



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - david.gellner@slcgov.com

Date: March 11, 2020 (Revised Narrative of 03-06-2020 included in report)

Re: PLNPCM2020-00009 – Design Review - Gillmor Hall Building Addition to the Jewett Center for Performing Arts at Westminster College

Design Review

PROPERTY ADDRESS: 1840 South 1300 East (Main campus address) – Project located at approximately 1230 E 1720 S in the interior of the Westminster Campus

MASTER PLAN: Sugar House Master Plan (2005)

ZONING DISTRICT: I – Institutional Zoning District

REQUEST: Derek Payne of VCBO Architecture, is requesting Design Review approval on behalf of Westminster College for a proposed addition to the existing Jewett Center for the Performing Arts which is located south of 1700 S at approximately 1230 E on the Westminster College campus in the I – Institutional zoning district.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the Design Review application. In order to comply with the applicable standards, the following conditions of approval shall apply:

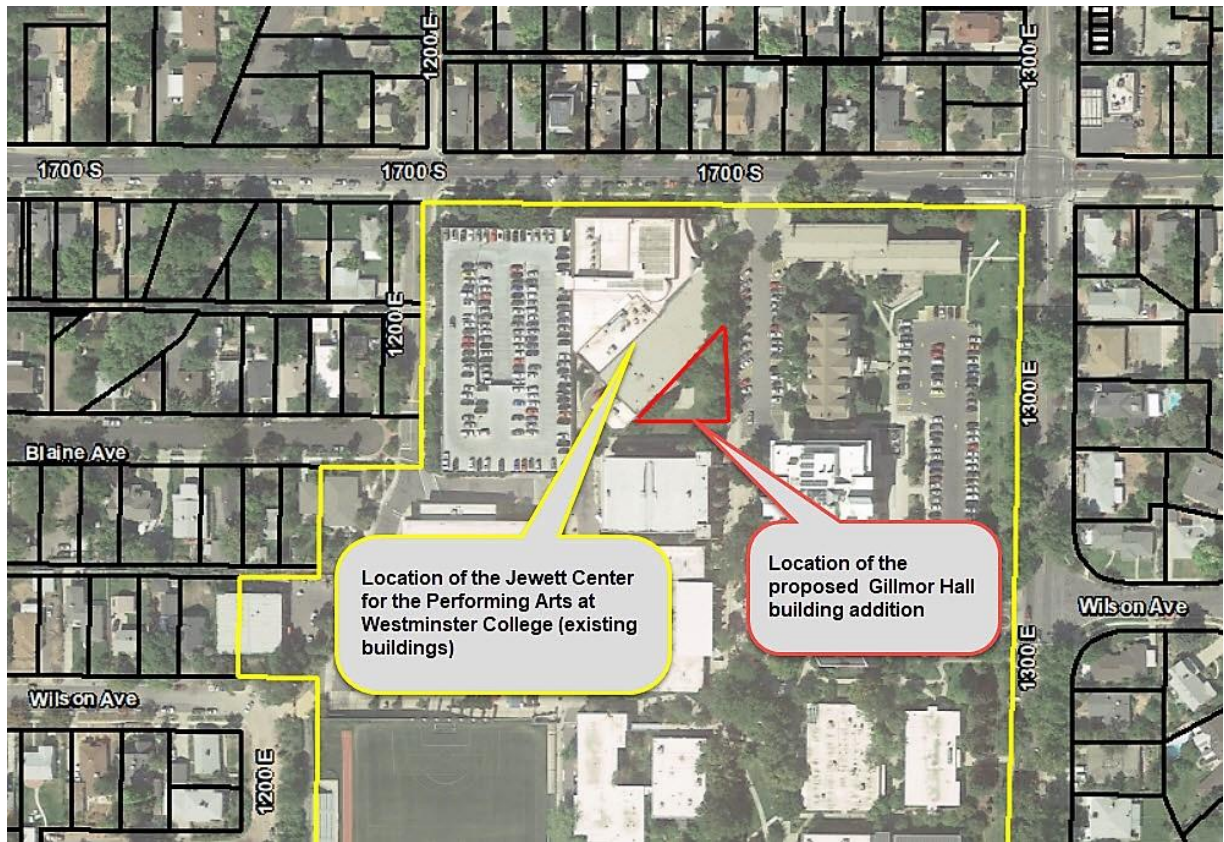
1. *Applicant shall comply with all other department/division requirements.*

ATTACHMENTS:

- A. [Area Location & Zoning Map](#)
- B. [Property Context Photos](#)
- C. [Applicant's Narrative](#)
- D. [Plans, Elevations & Renderings](#)
- E. [Existing Conditions & Zoning Ordinance Requirements](#)
- F. [Analysis of Standards – Design Review](#)
- G. [Public Process and Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

The proposed building addition to be known as Gillmor Hall will be a 100-person recital hall and dance performance studio housed in a triangular-shaped building located on the south-east side of the existing Jewett Center. The footprint of the addition is approximately 9,000 square feet in size. It is three (3) stories tall and will encompass approximately 27,000 square feet of total space. The I – Institutional Zoning district limits buildings to 35-feet in height. In the Institutional zoning district, buildings taller than 35-feet but less than 75-feet in height may be authorized through the Design Review process. The proposed building will be 45-feet in height and will be located within the interior of the campus. The applicant is going through the Design Review process to request an additional 10-feet of building height for the proposed addition.



KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

Consideration 1: Neighborhood Compatibility and Anticipated Impacts

The proposed building addition will be located within the interior of the Westminster Campus. It will be located on the southeast corner of the Jewett Center for the Performing Arts which sits south of 1700 S. The closest corner of the building addition to 1700 S will be located approximately 200-feet away from that street.

The Design Review ordinance (Chapter 21A.59) includes standards for applications. In the case of an application for additional height, Standards D and G must be met. The text of those standards is included in [Attachment F – Analysis of Standards for Design Review](#).

The intent of the Design Review process as it relates to building height is to encourage design with an emphasis on human scale and to mitigate any negative impacts. The proposed building incorporates material changes and both ground and upper floor transparency as outlined in the applicant's narrative found in [Attachment C](#). The applicant's narrative demonstrates how the design elements of the building relate to the scale and context of existing buildings and how these elements address the human scale of the building and its interface with the overall campus. These elements address the Design Review standards related to additional building height as codified in 21A.59.050.D and G.

The proposed building height is compatible with heights of adjacent buildings on the Westminster campus. The Meldrum Science Center to the southeast is approximately 60-feet tall. Foster Hall to the immediate east is approximately 45 feet tall. There are also buildings of comparable or greater height elsewhere on the campus. Given the location of the building on the interior of the campus away from adjacent residential uses, the nature of the institutional uses on campus and the presence of buildings of equal or greater height on the campus, the proposed use will not be out of character for the area and will not introduce any new or significant impacts beyond those of the current use and other uses in the vicinity.

Consideration 2: Master Plan Compliance

Sugar House Master Plan (2005)

The Sugar House Master Plan (2005) includes Westminster College within the plan area boundaries. The Plan recognizes the College as a significant feature in the Sugar House community, providing both higher education and cultural activities for the community. The College is also an economic asset for the City and helps to provide a population base for the Sugar House downtown area. The future land use map in the Master Plan anticipates this use continuing into the future. While the issue of expansions and additions to the campus are not specifically addressed in the Master Plan, it is reasonable to assume that Westminster College, as with any higher-learning institution, will make programmatic changes over time to adapt to current educational, societal and program needs and that these changes may require new, expanded or replacement facilities on the campus. As such, the use is in concert with the Sugar House Master Plan and anticipated changes to the area over time.

Plan Salt Lake (2015)

Plan Salt Lake is a citywide master plan that can be applied to this application. It is composed of Guiding Principles that are further defined by Initiatives. The initiatives in the *Arts & Culture* section are relevant to this application and include the following:

1. *Support opportunities for vibrant expression of cultural diversity.*
2. *Promote and support Salt Lake City as a regional entertainment, artistic, and cultural center and destination.*
3. *Promote and support Salt Lake City as an international tourism destination.*
4. *Ensure access to, and support for, a diversity of cultural facilities citywide.*
5. *Support and encourage public art.*
6. *See partnerships to enhance the arts.*

The proposed facility itself will help to expand the music, dance and theater offerings at the College and provide a benefit to the surrounding community through increased opportunities to attend performance events.

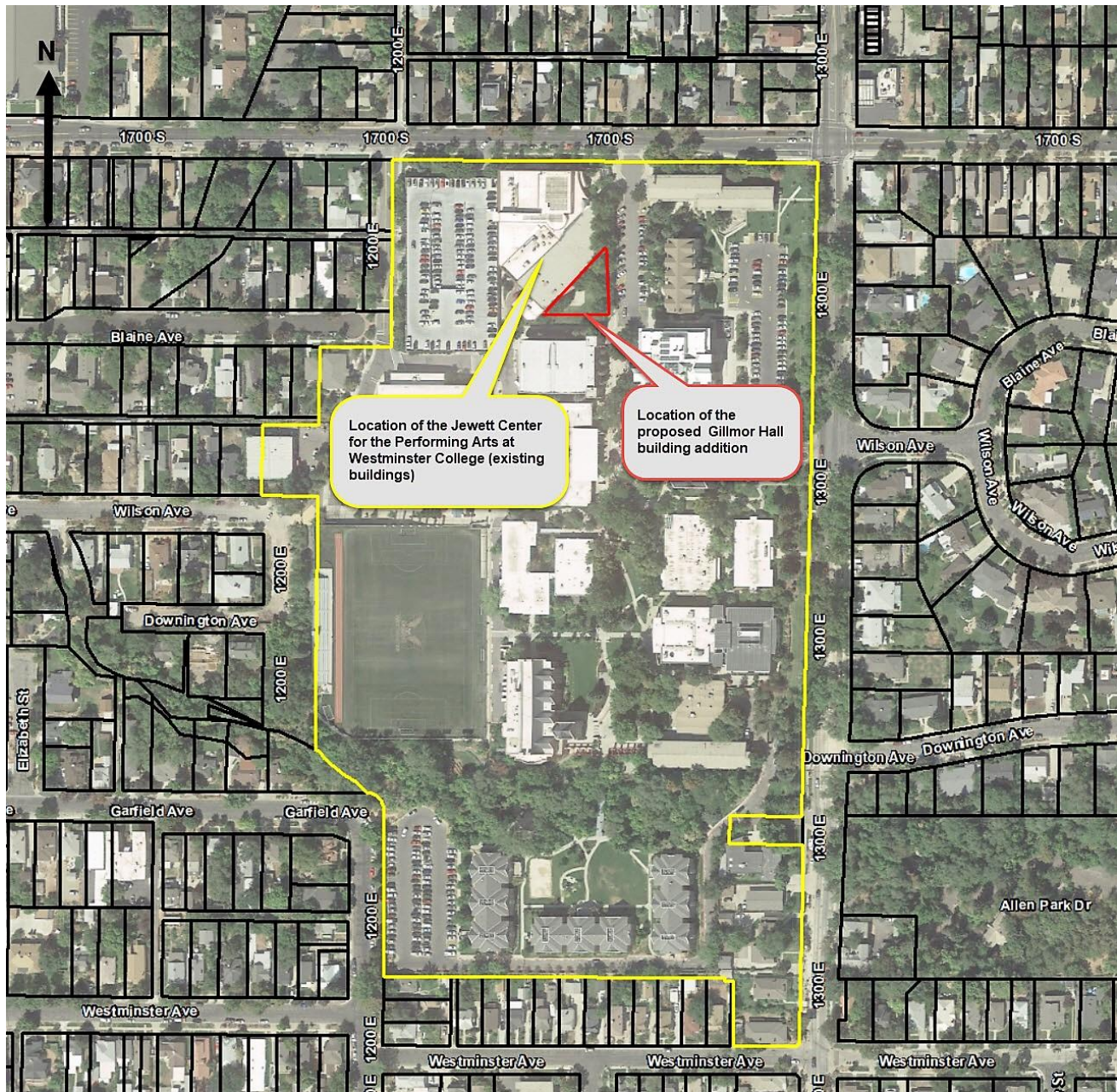
DISCUSSION:

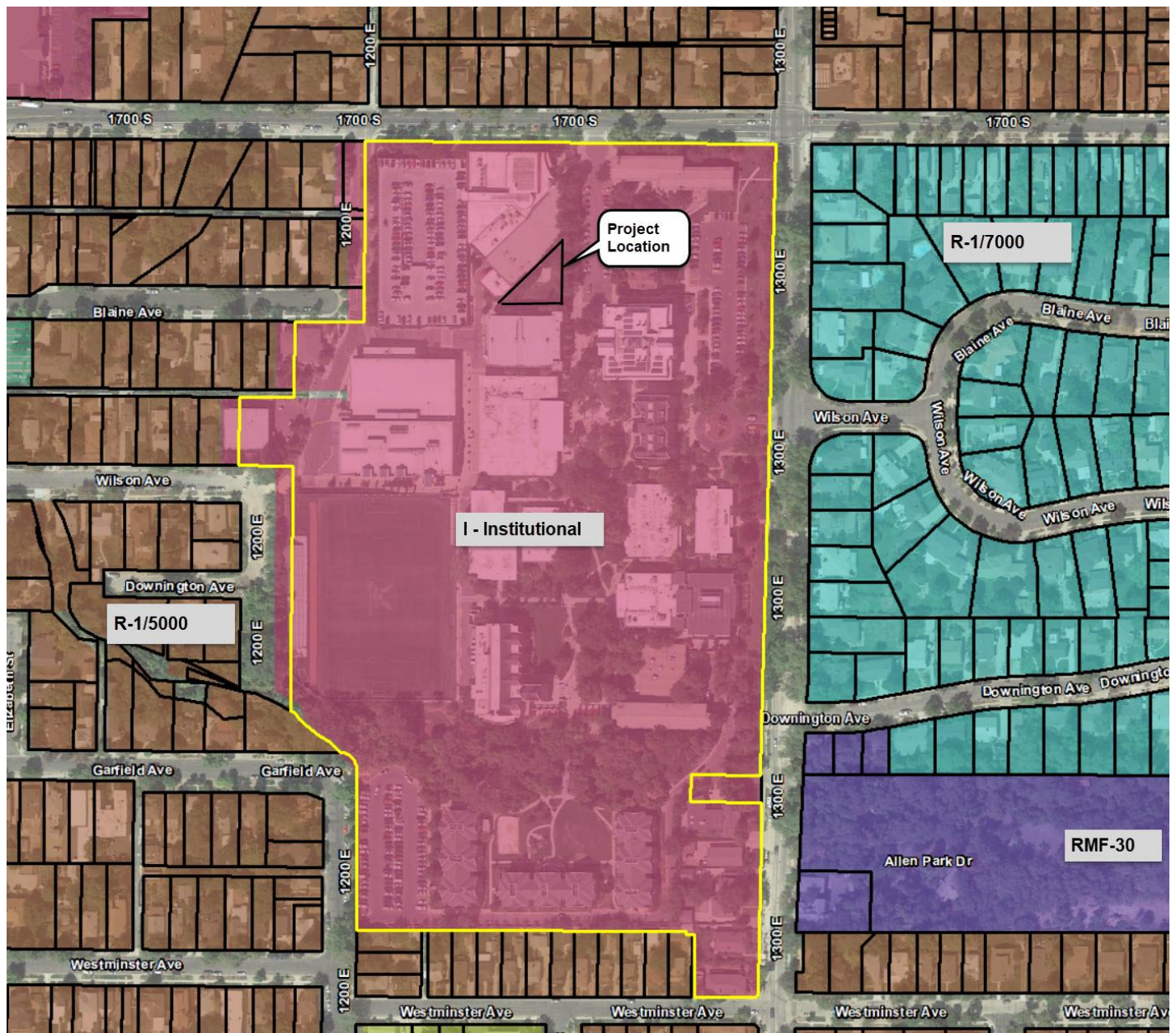
The applicant is proposing a use that is allowed in the zoning district and that is in concert with the established nature of the area. The applicant's narrative is included in [Attachment C](#) of this report. Staff recommends that the Design Review application be approved by the Planning Commission.

NEXT STEPS:

If the Design Review application is approved, the applicant will be required to comply with all other department and division requirements and obtain all necessary building permits for the proposed project.

ATTACHMENT A: AREA LOCATION & ZONING MAPS





ATTACHMENT B: PROPERTY CONTEXT PHOTOS



Former amphitheater location where the building addition will be located.



Former amphitheater location where the building addition will be located.



Entrance to the Jewett Center looking north toward 1700 S

ATTACHMENT C: APPLICANT'S NARRATIVE

The detailed narrative found on the following pages was submitted by the applicant.

Westminster College - Gillmor Hall Design Review Planning Narrative

Updated 03-06-2020

Architect: VCBO Architecture

Contact: Derek Payne, dpayne@vcbo.com

Architectural Narrative:

The proposed, new Florence J. Gillmor Building is a 27,850 square foot addition to the existing performing arts building that is 'modest in size,' but highly impactful in providing greatly needed performance spaces. Where once there was an under-utilized, outdoor amphitheater that was too steep to hold events, there will be a small triangular-shaped powerhouse of a building with the primary entrance facing the existing public sidewalk with similar architectural language to the existing adjacent building. The exterior is planned to be clad with brick masonry, metal panel, and curtain wall glazing which evokes the material language already present on campus. The current scheme includes exterior glazing which accounts for thirteen percent of the new building envelope. Although the overall building length will only be increased by about 9' in total, the addition features massing, material, and plane changes to induce interest and intrigue.

This new addition to the Jewett Center for the Performing Arts will include a recital hall with 102 audience seats and a dance performance studio that will invigorate the music, dance and theatre programs at the College and is situated due south of the existing performing arts building.

To create a truly successful recital hall and dance studio and interest surrounding these spaces, height and volume in these spaces are necessary. Westminster College is asking the City to grant a request to add ten feet to the zoning baseline of allowable height (35 feet) to be able to achieve successful proportions for these performance spaces. This will allow the recital hall to become a performance space that will be visible from the pedestrian walkway and parking area to the east and allow it to achieve the desired acoustical properties of the space. This increase in height will also allow the performance studio located on the main floor to be visible from and connect to the pedestrian sidewalk and parking area. Currently on the campus there are taller buildings than the proposed forty-five (45') height of the Gillmor Building, and those buildings front major city streets. This new building will be internal to the campus and will have no impact on the surrounding neighborhoods.

The total parking count for the campus exceeds the required number of stalls as defined in Title 21A, and the existing open space for the campus is nearly 20% higher than what is defined in Salt Lake's zoning requirements.

Providing additional performance venues at the College is a win-win, and will be a tremendous asset not only to Westminster, but also to the surrounding community.

Revisions and Additional Information – 03-06-2020

The first level of this building is characterized by extensive glass. There is a large opening into the Performance (Dance) Studio with large doors that open onto the plaza (future phase) with outdoor seating. There is also a large window into the Recital Hall (on the second level). When performances are happening in the building these large apertures will act as lanterns and beckon people to join the fun.

The second level of the building on the east façade is articulated by the shaping of the Recital Hall acoustical design. This accordion-like rhythm to the façade adds a dynamism and important counterpoint to the more regular masonry base of the building.

Westminster College is lucky to have a truly iconic building (Converse Hall). Gillmor Hall, as many other buildings on campus, are support players to the lead actor. This building does, however, take several cues from Converse Hall. The brick (color, size and texture) will complement the Converse brick, and will include horizontal masonry banding similar to the Converse Hall patterns. Even the apparent geometry of the sweeping arc of the roof element of Gillmor Hall is influenced by the arched windows of Converse Hall.

Brick - The brick veneer masonry will be a blend of two red brick colors that are found in many of the buildings on campus. Since it is literally impossible to match brick from different time periods exactly, this strategy of including a blend of two common colors will tend to complement many of the existing brick buildings on campus (except Foster Hall which is a yellow/gold brick color).

Metal - The metal panel will be in two colors – the first color is a dark grey which will be similar to the zinc panel that is on several buildings on campus. The second metal panel color is a lighter grey (almost silver) which will be similar to metal window systems on the campus.

Contrast - The Recital Hall is definitely the prominent feature of this new building. The iconic Recital Hall is proudly held up by the robust brick base of the building. The Hall's form is highlighted by the highly articulated panels with two colors of metal panel being used which will set up a significant contrast in this element. The hope is that the metal form will be visually read as a solid/void or shadow/light interplay.

Lighting - As stated, the openings into the Performance Studio, Recital Hall, and the Lobby will act as lanterns at night to draw patrons to the activities within the building. In addition, there are integrated linear lights over the doors of the Lobby to feature the entry but to also provide adequate light at this important juncture of the building.

Salt Lake City Zoning Requirements:

21A.32.080: I INSTITUTIONAL DISTRICT:

A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. **N/A.**

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. **N/A.**
3. Parking shall be located within, behind, or to the side of buildings. **N/A; the parking is existing and is adjacent to the building and exists on the east and west sides of the building.**

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. **Provided**

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

D. Large building masses shall be divided into heights and sizes that relate to human scale.

This building is a relatively small-scaled building on the campus at only two stories high. The second level of the building is horizontally separated from the lower level by a continuous masonry band that encircles the entire footprint. The second level is formed as a kind of sculpted musical instrument that is form-driven by the acoustics of the Recital Hall.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

The horizontal masonry banding (mentioned above) is a common element in many of the buildings on this historic Utah campus. This building is an addition to the Jewett Center and borrows the language of large square columns that march down the building's east façade.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

The Recital Hall on the second level overhangs the first level to provide weather protection

4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: Understood; the addition will add less than 9' of length to the overall building

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); There is existing benches/ seating areas adjacent to the site.
2. A mixture of areas that provide seasonal shade; There is existing trees adjacent to the site.

3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; **there is existing trees adjacent to the site. This building will be an infill of an existing grass landscaped area.**
4. Water features or public art; **There will be art located within the building.**
5. Outdoor dining areas; and **n/a**
6. Other amenities not listed above that provide a public benefit.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. **n/a**

2. Negative impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. **n/a**
- b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. **n/a**
- c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. **n/a**

3. Cornices and rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. **Proportion of new building entrance pays homage to the existing building language.**

- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

Although the gently sweeping arc of the building's roofline is not the prevalent roof form on the campus, it is not without precedent. The campus' flagship building (Converse Hall) has arched windows from which the curve of this building was inspired. Gillmor Hall's most prominent exterior material is brick veneer masonry. All of the building's on Westminster's campus are mainly composed of brick, each in a different variety of red (or in some cases gold/yellow). The red chosen for Gillmor Hall is a blend of reds that will draw from several surrounding buildings.

c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. **n/a**

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. **n/a; existing infrastructure**

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) **n/a; existing infrastructure**

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. **Understood; refer to rendering on main cover to see signage planned for the building**

2. Coordinate signage locations with appropriate lighting, awnings, and other projections. **n/a**

3. Coordinate sign location with landscaping to avoid conflicts. **n/a**

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. **n/a – existing site lighting will remain**

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. **Understood; design will comply**

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. **Understood; design will comply**

L. Streetscape improvements shall be provided as follows: **n/a**

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards.

Permitted materials for privately-owned public spaces shall meet the following standards:

- a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

- b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

- c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).

- d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
- e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
- f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

21A.32.080: I INSTITUTIONAL DISTRICT:

A. Purpose Statement: The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campuslike setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

B. Uses: Uses in the I Institutional District as specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot Size: The following minimum lot size requirements shall apply to authorized permitted uses. Lot size requirements for conditional uses shall be determined for each conditional use.

Land Use	Minimum Lot Area	Minimum Lot Width
Places of worship	2 acres	100 feet
Other uses	20,000 square feet	100 feet

D. Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

E. Minimum Open Space Area: The minimum open space area for any use shall not be less than forty percent (40%) of the lot area.

F. Minimum Yard Requirements:

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Twenty feet (20').
3. Interior Side Yard: Twenty feet (20').
4. Rear Yard: Twenty five feet (25').
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#) of this title.

G. Landscape Yard Requirements: Landscape yards, as specified below, shall be required for each use in the I Institutional District and shall be improved in conformance with the requirements of chapter 21A.48 of this title.

1. Front Yard: Twenty feet (20').
2. Corner Side Yard: Twenty feet (20').
3. Interior Side Yard: Eight feet (8').
4. Rear Yard: Eight feet (8').

H. Landscape Buffers: Landscape buffers shall be provided where a use in the I Institutional District abuts a lot in a Residential District, as specified in chapter 21A.48 of this title.

I. Traffic And Parking Impact: The traffic and parking characteristics of institutional uses can have a significant impact on the nearby residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of property in nearby areas, a traffic and parking study shall be submitted to the City in conjunction with the site plan review provisions of this title whenever an expansion of an existing use or an expansion of the mapped district is proposed. New institutional uses or expansions/intensifications of existing institutional uses shall not be permitted unless the traffic and parking study provides clear and convincing evidence that no significant impacts will occur. The Zoning Administrator may, upon recommendation of the development review team waive the requirement for a traffic and parking study if site conditions clearly indicate that no impact would result from the proposed development.

J. Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties.

ATTACHMENT D: PLANS & ELEVATIONS

The floors plans, elevations and renderings found on the following pages were submitted by the applicant.







