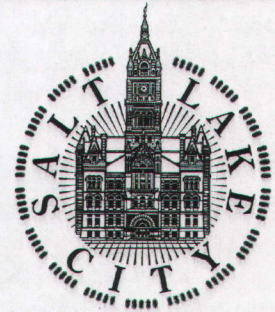


HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

BOLO GROUP SIGN PROPOSAL Appeal of Administrative Decision PLNAPP2008-00683 220 South 700 East Street December 3, 2008

Applicant: Bolo Group,
represented by Matt Gilbert of
SignSource

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 16-06-281-002

Current Zone: CB,
Community Business District

Master Plan Designation:
medium residential/mixed use

Council District:
District 4 – Luke Garrott

Lot Size: 3.53 acres

Current Use: Commercial

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A. 26.30
- 21A.46

Notification:

- Notice mailed on November 18, 2008
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 14, 2008

Attachments:

- A. Application
- B. Photographs
- C. Departmental Comment

Request

The applicant, Bolo Group, is requesting approval for two (2) new freestanding business identification signs for the retail complex, 2nd & 7th Marketplace, located at approximately 220 South 700 East Street. The administrative decision being appealed is Planning Staff's decision to deny the request.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that overall the project fails to substantially comply with all of the standards that pertain to the application and therefore, recommends the following:

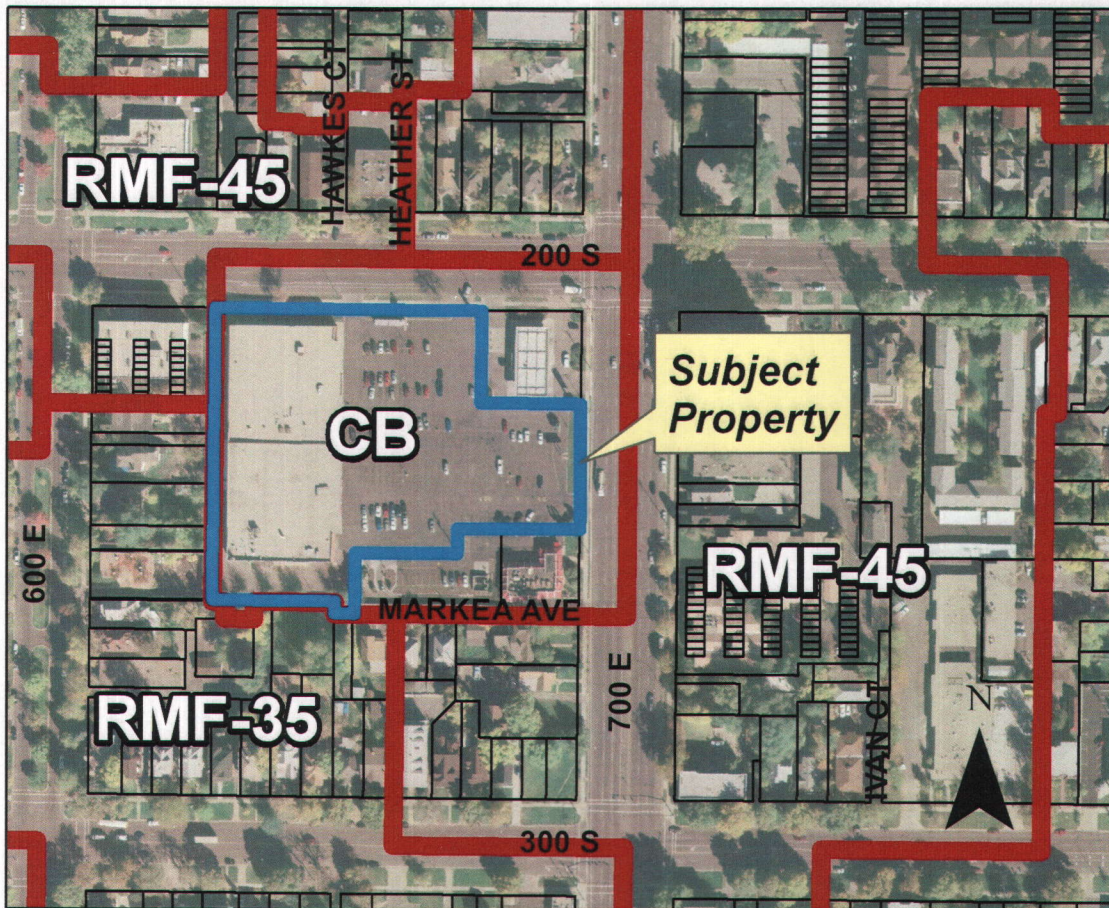
1. That the Historic Landmark Commission denies the request for two new pole signs as shown in the application attached to this staff report as Attachment A. The design fails to respect the historic character of the adjacent neighborhoods, is oriented toward vehicular traffic rather than pedestrian traffic, and creates a negative visual impact on nearby residential properties. Staff is of the opinion that reducing the scale and changes to the materials and type of illumination of the proposed signs would do more to enhance the visual quality of the area and historic district.

Options

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
3. The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

VICINITY MAP



Background

Project History

The Historic Landmark Commission approved the exterior remodel plan of the front façade of the Big Lots/Rite Aid building in June of 2007. The original arched concrete elements that extended over the entrances and front walkway were replaced with five new parapet features constructed over the front entrance ways and windows. The design of a new building on the same parcel located adjacent to and fronting 700 East Street was approved as well. A pedestrian walkway extending from the new building provides a pedestrian connection to the sidewalk on 700 East Street. Earlier signage for the complex was removed during construction and is shown in the photographs attached to this staff report as Attachment A. The pole standards were installed prior to designation of the district in 1991. The faces of the signs have been modified for use with new businesses in the past.

The administrative decision being appealed is Planning Staff's decision to deny a request to construct two (2) freestanding pole signs for the retail complex located on the corner of 200 South and 700 East Street. Staff determined that the proposed design of the pole signs would not comply with Section 21A.34.020 of the Zoning

Ordinance, the *Design Guidelines for Residential Historic Districts in Salt Lake City*, nor the Historic Landmark Commission Policy Document.

