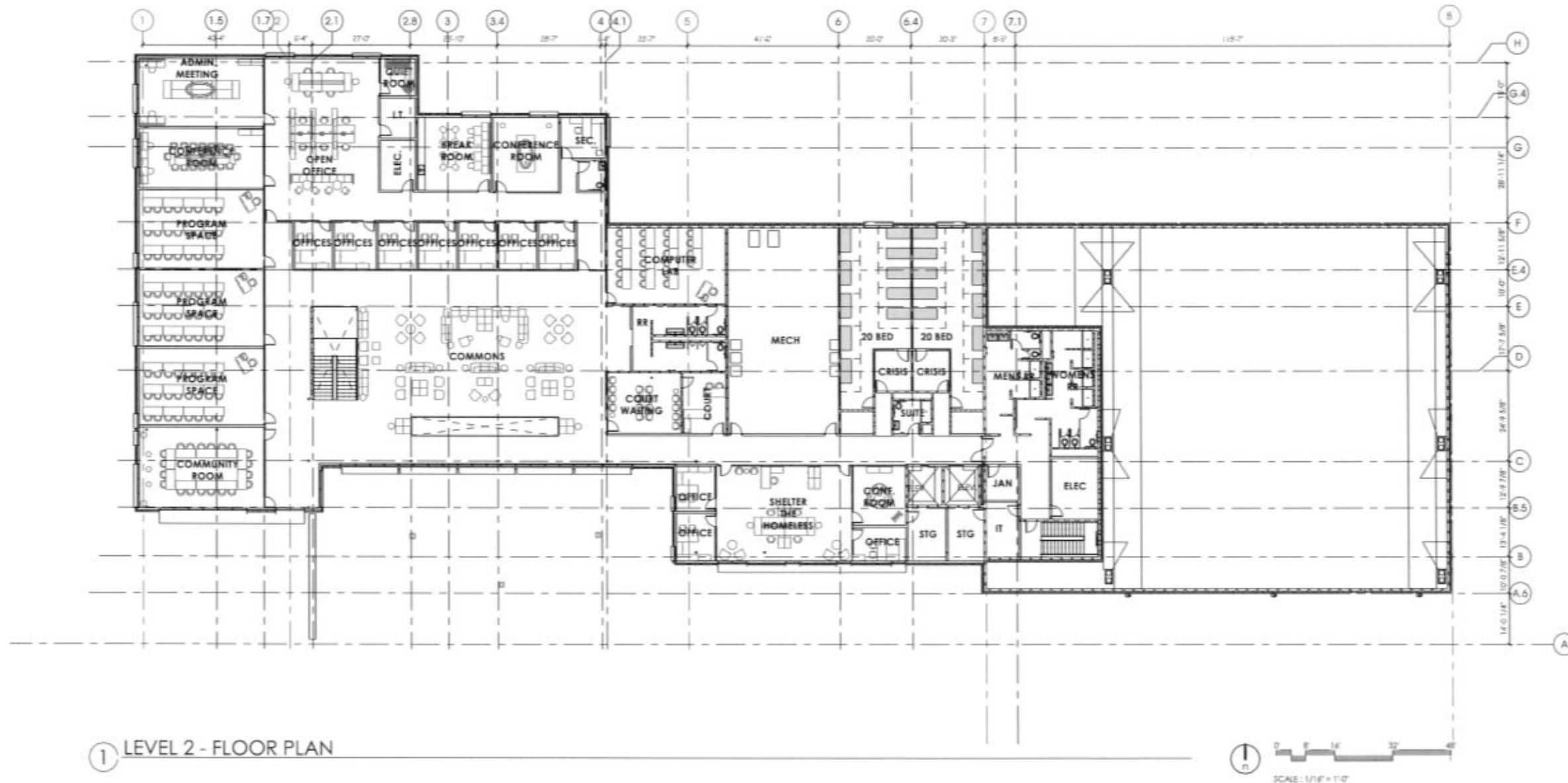
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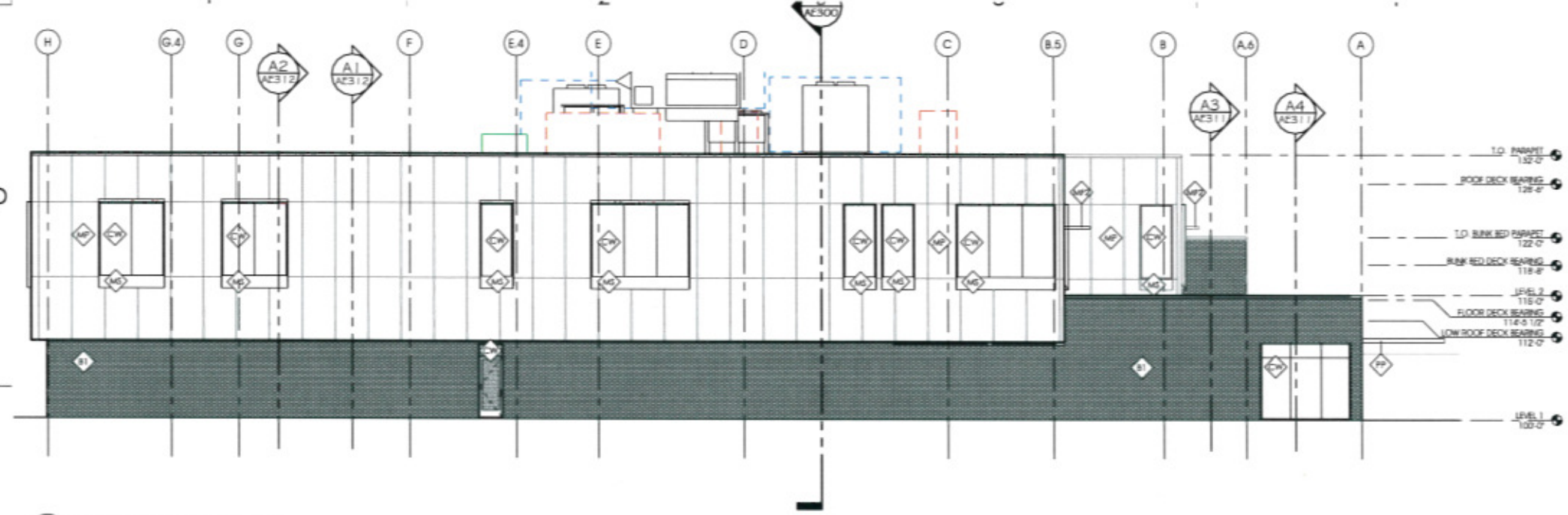
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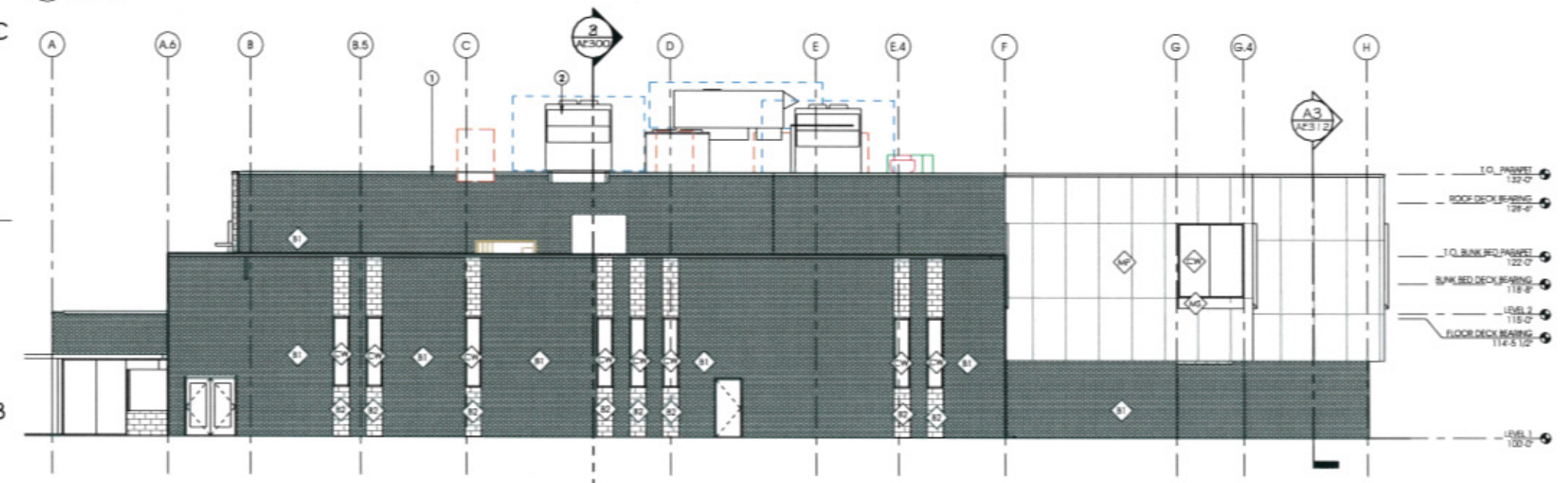


