MEETING SUMMARY

Salt Lake City Department of Public Utilities 4th Avenue Well Facilitated Working Group Meeting
Monday, December 2, 2019, 6:30 pm
Memorial House at Memory Grove

INTRODUCTION

Salt Lake City Department of Public Utilities (SLCDPU) held a second facilitated working group meeting with residents who live near the proposed 4th Avenue well project to help identify a workable solution for the project. The meeting provided an opportunity to acknowledge the action item document that SLCDPU sent to residents, review the updated worksheets, discuss the solutions SLCDPU had presented at the previous meeting and what elements are negotiable and nonnegotiable, and what the proposed facility should look like and what material concepts the residents prefer. The agenda and meeting materials are attached.

ACTION ITEMS

- SLCDPU to share with Shane Franz the engineering work that has been done on the tablet disinfection system.
- Kurt Fisher met with SLCDPU regarding his GRAMA request CO81272-110719 on January 10, 2020. Please see at the end of the meeting summary Kurt's notes and thoughts from that meeting.
- SLCDPU to investigate Shane Franz's idea to have the motor underground for there to be a hydraulic transfer used.
- SLCDPU to provide for Shane Franz the interior of the well and the system design.
- Kurt Fisher to send a link to a home on the northwest corner of Third Avenue and A Street with an exterior cobblestone cladding. Kurt sent the following link on 1/20/20: https://goo.gl/maps/wPvojQGTkmErPcRq7 .
- Kurt Fisher to send link of a water facility located at 4th Avenue and Canyon Road on file at Marriott Digital Library. Kurt sent the following link on 1/20/20: https://collections.lib.utah.edu/ark:/87278/s6dj6wd5; Kurt cautioned that the location should not be taken at face value because he has had to correct the library regarding other images/locations.
- Craig Ogan to send his comment compilation to SLCDPU and Wilkinson Ferrari & Co.
- SLCDPU to reach out to a subgroup of area residents to determine what elements of the engineering design work they are interested in having additional engagement around.
- SLCDPU to identify when to hold the next facilitated working group meeting.
- SLCDPU to schedule public open house once the project is further along.
- Area residents to invite other area residents that are feeling left out to attend the next meeting.

AGREED UPON ITEMS

- Using tablet disinfection.
- Saving the Plain tree and perhaps planting a tree(s) in other areas of the park.
- Non-negotiable and negotiable items.

DISCUSSION POINTS

Meeting Documents: The group discussed if the meeting summary from the first meeting worked for everyone and decided that it did. The group also reviewed the updated worksheets that captured what had been said at the previous meeting. There were no changes to them. Residents were asked if they had received the action item document and if they had any questions regarding it and the responses SLCDPU provided. Residents expressed that they had received the document and that they didn't have any questions.

Non-Negotiable Items: SLCDPU outlined the items that are non-negotiable based upon their mandate, needs and regulations, and the existing situation. SLCDPU explained that they are not willing to abandon the 4th Avenue well and build a new well in another location to replace it. They explained that the well is too critical, a good water producer and there are future needs for additional wells to meet the growing demand for water. SLCDPU stated that they are not willing to move the disinfection system to another location. They explained that it is required, and they must disinfect for safety reasons. A resident asked if having the pump be submerged is also non-negotiable, and SLCDPU said yes, it is non-negotiable because it won't fit. A resident then asked if there was any reason for the meeting to continue and the facilitator and others said that yes there are many other items that are negotiable and that SLCDPU would like further engagement with residents.

Negotiable Items: The facilitator and others identified what items are negotiable. This included the building size and aesthetics, noise reduction/prevention, tree removal/mitigation and the type of disinfection system used at the site.

Risk Analysis: The question was asked if there had been a risk analysis done for the site and what happens to the water system if there is an earthquake, if a new well should be built to address this problem and if this project is just a band aid. SLCDPU explained that they had done an analysis with the well and that there is nothing wrong with the well and its location. SLCDPU provided an overview of how their system works and has redundancies, and the planning they have done for natural disasters, such as an earthquake, and how there are several faults near their water infrastructure in the valley and they have taken this into consideration.

Aquafer Size & Partnering With LDS Church: A question was asked how big the aquifer is and a statement made about how the LDS Church has drilled three wells in the area and that perhaps there is an opportunity to partner with them and that maybe they should be invited to participate in these discussions. SLCDPU reported that they did reach out to the LDS Church a few years ago to see if any of their holdings could be potential new water sources for the City but they did not get any traction with this approach. A participant reported that they had told a representative from the LDS Church about these meetings and invited them to attend.

Disinfection: A resident asked if the disinfection process needs to be at the site and stated that SLCDPU and residents should not just accept that it must be done and asked to see the "math" and for SLCDPU to share their modeling. SLCDPU is interested in clarifying what the resident is asking for.

Building Height & Design: There was discussion about the building height and what will dictate how tall it is. It was expressed that residents would like the facility as unobtrusive as possible. SLCDPU and CRSA explained how the height of the building will be dictated by critical elements inside the building and workers needing to be inside it. CRSA explained that a flat roof would help make it as small as possible

and what a gable roof would do. There were a couple comments about roof styles by those in attendance. Some liked the way a flat roof looks, and others brought up issues flat roofs have, such as smell and snow. No decision was made. It was asked if there could be platforms 4 to 5 feet below for the wellhead to help reduce the size. SLCDPU explained that the wellhead must be 18-inches above ground. A resident that he would like to see the interior of the well and the system design. Kurt Fisher pointed out the Historic Landmark Commission guidance prohibits building facilities such as the above ground proposed 4th Avenue well and the Planning Department has not included that controlling guidance in its evaluation criteria to be used by the Historic Landmark Commission. That provision states: ''Landscaped Medians or Parkways. Parkway are large grassed or treed medians that line the center of a street, such as along 600 East in Central City, and on 1200 East and 200 South in the University district. They provide a unique historical landscape amenity and are often used as recreational or leisure spaces. They markedly enhance and unify the character of both the street and that part of the district. Where they are found, parkways add a unique character to the streetscape, and consequently should remain. Where they have been removed, consider their reinstatement" (id at Part II – Design Guidelines, p. 1:10, A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City (accessed June 19, 2019) (url: http://www.slcdocs.com/historicpreservation/GuideRes/ResidentialGuidelines.pdf)"

Noise: It was asked if the motor could be underground and for there to be a hydraulic transfer. SLCDPU said they would investigate this and report back. A resident stated that they questioned the decibel readings SLCDPU reported in the action item document and what SLCDPU was using in their calculations. SLCDPU reminded attendees of the field trip they had gone on to another site to hear the noise level coming from that facility and how at the back of the building, where sound-proofing had been retrofitted, no one could hear anything; whereas, at the front of the building where sound proofing was not installed the motor could be heard. SLCDPU also stated that the facility they toured was old and how this new facility would be able to reduce the levels more with proven approaches, such as what CRSA used at Hill Air Force Base.

Building Aesthetics: Planning presented an overview of parameters and standards for the project and handed out an informational sheet. There was considerable discussion about the aesthetics of the building. It was asked if there could be a building design competition and SLCDPU commented that they would not do that. SLCDPU and CRSA presented material concepts and asked attendees to vote with dots on their top three choices. The most dots were placed on images of bricks and stones. Planning also stated that CMU materials cannot be used as exterior material. The following captures comments that were made during a building aesthetics discussion led by area resident Cecile Paskett:

- The building is in a linear park and how the Historic Landmark Committee context is residential, and that any building going in the park should be guided by the space the building is going into not the residential area surrounding it and how if you use their standards you are forced to use brick.
- There used to be an old sawmill at the site so perhaps the design could incorporate a water wheel; A good idea but to not have it look like a miniature golf course.
- Don't want to mimic historic.
- Want it to be unobtrusive.
- Wedding pictures are sometimes taken at the site; the building should be designed with the idea that it is going to be in pictures, and it should not detract from the setting or be a garish focal point.
- Want it to be a utility building; Want it to be simple; look at utility buildings in Sanpete County.

- Want it to be inconspicuous enough that it fits into the neighborhood.
- Want it to be straightforward; Memory Grove bridges are timeless.
- Openness; don't want fences or landscaping that closes off the space.
- Don't want it to look like it is for public use.
- Don't want it to detract.
- There are three options to base the building design: a utility building, new architecture such as Starbucks or brownstone, or a water treatment building prior to 1940. Kurt Fisher will send a link to an old facility on 3rd Avenue and A Street.
- Avoid treatments that are blatantly used to deter homeless people, such as bumps on benches.
- Scale down; keep it small.
- Build it so kids can't climb up it and so it is not a safety problem; remember YouthCity is located in Ottinger Hall.
- Look at colors in the park space; Grey, sandstone, brick, white, evergreen – not cobblestone. Use old red brick used on old utility buildings; have arched windows.
- 19th Century building.
- Don't want it to look like a place where you park your golf cart.
- Want it to be vernacular/simple.

The Process: It was stated that area residents over the past 14 months have applied relentless pressure to SLCDPU and the City regarding this project, and how they had concerns about parking and have backed off that, that their pressure has created gains for things such as tree preservation, how residents will continue to push and apply pressure to make sure the project is done right, but how they don't think this is the City they want, where you have to continually push. The facilitator stated that the process is giving you a voice, and this is what you should want as a resident of the City.

Comment Compilation: The group talked about compiling comments that have been made on the project and who might have what elements. It was stated that the City Council, Historic Landmarks Commission and Craig Ogan should have past comments that can be collected by Wilkinson Ferrari & Co. Craig Ogan agreed to provide the comments that he has to SLCDPU and Wilkinson Ferrari & Co.