In 1984, the Historic Landmark Commission adopted a sign policy that provides three (3) criteria for determining whether a sign is consistent with the character of a building or district. This policy is included in the Commission's Policy Document. The purpose of the special provisions of this document is to set forth the basic approaches and philosophies that help guide the Commission in its decision making. The standards are addressed below with a discussion and finding for each standard. The standards are used in conjunction with the City's sign regulations found in Chapter 46 of the Zoning Ordinance. Where differences occur between the general provisions of Chapter 46 regulating signage and those of an overlay district, such as the H Historic Preservation Overlay District, the provisions of the overlay district shall control.

Project Description

The applicant proposes to construct two (2) freestanding multiple business "pole signs". The twenty foot (20') tall signs would be located within landscaped areas along 200 South and 700 East Streets. An 11' tall and 10' wide cabinet would be attached to a 10 foot (10') high brick pier with a six inch (6") concrete base. "2nd & 7th Marketplace" in metal letters with a gold anodized finish would be attached to the aluminum skinned cabinet and illuminated with indirect lighting. Individual "anchor" tenant signs (Big Lots and Rite Aid) would be aluminum with routed out copy backed with acrylic faces and internally-illuminated. Minor tenant signage consists of a white lexan surface covered with an opaque black background and white vinyl copy that is internally-illuminated.

Comments

Public Comments

No public comment regarding this application has been received.

City Department Comments

Building Services reviewed the plans and their comments are attached to this staff report in Attachment C. The Planning Division has not received comments that cannot reasonably be fulfilled.

Project Review

Staff reviewed the signage proposal as an alteration of a non-contributing site within a historic district subject to Section 21A.34.020(H) of the Zoning Ordinance. These standards relate more specifically to the design of a new "building". However, it is not reasonable to expect a sign to have similar design elements. But it is reasonable to expect it to be compatible with the overall character of a streetscape and historic district in terms of good urban design. The proposal is contemporary in design and reflects the scale, materials and illumination used for large retailers, shopping malls and commercial strip centers found throughout the Salt Lake Valley.

The original proposal was for internally-illuminated pole signs with plastic faces. Staff had issue with the size and type of signage that was proposed. The applicant has made some modifications to the type of signage included in the overall design, but has not reduced the size of the sign. Staff is of the opinion that reducing the scale and changes to the materials and type of illumination of the proposed signs would do more to enhance the visual quality of the area and historic district.

Zoning Considerations

The property is located in a CB Community Business District, 21A.26.30. All work must comply with the sign regulations of Chapter 21A.46 of the Zoning Ordinance. The sign regulations for this district are intended to allow signage that is appropriate for small scale commercial uses. Since this zoning district is located near residential areas or in areas that contain a mix of residential/commercial uses, the intent of the regulations is to minimize potential impacts on nearby residential uses. The sign requirements and their compliance with the zoning ordinance are listed below.

Requirement (pole signs)	Standard	Proposed	Meet?
Lot area	1 acre minimum	3.53 acres	Yes
Maximum Area Per Sign Face	100 sf for multiple businesses	110 sf	No
Maximum Height of Freestanding Signs	25'	21'	Yes
Minimum Setback	15' and a maximum 6' projection	15'	Yes
Number of signs permitted sign type	1 per street frontage	1 per street frontage	Yes
Clearance between sign and ground	10'	10'	Yes

Analysis and Findings

Findings

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form:

- a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Analysis: Consistent height, width and scale of the proposed signs are not characteristics of the historic district in this area. Buildings and structures differ in scale due to the variety of uses permitted and mix of both contemporary and historic types of development. This combination of functions and building types creates a diverse neighborhood.

The north portion of the Central City Historic District that lies between South Temple and 400 South Streets developed as somewhat of a southern extension of the high-style South Temple Street Historic District. This portion of the district contains more substantial residential buildings with a significant number of homes designed and built by architects. 400 South is totally commercial, and no historic context remains. The southern portion of the district generally contains smaller and less elaborate homes such as the vernacular homes popular in early twentieth century western America. Additionally, a number of courts were developed on the interior of blocks with more modest housing during this period of development (1870 to 1926), such as Markea Avenue located within the subject block (Block 46).

In addition to the architect designed homes of this neighborhood of the district, there also exists a group of buildings constructed by Anderson Real Estate and Investment Company. The company built speculative housing throughout the city. This group of buildings was constructed between 1899 and 1901 along 200 South (659 East, 661 East, 665 East and 679 East) and 300 South (601 East, 609 East, 615 East, 621 East, 625 East, and 631 East) Streets between 600 East and 700 East Streets, and along 600 East between 200 South and 300 South Streets (253 South 600 East Street). These homes are Victorian Eclectic in style; built of brick and most stand two-stories high. The cohesiveness in the district is maintained by the dominance of historic residential structures of similar scale.

Some of the original housing stock on Block 46, however, has been demolished or replaced with contemporary development, particularly along 200 South and 700 East Streets. The non-contributing structures in the vicinity of this contemporary retail center are the McDonald's directly to the south at 242 South 700 East Street, and the Chevron at the corner of 200 South and 700 East Streets. Additionally, 700 East Street forms the eastern boundary of the Central City Historic District with the eastern side of the street actually outside of the district. This residentially zoned area on the east side of 700 East Street is not subject to design review as within the historic district.

It could be argued that enough contributing structures have already been lost on the east side of Block 46 that a sense of the historic residential character of the area no longer exists. The scale of the interior block development along Markea Avenue is such that the currently extant structures, as a whole, continue to convey the type of architecture and the pattern of development that inner-block streets represent. Additionally, the Historic Landmark Commission approved a request to construct thirteen new single-family attached residential dwelling units and rehabilitation of one contributing multi-family residential building in August of 2008. Staff therefore finds that the existing non-contributing structures do not negate the significance of the historic and traditionally residential character of this block and neighborhood.

The commercial strip character of the area is in fact visually disruptive when viewed from the surrounding portions of the Central City Historic District, which are primarily residential in character as described above. Non-conforming pole signs and backlit plastic panel signs were installed on properties before 1991, when the Central City Historic District was established. This area is also located near the University light rail line, and the master plan envisions future redevelopment as a mixed-use, pedestrian-friendly neighborhood. Thus, design goals for these commercial areas are to ensure that redevelopment respects the historic character of adjacent neighborhoods, is oriented toward pedestrian traffic rather than vehicular traffic, and minimizes potential negative visual impacts as seen from nearby residential properties.

