

ZONING AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **Map Amd: \$1,214** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,214** filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

REQUEST

NAME OF APPLICANT

PHONE

MAILING ADDRESS

EMAIL

APPLICANT'S INTEREST IN PROPERTY (**owner's consent required*)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from applicant*)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

- 1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Emily N. Nelson, AICP, CAC, LEED AP BD+C, NCARB, NCIDQ

EMAIL

design@4-ea.com

MAILING ADDRESS

PO Box 651272 Salt Lake City, Utah 84165

PHONE

(801) 503-1889

APPLICATION TYPE

Zoning Map Amendment

SIGNATURE

Emily N Nelson

DATE

10 April 2024

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

BEG AT NE COR LOT 7, BLK 54, PLAT A, SLC SUR; S 20 RDS; W 5 RDS; N 20 RDS; E 5 RDS TO BEG. 4458-903 5218-0176 5832

NAME OF OWNER

Lloyd W Wade; Gwenivere F Wade

EMAIL

wade66@gmail.com

-1870 6282-1151

MAILING ADDRESS

PO Box 91145 Millcreek, Utah 84109

SIGNATURE

Lloyd W Wade
Gwenivere F Wade

DATE

4-10-24
4-10-24

- 1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK



STAFF



REQUIREMENTS (21A.50.040.A)

Project Description:

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

GM

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

ZONING AMENDMENT PROJECT DESCRIPTION

APPLICATION INFORMATION:

- *Zoning Map Amendment Request for Parcel No. 16061810040000 to D-1*
- *Project Name: Wade Building*
- *Project Address: 256 E 300 S, Salt Lake City, Utah 84111*
- *Owners: Lloyd W Wade; Gwenivere F Wade*
- *Applicant: Emily N. Nelson, AICP, CAC, LEED AP BD+C, NCARB, NCIDQ of Fourier Architects*
- *See also accompanying Zoning Amendment Application, Wade Building Preliminary Plan Set dated 8 April, 2024*

CONTENTS:

- *PURPOSE FOR THE AMENDMENT: A statement declaring the purpose for the amendment.*
- *PROPOSED USE OF THE PROPERTY: A description of the proposed use of the property being rezoned.*
- *REASONS THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA: Lists the reasons why the present zoning may not be appropriate for the area.*
- *REQUEST IS TO AMEND A ZONING MAP: Responds to the following questions. Is the request amending a Zoning Map? If so, please list the parcel numbers to be changed. Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.*
- *TABLE — RELEVANT ADOPTED PLANNING DOCUMENTS: Table of selected adopted plans of Salt Lake City with references and notes where the project site or project goals are referenced.*

PROJECT DESCRIPTION

PURPOSE FOR THE AMENDMENT:

- To amend the zoning map to be consistent with the purposes, goals, objectives, and policies of Salt Lake City as stated through its various adopted planning documents. (Relevant adopted planning documents are listed in the table at the end of this document.)
- To further the specific purpose statements of the zoning ordinance.
- To provide services, economic catalyst, increased exterior green space, interior gathering spaces for business and community events to the central city and east downtown communities.
- To facilitate the replacement a large surface parking lot near the Library TRAX Station with a mixed use building connected by a through-block pedestrian arcade — housing primarily a neighborhood boutique hotel, community serving event venues, art gallery, spa, fitness facilities, rooftop pool, and various food and beverage services.
- To replace the historic Roosevelt Apartment building lost to arson in 1991, on this project site, with services more fitting to the current and future central city and east downtown area.

PROPOSED USE OF THE PROPERTY:

- Neighborhood boutique hotel
- Variety of neighborhood event venues for weddings, birthday parties, anniversaries, retirements, etc.
 - Two restaurants, two bars, on site catering kitchen
 - Art gallery event space of 4400 square feet
 - Rooftop greenhouse event spaces with adjacent exterior kitchen garden spaces
 - Two ballrooms, three banquet halls and various smaller dining spaces
 - Event getting-ready rooms and on site event support
- Rooftop bar, and lobby bar accessible to both hotel guests and the local community
- Rooftop pool, a spa, a fitness center, with hotel guest access and community access by limited memberships
- Community meeting rooms, boardrooms, co-working space
- Indoor, surface-level mid-block walkway, accessible to the public
- Ground floor bakery café with a selection of grocery essentials in the café shop
- Underground parking storage, fully automated making every parking space ADA accessible, for use of both hotel guests and the local community

This is a unique project that would anchor the surrounding hotel, commerce, office, and community uses of the area, and transition the downtown city landscape to the Central Business and Broadway landscapes.

REASONS THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA

- The area including this parcel: “between 200 East and 300 East from 200 to 400 South” is “an expansion of the Central Business District, has essentially become part of the CBD” according to the East Downtown Neighborhood Plan adopted in 1990.
- Proposed project is less than 300 feet from a structure currently being built to 31 stories, a facing property on the same block of 300 S.
- Parcel is not in a protected view corridor, according to *East Downtown Neighborhood Plan*.
- Mixed uses that provide community serving commercial will lower the need for residents to drive, however multiple uses proposed in this mixed use program; i.e. hotel use, bar use; are not permitted in R-MU zoning.
- In spite of the use and proposed height not being permitted in R-MU, this project was intentionally designed to meet exactly what the Salt Lake City Downtown Master Plan, the Salt Lake City Transit Master Plan, and visions of the Central Business District and Broadway District. Let us present how this project satisfies these visions for Salt Lake City in 5 points:

1. 360° Architecture

“Downtown will be diverse and eclectic – a creative mix of neighbors and collaborative partners committed to pioneering downtown’s future.”

Building Materials and Design - Mountain Urbanism

The exterior of this project is a unique, one-of-a-kind work of art that is intended to both stand and to blend in with the neighboring historic buildings.

The primary concept makes reference to the cornices of the historic buildings of the city, combined with our high mountain peaks, specifically the west face of Mount Olympus.

The front wing appears transparent, connecting the outside and inside as it allows the city residents a clear view into the ground floor public spaces and allows the building patrons to view out.

Away from the street, an emphasis will be on privacy with a matte-patterned obscure glass, one-side mirrored and installed in a geometric pattern to evoke fractured stone. This material allows building patrons to view out, but does not allow a view in.

A 45° cut in the building facing northeast is an often used motif in downtown and is frequently used on Broadway itself.

Greenspace

On the rooftop is a kitchen garden, along with a pool and lounge terrace with contained landscaping. In addition to the rooftop areas, levels 3-10 include a portion of greenspace for native plants at guest room patios facing south. A typical double-façade at guest room patios facing east and west feature a wider range of indoor plants.

Two ground level plazas will be designed by a hotel brand approved landscape architect.

2. Walkability

“Visitors will be entertained, easily find their way around and use the CBD [Central Business District] as a launching point for business, sight-seeing, and recreation.”

Ease of Travel

The key to this project is to be an anchor point for the neighborhood where guests and community can connect. The hotel will offer visitors an opportunity to experience design based on Utah, Salt Lake City and the Library Square neighborhood; as opposed to being isolated at the airport, detached in a large bland conference center, or insulated by placeless luxuriousness.

Located on the edge of the free fare bus zone and a block away from the Library Square TRAX station, guests will be able to easily explore Salt Lake and all it has to offer, adding to the neighborhood’s local business patronage and revenue with minimal increase in vehicle emissions. Likewise, neighborhood residents and employees may easily access their place of work or use the various amenities without needing to travel by car.

Mid-Block Connection

The building design intentionally includes a through-block connection from Broadway to Moffat Court. This design fulfills the vision of the CBD and Broadway district, as well as the Transit Station Area Development guidelines of being walkable by establishing new mid-block walkways and ensur-

ing reasonable public access through private mid-block walkways and alleys.

This walkway is open to the public during the day, but also secured at night with restricted access to building patrons for their safety. Not only is this a convenient and safe public access way (no ice, snow, etc.), it is also a pleasurable city experience due to the indoor art and greenery as one passes.

3. A Variety of Spaces

“An internationally-competitive and prosperous downtown economy relies on both small and large business, which demand a variety of spaces from fine-grained to coarse.”

This unique project ties together the surrounding local commerce, attractions, business and residential areas. It offers both public and private spaces, intended to serve the local residents as well as guests visiting Salt Lake City.

A Blend of Public and Private Spaces

- The ground floor is public space, consisting of:
 - Parking transfer areas (where cars are left to be automatically stored below)
 - Pedestrian arcade / mid-block walkway
 - Outdoor plazas at north and south
 - Retail food and beverage areas
- The second floor features both public and private spaces. These are accessible by jump elevator and include:
 - Hotel lobby
 - Boardroom and other meeting spaces
 - Art gallery
 - Neighborhood themed restaurant and bar
 - 24-hour “grab & go” marketplace
 - Hotel management offices

Floors 3-10 are hotel guest rooms and a high percentage of suites, offering a unique neighborhood experience for guests from all over the world to explore all of what Salt Lake City has to offer.

