

Request Name: Wasatch Community Gardens Campus

Description: Funding assistance to create the WCG Campus, dedicated to learning, sharing, and stewardship so that we can meet our organization's mission to empower people of all ages and incomes to grow and eat healthy, organic, local food.

Agency: Economic Development

Purpose: Expanded opportunities for Youth Garden Club classes to serve more children from low-to-moderate income families with garden-based education.

Expanded teaching spaces to accommodate larger school field trip groups.

Ability to host multiple youth and adult classes simultaneously.

20-25% increase of the number of adult gardening workshops offered annually, with noted focus on immigrant communities, job training, and financial sustainability for at-risk families

Enhancement of ADA facilities to allow us to expand our program to reach a wider audience and explore therapeutic/adaptive garden programs.

Expansion into Educational Garden Tours designed to teach an expanded adult audience, such as garden clubs, Lunch-n-Learn corporate groups, and special/under-served populations.

Expanded demonstration gardens and curriculum offerings (i.e., planting of berries, brambles, grapes, and espaliered fruit trees will allow for more curriculum around growing and cultivating fruits).

An indoor teaching kitchen on-site that allows for expanded youth garden classes and additional adult and family educational events focusing more on the teaching part of our mission.

An innovative, green, and affordable residential component that provides rental income and additional security for the garden and the neighborhood.

Funding for: \$500,000. 2020 (One time)

Private Not-for-Profit

Project Vision

Wasatch Community Gardens (WCG) is undertaking a capital campaign to transform three properties adjacent to our Grateful Tomato Garden at 800 South 600 East in Salt Lake City into our organizational headquarters and an urban agriculture center to serve Salt Lake County residents. The Wasatch Community Gardens' Campus will consist of the historic Grateful Tomato Garden, expanded demonstration gardens, and expanded education spaces including a teaching kitchen. The Campus will be dedicated to learning, sharing, and stewardship so that we can meet our organization's mission to empower people of all ages and incomes to grow and eat healthy, organic, local food. The Campus will welcome people of all ages and incomes to connect with others in our community through a shared love of gardening and healthy food, allowing us to serve more community members, both youth and adults.

Project Background and History

Since 2012, WCG has sought to build our urban agriculture center in order to create a centralized space for our offices, gardens, and education programs. We firmly believed then and continue to believe today that prominent and inviting gardens and a teaching kitchen connected to our administrative home would allow us to more effectively connect people to each other and to their sustenance through gardening, cooking, and sharing food.

The opportunity for our organization to purchase three parcels of land adjacent to the existing Grateful Tomato Garden came in the fall of 2017 and we quickly raised the necessary funds to complete the purchase. These homes are contributing structures in an historic district and will suit our organization perfectly as offices and educational space.

When the Latter-Day Saints arrived in the Salt Lake Valley in the 1800s, they developed the Plat of Zion, a detailed plan for the area that encouraged agriculture, community building, urbanism, and self-sufficiency. The Central City neighborhood where the Grateful Tomato Garden is located was designed using the principles of the Plat of Zion.

Our project to transform this 1.2-acre property in the heart of the Central City neighborhood into a community resource dedicated to urban agriculture and community building will honor these same principles under which it was originally created.

Today, this neighborhood is a wonderful mix of the bustling, public green space of Liberty Park, a thriving retail and restaurant scene, and shady, tree-lined streets of historic homes. We've worked with the residents of the Central City neighborhood as community gardeners, youth garden program parents, and gardening workshop attendees, and we love hosting our beloved Tomato Sandwich Party each year and meeting more of the people who call this area home.

Project Description and Impact

Our capital campaign budget is a total of \$6,000,000 and includes acquisition of the three properties (completed in 2017) and renovation of the three historic homes to serve as our organization's educational and administrative center. As a requirement of the rezoning of the properties that was approved by Salt Lake City in 2018, the project will also include a residential component to replace the housing units that will be transformed to create our urban agriculture hub. We have developed a plan for a six micro-unit building that is net zero energy and designed to meet 80% area median income levels. Working with Giv Development as our partner on the project, we have developed the design of the Campus to the conceptual level and are moving to construction level documents in 2019.

The project will be transformational for community in that we'll be able to greatly increase our demonstration space, offer more youth and adult educational opportunities related to organic gardening, and create an educational cottage with a teaching kitchen to enhance our class offerings throughout the year and to offer as a public event space to serve the community. The variety and scale of the facility will allow WCG to demonstrate many different food growing techniques, including vertical gardening, square foot gardening, maximizing small urban spaces such as balconies and window boxes for growing food, and using a greenhouse and hoop house to extend the growing season.

From the inception of the project, our goal has been to maximize growing space and community gathering space and have the supporting buildings play second fiddle to the landscape and gardens. That goal has informed every decision we've made for the project.

The goals of the project include:

- Expanded opportunities for Youth Garden Club classes to serve more children from low-to-moderate income families with garden-based education.
- Expanded teaching spaces to accommodate larger school field trip groups.
- Ability to host multiple youth and adult classes simultaneously.
- 20-25% increase of the number of adult gardening workshops offered annually.
- Enhancement of ADA facilities to allow us to expand our program to reach a wider audience and explore therapeutic/adaptive garden programs.
- Expansion into Educational Garden Tours designed to teach an expanded adult audience, such as garden clubs, Lunch-n-Learn corporate groups, and special/under-served populations.
- Expanded demonstration gardens and curriculum offerings (i.e., planting of berries, brambles, grapes, and espaliered fruit trees will allow for more curriculum around growing and cultivating fruits).
- An indoor teaching kitchen on-site that allows for expanded youth garden classes and additional adult and family educational events focusing more on the "eat" part of our mission.

- An innovative, green, and affordable residential component that provides rental income and additional security for the garden and the neighborhood.

Funding Request

\$500,000 is requested from the State of Utah to support this urban agriculture center that is State resource open to the public.

Wasatch Community Gardens' Campus

Capital Campaign Costs

Property Acquisition, conceptual design, rezoning	\$	1,000,000
Demolition	\$	80,000
Six Unit Apartment Building (required by SLC)	\$	850,000
Education Cottage	\$	275,000
Office West	\$	275,000
Office East	\$	300,000
Buildings Subtotal	\$	1,700,000
Demonstration Garden	\$	600,000
Raised Decking/Patio/ADA pathways	\$	150,000
Parking Lot	\$	30,000
Exterior Lighting and Site Power	\$	60,000
Parking Strips	\$	50,000
Exterior Improvements Subtotal	\$	890,000
Estimated Construction Costs Subtotal	\$	2,670,000
General Conditions (10%)	\$	267,000
Overhead & Profit (10%)	\$	267,000
Bonds & Insurance (2%)	\$	53,400
Design Contingency (15%)	\$	400,500
Escalation for 2020 Construction Start (5%)	\$	133,500
Total Estimated Construction Cost	\$	3,791,400
Project Soft Costs		
Plan Check Fees	\$	10,000
Building Permit	\$	10,000
Architecture & Engineering Fees (8%)	\$	213,600
Furniture, Fixtures & Equipment	\$	100,000
Geotechnical Study	\$	10,000
Owner's Construction Contingency (15%)	\$	400,500
Estimated Project Soft Costs Subtotal	\$	744,100
Focus Groups and Stakeholder Engagement	\$	100,000
10% to operating budget	\$	571,550

Total Capital Campaign Budget \$6,207,050