The Villa EXPANSION

A vote FOR expansion
is a vote AGAINST our neighborhood!

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City Council Meetings
February 2009

Paid for and presented by
concerned neighbors in the Liberty Wells area.

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My family has lived in the neighborhood since 1930 when my father built our home. I have watched as the Villa has taken historical homes, eroding the integrity of our homes. I have witnessed the broken promises that the Villa has made along with the heartbreak of many people forced to leave their home and neighborhood. It is time to hold the Villa to their word and end this cycle.

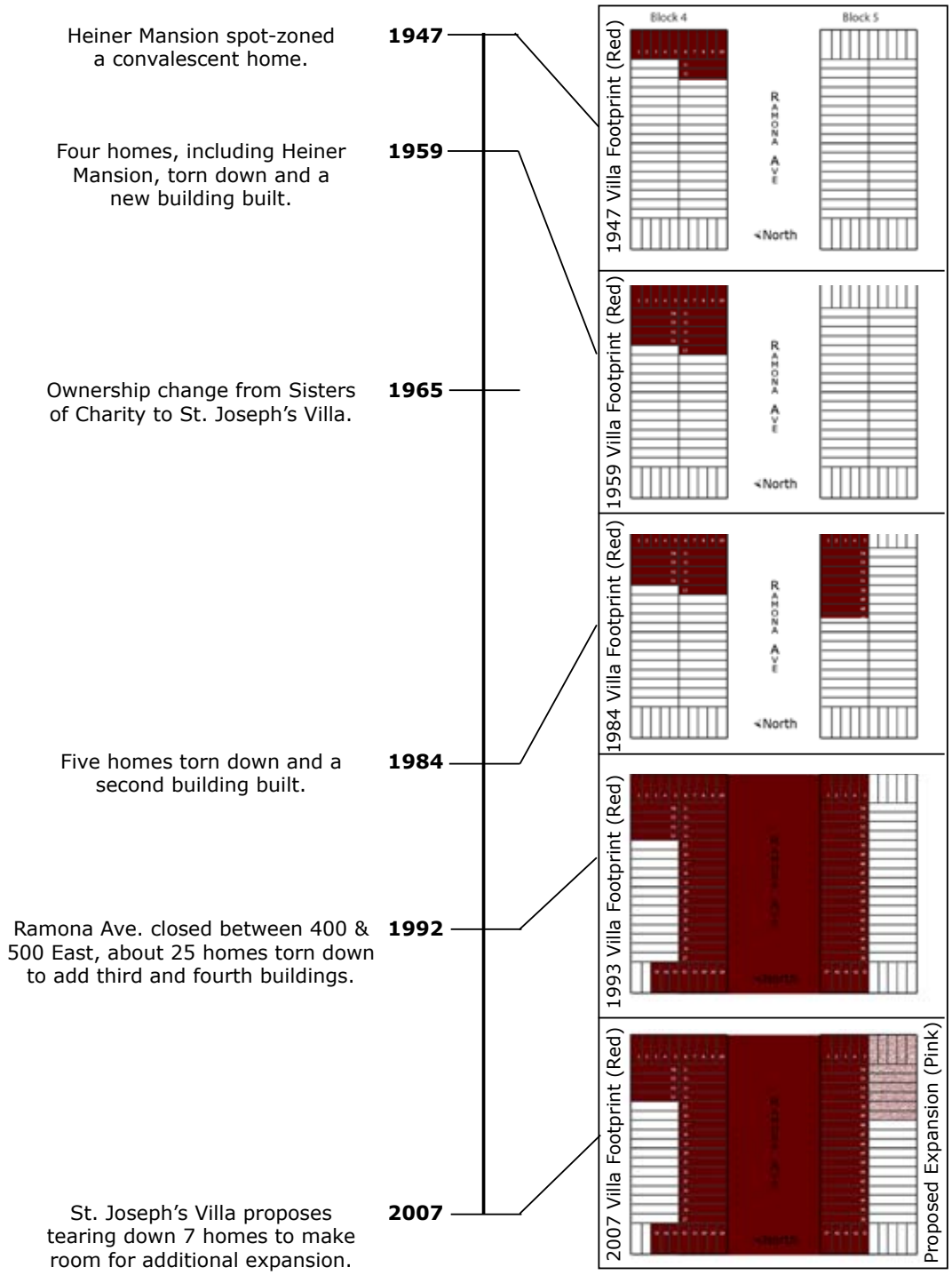
Tricia Tate

558 Hollywood Avenue
since 1958

60 Years of Community Support

Our neighborhood is opposed to the current master plan amendment request, but we are not opposed to the services or residents of Christus St. Joseph Villa. In fact, several neighbors who oppose this expansion have volunteered at the Villa, and others have had relatives housed there. In addition, the neighborhood has made room for previous expansions (see Exhibit 1), surrendering an historic mansion and 46 homes in the process.

Exhibit 1.
A History of Christus St. Joseph Villa and the Neighborhood.



Prior to our grandmother passing, she was housed temporarily at the Villa. We appreciate the services the Villa rendered our grandmother. However, as a neighbor we do not value the Villa's continued efforts to break their 1992 promise regarding external expansion.

Joe & Shay DeGooyer

571 E Ramona Avenue
since 2000

Please come visit our neighborhood and see that it has charm and character worth saving.

Dr. Erika Travis

549 Hollywood Avenue
since 2008

A Promise to End Expansion

Approximately 46 houses in our neighborhood have been torn down to make room for Christus St. Joseph Villa expansion. In 1992 Ramona Avenue was closed between 400 East and 500 East. The neighborhood was opposed to the 1992 expansion.

St. Joseph Villa wrote a letter to then Mayor Corradini (Exhibit 2) explaining the rationale behind the request to close Ramona Avenue. One reason cited is to "preserve the residential character of Westminster and Hollywood Avenues."