Next Meeting: The group talked about meeting again and that it might be good to have a small sub-group of the area residents meet on the engineering design, and that the full group should meet again for the next step of the building aesthetics. SLCDPU expressed that they would like to think about when they can be ready to meet again and get back to the group. The group also talked about when it would be best to take the discussion out to the public and it was agreed to hold a public open house once we were further along in the process. The group also talked about if there are area residents feeling left out of the process and to invite them to attend the next meeting, and how there were around 30 area residents invited but not all attended.

ATTENDEES

Area Residents

- Dee Brewer
- Cindy Cromer
- Kurt Fisher
- Shane Franz
- Dave Jonsson

- Jill Van Langeveld
- Dave Van Langeveld
- James Livingston
- Craig Ogan
- Cecile Paskett
- Evan Smith
- David Garcia

Salt Lake City

- Chris Wharton, Salt Lake City Council Member, District 3
- Laura Briefer, Director, Salt Lake City Department of Public Utilities
- Jesse Stewart, Deputy Director, Salt Lake City Department of Public Utilities
- Holly Mullen, Communications & Engagement Manager, Salt Lake City Department of Public Utilities
- Jeff Grimsdell, Water Distribution System Manager, Salt Lake City
- Cory Young, Sanitation Program Manager, Salt Lake City
- Kelsey Lindquist, Senior Planner, Salt Lake City
- Austin Kimmel, Liaison, Salt Lake City Council

Consultants

- Kirk Bagley, Principal, Bowen Collins & Associates
- David Triplett, CRSA Architecture
- John Ewanowski, CRSA Architecture
- Cindy Gubler, Partner, Wilkinson Ferrari & Co.
- Mimi Charles, Public Involvement Manager, Wilkinson Ferrari & Co.
- Alexis Cairo, Facilitator, Wilkinson Ferrari & Co.

KURT FISHER SLCDPU MEETING NOTES
Kurt Fisher met with SLCDPU regarding his GRAMA request CO81272-110719 on January 10, 2020.

“On January 10, 2020, I met with Mr. Stewart, Deputy Director of the Department of Public Utilities (DPU). My purpose in meeting with him was to clarify how the City's system of groundwater wells related to the City's overall water distribution system. This includes the 4th Avenue Well. The City has described the 4th Avenue Well as "critical", in particular for the downtown business district. Here, I use the less poltically charged term of "important".

The second question that I wanted to explore was how the City proposed to provide water to 24,000 new downtown residents and another 30,000 Northwest Quadrant residents through the City's aging pipeline system. Published plans for major Chamber of Commerce development initiatives, like the Northwest Quadrant, the Inland Port, and the Downtown Rising, all were silent on what water infrastructure improvements would be needed to support that growth. It seem implausible to me that the City's existing infrastructure could handle the new water supply demands.

Background outside of the meeting by KF: The Salt Lake Metropolitan Water District was formed in the 1930s following the failure of the City's water supply during the drought of 1933-1934. During that water crisis, residents were ordered to not water their lawns. The key partners in the District are Salt Lake City and Sandy City. The District's operation supply area is the east half of Salt Lake Valley. The first project of the new District in the 1940s was to build the Deer Creek Reservoir and Olmstead Tunnel. These facilities were anticipated to provide the growing Salt Lake Valley with sufficient water into the far future. The key effect of the District is that our Salt Lake City DPU has dual-sovereignty obligations in terms of supplying water to both Salt Lake City residents and to residents in eastern half of Salt Lake County and Sandy. Our City DPU does not serve Salt Lake City residents alone, or necessarily first.

Mr. Stewart provided an overview chart of the main distribution pipelines and the City's groundwater wells. An excerpt is attached. (KF: Two lines are not shown on the chart: The distribution line from the City Creek Water treatment plant to the high Avenues water tanks and a second to the two water tanks above Ensign Downs.) The water distribution system is gravity fed. Distribution pipelines feed several water pressure zones that have an odd shape. The pressure zones are typically ellipsoid and run parallel to the mountains. This is because each zone covers about 100 vertical feet - the amount of height needed to maintain the target of 40 to 60 lbs. of water pressure into the small pipe systems that feed our homes. When water pressure falls below 40 lbs., you will see effects within your homes. There is one large square water pressure zone, the Victory water pressure zone, that covers most of the City's valley floor lands. The Victory zone is large because the zone compromises a 100 foot vertical profile on a flat area.

Because the system is pressurized principally by gravity, the City is ringed by a series of smaller water tanks and reservoirs in the foothills (blue dots and squares in the attached figure). These supplement the primary 40 million gallon storage reservoir near Skyline High School. Throughout the day, these supplemental tanks and reservoirs are filled as needed using water from the primary distribution pipelines.

Think of the tanks and small reservoirs as water batteries. When peak water drawdowns occur and there is insufficient water pressure in the primary water distribution pipelines, water is feed from the tanks and back into the primary pipelines in order to maintain pressure. The daily capacity of the groundwater

wells is about 33 million gallons, or about enough to top of the 40 million gallon Terminal Reservoir near Skyline High.

Presently, peak water demand is no longer during the mornings or evenings as people prepare for work or prepare their evening meals on returning home. Due to conservation efforts to have all residents water their lawns at night, peak water demand is between 2am to 4am. This not only includes Salt Lake City residents, but also areas in wealthier Sandy that have large lots.

This is where the City's system of ground water wells come into play. The groundwater wells are shown as red dots on the attached figure. Note that they are aligned along a northwest-to-southeast line that corresponds to a particular geologic formation. During the summer daytime, and even when there is sufficient water in the system to maintain pressure, the City runs its ground water wells at maximum rates. This frees up water elsewhere in the main distribution pipelines that can then be pumped into the water tanks in the foothills.

KF Comment: In this sense, all of the City's groundwater wells can be said to be "important", but no one well is "critical" in the sense that water pressure will fail in any area if a single well fails. The City's water distribution system functioned adequately, but with little redundancy, over the several years that it recently took to reconstruct the main Terminal Reservoir. This is also an illustration of the Valley's infrastructure ecology - all parts of the water system are interconnected, and no one component can be thought of as standing alone.

At night, when the residents and businesses of the east side of Salt Lake Valley starting watering their lawns, there is insufficient water in the main distribution pipes to maintain adequate water pressure. The topped off well tanks in the foothills provide supplemental stored water that maintain pressure throughout the system.

KF Comment: As the south end of the Salt Lake Valley has urbanized, in particular with large lot homes, and combined with the current drought cycle, the City's and Metropolitan Water District has increasingly reached its water supply capacity limits. See attached figure from a Feb. 2019 Bowen and Collins Water Supply Plan, Part I, regarding peaking capacity and usage. This has required to City and the District to increasing rely both on expensive imported water and the City's ground water well system. (The DPU and City has a much better water supply picture when viewed in terms of annual water production than when viewed in terms of peak summer day capacity and supply shown in the figure.)

With respect to downtown and Northwest Quadrant growth, Mr. Stewart indicated that the DPU is in the early concept planning stage of running a large main distribution pipeline - on the order of larger than 24 inches in diameter - from the primary water storage tank near Skyline High School down through the City and ending in the west downtown area. There are no firm cost projections at this time.

KF Comment: This is the missing additional cost associated with downtown and Northwest Quadrant growth. I reserve speculating about how much this new primary 6 mile long distribution pipeline will cost, but note that it will be going through developed areas of the City with many underground utility interferences.

Finally, Mr. Stewart indicated that the City is planning to expand and develop more groundwater wells to provide more supplemental and redundant water pressure. I suggested those wells would follow the best aquifer strata along the valley floor, as the other wells do. He pointed out that on the chart, there

are wells that located high in the foothills. (KF: I see three wells on the chart that are not on the valley floor. One is located high in Emigration Canyon and coupled with a water tank. The second is near the Terminal Reservoir. The third well is in Millcreek Canyon.) He indicated that there were multiple opportunities to develop more wells along the foothills that ring the City because of the structure of the subsurface aquifer.

KF Comment: These ground wells cannot "save" the City if a severe drought like the 1933 event occurs in the future. The City's experience, reported in 1930s contemporaneous newspapers, was that the groundwater wells had reduced flows just like surface waters, although not as severe. The groundwater wells are fed by surface recharge lands in our foothills.

In closing, our modern public water systems are marvels of modern engineering for which we should all be grateful. We sometimes lose sight of the fact that between 1847 and the 1910s, over 87,000 Salt Lake residents, in particular children, died from water borne diseases like cholera, typhus, and dysentery. It is our modern water supply system, coupled with flush toilets and a sewer system, and the cholera and typhus vaccines that provide most of the increase in life span that we have enjoyed over the last 100 years. Adequate nutrition is the next most important contributor; other important advances by modern medicine is third. This is a water supply system that works transparently in the background of our daily lives due to the good efforts of public officers like Mr. Stewart. We sometimes take for granted just what a miracle the water system is and how important it is to our life-long and long-lived health."

APPENDIX

AGENDA

6:30 – 6:35 Welcome & Remarks

- Welcome and introductions – Cindy Gubler, Wilkinson Ferrari & Co.