Design Standards for Central City

13.31 Minimize the visual impacts of automobiles as seen from the sidewalk by pedestrians.

Provide landscaped buffer areas to screen and separate the sidewalk from parking and drive lanes within individual commercial sites.

13.33 Minimize the visual impacts of signs. This is particularly important as seen from within the residential portions of the historic district. Smaller signs are preferred. Monument signs and low pole-mounted signs are appropriate.

Finding: Staff finds that the non-contributing structures on this block do not hinder one's ability to perceive the historic and residential character of the area because of the number of historic resources remaining on the block and the primarily residential character of the immediate neighborhood. The proposed signage is incompatible in size and mass with the scale of the block in that the signs are not of a human scale which would enhance the pedestrian environment of the street. As such, the proposal fails to minimize potential negative visual impacts as seen from nearby residential properties and is therefore inconsistent with this standard.

2. Composition of Principal Facades:

- a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Analysis: As previously stated, these standards relate more specifically to the design of a new building and therefore it is not reasonable to expect a sign to have similar design features. Compatibility of new structures within historic districts can be achieved by using materials that appear similar in scale, proportion, textures and finish to those used historically. The use of materials that will reinforce established patterns in the neighborhood is preferred. The relationship of the materials proposed for the signage and the recently remodeled retail complex are similar and therefore will be visually compatible.

Finding: The design of the proposed project includes materials that appear similar to those used historically and ties to the design of the retail complex. The design of the project is generally consistent with this standard in terms of materials. The backlit plastic panel component of the design will be discussed below under Sign Policy Standard 2.

Relationship to Street:

- a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Analysis: The relationship between buildings, and streetscape and landscape features within a historic district or neighborhood helps define its character. The new building along the 700 East frontage adds to the pedestrian orientation and feel of the block, by creating more of a wall of building continuity, and provides a buffer to the large parking area in front of the Big Lots/Rite Aid building. The proposed new freestanding signs will be additions to this streetscape. Although, the proposal will not be out of character with adjacent structures such as the McDonald's sign to the south nor the Chevron signage to the north, the result is that this area of the block will continue to offer little to pedestrians, in contrast to the pedestrian-friendly character of the historic residential streets in the area.

Finding: Inappropriate changes to a streetscape, an important element in defining the overall character of a historic district, result in alterations that detract from the historic integrity of the block and its context. The proposal is inconsistent with this standard since the proposed design is out of scale with the residential character of the area.

4. Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This standard is not applicable in this case as no subdivision is proposed.

The Historic District Commission's adopted Sign Policy standards are addressed below with a discussion and finding for each standard.

1. **A sign is an integral part of the building façade in both design and function and should complement the building in terms of location, size, illumination, style and color. The Historic Landmark Commission considers the entire principal façade as the "sign" (i.e. in context). Signs should relate to the architecture of the building and not have a negative impact on neighboring properties and the streetscape.**

Analysis: Staff views the historic and residential quality of this neighborhood a significant element of the Central City Historic District that should be protected and enhanced.

Finding: New signs that fail to enhance a pedestrian environment negatively affect the historic and residential character of the area as seen from the street. The design of the proposal is therefore inconsistent with this standard in terms of size and illumination. The composition of materials proposed for the sign is similar to that of the existing primarily brick commercial buildings, and therefore will be visually compatible in this respect.

2. **In commercial areas of historic districts (such as South Temple), the Historic Landmark Commission encourages the use of low-key, sophisticated signage such as brass lettering, painted signs in an historical character etc. The Historic Landmark Commission encourages the spot-lighting of buildings rather than illuminated signs in most cases. Back-lit plastic and animated signs are discouraged. Indirect lighting is preferred.**

Analysis: Although the buildings that the proposed signage relates to are not historic, staff is of the opinion that the Commission should encourage the use of sign types, styles and materials based on historical examples, such as signage at street level or of a human scale. Such signage would promote walkability, distinguishes this property from other contemporary strip mall type development, and respect the historic character of the Central City neighborhood. The applicant is proposing a sign type which is internally-illuminated with a plastic panel. This type of signage has been determined to be unsympathetic to the

character of historic buildings and most areas of the historic districts as it appears too modern. The proposed cabinet exceeds the size allowed in the CB zoning district, and at of height of twenty-one feet (21') is out of scale with the residential character of the streetscape.

It is also important to note that Chevron first erected an internally illuminated pole sign with a plastic face in 1987 and received approval for three additional signs in 1991. A freestanding sign for McDonalds was installed in 1984. These permits predate the formation of the Central City Historic District in May of 1991 and were not subject to design review as within a designated historic district. Regardless of how the businesses got their signage, this application must meet current standards and policies.

Finding: Due to the height and size of the sign, the proposed design is not considered low-key. The applicant also proposes a sign that is internally-illuminated with a plastic panel. The sign policy discourages this type of sign in the historic districts. The proposed design of the pole signs is therefore contrary to this policy.

3. The Historic Landmark Commission considers the request for a sign in the context of the owner's comprehensive (total) signage plan for the building. For office/commercial uses, only one building identification sign will be approved by the Historic Landmark Commission. Tenants should be identified in an interior building directory.

Analysis: A signage master plan for a project is desirable in order to provide for consistent review of any future signage proposals, and to assist potential tenants in determining restrictions and expectations of the Historic Landmark Commission. The applicant has provided a comprehensive signage plan that is included in this staff report as Attachment A. The signage package includes individual building tenant signage consisting of individual internally-illuminated letters (not a backlit panel) and two (2) pole signs.

Allowances have been made for signage in non-historic areas that would not otherwise be allowed in other historic districts and landmark sites in the City. Freestanding signs have been allowed for buildings or developments with multiple tenants and street frontages. Big Lots has reinstalled their building sign and staff will administratively approve a new proposal for Rite Aid.

Finding: After the Historic Landmark Commission takes action on this proposal, the master sign plan should be revised to reflect the Commission's decision.

Attachment A
Application

HLC: Major ALternations,
New Construction, Relocation &
Appeal of Admin. Decision

Property Owner: The Bolo Group


Authorized Agent: Matt Gilbert
 SignSource
 650 N Main ST
 North Salt Lake, UT 84054
 (801) 828-8968

Written explanation: We feel that due to the clarity in the Salt Lake City sign regulations and vagueness in the Historic Landmark Commission sign regulations that the refusal of our proposal is unreasonable.