GILLMOR HALL

WESTMINSTER COLLEGE
1840 SOUTH 1300 EAST, SALT LAKE CITY, UT 84105

DESIGN REVIEW SUBMITTAL



524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800 | VCBO.COM



PROJECT TEAM

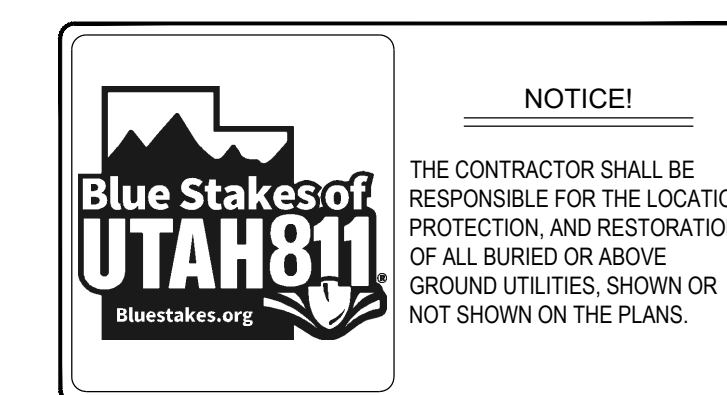
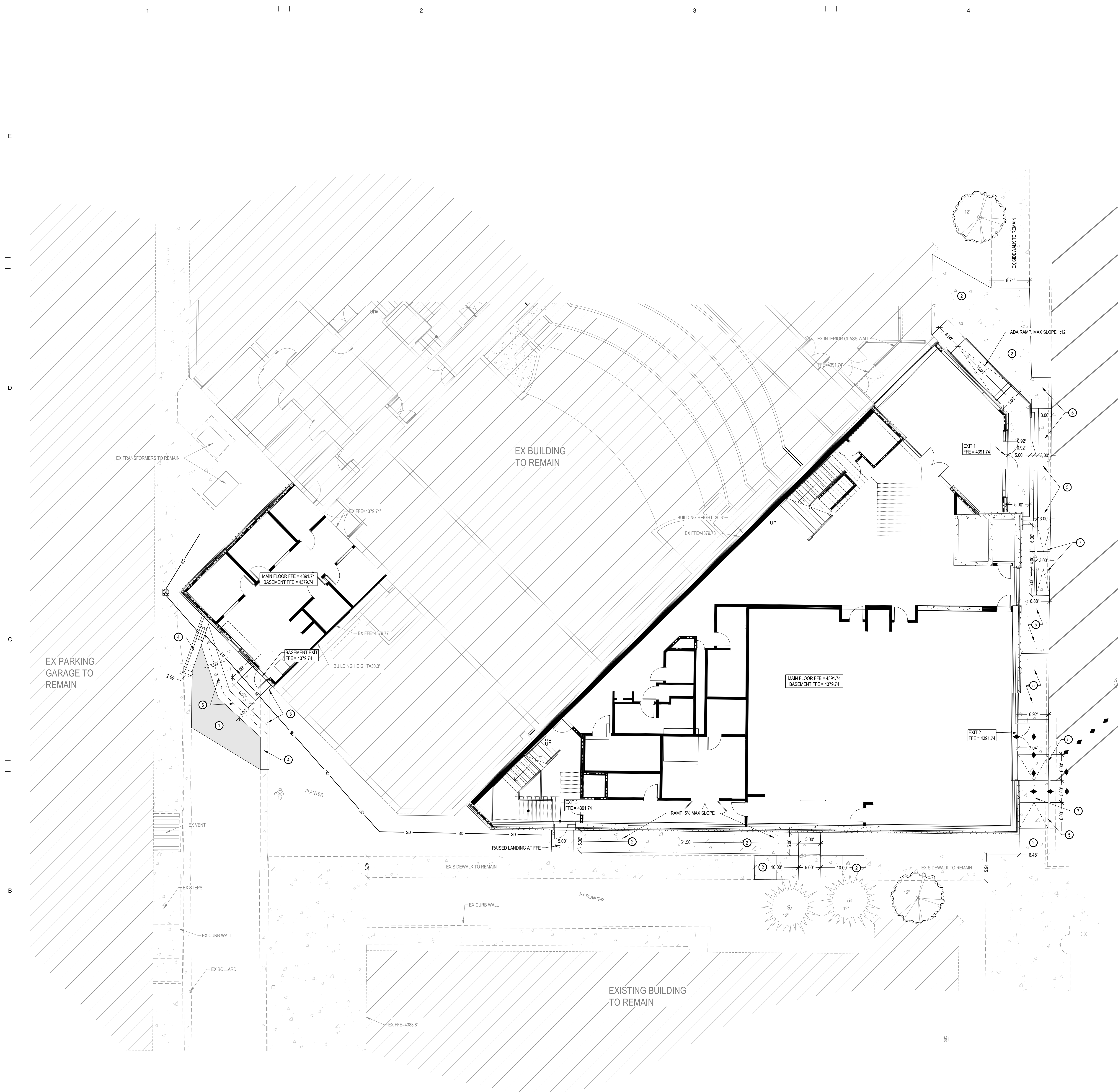
institution	contractor	commissioning agent	envelope consultant
Syd Trevort WESTMINSTER COLLEGE 1840 SOUTH 1300 EAST SALT LAKE CITY, UT 84105 strevort@westminstercollege.edu 000.000.0000			

DESIGN REVIEW SUBMITTAL
DESIGN DEVELOPMENT
2020 JAN 03

architect	civil engineer	structural engineer	mechanical engineer	electrical engineer	landscape architect
Derek Payne VCBO ARCHITECTURE 524 SOUTH 600 EAST SALT LAKE CITY, UT 84102 dpayne@vcbo.com 801.575.8800	Robert Poirier McNEIL ENGINEERING 8610 SANDY PARKWAY, STE. 200 SALT LAKE CITY, UT 84070 rob@mcneileng.com 801.255.7700	Chris Hofheins BHB CONSULTING ENGINEERS 2766 SOUTH MAIN STREET Salt Lake City, UT 84115 chris.hofheins@bhbengineers.com 801.355.5656	Steve Connor COLVIN ENGINEERING ASSOCIATES 505 EAST SOUTH TEMPLE, STE 100 Salt Lake City, UT 84102 sconnor@cbea-ut.com 801.505.5410	Dave Whitton ENVISION ENGINEERING PC 240 EAST MORRIS AVE., STE 200 SALT LAKE CITY, UT 84115 dwhitton@envisioneng.com 801.534.1130	Steven Gilbert ARCSITIO 1058 EAST 2100 SOUTH SALT LAKE CITY, UT 84106 sgilbert@arcsitiodesign.com 801.487.4923

APPROVALS:

PRIME AGENCY	DATE
CITY	DATE
APPROVAL DOES NOT RELIEVE A/E OF DESIGN LIABILITY	
PRIME AGENCY	DATE
CITY	DATE
APPROVAL DOES NOT RELIEVE A/E OF DESIGN LIABILITY	



GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEY NOTES:

PROVIDE INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- STANDARD TYPE ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
- CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
- CONCRETE CURB WALL, SEE DETAIL 'A1', SHEET C5.01.
- 3" CONCRETE CURB AND GUTTER, SEE DETAIL 'A2', SHEET C5.01.
- INTEGRAL WALK AND CURB PER DETAIL 'A2', SHEET C5.01.
- 36" WIDE DETECTABLE WALKWAY, SEE DETAIL 'A4', SHEET C5.01.
- ADA RAMP WITH DETECTABLE WARNING, SEE APWA PLAN NO. 238.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
- VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'A5', SHEET C5.01.
- PANED ADA SYMBOL, SEE DETAIL 'A6', SHEET C5.01.
- 4" WIDE SOLID YELLOW PARKING STRIP, STRIPE LINES.
- ACCESSIBLE ROUTE WITH MAXIMUM 1/48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING SLOPE.

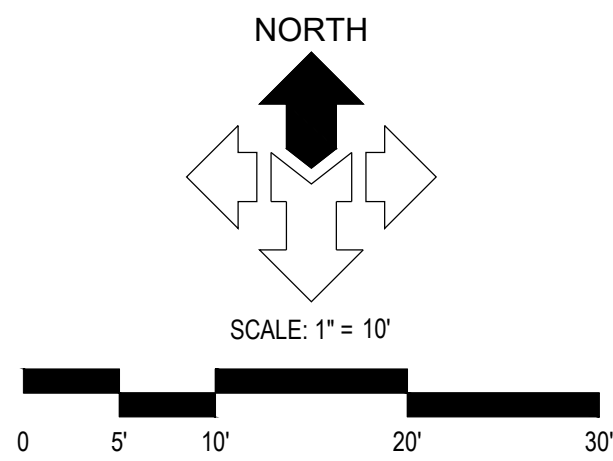
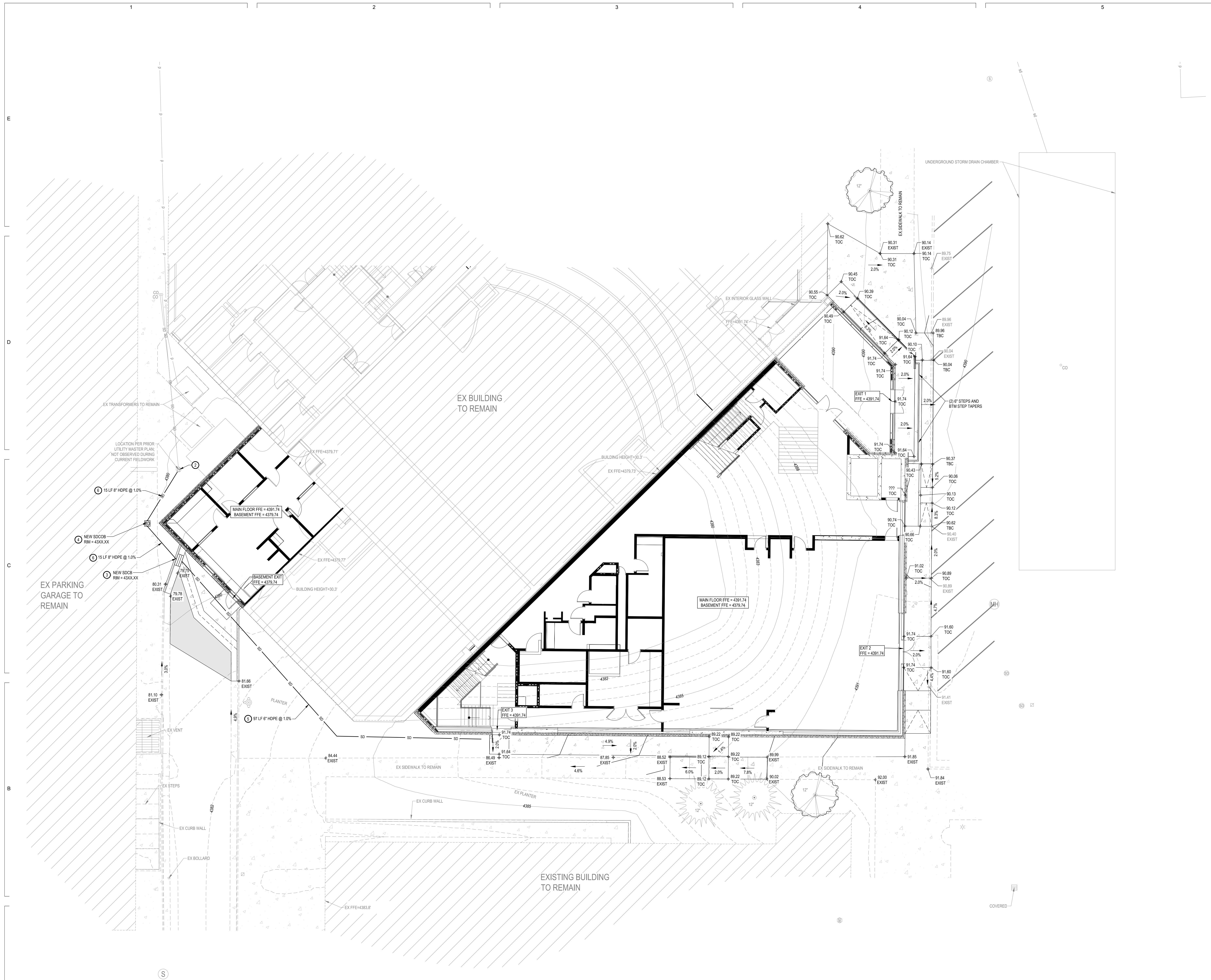
REV	DATE	DESCRIPTION
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VCBO NUMBER: 1523
CLIENT NUMBER:
DATE: 2019 NOV 13

GILLMOR HALL
WESTMINSTER COLLEGE
1250 EAST 1700 SOUTH, SALT LAKE CITY, UT 84105
DESIGN DEVELOPMENT

HORIZONTAL
CONTROL PLAN

C1.01



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILL AREAS SHALL BE BUILT TO MEET THE REQUIRED MAXIMUM DENSITY AND MOISTURE CONTENT AS SET FORTH IN THE SOILS BUILDING FOUNDATION WHERE IT SHALL BE 88% MIN. OF MAXIMUM DENSITY, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILL AREAS MEET THE REQUIREMENTS WITHIN THE BUILDING FOOT AREA AND AREAS TO BE PAVED, UNDER COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

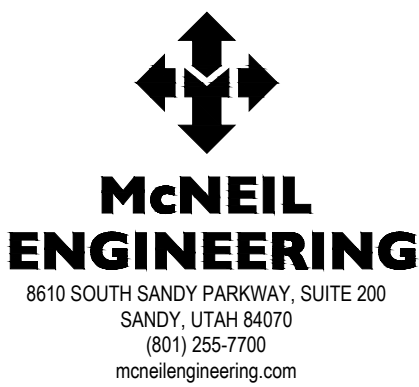
- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 CORE-CONCRETE NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- 3 STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.02
- 4 STORM DRAIN CLEANOUT BOX WITH PEDESTRIAN SAFE LID. SEE DETAIL 'A5', SHEET C5.02.
- 5 6" DIAMETER HDPE STORM DRAIN LINE. SEE AFWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 6 8" DIAMETER HDPE STORM DRAIN LINE. SEE AFWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 7 CONNECT 4" DIAMETER HDPE ROOF DRAINS TO STORM DRAIN AT 2% MIN SLOPE.