6:35 – 6:40 Goals & Steps

- Review the goal of the working group meetings — Alexis Cairo, Facilitator
- Remind everyone of the ground rules – Alexis Cairo, Facilitator
- Review steps to accomplish the goal and what is hoped to be accomplished at this meeting – Alexis Cairo, Facilitator
- Remind everyone of the timeline – Alexis Cairo, Facilitator

6:40 – 6:55 Identify & Capture Concerns & Solutions To-Date

- Updates made to the residents' concerns and residents' solution worksheets – Alexis Cairo, Facilitator & Attendees

6:55 – 8:15 Group Solution Discussion

- Acknowledgment of the action item document distributed – Alexis Cairo, Facilitator & Attendees
- Discussion around solutions presented – Alexis Cairo, Facilitator & Attendees
- Review and discuss criteria Planning and the Historic Landmark Commission has for the project – Alexis Cairo, Facilitator, Kelsey Lindquist & Attendees
- Present images of potential materials that can be used on the facility and vote on top choices – Alexis Cairo, Facilitator, Jesse Stewart, Deputy Director Salt Lake City Department of Public Utilities & Attendees
- Present images of potential ways to make the facility look smaller and vote on top choices – Alexis Cairo, Facilitator, Jesse Stewart, Deputy Director Salt Lake City Department of Public Utilities & Attendees

8:15 – 8:30 Next Meeting Discussion & Wrap Up

- Discussion to identify focus of the next meeting and when the group can be ready to meet again — Alexis Cairo, Facilitator & Attendees
- Wrap up and thank you — Laura Briefer, Director Salt Lake City Department of Public Utilities

PROJECT PURPOSE & NEED

Public Utilities

Supply safe and reliable drinking water

Critical well that needs to continue to operate - provides up to 100% of water for downtown during peak demand

Well is at a severe risk of failure

Electrical system is outdated

High failure risk below grade in the vault - risks to electrical system and well water source

Unsafe working conditions

Well does not comply with drinking water regulations and electrical code

PROPOSED PROJECT

Construct well head and electrical system above ground at existing well location

Include a disinfection system

Construct a secure building for the above ground infrastructure

Provide for backup power supply

Meet maintenance and operational needs and regulatory requirements

Obtain approval from DEQ, City Planning Commission and the Historic Landmarks Commission

RESIDENTS' CONCERNS

The Area's Quality

- Site is a beautiful, valued, historic place
- Project has the potential to dramatically alter it
- Like to define what this means
- Will the project affect property values

Building Size

- Building size should be as small as possible
- Don't want it to be the dominant feature in the park

Building Aesthetics

- Building should reflect historic neighborhood's character and aesthetics
- Building should feel like it belongs there
- Building should be a special design that is timeless
- Building should not look too generic; it should not look like a Starbuck's coffee shop; the building should not look like a house
- Building should not have eves so homeless people don't sleep under it; if it has a water feature, it should be designed so people don't bathe in it
- Building should not have screens for vegetation to grow on it – it doesn't work
- Concerned about building height
- Concerned about sight lines
- Want to know if a driveway is needed
- Maintenance and upkeep
- Concerned about effects on area parking

Noise

- Fear constant electrical humming sound
- Want to know noise and vibration levels

Safety

- Concerned about liquid chlorine at the site
- Could gas be formed from the tablet calcium hypochlorite
- Building tampering and security
- Worse-case scenario

Trees

- Want trees near the site preserved
- Project may trigger tree removal to address blocked sight lines

Smell

- Concerned about smell
- Odor from the disinfection system

Project Need

- Question if the project is not needed or if it can be left alone
- Want to know if the well can be placed in another location
- Vault appears to be safe
- Question if the well is critical

RESIDENTS' SOLUTIONS

The Area's Quality

- Maintain area's integrity

Building Size

- Keep the pump submerged in the vault and move only the electrical above ground

Building Aesthetics

- Building should look like it was built in the 1930's or 40's
- Building could look like a period pump house
- Building could use salvaged brick to make it look older
- Building could be artful and include a water feature
- Building could include a historical plaque
- Materials inventory points to the use of stone and/or stucco/cementitious materials
- Creative design solutions to make it not look so tall, such as varying the height and roof line of the building

Noise

- Building could include a water feature to mask the sound

Safety

- Keep smaller amounts of liquid chlorine on site
- Move the liquid chlorine to another location

Trees

Smell

Project Need

- Doing nothing should be an alternative
- Move the well to another location
- Monitor the vault with sensors and cameras

SLCDPU SOLUTIONS

The Area's Quality

- Maintain area's integrity

Building Size

- Identified ways to reduce the size – original building footprint was 971 square feet with a fenced area and generator that made the entire site 2,214 square feet; with identified solutions the building is now 474 square feet or 587 square feet with electrical enclosure.

Previous adjustments to size as of June 2019

- Removal of on-site electrical generator; and utilize a mobile generator
- Removal of site security fencing
- Removal of fluoride system

New adjustments to size to-date

- Usage of a well water-cooled system to reduce HVAC footprint
- Utilize a vaulted flow meter
- Utilize a tablet calcium hypochlorite disinfection system
- Other items to reduce size include removing the safety shower, reducing outside piping by lowering the pump to waste piping, reconfigurating electrical gear to minimize space
- Evaluated an electrical submersible pump: given the well constraints and electrical demand determined that there is not enough room within the well

Building Aesthetics

- Hired CRSA Architects 2018
- Must meet goals of SLC Planning and Historic Landmark Commission, and address community concerns

Noise

- Being designed with noise mitigation
- County regulation is less than 50 decibels; designing to be at around 30

Safety

- Evaluated moving disinfection system to another location
- Evaluating tablet calcium hypochlorite
- Designing usage of remote sensors and alarms

Trees

- Met with City Urban Forester to assess tree conditions
- City Urban Forester performed air-knife assessment of roots
- Working to limit number of trees impacted

Smell

- Evaluating tablet calcium hypochlorite
- Exploring carbon filters for air ventilation

Project Need

- Doing nothing is not an option; not compliant with state regulations and doesn't meet SLCDPU obligations
- Moving the well is not a viable option; it's a critical piece of our water system - another location may not have same performance
- Plan to use remote sensors and alarms but they will not replace the need for the project

ACTION ITEMS RESPONSES

November 2019

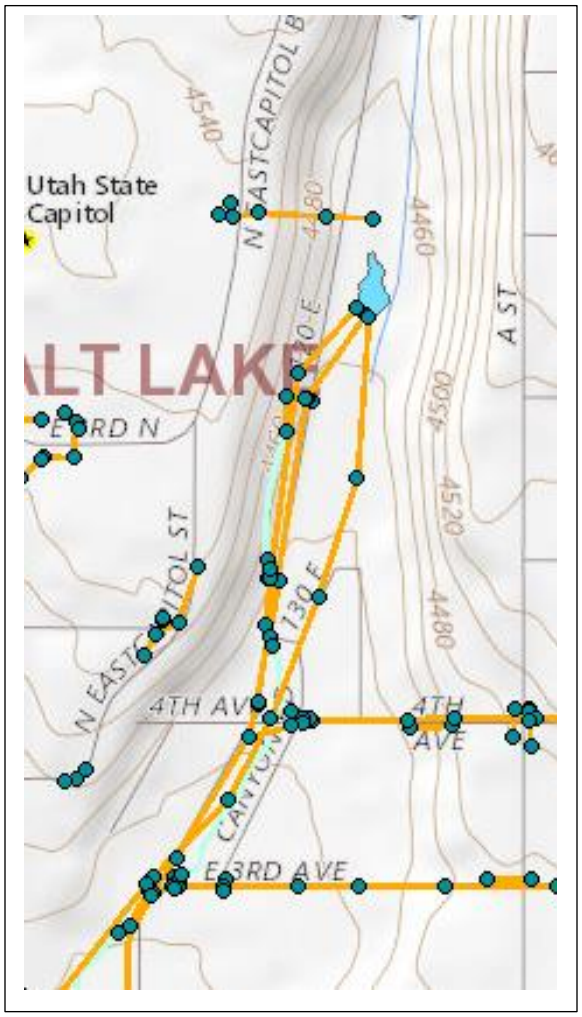
OVERVIEW

On Tuesday, October 22, 2019, Salt Lake City Department of Public Utilities (SLCDPU) held a facilitated working group meeting with residents who live near the proposed 4th Avenue well project to re-boot a process to help identify a workable solution for the project. SLCDPU officials left the meeting with numerous suggestions, questions and requests from residents. The following is SLCDPU response to these action items.

1. **Combine All Public Comments To-Date**: Wilkinson Ferrari & Co. is gathering public comments made to-date during presentations to area community councils, public open houses and Historic Landmark Commission work sessions. They will prepare a comment tracking document.

2. **SLCDPU Obtain Park Usage Survey**: Wilkinson Ferrari & Co. reached out to Winston Seiler and Katie Pugh to obtain the park usage survey. We have not yet received this. Winston did respond that it is more of a petition than a survey.

3. **Provide Residents with Information on Restricting SLCDPU To A Limited Area of The Park to Avoid Future Loss of Green Space:** SLCDPU doesn't have plans for additional above-ground infrastructure once the well-house is completed. However, SLCDPU will work with the City's Attorney's Office and City's Parks Division to understand mechanisms for restricting future development. SLCDPU owns the property and has significant water infrastructure located underground beneath Canyon Side Park. In fact, it is due to the presence of the City's water and stormwater infrastructure that the park exists. The location of the park is where the City Creek channel used to be before the City buried and piped the creek. City Creek is diverted from the pond at Memory Grove through two 60-inch storm drain lines owned by the City that traverses beneath the entire length of Canyon Side Park. Once the City installed the 60-inch stormwater lines and the groundwater well, the open space along Canyon Road was created. SLCDPU is already very constrained with respect to building any additional above-ground infrastructure at Canyons Side Park due to the presence of the large underground storm drains beneath the park. SLCDPU does not allow the construction of structures on top of our underground pipelines. The images below show the stormwater lines (orange) and well location (blue square).