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1 WEST ELEVATION - BLDG A
1/8" = 1'-0"



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

GENERAL NOTES AND LEGEND:

- 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 A620 FOR FINISH LEGEND.
- SEE SHEET A620 FOR ACCESSORY LEGEND.
- SEE SHEETS G1003 & G1004 FOR ADA REQUIREMENTS.
- SEE SHEET A620 FOR SIGN SCHEDULE.

EXTERIOR MATERIAL LEGEND:

- ◆ AP COMPOSITE ALUMINUM PANEL, PAINTED FINISH
- ◆ B1 INTERSTATE BRICK, 2 1/2" EMPOWER, ALMOND
- ◆ B2 INTERSTATE BRICK, 2 1/2" EMPOWER, WALNUT
- ◆ MF1 VERTICAL METAL DAYLIGHTING FINS, PAINTED
- ◆ MF2 HORIZONTAL METAL DAYLIGHTING FINS, PAINTED
- ◆ PP PHENOLIC PANEL, HORIZONTAL
- ◆ MP RAINSCREEN METAL PANEL
- ◆ SF ALUMINUM STOREFRONT SYSTEM
- ◆ MS STEEL WINDOW SHROUD

KEYED NOTES:

- 1 PRE-FINISHED METAL WALL COPING
- 2 MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.



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

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PROJECT DESCRIPTION
HRC - HIGH AVE - PARAMOUNT

HOMELESS RESOURCE CENTER
275 W HIGH AVE
SALT LAKE CITY, UT

AHJ STAMP

SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 11/16/17
ISSUE TYPE: SCHEMATIC
DRAWN BY: AJC
CHECKED BY: AJC
PROJECT#: 1716.01

SHEET NUMBER:

AE212

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 improve the environmental psychology of the space.

end