VCBO
ARCHITECTURE

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102

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REV	DATE	DESCRIPTION
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VCBO NUMBER: 15235

CLIENT NUMBER:

DATE: 2019 NOV 13

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDIB	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY



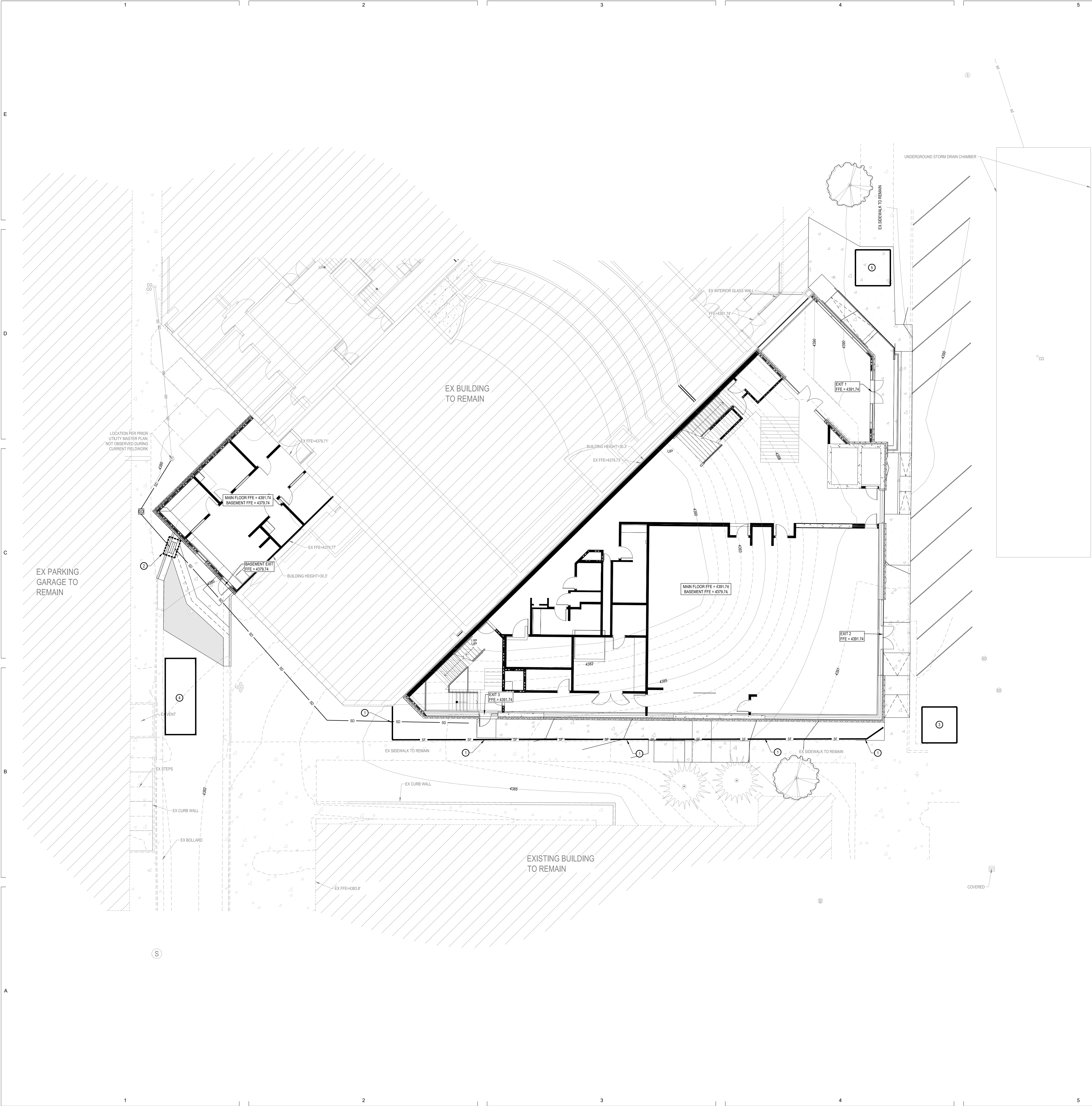
NOTICE!


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

GILLMOR HALL
WESTMINSTER COLLEGE
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DESIGN DEVELOPMENT

GRADING AND DRAINAGE PLAN

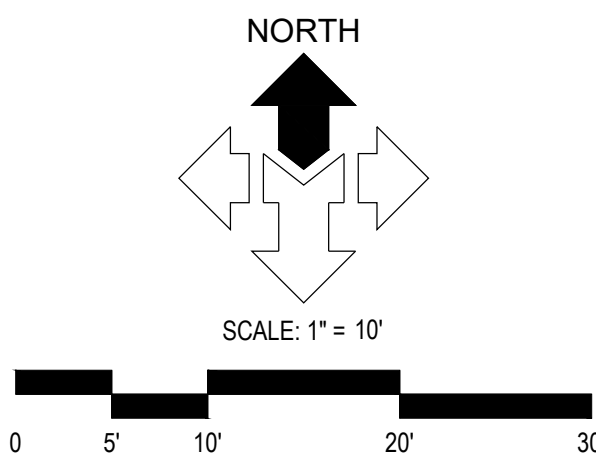
C2.01





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NOTICE!
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GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET CS-04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY. HAVING JURISDICTION, ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD. ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIERS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET CS-04.
 - ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'B1', SHEET CS-01.
 - ③ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET CS-04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ④ CONSTRUCTION DUMPTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑤ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD IF FIRM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET CS-04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

GILLMOR HALL
WESTMINSTER COLLEGE
1250 EAST 1700 SOUTH, SALT LAKE CITY, UT 84105
DESIGN DEVELOPMENT

REV	DATE	DESCRIPTION
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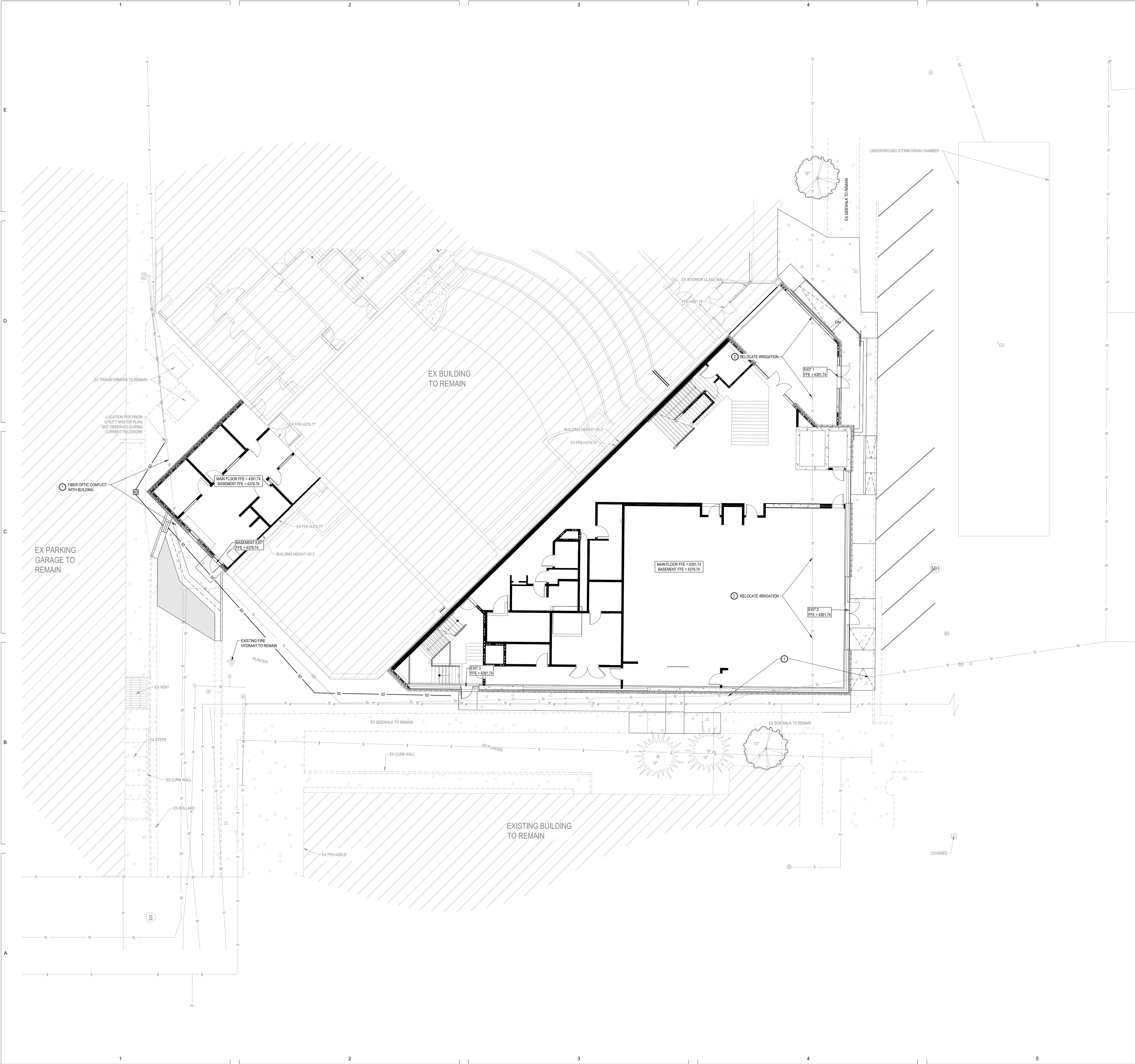
VCBO NUMBER: 15235
CLIENT NUMBER:
DATE: 2019 NOV 13



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McNEIL ENGINEERING
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801.255-7100
mcneilengineering.com



GENERAL NOTES:
CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.


LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
WATER: SALT LAKE CITY PUBLIC UTILITIES
SEWER: SALT LAKE CITY PUBLIC UTILITIES
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: POWER PROVIDER
TELEPHONE: CENTURY LINK

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

① CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING FIBER OPTIC LINE AND COORDINATE WITH UTILITY PROVIDER TO RELOCATE SERVICE LINE OUT OF THE PROPOSED BUILDING FOOTPRINT.

② CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IRRIGATION LINES AND RELOCATE UTILITY OUT OF BUILDING FOOTPRINT. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS.



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NOTICE!