4. **Provide Residents with Information on if the Project Will Affect Property Values:**

The City does not believe there is a legal basis for considering the effect on property values due to government public works projects. Cities make decisions every day that affect citizens including road maintenance, traffic management, police activities, park management and utility services. For every decision made by a city that people believe negatively affects their lives, there are likely an equal number of decisions that have a positive effect. For instance, the risk of the loss or contamination of water supplies due to the poor condition of the 4th Avenue Well infrastructure could have public health and economic impacts to residents throughout the city. Fixing the well and bringing it above ground so that it continues to be reliable has public health and economic benefits to the City's residents.

We assume the concern raised around the 4th Avenue Well project is related to the diminution of the value of property due to the construction of the new well house. While there are laws and court cases that prevent the unfair distribution of the burdens of government, the City is

not aware of any instance where a claim has been successful with facts similar to the 4th Avenue Well project. In order to sustain such a claim, there must be an economic loss that approaches the complete loss of property value and there is no evidence to suggest that the reconstruction of the well house would have such a drastic effect on property values.

5. **Provide Residents and Specifically Area Resident Alan Walker Information on Why There Isn't Room for An Electrical Submersible Pump:** SLCDPU is moving to a 480-volt system as that is the standard from Rocky Mountain Power. It is planned to line the existing well 20" casing to extend the life of the well. After lining, the well will have an inner diameter of approximately 17.25". If a submersible pump could be specially manufactured at 450 hp 480 volt, the diameter of the pump would likely be approximately 16", the motor would be approximately 15.6", with two sets of conductor leads each lead would be approximately 3.55" by 1.2". In addition, the existing 2300-volt submersible pump in approximately 17"in diameter without the conductor cables. Therefore, neither the existing 2300-volt pump and motor configuration nor a potential 480-volt submersible pump and motor will be compatible with the relined well. Given these dimensions, a submersible pump will not fit in the renovated well casing. This was discussed with Mr. Seiler and Mr. Walker in June 2019 and it was agreed by all that a submersible pump would not be feasible at the 4th Avenue well.

6. **Provide Residents with Information on Why the Current Vault Is Not Safe or Large Enough:** The existing vault, subsurface electrical components and well head do not meet current electrical or Utah Division of Drinking water codes. In discussion with structural engineers, the recommendation is to re-build a vault for any future subsurface appurtenance. At the existing vault there is a single ingress an egress location, there are high voltage electrical components with insufficient clearances, and there is pressurized water infrastructure. These elements together result in an unsafe working environment.

7. **Provide Residents with Safety Facts and The Worst-Case Scenario for Using Calcium Hypochlorite Tablets:** Of note, the tablet disinfection system proposed is similar to systems used for community and home swimming pools. However, the quantities of tablets used at the 4th avenue well will be much less than at a pool application as the concentrations required are orders of magnitude less.

   The on-site disinfection calcium hypochlorite tablet system provides a high level of safety that addresses; on-site stored volumes of tablet disinfection, on-site quantity of liquid/solution calcium hypochlorite, and dosing elements for drinking water. Minimal quantities of tablets will be stored on site, we anticipate up to three 55-pound buckets at a time. The storage reservoir for dissolved tablet liquid calcium hypochlorite will likely be less than 90 gallons of dilute solution [300-400 part per million (ppm) as compared to household bleach that is in the range of 50,000 ppm]. A spill of liquid would be contained within the structure and would be discharged to the sanitary sewer following protocols. A dry spill would be swept up, dissolved in water and discharged to the sewer following protocols.

   Regarding a worse -case scenario, calcium hypochlorite when combined with an acid or ammonia will form chlorine gas. This is a risk that many homeowners face with various cleaning

products that may contain these chemicals. Unfortunately, there are cases of accidental poisoning when homeowners mix household bleach and ammonia-based products. At the 4th avenue well site we will not have acids or ammonia on site; thus, we will not have the opportunity to form chlorine gas through that chemical process during operations. That said, residents have brought the concern of someone potentially bringing an acid or ammonia to the site for a nefarious act of terrorism. The site will be equipped with locks, alarms, and sensors to identify access and to secure the site. As previously stated, there will be minimal amounts of solid and liquid calcium hypochlorite on site that would limit the effects of terrorist activities.

Some chlorine gas can be a byproduct of decomposition of the calcium hypochlorite. The product decomposes at 338-356 degrees Fahrenheit releasing oxygen and some chlorine gas. Therefore, a worst-case scenario may be related to fire that could affect the few buckets of tablets stored on site. To mitigate this, combustible materials will not be stored in the disinfection room of the facility. Should fire affect the stored buckets it is unlikely that the gas produced would exceed the OSHA permissible short-term exposure limit of 1 ppm.

8. **Develop A Worst-Case Scenario Evacuation Plan:** SLCDPU does not see the need for an evacuation plan associated with the well. However, SLCDPU will work with the City's Emergency Manager to evaluate potential risk and develop a security and risk mitigation plan.

9. **Provide Residents with an Evaluation for Moving the Disinfection System to Another Site:** Moving disinfection off-site is problematic for several reasons. First this would be taking what area residents think is an issue for them and moving it to another residential and park location. Early on in the discussions with the local residents it was suggested that SLCDPU purchase a home across the street from the well site to put the well and disinfection system or just the disinfection system. Given the proximity of moving the disinfection system simply across the street is counter to the objection of having the disinfection system at the site of the existing well. Regardless, SLCDPU has evaluated moving the system to another park further downstream of the existing well. Several issues are related to moving the disinfection system.

   Untreated water would need to be conveyed to the to the site of the potential disinfection system. The available space beneath the roadway is very limited and additional large diameter water lines would be problematic to install. Canyon Road is already very congested with utilities (two 60-inch storm drain lines, one 10-inch storm drain line, one 15-inch storm drain line, one 8-inch water line, one 16-inch water line, one 24-inch water line and one 8-inch sanitary sewer line). In addition, there are power and communication lines. There are three apartment buildings that require disinfected water. The 24" line from the 4th avenue well splits and becomes two lines (24" and 16") approximately 360 feet down stream of the well and approximately 500 feet upstream of a potential location located at City Creek Park at the intersection of State Street, 2nd Avenue, and N. Canyon Road. To accommodate two lines, the disinfected water from the location at City Creek Park would need to be plumbed to accommodate the current distribution needs. This would add additional trenching and lines within the already busy street. Parking has been raised as a concern for the well. The potential location for off-site disinfection would cause additional parking issues for routine maintenance either on State Street, 2nd Avenue, and N. Canyon Road. Construction for this revised

distribution system would potentially cause significant impacts to the community and traffic in the area of City Creek Park. Given the constraints within the already busy utility corridor, it is not recommended to move the disinfection system.

10. **Provide Residents with Building Height Needs and When the Building Design Work Begins, Look at Creative Solutions to Reduce the Impact:** The height of the vertical turbine motor does not dictate the height of the building. We will need an access door on the roof of the building to service the pump and motor. In previous design iterations the size of the sodium hypochlorite storage tank was the controlling factor for height; that alternative is no longer under consideration. The design elements that currently dictate the building height are the interior electrical panels, ceiling-hung HVAC, and worker height requirements. Given the new technical design we will work with our mechanical engineers and architect to identify if the overall height of the building can be reduced and the possibility of a different height for the tablet disinfection room.

11. **Determine the Need for a Driveway:** After discussing with Salt Lake City Planning, the driveway can be removed from consideration. We would install a walkway to the building access doors.

12. **Provide Residents with Upkeep, Maintenance, and Monitoring Plan:** SLCDPU will provide residents with an upkeep and maintenance plan in the future as the project progresses. SLCDPU water operators will inspect this site daily, as is standard practice with all of our well sites. In addition, we will work with Parks and possibly a private maintenance contractor for upkeep of the landscape and property.

13. **Provide Residents with Information on if the Project Will Affect Parking:** The completed project will not affect parking in the neighborhood. There may be temporary impacts during the construction of the project. SLCDPU will need to obtain permits during construction to identify and mitigate parking or road impacts during construction. Future parking and site visits are expected to be similar to current operations.

14. **Provide Residents with Current Noise and Vibration Levels at the Site:** Given the current architectural application we will reduce the noise level from a motor rated at 86 decibels (dB) to approximately 50 dB with just a CMU structure that is approximately 7" thick. As part of the design we will also have an exterior façade on the structure that will increase the overall wall thickness to approximately 14". This includes the CMU, insulation, air-gap, and the façade; thus, further reducing the dB level. The current dB readings at the site were measured on 11/25/19 and 11/26/1919. The decimeter was run for 3.25 hours and 4 hours during each measurement period. The average and maximum dB readings were 55.2 and 72.4 on 11/25/19 and 58.6 and 70.1 on 11, 26,19, respectively. These reading were taken midday. We are currently not operating the well. These measurements are in line with various references give 50 dB as the normal ambient noise level in a "quiet suburb, conversation at home". 40 dB is representative of the inside of a library, or is the "lowest limit of urban ambient sound." 60 dB is the level of conversation in a restaurant or office. The goal in the design should be that the sound level occurring on the sidewalk outside the building, due to noise emanating from the building, matches an established average ambient value.

15. **Report to Residents if the Project will Trigger Tree Removal to Assure the Site is Clearly Visible and Free of Obstructions:** It is anticipated that two trees will need to be removed for the well project. SLCDPU is not planning on any additional tree removal for the project. If residents are concerned about visibility and obstructions, SLCDPU could discuss those specific concerns about visibility in the future with the Salt Lake City Urban Forester once SLCDPU has a better idea of the new building design.