21A.46.090 Sign Regulations for Mixed Use and Commercial Districts

**STANDARDS FOR
THE CB DISTRICT**

Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ⁴
Flat sign (storefront orientation) ⁷	1 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	n/a	1 per business or storefront	None
Wall or flat sign (general building orientation)	1 sq. ft. per linear ft. of building frontage ⁵	(see note 1 below)	n/a	1 sign per building frontage	None
Monument sign ³	100 sq. ft.	6 ft. 12 ft. 20 ft. (1 acre minimum)	5 ft. 10 ft. 10 ft.	1 per street frontage	1 per street frontage
 Pole sign ³ (1 acre minimum)	75 sq. ft. for a single business. 100 sq. ft. for multiple businesses	25 ft.	15 ft. and a maximum 6 ft. projection	1 per street frontage	
Canopy, drive-through	40% of canopy face if signage is on 2 faces. 20% of canopy face if signs are on 4 faces	(see note 1 below)	n/a	1 per canopy face	None
Awning sign/canopy sign	1 sq. ft. per linear ft. of storefront; building total not to exceed 40 sq. ft. (sign area only)	(see note 1 below)	May extend 6 ft. from face of building ⁶	1 per first floor door/window	None
Construction sign	32 sq. ft.	8 ft.	5 ft.	2 per building	None
Political sign	16 sq. ft.	6 ft.	5 ft.	No limit	None
Real estate sign	16 sq. ft.	6 ft.	5 ft.	1 per street frontage	None
Private directional	8 sq. ft.	4 ft.	5 ft.	No limit	None

21A.46.090 Sign Regulations for Mixed Use and Commercial Districts

sign					
New development sign	80 sq. ft.	10 ft.	5 ft.	1 per development	None
Window sign	25% of window area of each use	(see note 1 below)	n/a	No limit	None
Public safety sign	8 sq. ft.	6 ft.	5 ft.	No limit	None
Nameplate	2 sq. ft.	(see note 1 below)	n/a	1 per building entry	None

Notes:

1. For height limits on building signs, see subsection [21A.46.070J](#) of this Chapter.

2. Not applicable to temporary signs mounted as flat signs.

3. Pole and monument signs shall be permitted only when located in or adjacent to a required landscaped setback.

4. The total number of signs permitted from the sign types combined.

5. A single tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct one larger sign.

6. Public property lease and insurance required for projection over property line.

7. Storefront flat signs limited to

Historic Landmark Commission Sign Regulations

- Masonite particle board roofing and
- Others as may be specified by the Historic Landmark Commission.
(Adopted by HLC 9/30/1980)

5.0 SIGNS

A sign is an integral part of the building façade in both design and function and should complement the building in terms of location, size, illumination, materials, style, and color. The Historic Landmark Commission considers the entire principal façade as the "sign" (i.e. in context). Signs should relate to the architecture of the building and not have a negative impact on neighboring properties and the streetscape.

In commercial areas of historic districts (such as South Temple), the Historic Landmark Commission encourages the use of low-key, sophisticated signage such as brass lettering, painted signs in an historical character etc. The Historic Landmark Commission encourages the spot-lighting of buildings rather than illuminated signs in most cases. Back-lit plastic and animated signs are discouraged. Indirect lighting is preferred.

The Historic Landmark Commission considers the request for a sign in the context of the owner's comprehensive (total) signage plan for the building. For office/commercial uses, only one building identification sign will be approved by the Historic Landmark Commission. Tenants should be identified in an interior building directory.

6.0 REVIEW OF LARGE SCALE PROJECTS

The Historic Landmark Commission, in order to both expedite the review process

and promote a well thought out design effort, encourage applicants of large-scale projects to develop master plans which can be approved and serve as the parameters for individual decisions for the owner. This procedure improves the design of a project by providing a coordinated and comprehensive concept and a long-range overview of the project for the owner, tenant, and Historic Landmark Commission. It avoids a piecemeal approach which is often not in the best interests of the project, causes time delays, and creates a fragmented decision making approach for all concerned. Good planning is essential. Examples of this master plan approach have been used in such areas as site development, landscaping, and signage.

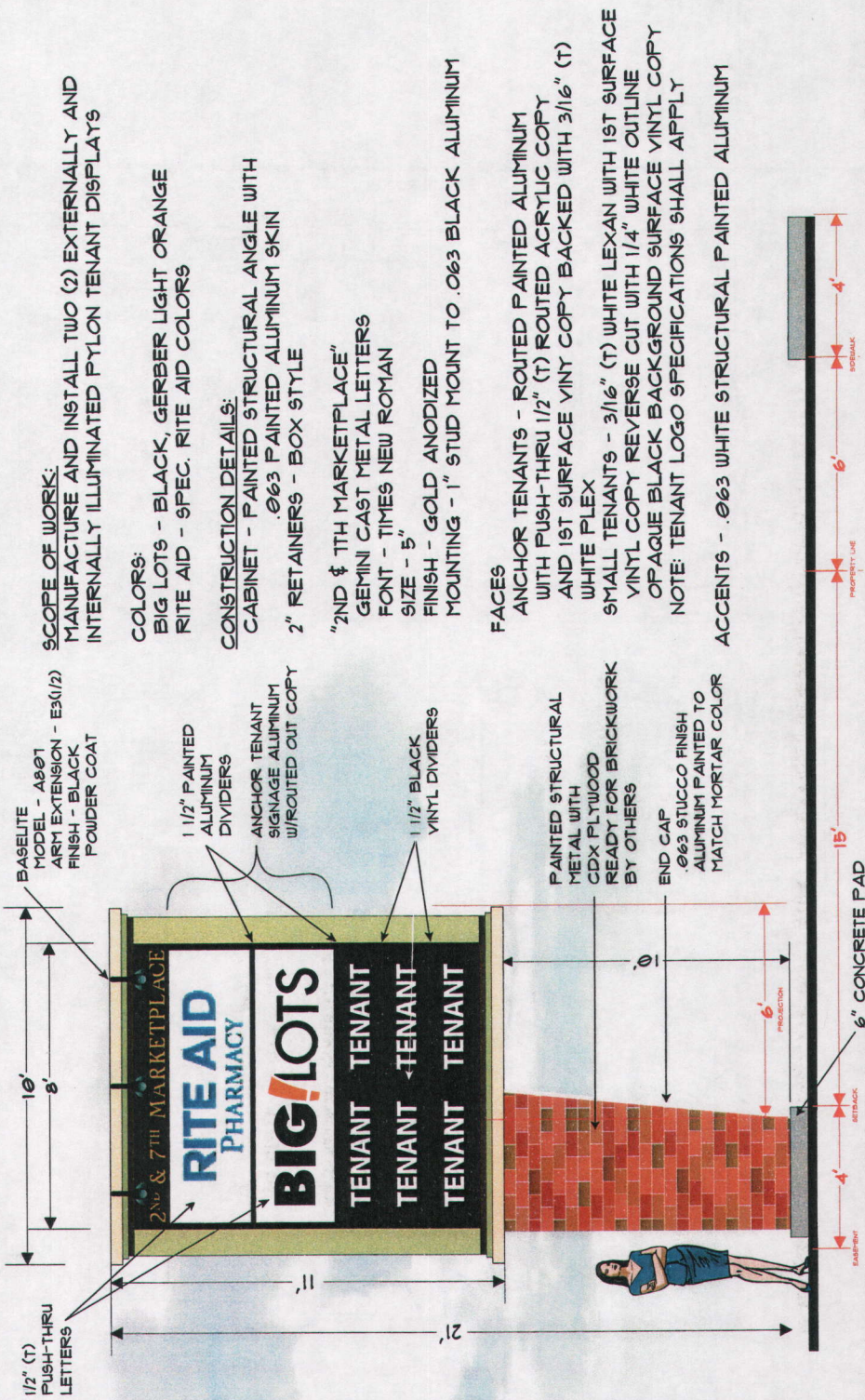
It is the applicant's responsibility to prepare these master plans and submit them for the Historic Landmark Commission's review. Once these are approved, staff may, through the administrative review process, screen individual portions of each proposal as they arise and are presented for permits (either by the developer or the tenant). This involves minimal time.

