



The Summit is a shared campus of various socially-minded organizations who are working together to make our community thrive. That's the ongoing dream and vision for the campus. We currently have 20 onsite partners and hundreds of community partners and individuals who use our campus on a regular basis.

The Summit is continually looking at ways that it can invest in our community through our onsite partners, our programs, and our property. We have an ongoing commitment to the surrounding neighborhoods and south Fort Wayne, and we believe that we can contribute in many ways to the ideas that were proposed in a recent 46807 community survey we conducted in partnership with various community leaders and interest groups. In conjunction with this survey (which had over 400 respondents), we have done a review of all of the activities currently taking place on our campus to see how they are meeting the needs of the community. In order to continue these activities as well as to carry out some of the ideas brought forth by the survey, we have decided (after consulting with the City and our advisors) to submit a use variance proposal to the Board of Zoning Appeals. Below is a list of Frequently Asked Questions regarding our proposal:

#### **Are you requesting a rezoning?**

- No, this is not a rezoning request. We are **not** rezoning to any broader commercial designation. The campus will stay zoned as Single Family Residential (R1).

#### **What part of campus are we talking about?**

- The South Campus – that is, the 22 acres south of Rudisill Blvd. This proposal does not cover any part of the North Campus.

#### **Why are you requesting a master use variance list instead of individual variances?**

- Additional partners are required in order to make the campus sustainable and to fill the empty buildings. Bringing partners onsite is often a long process of negotiations (sometimes taking several years!), and individual use variance requests can be time consuming, costly and increasingly divisive. Without a master list of approvals, we could feasibly enter a long period of negotiations with a valid community partner, only to reach the end of the negotiation period and not have an individual use authorized.
- After consulting with city planning staff, we believe this list is more effective and transparent for partners and the surrounding neighborhoods because it allows us to define proper uses and pursue **only** tenants that fit the list and those that fall in line with our 5 Pillars (Academics & Education, Health & Wellness, Social Sustainability, Economic Development, and Spiritual Vitality). We have long-term commitments with our existing partners, and we need to have the uses clearly defined so that they can

know the service areas in which they would be allowed to expand into in order to better serve the community.

- We believe that the master list is in line with our already-existing values as an organization and is a direct result of the “46807 Thriving Community” survey which outlined what our community would like to see.
- **Does approving this master list of use variances allow you carte blanche to (pave over soccer field, create new campus entrances, construct X building)?**
  - No. This list simply defines the approved uses for our already existing buildings. In addition, the master campus plan specifically identifies potential campus changes to which we would be restricted. Any additional changes would have to go through another approval process.
- **What is the timeline for the implementation if this master list is approved?**
  - Rehabilitation of the old Lehman building is top priority – we would like to begin this in late 2017 or early 2018.
  - There are currently no definitive changes for Hausser or building a new Retreat Center (likely 3 – 5 years)
    - Demolition and / or construction will require additional permitting and site plan review, which will trigger development standards reviews (parking, lighting, access, utilities, drainage, etc.)
    - Specifically for Hausser, we would work with the neighbors, particularly those in close proximity to the building, as well as with ARCH, to identify the best options, whether that is demolition or cost-effective renovation for a viable purpose.
- **Does “Entertainment Facility” mean adult entertainment?**
  - No. The FW zoning ordinance defines it as “A facility that offers indoor or outdoor entertainment uses, including performing arts theaters, cinemas, concert venues, or circus/festivals, but does not include adult entertainment establishment uses.”
  - Our 46807 “Thriving Communities” survey revealed a demand for family-oriented activities such as movie nights. Entertainment Facility gives us the ability to accomplish that goal.
    - We are still bound by local noise ordinances, and our event rental agreements forbid “improper noises or disturbances of any kind”.