16. **Provide Residents with Evaluation Information on Moving the Well to Another Location, Such as Feasibility, Costs, and Project Elements:** SLCDPU worked with the engineering firm Hansen Allen Luce (HAL) to evaluate different alternatives, including abandoning and relocating the 4th Avenue well. A memorandum was prepared April 12, 2019, and posted on the City's 4th Avenue Well project website under the documents portion of the project website. The memorandum includes a discussion regarding feasibility (presented as pro's and con's of the different alternatives) and cost. The cost charts below are included in the report. As noted by HAL, well abandonment and relocation introduces water supply uncertainty and significant cost.

    We have heard from residents that they would like SLCDPU to consider moving the well, SLCDPU does not recommend abandoning the existing well since it produces a significant quantity of water needed to serve downtown Salt Lake City, is high quality, has an existing water right, and is located on land owned by the City. This is an important part of the City's current and future water supplies. In fact, SLCDPU has determined that system-wide additional groundwater resources will be needed to meet future population growth, water demand, land use changes, and buffer against the impacts of climate change. Abandonment of the 4th Avenue well would be inconsistent with the City's water supply planning and needs given its productivity. There is no guarantee that the City would be able to replace this important water resource once the well is abandoned due to legal and hydrogeologic conditions.

#	SCENARIO	PRO	CON
2c-1 & 2c-2	**Leave Well In-Place Build Wellhouse Move Chemical Feed Off-Site** (Similar to Option 2a)	Added chlorine is a Public Health benefit	Would add a building on the site that is now a walking park
		The well is in the ideal location to provide 5-7 mgd at the right pressure and flow to meet local peaking demands	Requires the purchase of new land
		The existing well provides vital drinking water and fire protection	Requires the construction of a separate building
		Reduces building footprint by approximately 300 ft² (15' x 20')	New transmission pipelines will be required
		The well is in place and can continue to be a viable and important water source	3 existing trees would be removed but the area would be re-landscaped
		The well can be extended upward and eliminate the hazards of a below grade well and meet DDW Standards	The existing well is now 75 years old and either now or in the future will have to be re-lined
		An above ground facility can be designed to eliminate all current safety and health concerns	There is an increased potential for a loss in communication between facilities which could result in health & safety concerns
		Added chlorine is a Public Health benefit	With two facilities, energy consumption will increase
		Preliminary engineering design has been done with engineering costs expended	Maintenance costs will increase with two facilities
		There is adequate space on-site to construct the wellhouse	Additional permits and engineering will be required
		All facilities would be designed and built to meet health and safety codes	There is no guarantee that the well would produce as much as the current location
		A new well would provide a new life for the well over its	Would requires the acquisition of residential properties,

Option	SCENARIO	PRO	CON
		The well would be eliminated from the current Neighborhood	There is no guarantee that the well would produce as much as the current location
		All facilities would be designed and built to meet health and safety codes	Will be possible similar local resistance at the new location
		Added chlorine is a Public Health benefit	An up-canyon location will likely receive similar resistance
		A new well would provide a new life for the well over its present condition, perhaps extending its life to 75-100 years	A down-canyon location will interfere with other existing water right holders and likely receive significant opposition
			A well outside the canyon drainage, or on an adjacent hillside will not likely be able to provide the volume of local water needed
			May require the acquisition of property, most likely involving

COST SUMMARY OF ALTERNATIVES

A more detailed summary of preliminary costs are provided in the attached cost spreadsheet.

Option	Description	Estimated Cost	% of Option 2a
0	Do Nothing	$0.00	n/a
1	Leave Well In-Place – Add New Well Liner	$151,800	n/a
2a	Leave Well In-Place – Build Wellhouse	$2,688,000	100
2b	Leave Well In-Place – Build Wellhouse and Add New Liner	$2,826,000	105
2c-1	Leave Well In-Place – Build Wellhouse, Add New Liner and Off-Site Chlorinate in Old City Hall Building	$3,272,000	122
2c-2	Leave Well In-Place – Build Wellhouse, Add New Liner and Off-Site Chlorinate in New Building	$3,632,000	135
3a	Abandon the Existing Well and Move to an Alternate Location within 300' of the Existing Well	$5,463,000	203
3b	Abandon the Existing Well and Move to an Alternate Location > 300' of the Existing Well	>$5,463,000	>203
4	Alternative to Bury the Flow Meter for Options 2a, 2b, 2c-1 and 2c-2	$20,000	Additive Cost

PROS AND CONS EVALUATION

A general list of major Pro's and Con's to each of the above identified options is provided below, costs are not listed with the pros and cons; rather the costs are listed above. In the Pro's column, dark green is used to identify issues of major importance to the decision-making process. In the Con's column red represents issues that are considered to be of major importance to decision making while yellow represents issues that are less critical.

17. **Provide Residents with Information About the Importance and Value of the Well, as Well as How the Distribution System Works:** The City's water system serves more than 360,000 people that reside in Salt Lake City, Mill Creek City, Holladay City, and Cottonwood Heights City. The system also serves small portions of Midvale, Murray, and South Salt Lake Cities. The City's water sources include surface water from the Wasatch Mountains and groundwater. The surface water sources emanate from Little Cottonwood, Big Cottonwood, Parleys, and City Creeks, as well as stored water in Deer Creek as part of the Provo River Project and Central Utah Project. The surface water sources are conveyed by gravity to water treatment plants, where they are treated and enter into the distribution system. The City's groundwater resources are collected from wells and springs along the east bench of Salt Lake County. Groundwater resources are pumped directly into the City's distribution system.

    The City's water system is very efficient in that the collection, treatment, and distribution system primarily uses gravity rather than large pumping systems to move the water to where it is needed.

    The 4th Avenue well is a critical water resource for the City. As with all of the City's other wells, the 4th Avenue well is currently used during the summer when water demand is higher, primarily

due to outdoor irrigation. There are times during the summer when the 4th Avenue well provides 100 percent of the water to areas of downtown Salt Lake City. If the 4th Avenue well fails, SLCDPU would need to use another water source to meet demand. This may be difficult due to the different pressure zones and characteristics of the distribution system and water demand patterns. This could result in water supply or water pressure disruptions in downtown Salt Lake City.

SLCDPU also manages its water sources and system to ensure there is redundancy in case of emergencies. For instance, if there is a situation where one or more of the streams cannot be used in the water supply due to infrastructure or water quality issues, groundwater resources, including the 4th Avenue well can help meet demand and avoid water supply disruptions. If the 4th Avenue well fails, the area it serves would lose that redundancy.

18. **Provide a Meeting Summary:** This meeting summary was completed and distributed to area residents on November 5, 2019.

19. **Schedule Next Meeting:** A facilitated working group meeting will be held on December 2, 2019, from 6:30 to 8:30 pm at Memorial House. Area residents were sent information about the meeting on November 19, 2019.

4th Avenue Pump House
HLC New Construction Standards

Department of Community and Neighborhoods

Planning Division

Salt Lake City Public Utilities is proposing to construct a new pump house on the property located at 300 N. Canyon Road. The pump house is necessary to continue to provide drinking water to the community and protect the well that is on the site. The purpose of this open house is to obtain public comment on the proposed construction and to help staff identify issues. The Historic Landmark Commission is holding a work session on the proposed new construction on September 6, 2018. The Historic Landmark Commission will utilize the Standards for New Construction. Staff encourages public comments that include or reflect the adopted standards of review. For reference, the standards are provided on this document.

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure, shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

1. **Settlement Patterns And Neighborhood Character:**
   - a. **Block And Street Patterns:** The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by adopted City plan.
   - b. **Lot And Site Patterns:** The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.
   - c. **The Public Realm:** The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.
   - d. **Building Placement:** Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.
   - e. **Building Orientation:** The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.
2. **Site Access, Parking, And Services:**
   - a. **Site Access:** The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.
     - (1) **Pedestrian:** Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.

(2) **Vehicular:** Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.

b. **Site And Building Services And Utilities:** Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.

3. **Landscape And Lighting:**
   a. **Grading Of Land:** The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.
   b. **Landscape Structures:** Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflect to the character of the historic context and the block face.
   c. **Lighting:** Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.
4. **Building Form And Scale:**
   a. **Character Of The Street Block:** The design of the building reflects the historic character of the street façade in terms of scale, composition, and modeling.
      (1) **Height:** The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.
      (2) **Width:** The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the façade to express a series of volumes in scale with the historic context and the block face.
      (3) **Massing:** The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.
      (4) **Roof Forms:** The building incorporates roof shapes that reflect forms found in the historic context and the block face.
5. **Building Character:**
   a. **Façade Articulation And Proportion:** The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than twelve inches (12").
      (1) **Rhythm Of Openings:** The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
      (2) **Proportion And Scale Of Openings:** The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.
      (3) **Ratio Of Wall To Openings**: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
      (4) **Balconies, Porches, And External Stairs:** The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.
6. **Building Materials, Elements And Detailing:**
   a. **Materials:** Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable materials such as, but not limited to, wood, brick,