7.0 EXPIRATION OF APPROVALS

All plans for new construction and demolition approved by the Historic Landmark Commission expire one year from the date of Historic Landmark Commission meeting at which approval was granted. Upon written request by the applicant, the Historic Landmark Commission may grant an extension of time for an additional six months. However, the Historic Landmark Commission may elect to have the plans submitted by the applicant as a new case.

Proposed Sign

THE BOLO GROUP



SCOPE OF WORK:
MANUFACTURE AND INSTALL TWO (2) EXTERNALLY AND INTERNALLY ILLUMINATED PYLON TENANT DISPLAYS

COLORS:
BIG LOTS - BLACK, GERBER LIGHT ORANGE
RITE AID - SPEC. RITE AID COLORS

CONSTRUCTION DETAILS:
CABINET - PAINTED STRUCTURAL ANGLE WITH .063 PAINTED ALUMINUM SKIN
2" RETAINERS - BOX STYLE

"2ND & 7TH MARKETPLACE"
GEMINI CAST METAL LETTERS
FONT - TIMES NEW ROMAN
SIZE - 5"
FINISH - GOLD ANODIZED
MOUNTING - 1" STUD MOUNT TO .063 BLACK ALUMINUM

FACES
ANCHOR TENANTS - ROUTED PAINTED ALUMINUM WITH PUSH-THRU 1/2" (T) ROUTED ACRYLIC COPY AND 1ST SURFACE VINYL COPY BACKED WITH 3/16" (T) WHITE PLEX
SMALL TENANTS - 3/16" (T) WHITE LEXAN WITH 1ST SURFACE VINYL COPY REVERSE CUT WITH 1/4" WHITE OUTLINE OPAQUE BLACK BACKGROUND SURFACE VINYL COPY
NOTE: TENANT LOGO SPECIFICATIONS SHALL APPLY

ACCENTS - .063 WHITE STRUCTURAL PAINTED ALUMINUM

Customer Approval

I have reviewed the provided design. I approve the following:
 Materials Colors Dimensions Letter/Font or Font Styles

Customer Signature / Date

Landlord Signature (if required) / Date

Primary electrical supply to sign is the customer's responsibility. Electrical work must be done by a licensed electrical contractor or licensed electrician. Your sign must have at least one dedicated 120V 20A circuit, a junction box installed within six (6) feet of the sign, and three wires. See Ground and Neutral.