- **What does “Reception/Banquet Facility w/ Accessory On-Site Lodging” entail? Are you operating a hotel?**
  - We do not operate a hotel. The Retreat Center is a 56-bed former dormitory that we’ve repurposed as onsite housing for board, church, school, and other similar retreats and trainings. Only approved groups are allowed to utilize the facility and scheduling is conducted through our Events team.
  - The reception/banquet facility is the large dining hall which is regularly used by community organizations and individuals to host events.
- **Why do you want to relocate your entry sign?**
  - The existing sign is in front of The Community Center which implies to many that The Community Center is The Summit.
  - Moving the sign to the existing entryway will help explain that the entire campus is The Summit.
- **If you build XX building, will you provide adequate (drainage, buffering, landscaping)?**
  - Absolutely.
  - The Department of Planning Services will require proper drainage (starting with the Soccer Field).
  - We’re keenly aware of past conversations regarding buffering and new buildings and will make every effort to mitigate issues as we plan for Hausser, Lehman, and a potential new Retreat Center.
- **What traffic changes are anticipated?**
  - Little to none. Onsite organizations operate at different hours, ensuring that traffic flow is steady but not heavy.
- **Do you plan to cut down trees between the soccer field and Lexington?**
  - No. The trees are an integral part of the beauty of the campus. We would not cut them down unless there was a compelling reason to do so (eg – dead branches, electrical concerns).

### **Who are your current onsite partners?**

- Big Brothers Big Sisters
  - Experience Mission
  - WBCL
  - FW Alumni Resource Center
  - Grace College – through July 2017
  - Crossroads Bible College
  - Full Circle Wellness
  - Pathfinder Services
  - Audiences Unlimited
  - AWP Sports Training
  - The Literacy Alliance
  - Center for Nonviolence
  - Lifeline Youth & Family Services
  - Parkview Community Partner Development Center
  - Project READS
  - Region 8 Education Service Center
  - Kingdom First
  - Pine Hills City Church
  - Mental Health America
  - Parkview Sports Medicine
- **What is the current list of uses you are requesting?**
- Below is the full list of uses we are requesting, along with the City's official definition of the use, and where applicable, examples of uses that have been suggested, requested or desired on the campus.

- Professional Office / Business Service  
 Facilities that are characterized by activities generally focusing on business, professional, insurance, or financial services. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.  
*In this capacity, we would like to provide business services to our onsite partners. This might include shared services around human resources, accounting, and legal services and would allow our partners to share these resources. No live-work units are being proposed.*
- Community Facility  
 Buildings, structures, or facilities owned, operated, or occupied by a non-profit, for-profit, or governmental entity to provide a service to the public, including broadcast studio, museum, neighborhood facility, planetarium, public transportation or similar public facility, radio station, television station, or zoo.  
*Effectively, we believe that our campus serves as a facility for the community. Members of the community can rent space for birthday parties, retirement parties, graduation events, neighborhood association meetings, city planning meetings and the like. **In addition, The Summit is offering free meeting space to the surrounding housing associations for their annual meetings.***
- Athletic Field  
 A permanent facility for the staging of amateur and/or professional sporting events, consisting of an open-air or enclosed fields, arena/stadiums, and appropriate support facilities.  
*The Summit has a well-maintained athletic field. It is regularly used by community groups and by our onsite partners. Local schools also use it for their team practices.*
- Bakery Goods  
 A facility that makes bakery and related items on-site and may sell these items directly at the facility provided that any sales are secondary and incidental to the primary operation of producing baked goods.  
*Several of our CookSpring members bake goods in our kitchen. This includes Hetty Arts, one of Fort Wayne's most-loved pastry chefs. We would like to make these goods more available to our partners, their clients and the community at large.*
- Business Training  
 General use not specifically defined in City's ordinances.  
*The Summit conducts training with nonprofits, businesses, and schools in a wide variety of subjects. The Business Training designation ensures that we can continue to offer these services to organizations in the region.*