In addition to this understanding that the residential character of surrounding streets should be preserved, Christus St. Joseph Villa promised there would not be future expansion in our neighborhood (Exhibit 3, on the following page) and the City's approval of the expansion was largely due to that promise (Exhibit 4, on the following page).

Exhibit 2.
1992 Letter from St. Joseph Villa Director Requesting Closure of Ramona Avenue to Preserve Residential Character of Hollywood Ave.

St. Joseph
Villa

January 16, 1992

RECEIVED
JAN 21 1992
COMMUNITY & ECONOMIC DEVELOPMENT
ADMINISTRATION

Mayor Deedee Corradini
Salt Lake City Hall
451 South State, Suite 306
Salt Lake City, UT 84111

Dear Mayor Corradini:

Since 1947, St. Joseph Villa has been serving the needs of the elderly in Salt Lake City and has continually tried to meet these needs with additions and renovations to our current facility and areas for residents and families to share life's experiences.

During the past several years, St. Joseph Villa has continued to evaluate the needs of our elderly and our neighbors in order to develop a master plan for St. Joseph Villa's commitment to the elderly. This major commitment to the elderly would include, as our program is enhanced, an adult day care program, an inpatient hospice program, a residential care program, an assisted living care program, a rehabilitation program, an adult health care clinic, and a special program for Alzheimer's Disease patients. The aforementioned are all health related, but St. Joseph Villa would also envision a senior citizen housing program under the direct sponsorship of St. Joseph Villa.

All of these programs are possible within the property currently owned by St. Joseph Villa or with the purchase of additional property. The major concern, however, for St. Joseph Villa is Ramona Avenue, which separates the properties owned by St. Joseph Villa. This situation currently impacts our services to the elderly in that traffic hinders access to our parking and outdoor park for our residents and visitors.

In order for St. Joseph Villa to bring into reality our vision for the elderly, we petition the City of Salt Lake for the closure of Ramona Avenue between 400 and 500 East.