The lower roof area features pool and a bar that opens into a lounge-style restaurant including private dining rooms, banquet halls and two large ballrooms. The rooftop restaurant will also be accessible to the public, with an elevator directly to the public space levels near and at the roof. The rooftop pool will be available to both hotel guests and a limited number of memberships available to the community. The rooftop pool will connect to the spa, thermal spa, Turkish bath and fitness rooms located one floor below.

4. Parking

“Arrival points provide symbolic wayfinding devices that communicate entry into downtown by all modes of travel. Welcoming visitors is an important part of downtown’s image, making it a memorable place.”

The project features a 262-stall state-of-the-art, fully automated parking solution by Westfalia Parking Solutions™, an international company based in Germany that has several high-profile projects. This parking solution would be a distinctive and exclusive parking structure, but hopefully one that would inspire future such parking solutions throughout the area.

The only part of the structure that is visible from the street is the transfer cabin where the vehicle is parked and passengers exit their vehicle, unload their belongings, and exit the cabin. An elevator automatically lowers the vehicle and transports the vehicle to the underground storage facility. When the vehicle needs to be retrieved, it is raised to the ground level and appears in the transfer cabin.

There are several advantages to this system that will be appreciated by the building patrons, the city, as well as local neighboring residents:

- Personal belongings stay safe and secure, as there is no vehicle visible to be broken into and damaged
- Enhanced public safety both for drivers and pedestrians, as there is no potential for drivers to back into other vehicles or pedestrians crossing the parking lot
- Reduced emissions by eliminating the need for idling:
- No need to wait for or circle around to drop-off or pick up passengers, as all loading and unloading will be in the transfer cabin with the vehicle turned off
- No need to defrost, warm-up, or cool down the vehicle as the car is stored in a temperature-controlled environment out of the elements
- Quiet – minimal noise to disturb neighboring residents

5. Indoor Art & Design

“Downtown has international importance as an Olympic city, as host to the headquarters of the Church of Jesus Christ of Latter-Day Saints, and as the crossroads of world-class outdoor recreation, business, and culture.”

Art and Nature

The entire building is a unique, seamless concept, featuring all that is local to the area while still being a one-of-a-kind feature in the neighborhood. The interior design concept blends inspiration from Utah’s unique blend of ancestry, specifically, Navajo and Scandinavian art and history. Native plants are included in the green space on the southern face the building.

The art gallery on the second floor would feature local artists and their interpretations of nature and local culture and history.

Culinary Creations

The retail ground floor and lobby level marketplace would feature local businesses and their food and beverage creations.

Both the lobby and rooftop restaurants would feature local area inspired cuisine.

REQUEST IS TO AMEND A ZONING MAP

The parcel number to be changed is 16061810040000.

TABLE

RELEVANT ADOPTED PLANNING DOCUMENTS:

ADOPTED PLAN	REF.	NOTES / COMMENTS
NEIGHBORHOOD PLANS		
Central Community Plan, 2012	page 2	Future Land Use map defines Moffat Ct. as the boundary of the CBD. This parcel hatched for Future Use: High Mixed Use (50 or more dwelling units/acre)
	page 5	Defines area of parcel as the East Downtown district of Central City neighborhood
	page 5	“Encourage residents’ ability to minimize the use of private automobiles by providing services for residents within walking distance of their homes.”
	page 5	“The fact that it never developed as a fashionable neighborhood has preserved one of its greatest assets: its eclectic architectural character.” / The residential nature and the eclectic architecture make this a prime spot for a neighborhood hotel; the brand goal is to provide draw by services making the hotel a place that locals use/occupy. The target hotel guest does not want to be isolated from the locals, the local experience.
	page 5	“Target at-grade parking lots for mixed-use development projects.”
	page 5	“Parks and recreation • Create more open space and recreational areas in the East Downtown neighborhood. • Create appropriate recreational and commuter bike paths and jogging routes.”
	page 5	“Commercial • Focus commercial activity on providing services to the area residents and not on competing with the Central Business District. • Replace commercial strip development with more diverse and pedestrian oriented activities with a mixture of retail, entertainment and restaurants. • Minimize the negative impacts associated with Trolley Square, especially parking and congestion.”
	page 9	“the neighborhoods in or around the Central Business District are more subject to change. Increased residential opportunities on commercial property will provide more mixed land use opportunities within these areas.”
400 South Livable Communities Project, 2012	pages 6-8	While not facing 400 South; all of the section <i>Library Station Area</i> is applicable. Particularly: “4. Require midblock connections from 300 South and 500 South that connect to 400 South.” “11. Develop and enhance existing public gathering spaces, including parks, plazas and courtyards to attract people and transform 300 South and 500 South into active pedestrian places.”
East Downtown Neighborhood Plan, 1990	page 7	“ Theme 8. The Corporate Utilities District This area, an expansion of the Central Business District, has essentially become part of the CBD between 200 East and 300 East from 200 to 400 South and 200 East to 100 South.”

ADOPTED PLAN	REF.	NOTES / COMMENTS
	page 4	Map <i>East Downtown View Corridors and Height Limitations</i> shows this parcel is in an area with greater height allowance.
Downtown Plan, 2016	page 11	Map, defines parcel area as being in Broadway District.
	pages 96-98	Broadway District section is generally applicable.
Downtown in Motion, 2008	page 5	Map places parcel in Extended Downtown, as the Downtown Core area has a boundary at 200 E. This parcel is at 256 E.
	pages 44, 48	Both pages; note that free fare zone was extended to the Library TRAX stop, and is meant to serve the hotels. / Many of the hotels are just opposite the Washington Square block from the block of this parcel. This parcel is located 600 - 800 feet from Library Square Station.
Library Square Block Plan, 2002	page 7	Map identifies this parcel as being in the Library Block. This area is the library site together with all blocks ringing it. This plan is generally applicable.
CITYWIDE PLANS		
Creating Tomorrow Together – Commission Report, 1998	page 18	4. We support and encourage mixed-use development. Both the 1990 East Downtown Neighborhood Plan and the 1995 Downtown Plan recommend that the city adopt policies to encourage urban neighborhoods, promoting mixed-use developments of sufficient density to foster a healthy and complementary mix of businesses and residents.
	pages 41-42	“Goal B: The ideal neighborhood will be diverse. 5. Flexible Zoning—In the city master planning process, diversity must be encouraged through zoning for appropriate land uses. The mixed-use residential zoning district encourages a “24-hour city concept” for the urban core. Additional flexibility in planning and zoning land must be considered to encourage a mix of housing types, as well as local neighborhood-oriented businesses”
	pages v. - vi.	This document often notes the need to support “travel, tourism and the hospitality industry,” as it is important to the economy of the city. It generally supports mixed use development as a means to reaching multiple goals.
Plan Salt Lake, 2015	page 35	Arts and Culture section, mentions tourism 3 times, with initiative to: “Promote and support Salt Lake City as an international tourism destination.”
	page 19	Growth section: The key strategies for responsible growth are addressed in the following Initiatives and include an emphasis on transit oriented development (TOD), infill and redevelopment of underutilized properties, and locating growth and new density in areas that are already serviced by existing infrastructure including Downtown, along transit corridors, and within large commercial nodes”
Salt Lake City Strategic Plan, 1993	page 18	“Strengthen the attractiveness of downtown as the regional center for cultural activity, tourism, entertainment, retail, finance, professional and corporate offices.” “Fund expansion and enhancement of art facilities in downtown.”