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GILLMOR HALL
WESTMINSTER COLLEGE
1250 EAST 1700 SOUTH, SALT LAKE CITY, UT 84105
DESIGN DEVELOPMENT

SITE UTILITY PLAN

C4.01



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REV DATE DESCRIPTION

VCBO NUMBER: 15235
CLIENT NUMBER:
DATE: 2019 NOV 13

GENERAL SITE STATISTICS

EXISTING CONDITIONS:		POST CONSTRUCTION OF GILLMOR HALL BUILDING	
TOTAL SITE: 1,166,285 SQ. FT. = 26.77 ACRES		TOTAL SITE: 1,166,285 SQ. FT. = 26.77 ACRES	
BUILDING AREA: 327,449 SQ. FT. = 28%		BUILDING AREA: 335,606.7 SQ. FT. = 28.77%	
HARD SURFACE: 112,322 SQ. FT. = 10%		HARD SURFACE: 112,322 SQ. FT. = 9.63%	
OPEN SPACE: 726,514 SQ. FT. = 62%		OPEN SPACE: 718,356.25 SQ. FT. = 61.59%	
REQUIRED OPEN SPACE FOR INSTITUTIONAL ZONING: 40%			
PARKING ANALYSIS			
CAMPUS WIDE PARKING: 1,020 PARKING STALLS			
TOTAL STALLS ADDED FOR THIS PROJECT: 0			
TOTAL STALLS REMOVED FOR THIS PROJECT: 0			
TOTAL PARKING STALLS PRIOR TO CONSTRUCTION: 1,010			
TOTAL PARKING STALLS POST CONSTRUCTION: 1,010			
TOTAL REQUIRED BY "SCHEDULE OF SHARED PARKING": 871 STALLS (REFER TO SCHEDULE BELOW)			
		SUMMARY OF PARKING:	
		LOT EAST OF FOSTERS	78
		LOT WEST OF FOSTERS	22
		PARKING GARAGE BENEATH SOCCER FIELD	368
		LOT SOUTH OF PARKING STRUCTURE	104
		LOT EAST OF HOGLE	9
		LOT WEST OF HEALTH AND WELLNESS	6
		PARKING GARAGE WEST OF EGGLE	423

GENERAL SITE PLAN NOTES

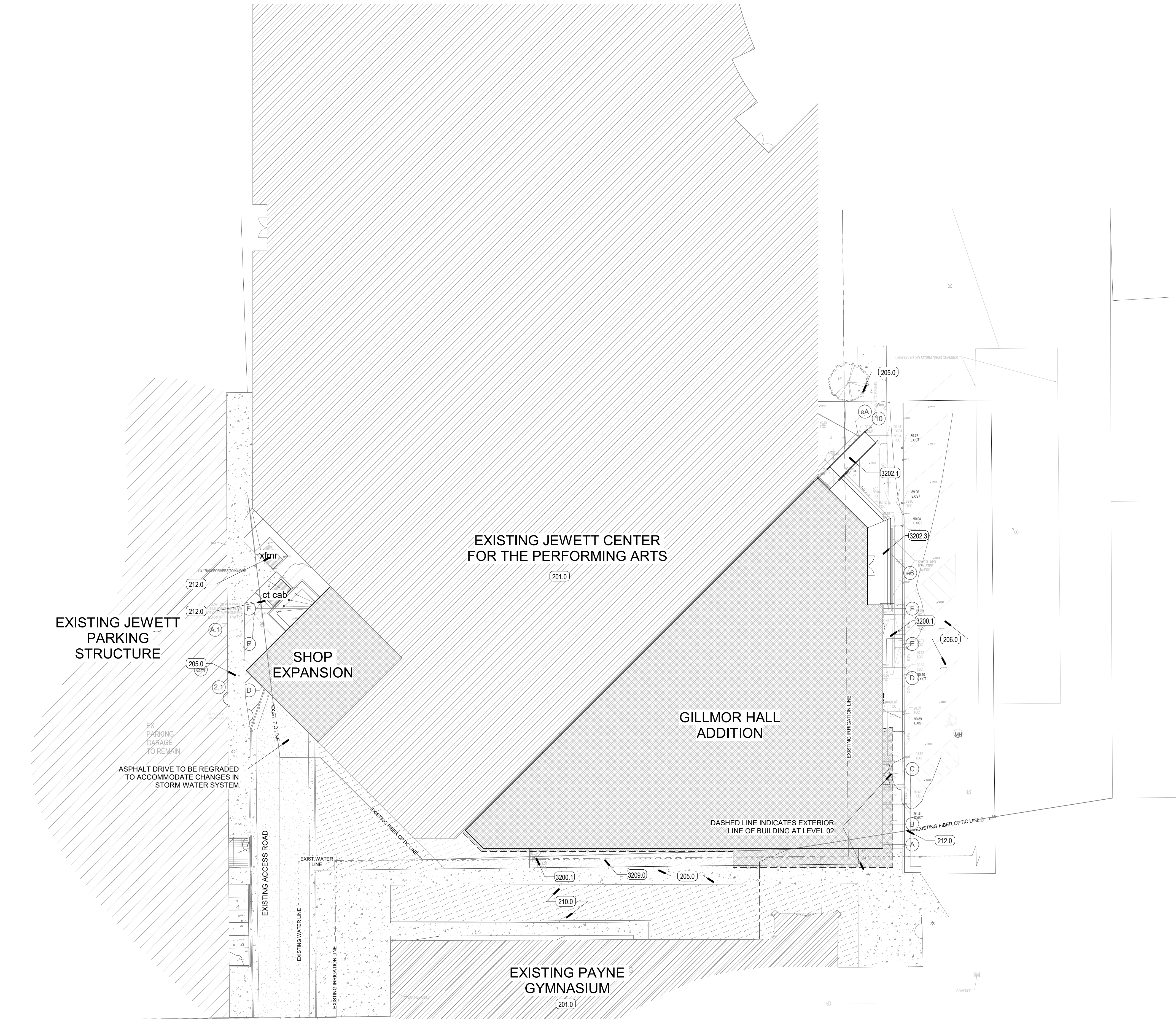
1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, TYP. SEE DETAIL A4/A0.02.
9. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE. BE LOCATED AT LEAST 30' FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL B3/A0.02. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE, SEE DETAIL XX/ASXX.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

TREE PRESERVATION GUIDELINES AND NOTES

1. FENCES WILL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST OR THE ARCHITECT.
2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 4" DEEP.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM, TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE. NEWLY PLANTED PLANTS THAT HAVE NOT BECOME ESTABLISHED (2 YEARS OR LESS) WILL ALSO NEED IRRIGATION TO ENSURE THEIR SURVIVAL. IT IS RECOMMENDED THAT A TEMPORARY IRRIGATION SYSTEM BE DESIGNED ACCORDING TO THE VOLUME AND FLOW OF THE WATER SOURCE TO WATER THE PLANT MATERIAL.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS, BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS WORK.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
14. SOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. MONITORING ONCE A MONTH SHALL OCCUR NOW AND FOR AT LEAST ONE YEAR AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST PERFORM THIS TASK.
16. A SOIL SAMPLE SHALL BE SENT TO SOIL SUGS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

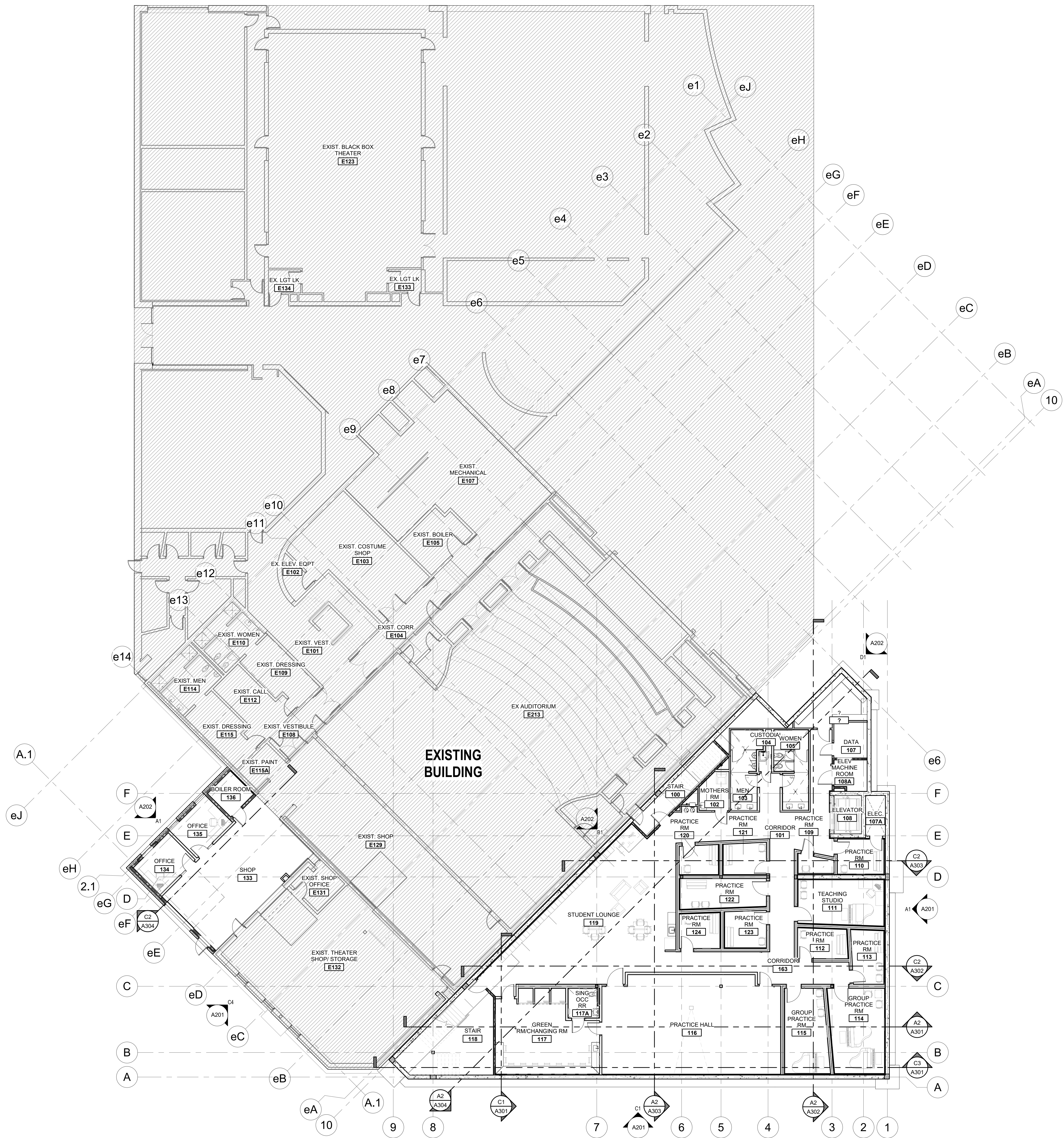
KEYED NOTES

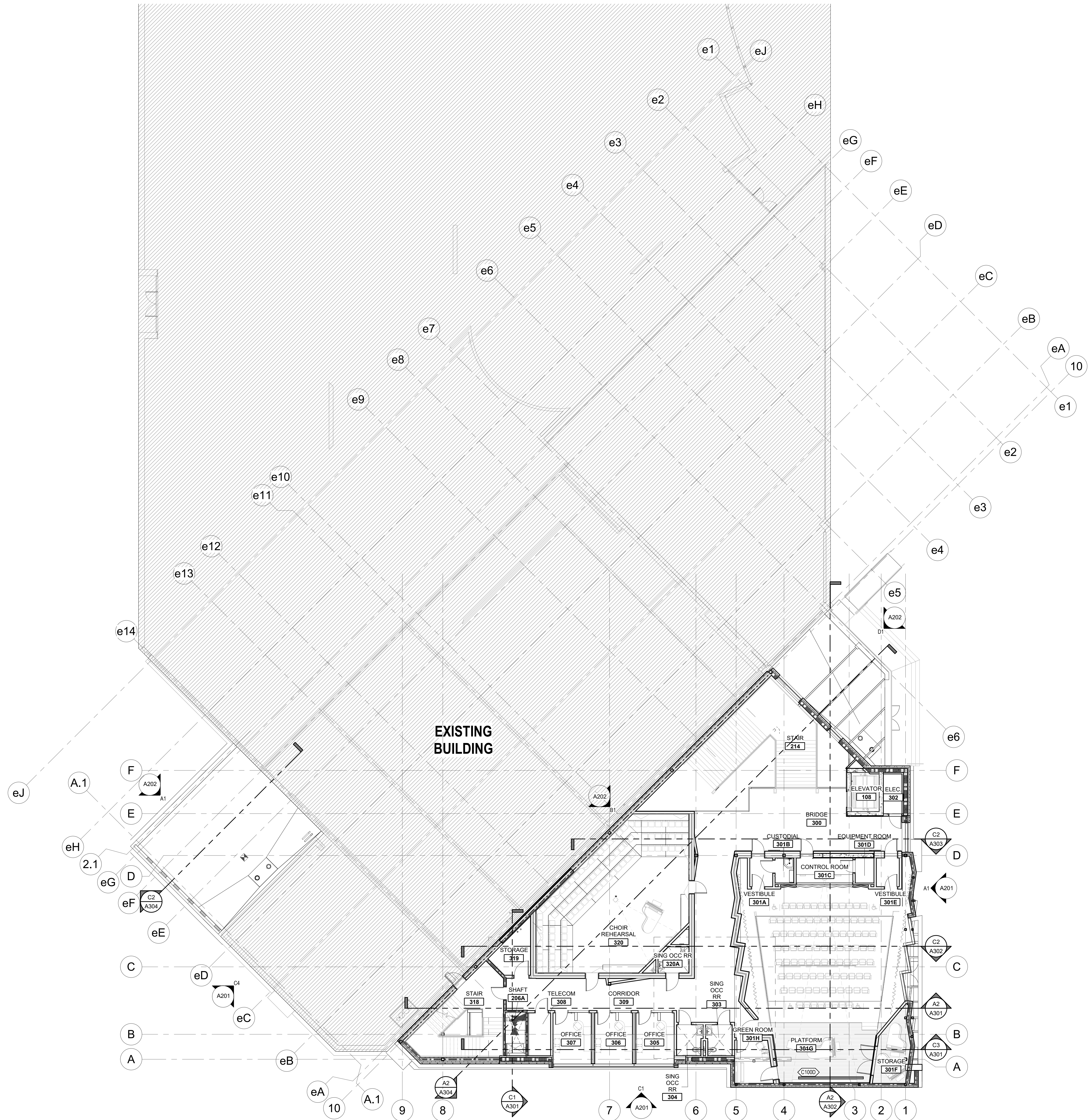
201.0	EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED
205.0	EXISTING CONCRETE SIDEWALK, PROTECT AS NECESSARY, REPAIR AS REQUIRED
206.0	EXISTING ASPHALT/CONCRETE PAVING, PROTECT AS NECESSARY, REPAIR AS REQUIRED
210.0	EXISTING LANDSCAPING, PROTECT AS NECESSARY, REPAIR AS REQUIRED
212.0	EXISTING UTILITIES, PROTECT AS NECESSARY, REPAIR AS REQUIRED
3200.1	4" THICK CONCRETE SIDEWALK WITH SUBBASE
3202.1	ACCESSIBLE RAMP
3202.3	CONCRETE STAIRS AND RAILINGS
3209.0	LANDSCAPING



A1 PLAN - OVERALL SITE

SCALE: 1/16" = 1'-0"

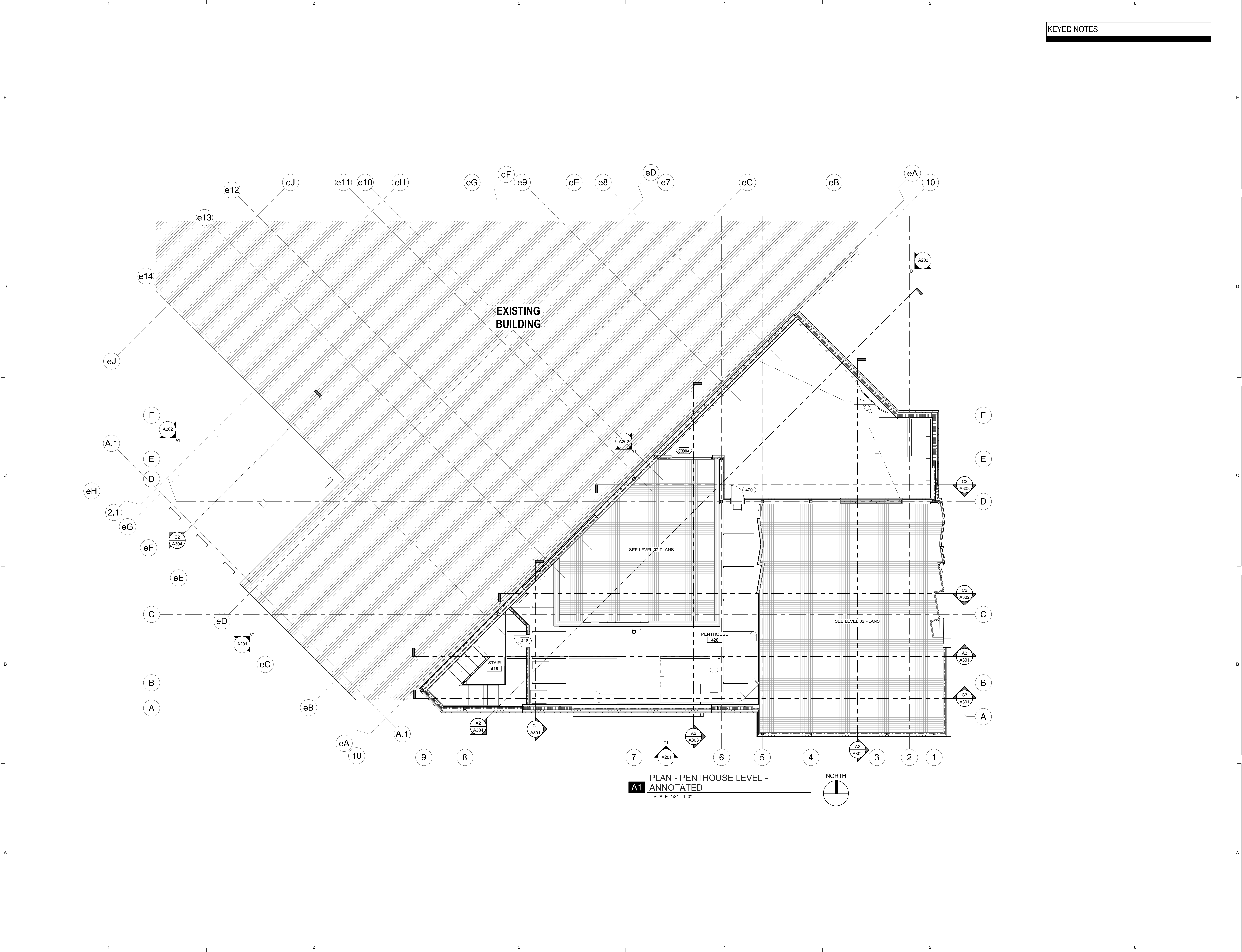




A1 PLAN - LEVEL 02 - OVERALL

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





KEYED NOTES

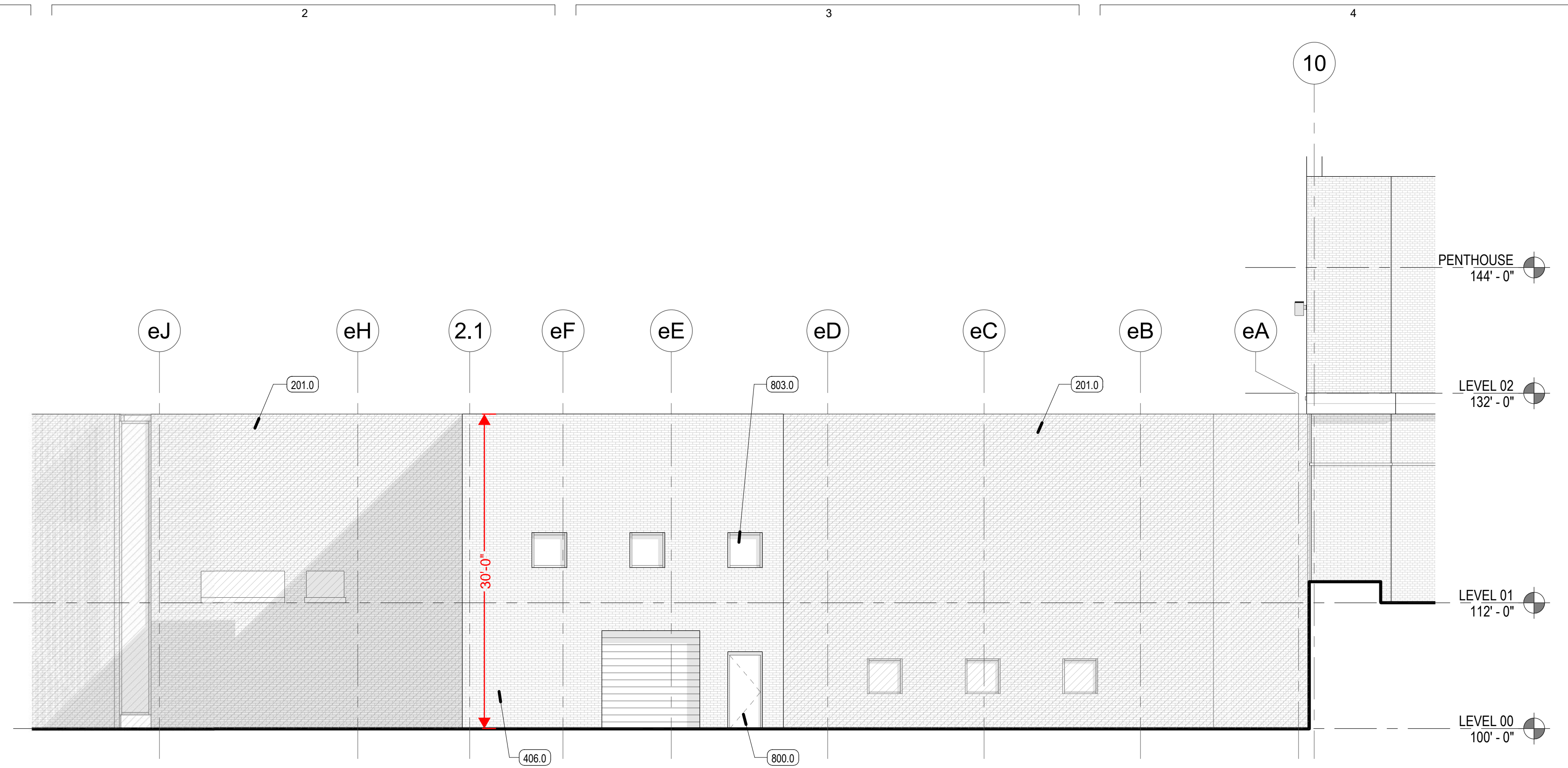
REV DATE DESCRIPTION

VCBO NUMBER: 15235
CLIENT NUMBER:
DATE: 2020 JAN 8

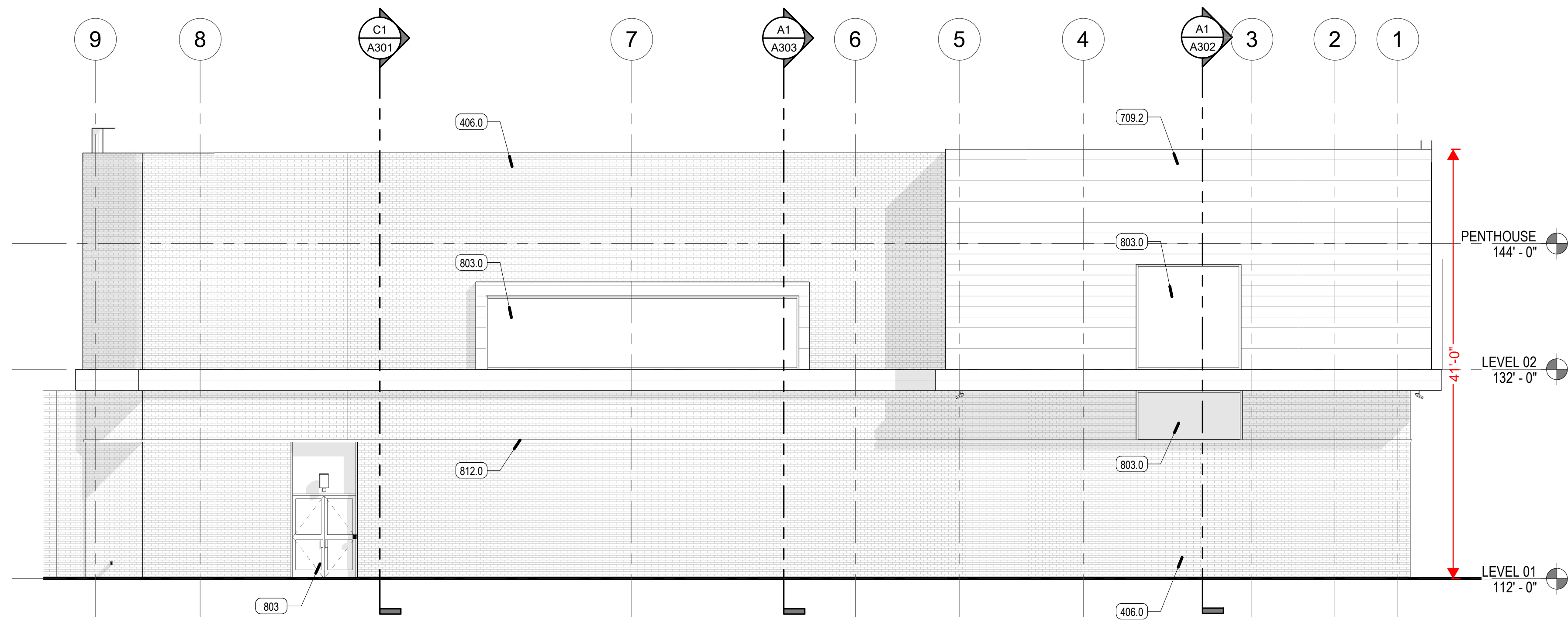
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50% CD REVIEW SET

PLAN - ANNOTATED -
PENTHOUSE

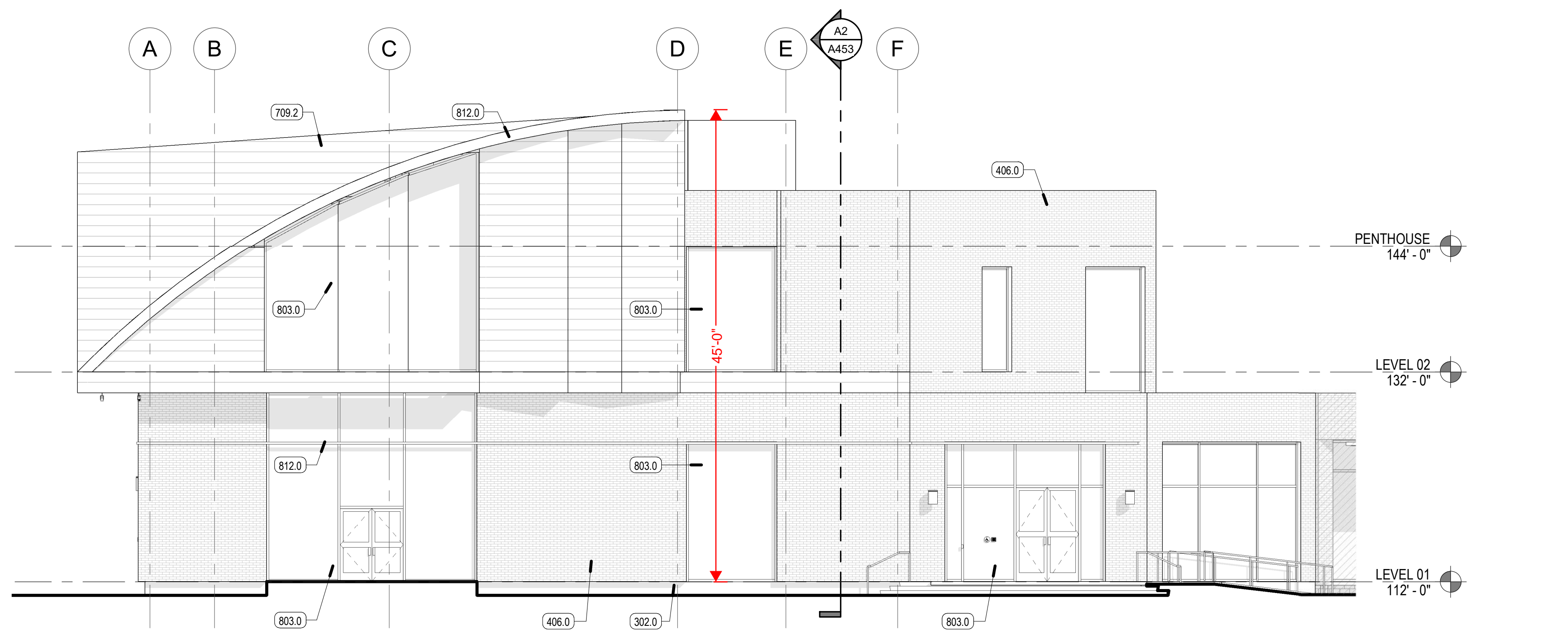
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C4 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

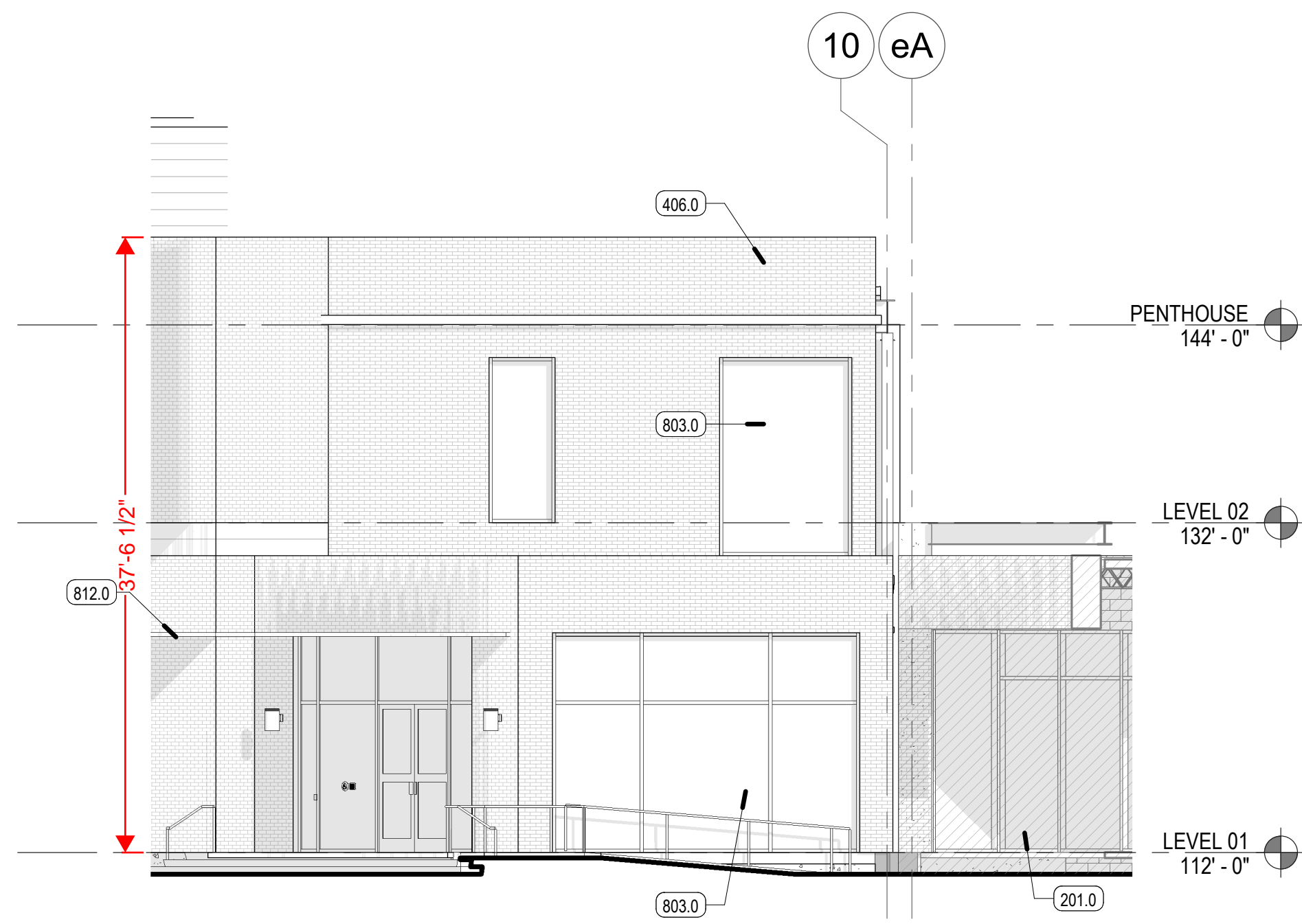


A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

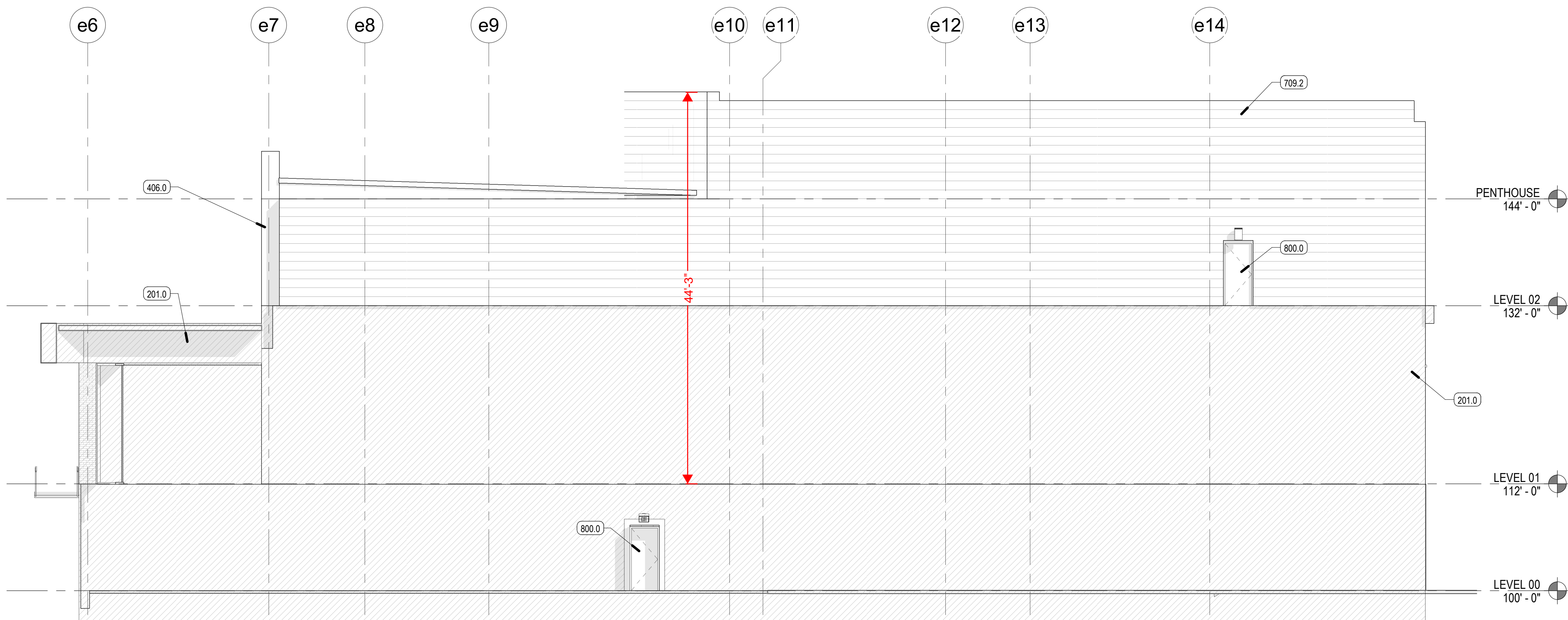
KEYED NOTES	
201.0	EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED
302.0	REINFORCED CONCRETE FOUNDATION WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED
406.0	VENEER ASSEMBLY
709.2	PRE-FINISHED INSULATED METAL PANEL
800.0	DOOR AND FRAME
803.0	CURTAINWALL SYSTEM
812.0	SOLAR SHADE, VERTICAL/HORIZONTAL