Receipt 06000120

475 Ramona Avenue Salt Lake City, Utah 84115-2299 (801) 487-7557
A member of Sisters of Charity of the Incarnate Word Health Care System, Houston, Texas

Mayor Deedee Corradini
January 16, 1992

Page 2.

St. Joseph Villa has explored alternate plans to this request and has internally concluded that these plans would have a more adverse effect to the environment of our neighborhood such as excessive building height and maximum utilization of available land. The closure of Ramona Avenue would allow a lower elevation of construction, maintain ground level parking, allow controlled access to our facility, reduce traffic on adjoining streets, and would provide for the development of additional green space for use by our neighbors and the residents of our facilities.

We propose the closure at the western end of Ramona at 400 East, which would direct all traffic to our facility to 500 East, a major arterial street and known access to St. Joseph Villa for the past 40 years. This continued direction would preserve the residential character of Westminster and Hollywood Avenues and reduce the exit flow to 400 East.

We have attached a copy of the proposed master plan for St. Joseph Villa and a copy of the functional and space program for your use in reviewing our request. Should additional information or questions arise concerning this request, we would be pleased to provide our assistance.

We hope that our request will meet with your approval.

Respectfully Submitted,

Sister M. Ambrose Naughton
Executive Director

SMAN/gmn

Exhibit 3.
No Future Expansion Indicated at 1992 Neighborhood Meeting

ST. JOSEPH VILLA
NEIGHBORHOOD MEETING
AUGUST 20, 1992

PAGE 3.

Will the facility survive?

St. Joseph Villa has been in the neighborhood since 1947. During some of this time, the Villa experienced losses. However, St. Joseph Villa is part of the Sisters of Charity of the Incarnate Word Health Care System, which has assisted during these years of loss. The system is dedicated to the care of the elderly and will continue to support St. Joseph Villa.

Will there be future expansion?

With the completion of this project, the long range plan for St. Joseph Villa is complete. If this project is a success, an expansion would not be feasible. The numbers of beds are in equilibrium and cannot be increased or decreased without causing major problems with other services. Instead, the project would need to be duplicated at the same size in another part of the city or county.

What will become of the basketball court?

Although this has been popular with the neighborhood, the neighbors who live next to the court are not happy with the continual noise of bouncing basketballs and loud music. Due to this fact and the fact that there is not a large amount of space, the basketball court will probably be removed.

What will be the time period between Phase 1 and Phase 2?

Phase 1 (the Apartments) will take approximately 9 months and will begin first. Phase 2 (the Continuum of Care Building) will begin approximately 6 months after the beginning of Phase 1 and will be completed in 1 year. This brings the total time of the project to 18 months.

Will the parking for the Apartments include visitor parking?

Yes.

Will the scheduled walkway around the property be inside or outside of the barrier?

Inside the barrier.

Exhibit 4.
City's Support of 1992 Expansion Based on
No Future Expansion Promise

Planning Commission Staff Report, September 10, 2008, p. 9

… this Plan [referring to the Block 4 & 5 East Waterloo Subdivision Small Area Master Plan] says that more intense special use residential development should be internalized on the Block (along the closed portion of Ramona). **This is the primary reason the city agreed to close this section of public right-of-way."**

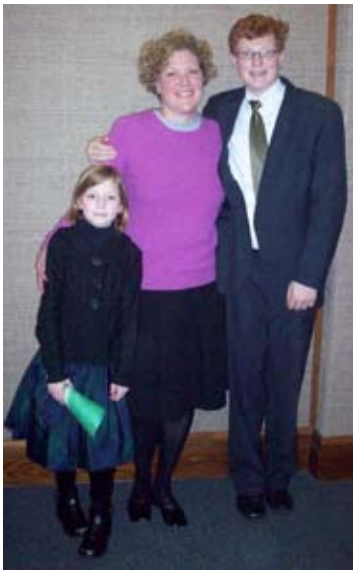
Broken Promises

The requested master plan amendment violates the promises made to the neighborhood in 1992. Our neighborhood has already been eroded by past expansions. Where does it end?

