



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ashley Scarff, Planner, ashley.scarff@slcgov.com or 801-535-7660
Date: October 9, 2019
Re: PLNPCM2019-00671 Edison House Conditional Uses

Conditional Uses

PROPERTY ADDRESS: 335 South 200 West
PARCEL ID: 15-01-403-005-0000
MASTER PLAN: Downtown
ZONING DISTRICT: D-3 Downtown Warehouse/Residential District

REQUEST: A request by Bubba Holdings, LLC, applicant, to construct a 3-story structure at 335 South 200 West that would house a membership-based social club named Edison House. The club would include amenities like a restaurant, event space, indoor gym, a stage for live performances, a sports bar and lounge, and rooftop pool with an outdoor bar. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone.

RECOMMENDATION: Planning Staff finds that the project meets the applicable standards of approval and therefore recommends that the Planning Commission approves the two (2) Conditional Use requests, subject to the conditions below:

1. All outdoor rooftop amenities, including the bar, swimming pool, and hot tub, shall close by 10 p.m. Sunday – Thursday, and shall close by 12 a.m. on Friday and Saturday.
2. At the time of building permit review, the applicant shall submit for the Planning Director's review and approval detailed information on the metal paneling proposed to be used on the exterior facades, in order for the project to comply with 21A.37.050.B.1 Building Materials.
3. Per 21A.36.300.D.1.a, the draft security and operations plan shall be approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office.
4. Per 21A.36.300.D.1.b, the Salt Lake City Police Department shall review and approve the site and floor plans of the premises. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness.
5. Per 21A.36.300.D.1.e, the exterior of the premises shall be maintained free of graffiti. Graffiti shall be removed within 48 hours, weather permitting.

ATTACHMENTS:

- A. [Vicinity and Zoning Maps](#)
- B. [Applicant’s Narrative](#)
- C. [Submitted Plan Set](#)
- D. [Draft Security & Operations Plan](#)
- E. [Site Photos](#)
- F. [D-3 Downtown Warehouse/Residential Zoning & Design Standards](#)
- G. [Conditional Use Standards](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

PROPOSAL:

The applicant is requesting to construct a new 3-story structure at 335 South 200 West, a vacant parcel in the D-3 Downtown Warehouse/Residential District. The proposed use is a membership-based social club named ‘Edison House’ that would be geared toward young professionals in Salt Lake City ages 21 and older. Because the Zoning Ordinance does not recognize a social club use, Staff has considered and analyzed each individual use proposed for the project, which includes the following:

<u>Described Activity</u>	<u>Use Classification per Code</u>	<u>Permitted/Conditional Use in the D-3 Zone</u>
FIRST FLOOR:		
Restaurant	Restaurant	Permitted
Workout/Gym Amenities	Recreation (Indoor)	Permitted
SECOND FLOOR:		
Performance Stage	Theatre, Live Performance	Permitted
Bar/Lounge Area (adjacent to performance stage)	Alcohol, Bar Establishment (Indoor)	Conditional
Sports Bar with Lounge Area	Alcohol, Bar Establishment (Indoor)	Conditional
Karaoke Room	Accessory to Indoor Bar Establishment Use	Conditional
Administrative Office Areas	Office	Permitted
Workout/Gym Amenities	Recreation (Indoor)	Permitted
THIRD FLOOR:		
Event Space with Prep Kitchen	Reception Center	Permitted
Rooftop Bar	Alcohol, Bar Establishment (Outdoor)	Conditional
Rooftop Swimming Pool/Hot Tub	Accessory to Outdoor Bar Establishment Use	Conditional

The applicant has indicated that none of these uses would be available to the general public. Edison House members would pay monthly dues to have access to the club and its amenities; however, members would be permitted to bring non-member guests. The submitted narrative also discusses programming of the spaces, which may include panel speakers, live music, comedy shows, charity galas and cooking classes. *“Our goal is to curate experiences that change the dynamic of Salt Lake’s nightlife scene by offering an alternative to bars and nightclubs through event programming that simultaneously offers social connection, fun, and personal growth”* (narrative, Attachment B, p. 4).

Page 16 of the narrative (Attachment B) includes intended operating hours for different components of the project. The club would be open for general access from 6:30 a.m. – 12 a.m. Sunday through Wednesday, and 6:30 a.m. – 1:59 a.m. Thursday through Saturday. Staff is proposing that rooftop amenities should close by 10 p.m. Sunday – Thursday and by 12 a.m. on Friday and Saturday. The structure is proposed to contain diverse uses that would have peak activity levels at different times of the day, i.e., a gym versus a sports bar.

DEVELOPMENT DETAILS:

Adjacent Land Uses

The subject property at 335 South 200 West is a vacant parcel located within the Downtown Master Plan area. The site is surrounded by land owned by the Broadway Lofts Condominium Association—a parking structure that serves the condominium residents is to the direct east, with garage entrance and exit ramps to the direct north and south of the parcel. Further north, past the vehicle ramps, is a vacant corner lot, and further south, past the vehicle ramps, is a parcel that contains surface parking for the Fairfield Inn & Suites hotel. The Palladio Apartment Complex is located on the opposite side of 200 West.



Proposed Design

The proposed structure has varying levels of permeability based on the uses inside. For example, uses that are more appropriate for street view such as the restaurant, fitness areas, and event space are located toward the west elevation, which has frontage on 200 West and contains significant amounts of glazing and outdoor terraces on the first and third levels. Uses where more darkness or quiet may be desirable, such as the small performance stage and bar, sports bar, and karaoke room are set back where there is less interaction with the street.



02 ELEVATION-WEST
1/8" = 1'-0"

Above: West (front elevation)

Below: Perspective from southwest



The high levels of transparency on the west elevation contrast with the north, south, and east elevations, which are largely solid brick facades. Because the structure would be built up to the property lines, the lack of window openings are necessary from a building code standpoint in anticipation of future development that could meet the structure at the shared property line.

Per 21A.37 Design Standards, a minimum of 70% of the ground and upper floor facades' wall areas shall be clad in durable materials which may include stone, brick, masonry, textured or patterned concrete, and fiber cement board. The Planning Director has the authority to approve other materials if it is found that the proposed material is durable and is appropriate for the ground/upper floors of a structure.

The entire project meets this durable building material requirement with the exception of the ground floor of the west façade, which includes an aluminum paneling that the code does not explicitly list as a durable material. In an email the project architect has indicated that it would be a *“3mm solid aluminum...the proposed product creates a much sharper look, is not susceptible to oil canning and is non-combustible. The examples of the proposed material can be seen on high profile projects in the City such as the Ballet West addition to the Capitol Theatre and the Eccles Theater.”*

The spec sheet for the mounting system for the metal paneling is included in the applicant's narrative (Attachment B), but a specific paneling product has not been cited. Staff is recommending a condition of approval that will require the applicant to request the Planning Director's approval of the metal paneling at the time of building permit application.

Other primary building materials include brick, steel framing that is exposed in select areas, and significant amounts of glass on the west façade. The plans also include aluminum louvres to act as screens for the outdoor terrace areas fronting 200 West. They could be opened or closed to provide different levels of light or privacy. A spec sheet for the aluminum louvres is also included in Attachment B.

Off Street Parking and Site Access

Per 21A.44 Off Street Parking, Mobility, and Loading, the project would be required to provide 18 off street parking spaces, with one space designated for persons with disabilities.

The applicant has indicated that due to the limited site area, they plan to satisfy the parking requirements through an off-site parking or valet agreement. The code provides multiple options for parking alternative or reductions in the D-3 zone—final details would be ironed out during the building permit application process.

Because no parking would be available on site, there is no vehicular circulation to consider in this analysis. Both pedestrians and bicyclists would access the building from 200 West, where there is an existing sidewalk and protected bike lane. The project is required to provide a minimum of two (2) bicycle parking spaces on site.

KEY CONSIDERATIONS:

Scope of Planning Commission Review

This project is under review by the Planning Commission because it is subject to two (2) Conditional Use reviews:

1. Controls Over Mixed Use in the D-3 Zoning District: Per 21A.30.040, the purpose statement of the D-3 zone is as follows:

The purpose of the D-3 Downtown Warehouse/Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by

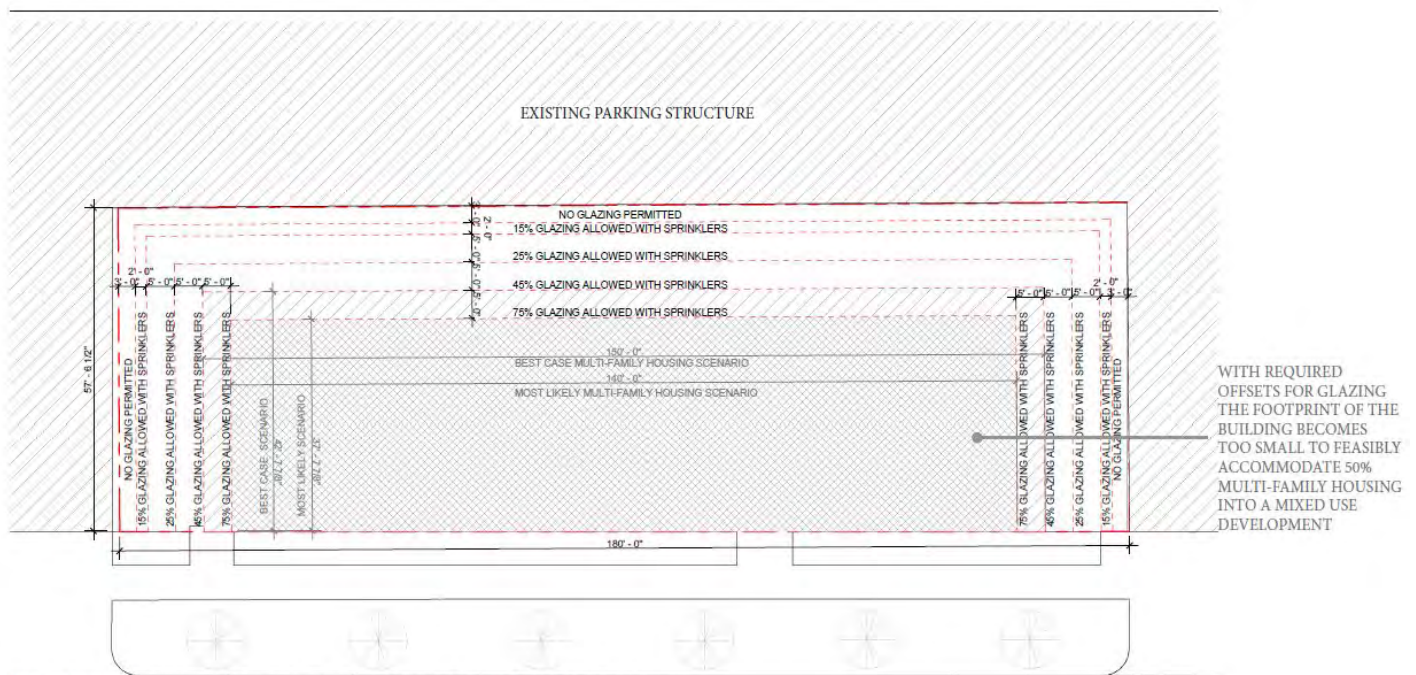
applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation.

To maintain the mixed use and multi-family residential nature of the zone, the ordinance contains the following provisions:

1. Buildings containing commercial/office uses located above the second story shall incorporate multi-family dwellings, boarding house, bed and breakfast, or hotel uses in the amount of at least fifty percent (50%) of the total floor area of the building;
2. Commercial/office uses shall be permitted as the sole use in two-story buildings only; and
3. **Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use.**

Standard 3 above is applicable to this project, as it is a 3-story structure with no multi-family residential use provided. In an effort to demonstrate how the proposed location is not suitable for multi-family residential use, the applicant’s narrative states the following:

“The subject site is located on 200 West between 300 and 400 South and is currently vacant. The limited site footprint, at just 0.24 acres, and lack of adequate utilities create spatial, logistical and financial constraints, particularly for a multi-family development. By code, multi-family projects require windows for all living and bedroom areas which must be separated from neighboring properties 15 to 20 feet for fire protection. This reduces the buildable area of an already small site making it technically infeasible for a multi-family development. A social club, on the other hand, has a variety of event and support areas where the daylight is not desirable or required by code allowing it to utilize the entire site footprint.



MULTI-FAMILY HOUSING/MIXED USE FASIBILITY STUDY - REQUIRED GLAZING SETBACKS

Exhibit provided by applicant demonstrating how potential footprint is impacted by Building Code requirements

Additionally, multi-family projects have higher parking requirements than commercial projects which cannot be accommodated feasibly on the limited site footprint. While the Edison House intends to lease code required parking from the nearby existing parking structures and encourage alternate means of transportation, most residential lenders require on-site parking with a much higher stall per unit ratio than required by Salt Lake City Code” (Narrative, p. 4).

While the project does not technically contain mixed uses in the way that the code intends (commercial with residential above), the structure would contain multiple diverse land uses under one roof, and could serve as a good amenity for residents that live in the neighborhood. Staff does find that the project satisfies other aspects of the D-3 zone’s purpose statement, as it involves a high level of urban design, the use of quality building materials, and encourages the use of alternative modes of transportation through its lack of on-site parking, and building orientation toward the sidewalk and protected bike lane along 200 West.

2. Standards for Alcohol Related Establishments: The proposed project would contain three (3) bar areas: an indoor bar/lounge that is paired with the small performance stage, an indoor sports bar and lounge that has an accessory karaoke room, and a rooftop (outdoor) bar with an accessory swimming pool and hot tub. In the D-3 zone, both indoor and outdoor bar establishments are conditional uses, subject to the general conditional use standards contained in 21A.54 and the standards specific to Alcohol Related Establishments in 21A.36.300.

Staff has analyzed the entire project against the standards in Attachment G and is recommending approval of both Conditional Use requests. For the Bar Establishments, 21A.36.300 requires the approval and recordation of a Security & Operations plan, the review and approval of the site and floor plans by the Police, and includes a clause concerning the prompt removal of graffiti—these elements are included as recommended conditions of approval.

Support of Citywide and Community Master Plans

1. The **Downtown Master Plan** identifies the subject property as an ‘opportunity site’ of the Broadway District, which is described as *“the center of the city’s entertainment district, with a mix of restaurants, clubs, and theaters. It is animated by its dynamic street life, which is active late into the evening”* (p. 96). The Plan also calls for varied building scales, with taller and more dense structures closer to the Central Business District to the east, and massing that matches the historic warehouses on the west side of the District.

Staff finds that the proposed social club is compatible with preferred uses of the Broadway District, as the one structure will contain a restaurant, event space, multiple bar areas, a small theatre, etc. In addition, the applicants have indicated that they plan to program the spaces for live music, comedy shows, public speakers, and more. The proposed structure also complies with the Plan, being a 3-story building that is subordinate in scale to nearby historic structures and includes quality architectural detailing and building materials. At the same time, the development will fill one of many vacant parcels that exist in this area, advancing multiple urban design goals identified for Downtown Salt Lake.

The Downtown Master Plan also calls for a Broadway District that is vibrant and active, is rich in arts and culture with the establishment of live music venues, and is beautiful with property owners committing to bury power lines along major streets and corridors (p. 97). Staff finds that the proposal directly supports each of these initiatives.

2. Guiding Principle #10 of **Plan Salt Lake** is to ensure a presence of “vibrant, diverse, and accessible artistic and cultural resources that showcase the community’s long standing commitment to a strong creative culture” (p. 14). Further, the Plan states that, “Salt Lake City residents and visitors recognized our City and our downtown as the hub of entertainment and nightlife for the region. We support the growth of existing and new cultural and entertainment opportunities, from local restaurants, to concert venues, to museums and theaters...Small local venues and events are equally important to our quality of life” (p. 35).

In summary, Plan Salt Lake calls for the promotion of the City as a regional entertainment, artistic, and cultural center and destination with diverse types of facilities. The Downtown Master Plan calls for these types of uses to be concentrated within the Broadway District, and specifically identifies the subject property as an area of opportunity. The proposed project will provide additional facilities for entertainment and cultural experiences through the planned programming of the spaces.

Neighborhood Concerns

At the time that this report was published, Staff received comments from multiple residents of the Broadway Lofts Condominiums with concerns regarding noise levels, especially with the presence of a rooftop bar and swimming pool, as well as early morning collections/deliveries. There is also a concern with the number of bars that already exist in the surrounding area, and the project’s potential to turn into a 3-story nightclub.

Staff finds the noise-related concerns with the rooftop bar and pool area to be valid, and is recommending a condition of approval that would require the rooftop areas to close by 10 p.m. on weeknights and 12 a.m. on weekends. While the Downtown Master Plan describes the Broadway District as the city’s hub for entertainment, cultural, and nightlife venues with street activity continuing late into the night, regulations of the D-3 Downtown zone strongly encourage the development of multi-family residential uses. It should be acknowledged that the site is located within the heart of downtown Salt Lake where an urban environment with diverse land uses should be expected; however, if Planning policies encourage the location of both nightlife amenities and residential uses in this area, steps should be taken to ensure that both types of uses can coexist harmoniously.



The rooftop area would include a pool area that measures 10 ft. x 40 ft. with an attached hot tub that measures 10 ft. x 10 ft. An outdoor bar would be located close to the east wall and enclosed on the north and south sides by solid brick walls. The back wall behind the bar has gaps on either side of metal paneling to allow light and air into the bar area, and a trellis-like overhead structure would provide shade. The pool area would be enclosed by a fully transparent glass railing.

Staff finds that limiting the hours of operation on weeknights would adequately mitigate any potential negative impacts from the rooftop amenities. The outdoor bar is largely enclosed within an alcove-like area, and the pool/hot tub sizes are relatively small at 400 sf and 100

sf, respectively. Larger club operations should also be considered, as the rooftop would only be accessible for members and their guests. The project would be subject to County noise ordinances.

NEXT STEPS:

Approval of Conditional Uses

If the request is approved, the applicant will be required to comply with any conditions of approval incorporated in the motion by the Planning Commission. The applicant will also need to obtain all necessary permits for the project, as well as the proper licensing from the State of Utah and other governmental regulatory bodies.

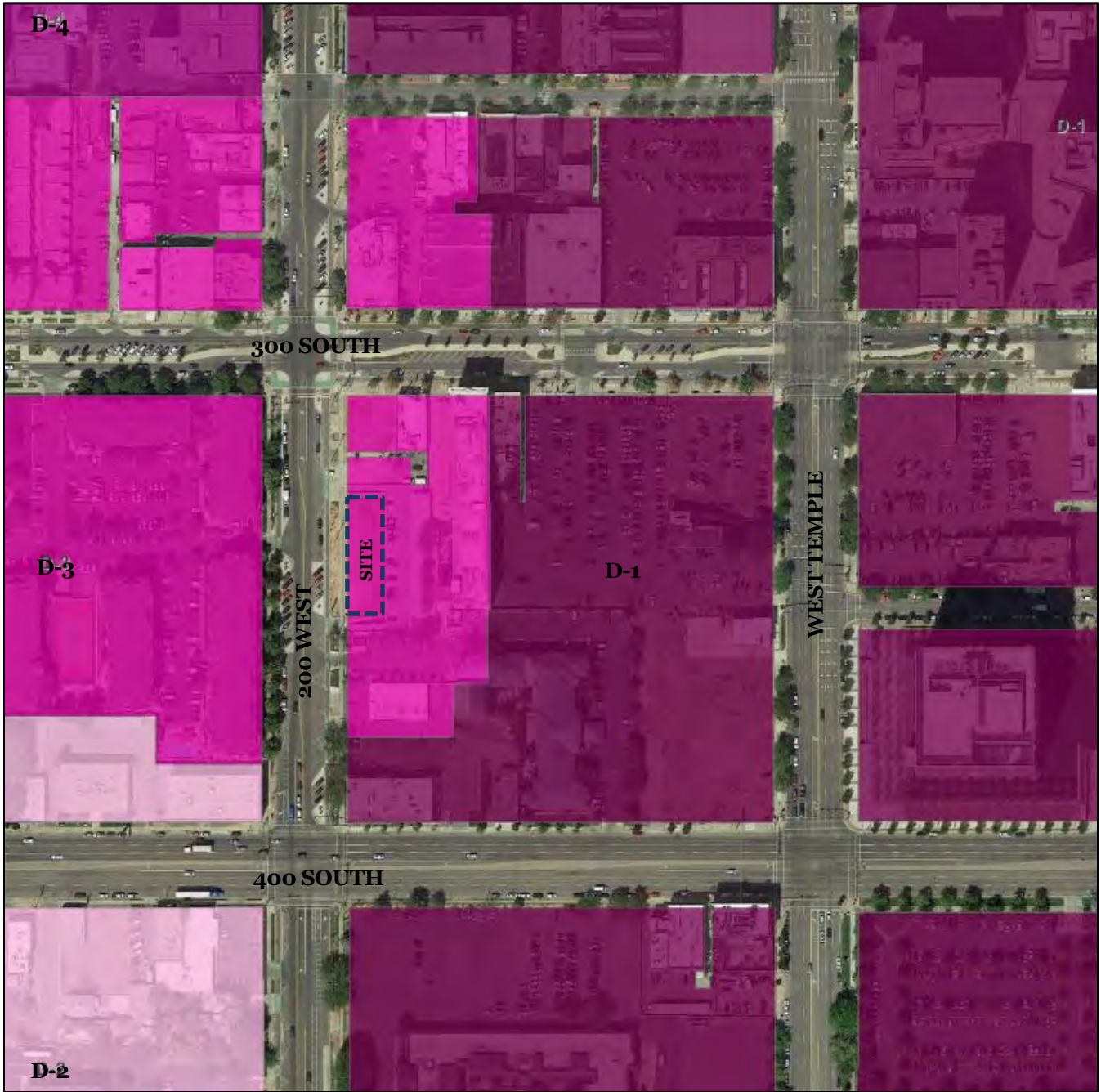
Denial of Conditional Uses

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If the request is denied, the applicant would not be able to construct the project at the proposed location.

ATTACHMENT A – VICINITY AND ZONING MAPS





ATTACHMENT B – APPLICANT’S NARRATIVE



CONTENTS

PROJECT INFORMATION	4
D-3 DOWNTOWN DISTRICT CODE COMPLIANCE	6
OTHER APPLICABLE SALT LAKE CODE COMPLIANCE	10
CONDITIONAL USE COMPLIANCE	12
PROPOSED OPERATIONAL PLAN	16
ALCOHOL RELATED STANDARDS	18
COMPLIANCE WITH OTHER CITY DEPARTMENTS	20

APPENDICES:

- APPENDIX A: ALTERNATE DURABLE MATERIALS
- APPENDIX B: SEISMIC FAULT STUDY
- APPENDIX C: DRT REPORT
- APPENDIX D: FIRE PREVENTION BUREAU REVIEW

PROJECT INFORMATION

Edison House is a social club reinvented to meet the needs of young professionals. Our goal is to build a diverse community of individuals and provide them with a social experience unlike anything found in Salt Lake City. Edison House is a membership model where our members pay monthly membership dues to have access to the Edison House building, events, and community. Unlike current social clubs in our community, Edison House will be affordable to young professionals and will work to create a membership that reflects the changing demographics of the city.

Edison House will offer value to its members through amenities, experiences, and social connections. Our facility will house a restaurant, workout and exercise rooms, a performance hall, rooftop pool, sports bar, and terrace. We will offer a regular calendar of unique, widely varied experiences for our members and guests. Panel speakers, live music, comedy shows, charity galas, and cooking classes are among the experiences we plan to offer. Our goal is to curate experiences that change the dynamic of Salt Lake's nightlife scene by offering an alternative to bars and nightclubs through event programming that simultaneously offers social connection, fun, and personal growth.

Reimagined social clubs such as the Edison House are experiencing a rebirth across the country. These new social clubs have proven to be successful as both a business venture and as an amenity to the city they inhabit. Among other factors, we believe social clubs are reemerging because millennials are seeking an alternative gathering place to social media, which has been linked to feelings of isolation and loneliness.

Salt Lake City has become one of the fastest growing and most desirable places to live in the nation for millennials and young professionals. This is reflected in growth from out of state residents and the rapid development of housing to keep pace with the increasing demand. The new downtown dwellers also seek social interaction and entertainment. Our research shows that young transplants into the Salt Lake Valley find it challenging to meet new friends in part because the city's social and cultural infrastructure has grown at a slower pace than the city's growth. Our goal is to create a beautiful venue in the heart of downtown to establish social ties between native Salt Lakers and new city transplants. We believe Salt Lake City Downtown is uniquely situated to support a social club of this nature.

The project is located in D-3 Downtown District zoned for reuse of existing warehouse buildings for multi-family and mixed-use. Buildings containing retail or office uses on the lower floors are required to provide residential on the upper floors with the intent to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, alternative forms of transportation and pedestrian orientation. Sole

commercial use is limited to two-story buildings while three stories or more without multi-family dwellings are allowed as conditional use for sites not suitable for multi-family residential use.

The subject site is located on 200 West between 300 and 400 South and is currently vacant. The limited site footprint, at just 0.24 acres, and lack of adequate utilities create spatial, logistical and financial constraints, particularly for a multi-family development. By code, multi-family projects require windows for all living and bedroom areas which must be separated from neighboring properties 15 to 20 feet for fire protection. This reduces the buildable area of an already small site making it technically infeasible for a multi-family development. A social club, on the other hand, has a variety of event and support areas where the daylight is not desirable or required by code allowing it to utilize the entire site footprint.

Additionally, multi-family projects have higher parking requirements than commercial projects which cannot be accommodated feasibly on the limited site footprint. While the Edison House intends to lease code required parking from the nearby existing parking structures and encourage alternate means of transportation, most residential lenders require on-site parking with a much higher stall per unit ratio than required by Salt Lake City Code.

Our architectural goal is to build a facility that is both unique and contextual to Salt Lake City that will create a visual and functional contribution to the neighborhood. We believe the neighborhood will benefit from having a facility that is different from the traditional restaurant, bar, or apartment construction that makes up most of the current downtown infrastructure. Edison House will provide unique social, entertainment and wellness facilities for downtown workers and residents within a short walking distance, making it a neighborhood amenity. Edison House will allow its members to bring guests to the club, which expands its reach beyond just its membership base. The design will place a strong emphasis on urban design, street activation, high-quality materials, alternative forms of transportation and pedestrian orientation.

Edison House is a family business created by native Utahns. Our company is fully funded and will likely use no debt to build out the facility. We are longtime members of the Salt Lake community and are excited about the prospect of being part of the city's continued progress. It is important to us to be good stewards of the community. We will be considerate and friendly towards our neighbors and will work to ensure our operation is compliant and well organized. As demonstrated in this submittal, the project fully complies with all Salt Lake City code requirements, including the Conditional Use Standards.

D-3 DOWNTOWN DISTRICT CODE COMPLIANCE

A. Purpose Statement: The purpose of the D-3 Downtown Warehouse/ Residential District is to provide for the reuse of existing warehouse buildings for multi-family and mixed use while also allowing for continued retail, office and warehouse use within the district. The reuse of existing buildings and the construction of new buildings are to be done as multi-family residential or mixed use developments containing retail or office uses on the lower floors and residential on the upper floors. This district is appropriate in areas where supported by applicable master plans. The standards are intended to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, adaptive reuse of existing buildings, alternative forms of transportation and pedestrian orientation

The project utilizes a vacant lot which does not involve reuse of the existing warehouse building. The limited site footprint precludes on-site parking or required fire protection separation from the adjacent properties that would allow windows for living and sleeping areas required by code for residential use. Instead, the project will provide a variety of unique uses for young professionals that work and live in the downtown and D-3 District, improving downtown livability, growth and development. Many of the proposed uses will complement the surrounding residential uses providing new neighborhood amenities. Edison House will create a new professional and social community for skilled workers that will attract new and retain the existing professional talent. The design will provide a strong emphasis on street activation, pedestrian orientation and alternative forms of transportation in accordance with the D-3 District purpose statement.

B. Uses: While the social club use is currently not defined in the Salt Lake City code, all primary uses are either permitted or conditional uses in the D-3 District in accordance with section 21A.33.050. See chart on next page

C. Controls Over Mixed Use: The project is located in D-3 Downtown District zoned for reuse of existing warehouse buildings for multi-family and mixed-use. Buildings containing retail or office uses on the lower floors are required to provide residential on the upper floors with the intent to create a unique and sustainable downtown neighborhood with a strong emphasis on urban design, alternative forms of transportation and pedestrian orientation. Sole commercial use is limited to two-story buildings while three stories or more without multi-family dwellings are allowed as conditional use for sites not suitable for multi-family residential use.

The subject site is located on 200 West between 300 and 400 South and is currently vacant. The limited site footprint and lack of adequate utilities create spatial, logistical and financial constraints, particularly for a multi-family development. By code, multi-family projects require windows for all living and bedroom areas which

must be separated from neighboring properties 15 to 20 feet for fire protection. This reduces the buildable area of an already small site making it technically infeasible for development as demonstrated on the diagram on the next page

Additionally, multi-family projects have higher parking requirements than commercial projects. While the city code requires ½ stall per unit, majority of lenders require a minimum of one stall per unit which cannot be accommodated feasibly on the limited site footprint.

D. Lot Size Requirements: No minimum lot area or lot width ish required.

E. Maximum Building Height: The proposed building height is 55'-0" which is under the maximum allowable height of 75'-0".

F. Minimum Yard Requirements: None required, except for surface parking lot not applicable to the project. The project intends to extend to the property lines on all four sides of the property.