- Campus Housing  
For purposes of parking requirements, this category includes campus housing (off site), dormitories and fraternity/sorority houses, and other housing with the primary purpose of housing students of an educational or institutional campus.  
*This is our Retreat Center, which in addition to housing retreats, hosts students from various educational institutions including some from China. We have no plans to have a fraternity/sorority house.*
- Caterer  
*This use was developed for the purpose of CookSpring members wishing to use our shared kitchen for their catering businesses.*
- Child Care Center  
A building, other than the operator's primary place of residence, where children receive child care from a licensed child care provider: (1) While unattended by a parent, legal guardian, or custodian; (2) For regular compensation; and (3) For more than four (4) hours but less than twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays and holidays.  
*As our campus grows, so have the requests for onsite childcare both for our own employees as well as those of our onsite partners. We would also consider the possibility of a child care center open to members of the community.*
- Café / Coffee Shop  
Any room, place, or building where the serving of coffee is the primary use and where tables and chairs are provided for the use of patrons.  
*Utilizing CookSpring as well as other area vendors, we would eventually like to provide a place on campus for our onsite partners and event-goers to gather together. We believe in providing opportunities for "relational collisions" to take place, and this often happens best over coffee and food.*
- Commissary  
*This use was developed for the purpose of CookSpring members and our partners wishing to use our kitchen in order to meet the City's health inspection requirements. It provides multiple avenues for training within our kitchen as well as economic development opportunities throughout our city.*
- Community Center  
*Effectively, we believe that our campus serves as a facility for the community. While "Community Center" has a variety of definitions, we believe acting as a central access site for a variety of initiatives and resources falls within the scope of The Summit's mission.*

- Community Garden

A common property for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. If permitted in the zoning district in which it is located, a community garden may include accessory structures, along with water and other facilities.

*This request is related directly to the outcomes of 46807 Thriving Community survey. At this point, we have no definitive plans to begin a community garden; however, as demand continues to arise we may contemplate a program in the future.*
- Computer Training, Consulting Service, Counseling Service

*All of these uses correspond with light-use education and professional services that fit within our 5 Pillars.*
- Day Care

A service that provides for the care, health, safety, and supervision of an individual, not related to the provider, on a regular basis, in a residential structure other than the individual's own home, as an accessory use to a single family residence. The provision of day care shall be a permitted use in all residential zoning districts if the following conditions are met: (1) The home shall be the primary residence of the day care provider; and (2) Services shall be provided for fewer than six (6) adults or children not related to the provider; and (3) Care is provided for less than 24 hours per day.

*This use would allow us to pursue day care in the homes that are part of The Summit's campus on Rudisill Boulevard. While those homes are currently occupied, should they be vacated by current partners, this use accompanies the Child Care use previously described.*
- Dentist Office

*See "Doctor's Office" below. As The Summit explores its "Health & Wellness" pillar, oral health is a possible viable use case for our buildings*
- Doctor's Office

The private offices of physicians, dentists, or similar professionals, where persons are examined or treated on an outpatient basis only. Laboratory tests shall be permitted as an accessory use.

*We are currently in discussions about the possibility of bringing a small medical practice (general practitioners/family doctors) to the campus. This would enable the community to have better access to health care, as requested in the "Thriving Community" survey.*
- Educational Institution

Public, non-public, parochial, or other post-secondary school, junior college, college or university, other than a business school; the use may also include recreational uses, living quarters, dining rooms, heating plants and other incidental facilities for students, teachers and employees.

*This use is already approved on The Summit's campus.*

- Entertainment Facility  
A facility that offers indoor or outdoor entertainment uses, including performing arts theaters, cinemas, concert venues, or circus/festivals, but does not include adult entertainment establishment uses.  
*We receive multiple requests to host community events such as outdoor movie nights or small concerts. We will not be bringing a circus to the campus.*
- Fitness Center  
*This use would allow us the ability to open our Fitness Center to the public. While we currently have no defined plans to do so, having the use approved would allow us to better explore the option.*
- Food Trucks (Mobile Food Service Unit)  
*This use is for the Fort Wayne food trucks who use our CookSpring shared kitchen.*
- Foundation Office  
*Referenced but not officially defined by the ordinance, we have in mind charitable foundations which exist throughout our community to distribute grants and other monies for the purposes of community investment*
- Health Center  
A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.  
*A health center allows us to explore options such as wellness camps and other innovative options for delivering life-changing support outside of the traditional confines of the doctor/patient relationship.*
- Health Club  
A non-medical service establishment intended to maintain or improve the physical condition of persons which contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.  
*This usage fits the demand from our 46807 survey that indicated a desire for more health-focused activities.*
- Instruction / Training / Education Facility  
An establishment, other than an elementary or junior high school, senior high school, or college/university, offering instruction or training in a trade, art, skill, or occupation, including art instruction, barber/beauty school, business training, computer training, craft instruction, dance instruction, driving instruction, educational institution, gymnastics instruction, martial arts training, medical training, music instruction, photography training, and yoga/Pilates instruction.  
*The Summit is, at its core, an organization focused on learning and growth. This use fits directly in with our core values.*