Many years ago I recognized the need for patient care. I stepped back and sacrificed a piece of my neighborhood to meet those needs because there was a promise made that it would be the last time. I can't sit back any longer and watch them take more of the neighborhood.

Nancy Dolan, R.N., M.Ed.

1989 South 500 East
since 1986



Caring for an aging population is a noble cause. Preserving our neighborhood, its historic integrity and vitality, supporting friends, families, and providing affordable housing are also noble causes. This neighborhood, this city, cannot afford to lose these houses!

Liza Lloyd

434 Hollywood Avenue
since 1993

A Vote Against the Master Plan Amendment is NOT a Vote Against Senior Care

We recognize the need for quality senior care. Voting against the master plan amendment is NOT a vote against senior care. The neighborhood is simply asking Christus St. Joseph Villa to respect the neighborhood and the promises made in 1992. We are confident that the Villa can upgrade and expand their facilities in a way that meets the current master plan.

The City Council can invest in senior care while still preserving our historic, vibrant neighborhood by:

- Encouraging the Villa to expand in their existing footprint
- Encouraging the Villa and other nursing homes to purchase land that is already institutionally zoned in and adjacent to Salt Lake City
- Encouraging other quality nursing homes in Salt Lake City
- Encouraging less costly aging-in-place movements such as virtual assisted living, which employ technology and social networks as an alternative to warehousing the elderly

We recognize senior care is an important asset to our neighborhood, but so is single family housing. Every home that is torn down represents lost opportunities to house future generations of the families that make Liberty Wells a vibrant community. Exhibit 5 shows a vacant lot where a home was torn down in January 2009 in the 400 block of Redondo Ave.

Exhibit 5.
Vacant Lot on Redondo Avenue

Neighborhood United Against Master Plan Amendment

The vast majority of the neighbors are opposed to the Christus St. Joseph's Villa rezoning request. Our neighborhood has signed a petition against the master plan amendment (Exhibit 6), opposed neighbors have shown up to community meetings in record numbers (Exhibit 7, on the following page), and the Liberty Wells Community Council voted 116 to 51 against the proposed master plan amendment (Exhibit 8, on the following page).