650 N Main Street, North Salt Lake, UT 84054

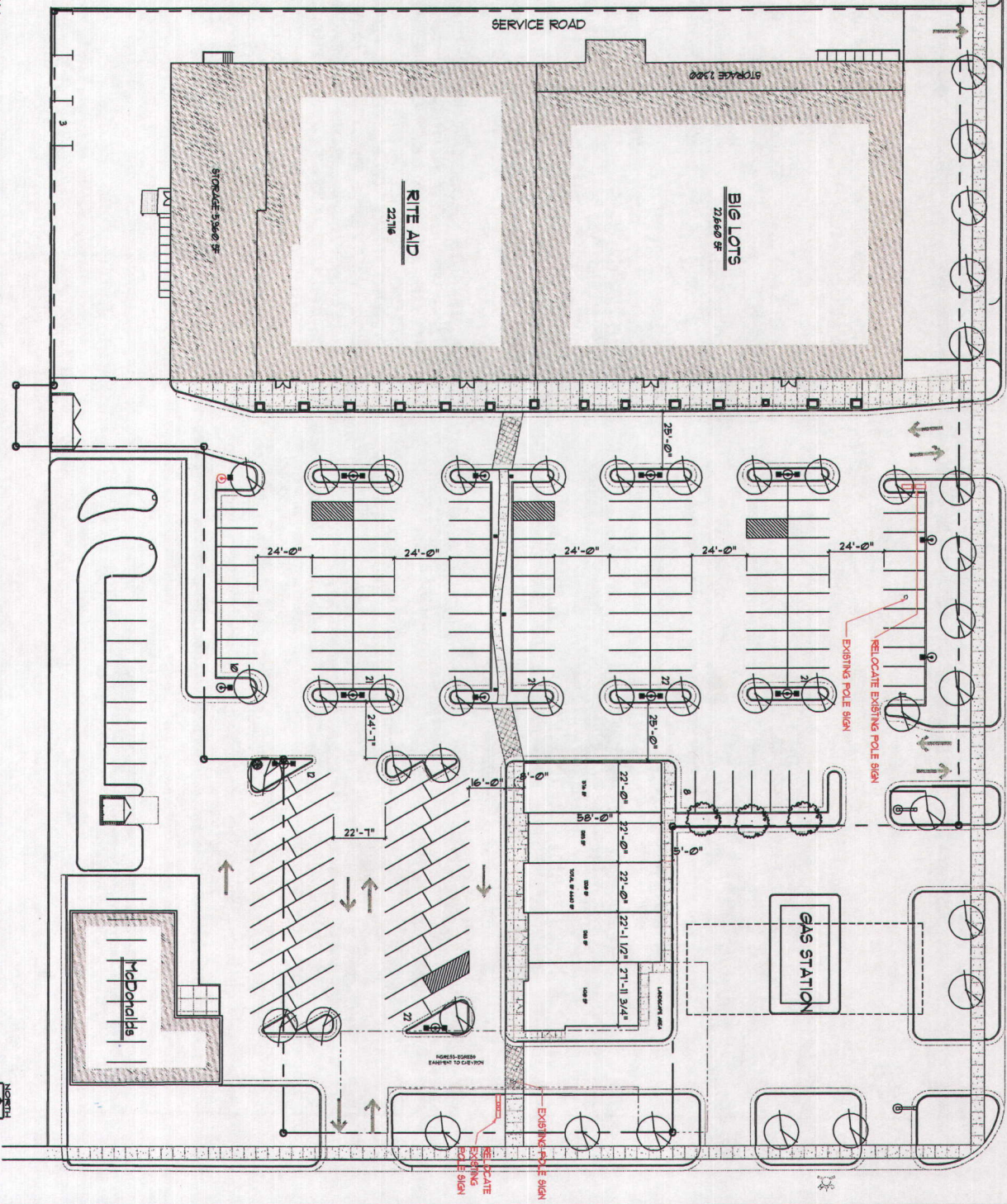
SIGNSOURCE
CUSTOM ELECTRIC SIGNS

(801) 292-SIGN FAX: (801) 292-9446

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1 SITE PLAN
SCALE: 1" = 20'

SITE SUMMARY	
RENTAL SQ FT AVAILABLE AREA	27,660 SF
RENTAL SQ FT TOTAL	1,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	2,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	3,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	5,000 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	6,300 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	7,600 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	8,900 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	10,200 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	11,500 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	12,800 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	14,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	15,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	16,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	18,000 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	19,300 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	20,600 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	21,900 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	23,200 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	24,500 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	25,800 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	27,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	28,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	29,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	31,000 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	32,300 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	33,600 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	34,900 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	36,200 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	37,500 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	38,800 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	40,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	41,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	42,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	44,000 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	45,300 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	46,600 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	47,900 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	49,200 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	50,500 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	51,800 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	53,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	54,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	55,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	57,000 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	58,300 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	59,600 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	60,900 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	62,200 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	63,500 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	64,800 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	66,100 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	67,400 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	68,700 SF
RENTAL SQ FT STORAGE	1,300 SF
RENTAL SQ FT TOTAL	70,000 SF



AS1
SHEET NUMBER
FEB 26, 2007
DATE



NICHOLS + NAYLOR
ARCHITECTS
1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

ARCHITECT

**SHOPPING CENTER
REMODEL**
700 EAST 2ND SOUTH
SALT LAKE CITY, UTAH
BOLO CORP

PROJECT/OWNER

ARCHITECTURAL
SITE PLAN

SHEET TITLE

PROJECT NUMBER
05-110

PROJECT NUMBER
05-110

1	ARCHITECT
2	OWNER
3	ENGINEER
4	LANDSCAPE ARCHITECT
5	INTERIOR ARCHITECT
6	MECHANICAL ENGINEER
7	ELECTRICAL ENGINEER
8	PLUMBING ENGINEER
9	STRUCTURAL ENGINEER
10	ENVIRONMENTAL ENGINEER
11	TRANSPORTATION ENGINEER
12	TRAFFIC ENGINEER
13	UTILITY ENGINEER
14	AVAILABILITY ENGINEER
15	CONSTRUCTION MANAGEMENT
16	GENERAL CONTRACTOR
17	MECHANICAL CONTRACTOR
18	ELECTRICAL CONTRACTOR
19	PLUMBING CONTRACTOR
20	STRUCTURAL CONTRACTOR
21	ENVIRONMENTAL CONTRACTOR
22	TRANSPORTATION CONTRACTOR
23	TRAFFIC CONTRACTOR
24	UTILITY CONTRACTOR
25	AVAILABILITY CONTRACTOR

SHEET TITLE
ELEVATIONS

PROJECT NUMBER
05-110

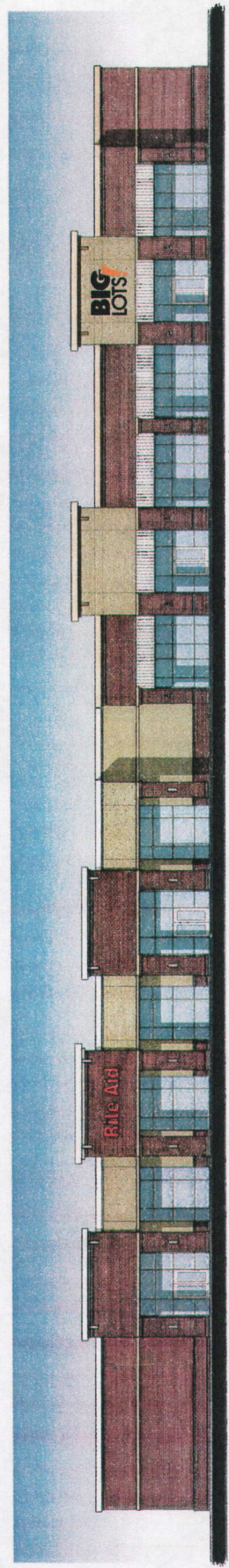
ARCHITECT
NICHOLS • NAYLOR
ARCHITECTS
1155 EAST WASHINGTON AVENUE (RD) #87-2230
SALT LAKE CITY, UTAH 84103

