

PLNPCM2022-01109



INTERMOUNTAIN HEALTH DEVELOPMENT AGREEMENT

City Council // October 1, 2024

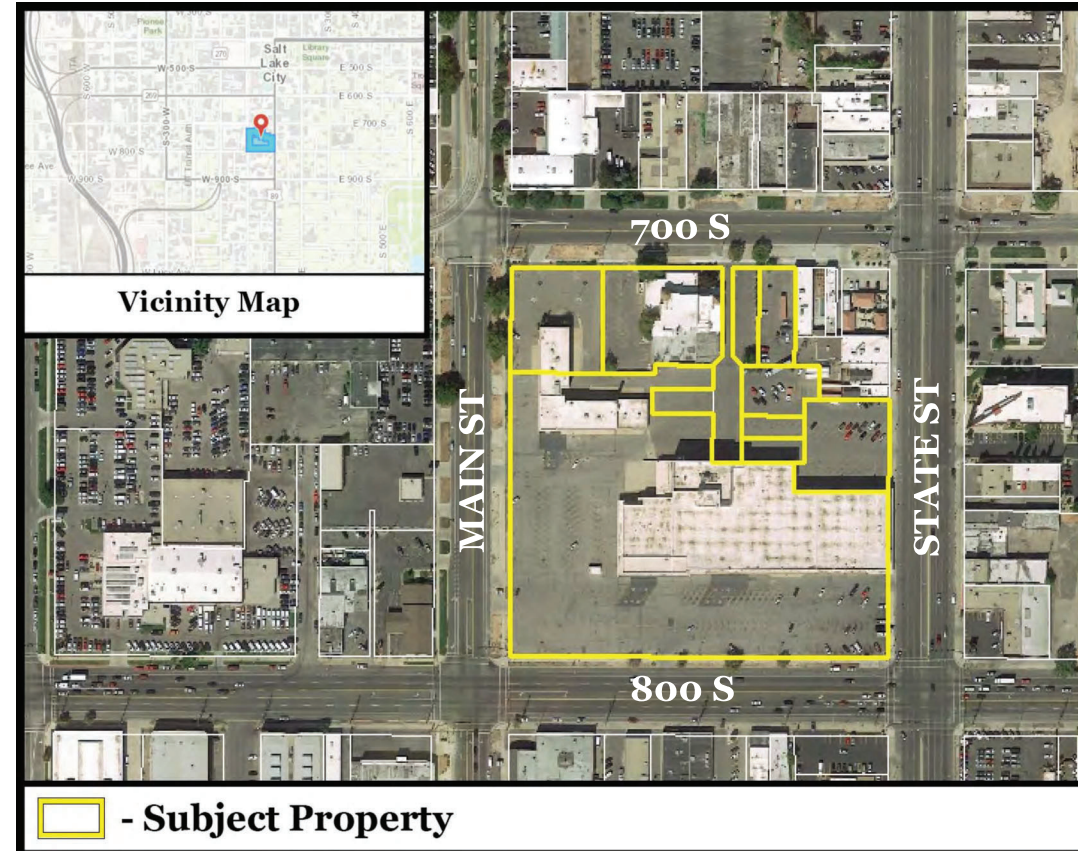
PROJECT BACKGROUND

Request: Rezone the property at approximately 754 S State Street from D-2 (Downtown Support District) to D-1 (Central Business District)

- Property includes 10 parcels and is approximately 9 acres
- If the amendments are approved, the property owner intends to build an urban hospital on the site

Development Agreement

- Primary concerns were related to ground floor activation, particularly on Main Street and State Street
- The Planning Commission was required to make a recommendation to adopt the DA because the DA proposes to reduce zoning standards that would be required in the D-1 zoning district



RECOMMENDATIONS

March 22, 2023 – The Planning Commission made a recommendation to adopt the zoning map amendment and text amendment. The recommendation changed the requested hospital uses to Conditional rather than Permitted.

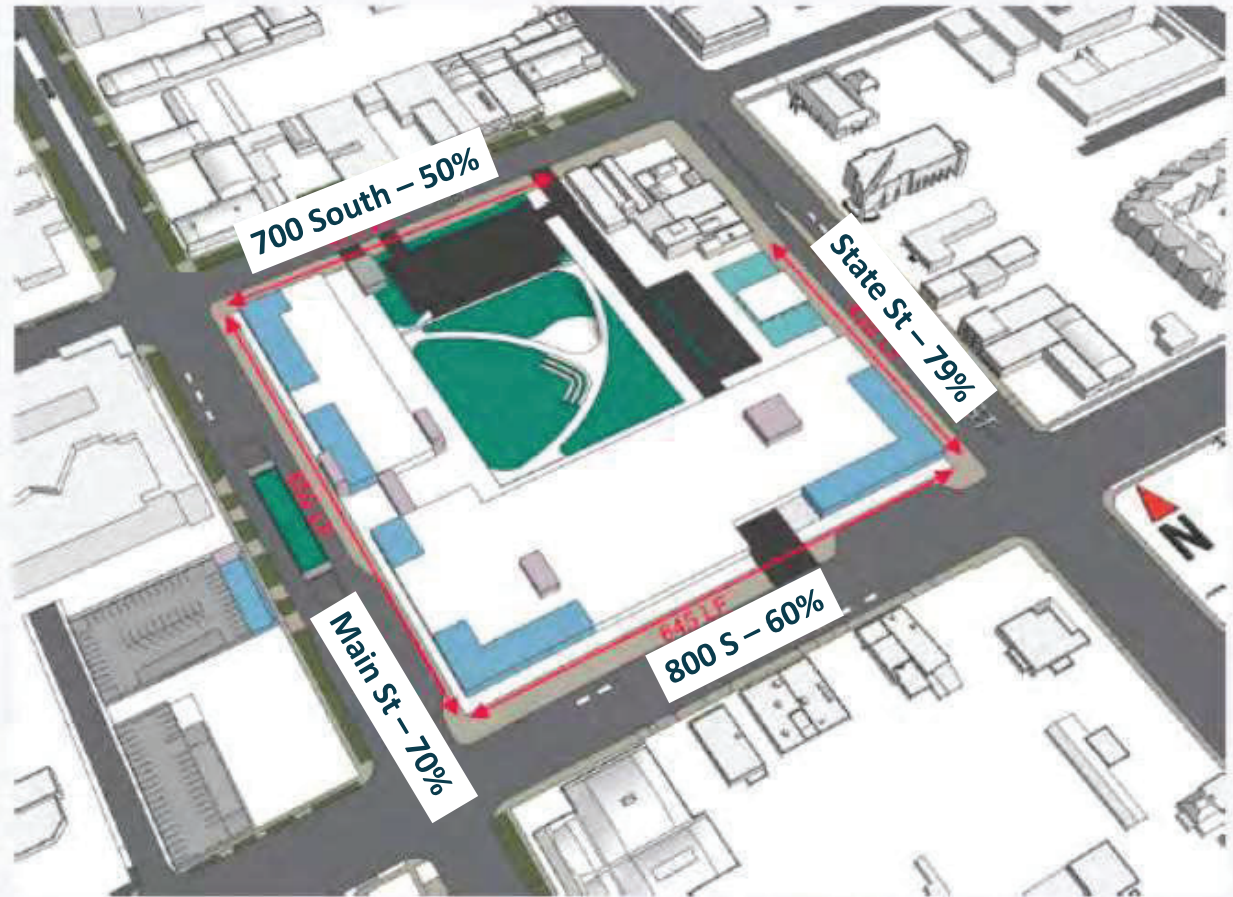
September 25, 2024 – The Planning Commission made a recommendation to adopt the Development Agreement, with conditions.

Activation Areas

- Street Activation
- Building Support
- Landscaped Open Space
- Food Truck Area

Ground Floor Activation Options:

- Hospital Reception / Admitting
- Emergency Department and InstaCare Reception
- Clinic Reception
- Gift Shop
- Human Resource Office Lobby
- Conference Center
- Cafe
- Local Coffee Shop
- Salon
- Art Therapy Space(s)
- Outpatient Pharmacy



DEVELOPMENT AGREEMENT

- a. So long as the Property is used as a hospital and its accessory uses:
 - i. The active ground floor uses of the buildings on the Property shall total not less than 79% along State Street, 70% along Main Street, 60% along 800 South, and 50% along 700 South.
 - ii. Developer shall provide a minimum one acre of landscaped open area with midblock walkways providing access to at least 3 public street. Within the open space a minimum of 33% of the area shall be covered by vegetation. Additionally, no less than 33% of the open space shall be shaded by trees at maturation.
 - iii. The food truck park along State Street must be a minimum of 150 feet in width and include electric hook ups, seating, shade canopies, and street trees. Public restrooms must be made available to patrons of the food truck park during business hours.
 - iv. The hospital is not subject to the maximum street facing building façade length in Chapter 21A.37.

DEVELOPMENT AGREEMENT

- a. So long as the Property is used as a hospital and its accessory uses:
 - v. One driveway, no wider than 100 feet may be installed on 700 S and 800 S.
 - vi. An 8-foot sidewalk must run parallel to the driveways providing primary vehicle access.
 - vii. The “active uses” on the ground floor must include transparent glass that abuts the public right-of-way.

DEVELOPMENT AGREEMENT

- b. In the event that the Property is not used as a hospital and its accessory uses the Property shall comply with the City's regulations for ground floor use (90% activation) and maximum street facing façade length (200') as regulated in 21A.37.**

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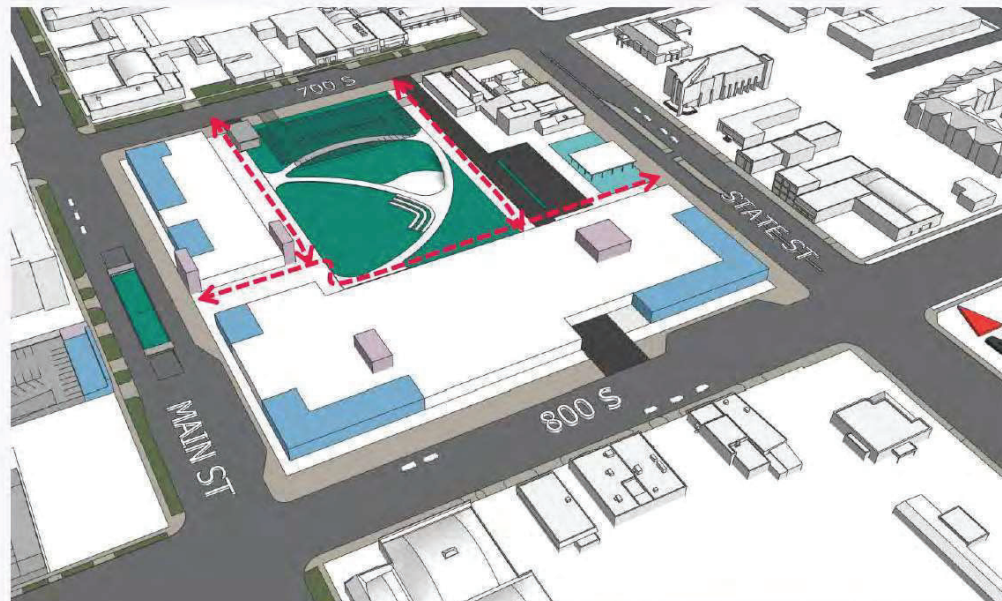
c. Developer shall provide public pedestrian access midblock walkways along the routes shown on Exhibit B on a form approved by the City and recorded with the Salt Lake County Recorder.

Open Space & Walkways



Open Space & Walkways

- 1 Acre generally at Center of Block to be Preserved as Open Space
- Multiple mid-block walkways.



DEVELOPMENT AGREEMENT

d. All of the active ground floor uses on the Property shall have direct access to the sidewalk or midblock walkways through doors that are open during business hours.



RECOMMENDATION

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The Planning Commission recommends adopting the Development Agreement with the additional conditions discussed during the meeting.



QUESTIONS AND COMMENTS

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