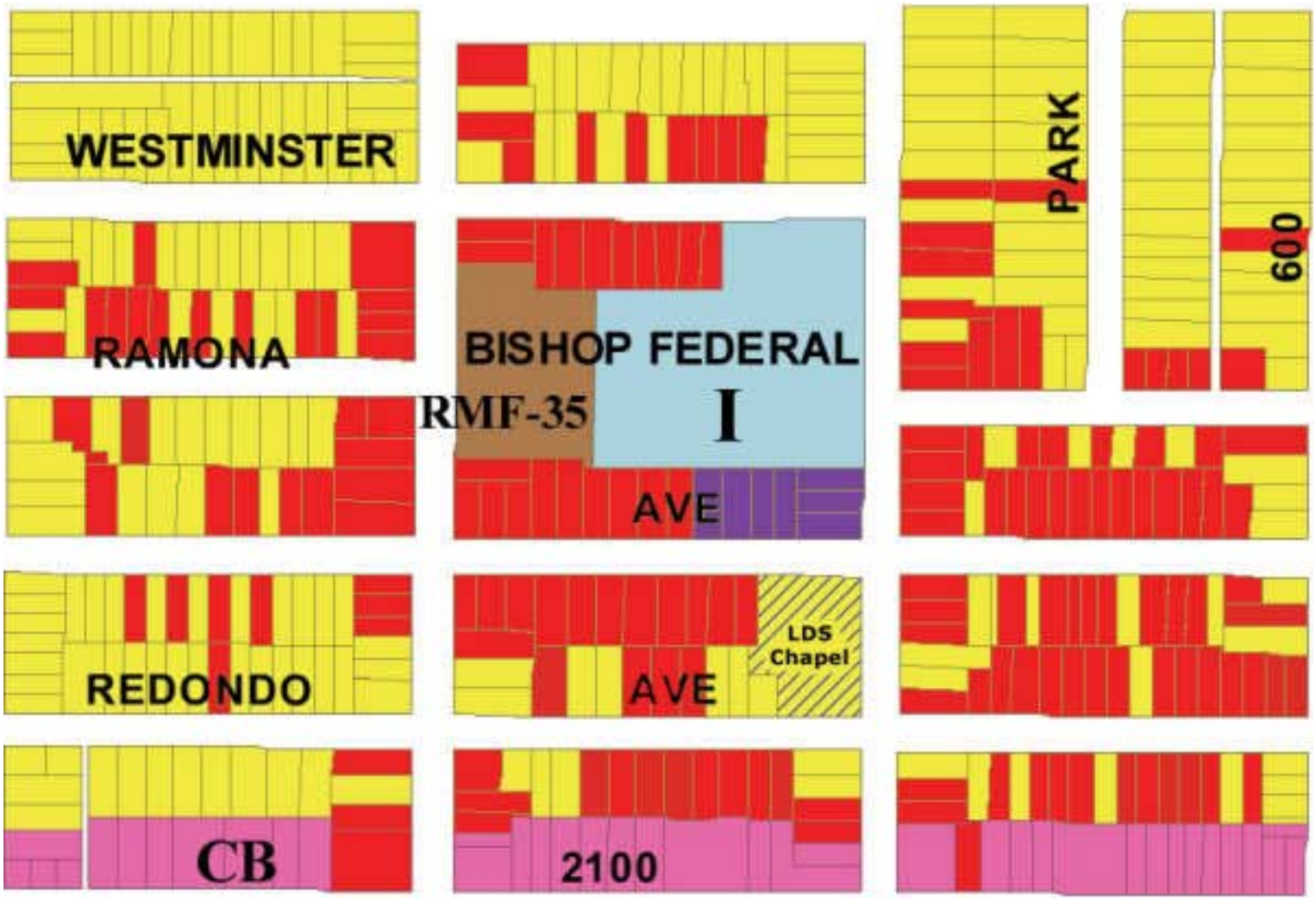
Early morning truck traffic to the Villa wakes us up as early as 4 a.m.

Melanie Brown

1933 South 500 East
since 2006

Exhibit 6.
Map of Neighborhood, Petition Signers Indicated in Red

Petition: We object to the St. Joseph's Villa expansion plan, which would demolish seven single family homes and construct a three-story, institutional building on the northwest corner of 500 East and Hollywood Avenue. This proposal explicitly violates a 1992 plan adopted by the Salt Lake City Council which calls for future Villa expansion to take place in the interior of the facility, thus preserving the residential character of the neighborhood.



Red: Signed Petition Against Expansion
Pink: Commercial Property
Blue: Existing Christus St. Joseph Villa Footprint
Purple: Houses to be Torn Down for Expansion

When I bought my house, I was told that Saint Joseph's Villa was through building on their site. I used my life-savings to buy this home, it is my dream home, and I would hate to see this neighborhood go the direction of so many others in this city. I am very afraid to think of what might happen in the future if this expansion happens and this group is not held to their promise not to extend beyond their boundaries. The face of this neighborhood would be changed forever.

Frank Armstrong

1945 South 500 East
since 2007

Exhibit 7.
Neighbors Gather at Neighborhood Meeting to Oppose Master Plan Amendment

Exhibit 8.
Liberty Wells Community Council Letter Rescinding Support for Master Plan Amendment

Liberty Wells Community Council
P.O. Box 522318 • Salt Lake City, UT 84152
Tel: 801-485-8780 Email: libertywells@msn.com

December 11, 2008

HAND DELIVERED

Salt Lake City Planning & Zoning Dept.
P.O. Box 145480
Salt Lake City, UT 84114

Dear Sirs,

This letter is to inform you that at the December 10, 2008 meeting, the Liberty Wells Community Council (LWCC) passed a motion reversing its earlier LWCC vote which supported St. Joseph Villa's proposed zoning change. The earlier vote was in support, recognizing that the St. Joseph Villa request is needed to meet increased demand for patient care.