- Medical Facility or Office  
 A facility for the medical examination and treatment of human outpatients, provided that patients are not kept overnight except under emergency conditions, including audiologist, blood bank, blood or plasma donor facility, chiropractor, clinic, dentist, diagnostic center, dialysis center, doctor, health center, hospice care center, hospital, laboratory, nursing home, ophthalmologist, optician, optometrist, physical therapy facility, podiatrist, rehabilitation facility, sleep disorder facility, surgery center, and treatment center.  
*This is an overarching category defined in the zoning ordinance that allows a wide variety of medical uses. The Summit will **not** be bringing a drug/alcohol rehabilitation facility or a drug/alcohol treatment center to the campus.*
- Music Instruction  
*A variety of partners have expressed interest in utilizing some of the musical equipment remaining from the previous owner. This usage would allow them to add music programming to their repertoire.*
- Music / Recording Studio  
 An area or facility used for the production/creation of or instruction in art, crafts, music, painting, photography, sculpture, or similar activities.  
*A variety of partners have expressed interest in utilizing some of the musical equipment remaining from the previous owner. This usage would allow them to add music programming to their repertoire.*
- Neighborhood Facility  
 A facility intended to serve or accommodate the needs of a specific segment of a community or area. Neighborhood facilities shall include, but not be limited to, a branch YMCA or YWCA; a Boys and Girls Club; or a Boy Scout or Girl Scout facility.  
*This is currently the use variance in place for Big Brothers Big Sisters and Athletes With Purpose.*
- Nutrition Services  
*As part of the sports performance activities currently undertaken by Athletes With Purpose, we may wish to explore nutrition services in the vein of the “complete athlete”.*
- Physical Therapy Facility  
*This use is in conjunction with Athletes With Purpose and Parkview Sports Medicine.*
- Reception / Banquet Facility w/ Accessory On-Site Lodging  
 A facility in which the primary function is hosting special occasion events at which food and beverages are served to groups of people, with facilities for the refrigeration and heating of food.  
*This is our current facility coupled with our existing retreat center.*
- Religious Institution  
 A structure or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held, together with its accessory buildings and uses (including

buildings used for educational and recreational activities), operated, maintained, and controlled under the direction of a religious group. Accessory buildings, structures, or uses may include athletic/recreation fields (non-illuminated); assembly buildings (including gymnasiums); clothing or food banks; convents/parsonage/rectories or similar residences; day care; counseling or education; school facilities; parking; or caretaker's housing. Examples include churches, mosques, synagogues, temples, or other places of worship.

- School  
Facility used for educational purpose including public or private primary or secondary schools; elementary, junior or senior high, including charter or vocational schools.
- Social Service Agency  
*This use is used throughout the zoning ordinance but not defined. Merriam-Webster defines social service as “an activity designed to promote social well-being; specifically: organized philanthropic assistance (such as counseling, job training, or financial support)”. This is the definition we are using for purposes of this use variance.*
- Tutoring Service  
*This accompanies many of our existing initiatives.*

**What are some examples of uses that are not being requested?**

**Are there specific uses and activities which will not take place on the South Campus?**

The following are a sample of the uses which have not been requested. Because The Summit is not requesting these uses, zoning ordinances would prohibit us from carrying out activity in any of these areas:

- Adult Care Center
- Assisted Living Facility
- Correctional Institution
- Correctional Services Facility
- Emergency Shelter
- Group Residential Facility
- Homeless shelter
- Residential Facility
- Treatment Center

**Does the public have the opportunity to comment on the proposal?**

Yes, absolutely. A Public Discussion is scheduled for Thursday, July 6 at 6:30 at The Summit Event Center on the South Campus. The BZA Public Hearing will take place on Thursday, July 20<sup>th</sup> at 6:00 PM at Citizen Square.