CLIENT
JULY 9, 2007

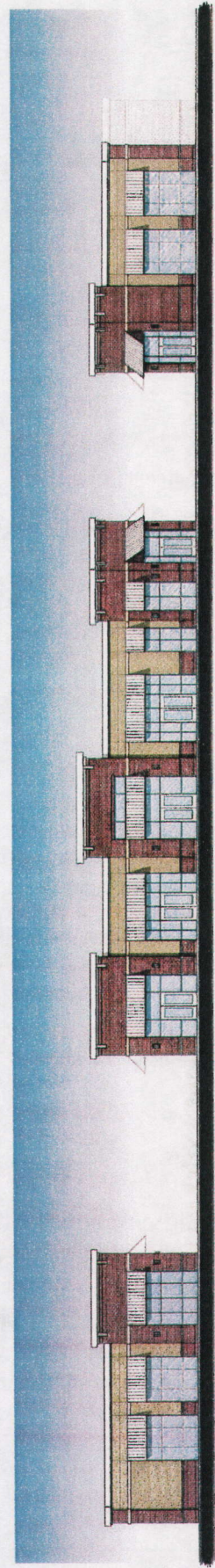


SHEET NUMBER
A2

PROJECT NUMBER
05-110

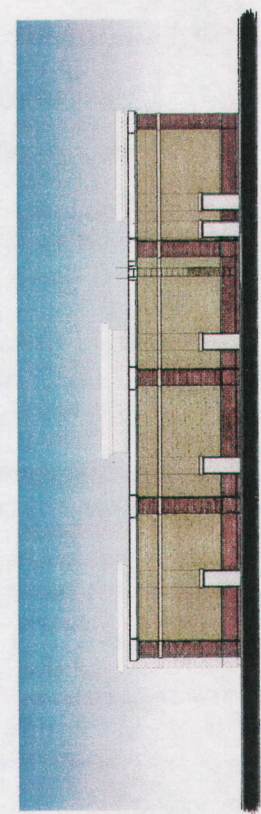


1
2
NON-RETICAL
EAST ELEVATION
SCALE 3/32" = 1'-0"



3
2
NON-RETICAL
SOUTH ELEVATION
SCALE 3/32" = 1'-0"

4
2
NON-RETICAL
WEST ELEVATION
SCALE 3/32" = 1'-0"



5
2
NON-RETICAL
NORTH ELEVATION
SCALE 3/32" = 1'-0"

Tenant Signage Requirements

Property: 700 East 2nd South
Salt Lake City, UT

Property Owners: BOLO Group
3991 MacArthur Blvd. #125
Newport Beach, CA 92660
Tel. 949.251.9221
Fax. 949.263.8796

All tenant signage is to meet the following requirements:

Salt Lake City Standards for the Mixed Use and Commercial District:

Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ⁴
Flat sign (storefront orientation) ^{7,8}	1 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	n/a	1 per business or storefront	

BOLO Group (Landlord) Standards:

All signage shall be individual internally illuminated pan channel letters and shall be installed within the tenant sign area according to the following application type:

- **Stucco Wall and Masonry Wall Mounting** – signage shall be installed raceway mounted to the existing fascia with transformer and wiring located in the raceway.

All signage shall be installed with a main power service disconnect switch.

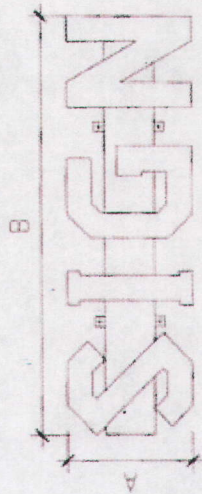
Tenants are required to provide a detailed drawing of all signage to the landlord for approval.

Pylon Tenant Signage Requirements

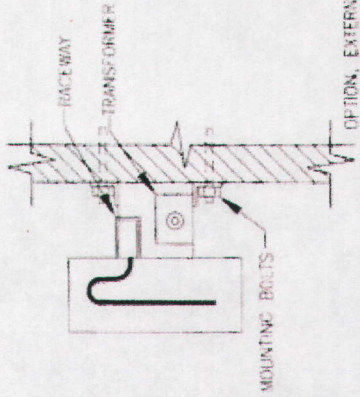
Anchor Tenants Routed, painted aluminum with push-thru 1/2" (T) routed acrylic copy and first surface vinyl copy backed with 3/16" (T) white plex

Tenants 3/16" (T) white lexan with first surface vinyl copy reverse cut opaque background surface vinyl copy

Note: Tenant logo specifications shall apply.



ELEVATION LETTERS ON RACEWAY



SECTION THRU LETTER MOUNTED TO RACEWAY

SQUARE FOOTAGE SQUARE FEET A X B	LAG SCREWS INTO WOOD STUDS		HELI KWIK CON II INTO MASONRY		HELI KWIK BOLT 3 INTO CONCRETE		HELI KWIK CON II INTO CONCRETE	
	NUMBER OF BOLTS AND DIAMETER	EMBEDMENT	NUMBER OF BOLTS AND DIAMETER	EMBEDMENT	NUMBER OF BOLTS AND DIAMETER	EMBEDMENT	NUMBER OF BOLTS AND DIAMETER	EMBEDMENT
UP TO 24	4-1/4"	1"	4-3/16"	1"	4-1/4"	1 1/8"	4-1/4"	1"
25 TO 49	4-1/4"	1 1/2"	4-3/16/8-1/4"	1 3/4"	4-1/4"	1 1/8"	6-1/4"	1"
50 TO 74	4-3/8"	1 1/2"	6-3/16"	1 3/4"	6-1/4"	1 1/8"	10-1/4/4-1/4"	1 1/4"
75 TO 99	4-1/2"	1 1/2"	8-1/4"	1 3/4"	4-1/4"	2"	12-1/4/6-1/4"	1 1/4"
100 TO 124	4-1/2"	2"	10-1/4"	1 3/4"	6-1/4"	2"	8-1/4"	1 3/4"
125 TO 149	4-1/2"	2"	12-1/4"	1 3/4"	6-1/4"	2"	8-1/4"	1 3/4"
150 TO 174	6-1/2"	2"	14-1/4"	1 3/4"	4-3/8"	2 1/2"	10-1/4"	1 3/4"
175 TO 199	6-1/2/8-1/2"	2 1/2"	16-1/4"	1 3/4"	6-3/8"	2 1/2"	12-1/4"	1 3/4"
200 TO 224	6-1/2/8-1/2"	2 1/2"	18-1/4"	1 3/4"	6-3/8"	2 1/2"	12-1/4"	1 3/4"

NOTES

- 1 VALUES BASED ON 1/2" OR BETTER FOR LAG SCREWS INTO WOOD STUDS.
- 2 SIZES OVER 224 SQUARE FEET REQUIRE SPECIAL ENGINEERING.