Please note this change in your records concerning this matter.

If you have any questions, please call me at 485-8780 or email me at libertywells @msn.com.

Sincerely,

James V. Fisher
Chairman
Liberty Wells Community Council

Received Dec 12-2008
Shirin Harris

Vote Against the Master Plan Amendment

We encourage the City Council to vote **against** the proposed amendment as recommended by the Planning Commission staff in September 2008:

> "While the City recognizes the value of Christus St. Joseph Villa and the services they provide for a section of the City's population, the requested master plan amendments to allow for the redevelopment and the expansion of the institutional are not warranted nor appropriate at the subject location." (page 9)

The following is a summary of Christus St. Joseph Villa's master plan amendment request:

- October 2007 – Villa submits master plan and zoning amendment requests to Salt Lake City Planning Division, including a request to relax the maximum building height from 35 feet to 42 feet.
- May 2008 – The Villa presents the proposal to the Liberty Wells Community Council on May 14 and receives a letter of support May 27. The vote was not on the agenda and residents were not notified. Planning staff note that only two people in attendance live on the same block as the Villa or on one of the streets that face the block where the Villa is located.
- May 2008 – The Planning and Community Development Staff indicate the project cannot be supported due to impacts on the surrounding neighborhood.
- June 2008 – The new Community and Economic Development Director decides to consider master plan amendments separate from rezone and planned development proposals.
- August 2008 – Open House held by the Planning Division because adjacent property owner or nearby neighbor input at the Community Council was limited. Approximately 50 people attended to voice concerns about the impacts of the expansion to the neighborhood.
- September 2008 – The Planning Commission disregards the Planning Staff Recommendation by approving St. Joseph Villa proposal.
- December 2008 – Liberty Wells Community Council rescinds its approval of St. Joseph Villa proposal due to overwhelming neighborhood opposition.

We are strongly opposed to the expansion because the beautiful and historic homes directly across from us will be removed. This will create a large institutional building that will ruin the neighborhood feeling we have enjoyed for a couple of years. This will have a huge impact on our family and our home which we have remodeled to fit the character of this one of a kind neighborhood.

Scott and Maggie Buccambuso

468 Hollywood Avenue
since 2006

Vote No to Preserve Our Neighborhood

This vote is about preserving single family homes in one of the more affordable neighborhoods in Salt Lake City. The decision the City Council makes will set a precedent that could affect all neighborhoods in the city.

- Central Community Master Plan, p. 9. "The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre."

- Central Community Master Plan, p. 9 "Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses."

- Planning Commission Staff Report, p. 9 "This Plan [referring to the Blocks 4 & 5 East Waterloo Subdivision Small Area Master Plan] make[s] it clear that the single and two family residences along Westminster and Hollywood Avenues should be maintained

My husband and I want to stay in the neighborhood to raise our family. We like our quiet street, but are concerned that increased traffic and parking congestion from the Villa expansion will change that. Please don't let the Villa take any more homes in this neighborhood. It is one of the few affordable, family friendly neighborhoods left in Salt Lake City.

Megan Buhler

575 Hollywood Avenue
since 2003

Salt Lake's first neighborhood?

On July 22, 1847, the first pioneer wagons followed the Donner tracks on the south bank of Emigration Creek into the valley. After the creek took a turn to the northwest, the group continued to a campsite in the vicinity of present-day 500 East 1700 South. FIRST ENCAMPMENT PARK commemorates this event. Is it too far fetched, then for us to lay claim as Salt Lake's first neighborhood? Our area boasts some of the earliest permanent homes built in the valley as well as one of its earliest parks, LIBERTY PARK. Most of the homes in the area long pre-date World War II.