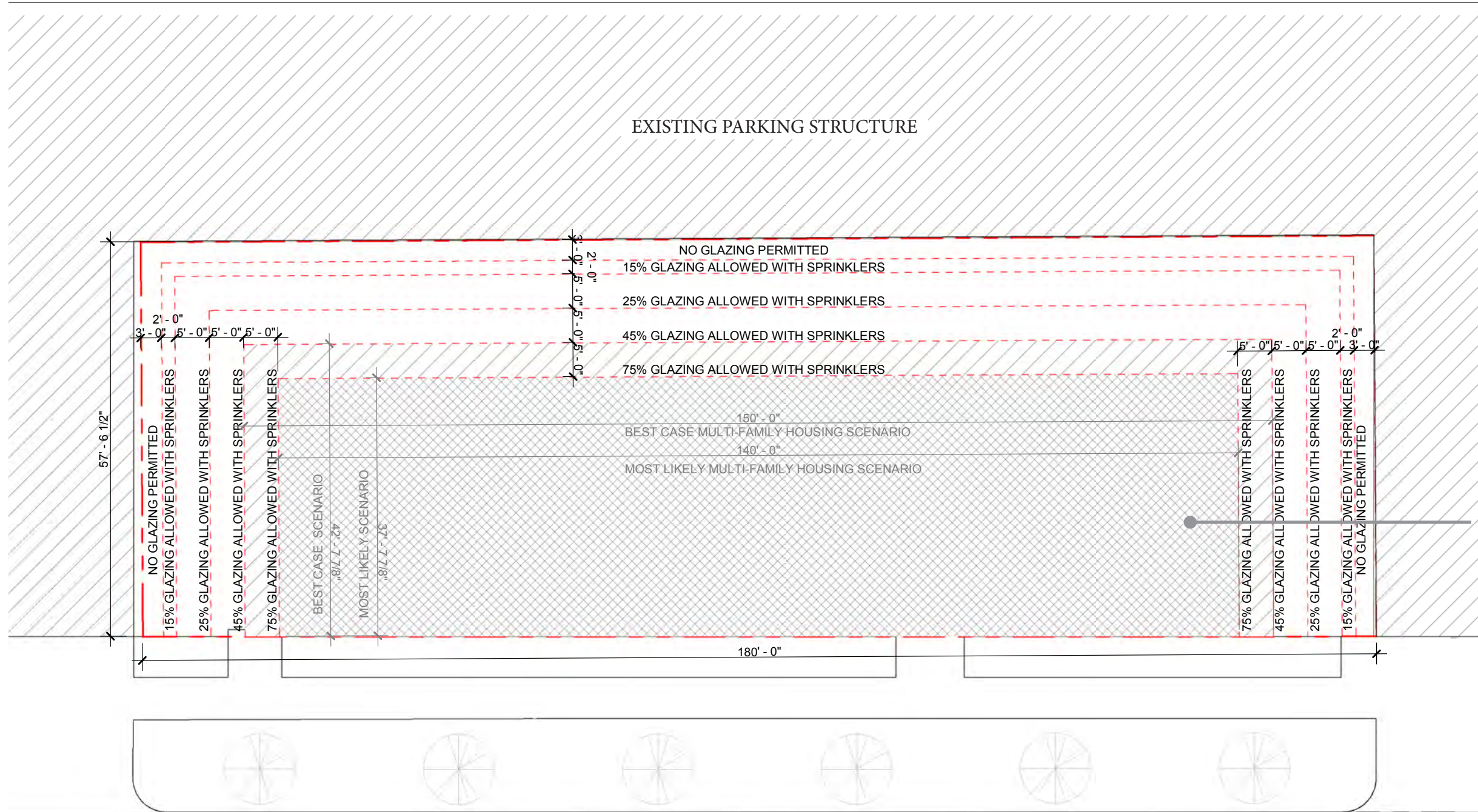
G. Mid Block Walkways: There are no mid block walkways identified on the subject site. See diagram on page 7.

H. Minimum Open Space Area: Lots containing dwelling units are required 20% open space of the lot area. The project does not propose any dwelling units as outlined above.

USE	PROGRAM	Permitted and Conditional Uses for D-3 District
Accessory Use (except those specifically regulated elsewhere in the Title.	Storage/Locker Rooms/ Restaurant Kitchen/Bar Support/Karaoke Room/Pool	Permitted
Bar Establishment (Indoor)	Sports Bar Lounge/Speak Easy Lounge	Conditional
Bar Establishment (Outdoor)	Open Air Bar	Conditional
Office	Staff Offices	Permitted
Reception Center	Event Space	Permitted
Recreation (indoor)	Weight Room/Cardio Room	Permitted
Restaurant	Ground Level Restaurant	Permitted
Theater / Live Performance	Speak Easy Performance	Permitted



SALT LAKE CITY MID-BLOCK WALKWAY NETWORK



WITH REQUIRED OFFSETS FOR GLAZING THE FOOTPRINT OF THE BUILDING BECOMES TOO SMALL TO FEASIBLY ACCOMMODATE 50% MULTI-FAMILY HOUSING INTO A MIXED USE DEVELOPMENT

MULTI-FAMILY HOUSING/MIXED USE FASIBILITY STUDY - REQUIRED GLAZING SETBACKS

OTHER APPLICABLE SALT LAKE CODE COMPLIANCE

23A.36.250.

The project will provide a recycling collection station in the basement that will be accessible to the street via the north stair and/or a service elevator. The project will follow the city standards for construction waste management.

The Waste Management Plan will be filed at the time of application for permit in accordance with the city standards.

21A.37.050

The project complies with the design standards outlined in section 21A.37.050 as following:

1. Ground Floor Use and Visual Interest:

The project will activate the street frontage by placing active uses along most of the street façade as demonstrated on the floor plans. In addition, the project will increase pedestrian interest and activity through a permeable and playful façade design composed of operable walls and windows, open patios, façade changes and shading devices that will create a changing building appearance throughout the day and different seasons.

2. Building Materials:

As demonstrated on the exterior elevation diagrams and related calculations on Sheet A0.03, the project will comply with the required percentage of durable materials on the ground and upper levels assuming the acceptance of proposed alternate materials by the Planning Director. See Appendix A for alternate durable materials

3. Glass:

The ground and upper levels will exceed required amount of glass as demonstrated on the exterior elevation diagrams with high level of transparency.

21A.40

The proposed outdoor dining area will be contained within the site boundaries and will not impede pedestrian or vehicular traffic or have adverse impact on adjacent properties. The main entry will have a control point as required by State liquor laws and smoking will be prohibited within 25'-0" of the building.

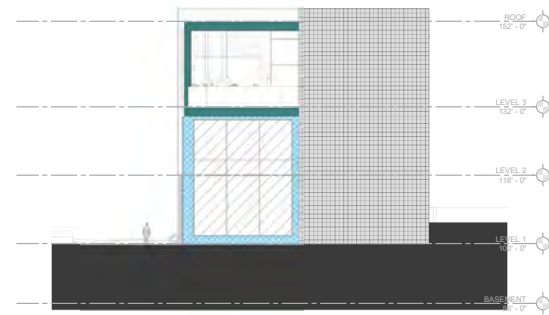
Depending on the final size of the utility box, it will be either located in the

park strip or below grade in accordance with Section 21A.40.160. The current design anticipates a below grade vault as shown on the basement plan.

21.A.44.040

Due to limited site footprint, the project will provide code required parking through an off-site lease agreement or off-site valet parking in accordance with Section 21.A.44.040.

The useable building area will be below 25,000 square feet and not require a loading dock. The project proposes to convert existing metered parking to short term parking for service deliveries to mitigate



04 ELEVATION-SOUTH-MATERIAL CALCULATION
1/16" = 1'-0"

GROUND FLOOR BUILDING MATERIALS

WEST FACADE		
MATERIAL	SF	%
BRICK*	188.82	16%
METAL PANEL**	656.06	54%
EXPOSED STEEL**	365.37	30%
TOTAL	1210.25	
TOTAL % OF DURABLE MATERIALS		100%

NORTH		
MATERIAL	SF	%
BRICK*	915.84	97%
METAL PANEL**	-	-
EXPOSED STEEL**	23.63	3%
TOTAL	939.47	
TOTAL % OF DURABLE MATERIALS		100%

EAST		
MATERIAL	SF	%
BRICK*	1977.01	100%
METAL PANEL**	-	-
EXPOSED STEEL**	-	-
TOTAL	1977.01	
TOTAL % OF DURABLE MATERIALS		100%

SOUTH		
MATERIAL	SF	%
BRICK*	489.79	82%
METAL PANEL**	110.23	18%
EXPOSED STEEL**	-	-
TOTAL	600.02	
TOTAL % OF DURABLE MATERIALS		100%

* APPROVED DURABLE MATERIAL

** PROPOSED MATERIAL TO BE APPROVED BY PLANNING DIRECTOR

UPPER FLOOR BUILDING MATERIALS

WEST		
MATERIAL	SF	%
BRICK*	2565.95	77%
METAL PANEL**	291.32	9%
EXPOSED STEEL**	463.17	14%
TOTAL	3320.44	
TOTAL % OF DURABLE MATERIALS		100%

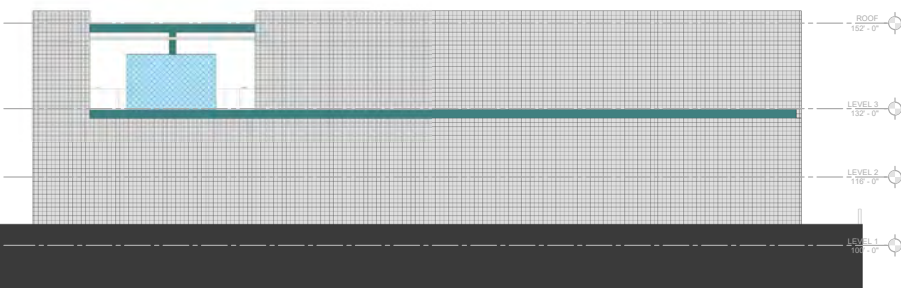
NORTH		
MATERIAL	SF	%
BRICK*	2131.2	96%
METAL PANEL**	-	-
EXPOSED STEEL**	94.24	4%
TOTAL	2225.44	
TOTAL % OF DURABLE MATERIALS		100%

EAST		
MATERIAL	SF	%
BRICK*	5644.12	89%
METAL PANEL**	273	4%
EXPOSED STEEL**	414.33	7%
TOTAL	6331.45	
TOTAL % OF DURABLE MATERIALS		100%

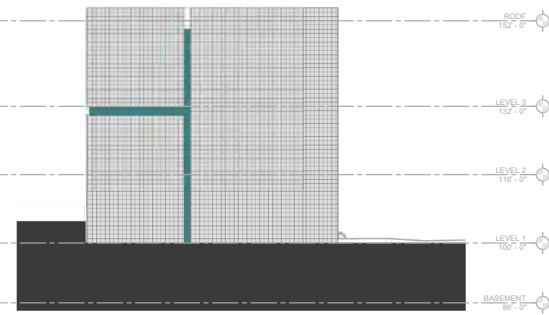
SOUTH		
MATERIAL	SF	%
BRICK*	1160.98	90%
METAL PANEL**	79.2	6%
EXPOSED STEEL**	48.45	4%
TOTAL	1288.63	
TOTAL % OF DURABLE MATERIALS		100%

* APPROVED DURABLE MATERIAL

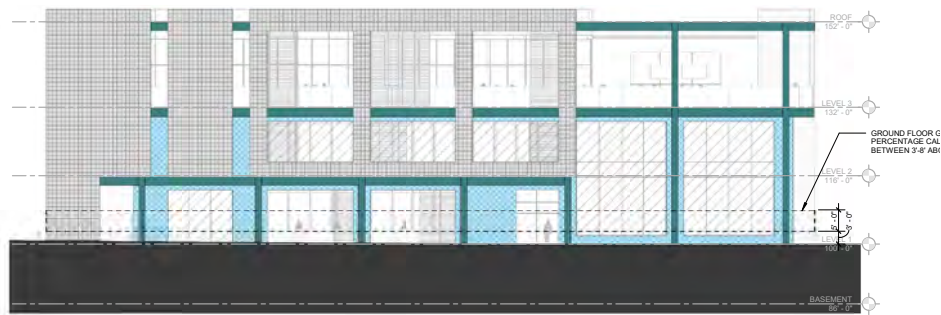
** PROPOSED MATERIAL TO BE APPROVED BY PLANNING DIRECTOR



03 ELEVATION-EAST-MATERIAL CALCULATION
1/16" = 1'-0"







02 ELEVATION-NORTH- MATERIAL CALCULATION
1/16" = 1'-0"



01 ELEVATION-WEST-MATERIAL CALCULATION
1/16" = 1'-0"

DURABLE MATERIAL LEGEND

-  BRICK
-  METAL PANEL
-  STEEL
-  GLAZING

GROUND FLOOR GLASS

MATERIAL	SF	%
BRICK	74.07	9%
METAL PANEL	200.55	25%
STEEL	51.44	6%
GLAZING*	489.13	60%
TOTAL	815.19	
TOTAL PERCENTAGE OF GROUND FLOOR GLASS		60%

*PER TABLE 21A.37.060 GLAZING PERCENTAGE IS CALCULATED ONLY FOR THE WEST, STREET-FACING, FACADE BETWEEN 3' AND 8' ABOVE GRADE

CONDITIONAL USE COMPLIANCE

Please refer to comments below relative to the Conditional Use Standards referenced in Section 21A.54.080.B-Detrimental Effects Determination.

1. The title considers the proposed primary uses as permitted or conditional as outlined in the table below.

USE	PROGRAM	Permitted and Conditional Uses for D-3 District
Accessory Use (except those specifically regulated elsewhere in the Title.	Storage/Locker Rooms/ Restaurant Kitchen/Bar Support/Karaoke Room/Pool	Permitted
Bar Establishment (Indoor)	Sports Bar Lounge/Speak Easy Lounge	Conditional
Bar Establishment (Outdoor)	Open Air Bar	Conditional
Office	Staff Offices	Permitted
Reception Center	Event Space	Permitted
Recreation (indoor)	Weight Room/Cardio Room	Permitted
Restaurant	Ground Level Restaurant	Permitted
Theater / Live Performance	Speak Easy Performance	Permitted

2. The proposed use is consistent with the intent of adopted citywide, community and small area master plans including future land use. The project is located in the heart of the Broadway District envisioned as the center of city's entertainment with a mix of restaurants, clubs and entertainment venues and dynamic street life that remains active late into the evening. The Edison House program matches the SLC Downtown Masterplan vision by providing a restaurant, a sports bar, a speak easy lounge and performance venues for its members that will remain active and operational after business hours. The active program uses will be complemented with a design that will create a dynamic street façade and enhance pedestrian interest and activity.

3. The proposed use is well suited to the character of the site, and adjacent uses compared to the intensity, size, and scale of the existing uses in the surrounding area. In addition to complementing the Downtown Plan vision for the Broadway District, the proposed uses will provide neighborhood amenities for the surrounding residences and their owners and tenants.

4. The proposed mass, scale, style and architectural detailing are compatible with the surrounding structures. The Edison House will be a three-story structure which will relate to the surrounding buildings that vary between one to six stories. The apparent massing of the three story structure will be visually reduced through a series of outdoor patios and balconies and high level of transparent materials. The project will use brick cladding as the primary material that is rooted in the history of the warehouse district. The articulation and detailing of the brick however will reflect the playfulness of the Broadway entertainment district with a contemporary and innovative expression.

5. The development does not propose any new access points that would require modification to the existing topography or vehicular traffic. The existing driveways to the adjacent parking structure will be maintained along with their required sight triangle distance as demonstrated on the ground level plan.

6. The development does not propose any internal circulation due to the site constraints.

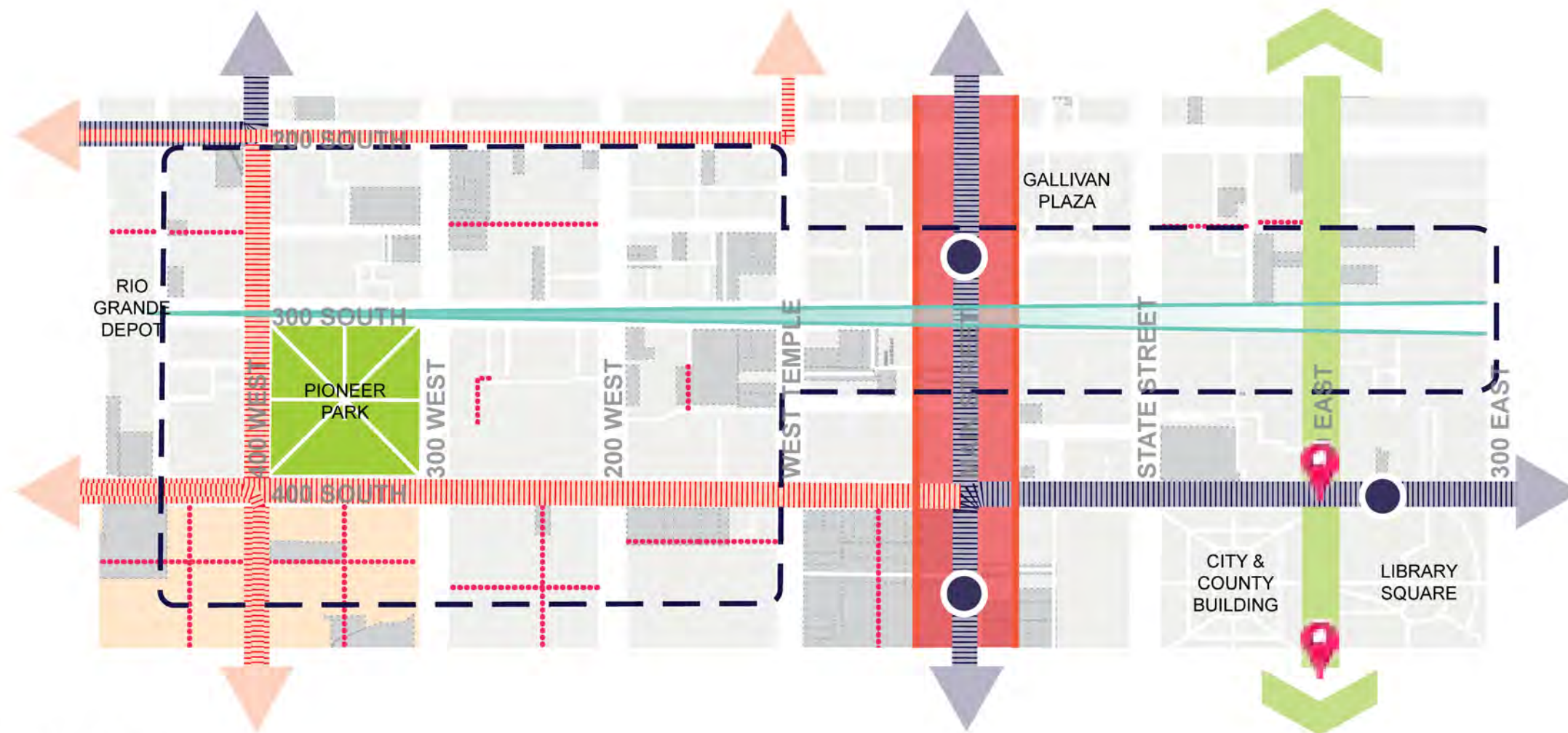
7. The development does not propose to modify the existing circulation for pedestrian and bicycles on 200 West.

8. The project proposes conversion of existing metered parking on 200 West into a short-term parking to accommodate service deliveries to mitigate impact on the adjacent street. This request was reviewed with the Transportation Department at the Development Review Team meeting.

9. Due to limited site footprint, the project will provide code required parking through an off-site lease agreement or off-site valet parking in accordance with Section 21.A.44.040.

10. The project will upgrade the existing utilities as indicated on the civil plans including the new water line to 300 South. The project will also relocate the existing, overhead power lines under ground along the property frontage.

11. The project site is located between two vacant lots to the north and south, an open parking structure and condominium complex to the east and apartment complex across 200 West to the west. The project proposes a solid brick wall on the east façade to meet the core required fire rating and separation from the open parking structure. The solid east façade will also prevent noise from reaching the adjacent residential building. There will be no openings on the south or north façade except for the roof terrace on the south.



LEGEND

- District
 - Main Street Retail Core
 - Green Loop/Park
 - Opportunity Site
- Proposed Mid-block Walkways
 - 📍 Entrance Landmarks
 - View Corridor
- Existing TRAX Lines & Stations
 - TRAX Extensions identified in *Downtown in Motion*
 - Proposed Downtown Streetcar Preferred Route

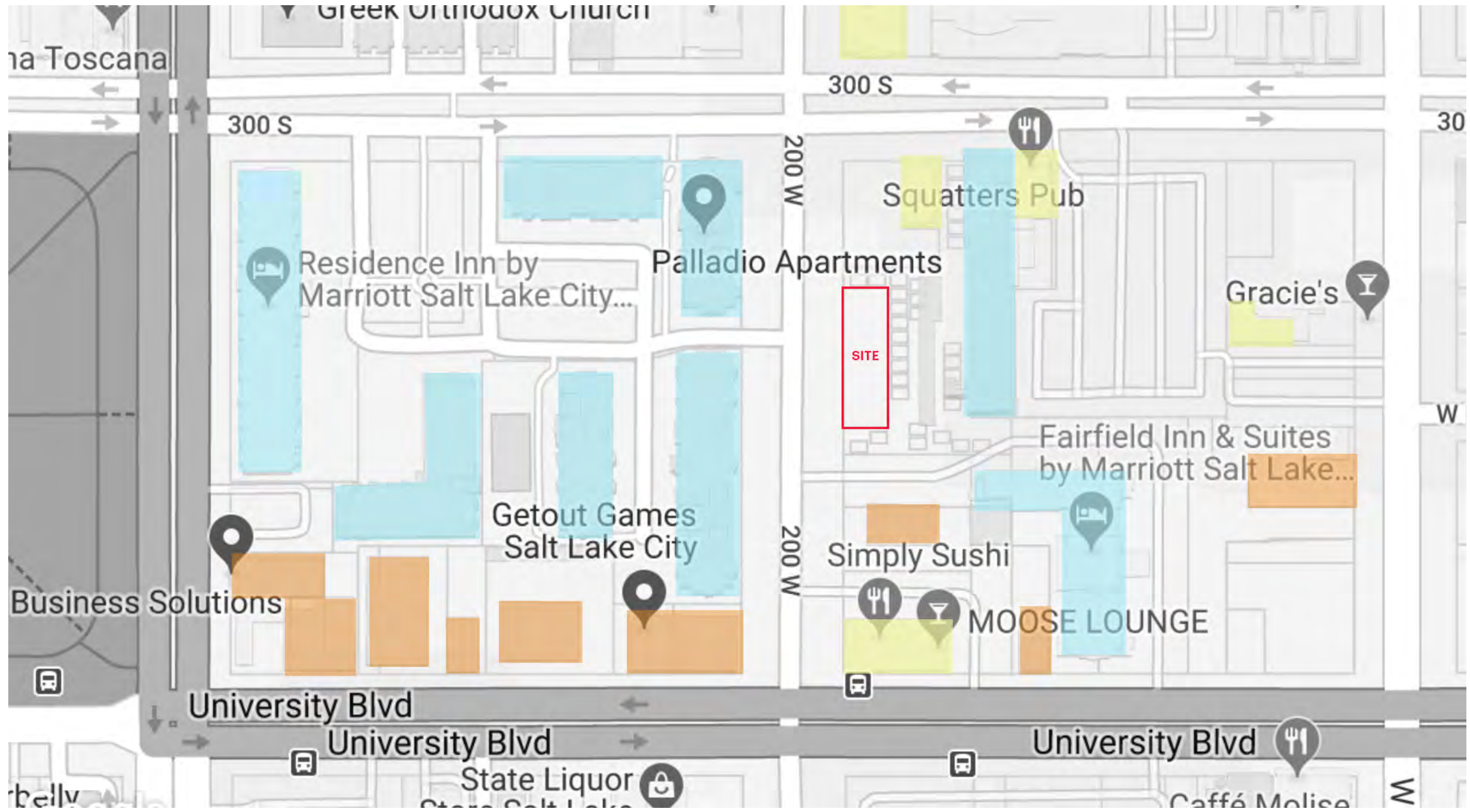
The west façade along the street frontage will include opaque and transparent materials depending on their use. The majority of active uses will utilize glazing to activate the street frontage while the service areas will be screened with opaque walls. In addition, the west façade will include a variety of operable partitions and shading devices on the ground and upper levels that will further contribute to street activation while mitigating privacy and noise issues when required. The roof terrace will be partially screened and open and operate in accordance with the proposed hours to mitigate potential use conflicts with the adjacent uses.

12. While the project has not targeted any sustainability certifications at this time, the project will follow sustainable design and construction practices to minimize the carbon footprint and environmental impact. The project will prohibit smoking on and around the premises.

13. All service deliveries will be coordinated with the adjacent uses to minimize impact on traffic and disturbance to the surrounding residential uses. In order to accomplish this, the project proposes short term parking on the east side of 200 West as noted on the architectural site plan A1.01.

14. Signage and lighting design will comply with the Salt Lake City signage ordinance and lighting master plan and will be submitted for review with the building permit.

15. The proposed use does not involve preservation of historic resources and structures.



Nearby Use Analysis

- Residential Use
- Commercial Use
- Entertainment Use

PROPOSED OPERATIONAL PLAN

Edison House anticipates the following general operating and delivery hours, which speaks to the timeframe when members will have access to all general common areas.

Delivery Hours: between 5 AM and 6:30 AM, daily along 2nd west; the delivery process will be in accordance with noise ordinances.

I. General Club Access:

	Open	Close
Monday	6:30 AM	12:00 AM
Tuesday	6:30 AM	12:00 AM
Wednesday	6:30 AM	12:00 AM
Thursday	6:30 AM	1:59 AM
Friday	6:30 AM	1:59 AM
Saturday	6:30 AM	1:59 AM
Sunday	6:30 AM	12:00 AM

II. Members will have access to the fitness center and rooftop area under a more limited access schedule:

Fitness Center Access hours:

	Open	Close
Monday	6:30 AM	10:00 PM
Tuesday	6:30 AM	10:00 PM
Wednesday	6:30 AM	10:00 PM
Thursday	6:30 AM	10:00 PM
Friday	6:30 AM	10:00 PM
Saturday	6:30 AM	10:00 PM
Sunday	6:30 AM	10:00 PM

Rooftop Access Hours :

	Open	Close
Monday	8:00 AM	11:59 PM*
Tuesday	8:00 AM	11:59 PM*
Wednesday	8:00 AM	11:59 PM*
Thursday	8:00 AM	11:59 PM*
Friday	8:00 AM	11:59 PM*
Saturday	8:00 AM	11:59 PM*
Sunday	8:00 AM	11:59 PM*

* The rooftop operation will be carefully monitored to abide by all city noise ordinances.

III. We would like to highlight the difference between operating hours and access hours. Some areas of the club may be open for general access by members but will follow a separate "full service" operating schedule. For example, members are welcome to spend their mornings working from one of the booths in the sports bar (therefore it is "open" for access); however, the sports bar will not begin its food and drink operating service until 11 am. Anticipated operating Hours by business unit are provided below:

Restaurant Operating Hours: (open to members only)

	Open	Close
Monday	11:00 AM	9:00 PM
Tuesday	11:00 AM	9:00 PM
Wednesday	11:00 AM	9:00 PM
Thursday	11:00 AM	10:00 PM
Friday	11:00 AM	10:00 PM
Saturday	9:00 AM	10:00 PM
Sunday	9:00 AM	9:00 PM

Coffee Bar Operating Hours:

	Open	Close
Monday	7:00 AM	5:00 PM
Tuesday	7:00 AM	5:00 PM
Wednesday	7:00 AM	5:00 PM
Thursday	7:00 AM	5:00 PM
Friday	7:00 AM	5:00 PM
Saturday	7:00 AM	5:00 PM
Sunday	7:00 AM	5:00 PM

Speakeasy Operating Hours:

	Open	Close
Monday	4:00 PM	CLOSE
Tuesday	4:00 PM	CLOSE
Wednesday	4:00 PM	CLOSE
Thursday	4:00 PM	CLOSE
Friday	12:00 PM	CLOSE
Saturday	12:00 PM	CLOSE
Sunday	12:00 PM	CLOSE

Sports Bar Operating Hours:

	Open	Close
Monday	11:00 AM	CLOSE
Tuesday	11:00 AM	CLOSE
Wednesday	11:00 AM	CLOSE
Thursday	11:00 AM	CLOSE
Friday	11:00 AM	CLOSE
Saturday	8:00 AM	CLOSE
Sunday	8:00 AM	CLOSE

We do not plan on changing our hours of operation from those listed above, however we recognize that we are a new business that may need to adjust to serve any unforeseen needs of our customers. We believe that the chances of our operating hours changing from the above is slim and assure that any changes will be in compliance with all applicable laws and regulations.

Nearby land uses:

North: Vacant Land

East: Parking structure that is attached to condominiums — The Broadway Lofts

South: Hotel — Fairfield Inn & Suites by Marriott

West (across the street): Apartments — Palladio Apartments

Edison House is expected to have 25 employees working on-site during the highest shift, and will provide the following venues to members:

- General Lounge - 1656 SF
- Restaurant - 1490 SF
- Private Dining - 302 SF
- Sports Bar Lounge - 2507 SF
- Speak Easy Lounge - 594 SF
- Speak Easy Performance - 1517 SF
- Event Space - 1891 SF
- Pool Terrace - 4665 SF

While Edison House has not yet met with the owners of the Fairfield Inn & Suites by Marriot, the Palladio Apartments, or the vacant land to the north, they have met multiple times with the HOA of The Broadway Lofts which is comprised of condominium owners at The Broadway Lofts. We have shared with them our business plans and preliminary renderings of the building and have worked to establish a neighborly relationship with them by listening to their concerns and incorporating their feedback into our designs.

ALCOHOL RELATED STANDARDS

Edison House intends to apply for a bar establishment liquor license which will apply to the entirety of the premises. Edison House will be a 21+ venue.