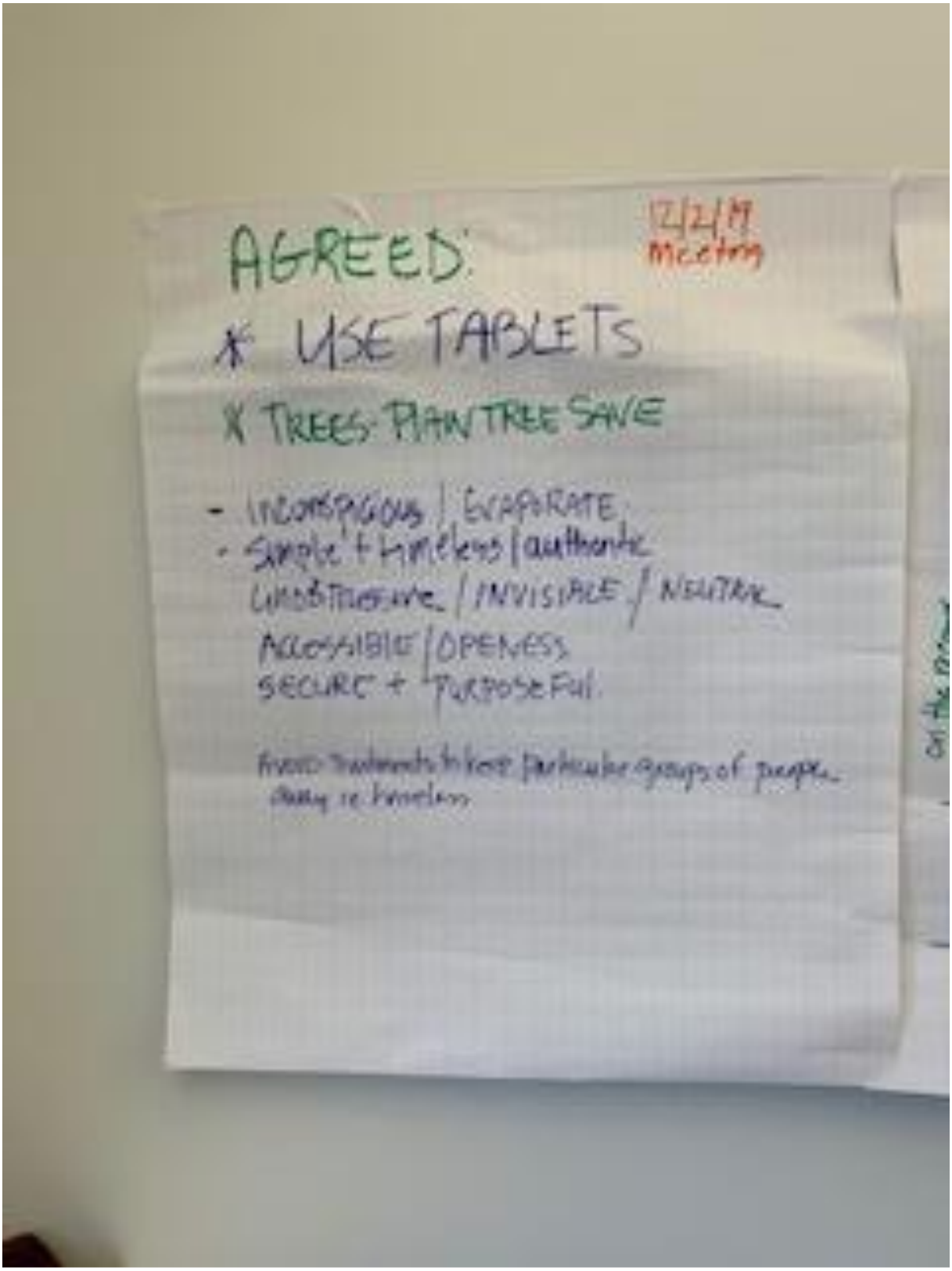
masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.

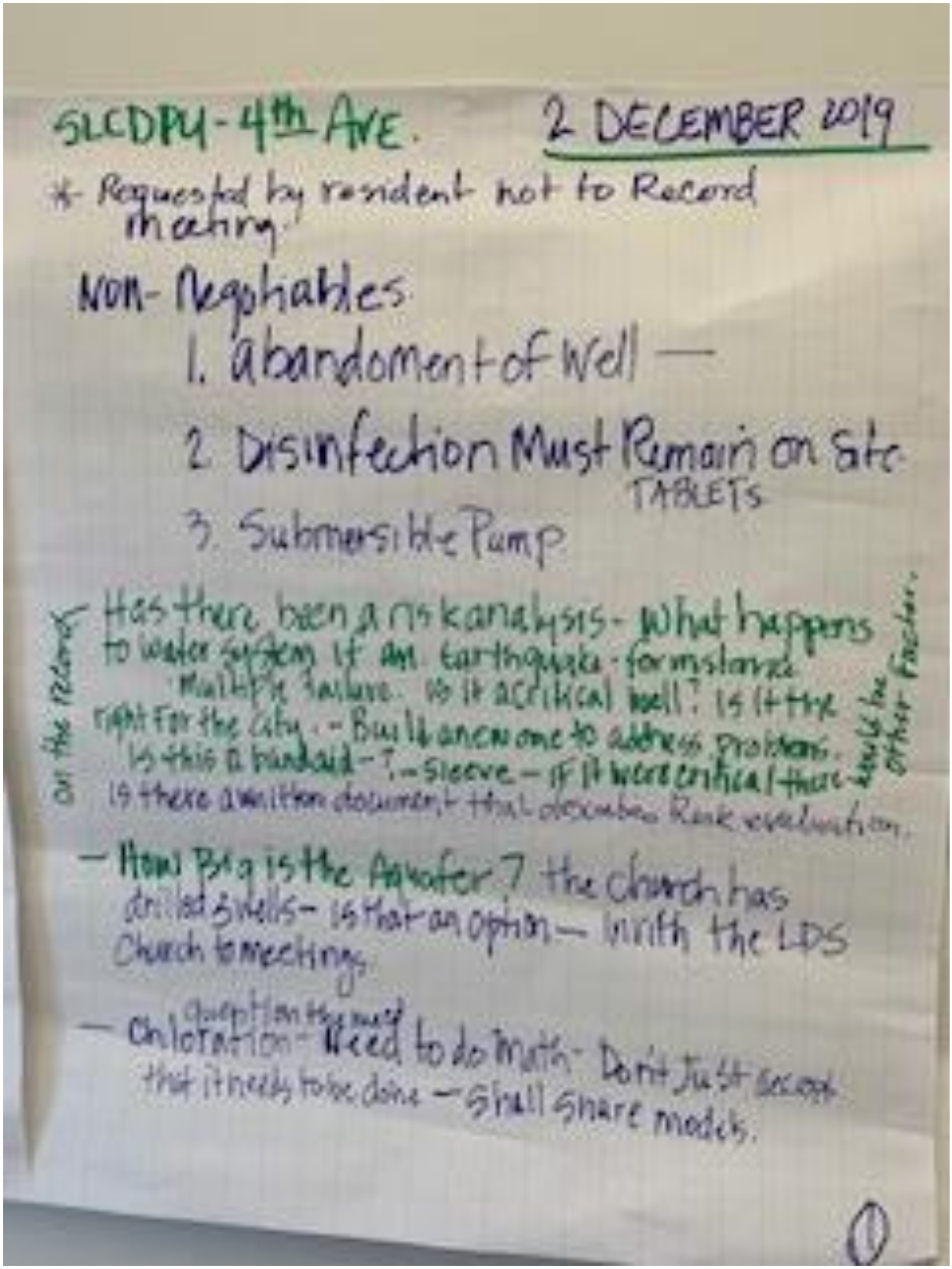
b. **Materials On Street-Facing Facades:** The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.
c. **Windows:** Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.
d. **Architectural Elements And Details:** The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.

7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.

If you have any questions or comments, please contact Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com.

Written comments can be submitted via email or mailed to:
Salt Lake City Planning Division
451 South State Street Rm 406
PO Box 145480
Salt Lake City, UT 84114-5480


AGREED
12/2/19
Meeting
* USE TABLETS
* TREES: PLANT TREE SAVE
- INCONSPICUOUS / EVAPORATE
- Simple + Timeless / authentic
UNOBTRUSIVE / INVISIBLE / NEUTRAL
ACCESSIBLE / OPENESS
SECURE + PURPOSEFUL


SLCDPU - 4th AVE. 2 DECEMBER 2019

* Requested by resident not to Record meeting.