Text from Liberty Wells Community Council Brochure

Vote No to Protect Historic Properties

This vote is about preserving the historic value of one of Salt Lake City's first neighborhoods. Five of the seven houses under consideration in this rezoning request were deemed "eligible and contributing" in a recent Historic survey.

Exhibit 9.
Utah Heritage Foundation Speaks Out Against Expansion

Dec 09
2008

Speak out against needless demolition of 7 houses in Liberty-Wells Neighborhood

Posted by kirk in Salt Lake City, news, issues

On Wednesday, December 10, the Salt Lake City Liberty-Wells Community Council will hold a vote regarding the proposal to expand St. Joseph Villa (seen at right), which requires a change to the Central Community Master Plan and a zoning change. The Planning Commission has already given its approval to the plan, which includes the demolition of seven historic houses (below left), five of which have been rated as potentially contributing status to a future National Register Historic District.

However, in an important step to discuss the project, the neighborhood is reconsidering its original vote from Spring 2008 as that vote was taken when the item was not listed on a regular meeting agenda. The December 10th meeting will be held at 7:00 p.m. at the Salt Lake Community College South City Campus (former SLC South HS) at 1575 South State Street in Room W111G.

As members of the neighborhood expressed at November's Liberty -Wells Community Council meeting, the expansion not only facilitates the demolition of nearly a half-block of viable single-family historic houses (like the airplane-roof style bungalow seen at left), it also presents several other issues including reducing neighborhood residential use, ongoing design compatibility issues with the surrounding neighborhood, violating the Central Community Master Plan which calls for no further expansion of institutional facilities that displace residential uses , and violating the neighborhood's small area master plan which calls for maintaining the neighborhood's traditional design characteristics. Utah Heritage Foundation is opposed to the proposal to expand St. Joseph's Villa, and thus the change to the master plan and zoning change, as this will create a negative impact on the neighborhood and we believe that options to expand the facility within the existing footprint of the facility or rehabilitate existing buildings (like the original St. Joseph's Villa building, 1959, seen at right) should be explored more vigorously.

After this community council meeting, the Salt Lake City Council will be considering the master plan and zoning change request. Jill Remington-Love represents this portion of the Liberty-Wells neighborhood on the City Council and welcomes your comments, but all city council members should be informed with your opinions.

As the first suburb of Salt Lake City, ours is a unique neighborhood with a mix of bungalow and cottage style homes. Those that live in the neighborhood value the history and character and the City recognizes the importance of protecting these homes by applying for a National Register of Historic Places recognition for the area. Good neighborhoods are a benefit to the city and we have already given up 46 homes within our neighborhood to the Villa. How much more will we be asked to give at the expense of our neighborhood and families?

Jeff Bair

1957 South 400 East
since 1995

We feel the pressure from the businesses on 21st South. The Villa moving to Hollywood Ave. sandwiches us directly in between a commercial zone and an institutional zone and isolates us from the rest of the neighborhood.

John & Janette Featherstone

447 Redondo Avenue
since 1984

Vote No to Protect Residential Areas from Institutions

This vote is about protecting a residential area from the traffic congestion, parking, architectural incompatibility, and other concerns that come with an institution. The Master Plans minimize the expansion of institutions within residential areas to protect individual homeowners.

- Central Community Master Plan, p. 12 "Institutional land uses provide necessary services to the community. However, the location of institutional land uses within or adjacent to residential zones causes problems for the neighborhoods. These impacts include traffic congestion, parking, incompatible architectural appearance, and undesirable activities by some of the clientele attracted to the use."

- Central Community Master Plan, p. 12 "Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood."

- Central Community Master Plan, p. 13 "When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion."

- Central Community Master Plan, p. 13 "Minimize the expansion of institutional uses in residential neighborhoods."

Exhibit 10.
Current Parking is Insufficient, Staff Encouraged to Park on Residential Streets (Picture Taken February 5, 2009)