- a) As a conditional use applicant for bar establishments, Edison House has completed a security and operations plan that will be submitted to the Salt Lake City Police Department and Planning Department. A draft of the security and operations plan is attached to our application for reference.
- b) Edison House will review the site and floor plan with the Salt Lake City Police Department as a means of soliciting feedback to mitigate any detrimental alcohol or other issues as a result of our operations.
- c) Edison House has designed the entire eastern portion of the building to be a solid brick wall specifically to create a buffer between Edison House and the Broadway Loft apartments (the only residential parcel that abuts Edison House).
- d) Edison House will not have any landscaping that could be utilized as a hiding place.
- e) Edison House will maintain its exterior to be free of graffiti and will remove any graffiti that appears within 48 hours.

COMPLIANCE WITH OTHER CITY DEPARTMENTS

UTILITIES

Edison House has received input from relevant city stakeholders during our Design Review Team meeting (see Appendix C) and has incorporated their feedback, including an upgrade of the water main along 2nd west as directed by public utilities, acceptable site design specifications as directed by the fire department, and the burying of the power lines along 2nd west as directed by Rocky Mountain Power. We have also conducted a seismic review of the site per the city's request and have deemed the site seismically stable.

FIRE PREVENTION BUREAU

As documented in appendix D, the design team met with the Fire Prevention Bureau and Salt Lake City Building Services to discuss the challenges with the fire department access related to the existing conditions. The Fire Prevention Bureau waived the aerial fire access requirement provided the structure is constructed of non-combustible construction with egress stairs easily accessible from the street. Additionally, the stair fire rating will be upgraded from one to two hours for additional safety. The fire protection design features have been incorporated into the concept design and the design team will continue to review and coordinate fire protection features with the Fire Prevention Bureau and Building Services as the design evolves.

PARKING

Due to limited site footprint, the project will provide code required parking through an off-site lease agreement or off-site valet parking in accordance with Section 21.A.44.040.

Sight distance triangle has been maintained at the existing driveway exits as noted on the ground level plan.

SLC REAL PROPERTY DIVISION

The project does not propose any permanent encroachments over the public way. Temporary encroachments required for utility relocation and upgrades will be coordinated with the respective City Departments and utility companies in accordance with the City Standards.

FAULT RUPTURE STUDY AREA

Fault rupture study and site-specific hazards report have been conducted and attached hereto. See Appendix B. Studies show no indication of the seismic fault line or hazardous soils.



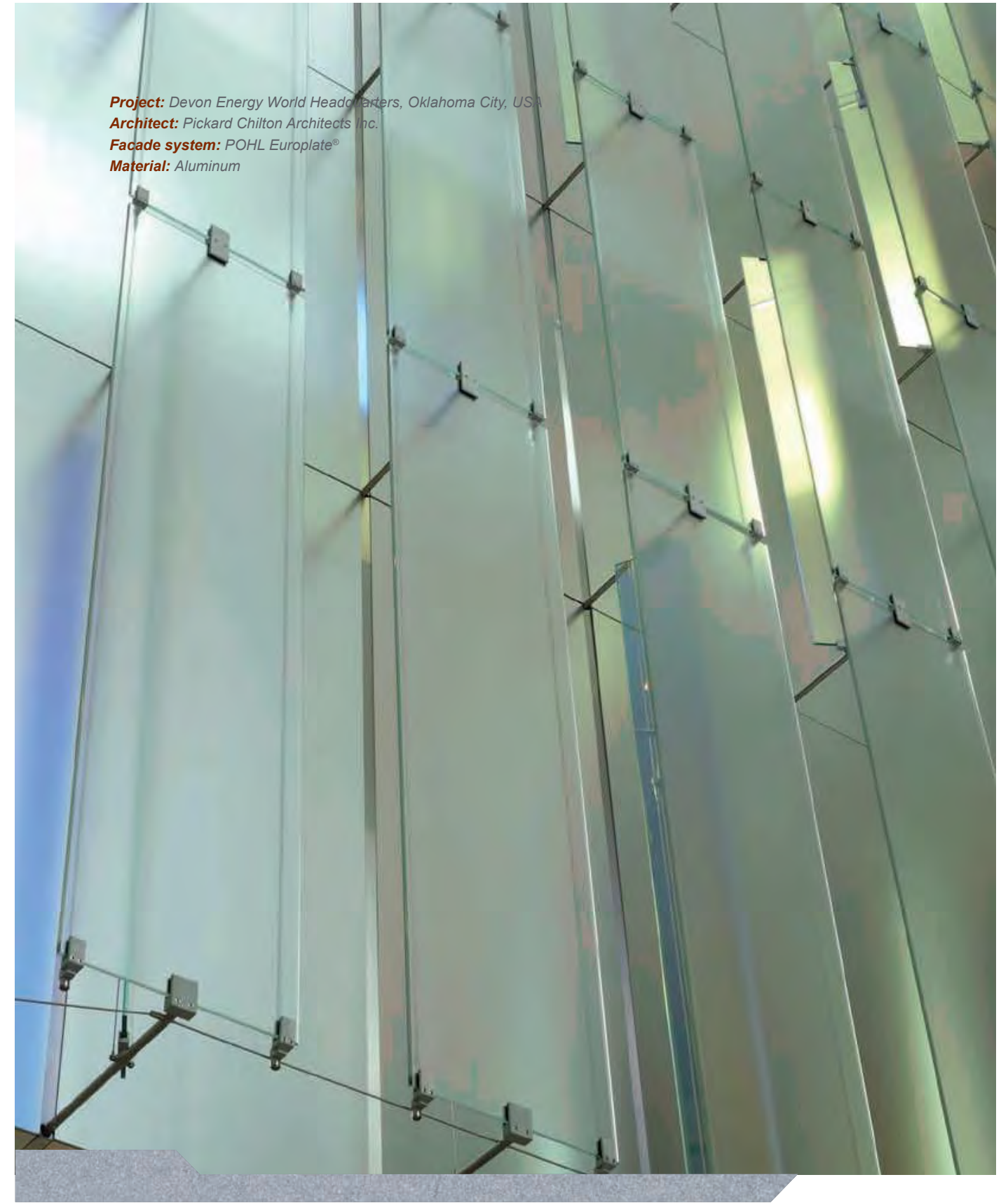
CONTENTS

METAL PANEL BASIS OF DESIGN - POHL EUROPLATE	4
ALUMINUM SCREEN LOUVER BASIS OF DESIGN - FORTINA	14



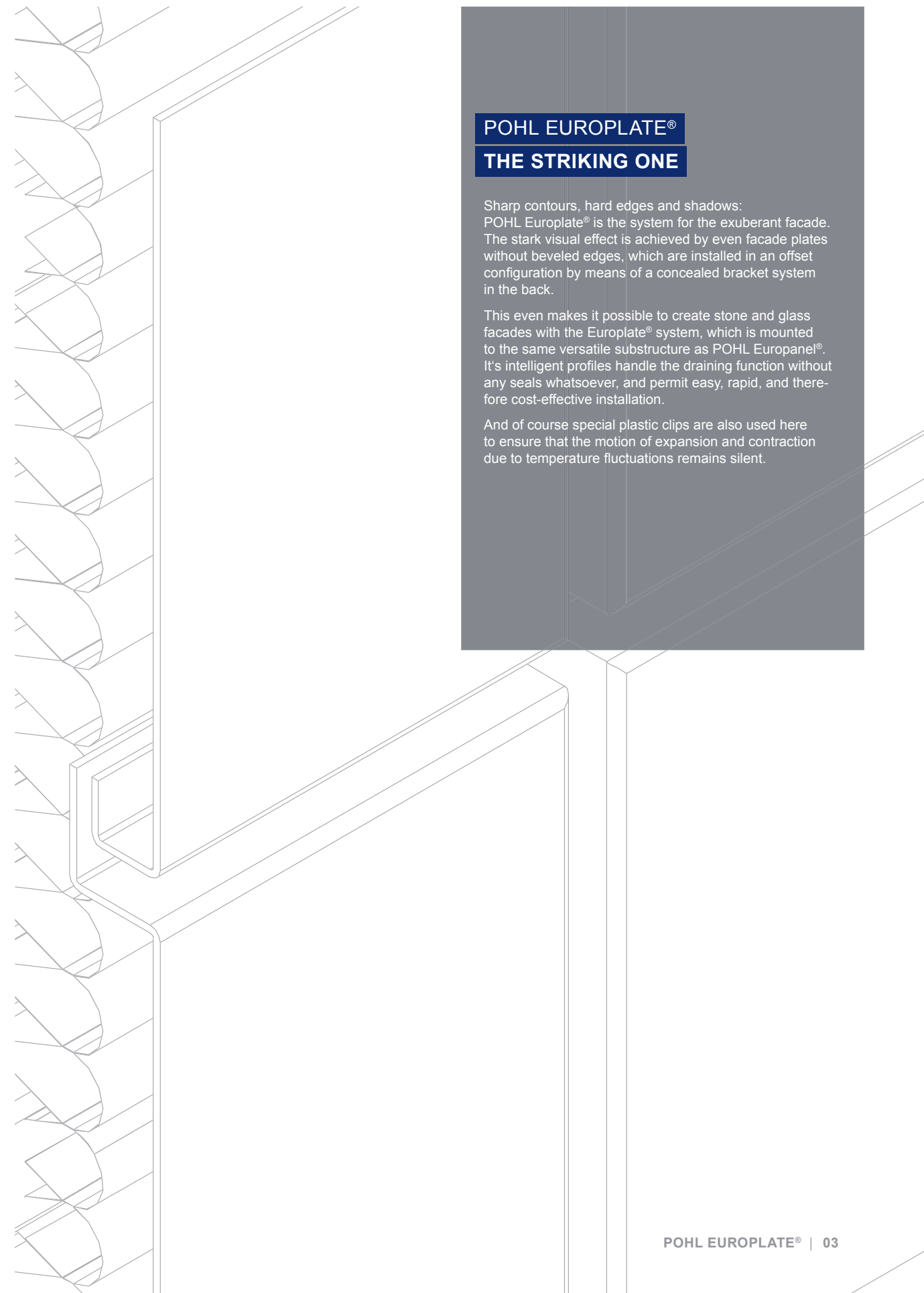
POHL
Competence from tradition since 1856

POHL EUROPLATE® – TECHNICAL MANUAL



Project: Devon Energy World Headquarters, Oklahoma City, USA
Architect: Pickard Chilton Architects Inc.
Facade system: POHL Europlate®
Material: Aluminum

Cover: German Football Museum, Dortmund, Germany
Architect: HPP Architekten
Facade system: POHL Europlate®
Material: Aluminum



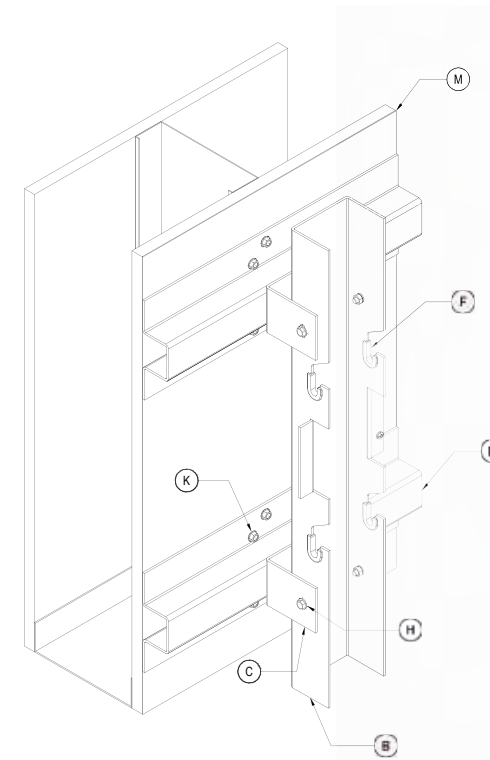
POHL EUROPLATE®
THE STRIKING ONE

Sharp contours, hard edges and shadows:
 POHL Europlate® is the system for the exuberant facade.
 The stark visual effect is achieved by even facade plates
 without beveled edges, which are installed in an offset
 configuration by means of a concealed bracket system
 in the back.

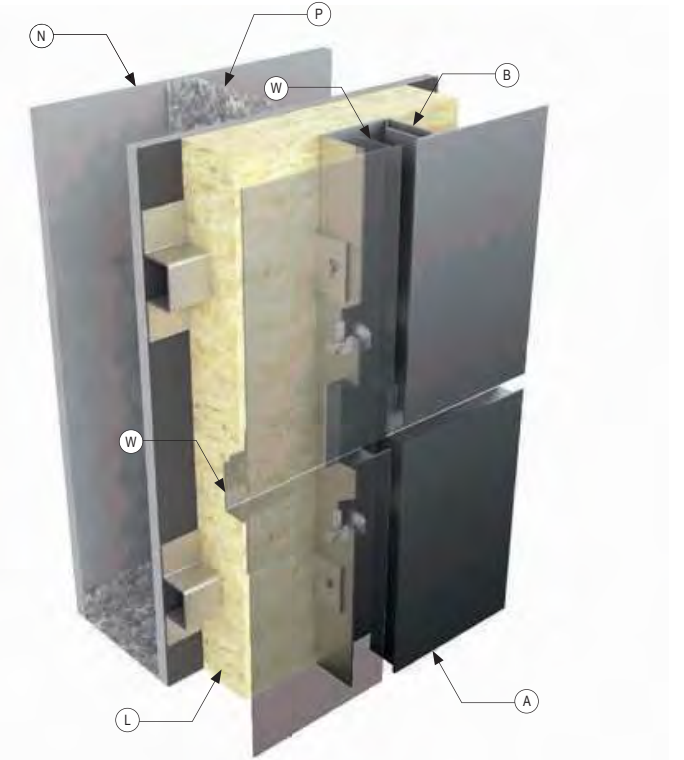
This even makes it possible to create stone and glass
 facades with the Europlate® system, which is mounted
 to the same versatile substructure as POHL Europanel®.
 It's intelligent profiles handle the draining function without
 any seals whatsoever, and permit easy, rapid, and there-
 fore cost-effective installation.

And of course special plastic clips are also used here
 to ensure that the motion of expansion and contraction
 due to temperature fluctuations remains silent.

POHL Europlate®



ISOMETRIC VIEW
 Europlate® Support System



ISOMETRIC VIEW
 Europlate® Cladding System

REF	Legend
A	POHL Rainscreen Panel
B	POHL Rainscreen Track
C	POHL Rainscreen Bracket Sized to Suit Project
D	Subgirt Channel Sized to Suit Project
E	POHL Return Pin
F	POHL Clip (Isolator)
G	ø 4.8 mm x 13 mm PH Screw – Typical
H	M6 x 16 mm Bolt w / Nut – Typical
K	ø 6.3 mm x 25 mm HWH Drill-flex Screw (Sealed) – Typical
L	Insulation Per Project Requirements
M	Air & Water Membrane
N	External Sheeting
P	Metal Stud Framing Minium 16 gauge
Q	Concrete
R	Glazing System by Others
S	POHL Aluminum Buttstrap Profile
T	Aluminum Angle Trim
U	M6 x 10 mm Stud Bolt w / Nut
W	Aluminum Panel Sub-Frame

POHL Headquarter Robert-Bosch-Str. 6 50769 Cologne Germany Phone: +49 221 70911-0	Drawing Nr: D-01(3D)
	Date: OKT-2015
POHL Europlate® System TYPICAL DETAIL Cross Joint - 3D CAD FILE Copyright Christian Pohl GmbH. This drawings and the ideas incorporated therewith are our property. Use and copy only with our permission. Windows and door details are shown only for reference and not usable as construction details.	

POHL Europlate®

POHL Europlate®

FACADE CLADDING

PRELIMINARY REMARKS

In our tenders we offer for production, delivery and/or assembly of the POHL facade cladding panel systems with the required carrier tracks.

We are credited to EN 1090-1, 1090-2 and 1090-3. Our products are supplied with the required CE marks. If a specific execution class for welded structures is required by the client, this information is to be provided to us in the request for tender.

The request for pricing should include all necessary drawings and details so that we can determine the scope of work and provide our according pricing and tender.

Revisions of drawings and details will require the pricing to be revised accordingly.

The customer is required to check the offer to be in line with his request for pricing.

The facade design complies with building material class A1 (non-combustable).

CONSTRUCTION MATERIAL:

POHL Europlate®
Headquarter
Christian Pohl GmbH
Robert-Bosch-Str. 6
50769 Cologne
Germany

SHEET-METAL CASSETTE FACADE

SYSTEM DESCRIPTION

Back-ventilated rainscreen facade system made from flat metal plates with frame and track system. The panels engage into the vertical carrier tracks with hook & pin fixings.

The Europlate panels have cut edges, without any return bends, to achieve crisp joint lines.

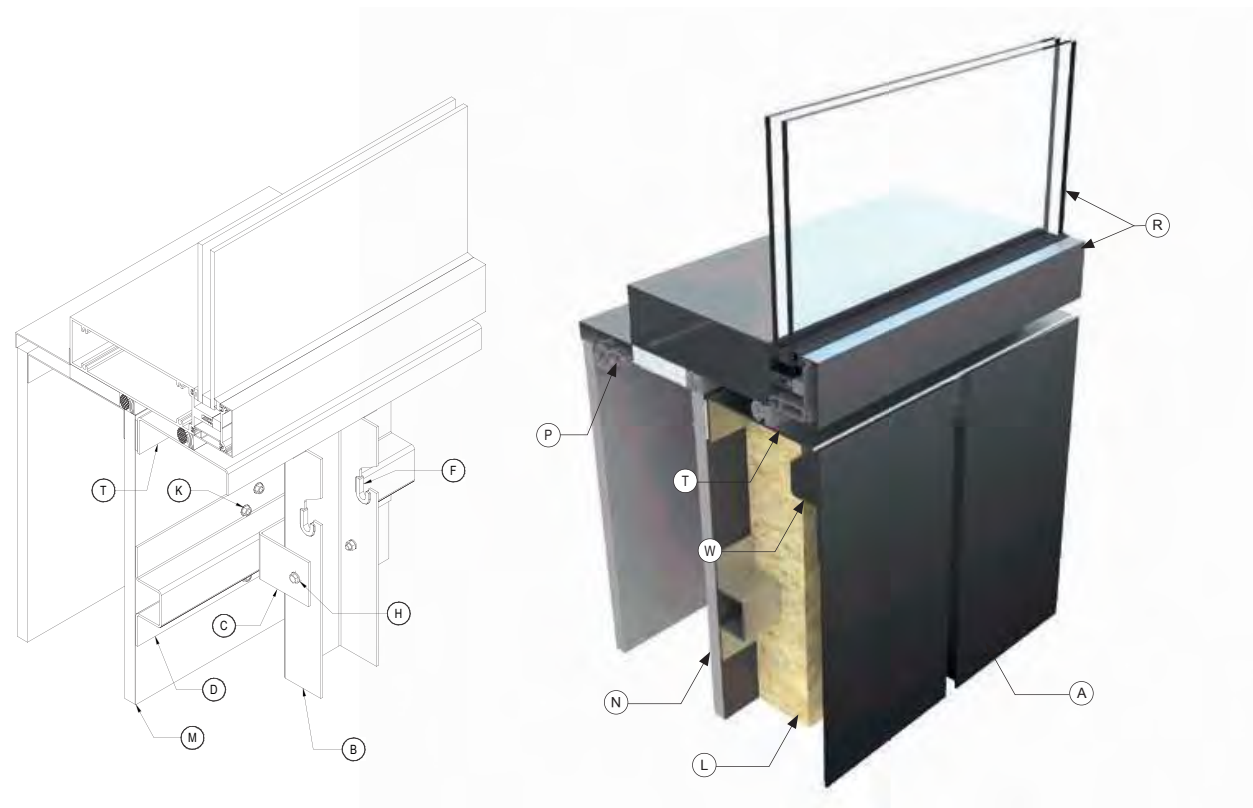
The frames on the panel backside form the typical Z-shape return at the top, U-shape return at the bottom and L-shape returns at the sides. The corners are typically not welded.

The panels have a pre-installed hook in pin (POHL Return Pin) which will engage into the vertical drainage and carrier channel tracks on site.

The track system is typically made from aluminum to ensure the long term durability of the cladding system.

The POHL Macrolon clips in the hook-in slots enable a tight engagement of the panels to the carrier tracks but still allow for full thermal expansions and avoid any unwanted noises.

All fixings and screws must be made of stainless steel. The screws and fixings are typically not part of the POHL cladding package and is provided by the installer.



ISOMETRIC VIEW
Europlate® Support System

ISOMETRIC VIEW
Europlate® Cladding System

REF	Legend
A	POHL Rainscreen Panel
B	POHL Rainscreen Track
C	POHL Rainscreen Bracket Sized to Suit Project
D	Subgirt Channel Sized to Suit Project
E	POHL Return Pin
F	POHL Clip (Isolator)
G	ø 4.8 mm x 13 mm PH Screw – Typical
H	M6 x 16 mm Bolt w/Nut – Typical
K	ø 6.3 mm x 25 mm HWH Drill-flex Screw (Sealed) – Typical
L	Insulation Per Project Requirements
M	Air & Water Membrane
N	External Sheeting
P	Metal Stud Framing Minium 16 gauge
Q	Concrete
R	Glazing System by Others
S	POHL Aluminum Buttstrap Profile
T	Aluminum Angle Trim
U	M6 x 10 mm Stud Bolt w/Nut
W	Aluminum Panel Sub-Frame

<p>Headquarter Robert-Bosch-Str. 6 50769 Cologne Germany Phone: +49 221 70911-0</p>	Drawing Nr: D-12(3D)
	Date: OKT-2015
POHL Europlate® System	
ALTERNATIVE DETAIL Glazing Sill - 3D CAD FILE	
Copyright Christian Pohl GmbH. This drawings and the ideas incorporated therewith are our property. Use and copy only with our permission.	
Windows and door details are shown only for reference and not usable as construction details.	

Project: Margot and Bill Winspear Opera House, Dallas, USA
Architect: Foster + Partners and Kendall/Heaton
Facade system: POHL Europlate®
Material: Glass-aluminum composite in special construction



POHL EUROPLATE® | 17

ARCHITECTURAL HIGHLIGHTS – WORLDWIDE



18 | POHL EUROPLATE®



Headquarter
Christian Pohl GmbH

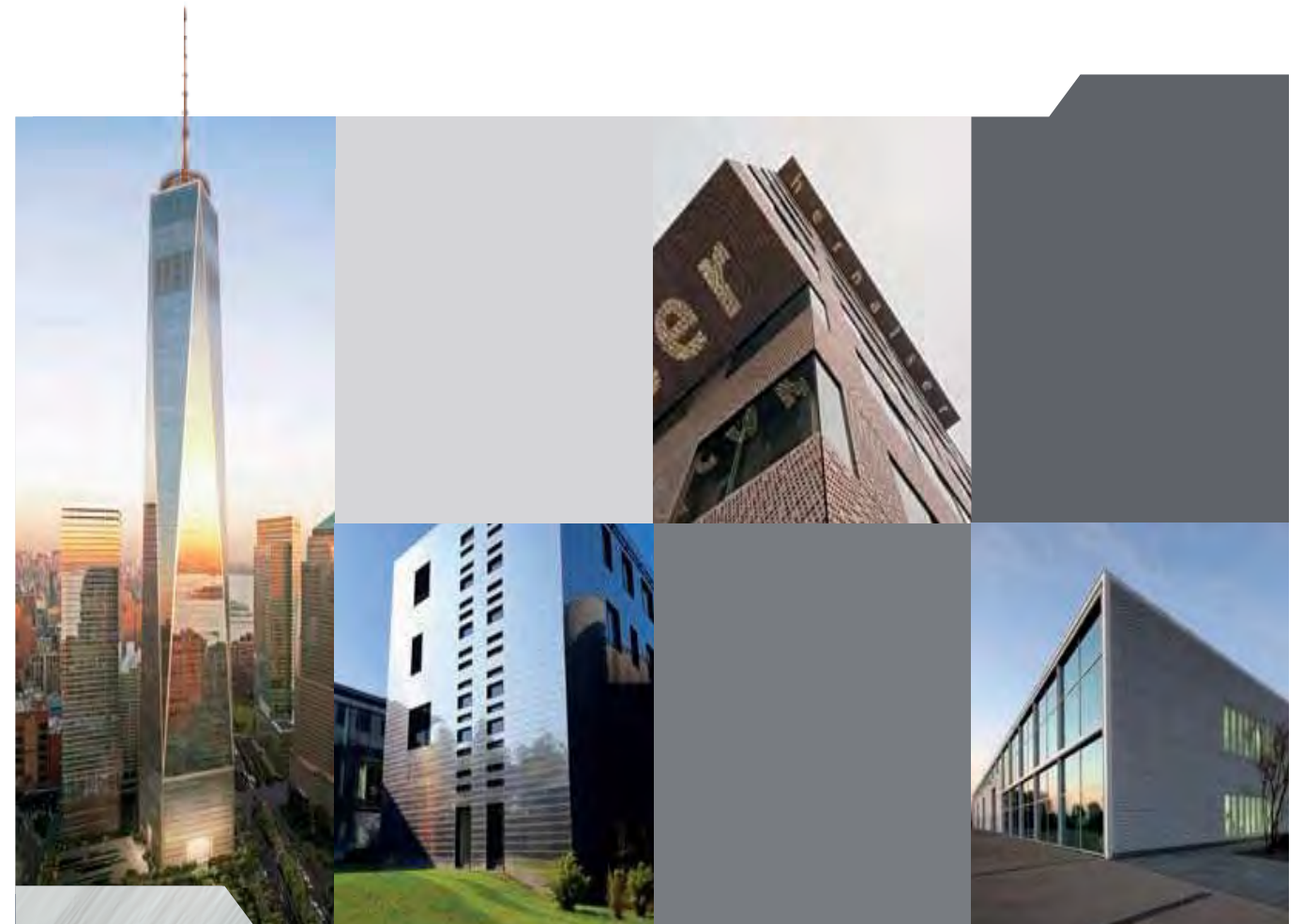
Robert-Bosch-Str. 6
 50769 Cologne
 Germany

Phone: +49 221 70911-0
 Fax: +49 221 70891-23
 info@pohl-facades.com
 www.pohl-facades.com

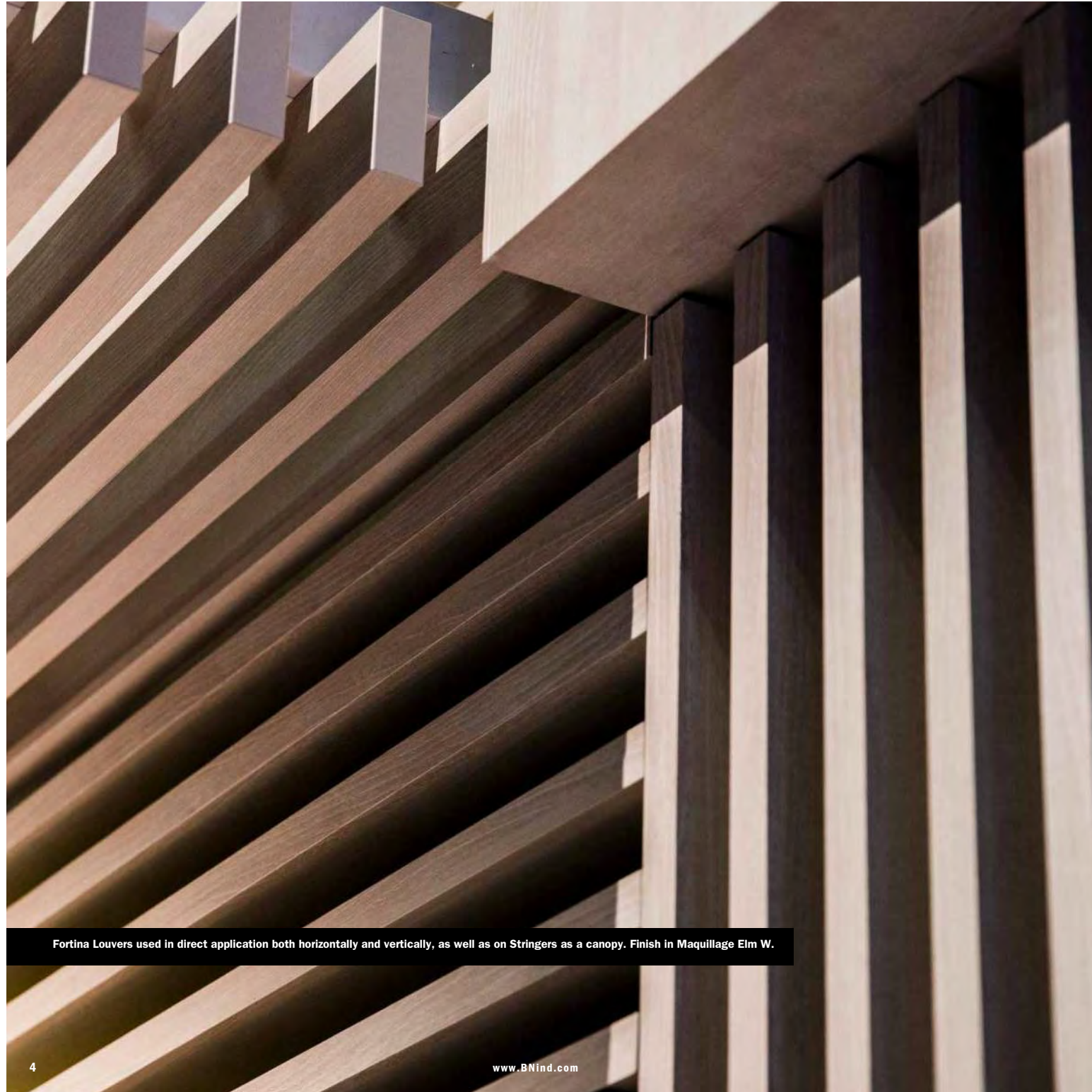
Pohl Inc. of America

6161 West Double Eagle Circle
 West Valley City, UT 84118
 USA

Phone: +1 801 988-1305
 Fax: +1 801 988-1310
 info@pohl-facades.com
 www.pohl-facades.com



POHL-Group of Companies



Fortina Louvers used in direct application both horizontally and vertically, as well as on Stringers as a canopy. Finish in Maquillage Elm W.