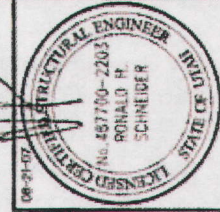
NOT VALID WITHOUT
UTAH SIGN ASSOCIATION
STICKER APPLIED

UTAH SIGN ASSOCIATION
SIGN STANDARDS FOR 2006 INTERNATIONAL BUILDING CODE

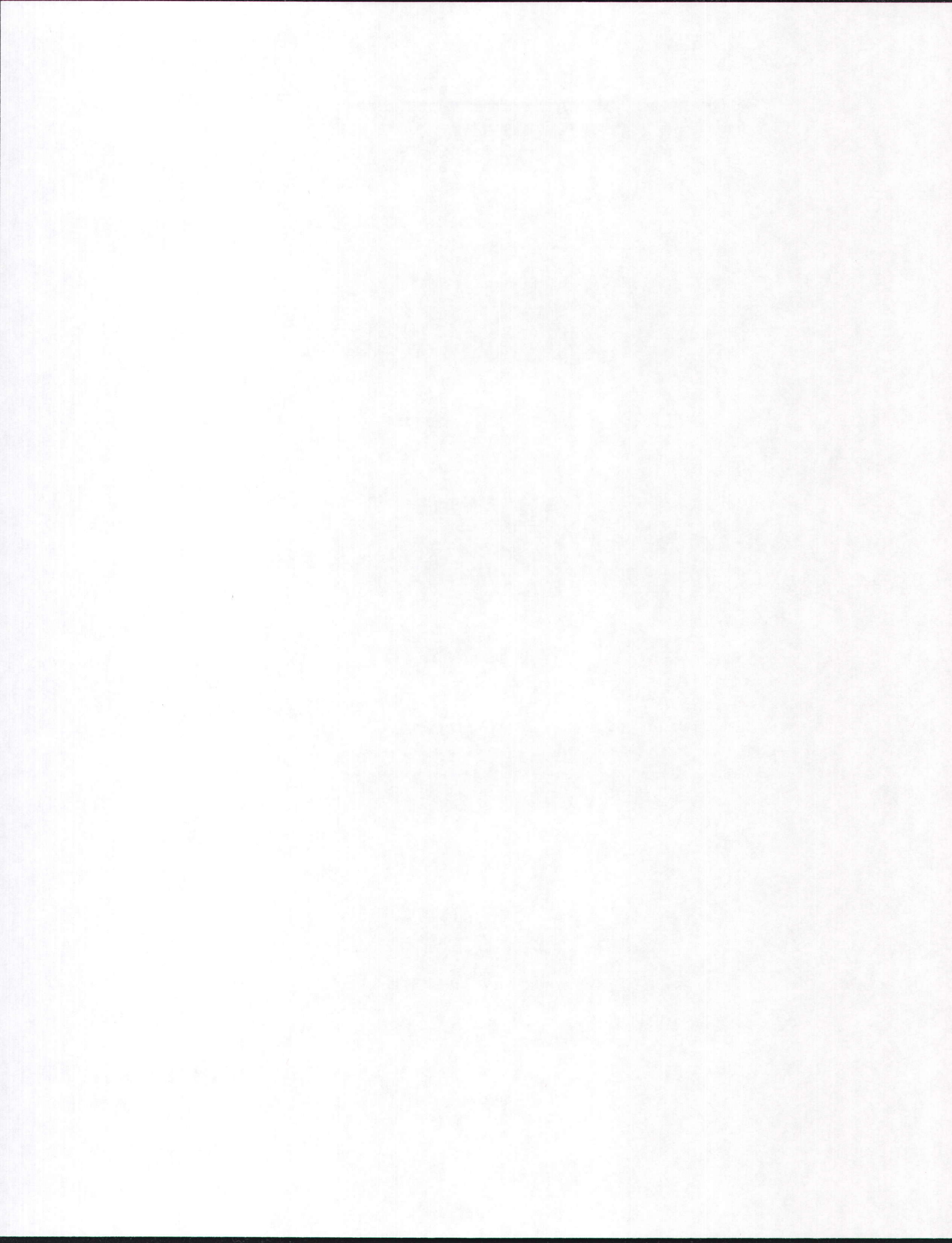
PROJECT	UBA 03-21
DATE	08-21-07
REVISIONS	

SCHNEIDER
ASSOCIATES
ENGINEERS

1700 N. 1900 E. SUITE 200
TULSA, OKLAHOMA 74108
PHONE 918.532.8185
FAX 918.532.8189
WWW.SCHNEIDER.COM
PROJECT NO. 261087



Attachment B
Photographs





Address **258 S 700 E**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



© 2008 Google



Address **240 S 700 E**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm



Attachment C
Departmental Comment
Published Date: November 26, 2008

Lew, Janice

From: Michelsen, Alan
Sent: Friday, November 07, 2008 4:21 PM
To: Lew, Janice
Cc: Butcher, Larry
Subject: PLNAPP2008-00683 Bolo Group Signage
Categories: Program/Policy

Janice,

I have reviewed the application for the Bolo Groups signage at 220 South 700 East and have the following comments

1. The pole sign face exceeds the maximum 100 square feet for multiple businesses in the C-B zone. Please note that the definition of sign face includes any background, surrounding material, trim or ornamentation.
2. Section 21A. 46.070.C, states that a minimum clearance of 10 feet is required between the ground and the bottom of a pole sign.
3. A minimum 15 feet setback is required: A 6 feet maximum projection is allowed. This information is shown on the elevation plan but should also be indicated on the site plan. The contractor will be required to mark the property line for inspection.
4. The proposed pole sign on 200 South is located in a required interior parking lot landscape area. The tree is required and shall not be removed unless it can be demonstrated by the applicant that more interior parking lot landscaping exists than is required. The base of the sign should also be located a minimum of 5 feet from the base of the tree and also located outside the site distance triangle.
5. Structural engineering is required for the pole sign.
6. Not enough information has been provided to verify compliance for the flat signs. It should be noted however that the sign contractor has contacted me and indicated that Rite Aid may be requesting additional signage on the face of the building that is not shown on these plans.