REV	DATE	DESCRIPTION
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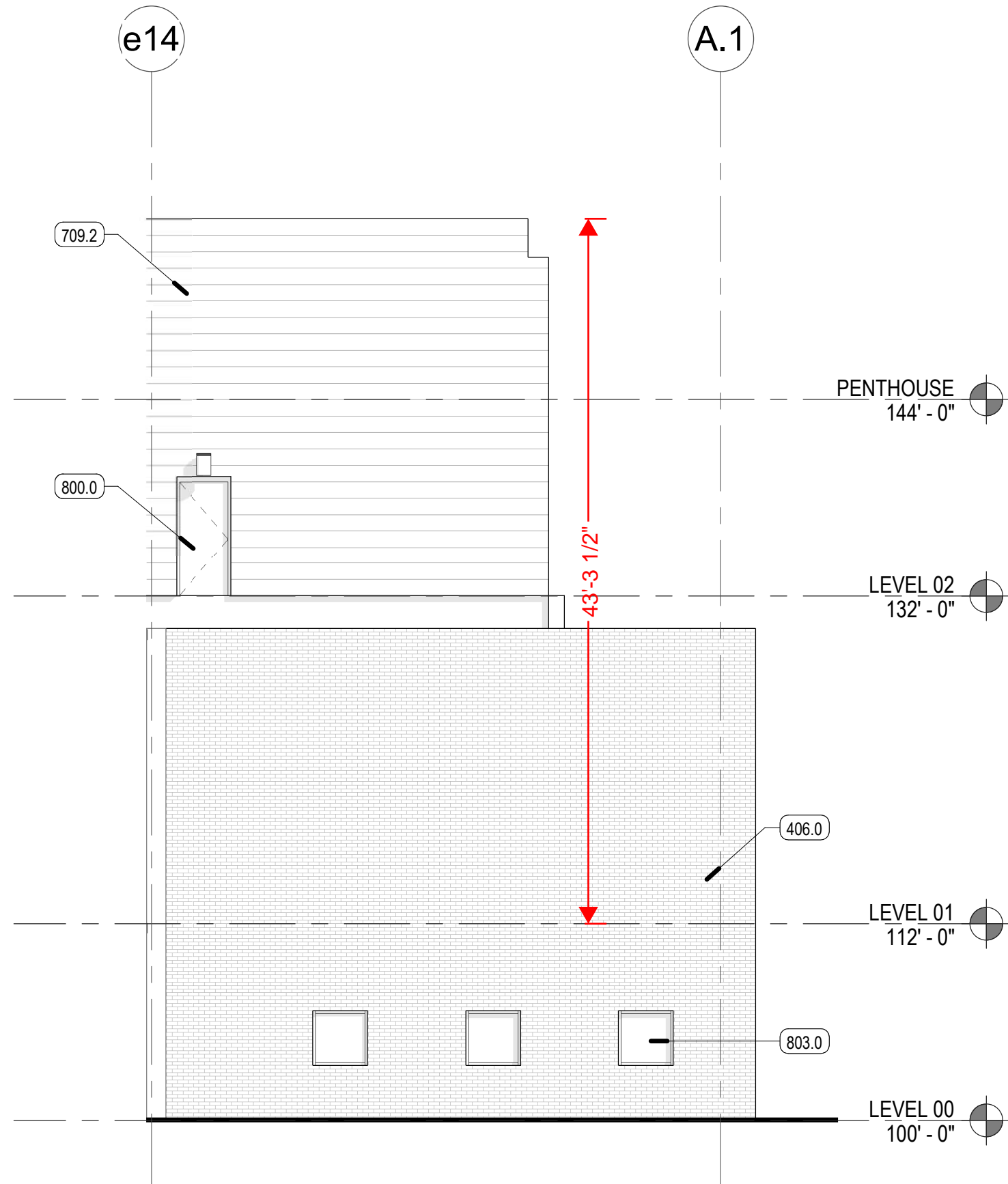
VCBO NUMBER: 15235
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D1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

201.0	EXISTING BUILDING, PROTECT AS NECESSARY, REPAIR AS REQUIRED
406.0	VENER ASSEMBLY
709.2	PRE-FINISHED INSULATED METAL PANEL
800.0	DOOR AND FRAME
803.0	CURTAINWALL SYSTEM
812.0	SOLAR SHADE, VERTICAL/HORIZONTAL

ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

The subject property is located within the I – Institutional zoning district. The purpose of the I zoning district is described as follows:

The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

ADJACENT LAND USES and ZONING – see Area Zoning Map in [Attachment A](#) for more details.

The land uses on all sides of the Westminster Campus are residential. This includes areas that are R-1/5000 and R-1/7000 – Single-Family Residential as well as areas zoned RMF-30 – Low Density Multi-Family Residential. The campus was established on the present location in 1911 and neighborhoods have grown up around it. Properties on all sides of the campus have been developed for a variety of residential uses.

The proposed addition is located within the interior of the campus to the south of 1700 S. Parking will be accommodated in the existing parking structure located to the east of the Jewett Center.

SALT LAKE CITY ZONING ORDINANCE PROVISIONS

Current Zoning Requirements – Chapter 21A.32.080: I - Institutional District

Zoning Standard	Regulation Requirements and Proposed	Status
Maximum Building Height	Maximum – 35 feet. Building heights in excess of thirty-five feet (35') but not more than seventy-five feet (75') may be approved through the design review process. For each foot of height over thirty-five feet (35'), each required yard shall be increased one foot (1').	Complies with Design Review approval
Yard Requirements	Front: 20-feet Corner Side: 20-feet Interior Side: 20-feet Rear Yard: 25-feet	Complies – this is on the interior of campus well in excess of the requirements.
Parking Spaces	Parking requirements for a college/university in general are 1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students.	Complies – Parking is available in front of the Jewett Center as well as in the structured parking immediately to the west. The parking on the overall campus is sufficient to meet the

		needs of the College. Further verification of parking will take place during the building permit review of the project.
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ATTACHMENT F: ANALYSIS OF STANDARDS

DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: The standards in this section apply to all applications for design review as follows:

For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	Complies	<p>The purpose of the I- Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus-like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.</p> <p>The proposed use is permitted in the I zoning district and the height of the proposed addition is appropriate and reasonable given the context of the use among taller buildings as well as its location on the interior of the campus.</p> <p>The proposed use complies with the applicable master plans as discussed in the Key Considerations section of this report found on Page 2.</p>
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. <ol style="list-style-type: none">1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.3. Parking shall be located within, behind, or to the side of buildings.	Complies	<p>The primary entrance to the proposed addition will face an existing sidewalk within the interior of the campus. The campus has both public street presence and interior courtyard type space. The orientation toward the campus interior makes sense in the context of the campus layout and purpose of the building.</p> <p>The architecture will be similar to the adjacent existing building.</p>

		<p>There is existing parking to the east of the Jewett Center. This will remain.</p> <p>Additional parking is located to the west (behind) Jewett in an existing parking structure.</p>
<p>C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.</p> <ol style="list-style-type: none"> 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. 	Complies	<p>The building addition is oriented toward the existing sidewalk within the campus interior. The addition is not oriented toward a public street. The Design Standards found in Chapter 21A.37 do not specify a ground floor glass percentage requirement in the Institutional zoning district. However, the current design scheme includes exterior glazing which accounts for thirteen percent (13%) of the new building envelope. This will provide visual interaction between the building and interior of campus and vice versa.</p> <p>One additional element that the applicant mentions in their narrative is that the planned performance space and main floor performance studio to be visible to the public outside of the building from the pedestrian walkway.</p>
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <ol style="list-style-type: none"> 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. 	Complies	<p>The proposed exterior will be clad with brick masonry, metal panel, and curtain wall glazing which evokes the material language already present on campus and create variations in texture and patterning on the building addition as part of the design</p> <p>The brick veneer masonry will be a blend of two red brick colors that are found in many of the buildings on campus. The metal panels will be in two colors – the first color is a dark grey which will be similar to the zinc panel that is on several buildings on campus. The second metal panel color is a lighter grey (almost silver) which will be similar to metal window systems on the campus.</p> <p>The addition features massing, material, and plane changes to induce interest and intrigue. The design meets this standard. Additional information about the design is included in the applicant's narrative found in Attachment C of this report.</p>
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <ol style="list-style-type: none"> 1. Changes in vertical plane (breaks in facade); 2. Material changes; and 3. Massing changes. 	Not applicable	Does not apply. The building façade for the Jewett Center is existing and the addition will not exceed that 200' dimension.

<p>F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:</p> <ol style="list-style-type: none"> 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit. 	<p>Complies</p>	<p>There are existing benches/ seating areas adjacent to the site as well as a mixture of trees to provide shade. There will be art located within the building</p>
<p>G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.</p> <ol style="list-style-type: none"> 1. Human scale: <ol style="list-style-type: none"> a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: <ol style="list-style-type: none"> a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: <ol style="list-style-type: none"> a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition. b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the 	<p>Complies</p>	<p>The proposed building incorporates material changes and both ground and upper floor transparency as outlined in the applicant's narrative. These elements address the human scale of the building and its interface with the overall campus. According to the applicant's narrative found in Attachment C of this report, the following items address this standard:</p> <ul style="list-style-type: none"> • Proportion of new building entrance pays homage to the existing building language. • Although the gently sweeping arc of the building's roofline is not the prevalent roof form on the campus, it is not without precedent. The campus' flagship building (Converse Hall) has arched windows from which the curve of this building was inspired. <p>The proposed building height is compatible with heights of adjacent buildings on the campus. The Meldrum Science Center to the southeast is approximately 60-feet tall. Foster Hall to the immediate east is approximately 45 feet tall. There are also buildings of comparable or greater height elsewhere on the campus.</p> <p>The addition features massing, material, and plane changes to induce interest and intrigue. The design meets this standard. Additional information about the design is included in the applicant's narrative found in Attachment C of this report and addressed in the analysis of Standard D found above.</p>

amount of water entering the stormwater system.		
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Not Applicable	The parking facilities are existing and the addition in on the interior of campus where car circulation is limited, and the emphasis is on pedestrian circulation.
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)	Complies	Not applicable – existing infrastructure associated with the Jewett Center.
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	Complies	Signage will consist of a small building name sign (typical on the overall campus) on the building itself and possible some small way-finding signs that are also typical on campus.
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and up lighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	Complies	Existing lighting will remain for sidewalks etc. Additional building lighting will comply with architecture and campus safety requirements. In their review, the Salt Lake City Police Department noted the following concerns in regard to lighting and safety: “We recommend they ensure the sidewalk south of the add-on be well lit and the landscaping allow for a clear field of vision. The sidewalk and building are very close to the parking structure and is away from main pedestrian areas. There are minimal windows on the structure from the south, and not a lot of windows on the add-on facing this alleyway. Making it an area where criminal elements may feel more comfortable to operate freely. Current shrubs provide a lot of hiding and ambush points.” Due consideration should be given to these concerns and staff is including a condition of compliance with other department requirements with a notation that lighting must comply with the requirements and also provide adequately for safety as noted.

<p>L. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: <ol style="list-style-type: none"> a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. f. Asphalt shall be limited to vehicle drive aisles. 	<p>Not Applicable</p>	<p>The addition is oriented toward the interior of campus and not the street.</p>
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ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chairs of the Sugar House and Wasatch Hollow Community Councils, and East Liberty Park Organization on January 21, 2020
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on January 23, 2020 providing notice about the project and information on how to give public input on the project.
(Note: As the Westminster College campus is located on a single parcel, this notice was sent to all property owners and residents within 300-feet of the edge of the entire campus.)
- Staff held an Open House for the project at the Jewett Center on the Westminster campus to solicit comments on February 18, 2020. No comments were submitted in relation to the proposal.
- As of the date of this report, no public or recognized organization comments have been received.
- The 45-day recognized organization comment period expired on March 9, 2020.
- A Public Hearing with the Planning Commission was scheduled for March 11, 2020.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed: February 28, 2020
- Public hearing notice sign posted on property: February 28, 2020
- Public notice posted on City and State websites & Planning Division list serve: February 28, 2020

Public Input:

As of the date of this report, no public comments or comments from Recognized Organizations have been received by staff.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

PUBLIC UTILITIES COMMENTS

No comments provided.

ENGINEERING COMMENTS

proposed building addition is within the interior of the campus. SLC Engineering has no review comments on this.

POLICE REVIEW COMMENTS

Review from SLCPD Crime Prevention through Environmental Design:

We recommend they ensure the sidewalk south of the add-on be well lit and the landscaping allow for a clear field of vision. The sidewalk and building are very close to the parking structure and is away from main pedestrian areas. There are minimal windows on the structure from the south, and not a lot of windows on the add-on facing this alleyway. Making it an area where criminal elements may feel more comfortable to operate freely. Current shrubs provide a lot of hiding and ambush points.

TRANSPORTATION COMMENTS

The applicant should provide parking calculations and show the parking provided on site. This can be done at the building permit review phase.

ZONING REVIEW COMMENTS

No zoning review issues noted with proposal to exceed 35 foot height limit of zone as won't be exceeding maximum height of 75' (compared to average elevation of finished grade at each face of proposed building, per 21A.62.040 HEIGHT, BUILDING - OUTSIDE FR, FP, R-1, R-2 AND SR DISTRICTS). And, proposed building location is well within parcel with I zone designation so is likely meeting requirement to increase minimum setbacks by one foot for each one foot over 35-foot height.

FIRE REVIEW COMMENTS

This structure is over 30 feet in height which requires one aerial apparatus access road. This aerial access road shall be provided with the following features: a. 26-foot clear width that extends the full length of one side of the structure. b. The above road measurement shall not be closer than 15 feet nor further than 30 feet. This measurement shall be at right angle of the building. c. No overhead obstructions are permitted between the access road and building or over the aerial access road. d. The required turning radius of a fire apparatus access road shall be 20 feet inside and 45 feet outside per IFC 503.2.4. e. The angles of grade, approach & departure shall be no greater than 10 percent, in accordance with IFC 503.2.7 and 503.2.8 angles of approach and departure shall not be greater than 8°. f. When a fire department access road has a dead end that is 150 feet in length or greater it shall be provided with a fire department turn-around.