FORTINA is a remarkable architectural system that will fool your senses: replicating wood slats and louvers with aluminum and a hyper-realistic non-pvc surface. The combination of these materials makes the collection perfect for “green” building. The large collection of finishes have a touch and feel that is indistinguishable from real wood. It dramatically enhances environments with the benefits of lighter weight, less cost, less waste, easier installation, as well as more consistent color and finish than real wood. Because of the materials and highly-controlled manufacturing process, Fortina For B+N can be used in both interior and exterior situations such as walls, ceilings, screens, and countless other applications. With a variety of installation hardware, Fortina facilitates installation and shortens project construction times while bringing the warm look and feel of wood to the project.



The Capitol Hotel Tokyu. The innovative use of Fortina Louvers both on the walls, and as a dramatic ceiling statement in the lobby.

www.skindo.com

800 350 4127

7



The Kit And Ace stores use two different profiles of Fortina Louvers as both interior ceiling and wall applications, as well as an exterior facade. Interior finish is all White Ash, exterior finish is Rokko Cedar.



Fortina is mounted on both the walls and ceilings with the interlocking backrail system. Fortina Norte Oak finish used together with matching real wood helps create a warm and comfortable atmosphere.

Colors And Patterns Interior

WOOD GRAINS



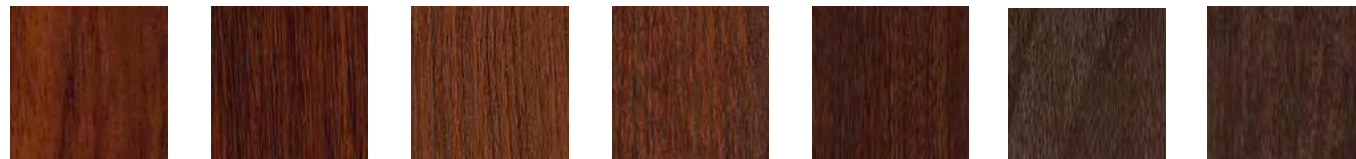
KA-101 Pacific Grey
TE-2055 Revlon Wall W
TE-2053 Frettare Oak N
TE-2054 Frettare Oak G
TE-2060 Tendre Walnut LG
TE-2052 Stylish Maple N



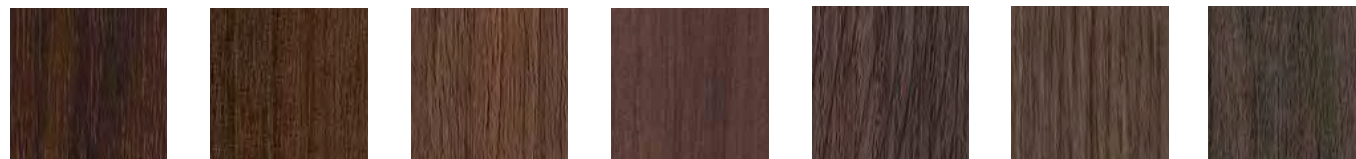
TE-2058 Legacy Ash G
TE-598F Pure White
TE-2014 Crema Chestnut FW
TE-2015 Crema Chestnut CW
TE-2016 Persian Walnut W
TE-2027 Lux Anigle W
TA-026 White Elm Neo



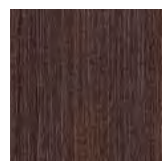
TE-2061 Tendre Walnut MG
TE-2059 Legacy Ash DG
TE-2056 Revlon Wall M
TE-2057 Revlon Wall B
TE-2050 Symphony Walnut B
TE-2051 Symphony Walnut D
TE-914 Robust Elm D



TE-2018 English Walnut B
TE-2019 Antique Walnut
TE-885 Verde Walnut RB
TE-944 Fram Oak D
TE-608 Glamorous Mahogany
TE-742 Astro Walnut BL
TE-2062 Noir Imbuia D

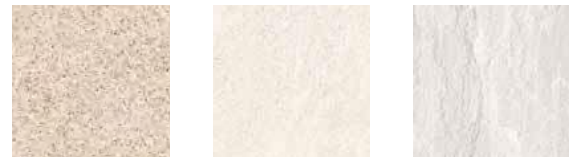


TE-769 Forte Walnut D
TE-886 Verde Walnut D
TE-760 Vent Walnut D
TE-2040 English Walnut BL
TE-803 Primary Oak DB
TE-804 Primary Oak G
TE-808 Vent Walnut BL



TE-715 Classy Wood

STONE



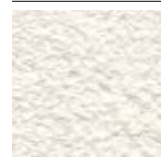
TA-022 Siena Granit (Sabi-ishi color)
TA-023 Pietra Lime (Light)
TA-025 Alterna Sandstone (White)

FIBER



TA-017 White Fiber
TA-018 Black Fiber

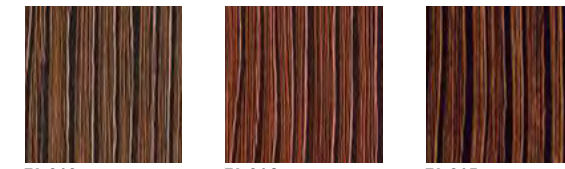
STUCCO



TA-019 Solid Stucco

Colors And Patterns Exterior

WOOD GRAIN - CHARACTERISTIC



TA-013 Antique Cedar G
TA-014 Antique Cedar RB
TA-015 Antique Cedar D

WOOD GRAIN - JAPANESE MODERN



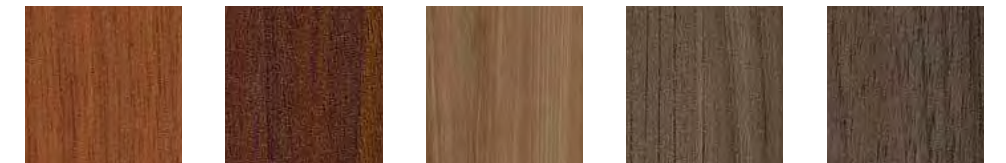
TA-004 Rokko Cedar
TA-012 Bamboo

WOOD GRAIN - BASIC



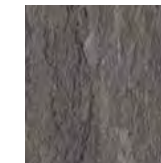
TA-005 Rican Oak
TA-758 Vent Walnut N
TA-647 Earl Walnut M
TA-532 Cherry Line M
TA-605 Blossom Birch

WOOD GRAIN - BASIC



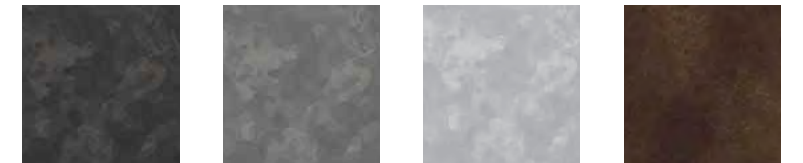
TA-602 Vintage Walnut
TA-760 Vent Walnut D
TA-021 Criollo Elm
TA-775 Carina Elm D
TA-808 Vent Walnut BL

STONE



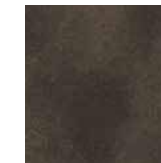
TA-024 Alterna Sandstone (Black)

METAL



TA-006 Spangle Metal D
TA-007 Spangle Metal M
TA-008 Spangle Metal L
TA-009 Aging Metal PD

METAL



TA-010 Aging Metal PM

TERRA COTTA



TA-001 Terra Cotta Clay
TA-002 Terra Cotta Arrosto
TA-003 Terra Cotta Rosso



TA-012 Bamboo Round



CONTENTS

SURFACE FAULT RUPTURE HAZARD EVALUATION	4
DOMINION ENERGY MAPPING	14

August 9, 2019
Job No: 0582-032-19

Mr. Coury Morris, P.E.
Great Basin Engineering Inc.
5476 South 1475 East Street
Ogden, Utah 84415

Mr. Morris:

Re: Report
Surface Fault Rupture Hazard Evaluation
327 South 200 East Street Project
327 South 200 East Street
Salt Lake City, Utah

1. INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

This report presents the results of our surface fault rupture hazard evaluation performed for the proposed 327 South 200 East Street Project. The 327 South 200 East Street Project consists of a proposed 2- to 3- level structure to be used as a social club building, to be located in the Downtown neighborhood in Salt Lake City, Utah. The proposed structure is to be located upon a 0.24-acre property located at 327 South 200 East Street in Salt Lake City, as shown on attached Figure 1, Vicinity Map. A more detailed layout of the site showing more current (2012) conditions on the site, including site boundaries, existing near-by structures and infrastructure is presented on Figure 2, Fault Hazards. The locations of mapped faulting and corresponding "Surface Fault Rupture Hazard Special Studies Areas" (Christenson and Shaw, 2008), are also shown on Figure 2. The mapped faulting and Surface Fault Rupture Special Studies Areas shown on Figure 2, are the results of previous mapping by the Salt Lake County Geologist and the Utah Geological Survey (UGS) (Christenson and Shaw, 2008), which has indicated a potential for active faulting and fault rupture hazards attributed to the Warm Springs fault of the Wasatch fault zone in the vicinity of the site. In general, the purposes of this investigation were to assess the subsurface conditions, to evaluate the presence or absence of active earthquake faults on the site, and if necessary, to provide recommendations for reducing exposure to surface fault rupture hazards for the proposed site improvements.

The "Surface Fault Rupture Hazard Special Studies Areas", as shown on Figure 2, are delineated areas where studies must be undertaken before structural improvements take place. For site development regulations, the Salt Lake City Land Development Requirements Section 18.28.40 specify:

...No Structure shall be located over a fault. Determinations of the appropriate setback distance from the fault shall be made based on recommendations contained in the geological report required by Section 18.28.40.C...

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned during discussions between Mr. Coury Morris, P.E. of Great Basin Engineering and Mr. Alan Spilker, P.E. of GSH Geotechnical, Inc. (GSH).

The Objectives of this Evaluation:

1. Define and evaluate the surface fault rupture hazards and evaluate subsurface soil and groundwater conditions for the site; and
2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations for site development purposes.

In accomplishing the objectives, our Scope will include the following:

1. Field Program: including the excavating (by others) a 195-foot long trench up to 10 feet deep across the site;
2. Geologic review of side walls;
3. The drilling, logging, and sampling of 2 borings within the building footprint from 15 to 45 feet;
4. Laboratory Testing;
5. Engineering Analysis; and
6. Preparation of Final Summary Report.

1.3 AUTHORIZATION

Authorization was provided by Mr. Morris by returning a signed copy of our Professional Services Agreement No. 19-0643, dated June 21, 2019.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration trench, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are



implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering and geological principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

We expect that the proposed construction will consist of a 2- to 3- level structure. The structure is anticipated to have maximum column and wall loads on the order of 100 to 200 kips and 6 to 8 kips, respectively, supported on conventional spread and strip footings. Above-grade levels will consist of wood-frame construction 1 to 3 levels in height. Projected site grading is anticipated to consist primarily of cutting into the existing ground to construct the structure, with very little fill projected for the site.

3. FIELD PROGRAM

The initial stage of our field program included a review of literature, previous reports, aerial photography, and a general site reconnaissance. The location and configuration of the exploration trench excavated for this study was determined on the basis of the proposed site improvements, the dimensions of the property, existing structures, and the expected orientation of possible faulting in the vicinity of the site. The trench was excavated on a northwest to southeast axis in order to intercept northeast to southwest trending fault traces mapped by the USGS and UGS geologists (Christenson and Shaw, 2008; Personius and Scott, 2009; McKean, 2014) in the vicinity of the site. The approximate location of our trench is shown on Figure 4, Site Evaluation.

The field program of our study was under the direct control and continuous supervision of Dr. Gregory Schlenker, PG, Senior Geologist of our engineering geology staff. The trenching was conducted on July 11, 2019. The trench was excavated using a track mounted 5-ton class (mini-track) excavator and penetrated depths of 5.0 to 6.0 feet, and extended for a length of 172 feet. The exposures encountered in the trench were logged in the field at a scale of 1 inch equal to 5 feet and are presented on Figure 5, Log of Trench.

4. GEOLOGIC SETTING

The site is located in the Salt Lake Valley, which is within the Basin and Range Physiographic Province. The Salt Lake Valley is near (west of) the transition between the Basin and Range Physiographic Province to the west and the Middle Rocky Mountain Physiographic Province to the east. The Basin and Range Province is characterized by generally north-trending valleys and mountain ranges that have formed by displacement along normal faults. The Wasatch fault forms the boundary between the 2 provinces and has been active for approximately 10 million years. The Middle Rocky Mountains were formed during a period of regional compression that occurred in Cretaceous time, about 75 to 70 million years ago (Hunt, 1967).



The surficial geology of the area is characterized by materials deposited within the past 30,000 years by late Pleistocene Lake Bonneville (Currey and Oviatt, 1985). As the ancient lake(s) receded, streams began to regrade through shoreline deltas formed at the mouths of major Wasatch Range canyons and the eroded material was deposited in the basin as a series of recessional deltas, alluvial fans, and shoreline sequences. Toward the center of the valley, where the site is located, deep-water sediments of clay, silt, and fine sand predominate. The surficial geology of the site vicinity as interpreted by McKean (2014) is presented on Figure 3, Geologic Mapping, wherein McKean interprets the surficial geology of the site to consist of "younger alluvial-fan deposits, undivided" (**Qafy**) Holocene to upper Pleistocene in age, and consisting of "poorly to moderately sorted, pebble to cobble gravel with boulders near bedrock sources, with a matrix of sand, silt, and clay, grading to mixtures of sand, silt, and clay on gentler slopes; clasts angular to subrounded; deposited by debris flows, debris floods, and streams... These deposits are believed to have been laid down since the regression of Lake Bonneville at the site, since approximately 12,000 years ago (Currey and Oviatt, 1985).

5. SITE CONDITIONS

5.1 SURFACE CONDITIONS

As shown on Figure 2 and Figure 4, the site consists of a rectangular-shaped property with maximum plan dimensions on the order of 60 feet east to west and 180 feet north to south. The property affronts 200 West Street to the west, and is surrounded by urbanized parking and vacant spaces on the north, south and east. Elevation at the site is roughly 4258 feet (msl), and the surface is practically level.

5.2 SUBSURFACE CONDITIONS

5.2.1 SOILS, GEOLOGY AND GROUNDWATER

The soils observed in the trench and illustrated on Figure 5 consisted of fine-grained, granular and coarse-grained soils. The uppermost soils observed in the trenches consisted of non-engineered fills of silty, sandy gravel (GM), apparently placed to fill in former site structures and basements, and site-surface leveling. As shown on Figure 5, the foundations, slabs, masonry, and brickwork from previous structures on the site were encountered during our trenching. Beneath the fills, the natural soils consisted of a sequence of alluvial silty sands (SM) over alluvial silty, sandy gravel (GM) over lacustrine silty sand (SM) at the base depth of the trench. A weak remnant topsoil soil A-Horizon was observed on the surface of the natural and fill soils on the surface of the trench.

These soils are interpreted to be alluvial and lacustrine deposits that were laid down during, and since, the final regression of Lake Bonneville. The alluvial soils observed in the trenches appear to conform the **Qafy** deposits mapped for the site, and the lacustrine soils observed at depth in the trenches appear to correlate with **Qlam** deposits mapped nearby the site by McKean (2014). The lacustrine deposits observed in the trenches are believed to have been deposited during the final phase of Lake Bonneville approximately 12,000 years ago (Currey and Oviatt, 1985).



5.2.2 FAULTING

The Warm Springs fault enters the downtown area on the north side of the city and is believed to end in the vicinity of the site, but to the north of the site. The location of the faulting in the downtown area is not very well known because urban development precluded geologic fault mapping efforts in this part of the city (Schlenker and others, 1999). Based upon our review of ours and others in the downtown area (Korbay and McCormick, 1999; Simon Bymaster Inc., 1999; GSH Geotechnical, Inc., 2018), we believe that deformation from the Warm Springs fault ends to the north of the subject site.

Fault rupture or deformation-related fault movement was not observed in the sufficiently ancient deposits (greater than 12,000 ybp) exposed at the base of the trench. According to the Western States Seismic Policy Council (2011) and adopted by the UGS (Lund and others, 2016), active (Holocene age) earthquake faults are generally considered to be faults which have disrupted the ground surface within the past 11,700 years before present. Implied with this definition is that such faults are likely to disrupt the ground surface in the relatively near future. On the basis of these definitions and our observations, we believe that surface fault rupture hazards are not present on the site where the trench has been excavated.

6. GEOLOGIC HAZARDS

6.1 GEOSEISMIC SETTING

The site is located within Intermountain Seismic Belt, near the Warm Springs fault of the Salt Lake City Segment of the Wasatch Fault Zone (DuRoss and Hylland, 2015). The site is shown to be within the "Surface Fault Rupture Hazard Special Study Area" as mapped by Salt Lake County (1989) and the UGS (Christenson and Shaw, 2008), and shown on Figure 2 of this report. Because the site is located within the special studies area for the Warm Springs fault, this evaluation is required for site development purposes.

Analyses of ground shaking hazard along the Wasatch Front suggests that the Wasatch Fault Zone is the largest contributor to the seismic hazard in the Salt Lake City area. The Wasatch fault zone is considered active and capable of generating earthquakes as large as magnitude 7.3 (Arabasz and others, 1992). Surface fault rupture commonly occurs in conjunction with events of magnitude 6.0 or larger. DuRoss and Hylland (2015) have determined that 9 surface-faulting earthquakes have occurred on the Salt Lake City segment of the Wasatch fault zone during the past approximately 18,000 years.

Based on probabilistic estimates (Peterson and others, 2008), the expected peak horizontal ground acceleration for the site, on rock, from a large earthquake with a 10 percent probability of exceedence in 50 years, is as high as 0.22g, and for a 2 percent probability of exceedence in 50 years is as high as 0.67g. Ground accelerations greater than these are possible but will have a lower probability of occurrence.



The 10 percent probability of exceedence in 50 years event has a return period of 475 years, and the 0.22g acceleration for this event corresponds to "very strong" perceived shaking with "moderate" potential damage based on instrument intensity correlations (Wald and others, 1999).

The 2 percent probability of exceedence in 50 years event has a return period of 2,475 years, and the 0.67g acceleration for this event corresponds to "violent" perceived shaking with "heavy" potential damage based on instrument intensity correlations (Wald and others, 1999).

Future ground accelerations greater than these are possible but will have a lower probability of occurrence.

6.2 LIQUEFACTION

In conjunction with the ground shaking potential of large magnitude seismic events as discussed previously, certain areas within the Salt Lake Valley also possess a potential for liquefaction during such events. Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlements of overlying layers after an earthquake as excess pore water pressures are dissipated. The primary factors affecting liquefaction potential of a soil deposit are: (1) level and duration of seismic ground motions; (2) soil type and consistency; and (3) depth to groundwater. Based on a review of mapping by Salt Lake County (1989) and the UGS (Christenson and Shaw, 2008), the subject site is found to be located within a broad area designated as "High" for liquefaction potential and would require additional study, which will be addressed in our forthcoming geotechnical study for the site.

6.3 FLOODING

The FEMA Flood Insurance Rate Map for the site location (Map 49035C0144 H), indicates that the site is outside of the 100- and 500-year flood hazard areas (zone x) delineated on the FEMA maps (FEMA, 2012).

6.4 NON-ENGINEERED FILLS

Patches of non-engineered fills as thick as 5.0 feet were observed in our trench and fills placed elsewhere on the site are suspected. The fills, including the backfill for our trench and fills placed over the previous structural excavations on the site, should be appropriately treated before placing structural loads on these areas of the site.

7. CONCLUSIONS

Based upon the findings of this study we believe that the proposed development will not be adversely exposed to the surface fault rupture hazards addressed in this report. Our conclusions



assume that non-engineered fills will be treated, and structures will be constructed appropriately for site seismic response conditions that may be present at the site.

8. SITE OBSERVATIONS

Prior to placement of foundations, floor slabs, and site grading fills, a geotechnical engineer should observe and verify that suitable subgrade conditions have been encountered.

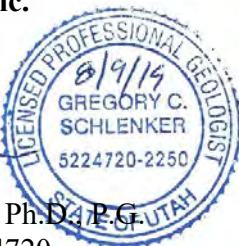
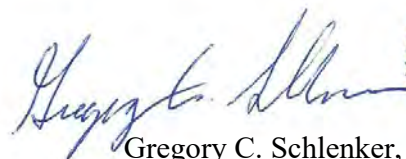
9. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at 801.685.9190.


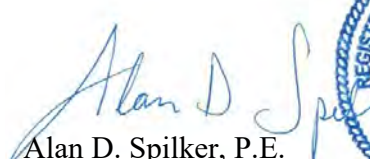
Respectfully submitted,

GSH Geotechnical, Inc.

Reviewed by:



Gregory C. Schlenker, Ph.D., P.E.
State of Utah No. 5224720
Senior Geologist



Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

- | | | |
|-------|-----------|-------------------|
| Encl. | Figure 1, | Site Vicinity Map |
| | Figure 2, | Fault Hazards |
| | Figure 3, | Geologic Mapping |
| | Figure 4, | Site Evaluation |
| | Figure 5, | Log of Trench |



11. REFERENCES

Arabasz, W.J., Pechmann, J.C., and Brown, E.D., 1992, Observational seismology and the evaluation of earthquake hazards and risk in the Wasatch Front area, Utah, in Gori, P.L., and Hays, W.W., (eds.), Assessment of regional earthquake hazards and risk along the Wasatch Front, Utah: U.S. Geological Survey Professional Paper 1500-D, 36 p.

Christenson, G.E., and Shaw, L.M., 2008, Geographic Information System database showing geologic-hazard special study areas, Wasatch Front, Utah: Utah Geological Survey Circular 106, 7 p., GIS data, scale 1:24,000,

Currey, D.R., and Oviatt, C.G., 1985, Durations, average rates, and probable causes of Lake Bonneville expansion, still-stands, and contractions during the last deep-lake cycle, 32,000 to 10,000 years ago, in Kay, P.A., and Diaz, H.F., (eds.), Problems of and prospects for predicting Great Salt Lake levels - Processing of a NOAA Conference, March 26-28, 1985: Salt Lake City, Utah

DuRoss, C.B., and Hylland, M.D., 2015, Synchronous ruptures along a major graben-forming fault system—Wasatch and West Valley fault zones, Utah: Bulletin of the Seismological Society of America, v. 105, no. 1, p. 14–37

FEMA, 2012, Salt Lake County and Incorporated Areas, Flood Insurance Rate Map, Panel 49035C0144 H, scale 1:10,000.

GSH Geotechnical, Inc., 2018, Surface Fault Rupture Hazard Evaluation, Proposed Mixed Use 4th and 2nd Project, 400 South and 200 West Street, Salt Lake City, Utah: Unpublished consultants report, 9 p., plates.

Hunt, C.B., 1967, Physiography of the United States: San Francisco, W.H. Freeman, 480 p.

Korbay, S.R., and McCormick, W.V., 1999, Faults, lateral spreading, and liquefaction features, Salt Palace Convention Center, Salt Lake City: Association of Engineering Geologists, 42nd Annual Meeting Program with Abstracts, 73 p.

Lund, W.R., Christenson, G.E., Batatian, L.D., and Nelson, C.V., 2016, Guidelines for evaluating surface-fault-rupture hazards in Utah, in Bowman, S.D., and Lund, W.R., editors, Guidelines for investigating geologic hazards and preparing engineering-geology reports, with a suggested approach to geologic-hazard ordinances in Utah: Utah Geological Survey Circular 122, p. 31–58.

McKean, A.P., 2014, Interim geologic map of the Salt Lake City North quadrangle, Salt Lake and Davis Counties, Utah: Utah Geological Survey Contract Deliverable Report, scale 1:24,000.



Personius, S.F., and Scott, W.E., 2009, Surficial geologic map of the Salt Lake City segment and parts of adjacent segments of the Wasatch fault zone, Davis, Salt Lake, and Utah Counties, Utah: Utah Geological Survey Map 243DM, GIS data, scale 1:50,000.

Petersen, M.D., Frankel, A.D., Harmsen, S.C., Mueller, S.C., Haller, K.M., Wheeler, R.L., Wesson, R.L., Zeng, Y., Boyd, O.S., Perkins, D.M., Luco, N., Field, E.H., Wills, C.J., and Rukstales, K.S., 2008, Documentation for the 2008 Update of the United States National Seismic Hazard Maps, USGS Open-File Report 2008-1128, 128p.

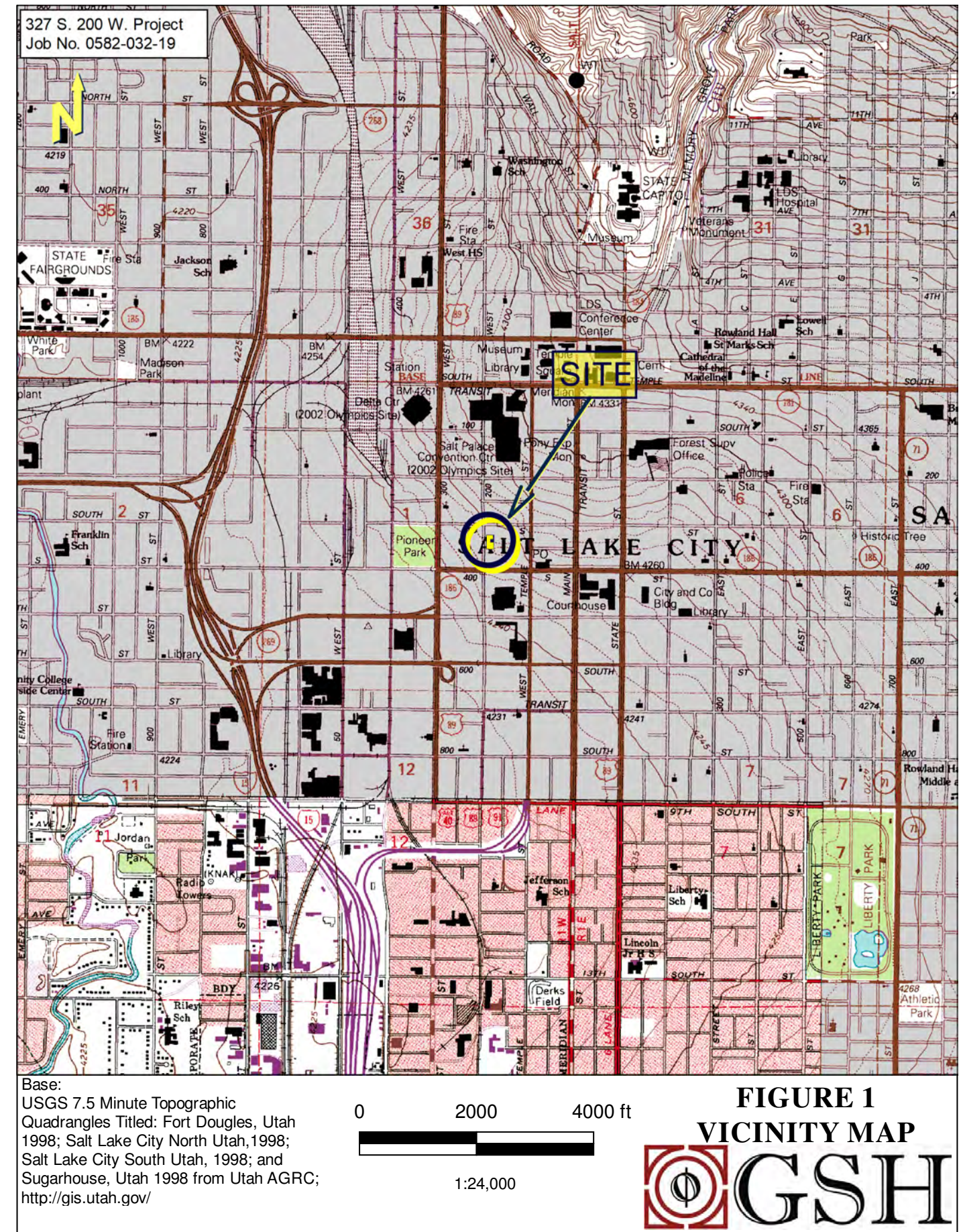
Salt Lake County, 1989, Surface Rupture and Liquefaction Potential Special Study Areas, Salt Lake County, Utah: Salt Lake County Public Works-Planning Division Map, scale 1:36,000.

Schlenker, G.C., Helm, J.M., and Batatian, L.D., 1999, Ontogeny of the Warm Springs fault—Special studies zone mapping in the West Capitol and Downtown neighborhoods, Salt Lake City, Utah: Association of Engineering Geologists, 42nd Annual Meeting Program with Abstracts, 84 p.