NON-Negotiables

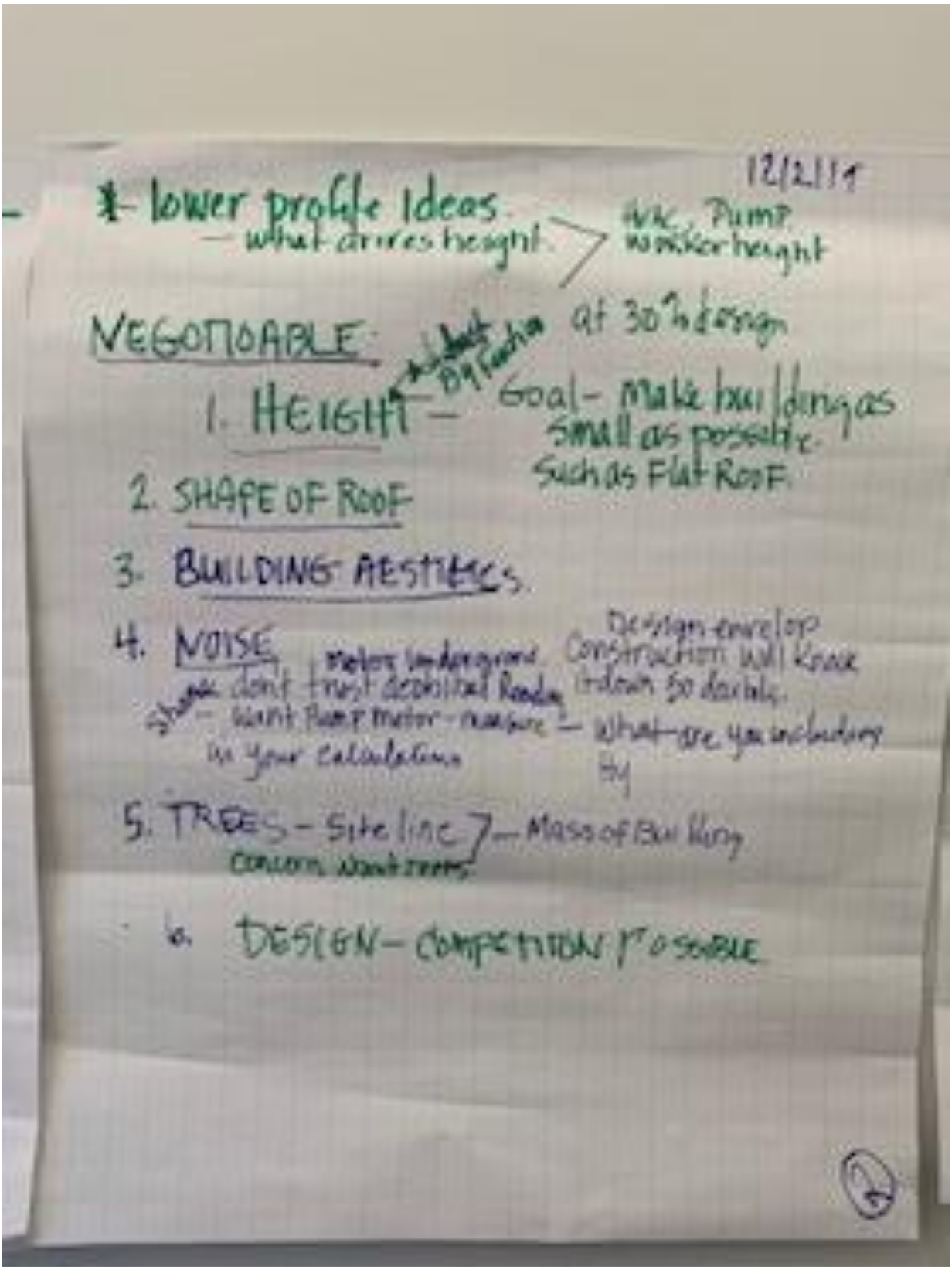
1. abandonment of well —
2. Disinfection Must Remain on Site TABLETS
3. Submersible Pump

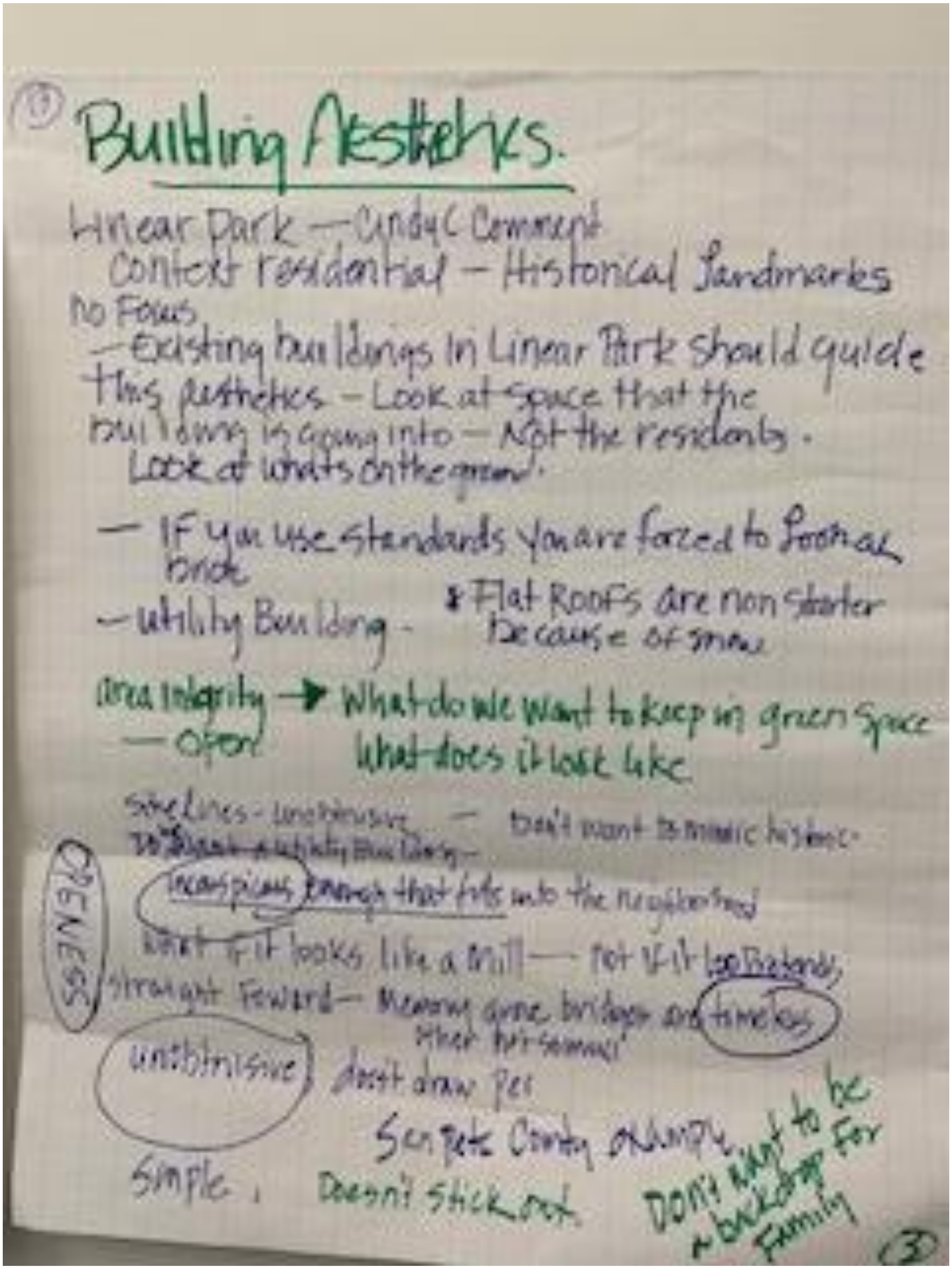
— Has there been a risk analysis - What happens to water system if an earthquake - for instance Multiple failure. Is it a critical well? Is it the right for the city. - Build a new one to address problems. Is this a bandaid - T - sleeve - if it were critical there is there a written document that describes Risk evaluation. or the records

— How Big is the Aquafer? the church has drilled wells - is that an option — with the LDS Church to meetings.

— Chlorination - disruption to myself need to do math - Don't just accept that it needs to be done — Shall share models.

(1)


12/2/19
* lower profile Ideas
– what drives height
HVAC, Pump
Water height
NEGOTIABLE
at 30% design
1. HEIGHT – Goal – Make buildings as small as possible.
Such as Flat Roof.
2. SHAPE OF ROOF
3. BUILDING AESTHETICS
4. NOISE
Design envelop
Construction will knock
it down 50 decibels.
– what are you including in your calculations
5. TREES – Site line – Mass of Building
6. DESIGN – COMPETITION POSSIBLE



③ Building Aesthetics.

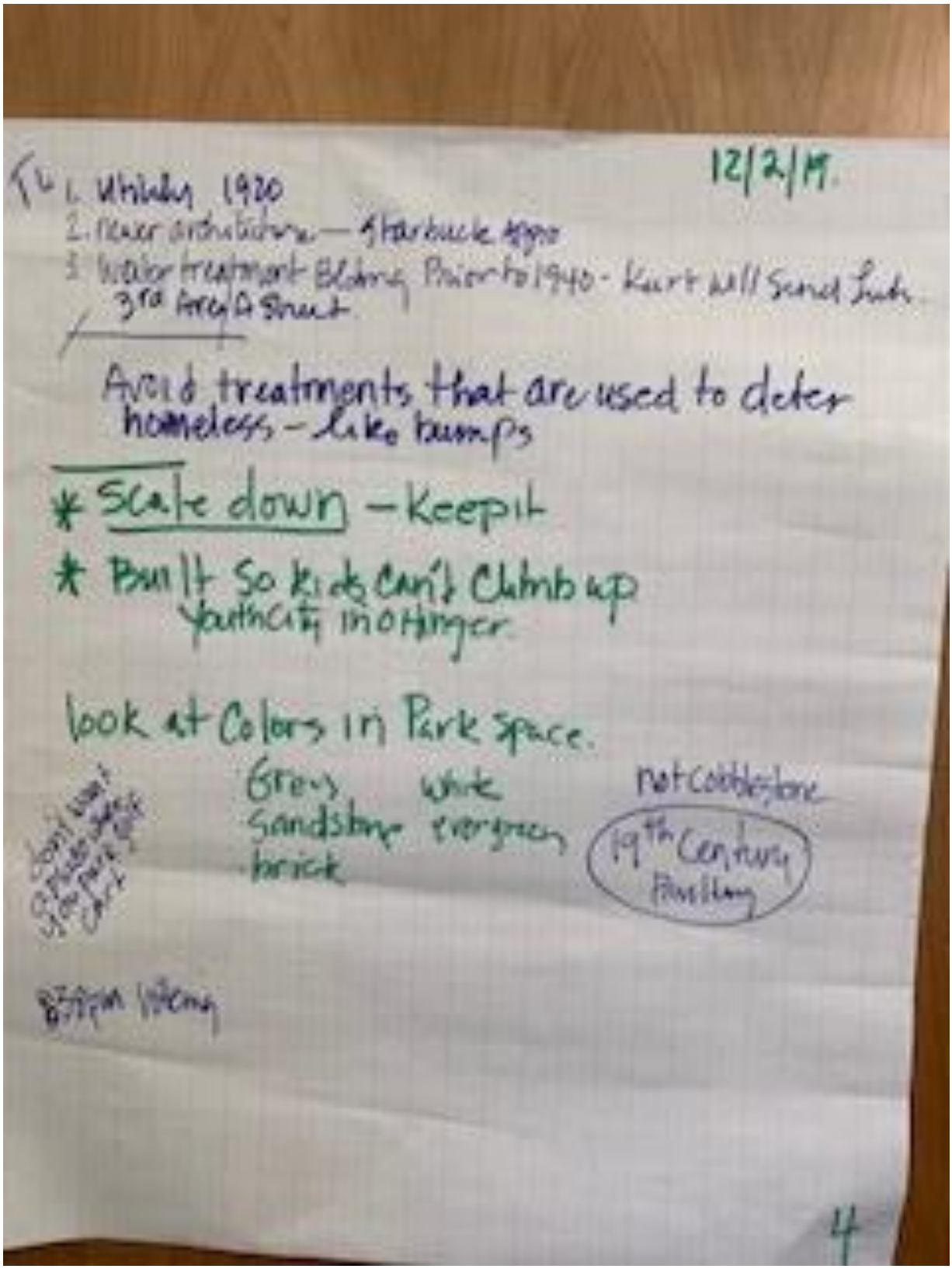
Linear Park — Cindy C Comment
Context residential – Historical Landmarks
No Focus
– Existing buildings in Linear Park should guide this aesthetics – Look at space that the building is going into – Not the residents.
Look at whats on the ground.