PROJECT SUMMARY:
 ZONE - R-MU, REQUESTING REZONE TO D-1
 Site Address - 256 E Broadway (300 S) Salt Lake City, UT 84111
 Site Area - 0.625 acres
 Primary Occupancy - R-1, hotel
 Number of guest rooms - 254 total, 88 suite (33%)
 Number of ADA accessible off street car parking stalls - 262
 Number of off street bike parking stalls - 24 interior, 6 exterior

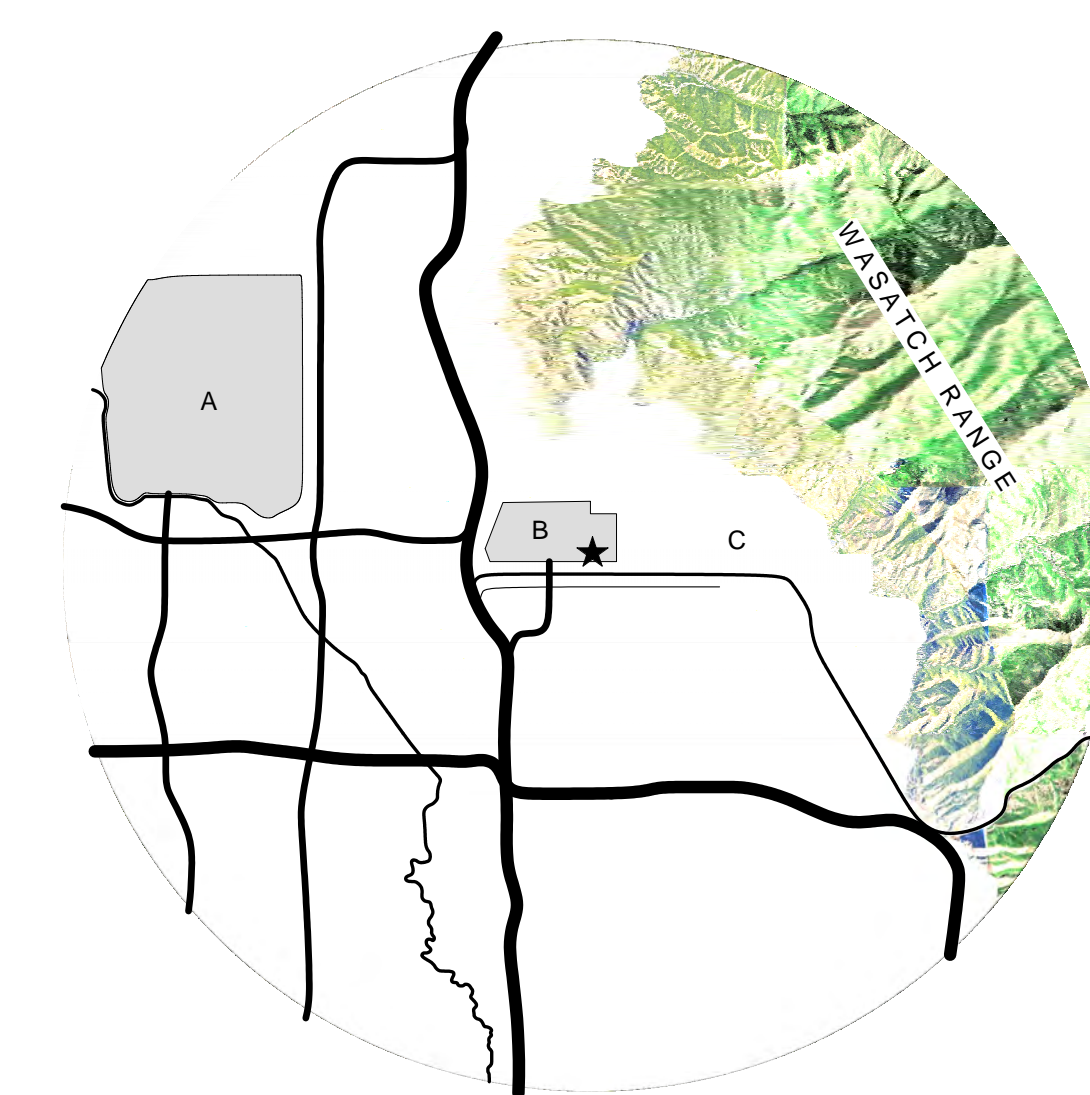
PROPOSED ENVELOPE:
 Height - Varies, 171'-0" to highest parapet wall
 Setback Side - Varies, 0'-0" side setback at majority, 5'-0" at northwest, 29'-0" at northeast plaza
 Setback Rear - 30'-0"
 Setback Front - Varies between 0'-0" at porte-cochère, and 74'-8" at northeast plaza

USES PROPOSED:
 A. Boutique hotel
 B. Neighborhood event (i.e. weddings, retirement, birthday parties, community meetings, etc.) spaces (4 venues):
 • Restaurants (2) and bars (2) with ballrooms (2) banquet halls (3) and various smaller event spaces near hotel lobby and near the roof levels
 • Rooftop greenhouses and kitchen garden space for events
 • Art gallery event space with support spaces adjacent
 • Event storage and getting ready rooms
 • Convenient event delivery and receiving
 • On site event coordinating and support office
 • All exterior event spaces have connecting interior space in case of inclement weather
 C. Ground floor café with limited food retail at café shop; selection of fresh grocery basics, i.e. bakery items, dairy, local eggs, meats and produce
 D. Meeting rooms, boardrooms (2) and co-working space
 E. Rooftop pool with adjacent bar
 F. Fitness center with equipment room, studio/yoga room
 G. Spa with treatment rooms, thermal areas and Turkish bath with tea and shebet room
 H. Fully automated parking with storage below grade. All parking spaces are ADA compliant because all turntable/Transfer Areas are sized for ADA requirements.

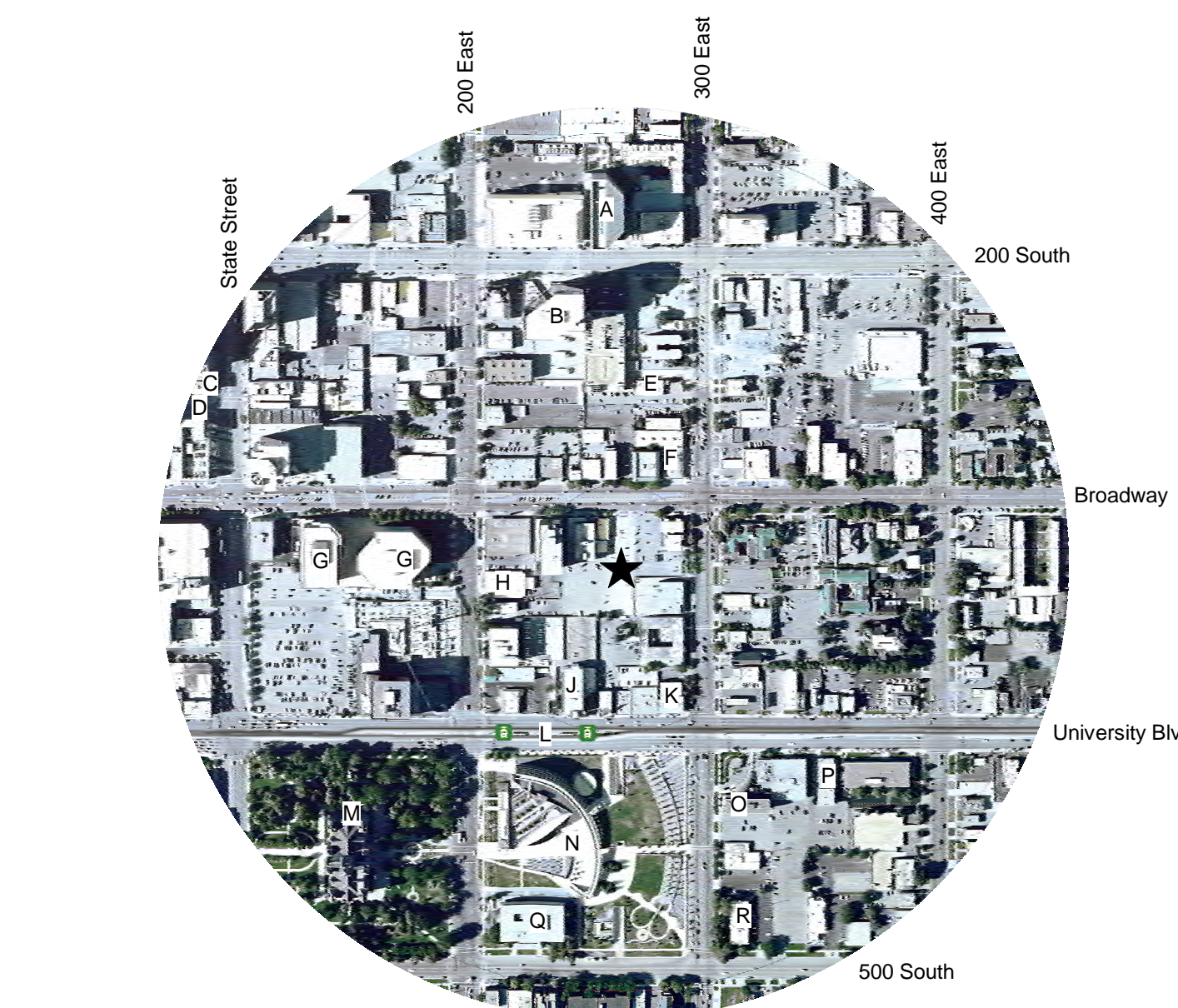
Preliminary Set Sheet List

Sheet Number	Sheet Name
G000	Cover and Project Data
A100	Preliminary Plans Site and 3D Views
A101	Preliminary Plans Parking and Ground
A102	Preliminary Plans Public Areas
A103	Typ. Guestroom Level
A104	Preliminary Plans Roof Levels

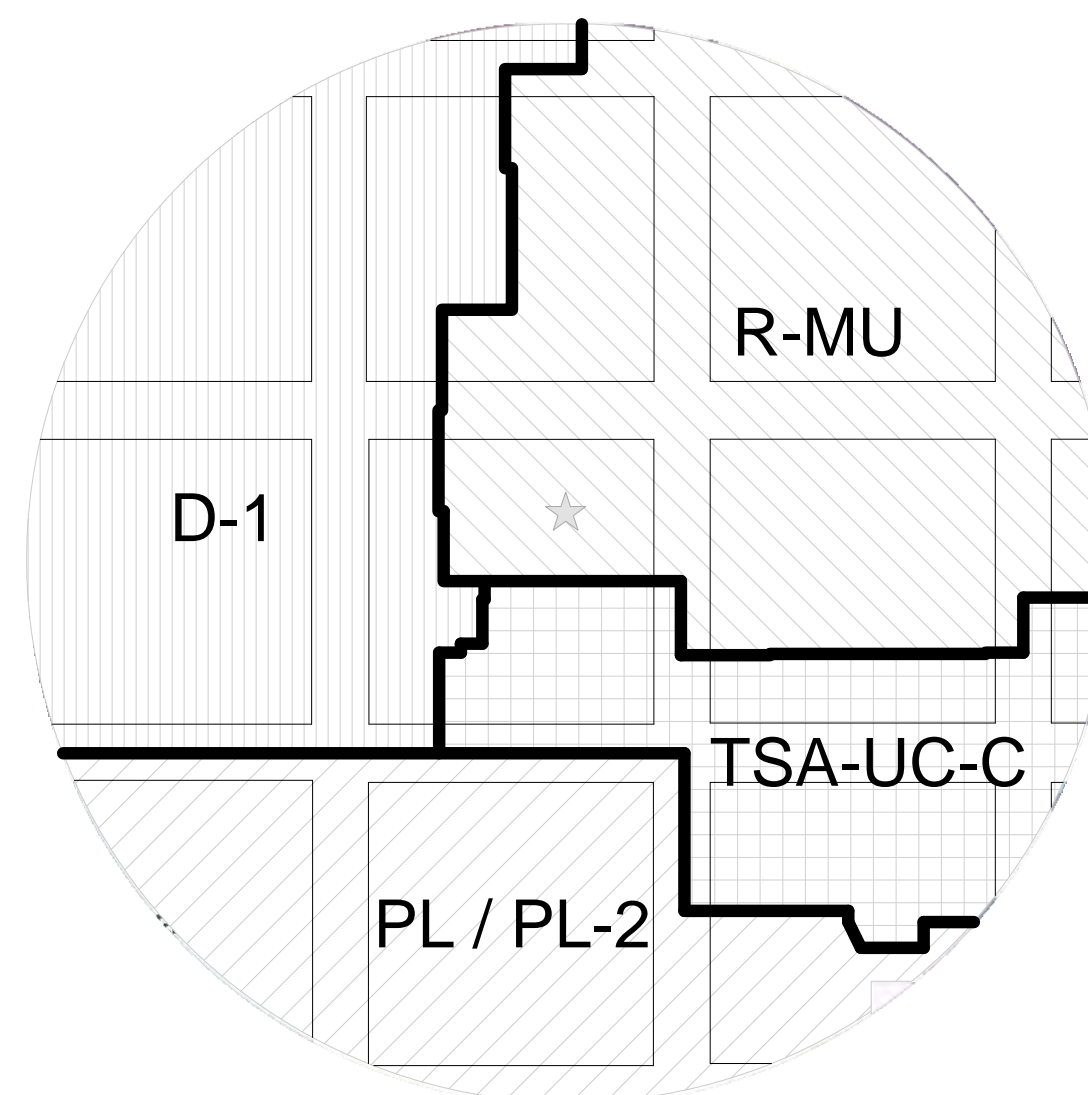
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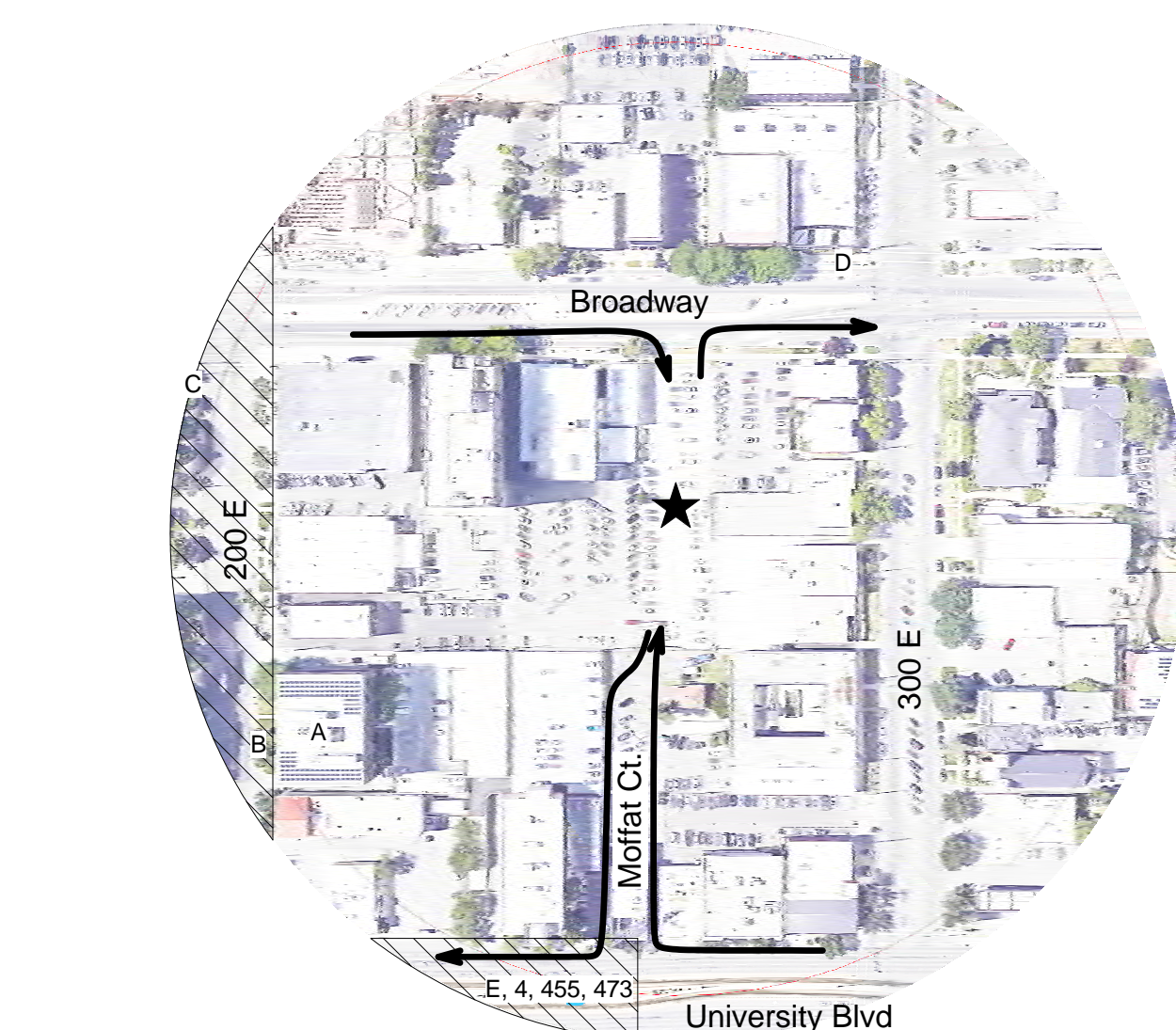
1 AREA MAP - 7 Mile Radius From Site
 1 : 153600
NOTES:
 A - SLC International Airport, filled area
 B - Downtown Salt Lake City, filled area
 C - University of Utah campus
 ★ - Project Site
 Driving distance from site:
 • 8 miles to SLC International Airport
 • 28 miles average drive to (6) ski resorts



2 VICINITY MAP - 0.27 Mile Radius From Site
 1 : 6340
NOTES:
 A - 257 Tower
 B - 250 Tower
 C - Salt Lake City Marriott City Center
 D - Gallivan Center
 E - Gourmandise The Bakery
 F - Current Fish and Oyster
 G - Utah State Offices (both)
 H - Salt Lake City Justice Courts
 J - Salt Lake Community College
 K - Church & State Building
 L - Library TRAX Station
 M - Historic City and County Building in Washington Square Park
 N - Salt Lake City Library
 O - The Exchange
 P - The Shop
 Q - Leonardo Museum
 R - Public Safety Building



3 ZONING MAP - 0.23 Mile Radius From Site
 1 : 5400
ZONING DISTRICTS:
 D-1: Central Business District
 PL: Public Lands
 PL-2: Public Lands Library
 R-MU: Residential Mixed Use
 TSA-UC-C: Urban Center Transit Station

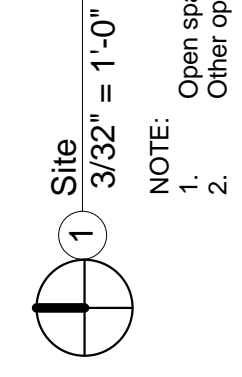
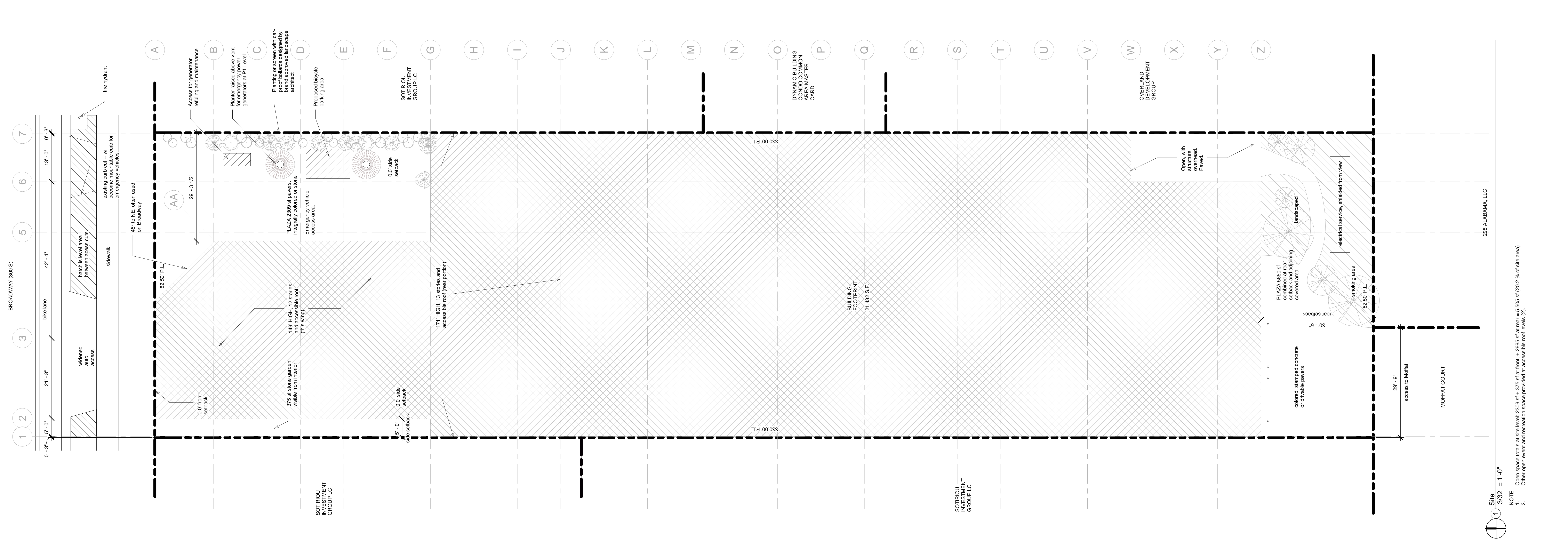


4 TRAFFIC MAP - 0.1 Mile Radius From Site
 1" = 200'-0"
NOTES:
 FREE FARE ZONE - Hatched area
 AUTO ACCESS PATHS - Access is eastbound only on Broadway (300 S) due to parking in the street.
 Access is westbound only on University Blvd (400 S) due to TRAX Library Station
 A - Salt Lake City Transportation Department
 TRAX Station
 E - Library Station, Red Line
Bus lines at Library Station
 4 - 400 South / Foothill Drive
 455 - UofU-Davis County-Weber State University
 473 - Ogden-Salt Lake Express via Highway 89
GREENbike Stations
 B - 349S 200E Station - 7 docks
 C - 300S 200E Station - 27 docks
 D - 3 & 3 Uncommons Station - 14 docks

Lloyd & Gwen Wade
 Wade Building
 Cover and Project Data

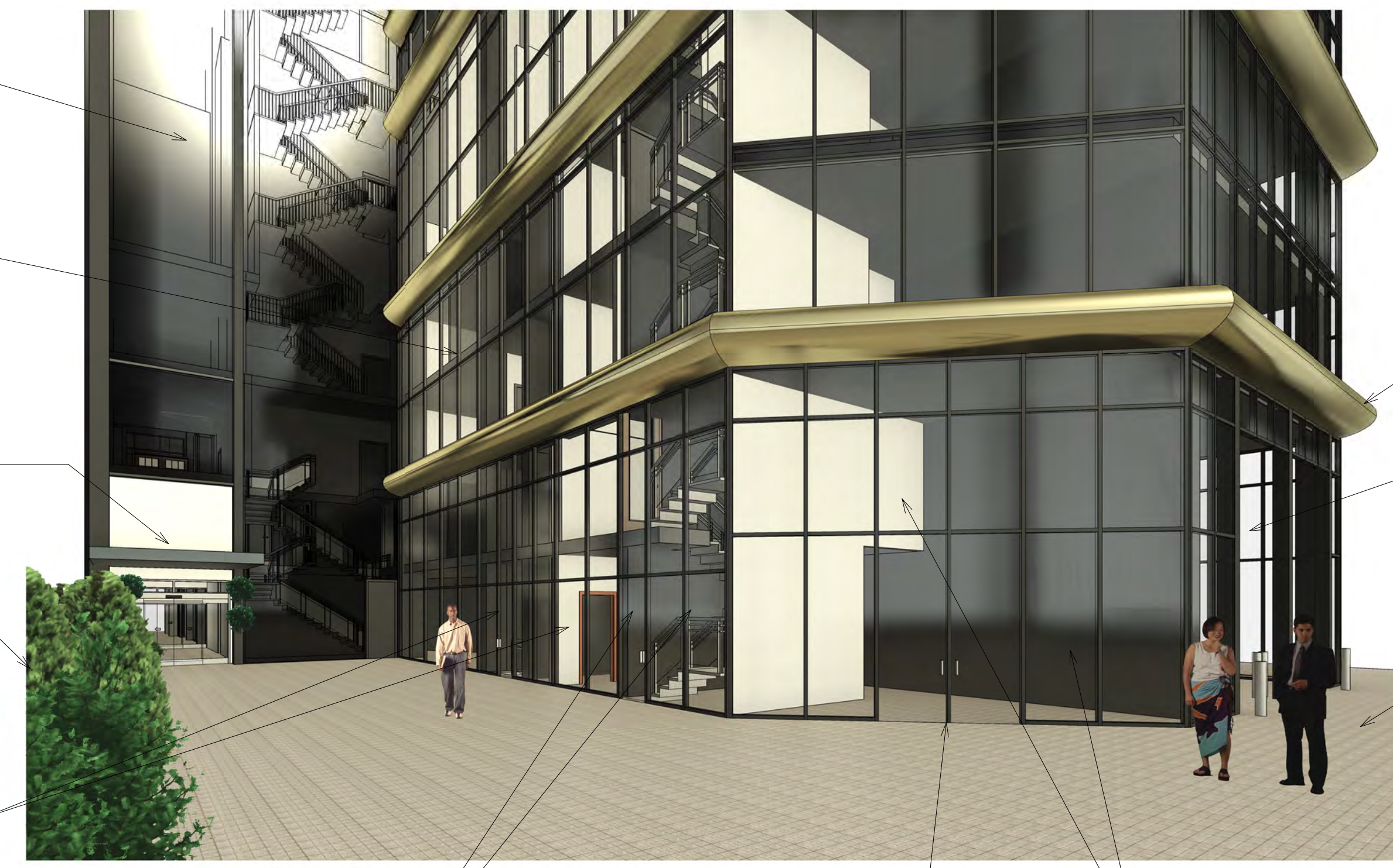
Project Number	2023.03.LGW
Date	8 April 2024
Drawn By	EN
Checked By	SW
G000	

Scale	As indicated
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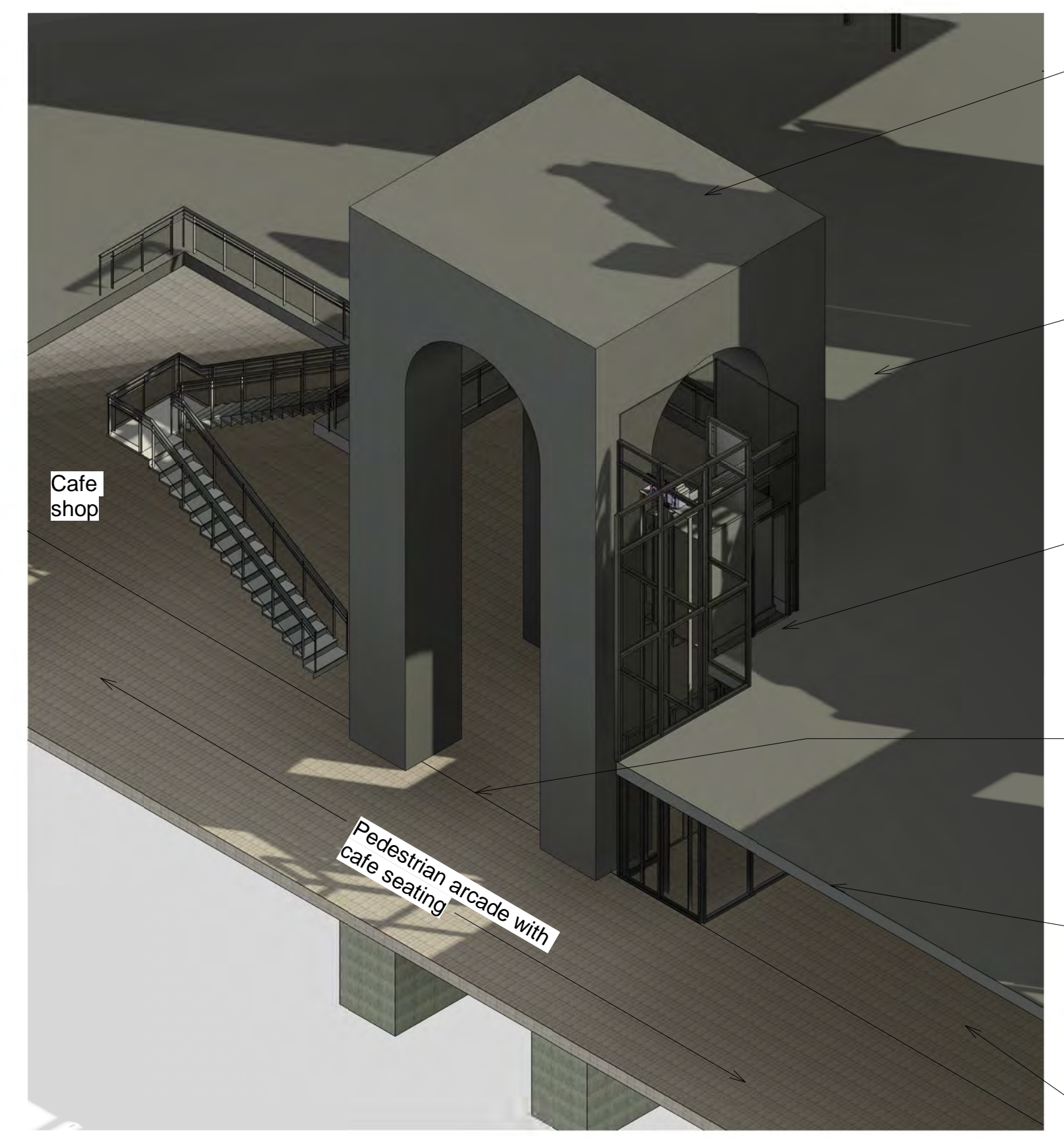
NOTE:
 1. Open space locate at site level: 2395 sf + 375 sf at front + 2995 sf at rear = 5,505 sf (20.2 % of site area)
 2. Other open event and recreation space provided at accessible roof levels (2).

- Rolled, smoke color, one-way mirrored privacy glass appears opaque from the outside during daylight.
- Glazing on north wing is very transparent.
- Primary entry with strong symmetry, full height, recessed entry with exterior overhang for more depth. Under canopy and sconce lighting, potted plants flanking, decorative doors and hardware, etc.
- Screen should block the view of cars on adjacent lot, needs to be car-proof and prevent people from hiding in it.
- Add some opacity or scattering to hide maintenance stair to the automated parking, and give privacy to guest elevator lobby at ground floor.



2 Plaza view from sidewalk at Broadway
 This egress door and stair wall at ground floor should be opaque or translucent to hide stairs at the ground and not look like an entrance.
 Centered double door entrance to cafe, needs to be made into a second-tier entry compared to the main entry doors, a rain cover and signage splashed across the glass.
 Mosaic murals on these 2 interior walls

- Terracotta spandrel band in Art Deco style with coordinating cornice at roof level
- Porte cochere, through building
- Black, white and grey stone pavers in patterns to highlight entrances, show traffic paths, provide direction.



- This structural element marks the primary entrance to the hotel. It stands over the center of the cafe and partially in the pedestrian arcade.
- Hotel Registration desk location
- Jump elevator access at main hotel lobby
- Sliding door to access entry space, access the cafe shop at left, to cafe service counter to the right, or straight through to the parking
- Curtainwall glass separates this area from the pedestrian arcade
- Cafe, service counter, this side of entry

3 Hotel entry structure, see Ground Floor plan

No.	Description	Date

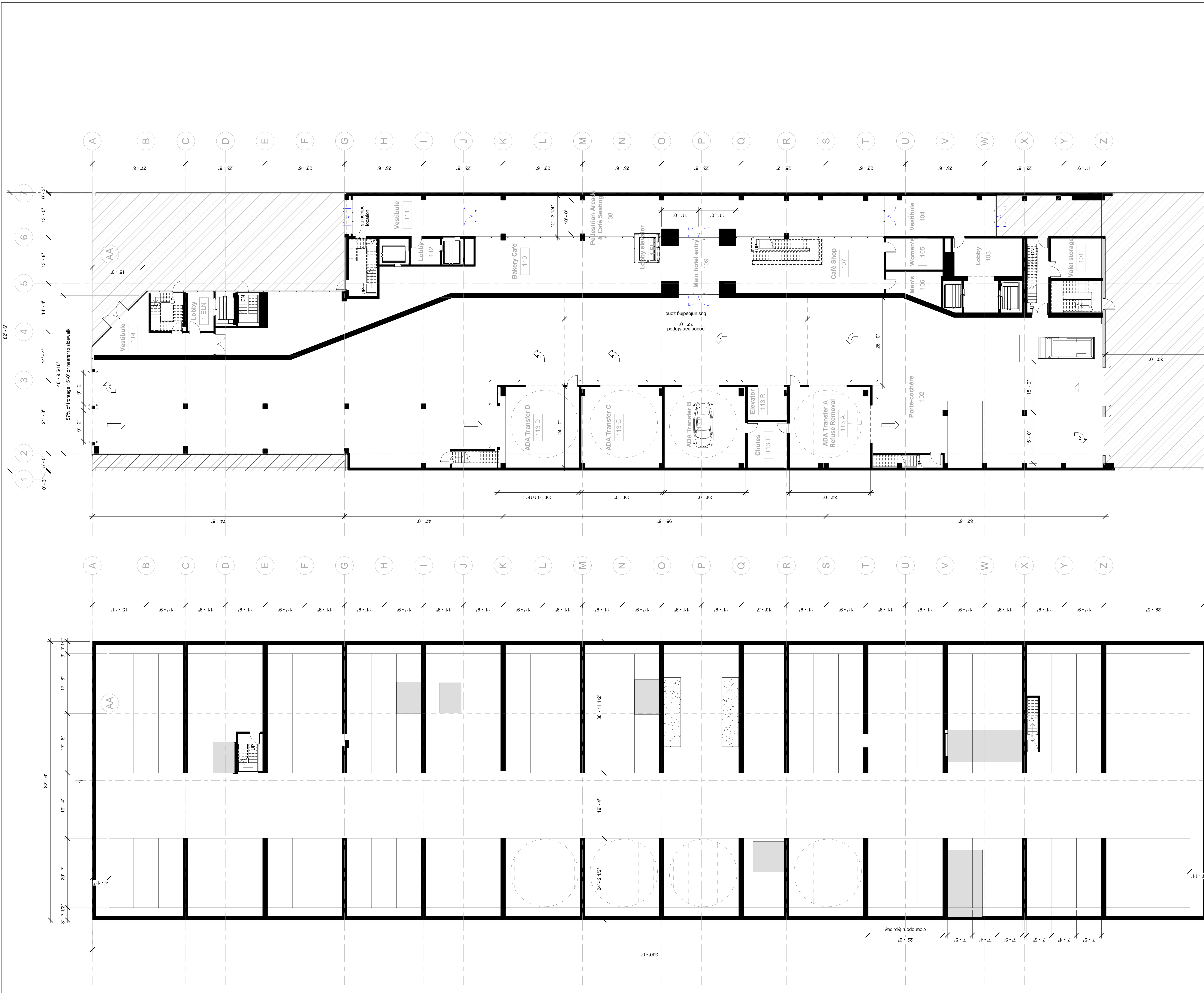
Lloyd & Gwen Wade Building
Wade Building
 Preliminary Plans Site and 3D Views

Project Number	2023.03.LGW
Date	8 April 2024
Drawn By	EN
Checked By	SW

A100

Scale	3/32" = 1'-0"
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NOTES:
 Parking total: 262 spaces in below ground in Automated Parking System (APS) by
 Westfalia. See westfaliaparking.com for more information.



Room Schedule Ground Floor		
Number	Name	Area
1 ELE	Secured Elevator	69 SF
1 ELL	Lobby elevator	52 SF
1 ELN	Lobby	91 SF
1 ELN	Secured elevator	56 SF
1 ELS	Secured elevator	46 SF
1 PEL	Public levels elevator	50 SF
1 PES	Public levels elevator	62 SF
1 S	Stair	142 SF
1 SE	Stair	145 SF
1 SN	Stair	116 SF
1 ST	Stair	147 SF
101	Valet storage	184 SF
102	Porte-cochère	10079 SF
103	Lobby	338 SF
104	Vestibule	388 SF
105	Women's	163 SF
106	Men's	133 SF
107	Café Shop	624 SF
108	Pedestrian Arcade & Café Seating	1473 SF
109	Main hotel entry	471 SF
110	Bakery Café	1821 SF
111	Vestibule	433 SF
112	Lobby	70 SF
113 A	ADA Transfer A Refuse Removal	569 SF
113 B	ADA Transfer B	571 SF
113 C	ADA Transfer C	572 SF
113 D	ADA Transfer D	568 SF
113 R	Elevator	114 SF
113 T	Chutes	162 SF
114	Vestibule	315 SF

② Ground Floor
 3/32" = 1'-0"

No.	Description	Date

Lloyd & Gwen Wade Wade Building

Preliminary Plans Parking and Ground

Project Number: 2023.03.LGW
 Date: 8 April 2024
 Drawn By: EN
 Checked By: SW

A101

Scale: 3/32" = 1'-0"

① Automatic Parking System Storage, Typ. (3 parking storage levels total)
 3/32" = 1'-0"

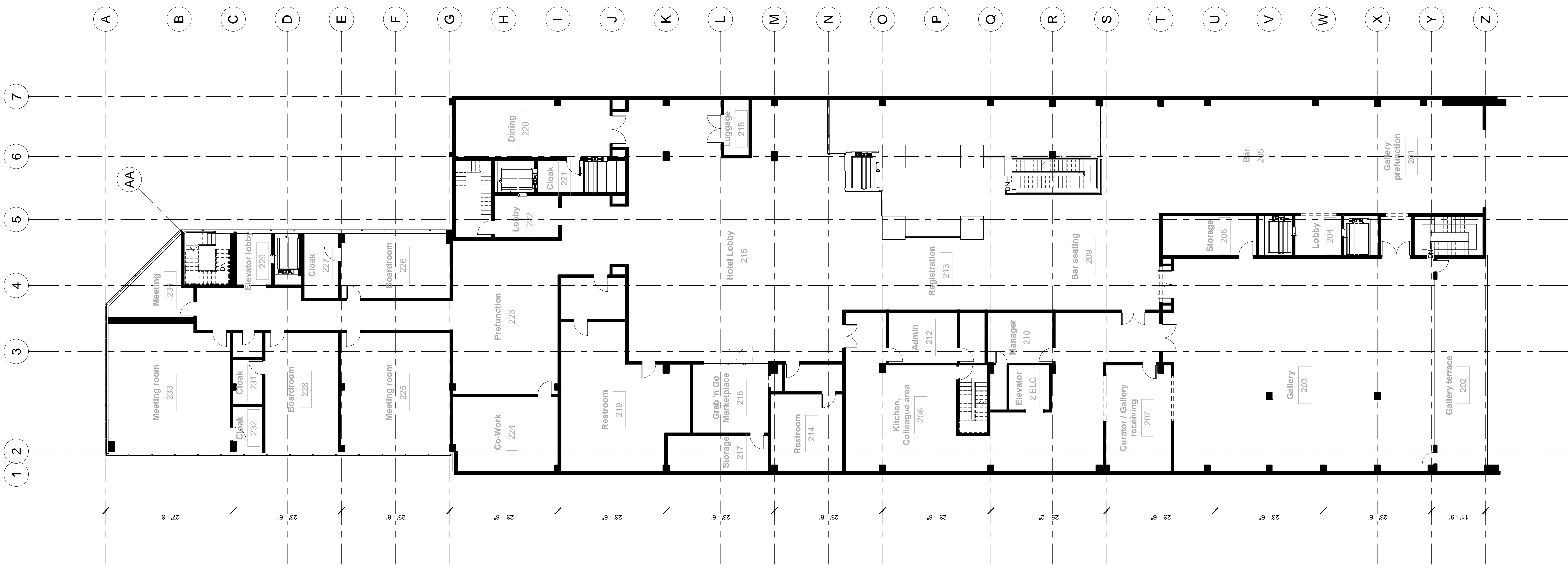
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Level 11
3/32" = 1'-0"

NOTES:

Room Schedule Level 2		
Number	Name	Area
2 ELC	Elevator	86 SF
2 ELN	Elevator	58 SF
2 SC	Colleague stair	94 SF
2 SN	Stair	111 SF
2 SS	Stair	125 SF
201	Gallery prefunction	744 SF
202	Gallery terrace	489 SF
203	Gallery	2641 SF
203A	Vestibule	56 SF
204	Lobby	87 SF
205	Bar	975 SF
206	Storage	175 SF
207	Curator / Gallery receiving	325 SF
208	Kitchen, Colleague area	1391 SF
209	Bar seating	1099 SF
210	Manager	155 SF
210A	Storage	35 SF
211	Storage	59 SF
212	Admin	162 SF
213	Registration	1821 SF
214	Restroom	261 SF
214A	Vestibule	75 SF
215	Hotel Lobby	2564 SF
216	Grab 'n Go Marketplace	245 SF
216A	ATM	12 SF
217	Storage	171 SF
218	Luggage	68 SF
219	Restroom	734 SF
219A	Vestibule	126 SF
220	Dining	422 SF
221	Cloak	69 SF
222	Lobby	126 SF
223	Prefunction	1419 SF
224	Co-Work	363 SF
225	Meeting room	631 SF
226	Boardroom	333 SF
227	Cloak	105 SF
228	Boardroom	424 SF
230	A/V	35 SF
231	Cloak	63 SF
232	Cloak	67 SF
233	Meeting room	733 SF
234	Meeting	182 SF



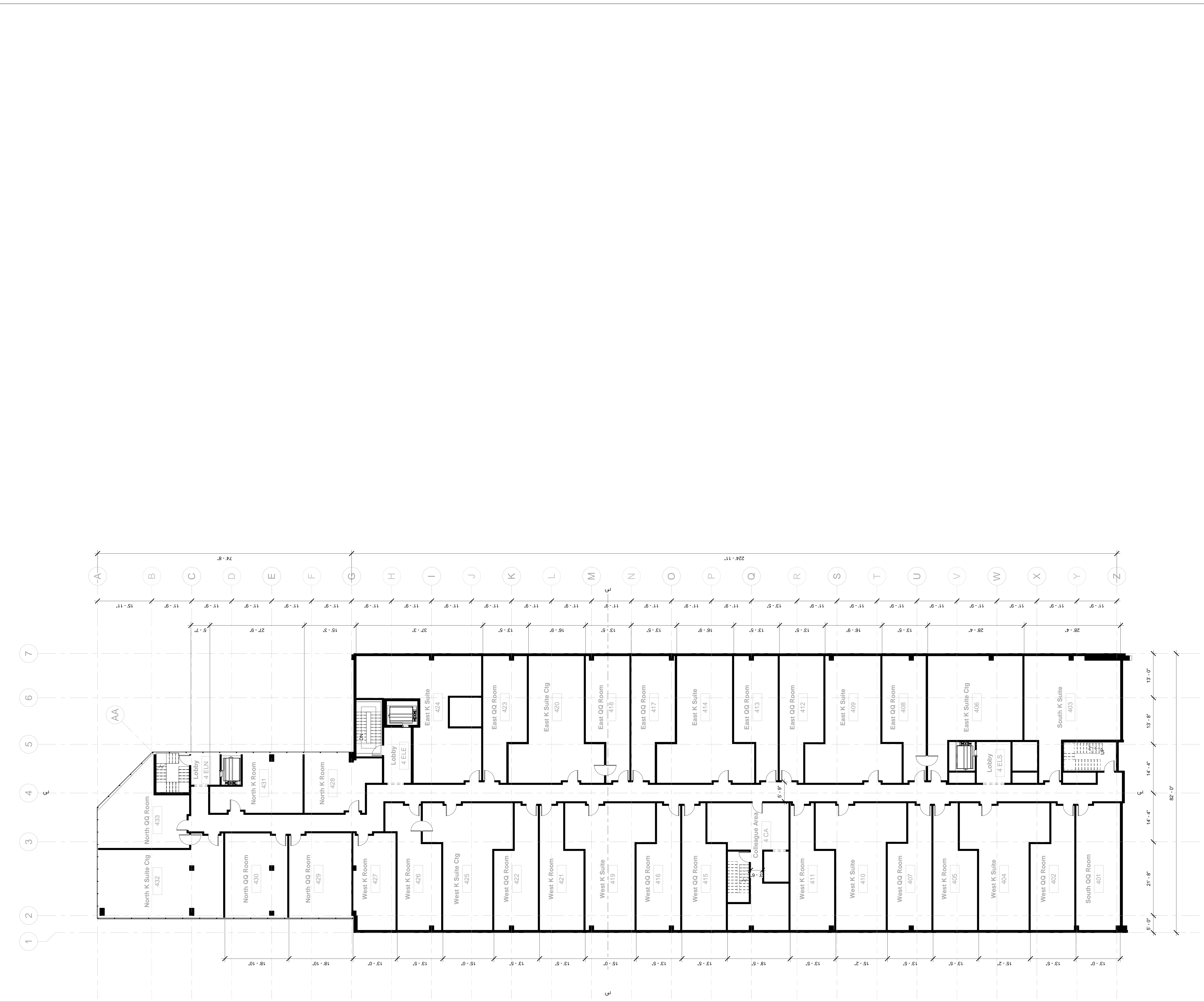
Level 2
3/32" = 1'-0"

No.	Description	Date

Lloyd & Gwen Wade Building

Preliminary Plans Public Areas

Project Number	2023.03.LGW
Date	8 April 2024
Drawn By	EN
Checked By	SW
<h1>A102</h1>	
Scale	3/32" = 1'-0"



Level 4, Typical Guest Room Level (Levels 3-10)
 3/32" = 1'-0"

NOTES:
 Guestroom mix:
 264 rooms total
 88 suites total (34%)
 33 rooms, each typ. level 3-10
 11 suites, each typ. level 3-10 (33%)
 4 connecting suites each level, location varies

Room Schedule Level 4		
Number	Name	Area
4 ELN	Lobby	82 SF
4 SN	Stair	116 SF
4 ELS	Lobby	123 SF
4 SE	Stair	130 SF
4 ELE	Lobby	131 SF
4 SS	Stair	132 SF
428	North K Room	343 SF
427	West K Room	349 SF
431	North K Room	384 SF
422	West QQ Room	396 SF
411	West K Room	398 SF
421	West K Room	399 SF
405	West K Room	403 SF
408	East QQ Room	404 SF
413	East QQ Room	404 SF
418	East QQ Room	408 SF
402	West QQ Room	409 SF
417	East QQ Room	409 SF
423	East QQ Room	409 SF
415	West QQ Room	410 SF
416	West QQ Room	410 SF
407	West QQ Room	411 SF
412	East QQ Room	412 SF
426	West K Room	439 SF
430	North QQ Room	455 SF
429	North QQ Room	459 SF
401	South QQ Room	481 SF
433	North QQ Room	483 SF
4 CA	Colleague Area	560 SF
419	West K Suite	692 SF
425	West K Suite Ctg	693 SF
404	West K Suite	695 SF
410	West K Suite	699 SF
420	East K Suite Ctg	743 SF
409	East K Suite	747 SF
414	East K Suite	750 SF
406	East K Suite Ctg	762 SF
403	South K Suite	767 SF
432	North K Suite Ctg	778 SF
424	East K Suite	848 SF

No.	Description	Date

Lloyd & Gwen Wade

Wade Building

Typ. Guestroom Level

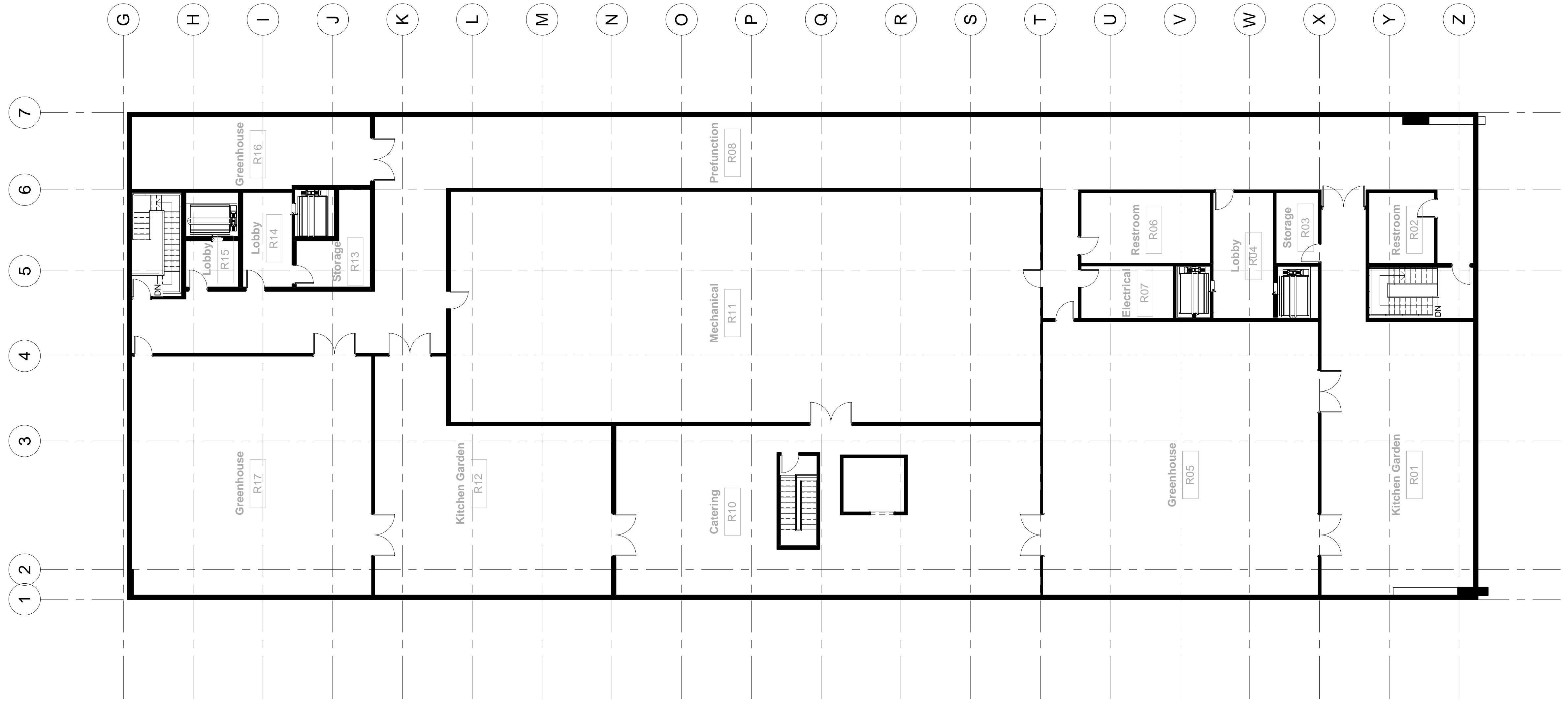
Project Number	2023.03.LGW
Date	8 April 2024
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A103

Scale	3/32" = 1'-0"
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1 Level 12 and Lower Roof
3/32" = 1'-0"



2 Upper Roof
3/32" = 1'-0"

No.	Description	Date

Lloyd & Gwen Wade
Wade Building
Preliminary Plans
Roof Levels

Project Number	2023.03.LGW
Date	8 April 2024
Drawn By	Author
Checked By	Checker

A104

Scale	3/32" = 1'-0"
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