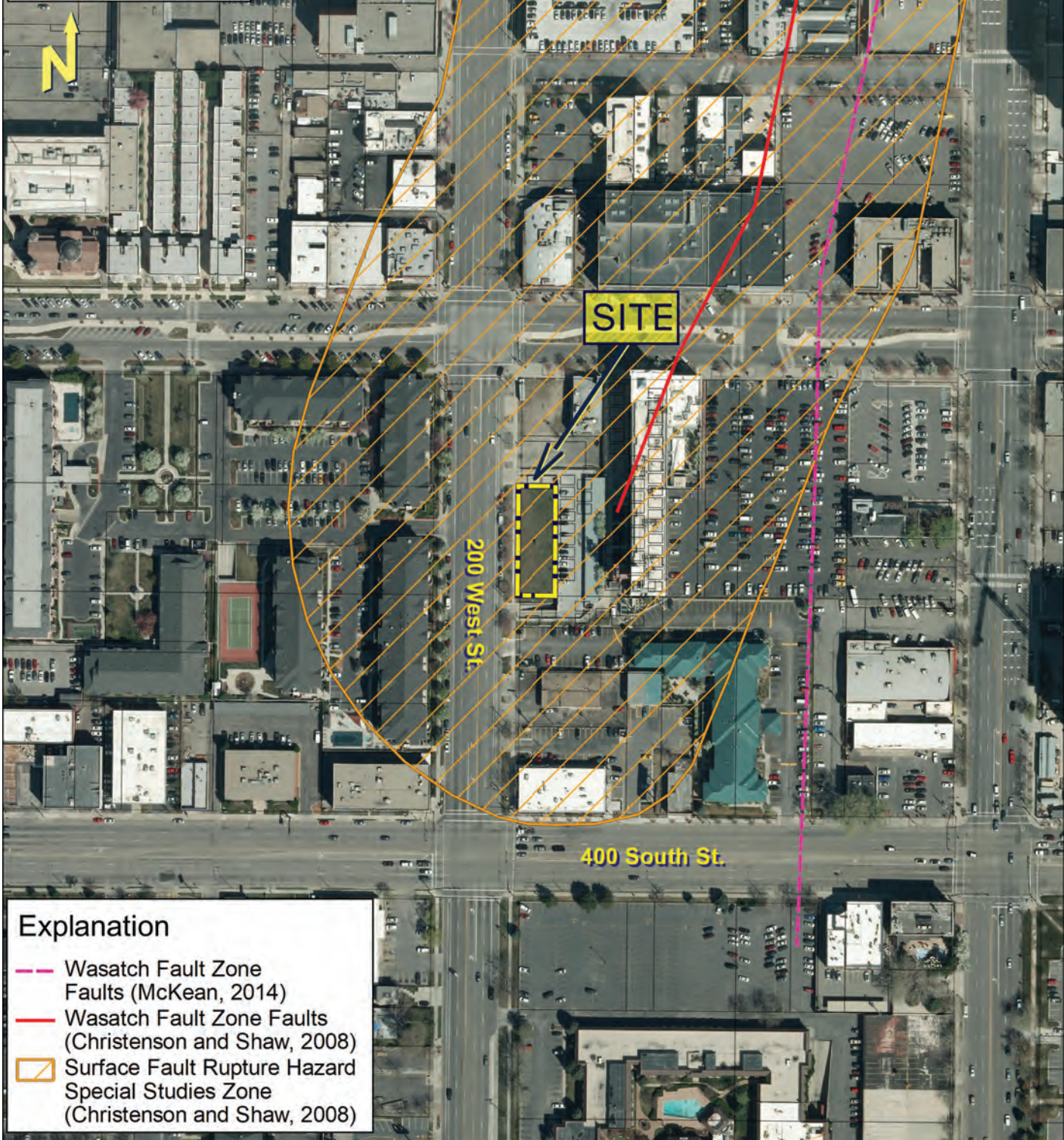
Simon Bymaster Inc., 1999, Report of geological investigation Salt Palace Convention Center expansion project, 100 South West Temple Street, Salt Lake City, Utah: unpublished consultant report prepared for Salt Lake County c/o Construction Control Corporation, variously paginated.

Wald, D.J., Quitariano, V., Heaton, T.H., and Kanamori, H., 1999, Relationship between Peak Ground Acceleration, Peak Ground Velocity, and Modified Mercalli Intensity in California: Earthquake Spectra, v. 15, no. 3, p. 557-564

Western States Seismic Policy Council, 2011, Policy Recommendation 11-2—Definition of fault activity for the Basin and Range Province: Western States Seismic Policy Council, 5 p.



327 South 200 East Project
Job No. 0582-032-19



- Explanation**
- Wasatch Fault Zone Faults (McKean, 2014)
 - Wasatch Fault Zone Faults (Christenson and Shaw, 2008)
 - ▨ Surface Fault Rupture Hazard Special Studies Zone (Christenson and Shaw, 2008)

Base:
2012 0.5-ft Color HRO Orthoimagery,
from Utah AGRC; <http://gis.utah.gov/>

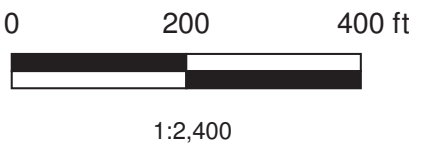
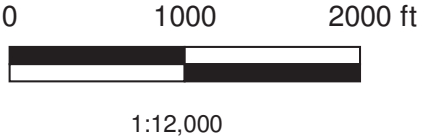


FIGURE 2
FAULT HAZARDS
 **GSH**

327 S. 200 W. Project
Job No. 0582-032-19



Base:
McKean, A.P., 2014, Interim geologic map of the Salt Lake City North quadrangle, Salt Lake and Davis Counties, Utah: Unpublished Utah Geological Survey contract deliverable map prepared for U.S. Geological Survey, booklet, scale 1:24,000.



Geologic Units

after McKean (2014)

- Qh Fill and disturbed land** (historical) – Undifferentiated earth fill and disturbed land...
- Qaly Young stream deposits, undivided** (Holocene) – Moderately sorted, light olive-gray to light brown sand, silt, and minor clay; very fine to medium-grained sand...
- Qafy Younger alluvial-fan deposits, undivided** (Holocene to upper Pleistocene?) – Poorly to moderately sorted, pebble to cobble gravel with boulders near bedrock sources, with a matrix of sand, silt, and clay, grading to mixtures of sand, silt, and clay on gentler slopes; clasts angular to subrounded; deposited by debris flows, debris floods, and streams...
- Qml Lateral spread deposits** (Holocene to middle Pleistocene) – Poorly sorted clay- to boulder-sized material in blocks of displaced sediment, displaced slumps, and grabens, with grain size varying with the nature of source material...
- Qlam Lacustrine and alluvial and marsh deposits, undivided** (Holocene to upper Pleistocene) – Silt, clay, and minor sand and pebbles; organic-rich sediment...
- Qafp Alluvial-fan deposits, regressive (Provo) phase of Lake Bonneville** (upper Pleistocene) – Poorly to moderately sorted, pebble to cobble gravel, locally bouldery, in a matrix of sand, silt, and minor clay...deposited by debris flows, debris floods, and stream flow...
- Qad Fan-delta deposits** (upper Pleistocene) – Poorly to well sorted clay, silt, sand, and gravel, cobble, and boulder clasts; rounded to angular; thin to medium bedded...includes both fan and deltaic deposits...

Normal Fault - Dashed where approximately located, dotted where concealed; bar and ball on downthrown side; queried where uncertain...

FIGURE 3
GEOLOGIC MAPPING
GSH

327 South 200 East Project
Job No. 0582-032-19



Explanation
= Trench
— Wasatch Fault Zone Faults
(Christenson and Shaw, 2008)

Base:
2012 0.5-ft Color HRO Orthoimagery,
from Utah AGRC; <http://gis.utah.gov/>

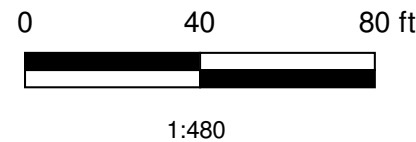


FIGURE 4
SITE EVALUATION
GSH

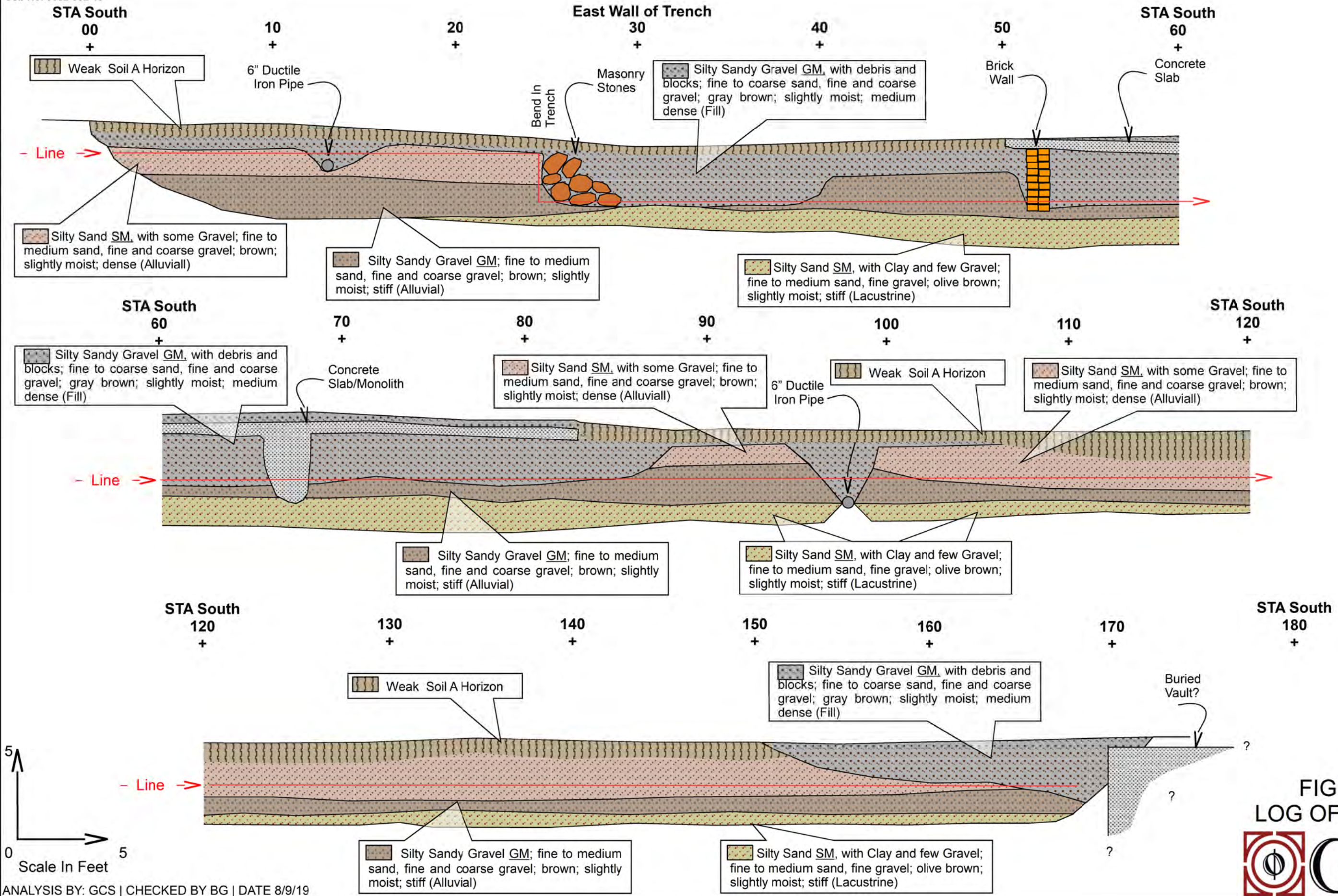
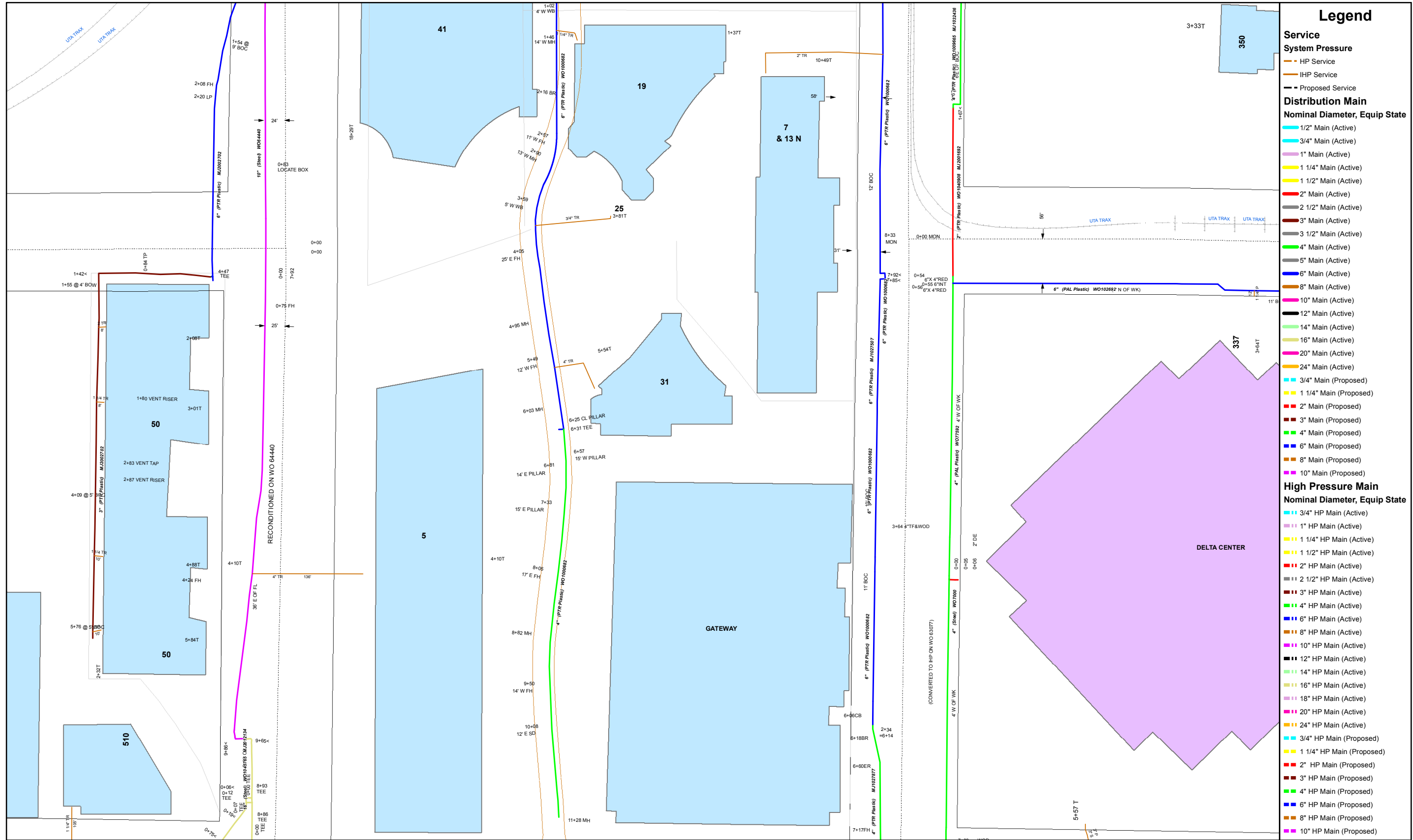


FIGURE 5
LOG OF TRENCH
GSH





CONTENTS

WORK FLOW HISTORY REPORT

4



Work Flow History Report

335 S 200 W

DRT2019-00164

Project: Bubba Holdings LLC

Project Description: Edison House is a private social and networking club for young professionals. The three story, 30,000 sqft structure includes a variety of entertainment, assembly and recreational facilities as depicted on the attached plan.

The project has already been reviewed with the Fire Prevention Bureau relative to the restricted aerial fire access and will require conditional use permit in accordance with the SLC Zoning Code.

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Date	Task/Inspection	Status/Result	Action By
6/19/2019	Application Acceptance	Accepted	Hamilton, Kevin
<i>COMMENTS</i>			
6/20/2019	Public Utilities Review	Comments	Page, Nathan
<i>COMMENTS</i>			
<p>An exterior, below-grade grease interceptor is required for this application. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections. Public Utility permit, connection, survey and inspection fees will apply. Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans. There are four existing sewer laterals to the parcel that will need to be killed at the main. They are very old and not available for reuse to the development. Applicant must provide sewer demand calculations to SLCPU for review. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public sewer system will be determined by the Development Review Engineer. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. This is not anticipated at this time. Commercial swimming pools can be drained to the sanitary sewer. The maximum discharge rate is 50gpm and an air gap is required. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas. The downspouts cannot drain across the public sidewalk. There is no storm drain in 200 West. Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights. All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation. Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. There is an existing 4" water main and it is anticipated that this development would require a minimum of about 375' of new 12" PVC main extension. One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.</p>			

6/20/2019	Transportation Review	Comments	Barry, Michael
<i>COMMENTS</i>			
<p>Proposed social club in D-3 zone. Provide complete parking calculations on site plan indicating the following: • Each type of use and associated parking ratio per Table 21A.44.030; and square footage (or other specified basis of measurement) of each type of use. • Minimum number of ADA parking spaces required (21A.44.020.D) • Minimum number of passenger vehicle parking spaces required (21A.44.030.G) • Maximum number of passenger vehicles parking spaces allowed (21A.44.030.H) • Minimum number of bicycle parking spaces required (21A.44.050.B.3) • Number of parking spaces provided • Any modifications to parking requirements (21A.44.040) Provide the following details: • ADA parking stall dimensions, signage, pavement markings, and ramps. • Bike rack installation (See SLC Transportation Standard Detail, F1.f2, "Bicycle Parking" @ http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf. Please feel free to contact me if you have any questions. Michael Barry, PE SLC Transportation Division 801-535-7147 email: michael.barry@slcgov.com</p>			
6/20/2019	Zoning Review	Comments	Hardman, Alan
<i>COMMENTS</i>			
<p>3:30 PM - 335 S 200 W - Emir Tursic D-3 Zone. Proposal is for a 30,000 SF Social Club to be built on a vacant parcel. The use is a Conditional Use in the zone and requires Planning Division approval. A pre-submittal meeting is scheduled later with Planning. • The Conditional Use process is to be initiated with the Planning Desk in the Building Permits Office or from the planning website. • Any public way encroachments will need to be discussed with the SLC Real Property Division in Room #425 at 451 S State St. Phone 801-535-7133. • This lot is within a Fault Rupture Study Area. A site specific natural hazards report will need to be provided with the building permit submittal. • This proposal will need to be discussed with the building code personnel in Room #215. • A Certified Address is to be obtained from the Engineering Division for use in the plan review and permit issuance process. • See 21A.30.040 for general and specific regulations of the D-3 zoning district. • See 21A.36.010 for Use Of Land And Buildings and, 21A.36.250 for a permanent recycling collection station. • See 21A.36.250 for construction waste management plan requirements. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984. • See 21A.37 for Design Standards for the D-3 zoning district. • See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes. • See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement. • Any park strip tree removal/protection/planting will need to be approved by Urban Forestry. • See 21A.48 for landscaping the park strip. • Provide a completed Impact Fee Assessment worksheet. • See 21A.58 for site plan review. Alan Hardman Senior Development Review Planner 801-535-7742 email: alan.hardman@slcgov.com</p>			
6/21/2019	Engineering Review	Comments	Crockett, Jack
<i>COMMENTS</i>			
<p>A Public Way Permit is required for your project. A licensed, bonded, and insured contractor whose information is on file with our office must obtain this permit for all work in the public way. Work in the public way includes: Excavations into the road, park strip, sidewalk or curb Installation/repair of drive approaches, sidewalk, or curb and gutter This is a separate permit than those issued by other municipal entities such as Building Services, Public Utilities, Etc. Please add a general note on your site and/or utility plan that this permit is to be obtained. Rebecca Thomas can answer questions about obtaining a certified address. She can be reached at 801.535.7794 or Rebecca.Thomas@slcgov.com If she is not available, Russ Hemmert may also be able to help. He can be reached at 801.535.7937 or Russ.Hemmert@slcgov.com. Patterned sidewalk won't be allowed in this location unfortunately. APWA 231 must be followed for sidewalk installation. If you have any questions about our permitting process please feel free to reach out to Jack Crockett at 801.535.6396 or Jack.Crockett@SLCgov.com. Or drop by our permit counter on the first floor of 349 S 200 E.</p>			
6/21/2019	Fire Review	Comments	Bateman, Douglas
<i>COMMENTS</i>			
<p>Fire department access roads shall be designed to withstand the loads of the fire apparatus. The road shall be designed to HS20 or greater. Fire department access roads shall be a minimum of 26 foot clear width and 13 foot 6 inches clear height for which measured from the lowest fire department access road to the highest occupied floor is 30 foot and greater. Fire hydrants shall be within 400 feet of all exterior walls of the structure. The turning radius of fire department access roads are 45 foot outside and 20 foot inside. Please note that signs place on the perimeter of the outside turning radius shall be placed additional 5 foot from the curb. Fire Department Connection shall be located on the street address side of the building and have a hydrant within 100-feet as the hose would be pulled. There was mention of discussions with FPB regarding aerial apparatus access. Any deviation from code, as written, must have an alternate means and methods application submitted and approved. Occupant load calculations, while checked by the fire plans reviewer, fall under the IBC. Any calculation questions should be directed to a building plan reviewer. Fire riser rooms shall not be located in the basement</p>			
6/27/2019	Closure	Emailed Notes to Applicant	Grange, Lilian
<i>COMMENTS</i>			



CONTENTS

FIRE PREVENTION BUREAU REVIEW

4

Meeting Report

Project Name: Edison House	Project No.: 22497.000	Date of Meeting: May 29, 2019
	Purpose: Aerial Fire Apparatus Access Review	Date of Issue: June 13, 2019
	Location: Public Safety Building	Attachments: A1.01_SitePlan

- Attendees:**
 Representing **Fire Prevention Bureau:**
 Fire Marshal – Paul Paulsen, Deputy Fire Marshal – Jason Buhler
- Representing **Salt Lake City Building Services:**
 Edward Itchon
- Representing **HKS, Architects Inc. (HKS)**
 Mike Vela, Emir Tursic
- Representing **Great Basin Engineering (GBE)**
 Coury Morris

Discussion:

Item No.	Item Description	Action Required by
I.	<u>Project Introduction</u> HKS provided overview of the project location at 327 South 200 West. HKS noted the primary use of the three story, 30,000 sqft structure as a private, social and networking club for young professionals with a variety of assembly, entertainment and recreational functions.	Info
II.	<u>Aerial Fire Access</u> HKS presented the site survey noting the following site constrains relative to fire aerial apparatus access: - Existing street parking, dedicated bike lane and overhead power lines on 200 West which restrict aerial fire apparatus access. - No fire apparatus access from on the north or south side of the property currently occupied by ramps to provide access to the adjacent parking structure to the west. - No aerial access along the west property boundary. HKS presented the attached exhibit demonstrating challenges of providing compliant fire apparatus access that would require removal of street parking, bike lane and overhead power lines. Given the height of the building and site constraints that make the aerial fire apparatus access technically infeasible, the Fire Marshal noted that the aerial fire access would not be required if the structure is constructed using non-combustible construction	Info

Item No.	Item Description	Action Required by
	with easy access from the street to both egress stairs. Furthmore the rating of the egress stairs should be increased from one to two-hour rating. Should the occupant load of the roof terrace exceed 499, a third exit stair will be provided. The design team will consider additional alternate fire protection means to compensate for the lack of aerial access on the west side of the building.	

END OF MEETING

This report is assumed to be a true and accurate account of this meeting, unless written notification to the contrary is received within ten (10) working days of the date of issue of this report.

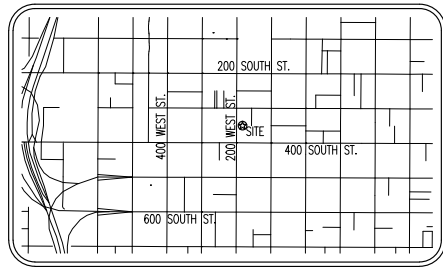
Respectfully Submitted,

Emir Tursic, AIA, LEED AP BD+C

SCHEDULE B-II EXCEPTIONS

- ENCROACHMENT AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED: JULY 21, 1999 ENTRY NO.: 7419190 BOOK/PAGE: 8296/720 [NOT SHOWN, ITEM DOES NOT CROSS, NOR TOUCH THE SUBJECT PROPERTY]
- GRANT OF EASEMENTS AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED: APRIL 1, 2002 ENTRY NO.: 8191453 BOOK/PAGE: 8583/364 [SHOWN HEREON, ITEM CROSSES THE SUBJECT PROPERTY]

VICINITY MAP SCALE 1" = 2000'

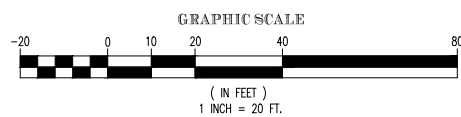


GENERAL NOTES

- NO POSTED ADDRESS WAS OBSERVED ON THE SUBJECT PROPERTY.
- AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF NEW CONSTRUCTION OR ROAD WIDENING. A CALL TO PUBLIC SERVICES, ENGINEERING ASSISTANT, VERIFIED THE ABOVE STATEMENT. PUBLIC SERVICES OFFICE CONTACT NUMBER IS 801-270-2400.
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL, BUILDING ADDITIONS, EARTH MOVING. THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES / BURIAL GROUNDS ON THE SUBJECT PROPERTY. ALSO, AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIR.
- SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 200 WEST, A PUBLIC RIGHT OF WAY.
- IN THE PROCESS OF CONDUCTING FIELDWORK NO WETLANDS/MARKERS WERE LOCATED.

FLOOD NOTE

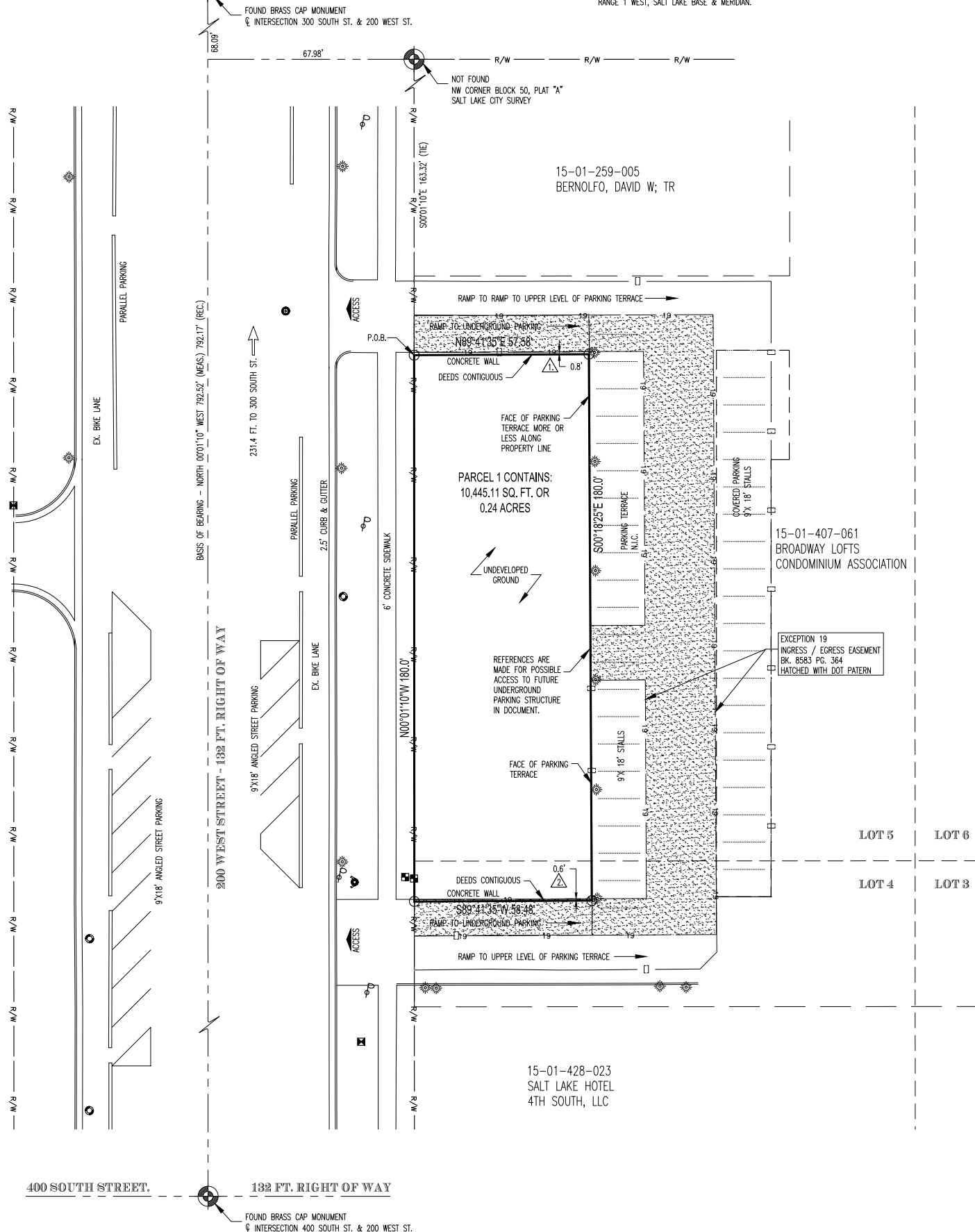
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 4903500144H WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



SIGNIFICANT OBSERVATIONS

- CONCRETE WALL OF PARKING STRUCTURE IS 0.8'± NORTH OF PROPERTY LINE AS SHOWN.
- CONCRETE WALL OF PARKING STRUCTURE IS 0.6'± NORTH OF PROPERTY LINE AS SHOWN.

300 SOUTH STREET. 132 FT. RIGHT OF WAY



ALTA / NSPS LAND TITLE SURVEY

A SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

RECORD DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT SOUTH 0°01'10" EAST 163.32 FEET FROM THE NORTHWEST CORNER OF BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 89°41'35" EAST 57.58 FEET; THENCE SOUTH 0°18'25" EAST 180 FEET; THENCE SOUTH 89°41'35" WEST 58.48 FEET; THENCE NORTH 0°01'10" WEST 180 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:
TOGETHER WITH RIGHTS AND OBLIGATIONS SET FORTH IN THAT GRANT OF EASEMENTS AGREEMENT DATED 3/28/02 AND RECORDED 4/1/02 AS ENTRY NUMBER 8191453 IN BOOK 8583 AT PAGE 364 OF OFFICIAL RECORDS.

THE LANDS HEREON SURVEYED REPRESENT THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT BY NORTH AMERICAN TITLE INSURANCE COMPANY AND NORTH AMERICAN TITLE, LLC., COMMITMENT NO. 40904-18-15764 BEARING AN EFFECTIVE DATE OF NOVEMBER 1, 2018.

NARRATIVE

THE SURVEY WAS REQUESTED BY JEFF POLYCHRONIS FOR THE PURPOSE OF ESTABLISHING THE CORNERS OF A VACANT LOT LOCATED AT 327 SOUTH 200 WEST, SALT LAKE CITY UT. THE BASIS OF BEARING IS THE MONUMENT LINE LOCATED IN 200 WEST AS SHOWN HEREON.

ZONING REPORT

SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT PURSUANT TO TABLE "A" ITEMS 6A & 6B.

LINE TABLE

--- EXCEPTION	--- RAIL ROAD
--- PARKING STRIPE	--- EDGE OF ASPHALT
--- CURB & CUTTER	--- FENCE
--- R/W	--- WALL
--- TIES	--- ATLAS PLAT TIES
--- GAS	--- GAS LINE
--- OHP	--- POWER LINE
--- SS	--- SEWER LINE
--- SD	--- STORM SYSTEM
--- W	--- WATER LINES
--- ATLAS PLAT LOT	--- ATLAS PLAT BLOCK
--- INTERIOR BOUNDARY	--- BOUNDARY
--- BUILDING	--- BUILDING

LEGEND OF SYMBOLS AND ABBREVIATIONS

TS TEST STATION	IRRIGATION BOX	SIGHT LIGHT
POWER POLE	WATER VALVE	STORM MANHOLE
COMM./ELEC. MANHOLE	FIRE HYDRANT	STORM INLET
ELECTRIC METER / BOX	WATER MANHOLE	CURB STORM INLET
CABLE BOX	WATER METER PIT	SANITARY SEWER
WATER METER	GAS METER	GAS MANHOLE
INDICATES HANDICAPPED PARKING	AIR CONDITIONER UNIT	CORNER SET
SCHEDULE B EXCEPTION	PARKING STALL COUNT	CORNER NOT SET
DISTANCE TO NEAREST INTERSECTION	ACCESS TO PUBLIC RIGHT OF WAY	
SECTION CORNER	MONUMENT	

METROPOLITAN PROPERTY
327 SOUTH 200 WEST, SLC UT.

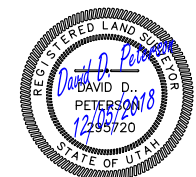
COMMITMENT NO. 40904-18-15764
EFFECTIVE DATE: NOVEMBER 1, 2018

SURVEYOR'S CERTIFICATION

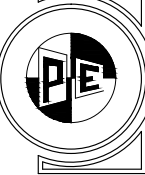
TO: METROPOLITAN PROPERTIES, LLC.; ROCKY MOUNTAIN BREWERY HOLDINGS, L.C., A UTAH LIMITED LIABILITY COMPANY; NORTH AMERICAN TITLE INSURANCE COMPANY AND NORTH AMERICAN TITLE, LLC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 8, 11A, 13, 16, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2018.

DAVID D. PETERSON
REGISTRATION NO. 295720
IN THE STATE OF UTAH
DATE OF SURVEY: NOVEMBER 30, 2018
DATE OF LAST REVISION: DECEMBER 5, 2018



Project # A-18-18
Checked by: [Signature]
Checked by: Peterson



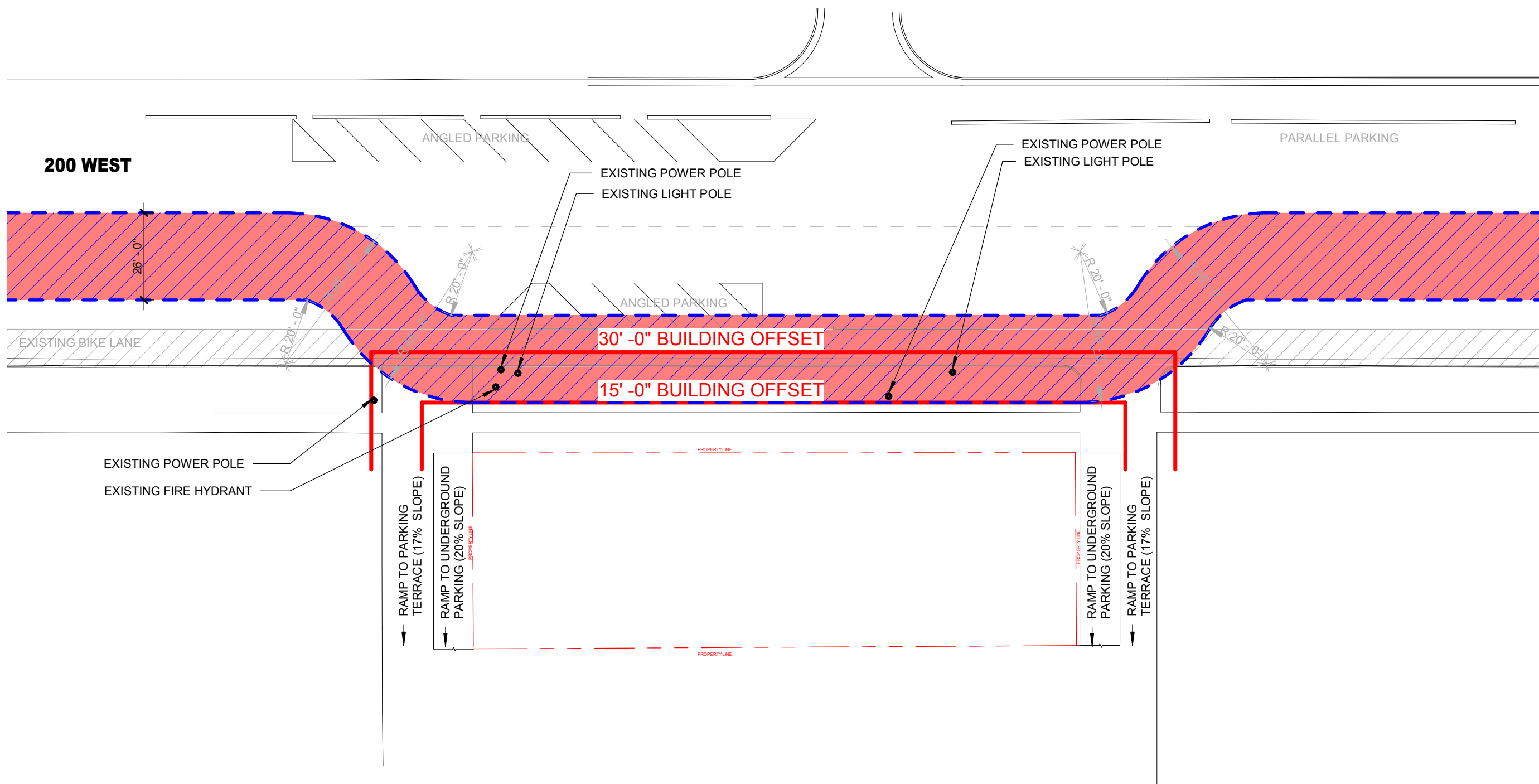
PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047
801-255-3503

ALTA / NSPS LAND TITLE SURVEY

METROPOLITAN PROPERTY
327 SOUTH 200 WEST, SLC UT.

PAGE 1 OF 1

A 10



200 WEST

ANGLED PARKING

PARALLEL PARKING

EXISTING POWER POLE
EXISTING LIGHT POLE

EXISTING POWER POLE
EXISTING LIGHT POLE

26'-0"

EXISTING BIKE LANE

30'-0" BUILDING OFFSET

15'-0" BUILDING OFFSET

ANGLED PARKING

EXISTING POWER POLE
EXISTING FIRE HYDRANT

RAMP TO PARKING
TERRACE (17% SLOPE)

RAMP TO UNDERGROUND
PARKING (20% SLOPE)

RAMP TO UNDERGROUND
PARKING (20% SLOPE)

RAMP TO PARKING
TERRACE (17% SLOPE)

PROPERTY LINE

PROPERTY LINE

ATTACHMENT C – SUBMITTED PLAN SET

BUBBA HOLDINGS

EDISON ▲ HOUSE

SALT LAKE CITY, UTAH

HKS

OWNER

Bubba Holdings, LLC
1663 DEVONSHIRE DRIVE
SALT LAKE CITY, UTAH 84108

ARCHITECT

HKS INC.
90 SOUTH 400 WEST, SUITE 110
SALT LAKE CITY, UT 84101

CIVIL ENGINEER

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST
OGDEN, UTAH 84403



CONDITIONAL USE SUBMITTAL

PROJECT NO. 22497
07/17/2019

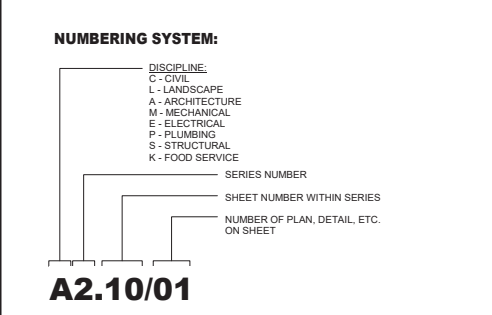
ROOM NAME ABBREVIATIONS

Table listing room name abbreviations (A-W) and their corresponding full names, such as AC for AIR CONDITIONING and WIC ST for WHEELCHAIR STORAGE.

DRAWING ABBREVIATIONS

Table listing drawing abbreviations (A-W) and their corresponding full names, such as AB for ANCHOR BOLT and W for WITH.

INDEX OF DRAWINGS



LEGEND

Table listing materials and their corresponding drawing symbols, including CONCRETE/PRECAST CONCRETE, BRICK, and STONE.

DRAWING SYMBOLS

Table listing drawing symbols for room names, building walls, elevations, and section details, including symbols for existing columns and building expansion joints.

CEILING SYMBOLS

Table listing ceiling symbols and their corresponding full names, including GYP BD CEILING, SUPPLY AIR, and CHANDELIER.

BUILDING SUMMARY

Table providing project information, applicable codes (e.g., 2018 IBC, 2018 IFGC), and occupancy classification (NON-SEPARATED MIXED USE).

Table showing general building limitations with columns for ITEM, ALLOWED/REQUIRED, and ACTUAL/PROVIDED, including height of building and number of stories.

Table showing fire protection requirements with columns for BUILDING ELEMENTS, PRIMARY STRUCTURAL FRAME, FLOOR CONSTRUCTION, and ROOF CONSTRUCTION.

Table showing building area tabulation with columns for LEVEL and AREA, including LEVEL 1 (8,880 SF) and TOTAL (29,466 SF).

INDEX OF DRAWINGS table listing sheet numbers, sheet names, and submission dates, such as A0.00 COVER SHEET and A0.02 PROJECT INFORMATION.



OWNER: BUBBA HOLDINGS, LLC
ARCHITECT: HKS ARCHITECTS, INC.
CIVIL ENGINEER: GREAT BASIN ENGINEERING

PRELIMINARY NOT FOR CONSTRUCTION

EDISON HOUSE SALT LAKE CITY

REVISION table with columns for NO, DESCRIPTION, and DATE, showing revision 1 for CONDITIONAL USE SUBMITTAL.

HKS PROJECT NUMBER 22497
DATE 07/17/2019
ISSUE CONDITIONAL USE SUBMITTAL

SHEET NO. A0.02

OWNER
BUBBA HOLDINGS, LLC
1663 DEVONSHIRE DRIVE
SALT LAKE CITY, UTAH 84108

ARCHITECT
HKS ARCHITECTS, INC.
90 SOUTH 400 WEST, SUITE 110
SALT LAKE CITY, UT 84101

CIVIL ENGINEER
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST
OGDEN, UTAH 84403

PRELIMINARY
NOT FOR
CONSTRUCTION

EDISON HOUSE SALT LAKE CITY

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
22497

DATE
09/09/19

ISSUE
**CONDITIONAL USE
SUBMITTAL**

SHEET TITLE
**DURABLE
MATERIAL
CALCULATIONS**

SHEET NO.

A0.03

GROUND FLOOR BUILDING MATERIALS

WEST FACADE		
MATERIAL	SF	%
BRICK*	188.82	16%
METAL PANEL**	656.06	54%
EXPOSED STEEL**	365.37	30%
TOTAL	1210.25	
TOTAL % OF DURABLE MATERIALS		100%

NORTH		
MATERIAL	SF	%
BRICK*	915.84	97%
METAL PANEL**	-	-
EXPOSED STEEL**	23.63	3%
TOTAL	939.47	
TOTAL % OF DURABLE MATERIALS		100%

EAST		
MATERIAL	SF	%
BRICK*	1977.01	100%
METAL PANEL**	-	-
EXPOSED STEEL**	-	-
TOTAL	1977.01	
TOTAL % OF DURABLE MATERIALS		100%

SOUTH		
MATERIAL	SF	%
BRICK*	489.79	82%
METAL PANEL**	110.23	18%
EXPOSED STEEL**	-	-
TOTAL	600.02	
TOTAL % OF DURABLE MATERIALS		100%

* APPROVED DURABLE MATERIAL

** PROPOSED MATERIAL TO BE APPROVED BY PLANNING DIRECTOR

UPPER FLOOR BUILDING MATERIALS

WEST		
MATERIAL	SF	%
BRICK*	2565.95	77%
METAL PANEL**	291.32	9%
EXPOSED STEEL**	463.17	14%
TOTAL	3320.44	
TOTAL % OF DURABLE MATERIALS		100%

NORTH		
MATERIAL	SF	%
BRICK*	2131.2	96%
METAL PANEL**	-	-
EXPOSED STEEL**	94.24	4%
TOTAL	2225.44	
TOTAL % OF DURABLE MATERIALS		100%

EAST		
MATERIAL	SF	%
BRICK*	5644.12	89%
METAL PANEL**	273	4%
EXPOSED STEEL**	414.33	7%
TOTAL	6331.45	
TOTAL % OF DURABLE MATERIALS		100%

SOUTH		
MATERIAL	SF	%
BRICK*	1160.98	90%
METAL PANEL**	79.2	6%
EXPOSED STEEL**	48.45	4%
TOTAL	1288.63	
TOTAL % OF DURABLE MATERIALS		100%

* APPROVED DURABLE MATERIAL





** PROPOSED MATERIAL TO BE APPROVED BY PLANNING DIRECTOR

GROUND FLOOR GLASS

MATERIAL	SF	%
BRICK	74.07	9%
METAL PANEL	200.55	25%
STEEL	51.44	6%
GLAZING*	489.13	60%
TOTAL	815.19	
TOTAL PERCENTAGE OF GROUND FLOOR GLASS		60%

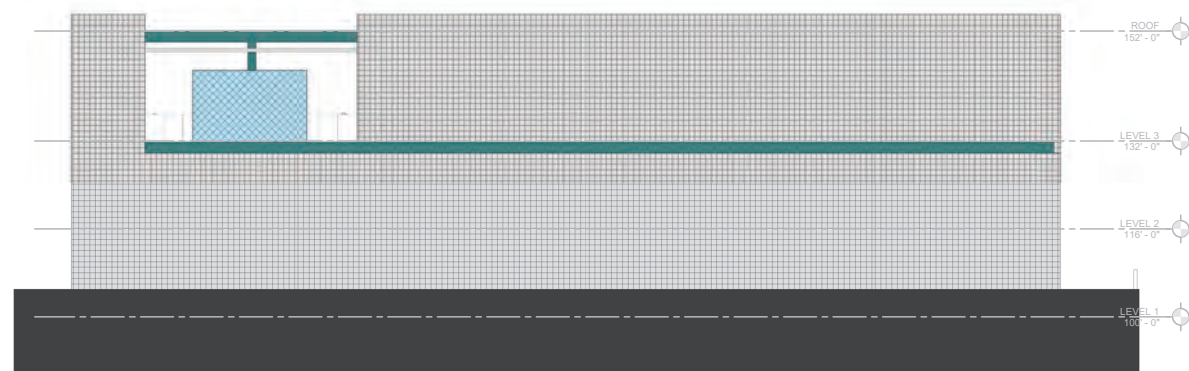
* PER TABLE 21A.37.060 GLAZING PERCENTAGE IS CALCULATED ONLY FOR THE WEST, STREET-FACING, FACADE BETWEEN 3' AND 8' ABOVE GRADE

DURABLE MATERIAL LEGEND

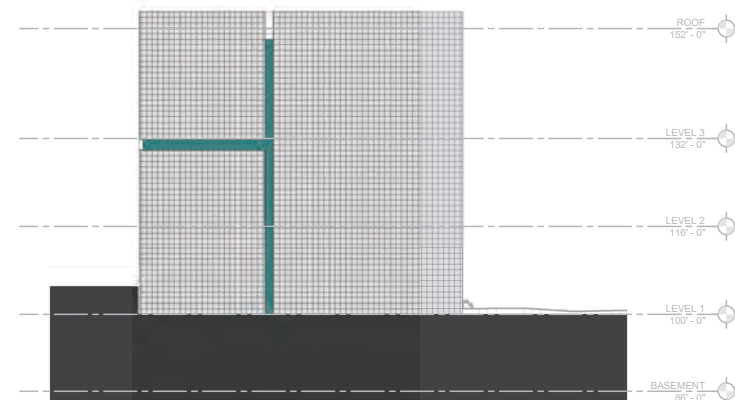
	BRICK
	METAL PANEL
	STEEL
	GLAZING



04 ELEVATION-SOUTH-MATERIAL CALCULATION
1/16" = 1'-0"



03 ELEVATION-EAST-MATERIAL CALCULATION
1/16" = 1'-0"



02 ELEVATION-NORTH-MATERIAL CALCULATION
1/16" = 1'-0"



01 ELEVATION-WEST-MATERIAL CALCULATION
1/16" = 1'-0"

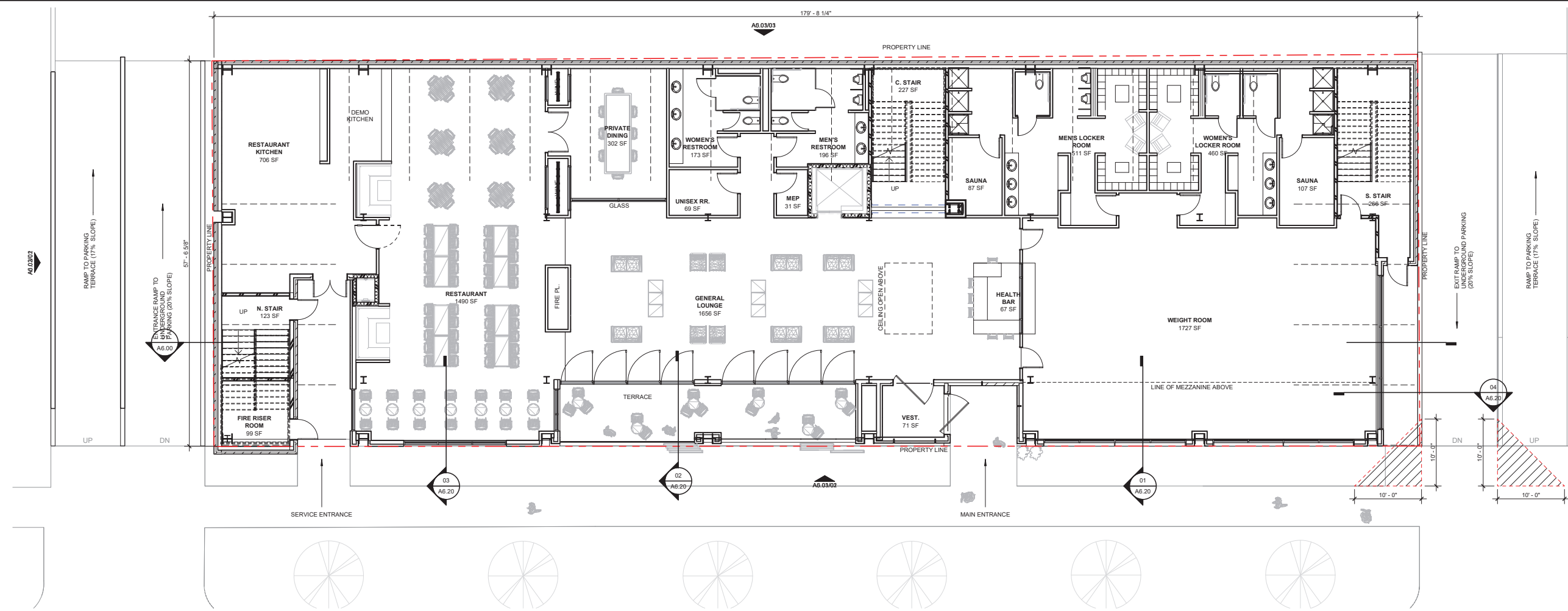
OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

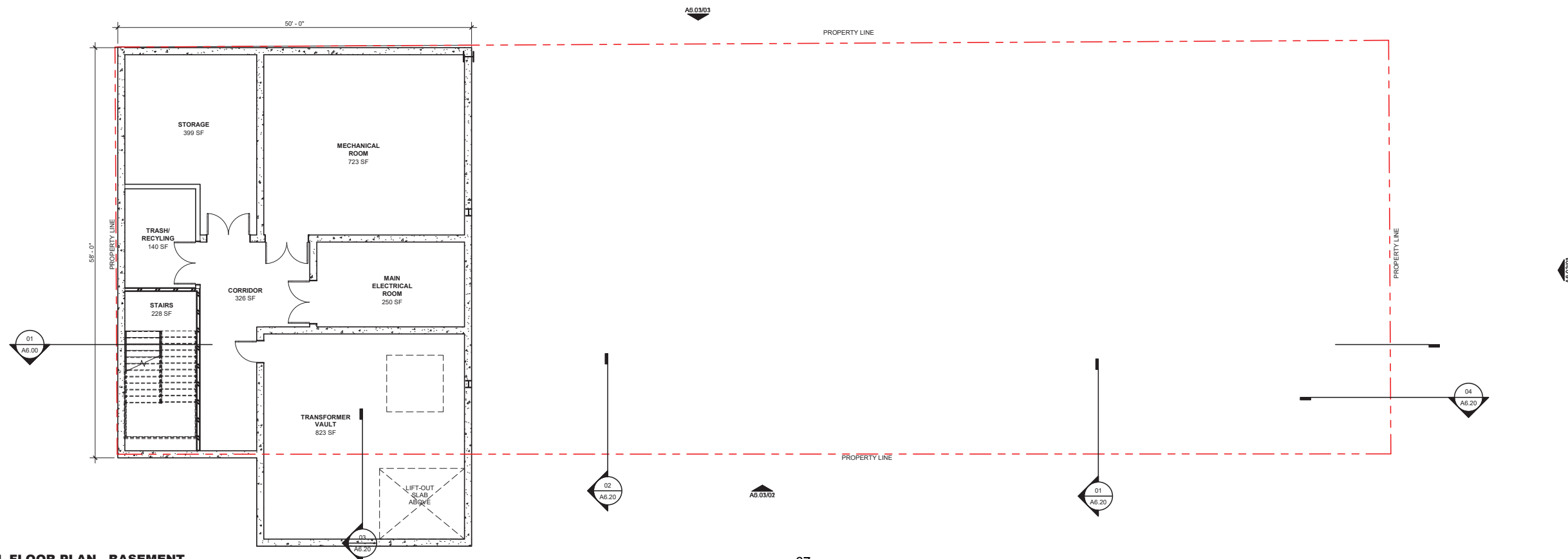
CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY



02 OVERALL FLOOR PLAN - LEVEL 01
 1/8" = 1'-0"



01 OVERALL FLOOR PLAN - BASEMENT
 1/8" = 1'-0"

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
FLOOR PLANS - BASEMENT & LEVEL 01
 SHEET NO.

A2.00

PLOT DATE: 8/17/2019 6:35:39 PM TEMPLATE VERSION: 3.0 (02/2017)0023

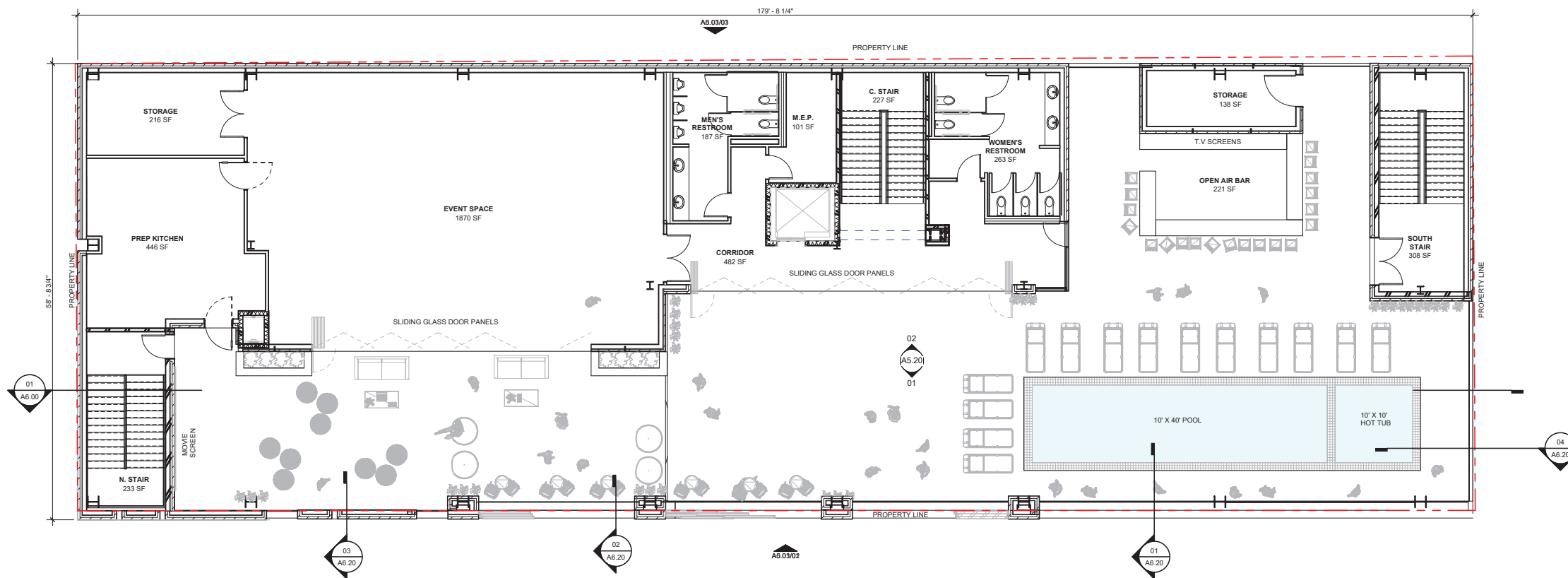
OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

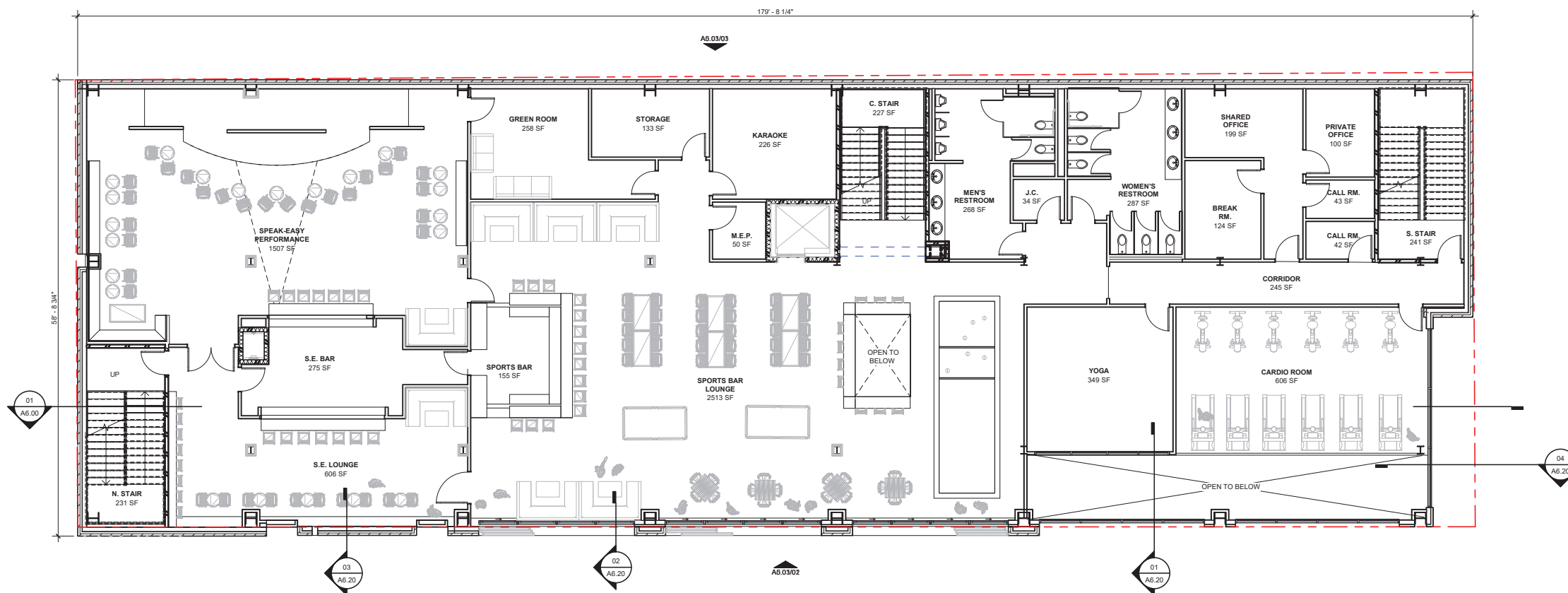
CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY



02 OVERALL FLOOR PLAN - LEVEL 03
 1/8" = 1'-0"



01 OVERALL FLOOR PLAN - LEVEL 02
 1/8" = 1'-0"

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497

DATE
07/17/2019

ISSUE
CONDITIONAL USE SUBMITTAL

SHEET TITLE
FLOOR PLANS - LEVEL 02 & 03

SHEET NO.

A2.02

OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE

SALT LAKE CITY

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
EAST/WEST ELEVATIONS

SHEET NO.

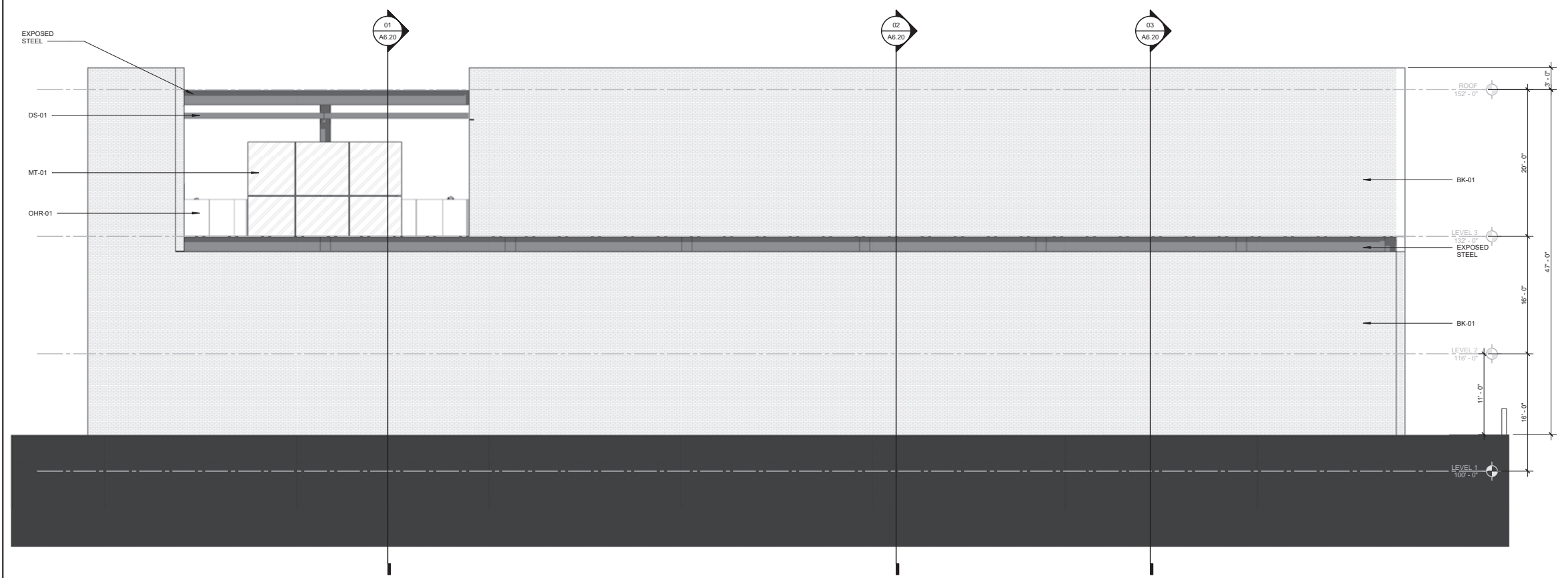
A5.01

MATERIAL LEGEND

BRICK	BK-01	SIZE: TBD	COLOR: TBD
METAL PANEL	MT-01	METAL PANEL	FINISH: TBD
DECORATIVE SCREEN	DS-01	Aluminum Screen Louver	Finish: TBD
ORNAMENTAL HANDRAIL	OHR-01	Frameless Glass Railing w/ Continuous Cap & Shoe	Finish: TBD Location: Exterior Terraces
GLAZED ALUMINUM FRAMING SYSTEM	GAFS-01	Storefront Wall System	Finish: TBD



02 ELEVATION-WEST
 1/8" = 1'-0"



01 ELEVATION-EAST
 1/8" = 1'-0"

OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

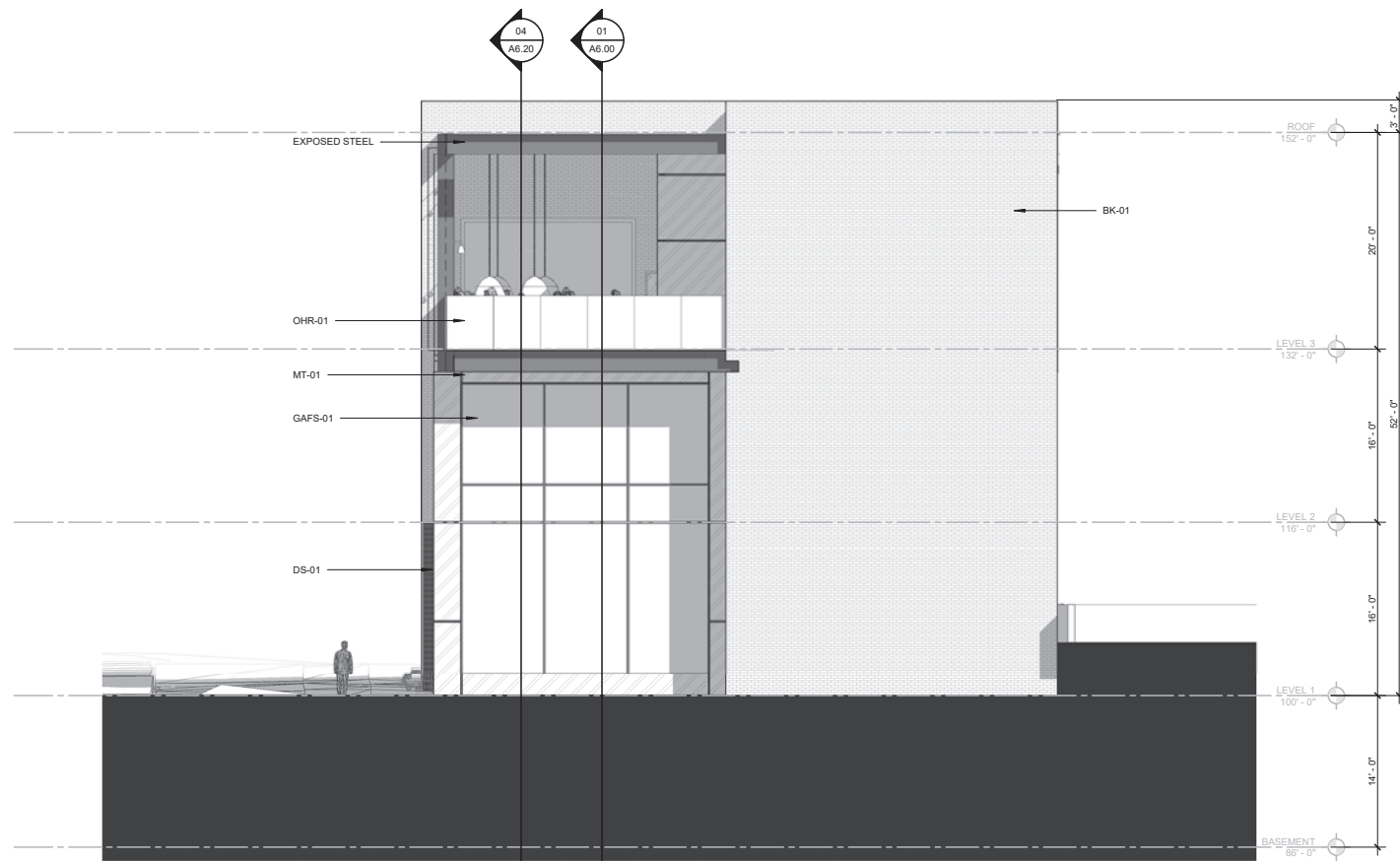
CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

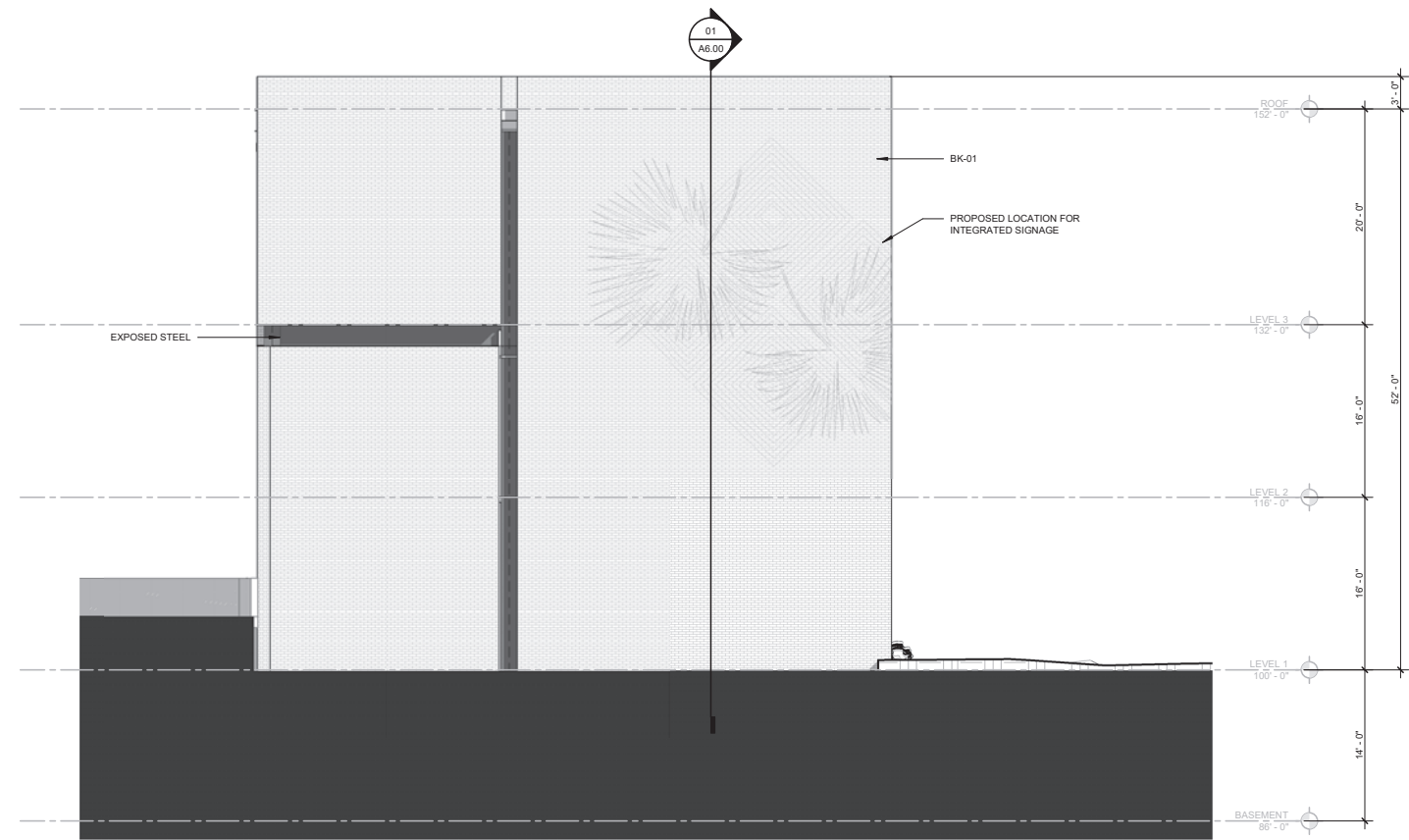
EDISON HOUSE

SALT LAKE CITY

MATERIAL LEGEND	
BRICK	BK-01 SIZE: TBD COLOR: TBD
METAL PANEL	MT-01 METAL PANEL FINISH: TBD
DECORATIVE SCREEN	DS-01 Aluminum Screen Louver Finish: TBD
ORNAMENTAL HANDRAIL	OHR-01 Frameless Glass Railing w/ Continuous Cap & Shoe Finish: TBD Location: Exterior Terraces
GLAZED ALUMINUM FRAMING SYSTEM	GAFS-01 Storefront Wall System Finish: TBD



02 ELEVATION-SOUTH
 1/8" = 1'-0"



01 ELEVATION-NORTH
 1/8" = 1'-0"

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
NORTH/SOUTH ELEVATIONS

SHEET NO.
A5.02

OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

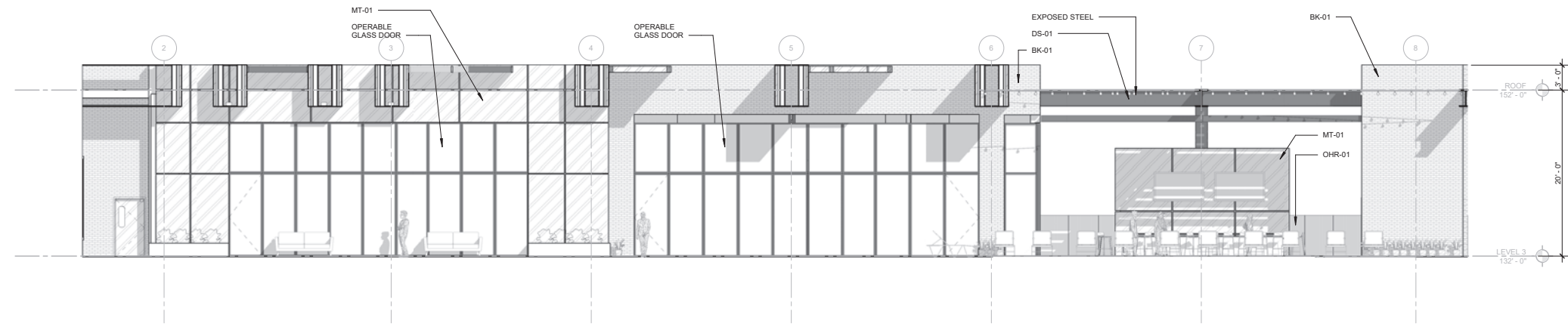
ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

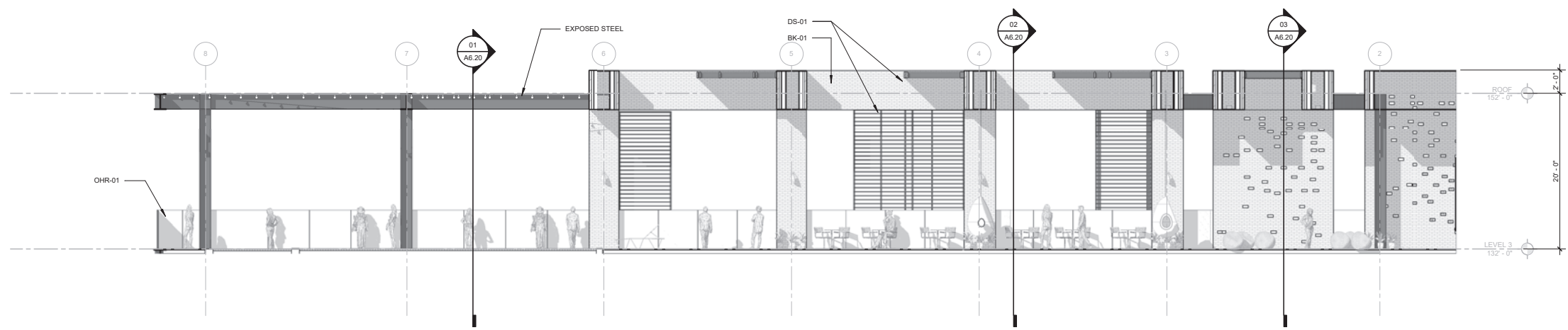
PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY

MATERIAL LEGEND	
BRICK	BK-01 SIZE: TBD COLOR: TBD
METAL PANEL	MT-01 METAL PANEL FINISH: TBD
DECORATIVE SCREEN	
DS-01	Aluminum Screen Louver Finish: TBD
ORNAMENTAL HANDRAIL	
OHR-01	Frameless Glass Railing w/ Continuous Cap & Shoe Finish: TBD Location: Exterior Terraces
GLAZED ALUMINUM FRAMING SYSTEM	
GAFS-01	Storefront Wall System Finish: TBD



02 ENLARGED ELEVATION - ROOFTOP WEST ELEVATION
 1/8" = 1'-0"



01 ENLARGED ELEVATION - ROOFTOP EAST ELEVATION
 1/8" = 1'-0"

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
ENLARGED ELEVATIONS

SHEET NO.
A5.20

OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY

REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
PERSPECTIVES

SHEET NO.
A5.30



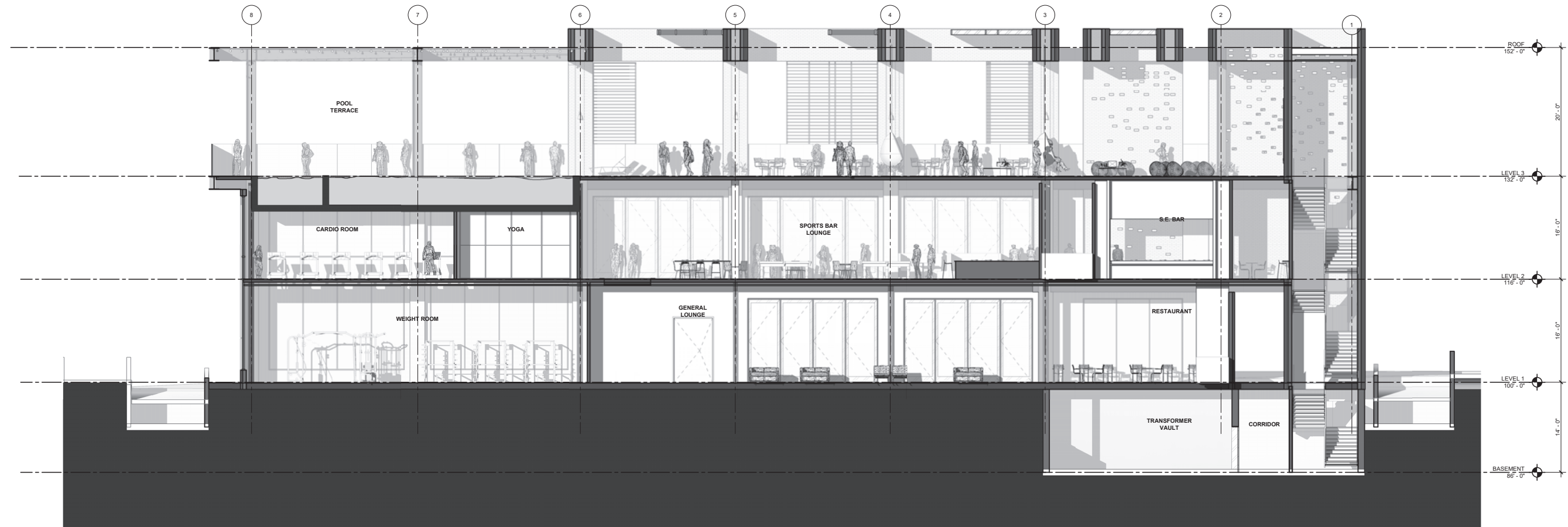
OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY



REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
BUILDING SECTION

SHEET NO.
A6.00

01 BUILDING SECTION - NORTH/SOUTH
 1/8" = 1'-0"

PLOT DATE: 8/17/2019 4:36:05 PM TEMPLATE VERSION: 3.0 (02/2017)0023

OWNER
 BUBBA HOLDINGS, LLC
 1663 DEVONSHIRE DRIVE
 SALT LAKE CITY, UTAH 84108

ARCHITECT
 HKS ARCHITECTS, INC.
 90 SOUTH 400 WEST, SUITE 110
 SALT LAKE CITY, UT 84101

CIVIL ENGINEER
 GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST
 OGDEN, UTAH 84403

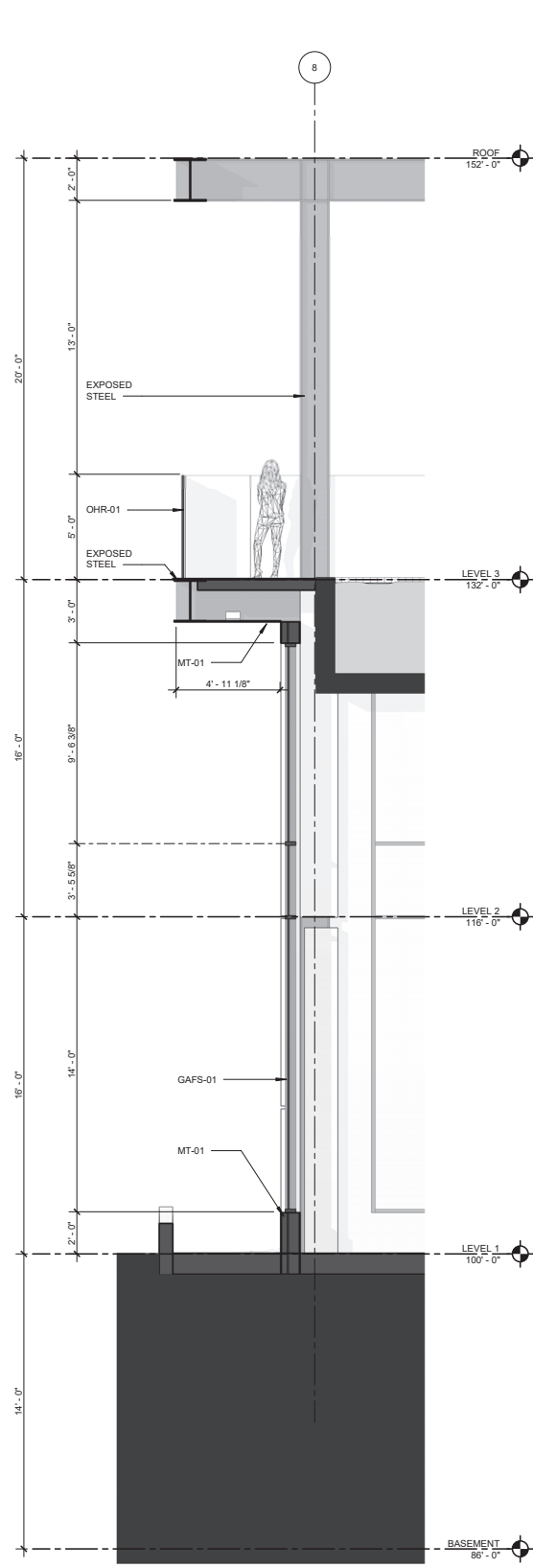
PRELIMINARY
 NOT FOR
 CONSTRUCTION

EDISON HOUSE SALT LAKE CITY

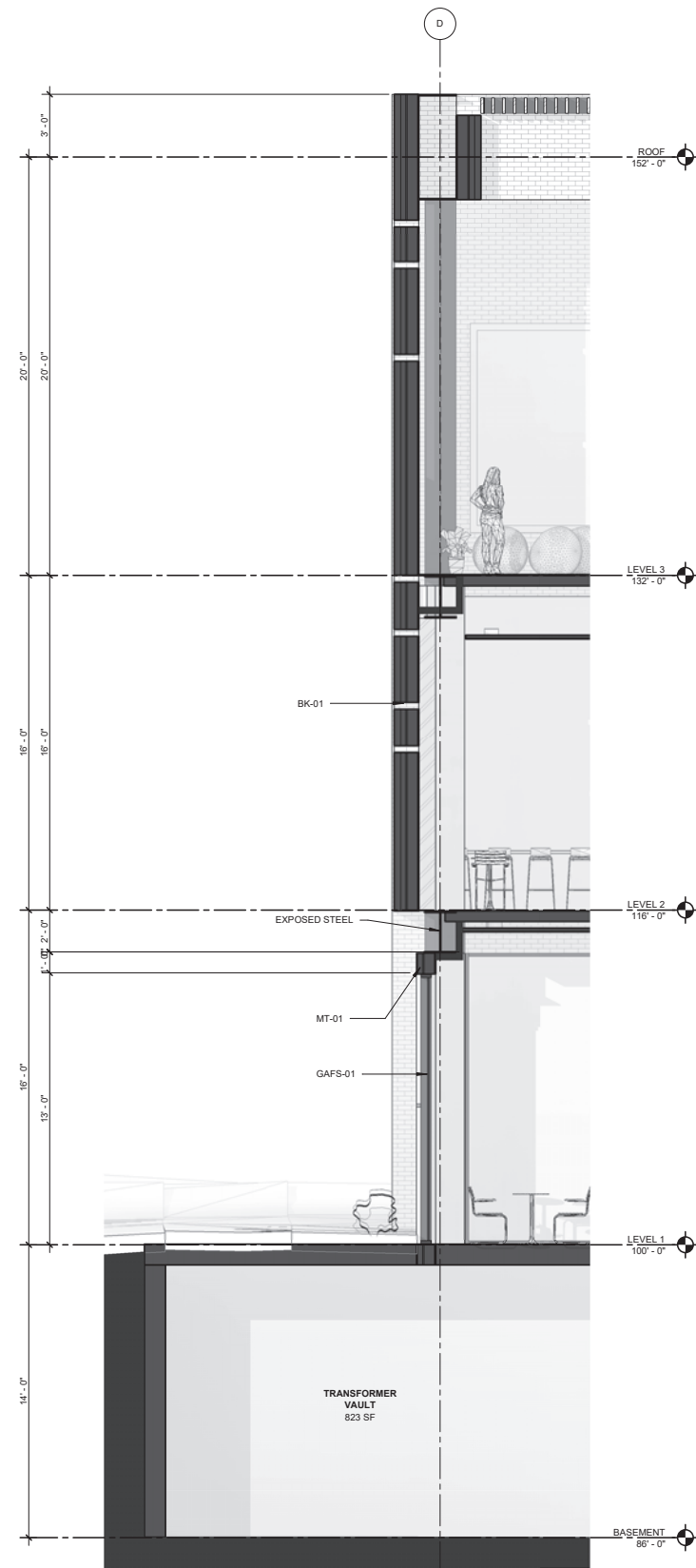
REVISION NO.	DESCRIPTION	DATE
1	CONDITIONAL USE SUBMITTAL	07/18/2019

HKS PROJECT NUMBER
22497
 DATE
07/17/2019
 ISSUE
CONDITIONAL USE SUBMITTAL
 SHEET TITLE
WALL SECTIONS

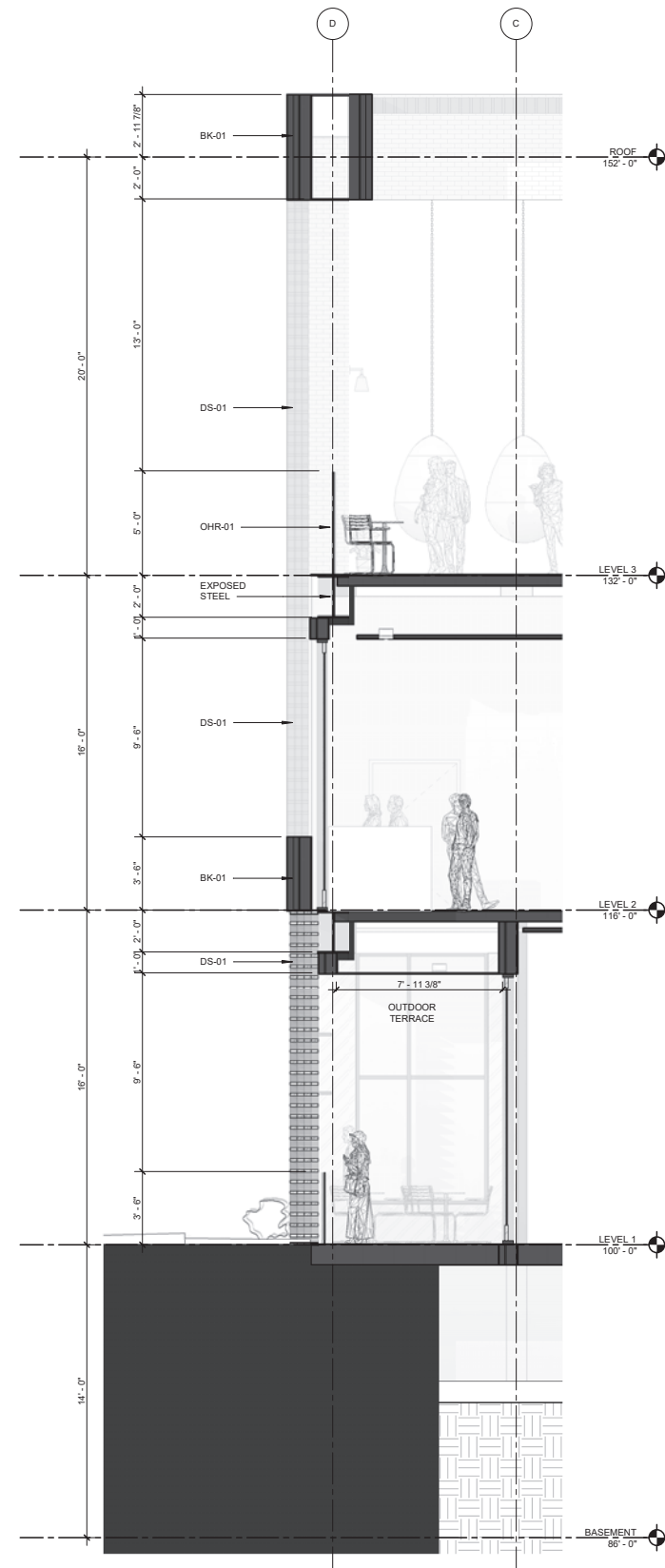
SHEET NO.
A6.20



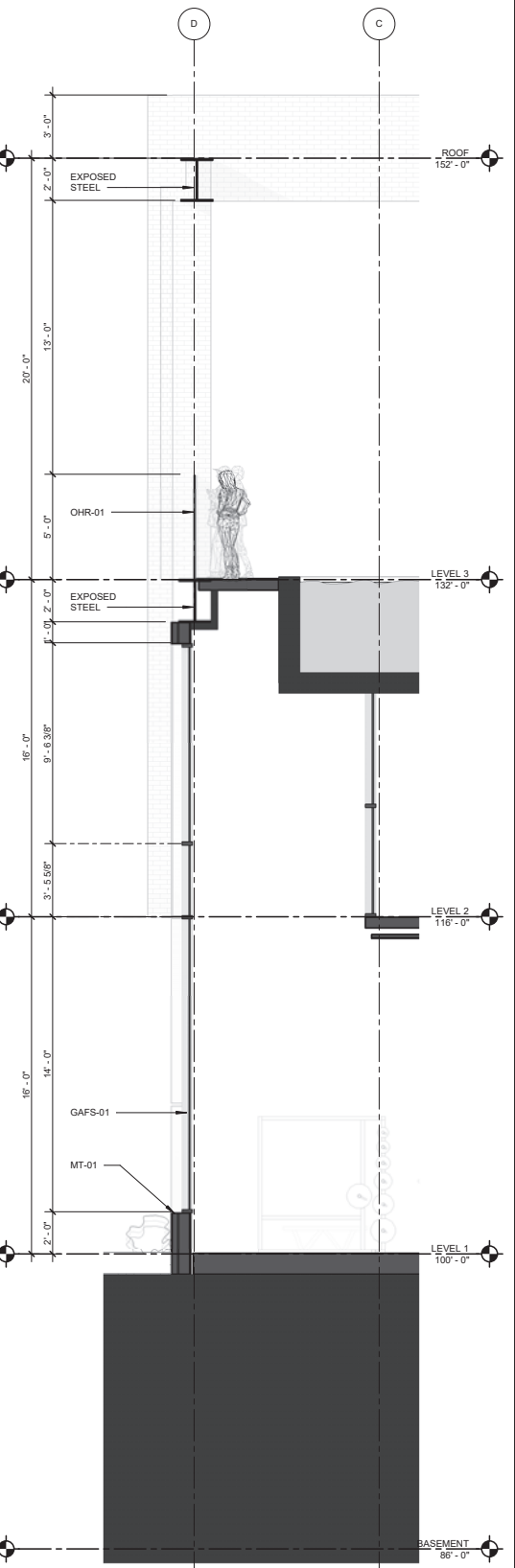
04 SOUTH WALL SECTION 01
 1/4" = 1'-0"



03 WEST WALL SECTION 03
 1/4" = 1'-0"



02 WEST WALL SECTION 02
 1/4" = 1'-0"



01 WEST WALL SECTION 01
 1/4" = 1'-0"

ATTACHMENT D – DRAFT SECURITY & OPERATIONS PLAN

Security and Operations Plan
Edison House Conditional Use Application

--

335 South 200 West, Salt Lake City, UT, 84013

1. If Edison House LLC ever fields a security or operations complaint we will take action on it as soon as possible. Our company phone number will be listed on our website (once the website is completed) and there is always a manager on duty at the brewpub/restaurant who is available to assist in solving any issue that should arise. If the manager on duty is unable to rectify the situation he/she will bring the issue to ownership and the matter will be addressed and resolved immediately.
 - a. Our anticipated hours of operation are:
 - i. Monday: 6:30 AM to 12:00 AM
 - ii. Tuesday 6:30 AM to 12:00 AM
 - iii. Wednesday 6:30 AM to 12:00 AM
 - iv. Thursday 6:30 AM to 1:59 AM
 - v. Friday 6:30 AM to 1:59 AM
 - vi. Saturday 6:30 AM to 1:59 AM
 - vii. Sunday 6:30 AM to 12:00 AM
 - b. We do not plan on changing our hours of operation from those listed above, however we recognize that we are a new business that may need to adjust to serve any unforeseen needs of our customers. We believe that the chances of our operating hours changing from the above is slim and any changes will be in compliance with any and all laws and regulations that have jurisdiction over the property.
2. The owners or owners' representatives of Edison House LLC will attend any Community Council meeting upon request to resolve any issues or complaints regarding our business.
3. Our building will provide an appropriate level of sound control within the building so to be in compliance with noise control rules and regulations set forth by the laws and regulations that have jurisdiction over the property.
4. Edison House LLC will comply with all noise control ordinances set in place by the Department of Health that are applicable to the business and location.
5. Our property will not allow smoking on the premises, therefore there will not be a designated smoking area.
6. As part of our nightly closing procedures the server/bartender/or manager on duty will perform a sweep of the exterior and collect and dispose of any trash strewn on the premises.
7. Portable trash receptacles on the premises will be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area.
8. We will fulfill the parking needs of our customers through a long-term parking lease with a nearby parking lot or parking facility and/or through

the use of valet parking which is currently being used at other businesses near our property. We have made connections with nearby parking lot and parking facility owners and will continue those communications to arrive at a parking solution for our customers. We are planning to pursue a corporate partnership with ridesharing services (such as Uber or Lyft) to promote and/or partially subsidize the usage of ridesharing services as an alternative to driving.

A copy of this plan is to be distributed to the Police Department.

Contact information for the owners and representatives of Edison House LLC:

Charlie Cardon
charlie@edisonhouseSLC.com
801.450.2194

George Cardon
george@edisonhouseSLC.com
801.520.3107

ATTACHMENT E – SITE PHOTOS





Car detailing company to the south of subject property.



Palladio Apartments to the west of the site, across 200 West.

ATTACHMENT F – D-3 ZONING & DESIGN STANDARDS

REQUIRED STANDARDS	PROPOSED	COMPLIES (Y/N)
<p>21A.30.010.D. Impact Controls And General Restrictions In The Downtown Districts:</p> <p>1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title.</p> <p>2. Lighting: On site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in such a manner so as not to create glare on adjacent properties.</p>	<p>1. Trash/recycling facilities would be housed in the basement of the structure.</p> <p>2. All proposed on site lighting would be subject to this standard. This would be reviewed during the building permit application process.</p>	<p>Complies</p> <p>Will comply</p>
<p>21A.30.010. H. Off Street Parking And Loading: All uses in the downtown districts shall comply with the provisions governing off street parking and loading in chapter 21A.44 of this title.</p>	<p>Per 21A.44, the proposed project would be required to provide 18 off street parking spaces, with one space designated for persons with disabilities. Two (2) bicycle parking spaces would be required.</p> <p>The applicant plans to satisfy the off street parking requirement through either an off-site lease agreement or off-site valet service. Details would be finalized as part of the building permit review process.</p>	<p>Will comply</p>
<p>21A.30.010.I. Landscaping And Buffering: All uses in the downtown districts shall comply with the provisions governing landscaping and buffering in chapter 21A.48 of this title, including section 21A.48.100 of this title.</p>	<p>This project does not include any setback areas, but improvements made to the park strip would be subject to 21A.48.060 Park Strip Landscaping.</p>	<p>Will comply</p>
<p>21A.30.010.J. Signs: Signs shall be allowed in the downtown districts in accordance with provisions of chapter 21A.46 of this title.</p>	<p>No specific signs have been proposed at this time, but they would be reviewed and held to this standard during the building permit application process.</p>	<p>Will comply</p>
<p>21A.30.040.D. Lot Size Requirements: No minimum lot area or lot width shall be required.</p>	<p>The existing lot area is approximately 10,332 sf and the existing lot width is 179 feet, 8 ¼ inches.</p>	<p>Complies</p>
<p>21A.30.040.E. Maximum Building Height: No building shall exceed seventy five feet (75').</p>	<p>The proposed building would measure 55 feet at its tallest point.</p>	<p>Complies</p>

<p>21A.30.040.F. Minimum Yard Requirements: None required, except for surface parking lots which are required to be set back from the front and corner side yard property lines fifteen feet (15').</p>	<p>The structure is proposed to be built up to the property line on all four (4) sides (0 foot setbacks).</p>	<p>Complies</p>
<p>21A.30.040.G. Mid Block Walkways: As a part of the City's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the City has formulated an official plan for their location and implementation, which is on file at the Planning Division Office. All buildings constructed within the D-3 Downtown District shall conform to this plan for mid block walkways.</p>	<p>The Downtown Master Plan does not account for any future midblock walkways on/near this property.</p>	<p>Complies</p>
<p>21A.30.040.H. Minimum Open Space Area: All lots containing dwelling units shall provide common open space area in the amount of twenty percent (20%) of the lot area. This common open space area may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.</p>	<p>This project does not include any residential uses; thus, no open space is required for residents.</p>	<p>Complies</p>
<p>21A.37.050.B. Building Materials:</p> <p>1. Ground Floor Building Materials: Other than windows and doors, at least 70% of the ground floor facade's wall area shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.</p> <p>2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on at least 70% of all four elevations of those additional floors. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete,</p>	<p>1. In the D-3 zone, this standard requiring at least 70% of the ground floor facade area to be clad in durable building materials applies to all four (4) elevations. The ground floor areas on the north, south, and east elevations comply as they are largely clad with brick, but the west (front) elevation incorporates an aluminum paneling that is not explicitly described as a "durable material" in the ordinance. However, the Planning Director has the authority to approve the use of the paneling if it is found that it is durable and appropriate for the ground floor of a structure. The ground floor of the west elevation is proposed to be 16% brick, 30% exposed steel, and 54% metal paneling, as can be seen on sheet AO.03 of the plan set. Staff is recommending a condition of approval that requires the applicant to get the Planning Director's approval to use the proposed aluminum paneling at the time of building permit review. Application materials include a spec sheet for the metal paneling mounting system, but not the cladding itself.</p>	<p>Subject to Planning Director's approval</p>

<p>and fiber cement board. Other materials may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.</p>	<p>2. The majority of the upper level façade areas are clad in brick. The upper floors of all 4 elevations meet this requirement without requiring special approvals from the Planning Director.</p>	<p>Complies</p>
<p>21A.37.050.C.1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street shall have a minimum of 40% of glass between three feet (3') and eight feet (8') above grade according to section 21A.37.060, table 21A.37.060 of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title.</p>	<p>On the west (front, street facing) elevation, the proposed structure has 60% glazing between a height of 3 feet and 8 feet above grade. These areas allow for unobstructed view into the restaurant and gym areas for depths that exceed 5 feet.</p>	<p>Complies</p>

ATTACHMENT G – CONDITIONAL USE STANDARDS

21A.54.080 STANDARDS FOR CONDITIONAL USES:

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: Analysis contained in this report concludes that the proposed uses comply with, or can be made to comply with (under proposed conditions), all applicable provisions of this title, including 21A.30.040 D-3 Downtown/Warehouse Residential District, 21A.37 Design Standards required in the D-3 zone, 21A.54 Conditional Uses, and 21A.36.300 Alcohol Related Establishments.

Finding: Complies.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: Surrounding land uses include a partially underground parking structure that surrounds the subject property on 3 sides—the garage itself is to the direct east, with vehicle entrance/exit ramps on both the north and south sides of the site. This structure serves the Broadway Lofts Condominiums, a 5-story residential building to the east of the parking garage. Further north is a large vacant lot, and further south is a surface parking lot that provides spaces for the Fairfield Inn & Suites hotel. The Palladio apartment complex is to the direct west of the property, across 200 West.

At the time that this report was published, no public comment had been received from tenants of the Palladio Apartments. Staff has received comments from multiple residents of the Broadway Lofts Condos with concerns regarding noise levels, especially with the presence of a rooftop bar and swimming pool. Please refer to the ‘Key Considerations’ section at the beginning of this report for a summary of those concerns, as well as Staff’s recommendations to mitigate any potential noise impacts from the rooftop.

Finding: Complies.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: Please refer to the ‘Key Considerations’ section at the beginning of this report for analysis regarding the project’s advancement of the purpose statement of the D-3 Zone, the Downtown Master Plan, and Plan Salt Lake.

Finding: Complies.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the Planning Commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located;	Complies	All uses proposed to be located within the project are either permitted or conditional uses in the D-3 zone.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	Complies	Please refer to the ‘Key Considerations’ section at the beginning of this report for analysis regarding the project’s advancement of the purpose statement of the D-3 Zone, the Downtown Master Plan, and Plan Salt Lake.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;	Complies	As described in other sections of this report, the subject property is bounded by a parking garage to the immediate east, vehicle ramps to/from the garage to the north and south, and the Palladio Apartment complex is to the west across 200 West. Multiple nearby parcels are vacant or underdeveloped, and it would be wise to keep potential development in mind rather than only considering the project against existing development. Staff finds that the proposed uses, size, and scale of the project are appropriate in this location, as the uses are called for in the Downtown Master Plan and permitted in the D-3 zoning regulations. In addition, the smaller lot size has produced a building that is a similar scale or subordinate to existing nearby structures, many of which are historic. The structure does not “max out” the potential size per zoning ordinance, but is instead a thoughtfully-designed structure that complements existing structures.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;	Complies	Surrounding development is a mix of sizes and architectural styles, but the project utilizes quality building materials like brick and steel that can be seen throughout the D-3 zone, which is characterized by historic storefronts and warehouses.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	Complies	This project does not involve the creation of any new access points or driveways. The existing curb cuts and access ramps that lead to the Broadway Lofts Condominiums’ parking structure will remain, along with the necessary sight distance triangles where they intersect with 200 West.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;	Complies	The new structure is proposed to be built to the property lines on all 4 sides with no setbacks provided. Two (2) ground-level entrances will be located on the west elevation and accessed from the 200 West sidewalk. Circulation to/from the club should not negatively impact adjacent properties.

<p>7. The site is designed to enable access and circulation for pedestrian and bicycles;</p>	<p>Complies</p>	<p>The site is located in downtown Salt Lake, where many amenities for both pedestrians and bicycles already exist. Pedestrians would access the club from the 200 West sidewalk. Bicyclists would also access the club from 200 West, where a protected bike lane exists. The project is required to provide a minimum of two (2) bicycle parking spaces.</p>
<p>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;</p>	<p>Complies</p>	<p>The proposal does not provide any off-street parking on the subject property; therefore, there would be no vehicles attempting to directly access the site. Either way, 200 West is a major downtown collector street that could handle the added traffic created by the social club.</p> <p>The applicant has had preliminary discussions with the Transportation Division regarding the conversion of existing metered parking on 200 West to short-term parking spaces to accommodate service deliveries.</p>
<p>9. The location and design of off-street parking complies with applicable standards of this code;</p>	<p>Will comply</p>	<p>The applicant has indicated that due to the limited lot area, code-required off-street parking (approximately 18 spaces) will be provided through an off-site lease or off-site valet parking agreement in accordance with 21A.44.040.</p>
<p>10. Utility capacity is sufficient to support the use at normal service levels;</p>	<p>Will comply</p>	<p>The proposal will be required to comply with all comments provided by Public Utilities prior to the issuance of any building permits. The applicant's narrative mentions that existing utilities will be upgraded, including a new water line to 300 South and the burying of existing overhead power lines along the property frontage.</p>
<p>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;</p>	<p>Complies</p>	<p>This project would be located in a part of downtown Salt Lake that currently contains a mix of bars, restaurants, and hotels, as well as multiple vacant or underdeveloped parcels. There are two (2) nearby residential land uses that could be considered dissimilar to the social club use, but Staff finds that (under the proposed condition relating to hours of operation) there is adequate screening and separation between them.</p> <p>For example, the majority of the Edison House operations would be contained indoors with the exception of a rooftop bar/pool area and multiple terraces on the west elevation. Please refer to the 'Key Considerations' section of this report for an analysis of potential noise impacts from the rooftop amenities. The terraces on the west elevation are oriented toward 200 West and the Palladio Apartments across the street, but Staff finds the terraces and permeability of</p>

		the western façade to be a positive aspect of the project, and a design feature that is encouraged through Planning documents and policies, especially in the downtown area. No comments or concerns have been expressed by residents of the Palladio Apartments.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;	Complies	The project would not negatively impact the quality of surrounding air or water, rivers or streams, or introduce any hazards or environmental damage to any adjacent property. Per the submitted narrative, smoking will be prohibited inside of the building and within 25 feet of its exterior.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	Complies	The project is located within the Broadway District, which the Downtown Master Plan identifies as a part of the city that provides diverse entertainment options with an active street life that may go late into the evening. There are numerous restaurants and bars within a 2-block radius of the site. Because the club would contain both day and night uses, its proposed hours of operation go from early morning (when members may want to work out at the gym) until late in the evening in accordance with most restaurants and bars (12 a.m. on Sunday – Wednesday and 1:59 a.m. Thursday – Saturday). Staff finds that this is compatible with existing nearby uses and is typical in a downtown setting. Due to the residential nature of the D-3 zone, Staff is recommending a condition of approval that would require the rooftop areas to close by 10 p.m. on weeknights.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Will comply	At this time, the applicant has not proposed any specific signage for the project. However, all proposed signage and lighting would be required to comply with provisions of 21A.30.010.D Impact Controls and General Restrictions in the Downtown Districts, which deals with lighting, and 21A.46 Signs, before a building permit would be issued.
15. The proposed use does not undermine preservation of historic resources and structures.	Complies	The subject property is currently vacant and development would not affect historic preservation efforts.

21A.36.300 ALCOHOL RELATED ESTABLISHMENTS:

D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses:

Taverns, bar establishments, and brewpubs may be allowed as conditional uses pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:

1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:

a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office, which shall include:

- (1) A complaint-response community relations program; and
- (2) A provision for a representative of the tavern, bar establishment, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;
- (3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in title 9, chapter 9.28 of this Code;
- (4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;
- (5) Prohibiting electronically amplified sound in any exterior portion of the premises;
- (6) Designation of a location for smoking tobacco outdoors in conformance with State law;
- (7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and
- (8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area; and
- (9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;

Analysis/Finding: The applicant has provided a draft security and operations plan that addresses each of these items. It will need to be approved by the Police Department and building official, and filed with the City Recorder's Office. This is included as a recommended condition of approval.

b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

Analysis/Finding: The proposed site and floor plans have been forwarded to the Police Department for their review. At the time that this report was published no feedback had been provided; however, this is included as a recommended condition of approval.

c. Require buffering where a tavern, bar establishment, or brewpub abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

Analysis/Finding: Not applicable. The subject property does not abut a residentially zoned parcel.

d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

Analysis/Finding: The proposed structure would be built to the property line on all 4 sides, leaving no room for landscaping beyond the park strip between the site and 200 West.

e. Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty eight (48) hours, weather permitting.

Analysis/Finding: This has been included as a recommended condition of approval.

2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:

a. Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;

b. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes; and

c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.

ATTACHMENT H – PUBLIC PROCESS & COMMENTS

Early noticing for the proposal included:

- Early engagement letters to owners/tenants of properties located within 300 feet of the site notifying them of the project application mailed on July 31, 2019.
- Notice letters to the Downtown Community Council and Downtown Alliance notifying them of the project application emailed to Chair/Executive Director on August 5, 2019.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on September 27, 2019
- Public hearing notice posted at subject property on September 27, 2019
- Public notice posted on City and State websites and emailed to Planning Division list serve on September 27, 2019

Public Meetings/Input Opportunities included:

- Neither the Downtown Community Council nor Downtown Alliance requested a presentation from the applicant at any of their meetings.

Public Input:

As of the publish date of this report, Staff received inquiries from three (3) different tenants of the Broadway Loft Condominiums (included in this attachment). Concerns include:

- The project's proximity to multiple residential land uses;
- The project's potential to turn into a 3-story nightclub;
- Potential noise from the rooftop bar and pool area, as well as deliveries/collections;
- Intended height of the structure.

The HOA Board President also clarified that there is no consensus with residents to submit a letter of support on behalf of the project.

If any additional comments are received after publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

From: Rowan Stigner [mailto: [REDACTED]]
Sent: Friday, August 9, 2019 7:55 AM
To: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Subject: Case Number PLNPCM2019-00671

Dear Ashley Scarff,

I am writing in relation to the above project located at 335 South and 200 West.

I am a neighboring resident of this proposal and have a few concerns regarding its purpose.

I am interested in the problem that there are over 100 residential units (about 114 at my count) within about approximately 200 feet of this project that directly face the proposed outdoor bar. Thats a lot of people trying to sleep at 1:30am on Friday and Saturday with bedroom windows directly facing this bar. Also the planned neighboring residential development Revival will probably add about another 50 or so to that figure.

Also I would note this property seems very well set up as a potential 3 level nightclub. Which raises my concern that if it got permission to have two bars and a restaurant, and then it changed hands at some point at a later date with a focus more on being a bar than a gym, it could become extremely problematic for local residents, especially if the membership model was no longer in use.

We do have a lot of bars/nightclub (5) within about a 4 minute walk already, so not completely seeing the outdoor bar need in that specific residential location.

That plus all the trash collecting/deliveries at 6 am with two bars and a restaurant on site - could potentially get very noisy. Both late at night and early morning.

Also, I believe that Salt Lake noise ordinance allows for up to and no more than 50db at residential property lines during what are considered 'quiet hours' This might be worth confirming, but I believe thats the case. So I don't see how the outdoor bar a 1:00 am is going to conform anywhere near that. But I would need to understand the zoning aspect of that.

Just for clarification, the gym element, office, retail, restaurant are all I think reasonable, but the outdoor bar with such close late night proximity to so many resident bedrooms seems unreasonable to me.

Please forgive me if this is the wrong forum regarding these concerns, if so, would you be so kind as to direct me to the correct recipient.

Kind regards

Rowan Stigner.

Broadway lofts,
[REDACTED]

From: German Leikin [REDACTED]
Sent: Thursday, August 8, 2019 12:59 PM
To: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Subject: Re: Record PLNPCM2019-00671

Ashley:

Thank you for getting back to me. Our Association will be getting together to discuss our concerns in reference to the proposed project. First two, that are most shared by the homeowners at the moment, are potential after hours noise and intended height of the Edison House structure.

We noticed that Edison House developers suggested the Broadway Lofts will be submitting a letter of support. I want to clarify that it may not accurately reflect our meeting with them. While some of us may support general development of the vacant lot in front of our building, it was always assumed that the plan was for a two-story commercial use building with potential of a roof top (not a bar). In other words something that would fit into a general requirements for D-3 warehouse/residential district. As of right now, there is no consensus within the Association or the board to submit a letter of support.

German Leikin
Broadway Lofts HOA
HOA Board President
[REDACTED]

On Thu, Aug 8, 2019 at 11:06 AM Scarff, Ashley <Ashley.Scarff@slcgov.com> wrote:

Hi German,

I sincerely apologize that I did not respond to your previous email. Our office is extremely busy at the moment and it likely got buried in my inbox.

Hopefully you/the rest of the tenants at the Broadway Lofts received a notice letter that I mailed out last week. There is a mandatory 45-day notice period to give the Downtown Community Council/Downtown Alliance/general public opportunity to review the proposal and submit feedback, if desired. A public hearing cannot be held until those 45 days have passed. This item will ultimately be scheduled for a Planning Commission meeting where a public hearing will be held and decision made.

If Conditional Use approval is granted by the Commission, the applicant will be free to apply for/procure a building permit.

My apologies again and please feel free to contact me with further questions. Best,

Ashley Scarff
Principal Planner
PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7660
FAX 801-535-6174
WWW.SLC.GOV/PLANNING/

From: German Leikin [REDACTED]
Sent: Thursday, August 8, 2019 10:54 AM
To: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Subject: Re: Record PLNPCM2019-00671

Ashley:

I would like to follow up on my earlier email regarding the Edison House application. Please see below.

German Leikin

Broadway Lofts HOA

HOA Board President

On Thu, Jul 25, 2019 at 3:52 PM German Leikin [REDACTED] wrote:

Ashley:

I'm a homeowner at 159 W Broadway building. I see that you were assigned to the Edison House application for conditional use. Will there be a public hearing? Can you please let me know what the formal procedure will be for the review? Few residents in our building are concerned about the height and use of the proposed structure at 335 S 200 W.

Regards,

German Leikin

Hi Ashley,

Yes. So long as my email address is redacted I am OK with it. Another note, I've seen language similar to this in a few documents submitted by Edison:

...they have met multiple times with the HOA of The Broadway Lofts which is comprised of condominium owners at The Broadway Lofts. We have shared with them our business plans and preliminary renderings of the building and have worked to establish a neighborly relationship with them by listening to their concerns and incorporating their feedback into our designs.

I am on the Board of the Broadway Lofts. It is true we have met with Edison, however, they have not changed/incorporated any of our feedback into their designs. Sentiment towards the project among board members is mixed at best.

Thanks,

Dave

On Mon, Sep 30, 2019 at 11:25 AM Scarff, Ashley <Ashley.Scarff@slcgov.com> wrote:

Hi David,

I apologize for the delay, I have been out of town. Thank you for providing comment regarding the Edison House project at 335 South 200 West. If okay with you, your email (with your email address redacted) will be included in the staff report for the Planning Commission meeting on October 9th, and separately provided to the applicant and Commissioners prior to the meeting. There will also be a public hearing held at that meeting, and anyone is welcome to voice their comments to the Planning Commissioners directly.

I did want to let you know that the applicant has provided a new project narrative (attached) with clarified hours of operation for different aspects of the club. The rooftop areas are proposed to close by 10 p.m. every night of the week.

Please let me know if you have further questions or comments.

Thank you,

Ashley Scarff
Principal Planner
PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7660
FAX 801-535-6174

WWW.SLC.GOV/PLANNING/

From: David Sabour [REDACTED]
Sent: Wednesday, September 18, 2019 2:21 PM
To: Scarff, Ashley <Ashley.Scarff@slcgov.com>
Subject: PLNPCM2019-00671 - Edison House Proposal

Hi Ashley,

As a condo owner in the Broadway Lofts, I wanted to voice my concerns with the conditional use application submitted by the Edison House project.

1. There are over 100 residential units within 200 ft of the Edison House.
2. With an open-air rooftop bar & pool, I see significant issues with noise throughout the day and into the early hours of the morning (Edison plans state operating hours until 2am some nights).
3. Many bars already exist within a 3 block radius: Poplar Street, BTG, Squatters Bar, Red Rocks, Gracies, Christophers Prime, Sonoma Grill, SKY SLC, Post Office, and Club Ibiza.
4. I believe the noise ordinance allows for and up to no more than 50db at residential property lines during 'quiet hours'. I don't see how an outdoor rooftop bar is capable of conforming to that ordinance.

I'm happy to elaborate further if required. I wanted to make sure I got a response into you before 9/19.

Thank you,

David Sabour

ATTACHMENT I – DEPARTMENT REVIEW COMMENTS

ZONING:

- Any public way encroachments will need to be discussed with the SLC Real Property Division in Room #425 at 451 S State St. Phone 801-535-7133.
- This lot is within a Fault Rupture Study Area. A site specific natural hazards report will need to be provided with the building permit submittal.
- A Certified Address is to be obtained from the Engineering Division for use in the plan review and permit issuance process.
- See 21A.30.040 for general and specific regulations of the D-3 zoning district.
- See 21A.36.010 for Use of Land and Buildings and 21A.36.250 for a permanent recycling collection station.
- See 21A.36.250 for construction waste management plan requirements. The Waste Management Plans should be filed by email to the Streets and Sanitation Division at constructionrecycling@slcgov.com at the time of application for permit. Questions regarding the waste management plans may be directed to 801-535-6984.
- See 21A.37 for Design Standards for the D-3 zoning district.
- See 21A.40 for Accessory Uses, Buildings and Structures, and including ground mounted utility boxes.
- See 21A.44 for parking and maneuvering, with parking calculations provided that address the minimum parking required, maximum parking allowed, number provided, bicycle parking required/provided outside of the building and within 50' of the principle entry, electric vehicle parking required/provided, off-street loading required/provided and any method of reducing or increasing the parking requirement.
- Any park strip tree removal/protection/planting will need to be approved by Urban Forestry.
- See 21A.48 for landscaping the park strip.
- Provide a completed Impact Fee Assessment worksheet.
- See 21A.58 for site plan review.

--Comments provided by Alan Michelsen, Senior Development Review Planner. He can be reached at (801) 535-7142 or alan.michelsen@slcgov.com.

BUILDING:

There are no Building Code issues with the conditional use proposal. Please note that fire separation distances, proposed occupancies and allowable stories above grade, egress to the public way, maximum exterior wall openings, as well as other code requirements will be addressed during a formal code review during the permit application process.

--Comments provided by Todd Christopher, Plans Examiner III. He can be reached at (801) 535-7918 or todd.christopher@slcgov.com.

FIRE:

The project has been reviewed by the Fire Prevention Bureau (FPB) and there have been made so preliminary discussions between the design team and FPB. I did not notice any of the discussion items described in this document. With that said the following items will be required. Fire department access both under 503.1.1 and appendix D104 & D105, for aerial apparatus.

--Comments provided by Edward Itchon, Fire Protection Engineer. He can be reached at edward.itchon@slcgov.com if further assistance is needed.

TRANSPORTATION:

Parking must be provided per 21A.44 including the minimum parking required, ADA parking, EV parking and bicycle parking. Ten foot sight distance triangles are required at the driveway exits.

--Comments provided by Michael Barry, Engineer V. He can be reached at (801) 535-7147 or Michael.barry@slcgov.com.

ENGINEERING:

No objections.

--Comment provided by Scott Weiler, Engineer VI. He can be reached at (801) 535-6159 or scott.weiler@slcgov.com.

PUBLIC UTILITIES:

No objections to the conditional use. However, the use will require the water main in 200 West to updated to a 12" main. There are also multiple sewer services that will need to be capped at the main.

--Comments provided by Jason Draper, Engineer VI. He can be reached at (801) 483-6751 or jason.draper@slcgov.com.