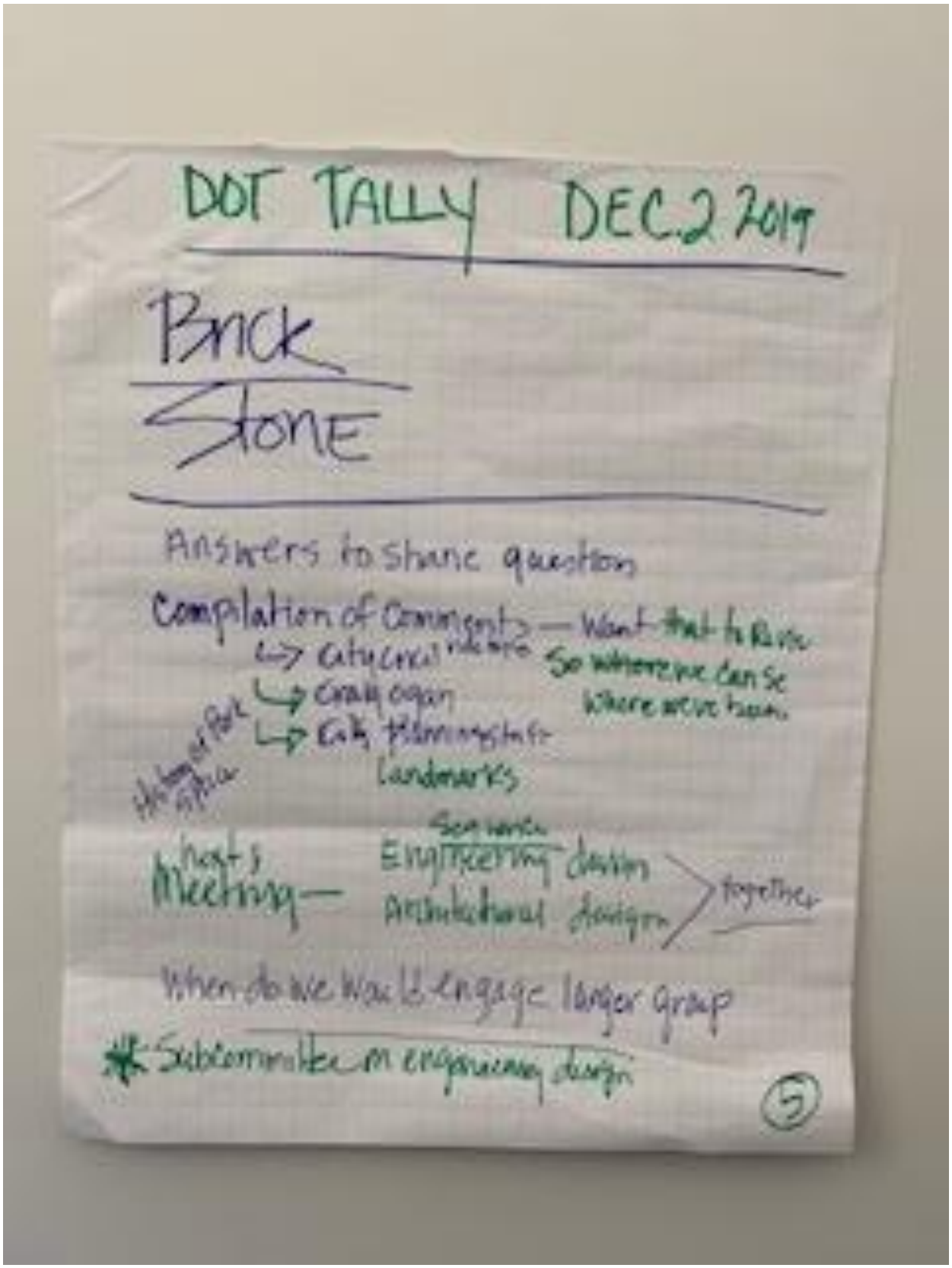
— If you use standards you are forced to foam or brick
– utility Building – * Flat Roofs are non starter because of snow

area integrity → What do we want to keep in green space
— open — what does it look like

Site lines - unobtrusive — Don't want to mimic historic.
~~Disguise a utility Building~~ –
(inconspicuous) enough that fits into the neighborhood
OPENNESS
what if it looks like a mill — not if it too fantasy;
straight forward — Memory grove bridges and (timeless)
other bit seminar
(unobtrusive) don't draw per
Salt Lake County example
Simple, Doesn't stick out.
Don't want to be a backdrop for family

③


12/2/19
1. Utility 1920
2. Newer architecture — Starbucks type
3. Water treatment Building Prior to 1940 - Kurt Wall Stone Finish
3rd Ave/A Street
Acid treatments that are used to deter homeless - like bumps
* Scale down - Keep it
* Built so kids can't climb up
Youth City in Otherer
look at Colors in Park space.
Grey Sandstone brick
White evergreen
Not Cobblestone
19th Century Auxiliary
4


DOT TALLY DEC. 2 2019
BRICK
STONE
Answers to Shane questions
Compilation of Comments
Landmarks
Meeting
Engineering
Architectural design
together
When do we want to engage larger group
Subcommittee on engineering design
5

Public Utilities

Make It Pure

Facilitated Working Group Meeting – December 2, 2019

Name: KIRK BAGLEY	Address:
Phone: 801-971-1288	Email: kbagley@lawrencollins.com

Name: DAVE JONSSON	Address:
Phone: 801.364.1173	Email:

Name: Kelsey Lindquist	Address:
Phone:	Email: Kelsey.lindquist@slcgov.com

Name: DAVID TRIPLETT	Address: 649 E S. TEMPLE SLC (CIRSA)
Phone: 801 808 1384	Email: davet@CIRSA-US.COM

Name: John Ewanowski	Address: 649 E. South Temple
Phone: (801)746-6820	Email: jewanowski@cirsa-us.com

Name: James Livingston	Address: 236 N Canyon Rd
Phone: 801 717 7077	Email: JL132639@gmail.com

Public Utilities

Make It Pure

Facilitated Working Group Meeting – December 2, 2019

Name: Cecile Pastell	Address: 231 Canyon R
Phone: 801-230-3855	Email:

Name: EVAN SMITH	Address: 218 CANYON RD.
Phone: 801-201-7483	Email: SMITHREDD@COMCAST.NET

Name: DEE BREWER	Address: 197 CANYON RD
Phone: 801-550-6870	Email: DEEBREWER@GMAIL.COM

Name: Chris Wharton	Address:
Phone: 801-910-6795	Email:

Name: Craig Ogan	Address:
Phone:	Email:

Name: CINDY CROMER	Address:
Phone: 801 209-9225	Email: 3cinsic@live.com

Public Utilities

Make It Pure

Facilitated Working Group Meeting – December 2, 2019

Name: JEFF GRIMSDELL	Address: SLC DPU
Phone:	Email:

Name: Cory Young	Address:
Phone:	Email: C.hyoung@comcast.net

Name: Laura Briefer	Address:
Phone:	Email: laura.briefer@slcgov.com

Name: Austin Kimmel	Address: 11 A Street
Phone: 801-547-7031	Email: austin.kimmel@slcgov.com

Name: Jill VanLangeveld	Address: 807 Northcliffe Dr
Phone: 801-359-8573	Email: jill.vanl@hotmail.com

Name: Dave Van Langeveld	Address:
Phone:	Email:

Public Utilities

Make It Pure

Facilitated Working Group Meeting – December 2, 2019

Name: DAVID GARCIA	Address: 282 NORTH CANYON ROAD SLC
Phone: 801 363 6733	Email: cactus-dave@hotmail.com

Name: SHANE FRANZ	Address: 212 N CANYON ROAD SLC
Phone: 801-915-8333	Email: shane_franz@hotmail.com.

Name: [illegible]	Address: 271 [illegible]
Phone: 801 414 1607	Email:

Name:	Address:
Phone:	Email:

Name:	Address:
Phone:	Email:

Name:	Address:
Phone:	Email: