

Memorandum

Planning Division
Community & Economic Development Department

To: Salt Lake City Planning Commission

From: Michael Maloy, Principal Planner
Wayne Mills, Senior Planner

Date: June 2, 2010

CC: Wilf Sommerkorn, Planning Division Director
Paul Nielson, Senior City Attorney

Re: Planning Commission Briefing on Westminster Mixed-Use Planned Development

Summary. Lynn Woodbury, Woodbury Development, has submitted three petitions for construction of a new mixed-use development located at 2120 S 1300 East. The development includes demolition of a three-story office building, and construction of a six-story mixed-use building that contains 41 residential dwelling units and approximately 22,500 square feet of commercial space. The development will also include a five-level parking deck with 266 stalls. Westminster College will occupy all of the residential units and most of the commercial space; however the proposal includes 13,677 square feet of retail space on the main level that will be leased to other tenants. The property is zoned CSHBD-1 Sugar House Commercial Business District and located in City Council District Seven represented by Søren Simonsen. The three petitions, which require Planning Commission review, are:

- **PLNSUB2010-00183 Homestead Village Lot 3 Amended**—a request to amend the Homestead Village subdivision. The proposed subdivision amendment describes four parcels, one of which is for the new Sugar House Draw trail from Sugar House Park to Hidden Hollow.
- **PLNPCM2010-00184 Westminster Mixed Use Building & Site Design Review**—a request for building and site design review which is required by the CSHBD-1 Sugar House Commercial Business District.
- **PLNPCM2010-00185 Westminster Mixed Use Planned Development**—a request for planned development approval, which includes modification of the existing Chevron gas station located at 2110 S 1300 East, and Homestead Studio Suites located at 1220 E 2100 South.

Objectives. The purpose for the briefing is to:

- Inform the Planning Commission of the development and related petitions;
- Encourage discussion between the applicant and the Planning Commission; and
- Identify any substantive concerns that warrant further review or refinement of plans.

Attachments. The following items have been attached for Planning Commission review:

- Summary Narrative from Applicant
- Aerial Photograph of Subject Property and Vicinity
- Preliminary Subdivision Plat, Site Plan, and Building Elevations

Aerial Photograph of Westminster Mixed-Use Planned Development



HOMESTEAD VILLAGE LOT 3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ALSO LOCATED IN
LOTS 9 & 10, BLOCK 46, 10 ACRE PLAT "A" OF THE
BIG FIELD SURVEY

SUGAR HOUSE PARK TRAIL (FROM WOODBURY TO SALT LAKE CITY)

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 394.99 FEET AND S.89°59'00"W. 71.97 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, SAID POINT OF BEGINNING ALSO BEING S.00°01'00"E. 361.89 FEET FROM THE NORTHEAST CORNER OF LOT 10, BLOCK 46, 10 ACRE PLAT A, BIG FIELD SURVEY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, AND THE NORTH LINE OF A SURVEY KNOWN AS PARK VIEW PLAZA I & II, FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE BY BUSH AND GUDGELL, INC. AS #S2004-12-0992 AND DATED JUNE 01, 2004; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY 46.55 FEET ALONG THE ARC OF A 386.31 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS S.18°06'22"W WITH A CENTRAL ANGLE OF 6°54'15"); 2) S.89°50'42"W. 3.92 FEET TO A POINT ON A 385.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; 3) NORTHWESTERLY ALONG SAID ARC 11.22 FEET (CENTER BEARS S.14°52'41"W WITH A CENTRAL ANGLE OF 1°40'12"); 4) S.89°38'00"W. 211.82 FEET TO THE EAST LINE OF A SURVEY KNOWN AS HIDDEN HOLLOW PROPERTY SURVEY, FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE BY SALT LAKE CITY CORPORATION AS #S01-04-0247 AND DATED APRIL 12, 2001; THENCE N.00°20'59"E. ALONG SAID EAST LINE TO AN ANGLE POINT 0.04 FEET; THENCE N.00°08'55"W. ALONG SAID LINE 39.96 FEET; THENCE N.89°38'00"E. 271.71 FEET TO THE WEST LINE OF 1300 EAST STREET; THENCE S.00°01'00"E. ALONG SAID WEST LINE 54.87 FEET TO THE POINT OF BEGINNING. CONTAINS 11,269 SQUARE FEET OR 0.26 ACRES MORE OR LESS

AMENDED LOT 3 HOMESTEAD VILLAGE DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 340.12 FEET AND S.89°59'00"W. 71.97 FEET AND N.89°38'00"W. 215.54 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, THENCE NORTH 89°38'00" WEST 56.17 FEET; THENCE NORTH 00°08'55" WEST 14.02 FEET; THENCE SOUTH 89°52'18" WEST 133.65 FEET; THENCE NORTH 00°08'17" WEST 129.04 FEET; THENCE NORTH 89°51'43" EAST 134.67 FEET; THENCE NORTH 89°58'08" EAST 15.00 FEET; THENCE SOUTH 00°21'34" EAST 20.36 FEET; THENCE NORTH 89°58'08" EAST 40.38 FEET; THENCE SOUTH 00°00'00" EAST 122.38 FEET TO THE POINT OF BEGINNING. CONTAINS 24,477.6 SQUARE FEET OR 0.56 ACRES.

AMENDED CHEVRON LOT DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 225.27 FEET AND S.89°59'00"W. 71.97 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, THENCE SOUTH 89°58'08" WEST 182.05 FEET; THENCE NORTH 00°01'00" WEST 6.27 FEET; THENCE SOUTH 89°58'08" WEST 73.83 FEET; THENCE NORTH 00°21'34" WEST 20.36 FEET; THENCE SOUTH 89°58'08" WEST 15.00 FEET; THENCE NORTH 00°30'44" WEST 153.04 FEET; THENCE NORTH 89°51'43" EAST 54.55 FEET; THENCE SOUTH 83°16'34" EAST 100.70 FEET; THENCE NORTH 89°52'52" EAST 107.76 FEET TO THE BEGINNING OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 15.73 FEET THROUGH A CENTRAL ANGLE OF 90°08'08"; THENCE SOUTH 00°01'00" EAST 158.09 FEET TO THE POINT OF BEGINNING. CONTAINS 45,954.1 SQUARE FEET OR 1.05 ACRES.

LOT 4 DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 225.27 FEET AND S.89°59'00"W. 71.97 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, SAID POINT OF BEGINNING ALSO BEING S.00°01'00"E. 192.17 FEET FROM THE NORTHEAST CORNER OF LOT 10, BLOCK 46, 10 ACRE PLAT A, BIG FIELD SURVEY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, THENCE SOUTH 00°01'00" EAST 114.85 FEET; THENCE NORTH 89°38'00" WEST 215.54 FEET; THENCE NORTH 00°00'00" EAST 122.38 FEET; THENCE NORTH 89°58'08" EAST 33.45 FEET; THENCE SOUTH 00°01'00" EAST 6.27 FEET; THENCE NORTH 89°58'08" EAST 182.05 FEET TO THE POINT OF BEGINNING. CONTAINS 25,100.3 SQUARE FEET OR 0.58 ACRES.

ACKNOWLEDGMENT

STATE OF UTAH S.S.
County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake
in said State of Utah, the signer(s) of this Owner's dedication,
in number, who duly acknowledged acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public
Residing in _____ County

ACKNOWLEDGMENT

STATE OF UTAH S.S.
County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake
in said State of Utah, the signer(s) of this Owner's dedication,
in number, who duly acknowledged acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public
Residing in _____ County

PLANNING COMMISSION

Approved this _____ day of _____
AD, 20____ by the
Salt Lake City Planning Commission.

Salt Lake City Planning Chairman

CITY PUBLIC UTILITIES DEPT.

Approved as to Sanitary Sewer
and Water Utility details this
_____ day of _____ A.D. 20____

Salt Lake City
Public Utilities Director

CITY DEPARTMENT OF PUBLIC SERVICES

I hereby certify that I have had this plot examined by
this office and it is correct and in accordance with
information on file and is hereby approved.

City Engineer Date

City Surveyor Date

CITY ATTORNEY

Approved as to form this _____
day of _____ AD, 20____

Salt Lake City Attorney

CITY APPROVAL

Presented to Salt Lake City
this _____ day of _____ AD,
20____, and is hereby approved.

Salt Lake City Mayor

Salt Lake City Recorder

SURVEYOR'S CERTIFICATE

I, James C. Dahl, Jr., do hereby certify that I am a Registered Land Surveyor, and that I hold
Certificate No. 179190 as prescribed under the Laws of the State of Utah. I further certify that
by the authority of the Owners, I have made a survey of the tract of land shown on this plot
and described below, and have subdivided said tract of land into lots and streets, hereafter to
be known as

HOMESTEAD VILLAGE LOT 3 AMENDED
and that the same have been correctly surveyed and staked on the ground as shown on this
plot. I also certify that all lots meet frontage width and area requirements of the applicable
ordinance.

SIGNED

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 394.99 FEET AND S.89°59'00"W. 71.97 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, SAID POINT OF BEGINNING ALSO BEING S.00°01'00"E. 361.89 FEET FROM THE NORTHEAST CORNER OF LOT 10, BLOCK 46, 10 ACRE PLAT A, BIG FIELD SURVEY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, AND THE NORTH LINE OF A SURVEY KNOWN AS PARK VIEW PLAZA I & II, FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE BY BUSH AND GUDGELL, INC. AS #S2004-12-0992 AND DATED JUNE 01, 2004; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY 46.55 FEET ALONG THE ARC OF A 386.31 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS S.18°06'22"W WITH A CENTRAL ANGLE OF 6°54'15"); 2) S.89°50'42"W. 3.92 FEET TO A POINT ON A 385.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; 3) NORTHWESTERLY ALONG SAID ARC 11.22 FEET (CENTER BEARS S.14°52'41"W WITH A CENTRAL ANGLE OF 1°40'12"); 4) S.89°38'00"W. 211.82 FEET TO THE EAST LINE OF A SURVEY KNOWN AS HIDDEN HOLLOW PROPERTY SURVEY, FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE BY SALT LAKE CITY CORPORATION AS #S01-04-0247 AND DATED APRIL 12, 2001; THENCE N.00°20'59"E. ALONG SAID EAST LINE TO AN ANGLE POINT 0.04 FEET; THENCE N.00°08'55"W. ALONG SAID LINE 39.97 FEET; THENCE SOUTH 89°52'18" WEST ALONG THE NORTH LINE OF SAID HIDDEN HOLLOW PROPERTY SURVEY 133.65 FEET TO THE WEST LINE OF LOT 3 OF A SURVEY KNOWN AS HOMESTEAD VILLAGE IN THE SALT LAKE COUNTY RECORDERS OFFICE DATED 10-20-97 IN BOOK 97-10P PAGE 316; THENCE NORTH 00°08'17" WEST ALONG SAID LINE 129.04 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89°51'43" EAST ALONG SAID LINE 134.67 FEET TO THE WEST LINE OF A SURVEY KNOWN AS CHEVRON IN SUGARHOUSE, FILED IN THE SALT LAKE COUNTY SURVEYORS OFFICE BY REEVE AND ASSOCIATES, INC. AS #S01-02-0099 AND DATED FEBRUARY 15, 2001; THENCE ALONG SAID SURVEY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°30'44" WEST, 153.04 FEET; 2) NORTH 89°51'43" EAST, 54.55 FEET; 3) SOUTH 83°16'34" EAST, 100.70 FEET; 4) NORTH 89°52'52" EAST, 107.76 FEET TO A 10.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS SOUTH 00°08'08" EAST AND 5) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°08'08" A DISTANCE OF 15.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1300 EAST; THENCE SOUTH 00°01'00" EAST ALONG SAID RIGHT-OR-WAY LINE 327.81 FEET. CONTAINS 106,868.15 SQUARE FEET OR 2.45 ACRES.

OWNER'S DEDICATION

The undersigned, being the owner(s) of the above described tract of land having caused the same to be subdivided into lots, streets and easements, do hereby dedicate all streets and easements shown on this plot to be hereafter known as the

HOMESTEAD VILLAGE LOT 3 AMENDED
to Salt Lake City Corporation. The undersigned hereby warrant, defend, and save the city harmless against any easements or encumbrances on the dedicated streets and easements.
In witness whereby _____ have hereunto set
this _____ day of _____ AD, 2010.

WOODMEN PROPERTIES, L.C., a Utah limited liability company

By: Jeffery K. Woodbury, Manager

By: Richard L. K. Mendenhall, Manager

CHEVRON (Peterson):
SKM-SLC, LLC, a Utah limited liability company By: _____

By: Its: _____

By: Its: _____

ACKNOWLEDGMENT

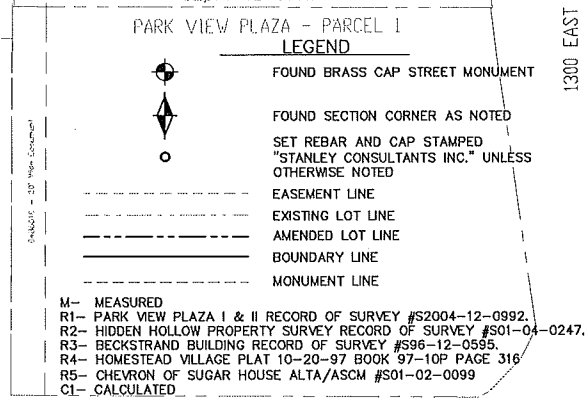
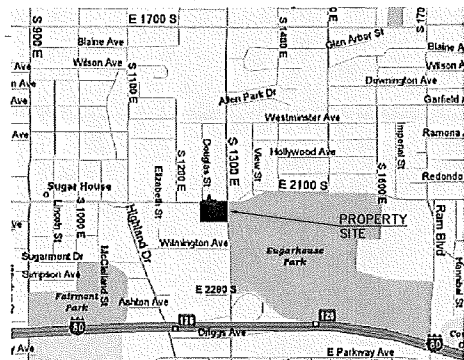
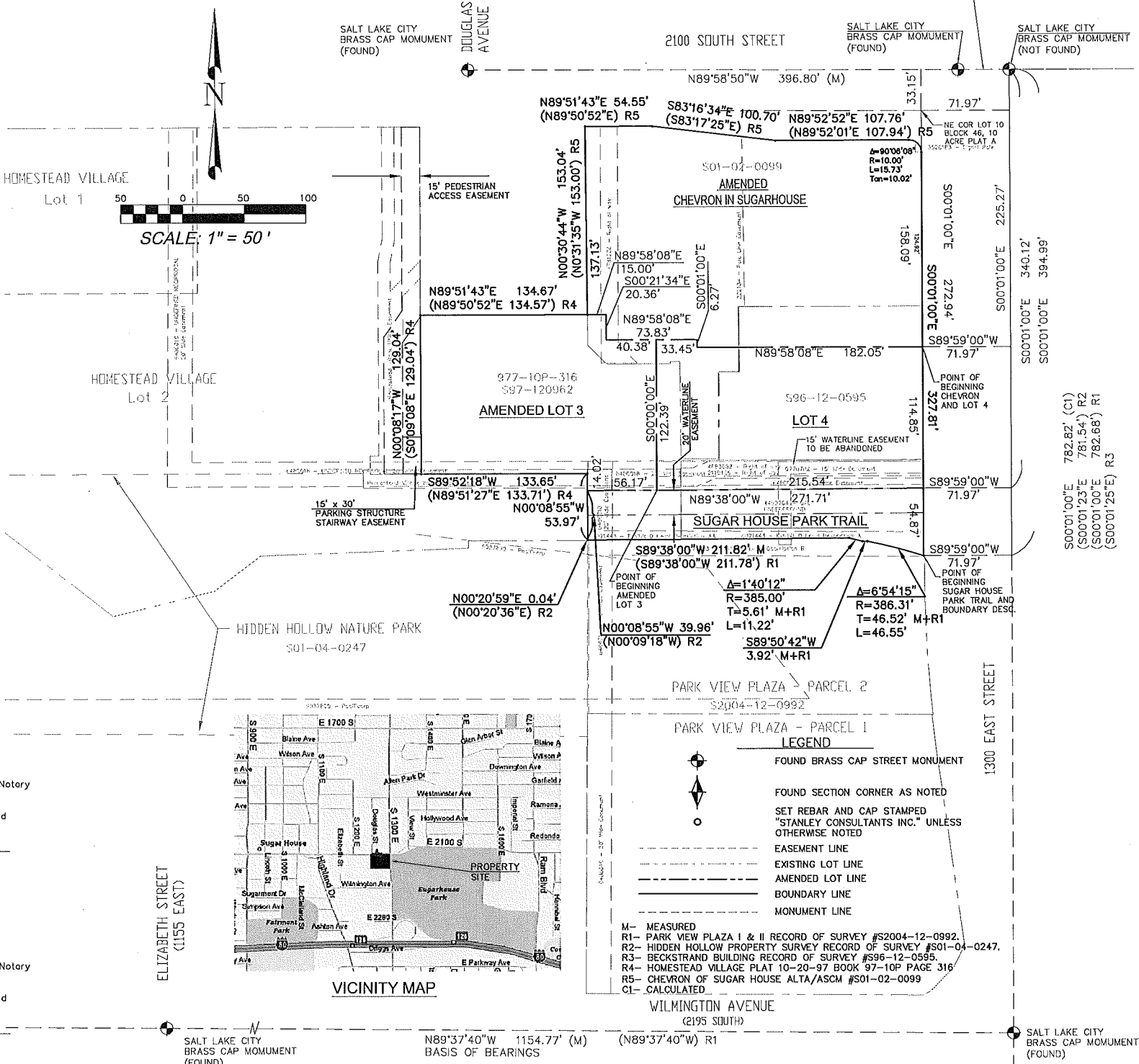
STATE OF UTAH S.S.
County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake
in said State of Utah, the signer(s) of this Owner's dedication,
in number, who duly acknowledged acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public
Residing in _____ County

ACKNOWLEDGMENT

STATE OF UTAH S.S.
County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake
in said State of Utah, the signer(s) of this Owner's dedication,
in number, who duly acknowledged acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public
Residing in _____ County

HOMESTEAD VILLAGE LOT 3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ALSO LOCATED IN
LOTS 9 & 10, BLOCK 46, 10 ACRE PLAT "A" OF THE
BIG FIELD SURVEY



M- MEASURED
R1- PARK VIEW PLAZA I & II RECORD OF SURVEY #S2004-12-0992.
R2- HIDDEN HOLLOW PROPERTY SURVEY RECORD OF SURVEY #S01-04-0247.
R3- BECKSTRAND BUILDING RECORD OF SURVEY #S96-12-0595.
R4- HOMESTEAD VILLAGE PLAT 10-20-97 BOOK 97-10P PAGE 316
R5- CHEVRON OF SUGARHOUSE ALTA/ASCM #S01-02-0099
C1- CALCULATED

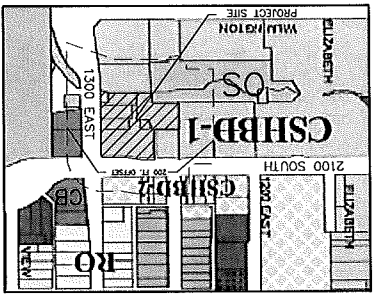


Stanley Consultants INC.

NUMBER
ACCOUNT
OF SHEETS

NUMBER
ACCOUNT
OF SHEETS

- LEGEND**
- BURIED ELECTRIC LINE
 - BURIED FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - OVERHEAD POWER
 - SEWAGE LINE
 - FENCE (CHAIN LINK)
 - FREE HYDRANT
 - WATER MAINHOLE
 - WATER METER
 - POWER POLE
 - LIGHT POLE
 - ELECTRICAL MOUNTING BOX
 - AIR CONDITIONING UNIT
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE BOX
 - GAS METER
 - IRIGATION BOX
 - SON
 - BOLLARD
 - TREE
 - SEWAGE SINKER MAINHOLE
 - STORM DRAIN INLET
 - STORM DRAIN MANHOLE
 - FUEL MANHOLE
 - STORM DRAIN MANHOLE
 - ELECTRICAL MANHOLE
 - EXISTING SPOT ELEVATION



SCALE: 1" = 400'

PRELIMINARY CIVIL SITE MAP

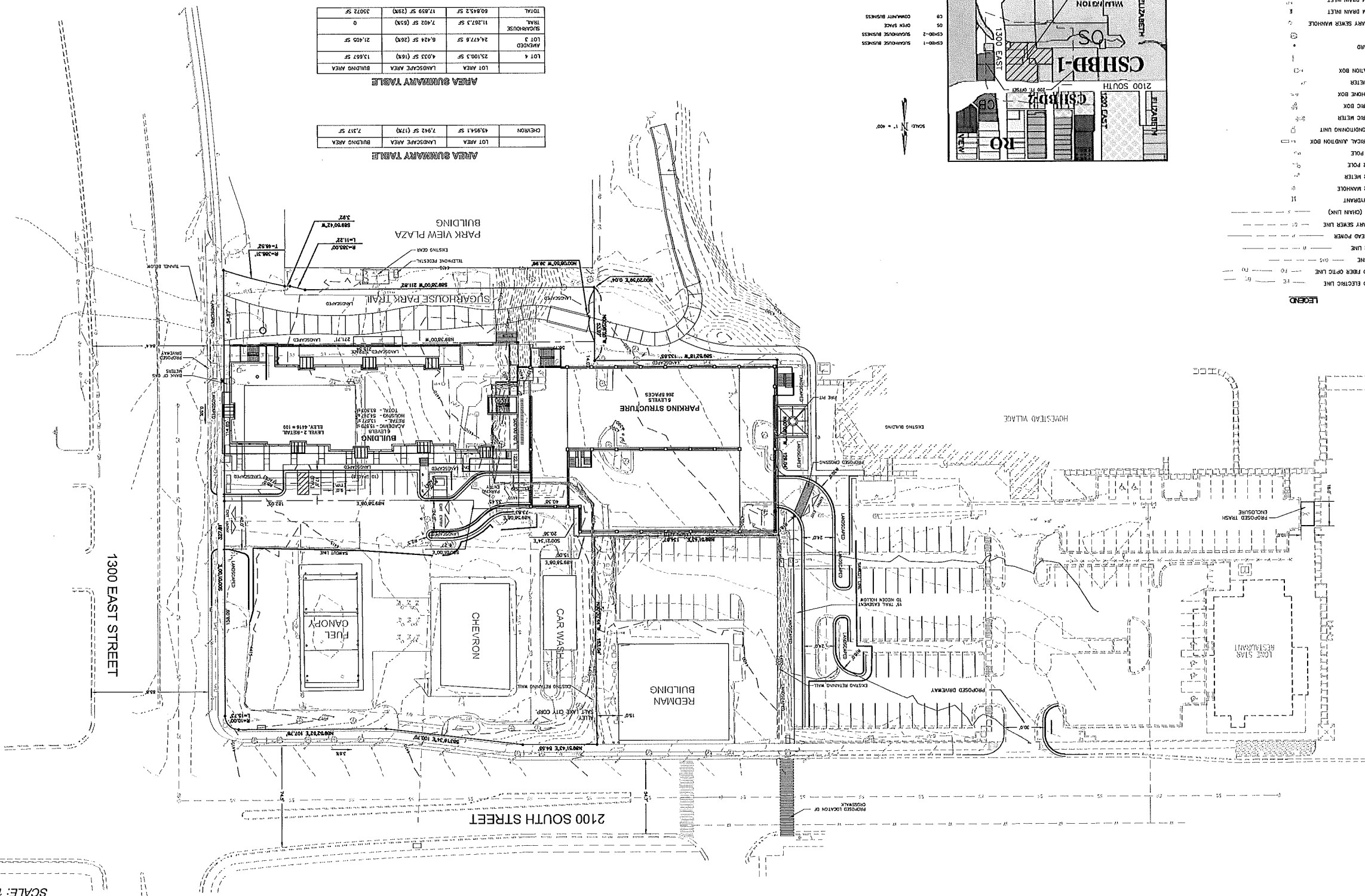
LOT 4	13,667 SF	4.033 SF (16%)
LOT 3	21,405 SF	6.424 SF (28%)
LOT 2	24,477 SF	6.424 SF (28%)
LOT 1	11,267 SF	7.402 SF (32%)
TOTAL	60,816 SF	23.883 SF (39%)

CHEVRON	45,954 SF	7.942 SF (17%)
LOT AREA	1,317 SF	7.942 SF (17%)

AREA SUMMARY TABLE

LOT AREA	1,317 SF	7.942 SF (17%)
CHEVRON	45,954 SF	7.942 SF (17%)

AREA SUMMARY TABLE



SCALE: 1" = 30'



C101

CHW
JLB 08095
CADD
Date: 10-20-2008
Owner: Author
Checked: Checker

Rev # Date Description

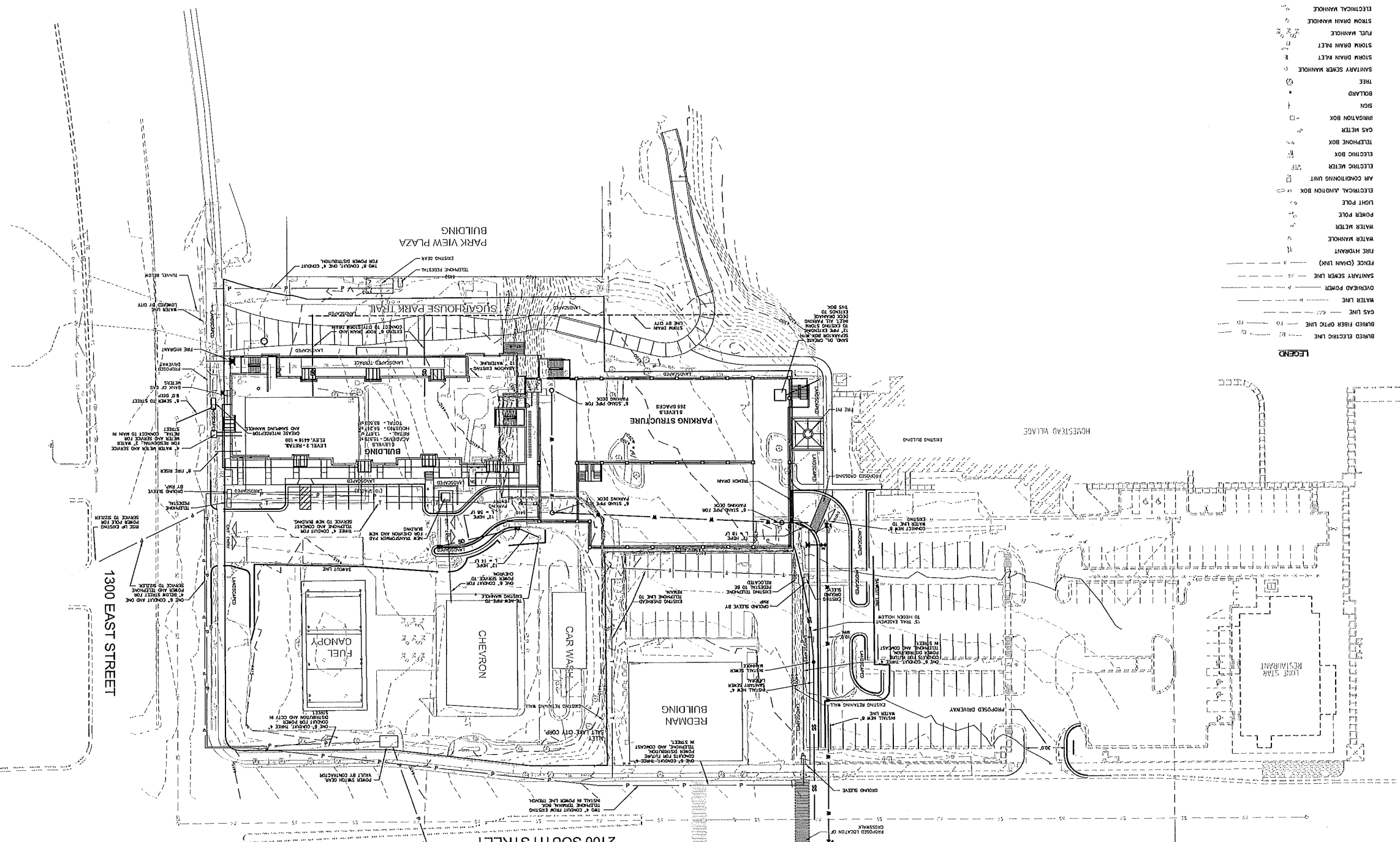
WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 575-8000
Fax: (801) 531-9850
WWW.VCBO.COM

Stanley Consultants Inc.
303 West Vine Street
Salt Lake City, Utah 84125
Phone: (801) 293-8800 Fax: (801) 293-8866
www.stanleyconsultants.com

VALENTINE
CRANE
BRUNLES
ONTION

- LEGEND**
- BURIED ELECTRIC LINE
 - BURIED FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - OVERHEAD POWER
 - SANITARY SEWER LINE
 - FENCE (CHAIN LINK)
 - FIRE HYDRANT
 - WATER MANHOLE
 - WATER METER
 - POWER POLE
 - LIGHT POLE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - CAS METER
 - ABRICATION BOX
 - SIGN
 - BOLLARD
 - THREE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN SILET
 - STORM DRAIN SILET
 - FUEL MANHOLE
 - STORM DRAIN MANHOLE
 - ELECTRICAL MANHOLE



PRELIMINARY UTILITY PLAN

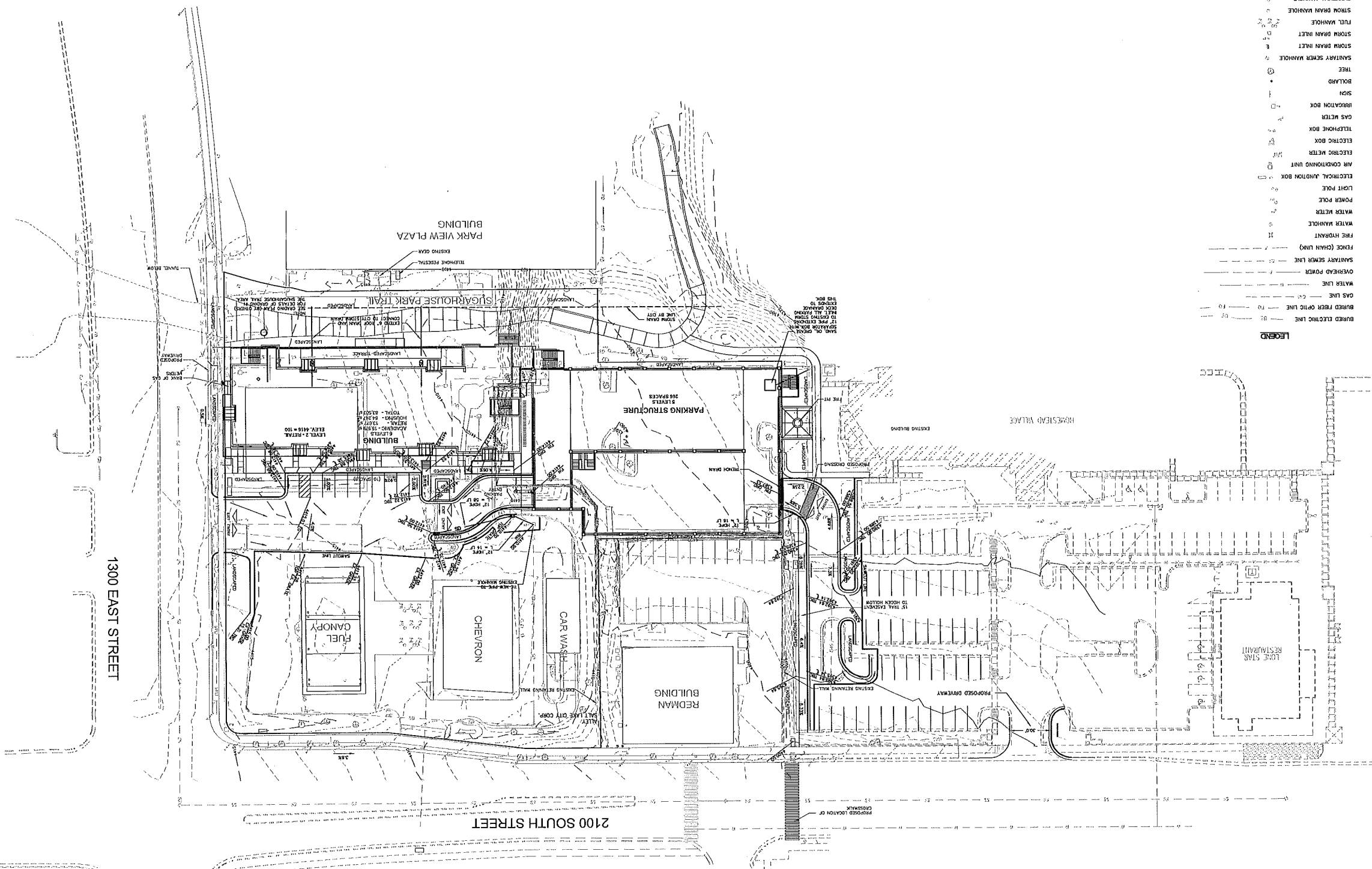
WESTMINSTER SUGARHOUSE MIXED-USE

2118 South 1300 East
Planned Development Submittal

Stanley Consultants inc.
300 West Van Street
Salt Lake City, Utah 84102
Phone: (801) 531-9890
Fax: (801) 531-9890
WWW.STANLEYCONSULTANTS.COM

Job # 09095
City: Salt Lake City
Author: J. Walker
Check: J. Walker
Date: 10-20-2009
Drawn: J. Walker

- LEGEND**
- BURIED ELECTRIC LINE
 - BURIED FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - OVERHEAD POWER
 - SAINTARY SEWER LINE
 - FENCE (CHAIN LINK)
 - WATER HYDRANT
 - WATER MANHOLE
 - POWER POLE
 - LIGHT POLE
 - ELECTRICAL JUNCTION BOX
 - AIR CONDITIONING UNIT
 - ELECTRIC METER
 - TELEPHONE BOX
 - GAS METER
 - IRRIGATION BOX
 - SIEN
 - BOLLARD
 - TREE
 - SAINTARY SEWER MANHOLE
 - STORM DRAIN INLET
 - STORM DRAIN MANHOLE
 - FUEL MANHOLE
 - STORM DRAIN MANHOLE



PRELIMINARY GRADING AND DRAINAGE PLAN

WESTMINSTER SUGARHOUSE MIXED-USE

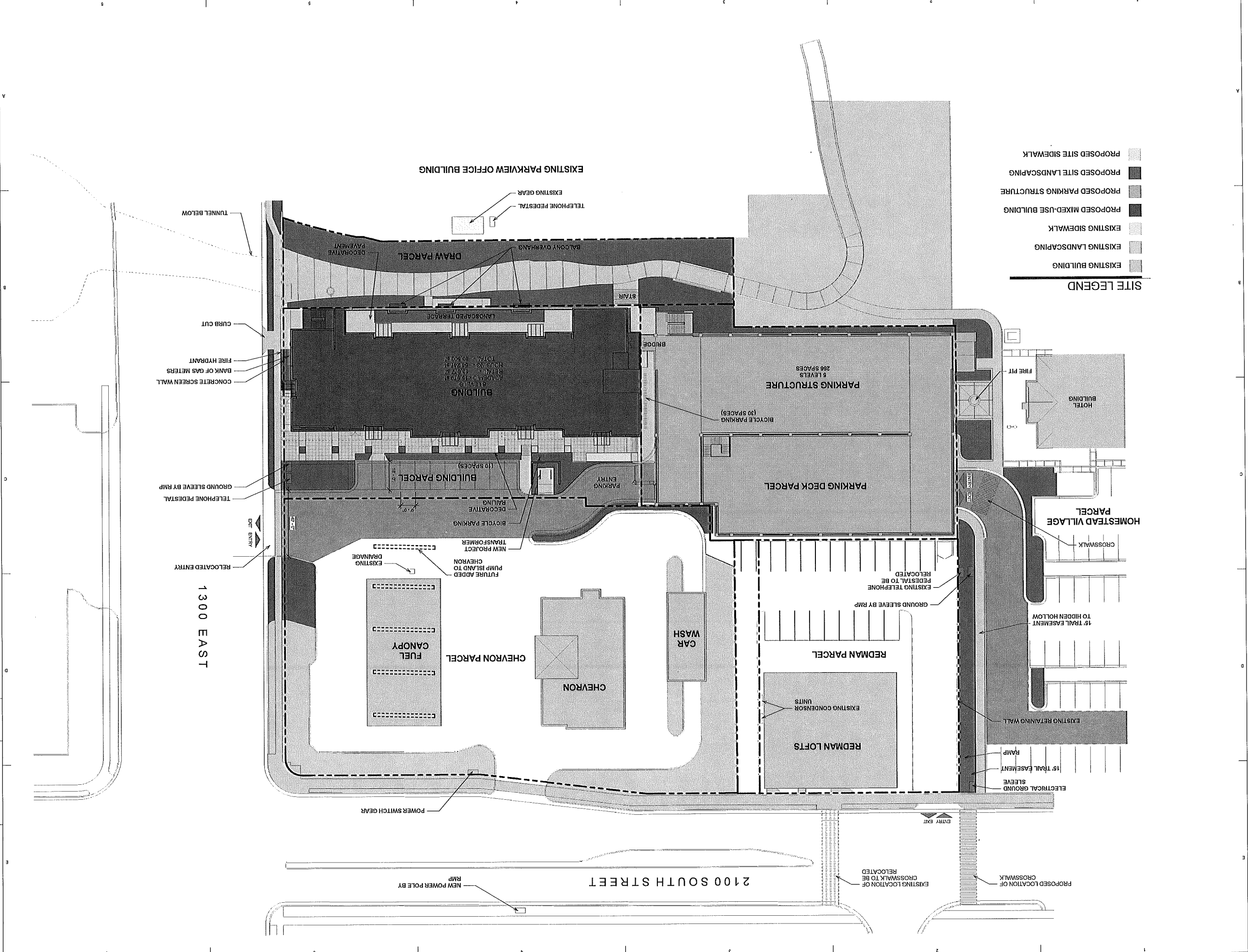
2118 South 1300 East
Planned Development Submittal

Valentiner
Crane
Brunk
363 West Vine Street
Salt Lake City, Utah 84123
(801) 293-8800 Fax (801) 293-8806
www.valentiner.com

Stanley Consultants Inc.
VCBO ARCHITECTURE
624 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Fax: (801) 531-8850
Phone: (801) 531-8850
WWW: www.vcboc.com

Job # 09095
City: Salt Lake City
Drawn: Author
Check: Author
Date: 10-20-2009
Owner: Owner

- SITE LEGEND**
- EXISTING BUILDING
 - EXISTING LANDSCAPING
 - EXISTING SIDEWALK
 - PROPOSED MIXED-USE BUILDING
 - PROPOSED PARKING STRUCTURE
 - PROPOSED SITE LANDSCAPING
 - PROPOSED SITE SIDEWALK



AS001

SITE PLAN
Job # 09095
Date 05-25-2010
Drawn Author
Checked Checker
Title # Woodbury Corporation

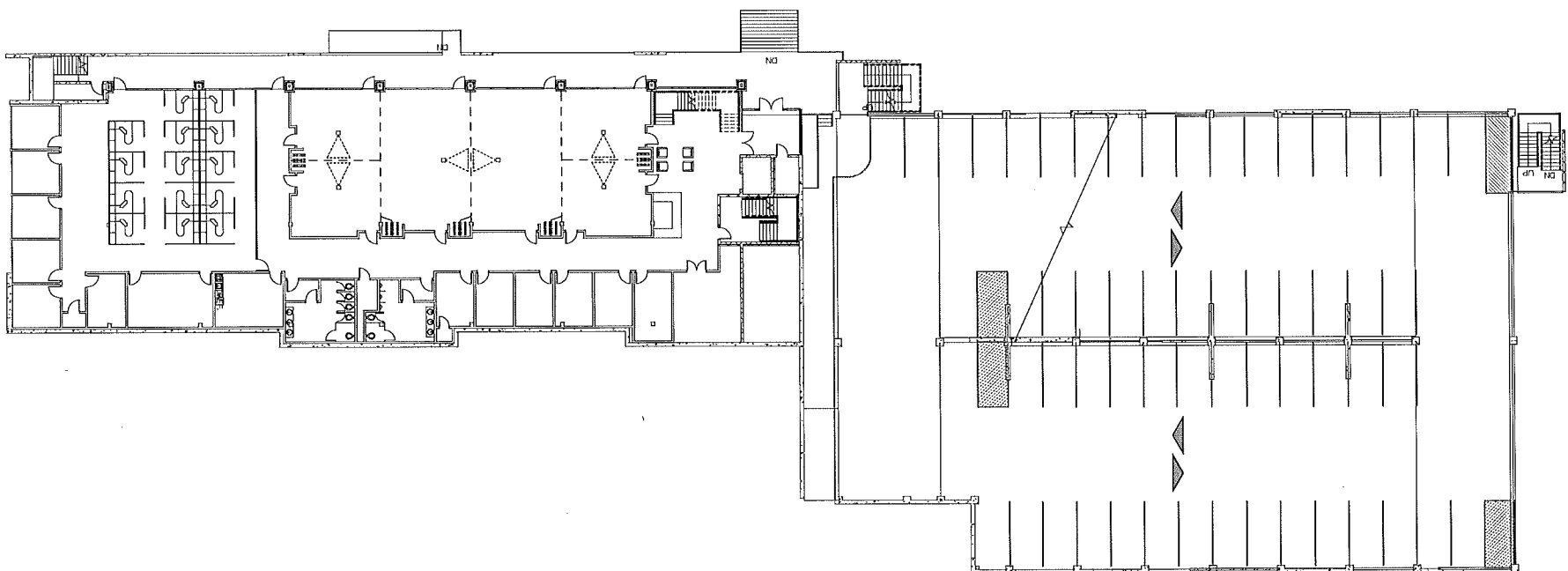
Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

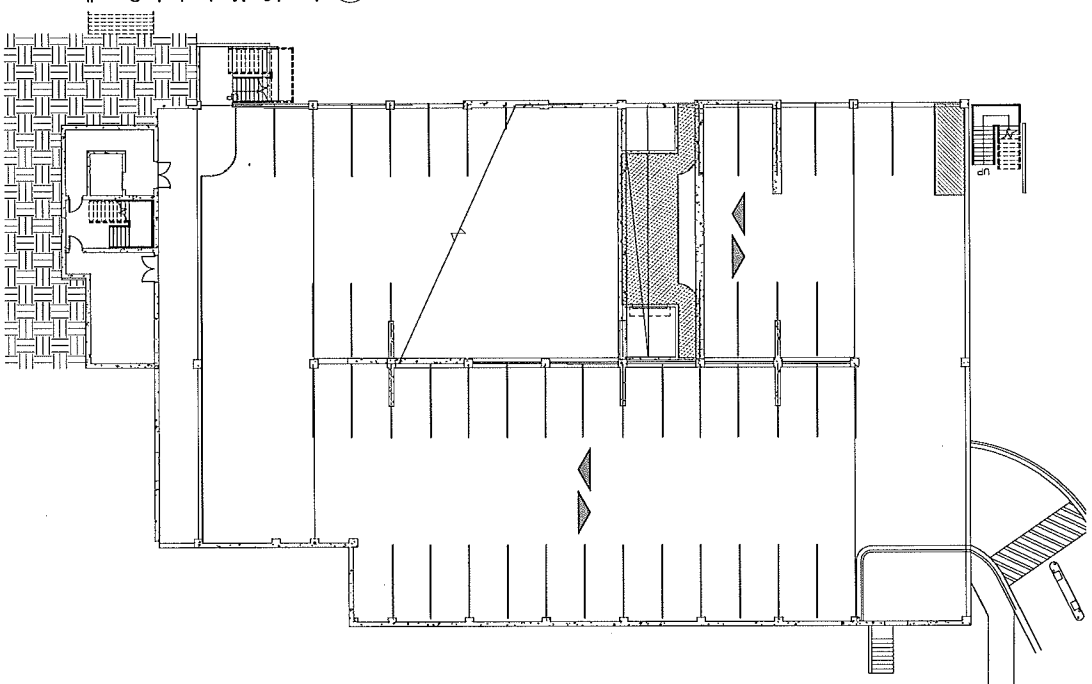
VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone (801) 575-8800
Fax (801) 531-8850
www.vcbobco.com



A5 Level 1 - Academic - Overall
1/16" = 1'-0"



D3 Level 0 - Mechanical - Overall
1/16" = 1'-0"



AE110.0

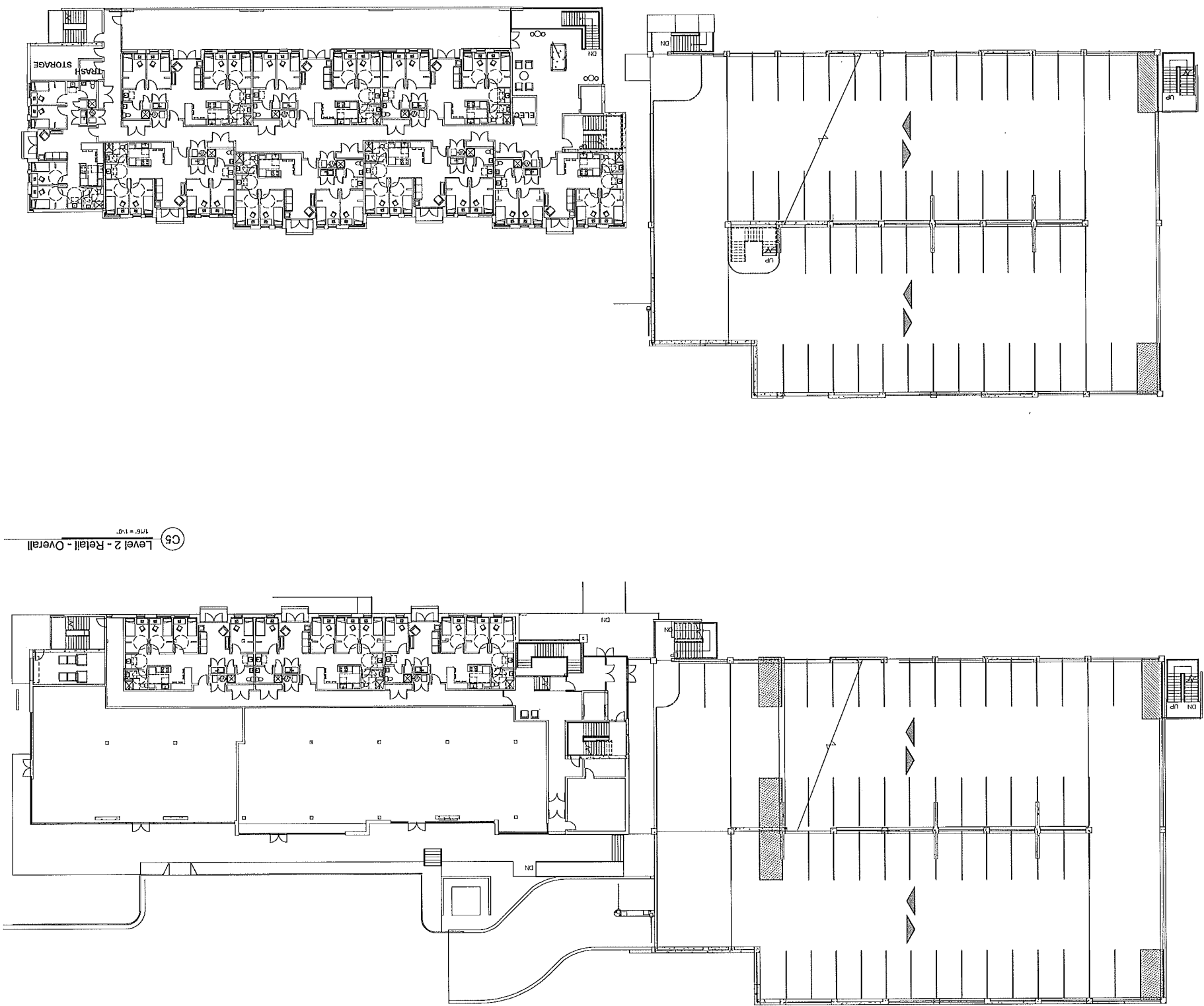
OVERALL LEVEL 0 & 1
PLANS
Job # 09095
CDR
Date 05-25-2010
Drawn by Woodbury Corporation

Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

VCBO ARCHITECTURE
624 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 575-8800
Fax: (801) 531-9850
WWW.VCBO.COM





A5 Level 3 - Housing 1 - Overall
1/16" = 1'-0"

C5 Level 2 - Retail - Overall
1/8" = 1'-0"

AE120.0

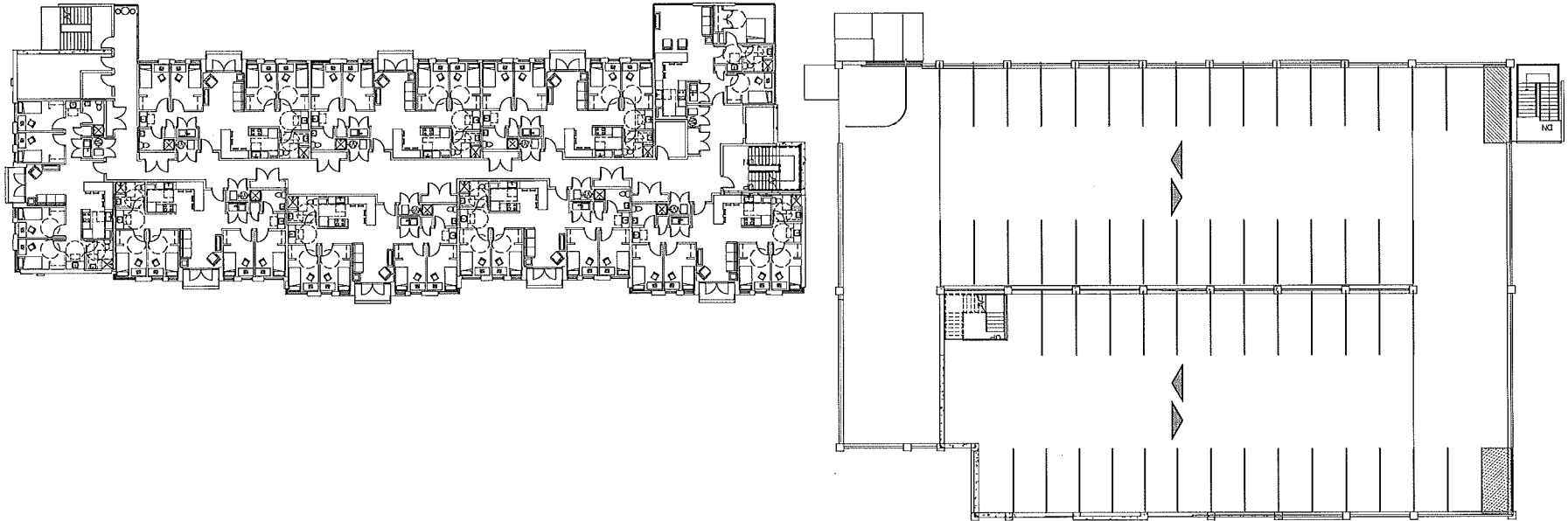
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PLANS
Job # 09095
Client
Author/Check Checker
Date 05-25-2010
Owner Woodbury Corporation

Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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Fax (801) 575-8850
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C6 Level 4 - Housing 2 - Overall
1/8" = 1'-0"

AE130.0

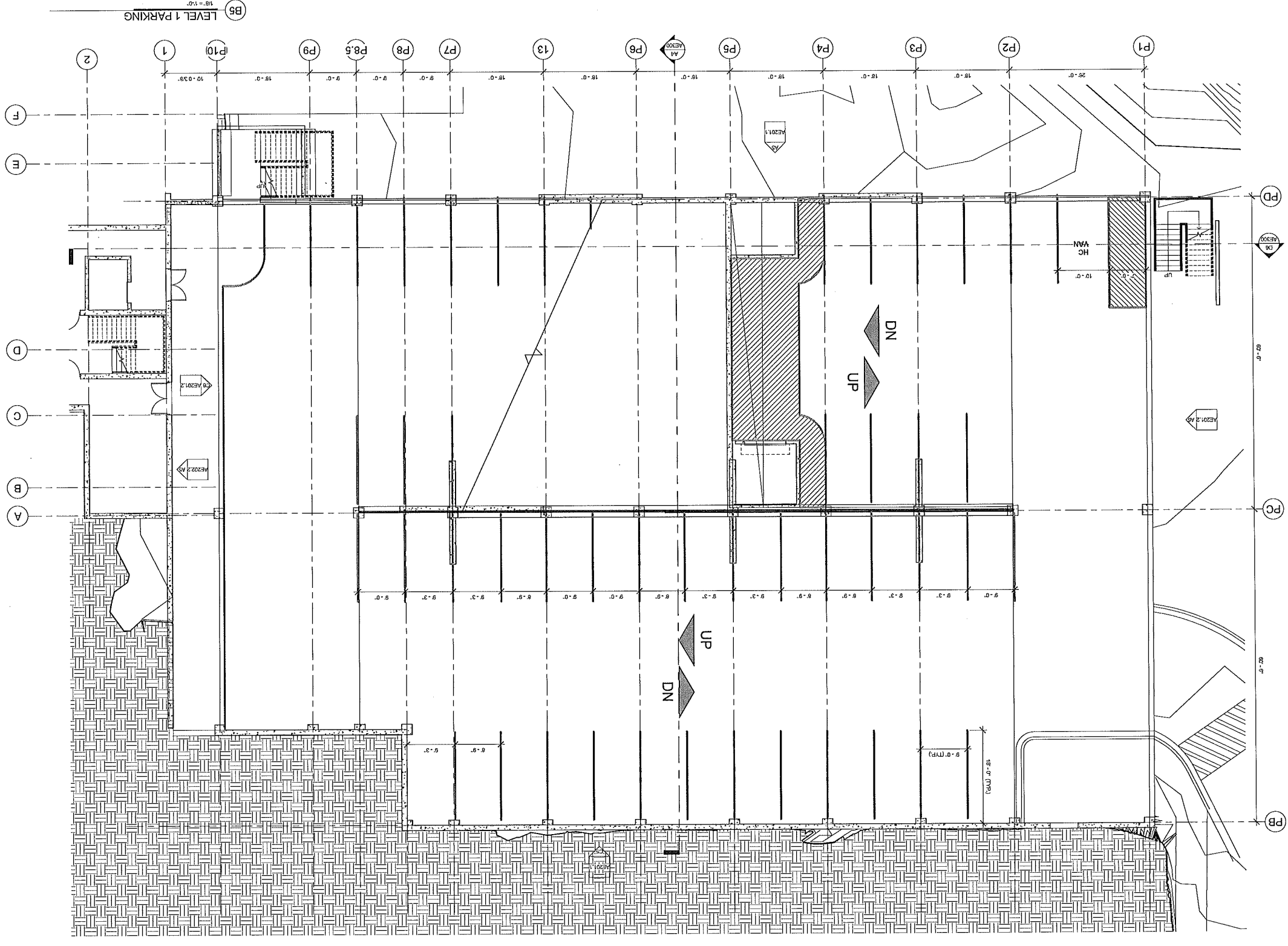
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Date: 05-25-2010
Drawn: Woodbury Corporation
Title: OVERALL LEVEL 4, 5, &
8 PLANS

Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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Key Value	Keynote Legend
	Keynote Text

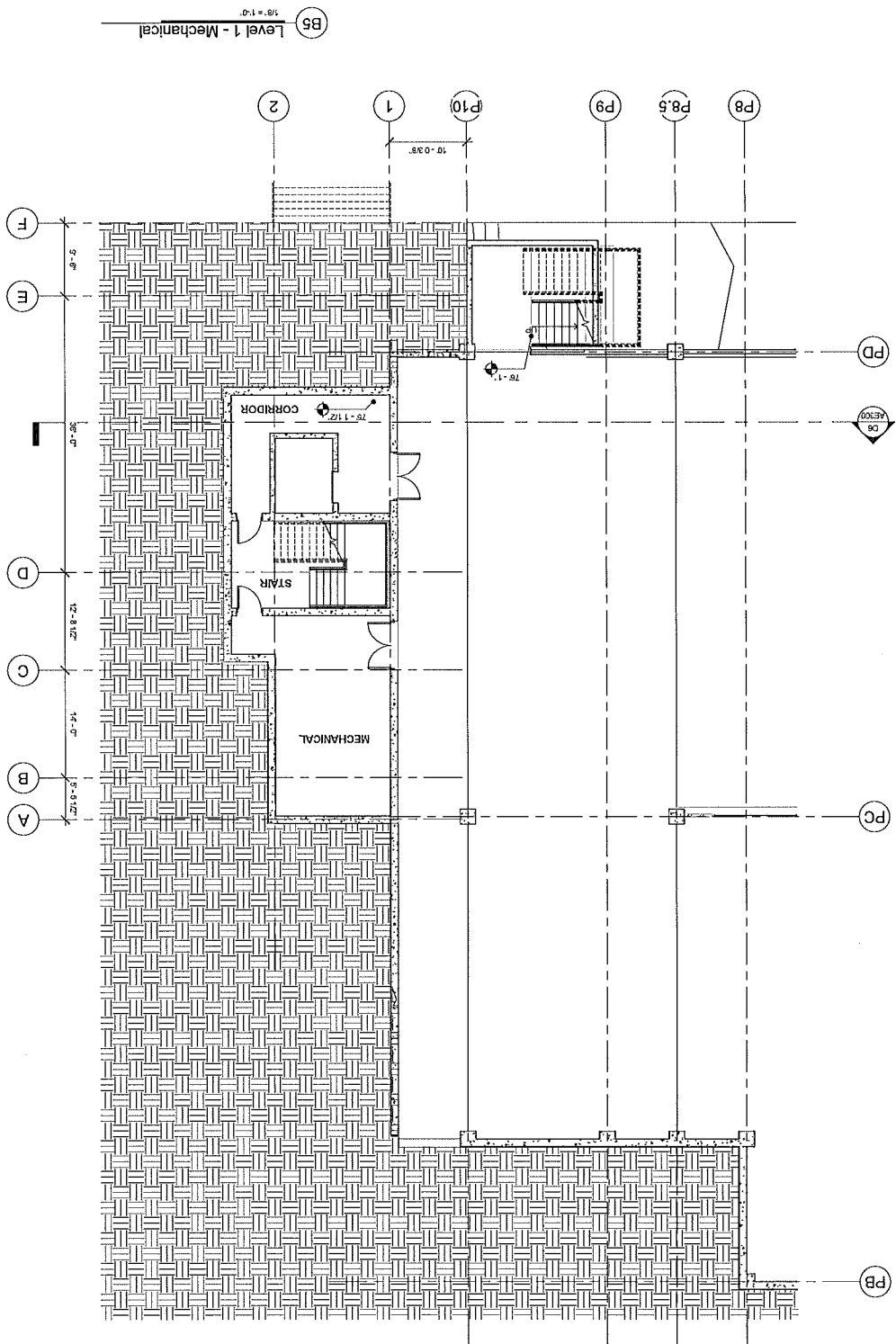
WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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Rev # Date Description

09095
CAD: JTB
Drawn: Author
Checked: Checker
Date: 05-25-2010
Owner: Woodbury Corporation
Title: LEVEL 1 AREA 1
ANNOTATED PLAN
AE1111.1



WESTMINSTER SUGARHOUSE MIXED-USE

2118 South 1300 East
Planned Development Submittal
(Responses)

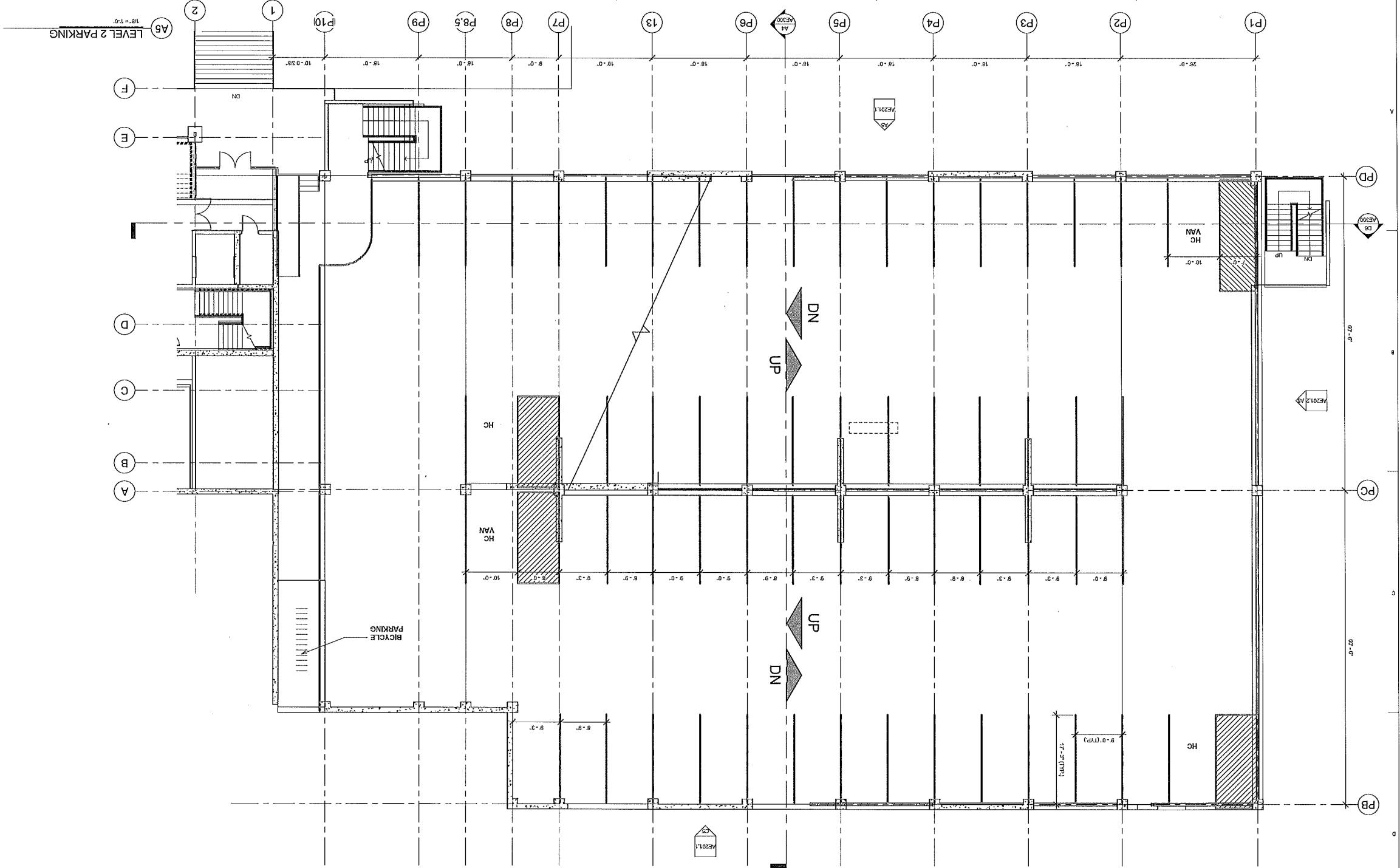
VCBO ARCHITECTURE
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Fax: (801) 531-0850
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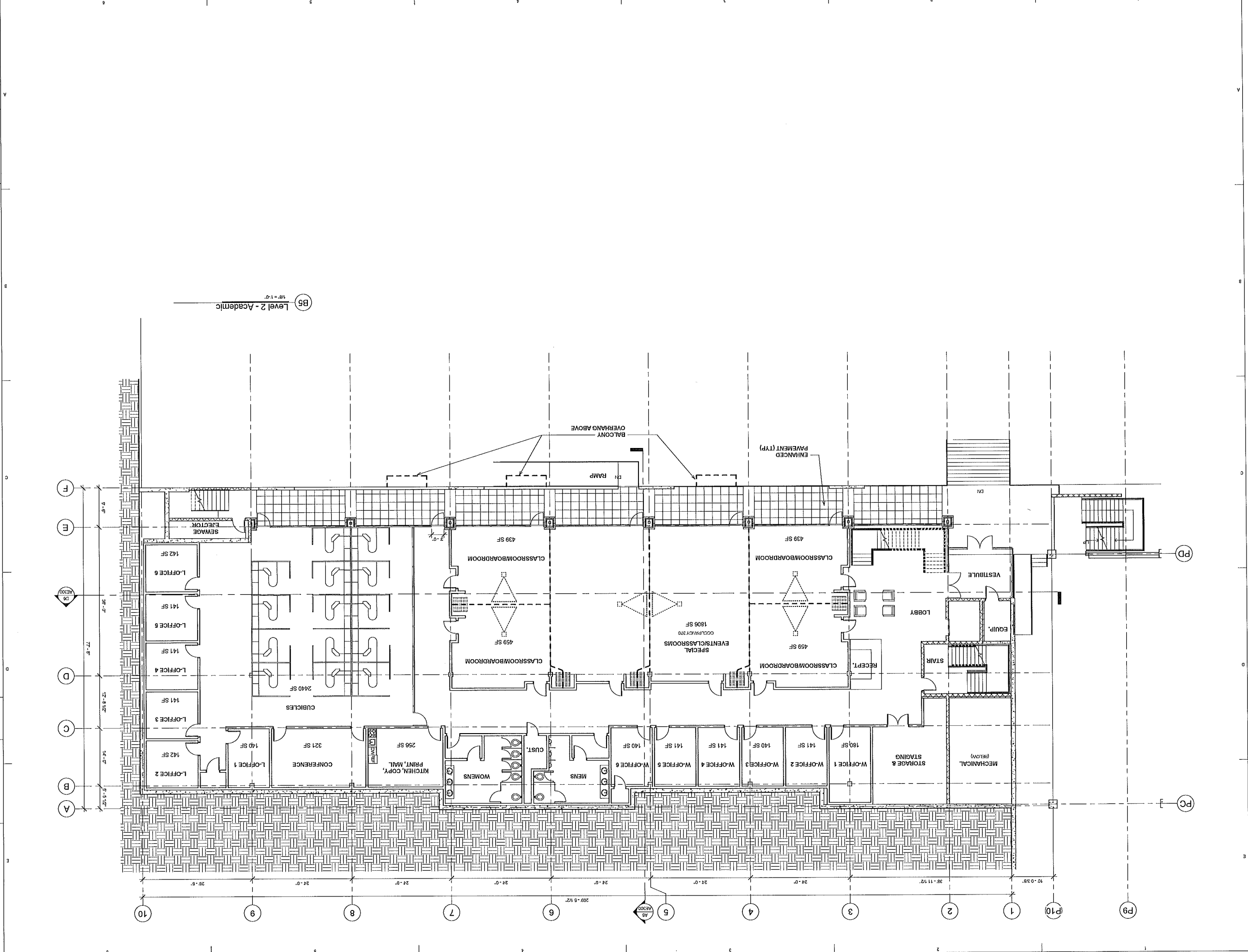
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LEVEL 2 AREA 1
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Job # 09095
CAD File
Date 05-25-2010
Owner Woodbury Corporation

Rev #
Date
Description
2118 South 1300 East
Planned Development Submittal
(Responses)

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B5 Level 2 - Academic
1/8" = 1'-0"

AE122.1

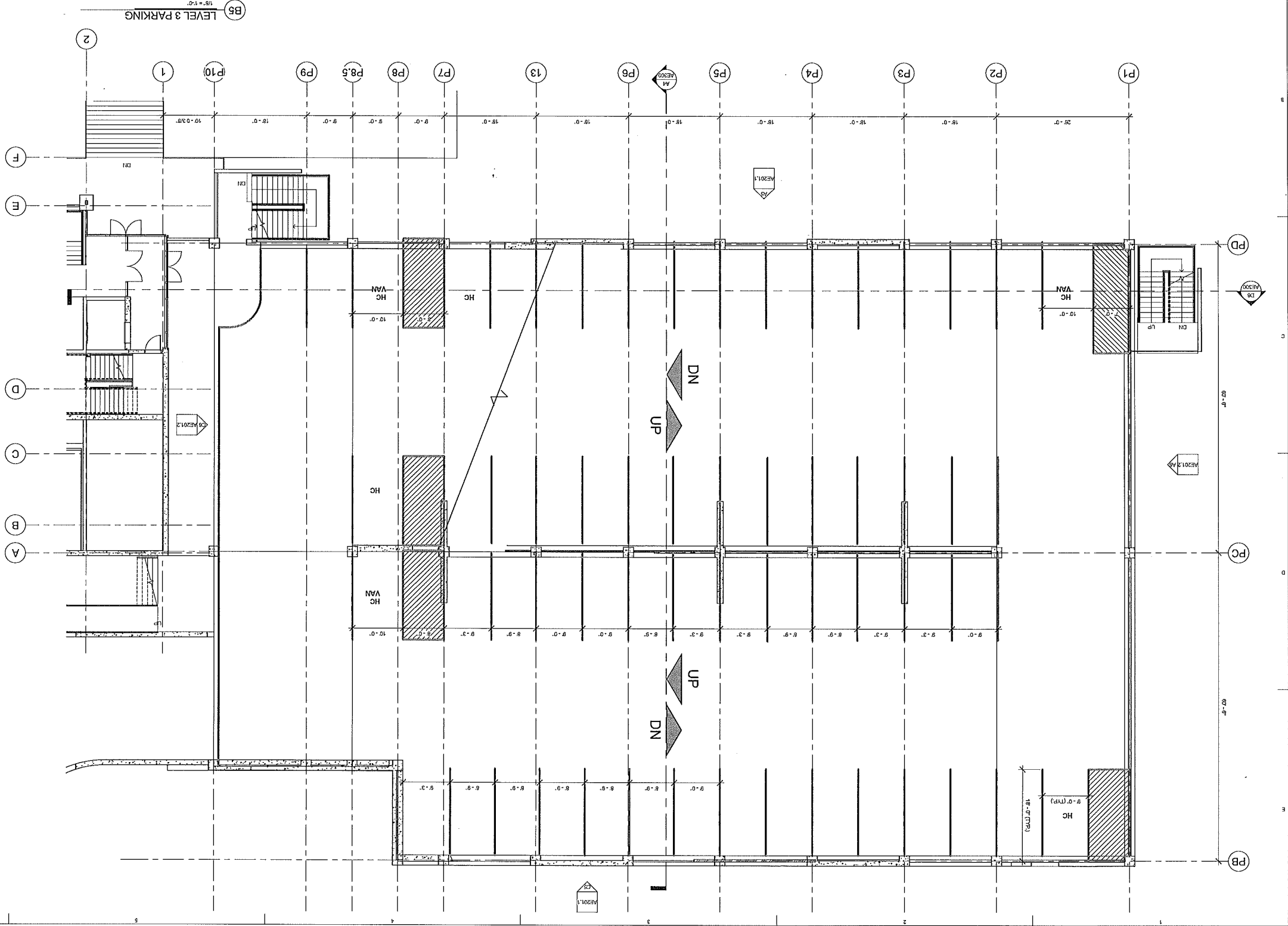
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JOB # 00995
DATE 05-25-2010
DRAWN BY Woodbury Corporation
CHECKED BY

REV # DATE DESCRIPTION

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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AE131.1

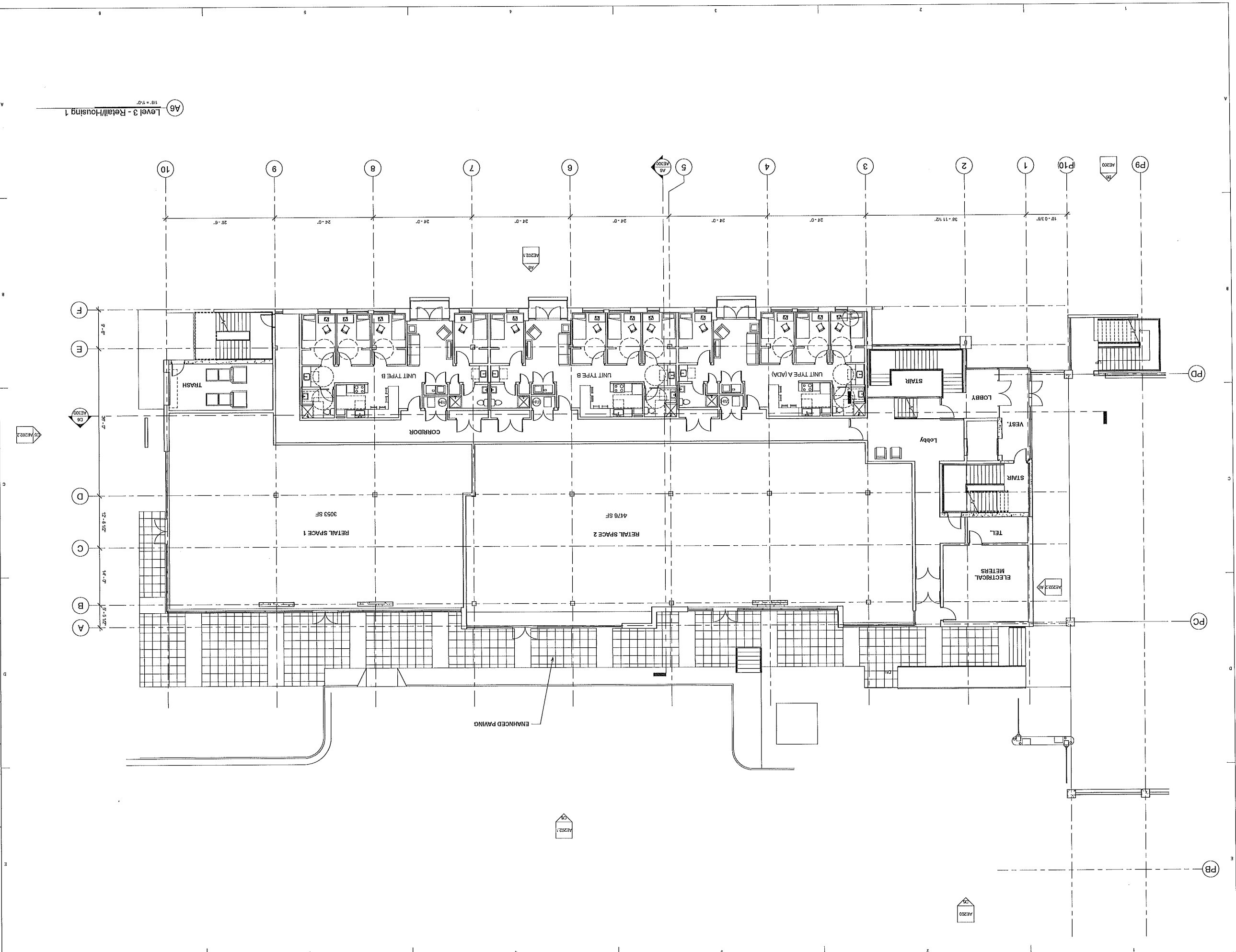
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ANNOTATED PLAN
JLB
Drawn by: Woodbury Corporation
Date: 05-25-2010
CAD File: 09095

Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
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A6 Level 3 - Retail/Housing 1
1/8" = 1'-0"

VCBO ARCHITECTURE

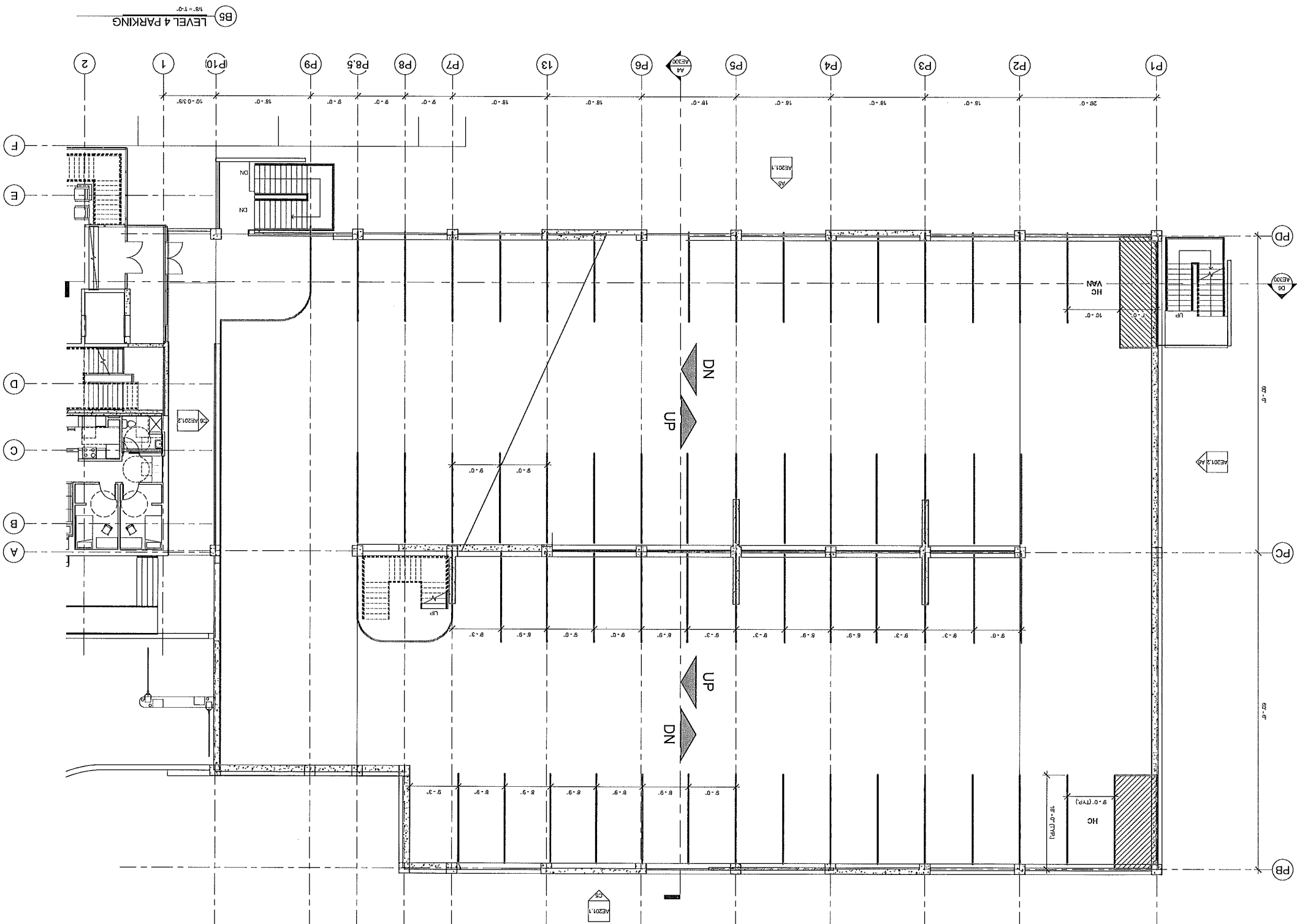
VALENTINER
CRANE
BRUNISS
OWNON

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(Responses)

LEVEL 3 AREA 2
ANNOTATED PLAN
SHEET #
Owner: Woodbury Corporation
Date: 05-25-2010
Drawn: Author
Checked: Checker
Scale: 09095

AE132.1



B5 LEVEL 4 PARKING
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AE141.1

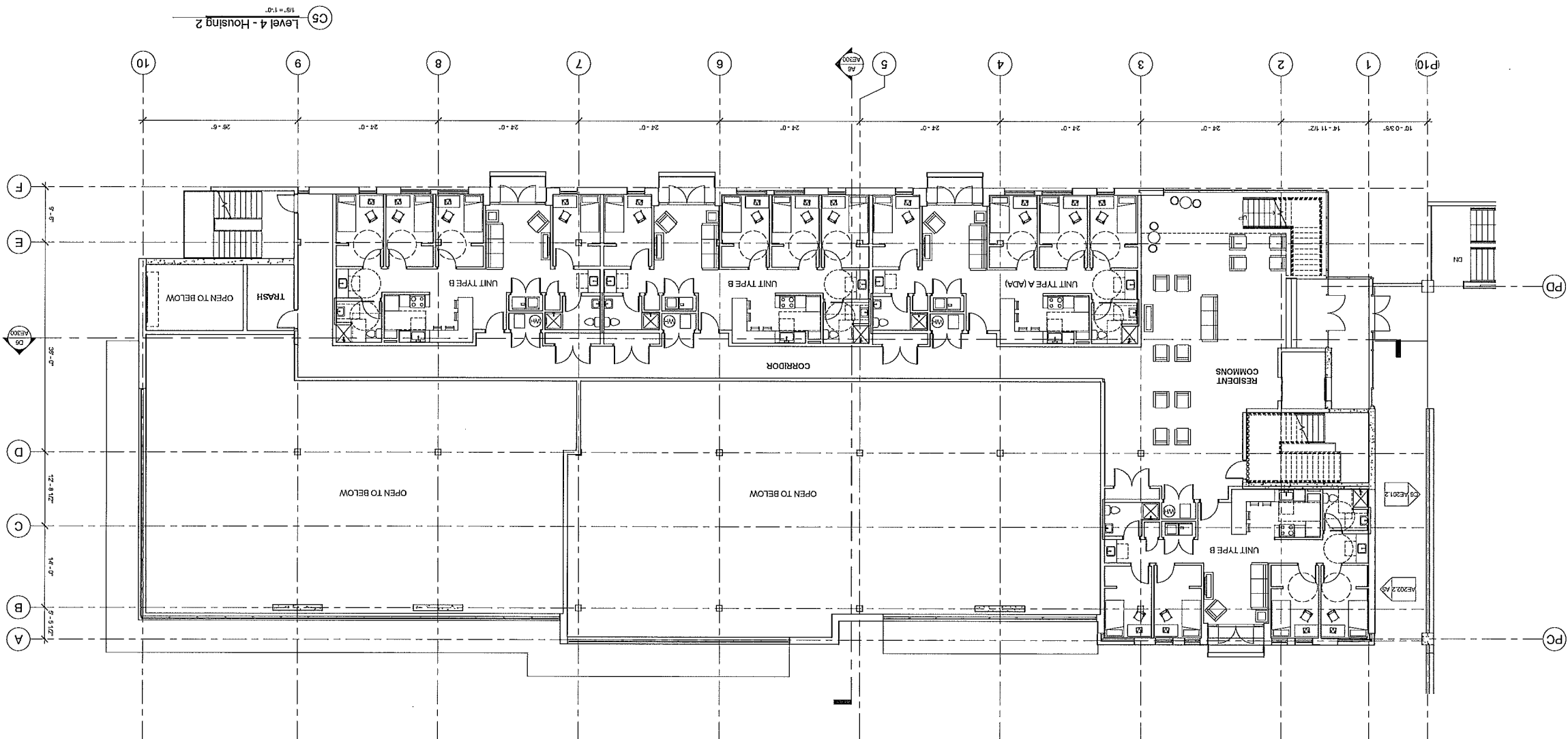
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JES 09095
CAD/FA
Author: Gasket Checker
Draw: 05-25-2010
Owner: Woodbury Corporation

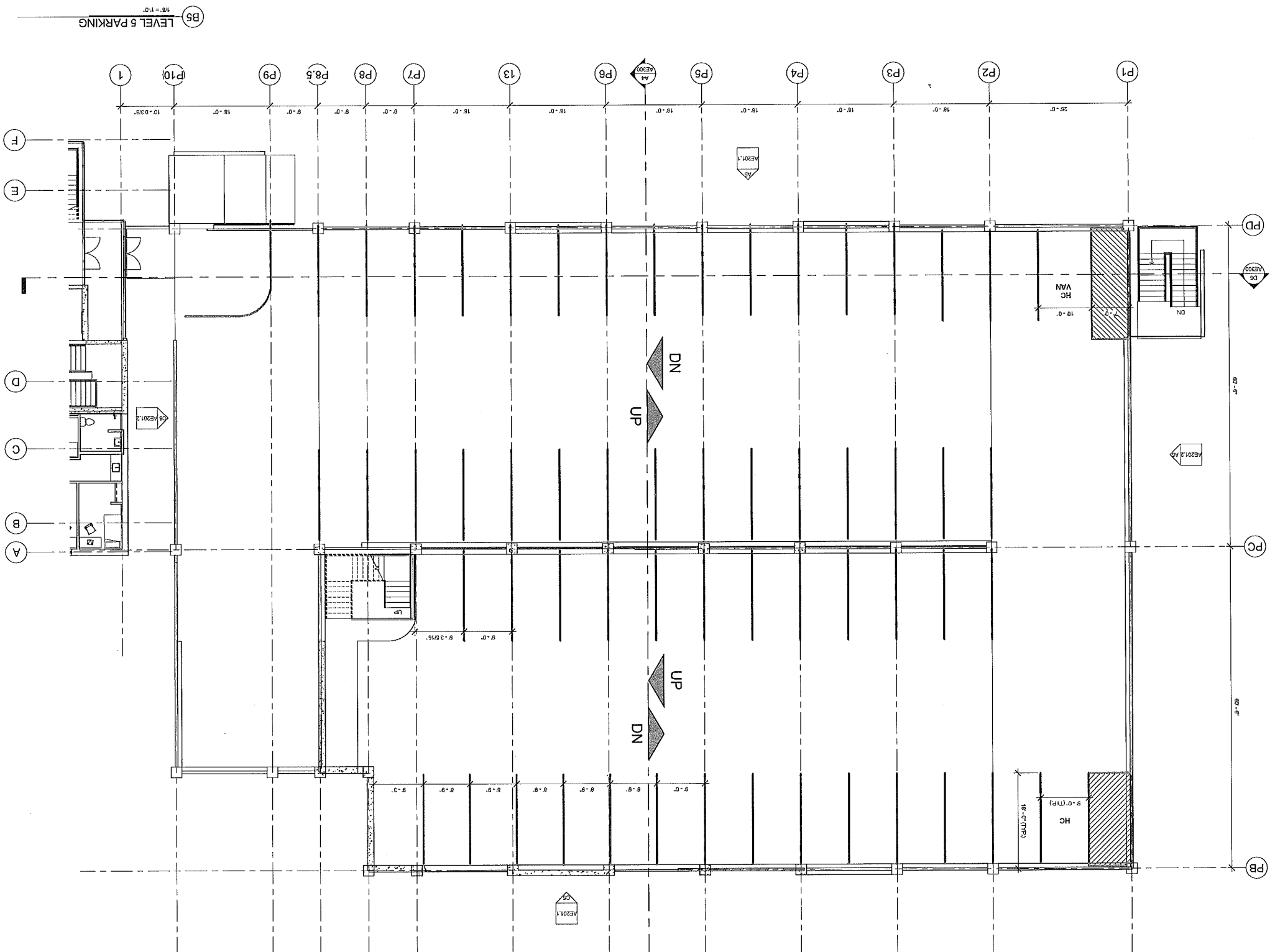
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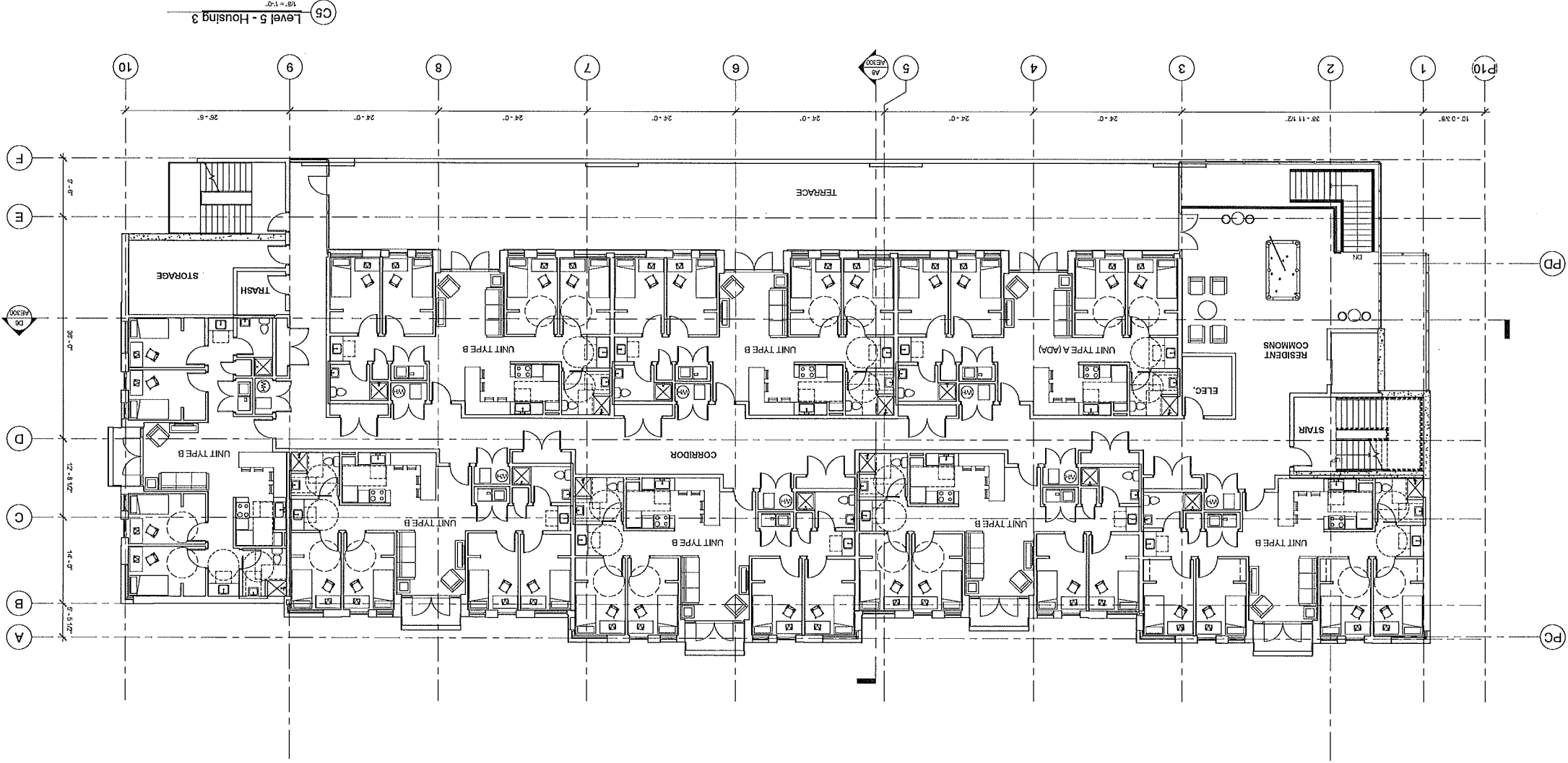
WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

VOBO ARCHITECTURE
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AE152.1

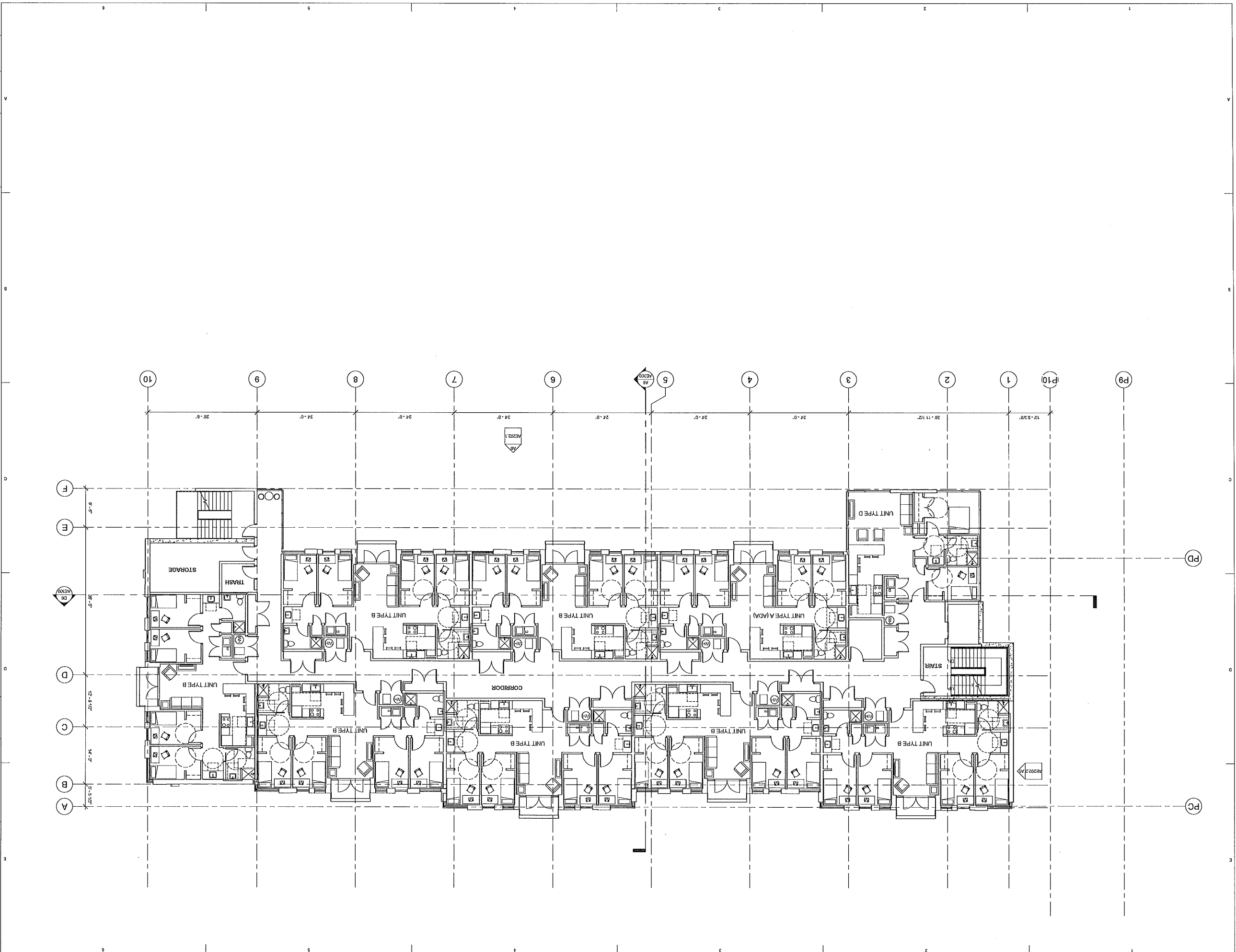
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Job # 09095
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Drawn: Author
Checked: Checker
Date: 05-25-2010
Owner: Woodbury Corporation

Rev # Date Description

WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
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AE162.1

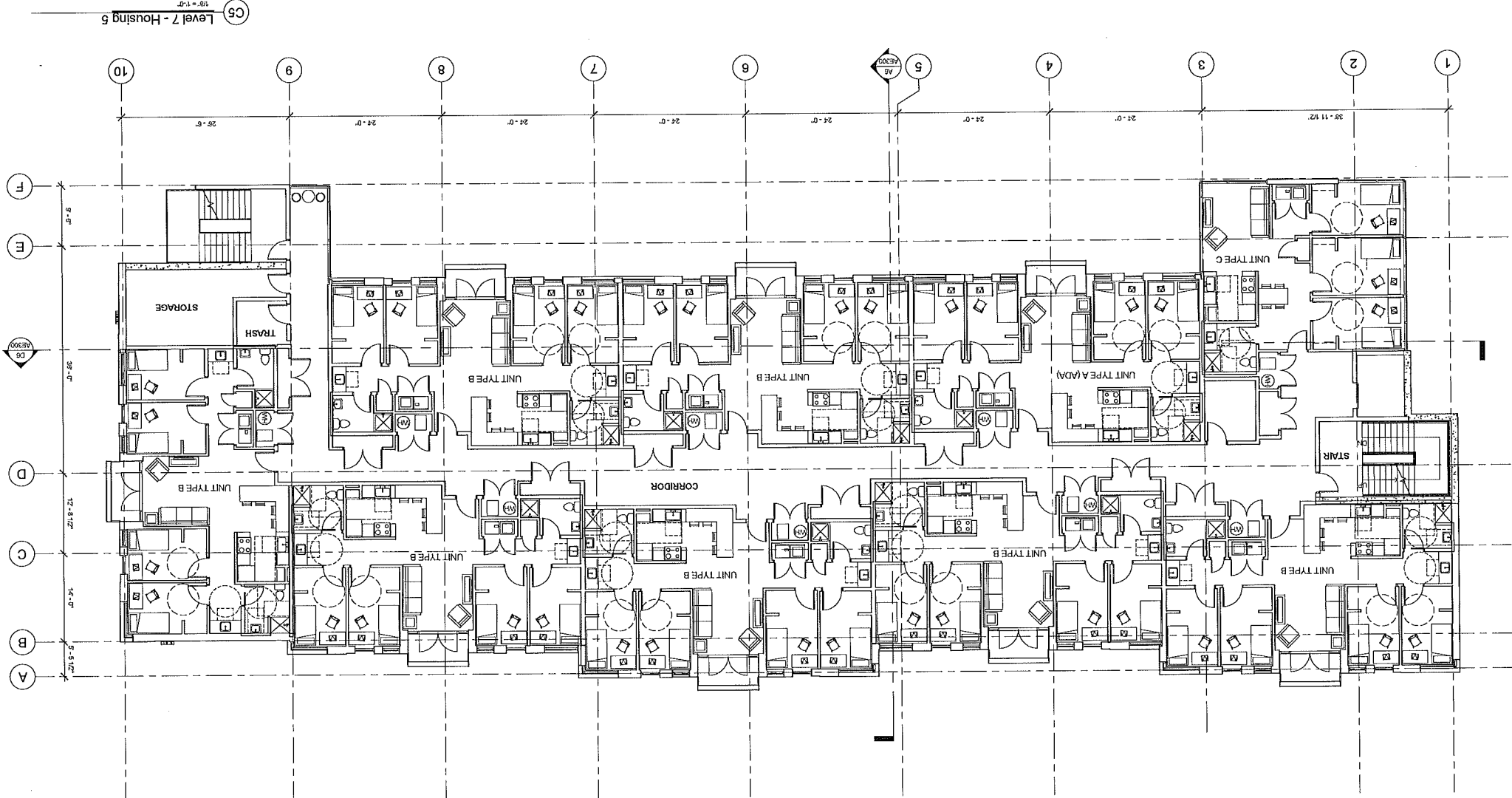
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Date: 05-25-2010
Drawn: Author
Checked: Woodbury Corporation
File #

Rev # Date Description

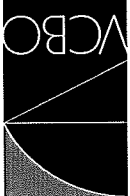
WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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CS Level 7 - Housing 5
1/8" = 1'-0"



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CRANE
BRUNES

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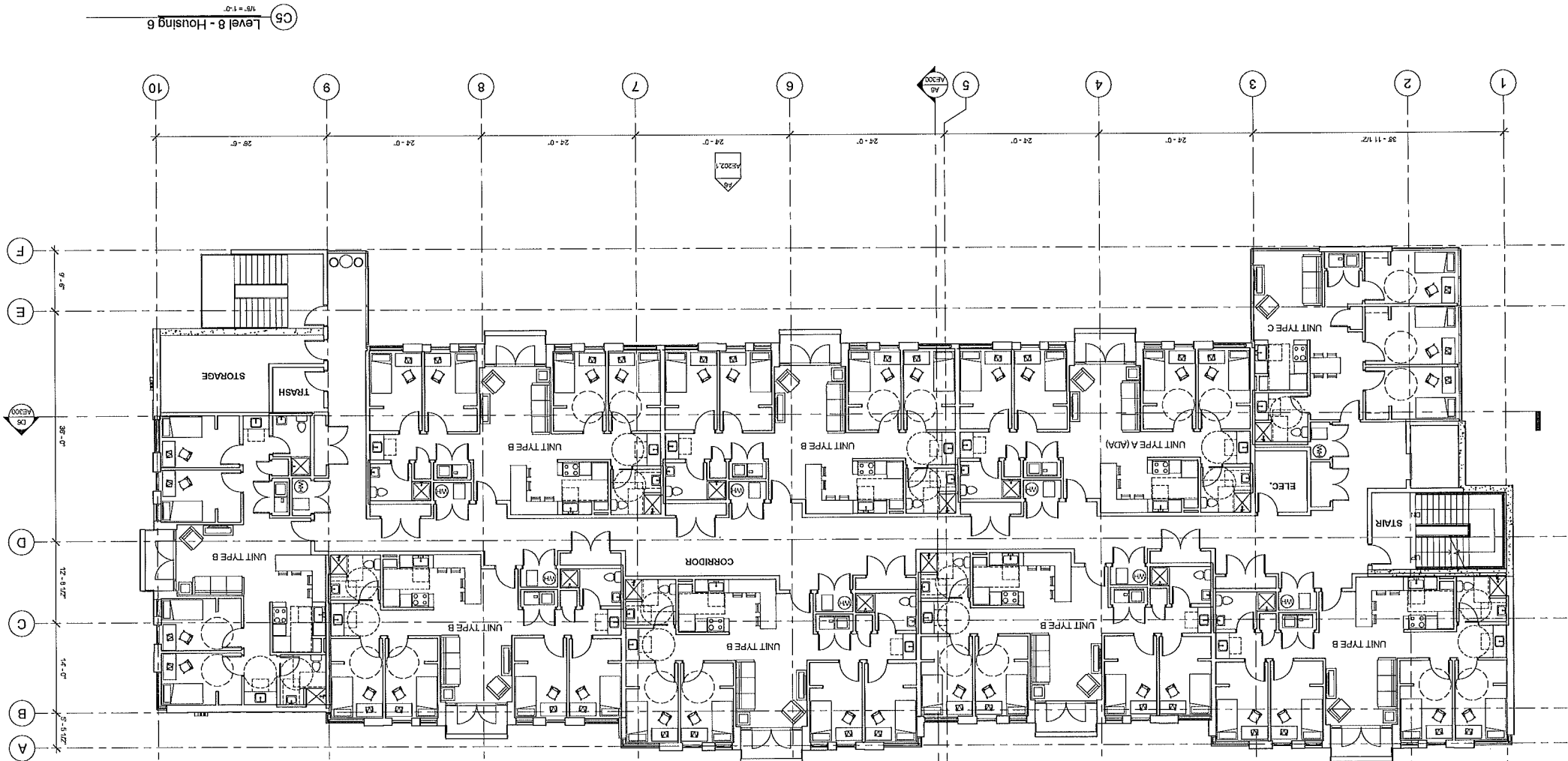
WESTMINSTER SUGARHOUSE MIXED-USE

2118 South 1300 East
Planned Development Submittal
(Responses)

Rev # Date Description

200 # 09095
CAD: JH
Drawn: Plummer, Checker: [illegible]
Date: 05-25-2010
Drawn: Woodbury Corporation
File #

AE172.1
ANNOTATED PLAN
LEVEL 7 AREA 2



WESTMINSTER SUGARHOUSE MIXED-USE

2118 South 1300 East
Planned Development Submittal
(Responses)

AE182.1

LEVEL 8 AREA 2
ANNOTATED PLAN
DATE: 05-25-2010
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"

Rev # Date Description

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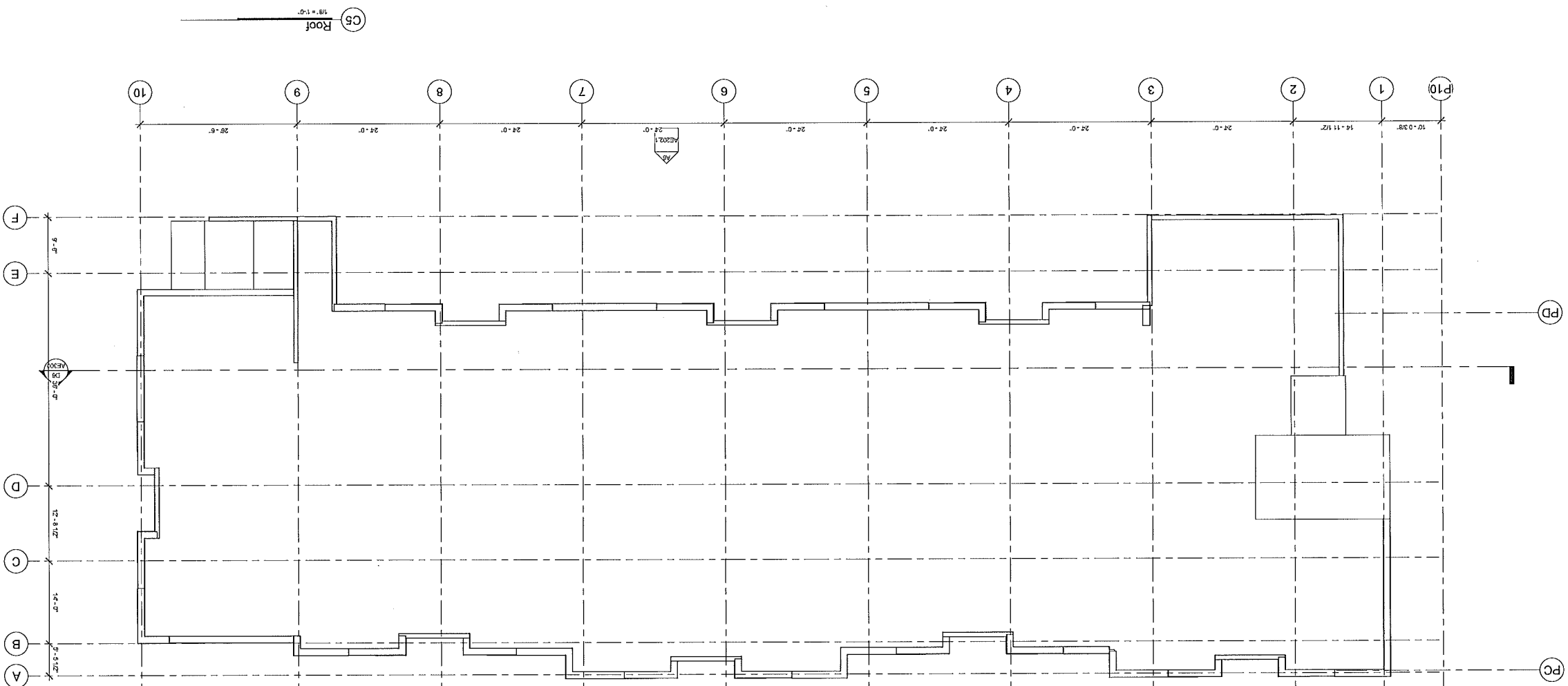


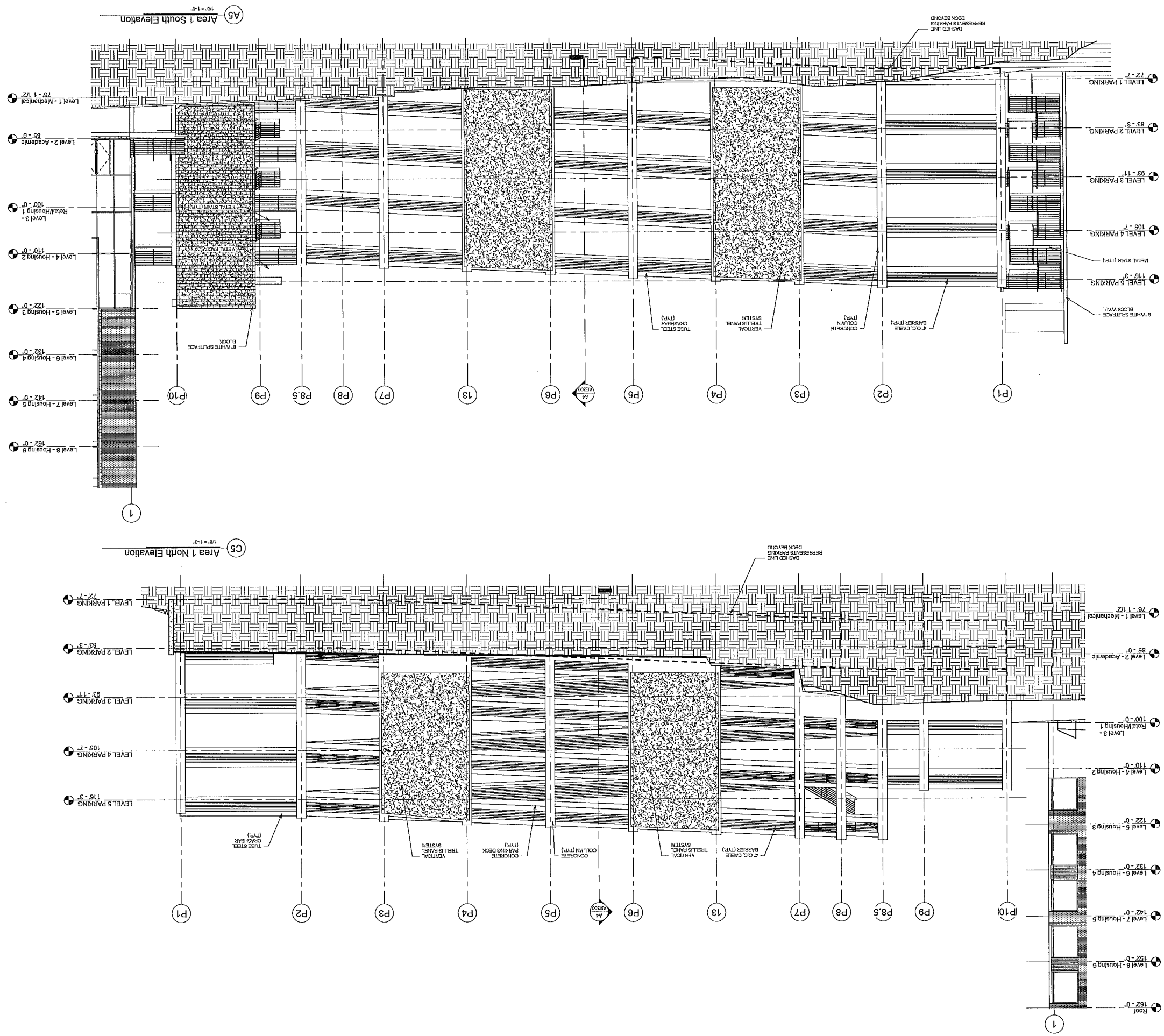
WESTMINSTER SUGARHOUSE MIXED-USE

2118 South 1300 East
Planned Development Submittal
(Responses)

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The logo for VCBO ARCHITECTURE. It features the letters 'VCBO' in a large, white, sans-serif font, with 'ARCHITECTURE' in a smaller, white, sans-serif font below it. The text is set against a black background. To the right of the text is a white graphic element consisting of a vertical line, a horizontal line, and a diagonal line forming a right-angled triangle. Below the horizontal line is a white, textured, curved shape resembling a quarter-circle or a stylized 'C'.





AE201.1

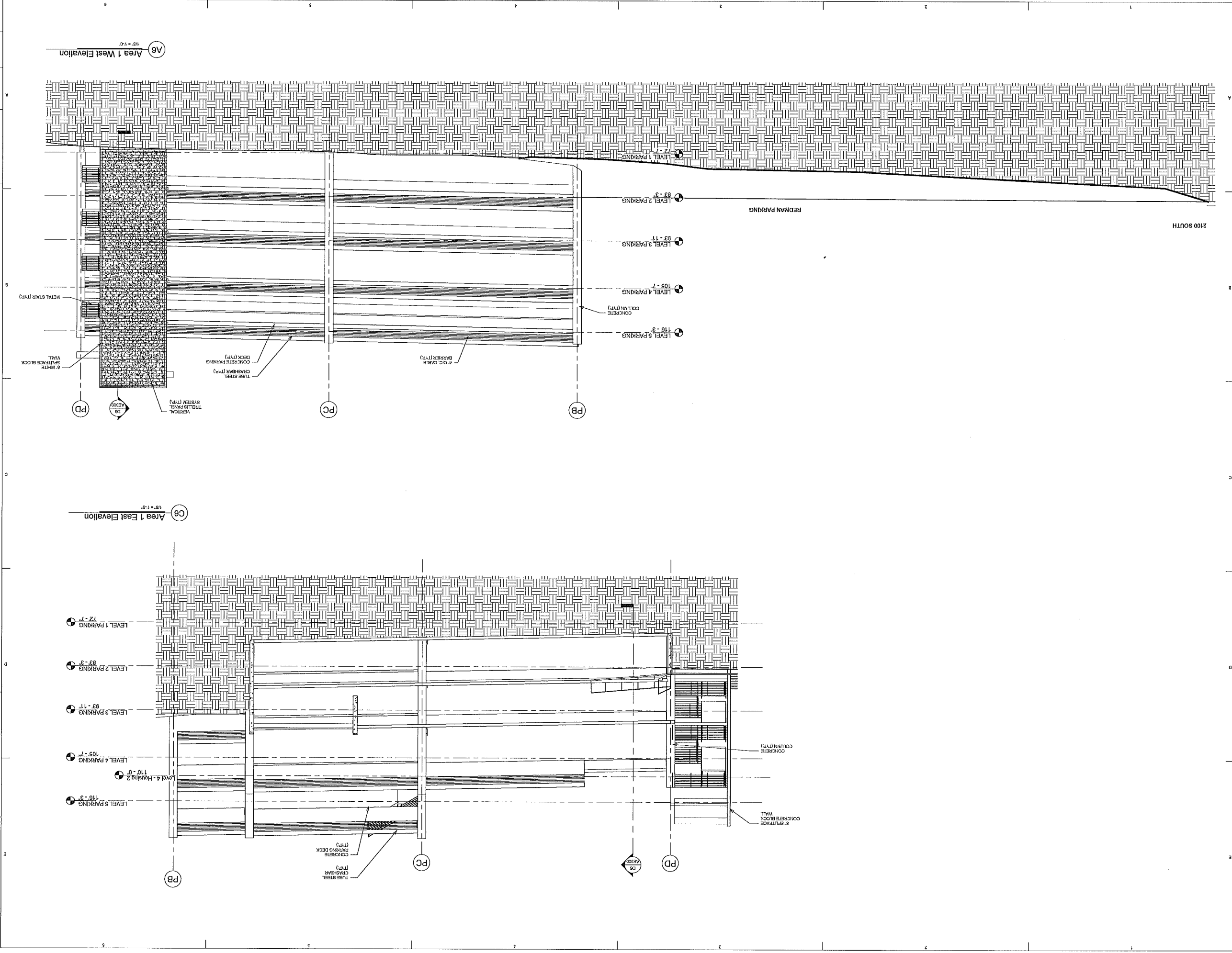
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DATE: 05-25-2010
DRAWN: J. WOODBURY CORPORATION
CHECKED: J. WOODBURY CORPORATION
DATE: 05-25-2010

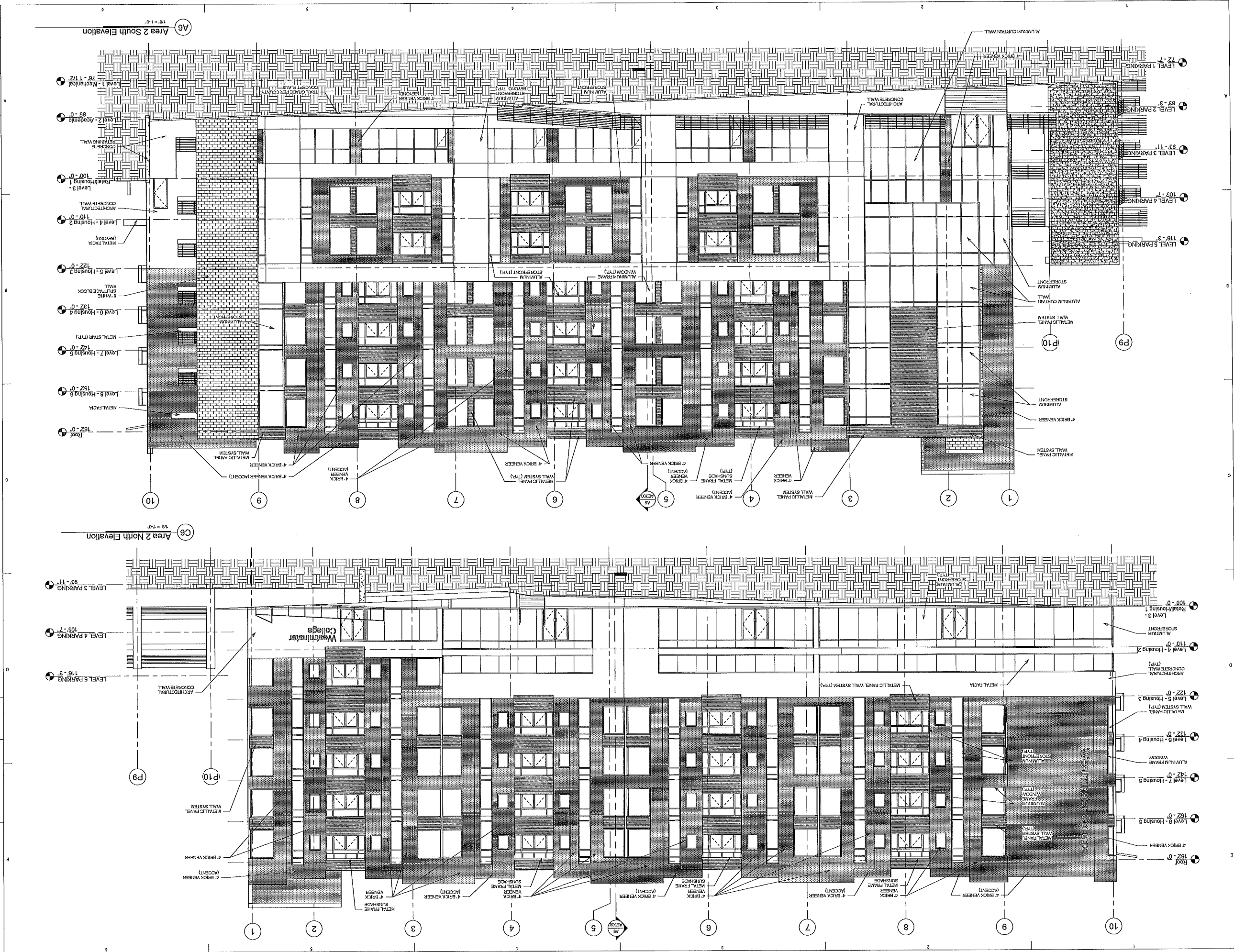
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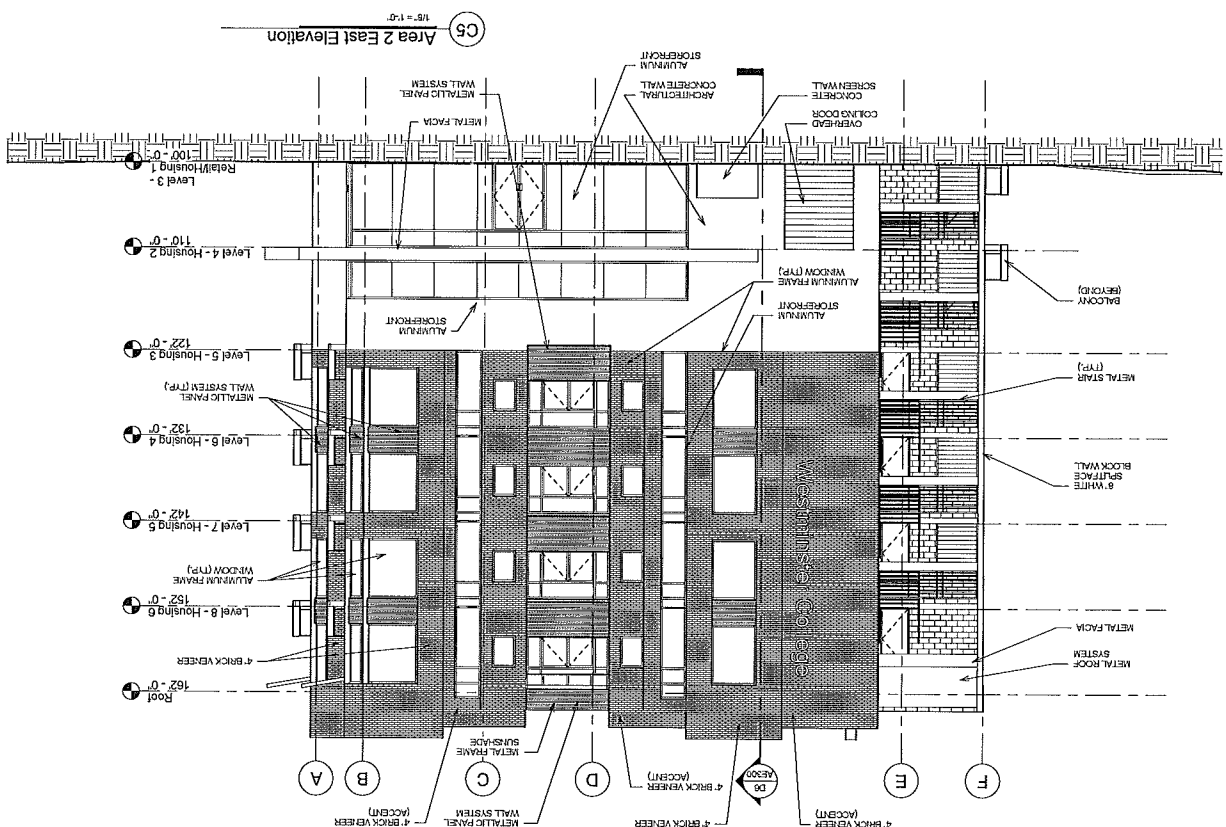
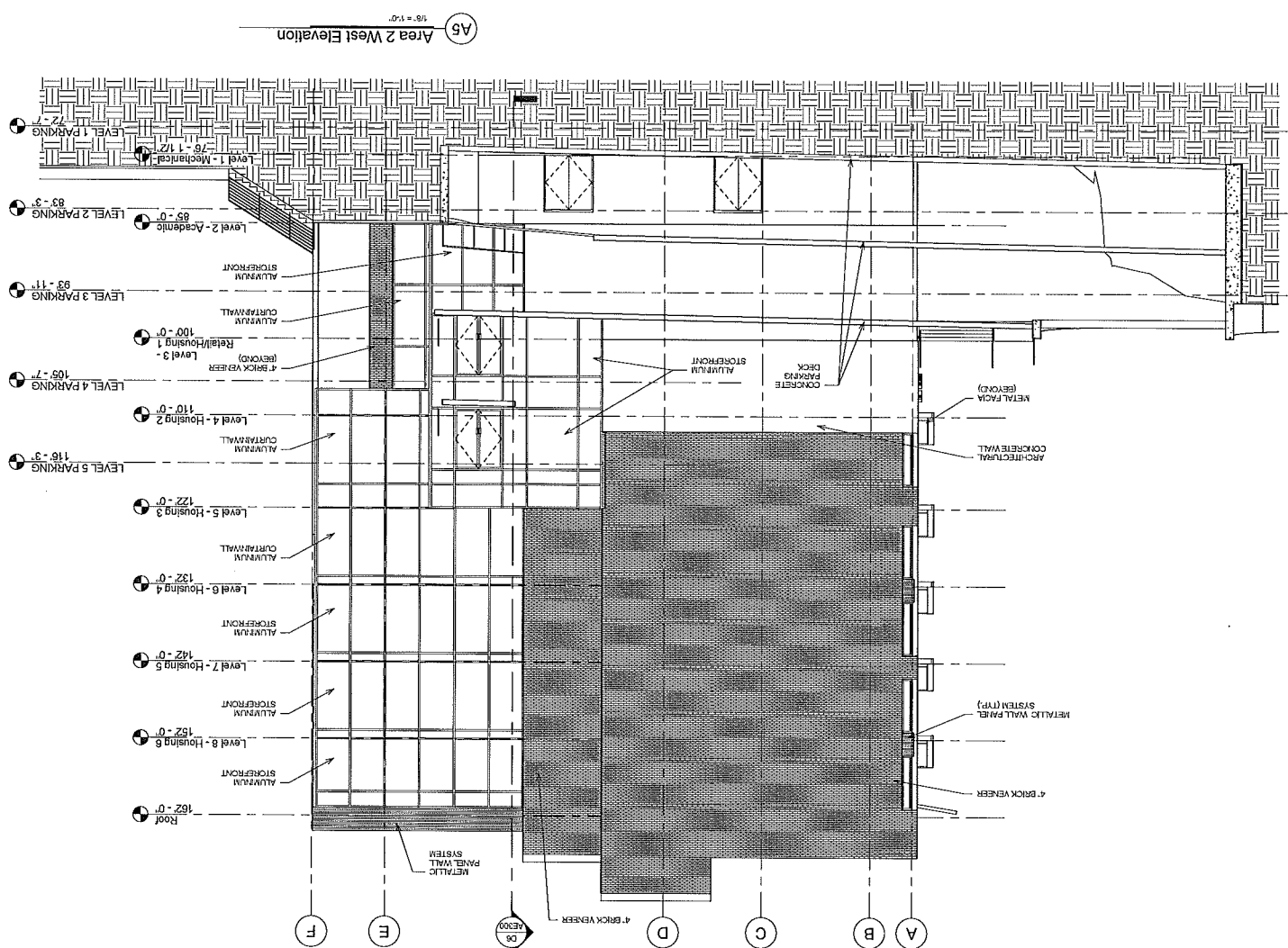
WESTMINSTER SUGARHOUSE MIXED-USE
2118 South 1300 East
Planned Development Submittal
(Responses)

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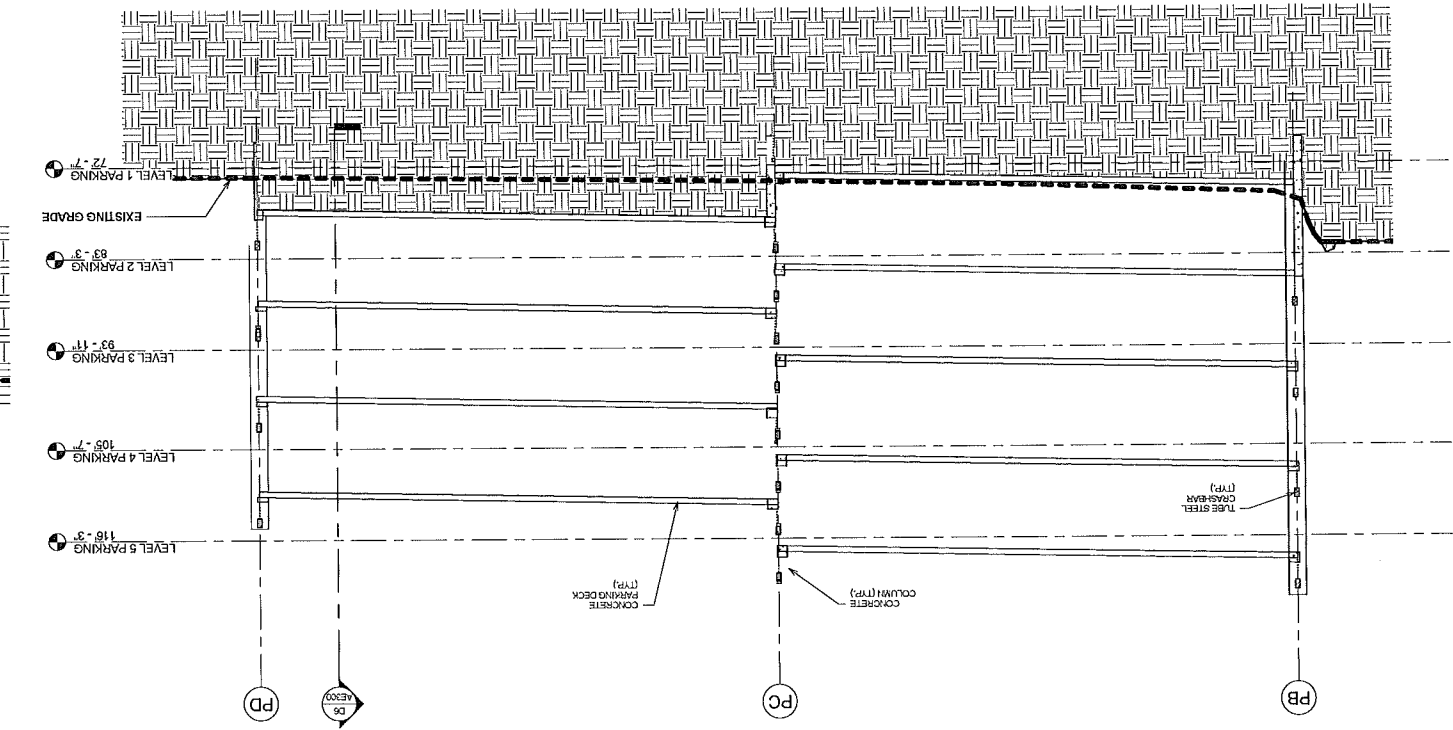




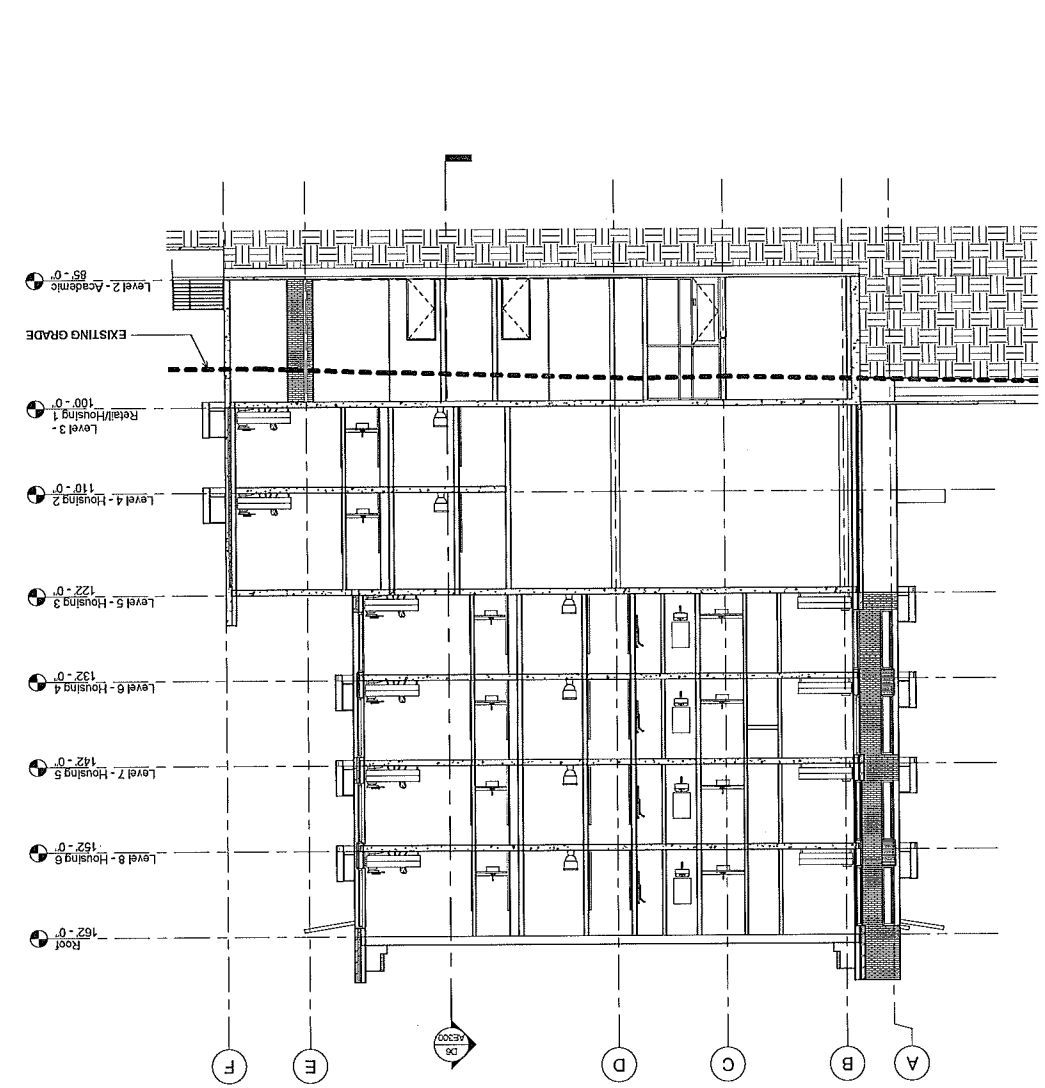




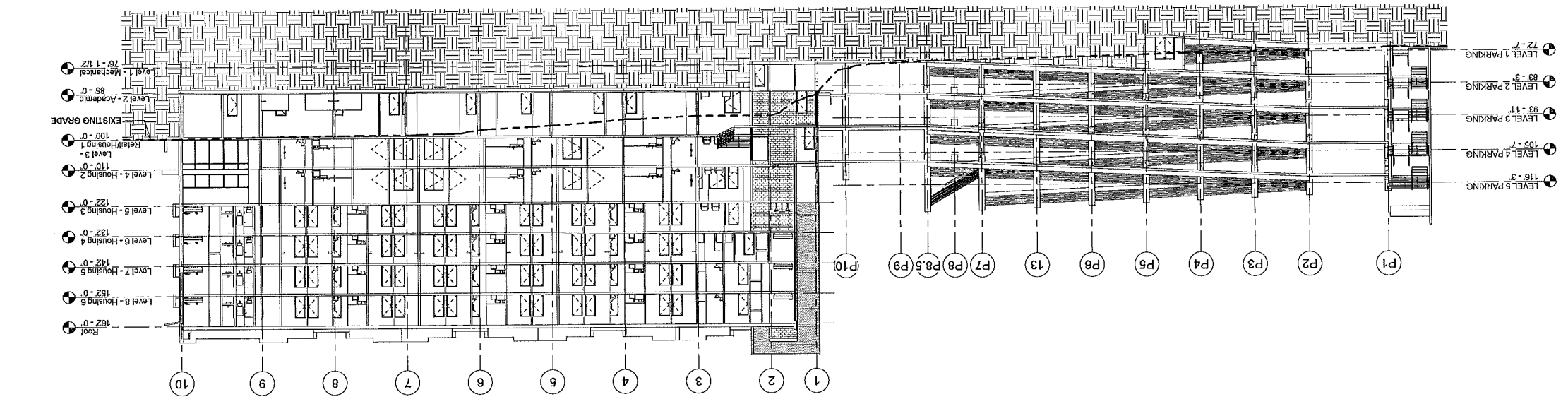
A4 Building Section C
1/8" = 1'-0"



A6 Building Section B
1/8" = 1'-0"



D6 Building Section A
1/16" = 1'-0"



AE300

BUILDING SECTIONS
Job # 09095
CAD File
Drawn 05-25-2010
Checked
Owner Woodbury Corporation

Rev # Description

2118 South 1300 East
Planned Development Submittal
(Responses)

WESTMINSTER SUGARHOUSE MIXED-USE

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**WOODBURY MIXED-USE PROJECT
1300 EAST 2120 SOUTH
SALT LAKE CITY, UTAH**

APPLICANT:

Woodbury Corporation is the developer representing Woodmen Properties, L.C., a joint venture between a wholly owned entity of the Woodbury family and Colmena Capital, a wholly owned entity of the Jonathan Bullen family.

SUMMARY NARRATIVE:

This mixed-use project is just south of the Chevron station (the busiest gas station in Utah) and adjacent to the highly anticipated Draw project that will link Sugarhouse Park to Hidden Hollow State Park. The project is a 6-story building containing approximately 85,000-sf with an accompanying 5-level parking structure having 266 parking spaces. Westminster College will occupy the entire 1st level opening onto the Draw. The space will house Westminster's community outreach and business development center and includes 7-classrooms for academic and continuing education programs. Westminster will also occupy the upper 4-levels providing 131-beds of apartment-style housing for college upper classmen and graduate students. The space on the 1300 East level will be multi-tenant retail and restaurant.

DEVELOPMENT DATA:

Site Area:

Parcel	Gross Area (SF)	Acres
Chevron in Sugarhouse Lot (Chevron)	45,954	1.05
Lot 3 (Woodmen Parking)	24,478	0.56
Lot 4 (Woodmen Building)	25,100	0.58
Sugar House Park Trail Lot (The Draw)	11,267	0.26
TOTAL	106,799	2.45

Building Area:

Level	Gross Area (SF)	Beds
Basement (Part of Academic Use)	1,103	
Academic Level (Draw)	14,227	
Retail Level (1300 East)	15,756	
Housing Level 3	14,005	32
Housing Level 4	14,005	32
Housing Level 5	14,005	34
Housing Level 6	14,005	33
TOTAL	87,106	131

Parking Area:

Level	Gross Area (SF)	Spaces
Woodmen Surface		10
Chevron Surface		16
TOTAL SURFACE		26
Deck Level 1	23,273	
Deck Level 2	23,273	
Deck Level 3	22,094	
Deck Level 4	22,665	
Deck Level 5	14,418	
TOTAL DECK	105,723	266

Building Height:

Above 1300 East	60 feet	5 Stories Plus Parapet
Below 1300 East	15 feet	Academic Level at the Draw

ACCESS:

Primary vehicular access is from 1300 East. Additional accesses are available by way of cross easements from 2100 South across Chevron Parcel and across Homestead Village Parcel. Primary pedestrian access is from 1300 East with connecting sidewalks and ramps leading to building entrances from the street. Additional pedestrian access is available from 2100 South by means of a trail on the west boundary of the development extending to Hidden Hollow and connecting with the Draw. A stairway has been provided on 1300 East to provide direct public access to the Draw. Entrances to the building are provided at all parking and building levels including elevator access in compliance with ADA regulations.

SITE:

This will represent a substantial upgrade to a high visibility site that is currently under-utilized and in need of redevelopment. The new development will complement the Sugarhouse area, activate the Draw and Hidden Hollow and provide a more urban character. Modifications to the adjoining Chevron and Homestead Village Hotel parcels, with strong connecting links to the Draw and Hidden Hollow, are included as part of the planned development to facilitate vehicular and pedestrian access between the properties and from the streets.

- **Current Conditions:** The existing 3-story brick clad office building is somewhat out-of-date with other leasable office space in the City and has reached its usable life. The grades and severe step-down to the west create distinct levels that are not interconnected. The retaining walls supporting this change of grade are failing and need replacement. The Redman Building, which was recently converted to condominiums, has not performed as expected, partly due to not having covered and secure parking stalls essential to condominium purchase. The site is adjacent to Hidden Hollow, but is not integrated with or clearly connected to this amenity. There is very little pedestrian activity in this part of Sugarhouse which prevents public monitoring and policing of the area. All utility services are overhead. It is entirely automobile-dominated. No public parking exists. It is a prominent and important location in the City and a gateway to the Sugarhouse area.

The proposed development has been carefully strategized to help remediate all these problems. Retaining walls will be removed or repaired, covered public parking will be provided, pedestrian access through the Hollow will be improved, access between the sites will be created, utilities are relocated underground, and the

new structure will have complementary architectural style and materials enhancing the character of the community.

- **The Draw:** The proposed Draw project is a pedestrian trail connecting Sugarhouse Park to Hidden Hollow through a tunnel approximately 15-feet below 1300 East. The development will greatly enhance the Draw because the lower level of the facility is at the same grade with classroom/meeting spaces and offices oriented onto the Draw. This built-in day and night activity and eyes on the Draw will make for a safer environment for users of the trail. The mixed uses in the development will also provide night-time use, activity, and exposure. The Draw is an amenity and provides open space for the users of this facility. Woodmen Properties has facilitated making the Draw a reality by selling property to Salt Lake City and Salt Lake County and actively negotiating easement and access agreements with adjoining property owners. The development will reduce construction costs of the Draw by eliminating the need for shoring and installation of a 15-ft high retaining wall along its north boundary.
- **Schedule:** Subject to timely approval by the City, the owner expects to start construction in summer 2010 and complete all work by July 2011 prior to the start of Westminster's fall semester. The development can be constructed in coordination with the Draw to further reduce construction cost, disruption to traffic on 1300 East, simplify staging of the work, and minimizing disruption to existing ongoing business operations.
- **Parking Deck:** The new, easily accessible parking structure provides 266 stalls for use by occupants and the public. It's anticipated that some of the parking will be leased by Redman to satisfy their currently non-conforming onsite capacity. The parking structure will be accessed from 1300 East and Homestead Village parking area accessed from 2100 South and is ramped to allow interconnection between all levels. Excess parking is available to the general public, allowing people get out of their automobiles, walk around the area, and enjoy the many community amenities. Besides providing parking for students living at the project, the structure will be part of the greater Westminster College parking system, alleviating the impact of student parking around the campus. Being less than ½-mile from campus and having direct pedestrian access along 1300 East, Douglas Street, and 1200 East, the parking deck will be a convenient/efficient alternative. This further reinforces pedestrian activity within the area and among the Sugarhouse business community. Lockers and parking racks for bicycles are provided in the parking deck which exceed the code minimum of 5%. These are used by residents and the general public.
- **Offstreet Parking Requirements:** Refer to the attached Parking Analysis spreadsheet Standard Requirements Table for a tabulation of spaces required and provided pursuant to City ordinances. This table includes parking on Chevron since joint use is possible. The parking garage provides 266 stalls and there are 24 surface parking spaces between the properties. Parking on the Homestead parcel has not been included in the analysis. In order to realign the internal access on the Homestead parcel, 6 parking spaces have been eliminated. Six spaces will be provided exclusively for Homestead's use within the parking structure to replace those eliminated. The total exceeds the minimum requirement. In fact, the required total parking is reduced as a result of the mix of uses based on the City's table for shared parking. Note that the peak parking demand is at the weekday time of 6:00 pm to midnight. Minimum requirement based on the Shared Parking table on the attached Parking Analysis spreadsheet is 119-spaces — 292 have been provided. Accordingly, excess parking is available to the general public.
- **Hidden Hollow Access:** A 15-ft wide permanent access easement extending from 2100 South to the Hollow is provided along the west boundary of the development. This location lines up directly with the Douglas Street crosswalk. It is not shielded/shaded by building structures, is more visible and prominent to the public, and is much more pedestrian-friendly. The variety of functions and spaces provided in the development will create an important activity node in Sugarhouse enhancing the walkability of this key quadrant of the community; it will be appropriately scaled to the streets and surrounding properties and will facilitate access to Hidden Hollow — a critical open space amenity for Sugarhouse.
- **Building Setbacks:** Zero lot line setbacks are utilized at all yard areas except on 1300 East where the building is setback 5-ft from the right-of-way line. The top 4-levels do not step further back. We deem this to be consistent with good design on this high traffic/high speed street which is different from other streets in the Sugarhouse center core area or where other residential does not exist.

USES:

- **Academic Level:** The first level of the building is substantially at the same height as the Draw and features a covered walkway/patio facing the Draw. The primary entrance has purposely been placed at the southwest corner of the Draw level to direct traffic to the Draw. This level will be occupied by Westminster College. The space will house Westminster's community outreach and business development center and includes 7-classrooms for academic and continuing education programs. The classrooms have operable walls to accommodate multiple meeting and convention-type occupancies which can also be utilized as an alternative community-oriented meeting space. When combined, the space could accommodate meetings for up to 300-people. Office space is provided for approximately 30-people. This space will be primarily utilized by Westminster College for academic programs that will be moved to this extended campus location, but will also be available for community events and programs such as Sugarhouse Community Council meetings. Gross building area is 14,227-sf.
- **1300 East Level:** This will be multi-tenant, retail, and restaurant space. Pedestrian access is available directly from 1300 East, the parking deck, and from Chevron. The storefronts are oriented toward the north and east. A generous walkway, having enhanced paving and landscaping, will accommodate outdoor dining. Posted 30-minute parking is provided on the surface to allow quick in-and-out use by retail customers. Businesses may include stores catering to resident students and other building users who will also extensively utilize the Chevron convenience store. A full-service sit-down restaurant having up to 250 seats may also be part of the mix. There would be as many as 60 employees between the restaurant and other retail users at the highest shift. Gross building area is 15,756-sf.
- **Student Housing:** The upper 4-levels of the development will contain apartment-style housing for Westminster College junior, senior, and graduate level students. The typical suite layout of a housing unit consists of 4-bedrooms, 2-baths, a dining area, kitchenette, and living room with a projecting balcony. The south side of the housing units overlooks the Draw and features an outdoor plaza on the 3rd level. The east facing unit will overlook Sugarhouse Park. There are 130-student beds with 1-resident/manager 2-bedroom unit. The dwelling unit density of the project is 115.8 beds/acre and the gross building area is 56,020-sf.

ADJACENT LAND USES:

- **Chevron Convenience Store/Gas Station:** This is one of the busiest gas stations in Utah and lies directly to the north. A single joint access from 1300 East is provided replacing the 3-accesses that currently exist. Cross-access, utility, operation, and temporary construction easement agreements have been negotiated between the Parties. Property boundary lines will be modified by means of an amended subdivision plat. The plat application is being submitted as a separate item of consideration in conjunction with the planned unit development and site plan approval applications. All utilities will be relocated underground.
- **Park View Office Complex:** This lies immediately to the south and will be separated by the proposed open space trail project (Draw). We have negotiated an agreement with Mecham to put utilities underground and extinguish current easements which needed to be removed to accommodate the Draw property purchase. We have also acted as a facilitator to reconcile differences between Mecham and the City.
- **Redman Building:** This building lies to the north of the parking structure and has condominiums on the upper levels and office/retail space on the first 2-levels. Currently, Redman has insufficient parking to comply with City ordinances. We have negotiated an agreement with Redman to sell or lease parking spaces in the deck to satisfy their parking requirements and provide pedestrian access stairways from the deck to their building entrances. The agreement also establishes easements for construction and underground utilities together with a permanent easement on the west side to accommodate trail access to Hidden Hollow.
- **Homestead Suites Hotel:** This apartment style hotel adjoins to the west of the parking structure. Our current cross-easement agreement allows cross-access, installation of utilities, and construction of the parking deck. We have negotiated an amendment which creates the permanent easement along their east boundary for the

trail access to Hidden Hollow, relocates their trash dumpster enclosure to the west end of their parking, as well as the installation of trail/landscape enhancements on their property.

HOURS OF OPERATION:

The retail operations will be from 8:00 am to midnight. The community/academic space will be operational from 8:00 am to 10:00 pm. The Westminster College residential housing component will be operational 24 hours a day. Deliveries will occur from between the hours of 7:00 am and 7:00 pm. An enclosed trash compactor room is located near the southeast corner of the building and requires access from 1300 East. A dump truck will back to the compactor room from 1300 East. This would occur no more than once daily and would be scheduled during off-peak traffic hours. The parking structure is gate-controlled, but will be accessible 24-hours a day.

UTILITIES:

- **Sanitary Sewer:** The existing sanitary sewer main in 1300 East is approximately 8-ft deep. The depth and distance of the sewer line in 2100 South makes it unfeasible to connect to it. All sewage will connect to the sewer line in 1300 East. The academic level only will have a sewage ejector complying with codes and City requirements. A grease trap and sampling manhole is contemplated near 1300 East for collection of greasy waste from food service operations.
- **Culinary Water:** There's an existing 12-inch culinary water main on the south side of the existing building running from 1300 East westward to Homestead Suites and looping back to 2100 South. This water main will be relocated further to the south in the Draw area. Two appropriately sized water service laterals and meters are contemplated — 2-inch serving the retail area and 4-inch serving the Westminster academic/residential areas.
- **Fire Water:** Hydrants will be placed on 1300 East near the west side and near the southeast corner of the parking structure. The building will be fully sprinkled with a fire riser and Fire Department connection on the east side at 1300 East. In accordance with earlier conversations with the Fire Department, because the parking structure is substantially open, it can be serviced with a stand pipe system on the west and north sides.
- **Storm Drainage:** Drainage systems for Chevron remain substantially the same. Current area is 46,883-sf. Proposed area will be 46,824-sf. In accordance with discussions with the City and County engineers, the roof drainage from the new building will tie to a storm drainage main in the Draw. It will discharge 1.16-cfs into the City system during a 100-year, 24-hour storm event. The time of concentration for the roof to drain into the City system will be 15-minutes for a 100-year, 24-hour storm of 3.24-inches per hour. Drainage from the parking structure also remains substantially the same as what currently exists. Its current drainage area equals 0.6174-acres which will be reduced after development to 0.5978-acres. These waters will collect in a detention basin at the lowest level of the parking structure and flow through an appropriately sized oil/grease separator before connecting to the storm drain main running around the Homestead building. This exactly mimics the existing drainage pattern on that parcel.
- **Electrical, Telephone, Cable TV:** Existing overhead lines will be placed underground. Primary power will drop down a steel pole located on the north side of 2100 South; run underground across 2100 South to electrical switchgear located near the corner of 1300 East/2100 South; extend south along 1300 East through the bridge structure and loop back to power facilities on the Mecham property. A separate line will run west from the switchgear along 2100 South, in front of Redman to a ground sleeve near the Redman entry, then south to existing power system switchgear serving Redman and Homestead. Telephone and data will be located in separate conduits in the same trench. Power service to the new building will be from a transformer located near the northwest corner of the building. A ground sleeve will be located on 1300 East. All transformers, ground sleeves, switchgear, and telephone pedestals are shown on utility plan.

- **Gas:** Separate gas meters will be provided for retail spaces and Westminster. The main service extends from 1300 East to the east side of the building. Meters will be appropriately screened.

GEOTECHNICAL CONSIDERATIONS:

We have provided a copy of a geotechnical report performed in 2000 on the portion of the property where the parking structure is located together with a copy of the proposal describing the scope of an additional investigation study which is in process. The geotechnical engineer is confident the proposed structures can be constructed on conventional spread footings based on the 2000 report and his familiarity with the soils in the area. He did all the geotechnical work for the adjacent Parkview office building. Recommendations for temporary shoring and permanent foundations/retaining wall designs will also be provided as part of his subsequent report.

PARKING ANALYSIS
 WITHOUT REDMAN
 WESTMINSTER PROJECT
 1-Apr-10

STANDARD REQUIREMENTS	Area (SF) Beds	Code Requirement	Spaces Required	Spaces Provided	Explanation
General Land Use Classification					
Woodmen Property					
Westminster Academic Level (College University)	21 280	1 Per 3 Admin. 1 Per 10 Studs.	7 28	106	Deck level 1-2
Westminster College Housing (Residential)	132	0.5 Per Bed	66	105	Deck levels 4-5
Retail	8,800	2 Per 1,000	18	55	Deck level 3
Restaurant	6,000	2 Per 1,000	12	10	Surface
Homestead Village Replacement			6		
Subtotal Woodmen			137	276	
Chevron					
Retail (Floor 1)	2,800	2 Per 1,000	6	16	
Subtotal Chevron			6	16	
TOTAL			142	292	

SHARED PARKING ANALYSIS (Per Table 21A.44.060E)	Weekdays			Weekends		
General Land Use Classification	Midnight-7:00 AM	7:00 AM- 6:00 AM	6:00 PM- Midnight	Midnight- 7:00 AM	7:00 AM- 6:00 PM	6:00 PM- Midnight
Woodmen Property						
Westminster Academic Level (College University)	1.1 4.2	7.0 28.0	6.0 23.8	0.4 1.4	3.5 14.0	5.3 21.0
Westminster College Housing (Residential)	66.0	33.0	52.8	66.0	49.5	49.5
Retail	0.0	17.6	14.1	0.0	17.6	10.6
Restaurant	6.0	8.4	12.0	8.4	5.4	12.0
Homestead Village Replacement	6.0	2.0	6.0	6.0	2.0	6.0
Subtotal Woodmen	83	96	115	82	92	104
Chevron						
Retail (Floor 1)	0.0	5.6	4.5	0.0	5.6	3.4
Subtotal Chevron	0	6	4	0	6	3
TOTAL REQUIRED	83	102	119	82	98	108
Excess						
Woodmen	193	180	161	194	184	172
Chevron	16	10	12	16	10	13
TOTAL EXCESS	209	190	173	210	194	184