MEMORANDUM

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Urban Designer
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Date: October 28, 2026

Re: Intermountain Health Hospital – Conditional Use & Design Review Work Session (PLNPCM2026-00683 & PLNPCM2026-00748)

PROPERTY ADDRESSES: 48 E 800 South

PARCEL IDs: 16-07-103-017, 16-07-103-001, 16-07-103-002, 16-07-103-003, 16-07-103-004, 16-07-103-008, 16-07-103-009, 16-07-103-010, 16-07-103-011 & 16-07-103-022

GENERAL PLAN: Downtown Plan

ZONING DISTRICT: D-1 Central Business District

OVERLAY DISTRICT: Development Agreement

REQUEST

Intermountain Health (represented by Shaun Salazar, HDR) requests Conditional Use and Design Review approvals to authorize the construction of a new 9-acre hospital campus at 45 E 800 South in the D-1 Central Business District. Specifically, the applicant seeks the following approvals:

Conditional Use Approval: Required for hospitals and their accessory uses, ambulance services, and heliports within the D-1 zone.

Design Review: Requested relief from specific D-1 design standards not covered by the existing Development Agreement (DA). This includes:

- Approval for building heights exceeding 200 feet (specifically the 221' inpatient hospital)
- Increased setbacks to accommodate public plazas
- Modifications to durable building materials, required glass percentages, blank wall limitations, service area screening, parking structure standards, and public improvements

PROJECT DESCRIPTION

Intermountain Health has been working with Salt Lake City since 2022 on an urban hospital campus on the 9-acre former Sears block, located at 45 E 800 South. The hospital will replace the aging LDS Hospital currently located in the Avenues neighborhood.

The campus is situated in the D-1 Central Business District and is regulated in part by an associated Development Agreement (DA) that permits modified ground floor uses and waives maximum building lengths. The DA also requires the inclusion of 1 acre of open space, midblock walkways, and a food truck court. The adopted DA is included in Attachment B and discussed in more detail below.

The hospital campus contains 9 acres and includes four structures organized around approximately 3 acres of public open space. The off-site parking structure (and associated DA) will be discussed in the memo but are being reviewed as a legislative item because the proposed agreement could supersede several of the City's regulations; therefore, it requires formal zoning amendment approval.

Each of the following buildings will be reviewed individually for compliance with the DA and D-1 zoning.

1. **Hospital:** 10-story, 221' tall primary medical facility with 280 beds
2. **Medical Office Building:** 7-story, 146' tall outpatient and provider facility
3. **Onsite Parking Structure:** 6-story, 88' tall garage providing 507 parking stalls, with ground floor retail facing 700 South
4. **Central Utility Plant:** A dedicated facility to support hospital-wide energy and infrastructure needs
5. **Off-Site Parking Structure (for reference only, will be reviewed in a separate report):** 7-story, 85' tall garage providing 632 parking stalls and a skybridge connecting across Main Street to the Medical Office Building. The property is located west of the main hospital site and within the D-2 zone.

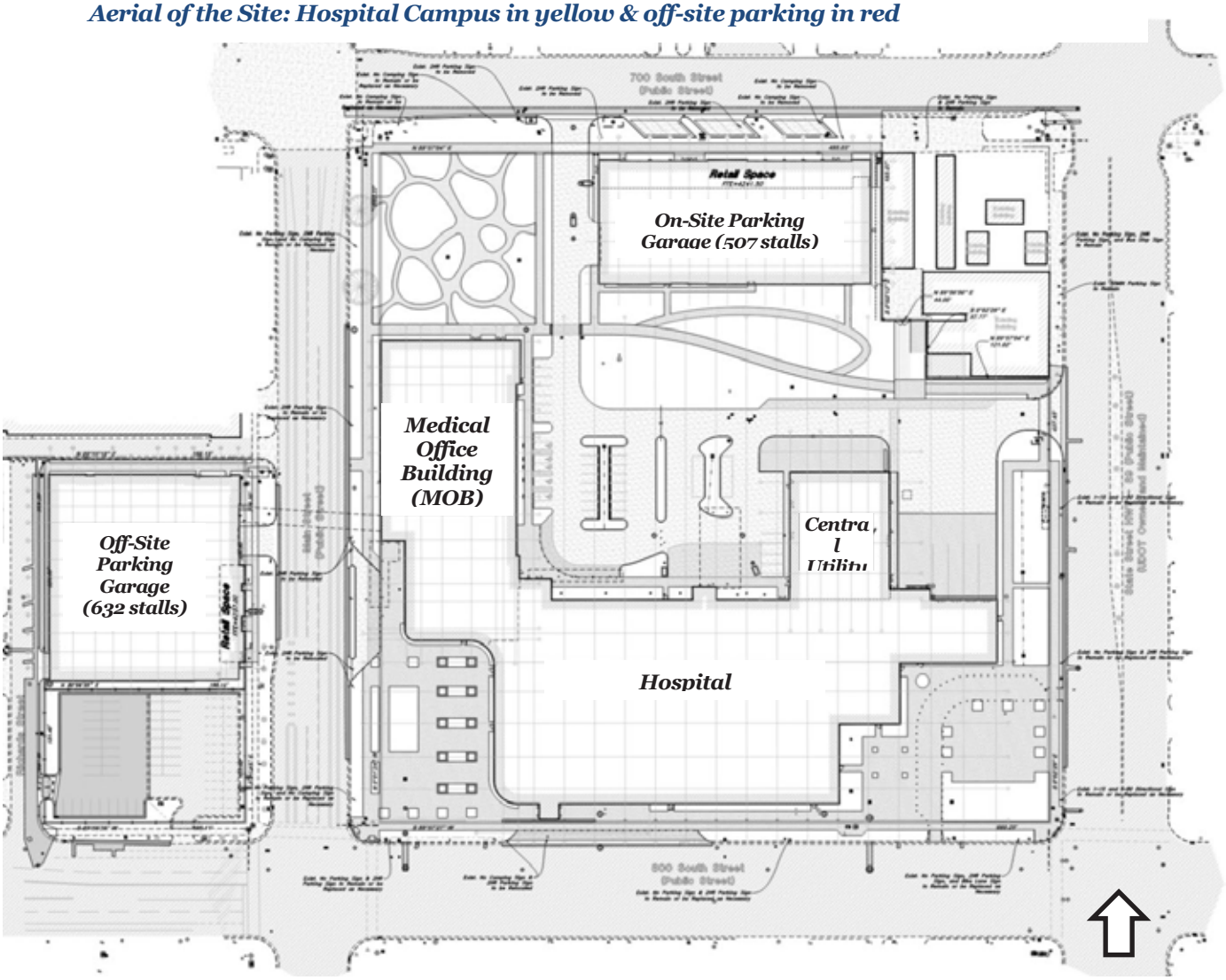
The purpose of this memo is to introduce the project, provide a brief overview of the overall site and building designs, and outline the required city approvals and process. The applicant is working on refining final site design with city staff, and this item will be returned to the Commission for a formal public hearing and decision at a later date.



Rendering – Looking northeast from the corner of Main St. & 800 South



Aerial of the Site: Hospital Campus in yellow & off-site parking in red



Overall site plan that includes the main hospital campus & off-site parking to the west

PROJECT BACKGROUND

Intermountain Health, represented by design firm HDR, submitted plans to build a new hospital that will replace the existing LDS Hospital located on 8th Avenue between C and D Streets, which first opened in 1905 and underwent a major expansion and rebuild in 1984. The 121-year-old hospital is being relocated after reaching its operational capacity with no room to expand on the current site, which is within a residential neighborhood. Following the initial 2024 approvals of a zoning map amendment and associated Development Agreement (DA), the applicant spent the past year and a half refining the project concept based on requirements within the DA and operational needs.

The project footprint is divided into two areas: the main 9-acre hospital campus and a secondary site directly to the west, which is designated for an off-site parking structure with 632 stalls. While the City Council has already approved zoning amendments associated with the project, additional petitions are required to address the use and design of the site. IH currently has five petitions under city review, which are detailed below.

Prior Legislative History

The groundwork for the redevelopment relied on amendments (PLNPCM2022-01109) originally submitted in 2022 and approved by the City Council in 2024:

- **Zoning Map Amendment** (Ordinance 75 of 2024): Rezoned the subject property from the D-2 (Downtown Support District) to the D-1 (Central Business District).
- **Zoning Text Amendment** (Ordinance 74 of 2024): Amended the D-1 land use table to establish Hospitals and Ambulance Services as conditional uses.

The rezone became fully effective in April 2025 upon the recordation of an accompanying Development Agreement (DA), which is within Ordinance 75 of 2024.

Current Work Session Petitions (Administrative)

The two petitions currently before the Commission focus on the main hospital campus design and operations:

- **Conditional Use Permit** (PLNPCM2026-00683)**:** Request for conditional use approval to authorize Hospital, Ambulance Services, and Heliport operations on the site which are listed as conditional in the Downtown District Land Use Table 21A.33.050.
- **Design Review** (PLNPCM2026-00748)**:** Request for modifications to D-1 standards and design standards (Chapter 21A.37) to address specific architectural and site design elements not previously covered under the original Development Agreement.

Pending Legislative Petitions (City Council Approval Required)

The remaining petitions apply to the secondary site to the west and require a recommendation from the Planning Director or Planning Commission prior to final City Council action. The Planning Commission will review these petitions and hold a public hearing at a later date. They are mentioned in this memo for context.

- **General Plan Amendment** (PLNPCM2026-00852)**:** An amendment to the text of the Downtown Plan to modify the existing prohibition on skybridges, explicitly allowing them "when in connection to a hospital, healthcare facility, or a parking structure serving such facilities."
- **Zoning Amendment / Development Agreement** (PLNPCM2026-00821)**:** A request for a Development Agreement to allow for the off-site 632 stall parking structure and the expansion and reconfiguration of an adjacent existing, noncomplying surface parking lot that

will result in 72 stalls. Because this proposed agreement could supersede several of the City's regulations, it requires formal zoning amendment approval.

- **Alley Vacation** (PLNPCM2026-00374)**:** A request to vacate an approximate 10-foot by 215-foot public alleyway running north-south from 800 South between Richards Street and Main Street. The Planning Director forwarded a positive recommendation to the City Council regarding the vacation. Following recent research, the Engineering Division discovered conflicting documentation spanning over a century regarding the alley's ownership. Staff are currently working with the applicants on next steps. Moving forward, the applicant can choose to continue the vacation process, which allows the city to formally vacate any potential interest it may hold in the property. Alternatively, they can conduct private ownership research to determine if the alley is private, allowing them to resolve the title directly with the abutting landowner.

APPLICABLE ADOPTED PLANS

As Utah's population continues to grow, so does the need for more healthcare facilities. The new hospital will offer advanced emergency and critical care options in a more accessible downtown location that has quicker access to major highways and public transit. The relocation will also improve healthcare equity by giving downtown and westside residents easier access to vital medical services.

The hospital campus and its accessory uses align with the Downtown Plan and Plan Salt Lake. The legislative items associated with the proposed parking structure on the secondary site to the west are mentioned in this memo for context but will be reviewed in detail in a separate report as they are still being reviewed by city staff.

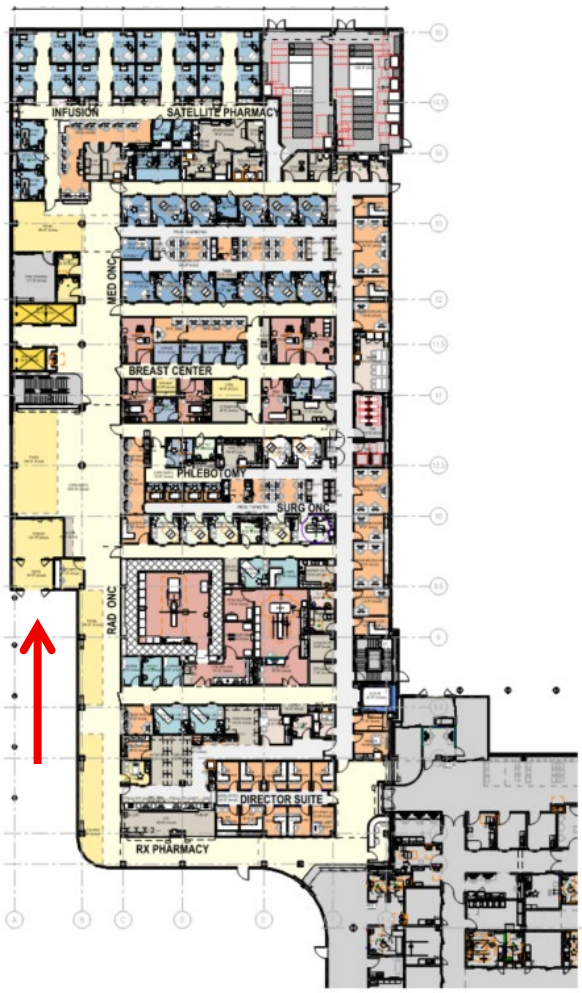
DEVELOPMENT AGREEMENT

The recorded Development Agreement (DA) has design and amenity requirements tied to the construction of the hospital and its accessory uses. Below is a summary of the main DA topics and brief details on how the requirement has been fulfilled. So long as the site is used as a hospital, the following must be provided:

Active Ground Floor Uses

The DA lists required active ground floor percentages for each block face and provides a list of allowable ground floor uses which may include: "**gift shop**, other retail goods and services, cafe, salon, art therapy space, daycare, **food truck courtyard, open courtyard/walkways, reception/lobby**, restaurant, **pharmacy,** and other similar uses as determined by the Planning Director." The ground floor must include transparent glass for uses open to the public, and all ground floor public uses must have direct access to the sidewalk or midblock walkways through doors open during business hours.

- The bolded uses above are the public uses being provided on the ground floor. These areas meet the 25' depth requirement and the "active use" percentages outlined in the DA. They are shown in yellow on the floor plans.
- The public uses are not against the exterior walls of the hospital, but the glass is transparent throughout the lobby and reception areas, which take up the majority of the ground floor.
- There are two public entrances, one to the main hospital at 800 South and one MOB entrance on Main Street (solid red arrows). To maintain a secure and safe building, no other public entrances are provided.



Food Truck Court

The DA requires a food truck court facing State Street, measuring at least 150 linear feet long. The activity area shall include seating, tables, shade, and perimeter landscaping, as well as public access to bathrooms during food truck operating hours.

- The terms of the DA have been met. The food truck court has room for six trucks, which will enter from 800 South and exit right onto State Street (pending UDOT approval).

- As proposed, the ground floor bathrooms are in the northwest corner of the hospital on the opposite side of the block from the food truck area. The direct walking path from the edge of the food truck court to the restrooms is approximately 480', making them accessible per the DA, but not highly convenient. Staff requested the applicant to evaluate the feasibility of relocating facilities closer to the public space. If relocation is not possible, a wayfinding strategy and clear signage must be implemented to explicitly inform the public that restrooms are available and direct them to their location.

Ground Floor Plans
(not to scale)

- Two public entrances (red arrows)
- Public restrooms (black arrow with the walking path from food truck court)



Open Space

The DA requires a minimum of 1-acre of landscaped open space generally located in the middle of the block. Open space must include 33% vegetation and no less than 33% of the open space must be shaded by trees. Public pedestrian midblock walkways must provide access to at least three of the surrounding public streets. Finally, an 8' wide sidewalk must run parallel to the driveway providing primary emergency vehicle access to the interior of the block.

- The open space has been provided throughout the site. Landscaping calculations need to be updated to show the percentage of vegetation and tree canopy coverage, measured at maturity.
- The project includes a 15' wide public midblock connection from State Street through to 700 South and Main Street, via the Sculpture Garden on the northwest corner of the site.
- An 8' wide pedestrian sidewalk is provided from 700 S to the Emergency Room drop-off at the interior of the block.

Other DA Requirements

The DA also lists some regulations that are waived completely and some that are no longer applicable to the project. Building length maximums are not applicable and the applicant is no longer proposing 100' wide driveways from 700 South or 800 South.

CONDITIONAL USE PERMITS

The applicant is requesting Conditional Use approval for three interrelated uses: a Hospital, along with its accessory uses, Ambulance Services and a Heliport. Planning staff reviewed the proposal against the conditional use standards in Chapter 21A.54 to find potential negative impacts and created conditions to reduce them. A conditional use must be approved unless the Planning Commission finds that those impacts cannot be reasonably mitigated. Details on each use, potential negative impacts, and suggested conditions are below.

1. **HOSPITAL:** An institution licensed by the State of Utah specializing in giving clinical, temporary, or emergency services of a medical or surgical nature to human patients.

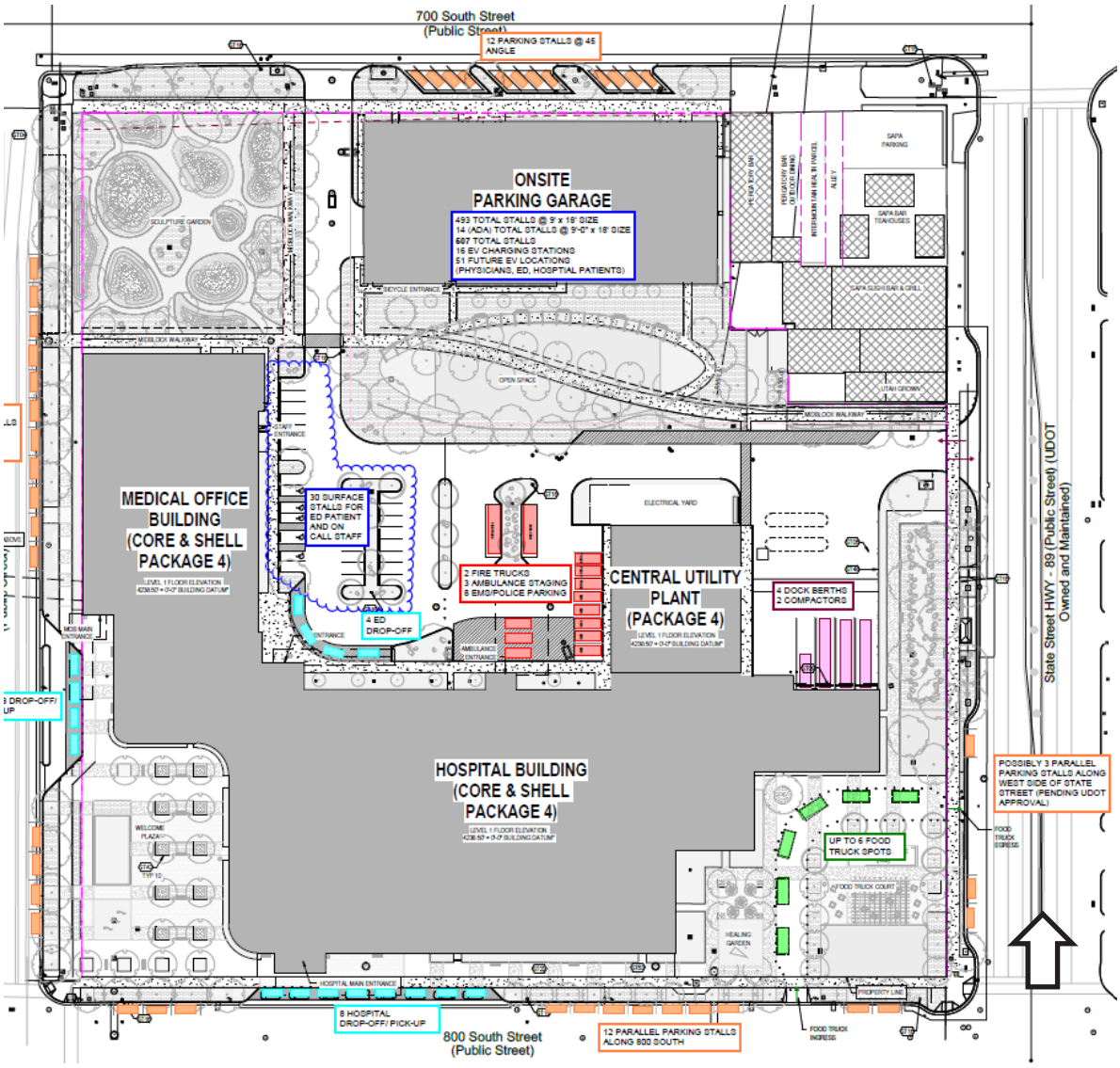
Peak hospital hours of operation are from 7 AM – 4 PM, with outpatient services operating between 8 AM – 5 PM and visitor hours for inpatient areas between 7 AM – 9 PM. Helipad hours of operation are unpredictable. While hospital operations do not produce dust, smoke, or vibrations, the 24/7 nature of the facility will introduce unavoidable exterior noise and light impacts to the surrounding commercial and multifamily residential blocks. The most significant noise sources are emergency helicopter arrivals and departures and ambulance sirens. The Planning Division also recognizes that hospitals are a use the city has chosen to allow in the D-1 zone as a conditional use, and that emergency services are a basic part of that use.

Other operational impacts are regularly scheduled or structural, allowing the city to apply mitigation conditions without restricting medical care. For instance, noise from truck engines, backup alarms, and trash compactors can be controlled by limiting routine deliveries and waste disposal services to specific daytime hours. The hospital will have emergency generators and back-up fuel to provide power for critical systems for a duration of at least 72 hours. Hospitals also must perform mandatory monthly 30-minute generator tests to comply with federal Medicare, Medicaid, and National Fire Protection Association (NFPA) standards. While the hospital must conduct mandatory monthly 30-minute generator tests to comply with federal safety standards, the city can restrict routine maintenance testing to normal daytime hours while requiring structural screening per design standard 21A.37.050.J. This restriction would not apply during actual power outages or emergencies.

Finally, 24/7 facility operations, parking structures, and specialized FAA navigation beacons will inherently increase neighborhood light levels and glare. The city's Downtown standards (21A.30.010.C.2) and Design Standards (21A.37.050.H) require that light be shielded and directed downward to prevent light trespassing onto adjacent properties. This applies to all building elements not affected by the FAA's requirements, such as exterior building lighting, open space lighting, and parking structure lighting. The adopted standards aim to reduce the visual impact at street level, to the extent possible for a new hospital land use. Staff consider the zoning and design standards sufficient to mitigate the negative light impacts.

2. AMBULANCE SERVICES: An emergency response facility housing ambulance services, dispatching, staging, and maintenance.

The primary logistical concern regarding the Ambulance Services is vehicle ingress and egress. The site will accommodate two fire trucks, three ambulances, and six EMS/Police vehicles. Because the primary access point is proposed along State Street, which is a state-owned highway, configuration and traffic-flow designs are subject to the authority of the Utah Department of Transportation (UDOT). Planning staff will issue final CUP and Design Review approvals upon the applicant securing formal UDOT access permits to ensure emergency vehicle maneuvers and the design of State Street meet their requirements.



Current Parking & Circulation Plans

Noise is expected and permitted by having ambulance services coming to and from the site. Per Section 9.29.050, "Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency" is an exempt use and activity and staff cannot recommend conditions to limit the frequency, timing, or volume of emergency vehicle operations.

3. HELIPORT: A facility or structure that is intended or used for the landing and takeoff of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.

While the majority of the heliport operations are regulated by the Federal Aviation Administration (FAA), Planning staff sent the helipad plans to the SLC Dept. of Airports Planning Division who reviewed the rooftop location and its relation to overflight paths, aka the nearby uses (specifically residential or residentially zoned land) that the helicopter will fly over. No issues were identified outside of normal heliport operations.

Other considerations are below.

- ***Noise Distribution:*** While helipads naturally create noise and exhaust, IH aims to reduce disruptions and the impact on the ground level public realm by placing its helipad on the hospital tower's roof. To ensure safety and regulatory compliance, the helipad functions are managed by Intermountain Health Flight Services alongside specialized aviation consultants at Heliplanners.
- ***Helipad Design:*** The design of the helipad is dictated by FAA design standards that establish engineering and safety criteria. These standards ensure the rooftop provides enough physical clearance for the Final Approach and Takeoff Area (FATO) and the Touchdown and Liftoff Area (TLOF), scaled exactly to the largest helicopter model the hospital expects to receive. The SLC Airport Planners reviewed the design and found it to be compliant. Certain aspects of the hospital are regulated by the FAA and cannot be mitigated by the city. For example, buildings over 200' are required to be well lit to increase visibility. The helipad will also require additional lighting for helicopters transporting patients. These lights are designed to be visible from the air, so they cannot be shielded or directed downward.
- **Airspace Obstruction Evaluation (14 CFR Part 77):** Under the authority of 14 CFR Part 77 (Safe, Efficient Use, and Preservation of the Navigable Airspace), the FAA conducts an aeronautical study to evaluate surrounding structures, terrain, and future development. This evaluation ensures that approach and departure paths remain entirely clear of physical obstructions.

Potential Conditions of CUP Approval

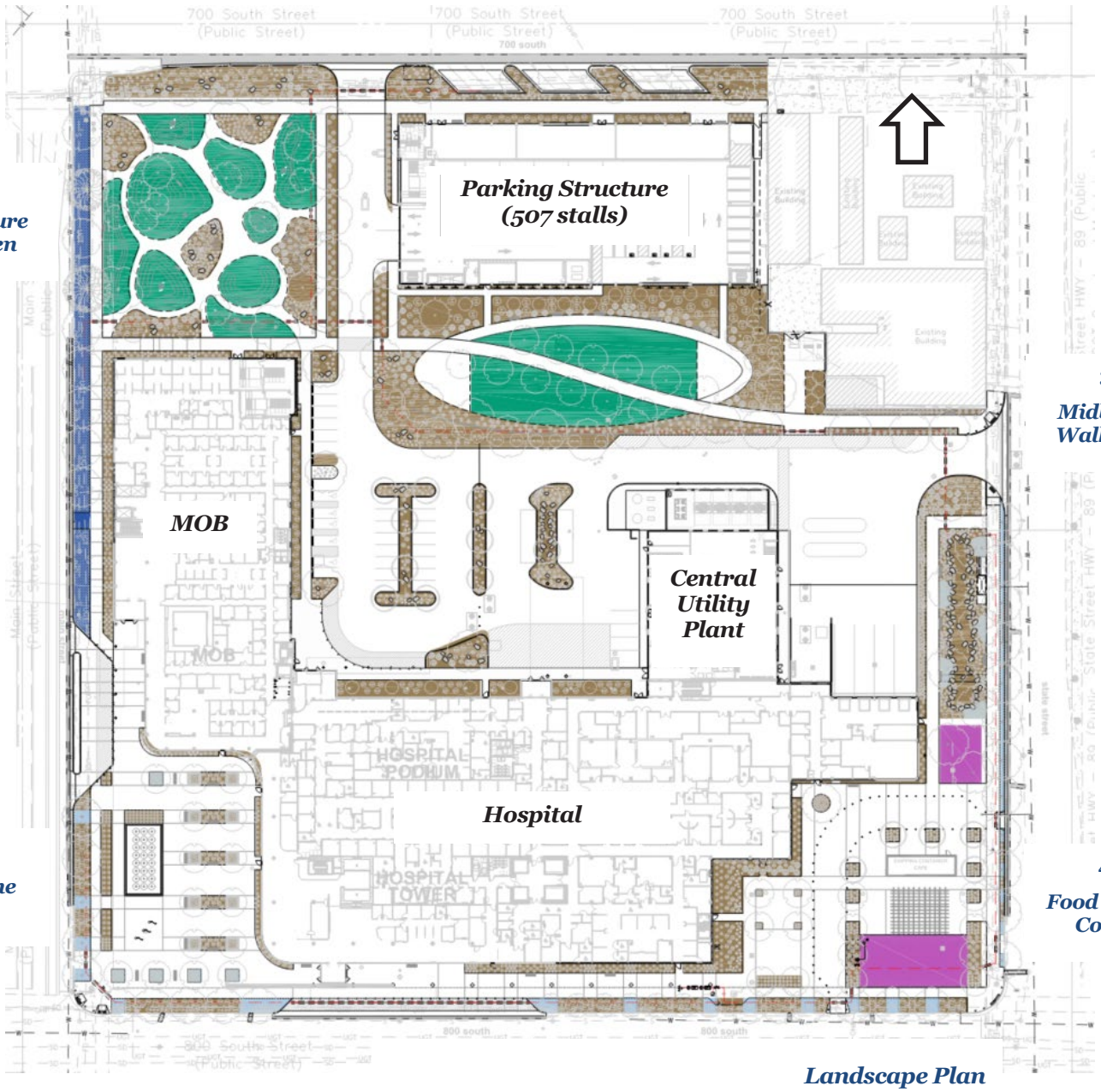
1. Prior to the issuance of any building permits, the applicant must obtain formal UDOT access approval for the emergency vehicle access configuration on State Street. If access is approved, the median on State Street should be replaced in accordance with Life on State plans.
2. Per Chapter 21A.54.080.C1. staff are considering a condition that would limit non-emergency deliveries and waste pickup to daytime hours. The design standard requirements address the visual impacts of waste collection and other service areas.
3. The property owner must provide Building Services with a copy of the final, favorable FAA Airspace Determination confirming that the heliport structure and flight paths constitute "No Hazard to Air Navigation" under 14 CFR Part 77.
4. All non-medical emergency flights, such as pilot training, routine maintenance transfers, and administrative transit are only permitted during daytime hours.

DESIGN REVIEW & REQUESTED MODIFICATIONS

Commissioners should evaluate this proposal with the understanding that it is still under review, and staff do not provide a recommendation at this stage. This work session is intended to inform future reviews, revisions, and subsequent decisions. For ease of evaluation, the preliminary review is organized into three sections: overall site design, a brief overview of each campus building, and requested modifications that may require additional information or lack staff support.

Site Design

Because the plans are undergoing active review by city divisions, not all review comments have been addressed or corrected by the applicant. This memo covers the overall site layout and general building design elements. Staff have not performed a full analysis against the Standards for Design Review (Chapter 21A.59.) However, the requested modifications are typical for a project of this scale, given its unique use and operational requirements.



Landscape Plan

Public Realm

Per the Development Agreement, the project must include a minimum of 1 acre of open space, generally located in the middle of the block. The site design provides a total of 3 acres, with four distinct open space zones. Renderings should be updated to reflect the landscape plans and to include enough detail for staff and the public to understand how the plazas and midblock walkway function.

1. Welcome Plaza: This public outdoor space, located on the southwest corner of the block, is designed as a permanent "Welcome Plaza" to create an outdoor pedestrian experience between the main entrances of the hospital and MOB. The plaza area is about 19,800 SF, including 280 linear feet of bench seating and 15 trees.

2. Sculpture Garden: Located on the northwest corner, the 26,000 SF space features public art installations, children's amenities (amenities have not been identified), gardens, and pathways. *The applicant has indicated this space may be included in a later phase of the hospital's development and is not intended to be permanent.*

3. Midblock Walkway: The open space in the center of the block is connected to State Street, Main Street and 700 South via integrated midblock walkways.

4. Food Truck Court: The food truck courtyard along State Street is 156' wide by 147' deep landscaped dining space featuring shaded seating, a pergola, and trees. The 28,000 SF open area provides electric hook-ups for trucks to eliminate generator noise. Restrooms are available through the hospital's main entrance.

ROW Encroachments

Prior to the formal plan submission, Building Services, Engineering, Transportation, and Real Estate Services provided feedback regarding the city's policy on public right-of-way encroachments that all new construction must be self-contained on private property with no permanent obstructions or encroachments allowed. Currently, the design conflicts with this requirement because the primary hospital entrance on 800 South and the secondary Medical Office Building (MOB) entrance on Main Street both feature vehicle drop-offs and a porte-cochere that extends into the public right-of-way.

Because these commercial encroachments reduce parking and impede the pedestrian way, they are inconsistent with City code and policy, therefore the City denied the encroachment permit. The proposed drop-off must be located entirely on private property and may only connect to the public way through drive approaches designed in accordance with Salt Lake City Code 21A.44.060, the DA, and all other applicable City codes. The sidewalk width on 800 South is proposed to be 8' wide rather than the 10' required by code. Staff have indicated that this is also unlikely to be supported, but the revised plans will be reviewed prior to making a formal recommendation.

Building Design Overview & Requested Modifications

The Development Agreement details specific design standards and D-1 zoning standards that are modified or waived based on the applicant's negotiations with the Council. The standards modified by the DA are discussed above. Additional modifications are requested, which are not included in the DA; therefore, require Planning Commission approval.

Each building is discussed below in more detail, but not every request has been mentioned because the review is ongoing.

1. **Hospital:** 10-story, 221' tall primary medical facility with 280 beds
2. **Medical Office Building:** 7-story, 146' tall outpatient and provider facility
3. **Onsite Parking Structure:** 6-story, 88' tall garage providing 507 parking stalls, with ground floor retail facing 700 South.
4. **Central Utility Plant:** A dedicated facility to support hospital-wide energy and infrastructure needs

Hospital

The proposed 10-story hospital is 221' tall with a rooftop helipad, breaking up its mass with a 5-story podium (including a 2-story base), and a 5-story tower, that is stepped back from the front line of the building. The street facing facade stretching approximately 580', with 340' directly abutting the 800 South sidewalk and the remaining sections on either side set back about 165' from the street. Framing the building are two public spaces: a 100' wide Welcome Plaza on the southwest corner between Main Street and the hospital, and a 200' wide food truck court on the southeast corner between the building and State Street. Architecturally, the building is split into three main horizontal masses, featuring a wide ground floor colonade, a stepped back middle section with vertically placed EIFS, and a large upper block wrapped in EIFS with a uniform solid-to-void ratio. The south facing windows are within the inpatient rooms. On the far left, facing towards Main Street, the tower is primarily clad in glass. The eastern edge of the building is stepped back from State Street and the food truck court at Levels 4 and 5.

At the lower levels, the hospital connects to the Medical Office Building (MOB) to the north via a ground floor glass ribbon that links both structures to the Welcome Plaza before separating into two distinct structures above Level 2. The building extends to the 800 South property line with a proposed colonnade above the first four levels to shelter pedestrians. However, because this sits on city property, it must be reconfigured to prevent encroachment into the right-of-way.



Rendering of the main hospital façade facing 800 South

The ground floor is open to the public and consists primarily of lobby and reception areas, though it lacks retail options apart from a 335 SF gift shop. Along the western elevation facing Main Street, the ground floor facade is primarily glass and maintains continuous internal circulation between the two structures. The applicant is requesting a reduction in ground floor glass requirements, but with that said, this elevation provides adequate transparency into public spaces.

The applicant is also requesting modifications to the blank wall standards, which is primarily driven by building's use. However, to meet the intent of the design standard without adding transparency, staff recommends breaking up these blank walls using changes in plane, material, or texture. These surfaces could also incorporate visual interest through murals or interactive spaces designed with children in mind, successfully maintaining interior privacy while enhancing the pedestrian experience.



Example of an extended blank wall on 800 South where visual interest could be incorporated

Medical Office Building

The Medical Office Building (MOB) is a 7-story, 146' tall outpatient and provider facility with its primary frontage on Main Street. The building is proposed to connect to an off-site parking structure on the west side of Main Street via a pedestrian skybridge on Level 2. The southern portion of the building is stepped back from the Main Street property line to maintain a sidewalk connection through the proposed drop-off and pick-up zone. As discussed, portions of this drop-off and the porte-cochère are in the public the right-of-way, which is not permitted. The northern section of the MOB features a substantial 95' stepback above the ground floor, which is adjacent to the Sculpture Garden on the northwest corner of the site.



Rendering of the MOB (left, shorter structure) and main hospital (right) facing Main St.

Architecturally, the MOB matches the hospital with the primary building materials consisting of glass and EIFS. Unlike the hospital's 800 South frontage, the MOB's street facing façade along Main Street provides high transparency from Level 3 upward. At the ground level, the pharmacy represents the only strictly public use in this section of the hospital complex. Nonetheless, the MOB successfully satisfies the ground floor activation requirements of the DA, which explicitly permits lobbies, waiting areas, and exterior plaza spaces to qualify as acceptable ground floor uses.

Onsite Parking Structure

The 6-story onsite parking structure is located on the north end of the site adjacent to 700 South. The structure is set to provide 507 parking stalls with 3% (16) of parking spaces to be EV "installed" and an additional 10% (51) of spaces to be EV "ready". The building will also include ground floor retail, which meets the ground floor use requirements in the DA and the general dimensional requirements in code. Staff identified several issues with the plans provided for this structure and requested revisions prior to a more thorough review.

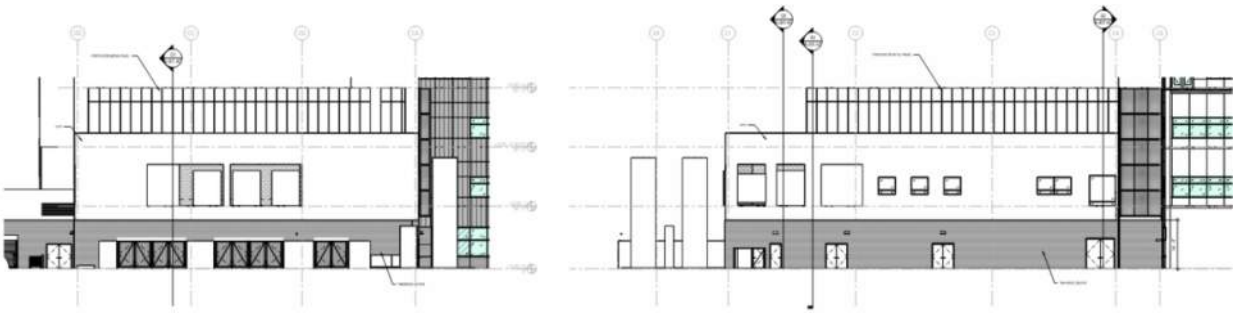
The primary concern is how this open-air structure impacts the internal open space, and whether mitigation measures are being taken to reduce those impacts. Specifically, per Section 21A.37.050.L.2 – Design Standards, onsite parking garage ramps must not be visible from public open space. While the parking levels appear flat on the street-facing façade, the building has ramps that are visible from the rear side of the garage, which directly faces the open space.



Parking Structure facing 700 South

Central Utility Plant

Currently, Planning and other city departments have no major concerns regarding the design of the Central Utility Plant (CUP). The proposed building stands 3 stories and is 52' tall, featuring a design clad in thin brick for the first 14' and finished with EIFS and topped with perforated metal paneling. Because the CUP is internal to the site and serves utilitarian purposes providing essential utilities and medical equipment storage and it is not expected to exhibit high-design architectural features. The structure includes an employee entrance into the main hospital, while the adjacent electrical yard will be securely fenced. Furthermore, the building and its loading docks will generally be screened from view and not visible from public spaces.



CUP Elevations: The north (left) and west (right) elevations are within the center of the site, but visible from public spaces

Modifications Generally Supported by Staff

1. Increase to the maximum yard setback of 8' along portions of Main Street, 800 South, Main Street, and State Street (21A.30.020.C.1 – Downtown Districts)
   - The large setbacks accommodate public plazas and the food truck court.

2. Increase to the maximum length of blank walls that are uninterrupted by doors, art, or architectural detailing at the ground floor level along any street facing façade (21A.37.050.E Design Standards and Table 21A.37.60)
   - Modifications to the following areas are requested: west façade of the MOB (section at the north end) and along two bays of the Hospitals 800 South façade. The blank walls are in locations where patients are being treated or back of house rooms are.

3. Screening of Storage Areas (Ref 21A.37.050.K – Design Standards)
   - Bulk oxygen storage and equipment is located the interior of the site, but visible from the public realm. The proposed screening is taller than 8' and will have an 8' tall ornamental iron fence for security, while providing required air circulation.

Modifications That Require Additional Review

1. Request to reduce the sidewalk width on 800 South from 10' to 8' wide (21A.30.010 – Downtown Districts General Provisions)
   - The request is tied to the drop-off location in the ROW that was denied by the Encroachment Review Team. Updated plans will be reviewed.

2. Modifications to the Onsite Parking Garage
   - Interior ramps visible from public open space. Parking levels are flat on the 700 South street facing façade but building and parking stall modules require ramps that are visible on the rear side of garage which is visible from the open space. (21A.37.050.L.2 – Design Standards)
   - Exceed 40' limit to parking garage façade with large-scale graphic image. (21A.37.050.L.3 – Design Standards)

3. Request to permit EIFS as the primary building material (21A.37.050.B.2 – Design Standards).
   - The Planning Director reviewed the Sika warranty, and it does not meet the definition of durable building material. The warranty does not address weather or local-climate induced degradation, nor does the letter submitted by Sika address that aspect of the warranty.

IH submitted a manufacturer's warranty to determine eligibility, but the warranty does not meet the definition of durable building material as described below:

> "Any material that has a **manufacturer's warranty of a minimum of twenty (20) years from color fading, weather, and local climate-induced degradation of the material** or is a natural material such as stone or wood, provided the wood is treated and maintained for exterior use. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and, if applicable, is appropriate for the ground floor of a structure."

The Planning Commission regularly approves reductions in durable building materials. That said, staff generally do not support the use of EIFS as the majority material on highly visible, street facing facades. The D-1 zone requires 70% durable material on the ground floor, which may be met with the inclusion of the proposed thin brick along the ground floor (percentages need to be provided). The upper floor durable material percentage is 50% (which excludes windows and doors).

Staff supports substituting a compliant durable materials (such as the proposed thin brick, stone, or architectural metal), specifically on the street facing facades of the hospital (800 S & State Street) and MOB (Main Street), to better satisfy the standard and move forward with a request to reduce the durable building materials to the Planning Commission.

NEXT STEPS

The Planning Commission may provide feedback on the overall site design and the requested modifications to the D-1 zoning and the associated Design Standards in Chapter 21A.37.

The applicant will need to submit revisions that first comply with all applicable life/safety measures and second reflect feedback provided at the work session, to staff for further discussion and analysis prior to returning to the Planning Commission for a formal review with a public hearing.

The legislative applications (alley vacation, general plan amendment, and development agreement, all associated with the off-site parking structure) are being processed separately and will be reviewed by the Planning Commission at a later date.

Attachments:

- **A.** ATTACHMENT A: Applicant Submittal (uploaded as a separate document due to size)
- **B.** ATTACHMENT B: Adopted Development Agreement
- **C.** ATTACHMENT C: Conditional Use Standards (for reference)
- **D.** ATTACHMENT D: D-1 Design Standards (for reference)

ATTACHMENT A: Applicant Submittal

The submitted plan set has a very large file size that cannot be reduced enough to add to the report as an exhibit. The project narratives and the most releveant pages of the plan set are provided below.

The full plan set can be found online in the Citizen Access Portal.

LDS HOSPITAL REPLACEMENT
DESIGN REVIEW APPLICATION NARRATIVE

PROJECT DESCRIPTION

The project is a replacement campus for the existing LDS Hospital currently located in the Avenues. The new campus is located on the old Sears block bounded by 700 South, State Street, 800 South, and Main Street, minus some parcels on the northeast corner of the block. The campus has two primary buildings, a 10-story, 541,449 sf inpatient Hospital, including the Central Utility Plant (CUP) and a 7-story, 184,866 sf outpatient medical clinic / Medical Office Building (MOB). These two buildings are connected at the lower levels. Accessory buildings include a 6-level, 198,500 sf, 505 stall parking garage located at the north side of the site. There is also a 7-level, 256,560 sf, 632 stall parking garage proposed to be located on the block immediately to the west that will have a bridge connection across Main Street to the MOB. The Offsite Parking Garage and Pedestrian Bridge will be addressed through a separate Development Agreement, but the parking garage is included in this Design Review application. The Design Review process is needed to approve select modifications to the D-1 Zoning Ordinance and Design Standards including minimum building front yard setback, glass percentage at upper floors on some facades, and 20' blank wall maximum of at a few particular locations and few other miscellaneous provisions as identified herein.

The Hospital and CUP Construction Type is IA, noncombustible, protected. The MOB and Parking Garages are Construction Type IB, noncombustible, protected. The Hospital and MOB are connected at the lower floors with a 3-hour firewall separating construction types. The primary exterior building materials are proposed to be EIFS and glazing. Brick veneer is used at the ground floor level, and perforated metal panels are used to screen rooftop equipment and street facing facades of the parking garages.

The primary use of the campus is healthcare, including inpatient and outpatient services. Other uses are accessory or incidental to the primary use. The complete list of proposed uses as defined by the SLC Zoning ordinance include Clinic (medical), Commercial food preparation (cafeteria and inpatient food service), Heliport (accessory), Hospital, Laboratory (medical related), Open Space, Pharmacy, Restaurant, and Retail. Occupancy Classification and Uses as defined by the International Building Code include: Group A-2 Assembly, (cafeteria), Group A-3 Assembly (education center), Group B Business (medical office and outpatient areas, Group B – Ambulatory Care (outpatient surgery), Group I-2 Condition 2 (inpatient hospital & behavioral health, emergency department, inpatient surgery, and obstetrics), Group M Mercantile (Outpatient Pharmacy and Gift Shop), Group S-2 Low Hazard Storage (parking garages), and Group U Utility (fences, retaining walls, and storage tanks). The number of parking spaces for the campus includes 505 stalls in the onsite parking garage, 632 stalls in the offsite parking garage, and 30 standard vehicle parking stalls at grade within the block for a total of 1,167 parking stalls. This does not include emergency and service vehicle parking stalls provided on the site, nor the available street side parking surrounding the campus. The minimum number of parking stalls required by SLC Zoning Ordinance Table 21A.44.040.A is 0 because the campus is located in a "Transit Context" (within 1 block of a Trax Station). The proposed number of parking stalls is based on existing and forecasted demand including offsets due to proximity to public transportation and other Transportation Demand Management (TDM) strategies.

DEVELOPMENT AGREEMENT RECITAL OBLIGATION COMPLIANCE:

(Note: the Development Agreement is only applicable to the primary block)

F.2.a.i - Active Ground Floor uses of the building on the Property shall total not less than 79% along State Steet, 70% along Main Street. 60% along 800 South and 50% along 700 South.

The percentage provided of Active Ground Floor use along State Street is 81%, (>79%) comprised of the Food Truck Court and outdoor space with art wall.
The percentage provided of Active Ground Floor use along Main Street is 80%, (>70%) comprised of open space, gift shop, building reception area, lobby and waiting areas.
The percentage provided of Active Ground Floor use along 800 South is 66%, (>60%) comprised of open space, retail pharmacy, reception, lobby, and waiting areas.
The percentage provided of Active Ground Floor use along 700 South is 57%, (>50%) comprised of retail space within the parking structure.

F.2.a.ii – Developer shall provide a minimum one acre (43,560 sf) of landscaped open space generally located in the middle of the block with midblock walkways providing access to at least three of the adjoining public streets. Within the open space, a minimum of 33% of the area shall be covered by vegetation coverage, and no less than 33% of the open space shall be shaded by trees at maturation.

The development includes a central open space in the north central area of the block. A midblock walkway running east/west through the central open space, connects Main Street and State Street with an additional midblock walkway that connects to 800 South. The midblock walkways are integrated into the central open space. The combined area of the central open space with the midblock walkways is 46,052 square feet. Additional open space on the block includes the Food Truck Court, Healing Garden and Art Wall at the southeast corner at 38,973 square feet, the Sculpture Garden at the northwest corner at 26,094 square feet, and the Welcome Plaza at the southwest corner at 19,813 square feet. The total site area designed as open space (not including perimeter landscaping in the public right of way) is 130,932 square feet (3 acres).

F.2.a.iii – 150 linear feet along State Street for activated food truck / outdoor activity area with seating, tables, shade, power, access to restrooms and perimeter landscaping.

The food truck courtyard extends about 156 feet north along State Street from the south property line to the south edge of the east portion of the hospital building. The depth of the food truck courtyard measured from the property line on State Street to the east face of the hospital tower is about 147 feet. The Food Truck Court is fitted with seating and tables for dining. Trees and a pergola structure provide shade. Electric hook-ups are provided for the Food Trucks to eliminate the need for portable generators. Restrooms are accessible within the hospital on level 1 via the hospital's main entrance. The food truck court is designed with landscaping throughout, and perimeter landscaping between the courtyard, building and public right of way.

F.2.a.iv – The hospital is not subject to the maximum building façade length.

No response required.

F.2.a.v – Driveways no wider than 100' wide on 700 South and 800 South. Such driveways may not exceed one per block face.

The 100' wide drive approaches are no longer proposed for this project.

The project includes one 30' wide drive approach on 700 South for visitors and staff access to the onsite parking garage and emergency department. One 30' wide drive approach on State Street for service and emergency vehicles and one 16' wide drive approach for food truck egress. One 16' wide drive approach for the food truck access on 800 South.

The existing number of drive approaches will be reduced on all streets adjacent to the project. 700 South includes a modification of 1 drive approach and the elimination of 3 drive approaches. State Street is a modification of 2 drive approaches and the elimination of one drive approach. 800 South is an elimination of 1 drive approach and 1 new drive approach. Main Street eliminates 5 drive approaches with no new proposed drive approaches.

F.2.a.vi – A sidewalk that is a minimum of 8 feet wide shall run parallel to the driveway providing primary vehicle access to the emergency room in order to afford pedestrian access to the interior of the block.

The 8' wide pedestrian pathway runs parallel to the vehicular pathway to access the emergency department extending from the public sidewalk on 700 South to the Emergency Department entrance at the interior of the block.

F.2.a.vii – Developer shall install transparent glass for certain ground floor uses such as gift shop, other retail goods and services, café, salon, restaurant, and other similar uses that abut the public right of way.

Transparent glazing is provided at all Level 1 storefronts.

F.2.c – Developer shall provide public pedestrian access Midblock Walkways along the routes approximately in the locations shown on Exhibit B on a form approved by the City and recoded with the Salt Lake County Recorder.

While the site masterplan has evolved from the conceptual diagram shown in Exhibit B attached to the Development Agreement, 15' wide Midblock Walkways compliant with zoning ordinance description are included in the campus design connecting State Street, 700 South, and Main Street. The midblock walkways have been designed with a focus on the pedestrian experience. They are integrated with other open spaces with abundant landscaping while maintaining a minimum 6' wide unobstructed path.

F.2.d – All of the active ground floor uses on the Property shall have direct access to the sidewalk or midblock walkway through doors that are open during business hours.

Active ground floor uses have been located with orientation toward the street frontage, or public open spaces contiguous with the street frontage such as the Welcome Plaza. Active ground floor uses have access through the main building entrances and public circulation ribbon along the perimeter storefronts of the building. Pedestrian paths have continuous flow on the interior and exterior of the building.

APPLICABLE DESIGN REVIEW OBJECTIVES (SECTION 21A.59.050)

A. Comply with the intent of the purpose statement of the zoning district and design regulations.

"The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the city and adjacent areas in order to enhance employment opportunities: to encourage the efficient use of land; to enhance property values; to improve the design quality of the downtown areas: to create a unique downtown center which fosters the arts, entertainment, financial, office, retail, and governmental activities: to provide safety and security: encourage permitted residential uses within the downtown area: and to help implement adopted plans."

"The purpose of the D-1 Central Business District is to provide for commercial and economic development within Salt Lake City's most urban and intense uses..."

The proposed campus and primary healthcare use is consistent with the high intensity and desired 24-hour active environment. The buildings on the campus are planned to provide high density and pedestrian oriented open space, some of which will allow room on the site for building expansions. The minimum 1 acre of central open space and midblock walkways will be preserved at full building expansion.

Refer to more extensive analysis in the following sections that review zoning district requirements in detail. Parking garages are more consistent with the purpose of the zoning ordinance with increased density and much more efficient land use.

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

1. Primary Entrances that face the public sidewalk

The primary entrance for the Hospital is located adjacent to the sidewalk on 800 South. The primary entrance of the Medical Office Building is adjacent to the sidewalk along Main Street. The Onsite Parking Garage faces 700 South and has entrances to the retail spaces directly facing the street frontage. The vehicle entrance is from a private driveway on the west side of the garage. The Offsite Parking Garage has ground floor retail space with an entrance that faces Main Street. There are two vehicle entrances, one that faces Main Street and one on the back side that is accessed from Richards Street.

2. Buildings located close to the public sidewalk.

Building faces are generally located on the property lines, close to the public sidewalk. The hospital building has a setback and colonnade at the first two levels to provide pedestrian scale experience along the sidewalk that is sheltered, usable outdoor space for respite, circulation, and waiting for pick-up.

The MOB is located along Main Street with the southern portions of the building stepped back from the property line to provide an accessible path to the main entrance. The sidewalk is generally located off the property line about 7'-4" which is the remaining distance after including the 12-foot-wide park strip and 10-foot-wide sidewalk while maintaining the current gutter line. This also keeps the eastern edge aligned with the current sidewalk. Along the west of the MOB, a portion of the sidewalk is located on private property to maintain a continuous public path around the patient drop-off/pick-up zone. Since the zoning ordinance lists a maximum setback of 8 feet,

Design Review is needed to provide administrative approval of the building setbacks. The patient drop-off/pick-up will need to be approved through a right of way encroachment review and permit.
The Onsite Parking Garage is located near the property line along 700 South. The setback from the property line is due to an easement required for the high voltage overhead power lines that are located in the park strip on the south side of 700 South.
The Offsite Parking Garage is located on the property line with some variation in the façade plane for entrances and other architectural features.

3. ***Parking located within, behind, or to the side of buildings.***
The Onsite parking structure is located behind the hospital building and to the side of the MOB and is located along the street frontage of 700 South. The parking garage includes ground floor activated space and will meet the other design standards for parking structures along street frontage in the D-1 zone.
The Offsite Parking Garage is located on the block immediately to the west and is located within 460 feet walking distance of the main entrances of the MOB and Hospital, which is less than the maximum distance of 1,000 feet listed in Table 21A.44.060-B for the Transit Context. The Offsite Parking Garage is located on the Main Street frontage and includes ground floor activated use to comply with the zoning ordinance.

C. Building facades shall facilitate pedestrian interest and interaction by including:

1. ***Active ground floor uses at or close to the public sidewalk***
Active ground floor uses incorporated into the design include Open Spaces, Lobby Spaces, Waiting Areas, Religious Support space, Café, Gift Shop, and Retail Pharmacy. These spaces are of general interest to visitors of the Hospital and MOB and are also open to the general public. The parking garages each include shelled space on the street facing ground floor. The actual uses of the spaces are to be determined. Note: active ground floor use percentages were modified by the Development Agreement for the primary block.

2. ***Maximum transparency of street-facing facades.***
Ground floor glass for all buildings is transparent and has been maximized when adjacent to public areas within the buildings. The low-e coating used to enhance energy performance of the glazing adds some reflectivity but is not considered a "reflective treatment".

3. ***Traditional storefront elements:***
The ground floor utilizes traditional storefronts along public building spaces with transparent glazing to maximize the view between the exterior and interior while bringing natural light to the interior of the building.

4. ***Buildings located on corner lots shall incorporate architectural features that emphasize the building's corner.***
The full site includes three corners; however, the initial construction phase does not locate buildings within 100 feet of any corner. Master planning efforts show future expansion of the hospital on the southeast corner of the block and future MOB

expansion on the northwest corner of the block. The southwest corner is designed as a permanent open space "Welcome Plaza" for the campus.
For the Offsite parcels, the parking garage is not located on a corner lot. The existing Garff vehicle display lot is located at the corner of Main Street and 800 south and will be extended west to the corner of 800 South and Richards Street and does not include any buildings.

5. ***Outdoor dining patios, courtyards, plazas, habitable landscaped yards and open spaces, if provided, should be situated so that they have a direct visual connection to the street or midblock walkway.***
Several outdoor, open spaces are included in the site design. The open spaces at the three block corners (Welcome Plaza, Sculpture Garden, and Food Truck Court) are adjacent to streets. The open space in the center of the block is connected to State Street, Main Street and 700 South via integrated Midblock Walkways.
Offsite, there is a midblock walkway proposed on the north side of the parking garage with landscaping buffer on each side and a clear path that is at least 6'-0" wide.

D. Building Masses shall be divided into heights and proportions that minimize the perceived mass of the structure and relate to human scale by demonstrating compliance with the following standards.

1. ***Relate building scale and massing to the size and scale of the surrounding buildings, context of the site…***
Building scale for the primary block conforms to the Zoning Ordinance Requirements of the D-1 Zone for a minimum building height of 100 feet with actual building heights of 221' (hospital) and 145'-6" (MOB). The accessory Onsite Parking Garage has a height of 88'-0" and portions of the Hospital and MOB buildings are 1-3 stories. Since this site is zoned D-1 and the surrounding area is zoned D-2 the buildings will inherently be taller than the surrounding area. Most of the existing surrounding buildings are 1-story, but the expectation is that much of the surrounding area will be redeveloped in the coming years with buildings of scale allowed by the D-2 zone designated to the area surrounding the site, which is up to 120' (design review required above 65').
For the Offsite, the building scale conforms to the Zoning Ordinance Requirements of the D-2 Zone and is not significantly different than the multi-unit housing complex on the adjacent property to the north. The proposed building height is 84'-3" at the highest parapet.

2. ***For buildings with more than three stories, compose the design of the building with a distinct base to create a sense of human scale orientations. For buildings taller than fifty feet (50'), the height of the base shall be at least twenty (20'). For buildings taller than one hundred feet (100'), the minimum base height should be three stories or be consistent with the existing street wall.***
The Hospital and MOB buildings exceed three stories and have a distinct, connected 2-story (31'-6") base providing a continuous flow along the circulation routes inside and outside the buildings. The mass of the hospital is further broken up with a 5-story podium (including the 2-story base) and a 5-story tower. While the bases of the

hospital and MOB are connected, the high rise, tower portions of the two buildings are separated, resulting in two distinct masses in the skyline.
The Onsite Parking Garage is 6 stories, but the base is only 15' high which correlates to the retail function to address the ground floor activated use requirement.
The Offsite Parking Garage exceeds 50 feet in height and has a base at the ground floor to enhance the pedestrian level and accentuate the retail storefront. The height of the base is 10' which is lower than the standard but is more consistent with the retail function of the ground floor of the building and the adjacent multi-unit housing to the north.

3. ***Include secondary architectural elements such as balconies, porches, vertical bays, belt courses, fenestration or window reveals.***
Secondary architectural elements on the Hospital and MOB include vertical sunshade devices, and fenestration reveals. Color and texture patterns also provide visual interest in the facades. The parking garages have architectural elements including pattern and color variations. The street facing façade includes a decorative perforated metal panel with an overall graphic.

4. ***Reflect the scale and solid (wall) to void (window/door openings) ratio of the established character of the neighborhood or that which is desired in the general plan. Windows shall have a consistent spacing pattern and alignment.***
The scale and ratio of solid wall to window of the north and south elevations of the hospital and north and east elevations of the MOB relate to the nearby, recent development on the block to the west named Seven02 Apartments. The west elevations of the MOB and Hospital provide mostly glass, which is more consistent with the elevations of the new 650 South Main building on the block to the northwest. Precise ratios for glazing of street facing facades are addressed in the section on Design Standards.
The parking garages are designed as an "open" garages. Other than the ground floor retail, there are no windows and the garages have been designed to meet the screening requirements for parking garages with perforated metal panels at street facing facades.

E. Street Facing building façade length
Requirements for street facing building façade length were specifically excluded by the Development Agreement recital F.2.a.iv. for the primary block.
For the Offsite Parking Garage: The street facing façade of the parking structure is 203 feet.

1. ***Reductions to the ground floor use requirement of the underlying zoning district are not permitted***.
The ground floor use requirement listed in Table 21A.37.060 for the D-2 Zone is 80%. Vehicle entry and exit ways necessary for access to parking are exempt from the requirement per 21A.37. A.3.c. The vehicle entrance/ exit on Main Street is 34'-6" wide leaving 165.5 feet. 80% of that is 135 feet. The length of activated ground floor use consisting of retail and pedestrian access locations to the parking garage is 138 feet.

2. ***Building facades that exceed the maximum street facing façade length shall be designed to reduce the perceived length of the façade and provide visual interest by including elements of such as; significant changes in wall plane measuring at least 2', massing changes, or distinguished roof lines.***
   The Main Street building façade of the parking garage includes a distinct mass at the north end that includes a wall plane change of 4'-4" from the dominant plane of the façade, different finish materials, colors, and textures from the main façade and a roof line elevation change of 13 feet.

F. If provided, publicly accessible outdoor spaces shall include at least three (3) of the seven (7) following elements: sitting spaces (1 per 250 sf), seasonal shade, trees (1 per 800 sf), water feature or public art, outdoor dining, children's amenity or other public benefit.)

The outdoor spaces are provided with amenities as follows:

Entry Plaza: Approximate Area = 19,813 sf; Includes 192 sitting spaces (1 per 103 sf), a water feature, and public art.

Sculpture Garden: Approximate Area = 26,094 sf; multiple public art installations, children's amenity, variety of gardens and meandering pathways for public enjoyment.

Central Open Space: Approximate Area = 46,052 sf; shade structures, public art, and integration of midblock walkways.

Food Truck Courtyard: Approximate Area = 28,775 sf; shade structures, outdoor dining area, and public art.

Offsite parcel includes a Midblock Walkway at the north end of the property.

G. Additional building height

This project is not requesting additional building height as there is no height limit in Zoning District D-1. The Offsite Parking Garage is also within the allowed height limit for the D-2 Zone.

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. Parking lots and structures shall be setback a minimum of twenty-five feet (25') from required midblock pedestrian access locations.

The design includes pedestrian pathways on site which connect the Onsite Parking Garage to the MOB and Hospital buildings with minimal crossing of vehicular traffic. A path is provided from the public sidewalk to all public building entrances without crossing vehicle circulation routes. Streetside drop-off / pick-up zones provide the immediate, covered pedestrian access to MOB and Hospital building entrances as required by the Utah Department of Health and Human Services. The onsite parking structure is at least 50' from the midblock walkway access locations. The path from the Trax (light rail) station located one block north of the campus on Main Street requires crossing from the street center stop location to the sidewalk on the east side of Main Street and crossing one signalized street intersection at 700 S. The path at the perimeter of the block utilizes public sidewalks to access building entrances.

Parking and on-site circulation for the Offsite Parking Garage includes direct pedestrian pathways from the parking garage to the sidewalks on Main Street, the midblock walkway to the north and a walkway on private property adjacent to Richards Street on the west. The midblock walkway is immediately adjacent to the parking garage. However, the vehicle entrance to the parking garage is located more than 25' from the midblock walkway and a 4'-0" landscape buffer is included in the width of the midblock walkway between the clear unobstructed path and the parking garage. A pedestrian bridge connecting the Offsite Parking Garage to the main campus will provide a direct, pedestrian route without crossing vehicle traffic.

I. Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be fully screened from public view or located along a side yard. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served.

Service areas including the loading dock, refuse compactors/containers, and utility equipment are located along a side yard and are screened from public view with an 8' tall wall. The wall screening the loading dock is designed to be an "Art Wall" on the side facing the street.

The offsite parcel has an electrical transformer and gear positioned within a screened area of the building at the northwest corner. Refuse containers are located within the building.

J. Site and building lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto abutting properties and uplighting directly to the sky.

Site Lighting fixtures have been selected to be BUG (Backlight, Uplight, Glare) compliant for lighting in the Model Lighting Ordinance MLO zone LZ-3 associated with the site.

2. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Site lighting is provided on site to highlight pathways and art features throughout the open spaces. Ambient lighting along pedestrian pathways enhances pedestrian safety. Critical wayfinding signage on the site will be internally illuminated at levels adequate to be readily visible without glare.

K. Streetscape improvements shall be provided as follows:

1. Impervious surfaces shall be utilized to differentiate privately-owned public spaces from public spaces. All paving 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...

Proposed surfaces for pedestrian traffic include standard, and colored, acid etched concrete. Bid alternates include desired granite pavers in select locations. The landscape design anticipates extending colored concrete patterns across public sidewalks for an integrated campus aesthetic if approved.

b. ***Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.***
Some lower traffic areas such as pedestrian pathways through the sculpture garden and access to some electrical gear utilize decomposed granite to allow for rainwater infiltration.

c. ***Limit contribution to the urban heat island effect by limiting use of dark materials and incorporating materials with high Solar-Reflective Index (SRI)***
Colors for concrete and pavers will be selected from the range with an SRI greater than 30, such as light grey, buff, and light tan.

d. ***Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.***
Paving materials such as colored and etched concrete and granite pavers will be utilized to help create an identity for the campus and guide pedestrians around the block and through the campus.

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.***
Materials and features such as acid etched, colored concrete, pavers, and compacted decomposed granite will provide pathways compliant with the ADA. Landscape planters with integrated seating supplement traditional benches. Other landscape elements add visual interest, variety, seating, and shade for comfort. Art installations add enjoyment for people of all abilities.
For the offsite parcel, the midblock walkway includes two benches. Another bench is proposed in the right-of-way in front of the retail space.

f. ***Asphalt shall be limited to vehicle drive aisles***
Asphalt paving is limited to vehicle drive aisles and on grade parking areas. Most parking spaces for the campus are located within covered parking structures. Some areas for heavy service vehicles will be paved with standard concrete. Asphalt paving is used at the Garff vehicle display lot (existing and expansion)

DESIGN STANDARDS (SECTION 21A.37)

A.2 Ground Floor: Enhanced Active Use:

Ground Floor Activation requirements were modified by the Development Agreement. Refer to section on Development Agreement Compliance near the beginning of this document.

For the offsite parcels, the ground floor use requirement listed in Table 21A.37.060 for the D-2 Zone is 80%. Vehicle entry and exit ways necessary for access to parking are exempt from the requirement per 21A.37. A.3.c. The vehicle entrance/ exit on Main Street is 34'-6" wide leaving 165.5 feet. 80% of that is 135 feet. The length of activated ground floor use consisting of retail and pedestrian access locations to the parking garage is 138 feet.

B.2 Building Materials: Durable Material:

The project proposes to use building materials not specifically listed in the zoning ordinance as durable material, namely EIFS. Documentation for EIFS will be submitted to be approved as a durable material.

B.3 Ground Floor Building Materials: (other than windows and doors) -Street Facing
Table 21A.37.060 minimum wall area of durable materials on any street facing façade at ground level = 70%

Proposed percentage of durable materials = 100%

B.4 Upper Floor Building Materials: (other than windows and doors)
Table 21A.37.060 minimum wall area of durable materials on any street facing façade at upper levels = 50%

Proposed percentage of durable materials = 100% (with acceptance of EIFS.)

C.1 Glass: Ground Floor Glass: Table 21A.37.060 minimum percentage of glass in facades facing a street, as calculated between 3 and 8 feet from the finished floor = 60%

Proposed percentage of glass at ground level

- Hospital street facing façade (south) = 50% (variance requested)
- Hospital street facing façade (west) = 91%
- MOB street facing façade (south) = 100%
- MOB street facing façade (west) = 79%
- Onsite Parking Garage street facing façade (north) = 70%
- Offsite Parking Garage street facing façade (east) = 63%

***C.2* Upper Floor Glass: Table 21A.37.060 minimum percentage of glass in facades facing a street = 50%**

Proposed percentage of glass at upper levels:

- Hospital street facing façade (south) = 26.2% (variance requested)
- Hospital street facing façade (west) = 63%
- MOB street facing façade (south) = 63%
- MOB street facing façade (west) = 75%
- Parking Garages do not have glass at upper floors.

C.3 Reflective Glass: Maximum Percentage…

Reflective Glass is not proposed to be used on this project.

D. Building Entrances:

Each street facing façade of the Hospital and MOB has a main entrance that is ADA-compliant including automatic operable entrance doors and a minimum 5' wide walkway to the public sidewalk. Both main entrances include a canopy cover to help identify the entrance location visually and protect pedestrians from weather.
Entrances to the retail uses at ground level of the parking garage all face 700 South and have awnings.
For the offsite, the parking garage and retail space each have an entrance facing Main Street. The pedestrian entrances to the parking garage are open with no doors. Entrances are ADA compliant connecting to the public sidewalk.
The retail entrance will be accessible to customers during business hours.
Entrances to the retail space and bicycle storage room are located in glazed storefronts with an awning.

E. Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by doors, art, or architectural detailing at the ground floor level along any street facing façade listed in Table 21A.37.060 is 20'. Changes in plane, texture, dimension or pattern of materials, art, bay windows, recessed or projected entrances, balconies, cornices, columns, or other similar architectural features are considered acceptable architectural detailing.

The proposed design includes some "blank" sections of wall at ground level of street facing facades longer than 20'. The north end of the west (Main Street) façade of the MOB has a length of brick wall that is 61' long adjacent to elevator shafts and the fire command center. Portions of the south (800 South) façade of the Hospital has two sections of brick wall that exceed 20' adjacent to imaging services. This wall is set back behind a colonnade that gives relief, but the colonnade has a 30' on center spacing.

G.1. Upper Story Stepback: Upper level Front Stepback: Street facing facades of buildings over 85' in height shall have an upper level stepback with a minimum depth listed in Table 21A.37.060 of 10 feet. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement in Table 21A.37.060.

The Hospital façade on 800 South has a stepback of 30' at the top of Level 5 (68')
The southern third of the MOB façade on Main Street has a front yard setback of 24'.
The predominant street facing façade of the MOB has a stepback of thirty feet (30') at Level 8 (112'). The shared corner yard at the connection of the Hospital and MOB buildings has a corner yard setback exceeding 100 feet. Stepbacks are not required for the parking garages due to their lower height.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

Exterior lighting is generally compliant with BUG ratings for the MLZ 3. The Helipad is required to have specialized light fixtures and beacons visible from the sky that are illuminated throughout the night, including obstruction warning beacons with flashing red lights. These fixtures are required at the highest points of the buildings near the flight path to meet safety requirements.

I. ***Parking Lot Lighting: Poles for the parking lot lighting are limited to 16' in height and the globe shall be shielded and the lighting directed down.***
Light poles provided in parking areas will be 16 feet in height with shielded fixtures. Other lighting fixtures throughout the site are also lower than 16' and are directed downward.

J. ***Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact.***
Mechanical and electrical equipment located outside the building enclosure will be screened with walls or screens that are integrated with the building they are associated with. The bulk oxygen storage tanks and vaporizers require open air circulation so they are enclosed with an ornamental steel fence, they also extend above the height of 8' which is the screen wall limit. Mechanical equipment for the parking garages will be located within the structures.

K. ***Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. All screening enclosures visible from the street shall be incorporated into the building architecture or site design. All screening enclosures shall be a minimum of 1' higher than the object being screened and in the case of fences and/or walls the height shall not exceed 8'.***
The loading dock and refuse containers are located in the rear yard of the hospital and are screened from public view from State Street with an 8' tall CMU wall that also serves as the substrate for the "Art Wall" on the side facing State Street.
For the offsite parking garage the electrical transformer is located within the building footprint at the rear corner of the building. Refuse containers will be located within the building.

L. ***Parking Garages or Structures:***

1. ***Parking Structures shall be designed to conceal the view of all parked cars and drive ramps… allowed materials include heavy gage metal screen, live green or landscaped walls, decorative panels, or other materials matching the building materials and character of the principal building.***
   For both parking garages, the exterior materials of the street facing facade screens the parked cars with a decorative, perforated metal panel. Green Screen walls with living vines are used at lower levels at locations on building faces facing the public open space and other building facades.

2. ***Façade elements shall align to parking level: Internal circulation shall allow parking surfaces to be level along each parking garage façade adjacent to a public street or public open space…***

The Onsite Parking structure is designed with level floors at the perimeter of the structure on the street facing façade, and the east and west facades. The back side of the parking garage has ramps that are visible from the open space. The Offsite Parking Garage is designed with level floors around the perimeter of the structure and internal ramps.

3. ***No horizontal length of the parking garage façade adjacent to a public street or public open space shall extend longer than 40' without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony.***
   The street facing facades of both parking garages utilize a decorative, perforated metal panel. This functional and aesthetic feature is longer than 40' but has a large-scale graphic image to avoid visual monotony. See Rendering Sheets A-801.4 and A-814.4)

4. ***The location of elevators and stairs shall be highlighted through the use of architectural features or changes in façade colors, textures, or materials so that visitors can easily identify these entry points both internally and externally.***
   Elevators are highlighted with a distinct mass that extends above the dominant roof line. Stairs are wrapped with different finish material than the adjacent façades. Stairs on the Offsite Parking Garage are exposed to the exterior at ground level.

5. ***Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures shall be clearly signed from public streets.***
   The parking structures are for private, non-commercial parking for staff and public patients and visitors. Wayfinding signage will be provided at street drive approaches and throughout the site to facilitate traffic flow and safety.

6. ***Interior garage lighting shall not produce glaring sources toward adjacent properties...***
   Parking garage lighting is generally ceiling mounted and directed downward. The parking structures are designed as an "open" parking garages so light will be visible from the exterior. Openings are screened on the street facing facade with a decorative perforated metal panel to mitigate glare.

7. ***Parking structures shall be designed to minimize vehicle noise and odors in the public realm.***
   Parking structures are designed to meet the openness requirements for parking garages without mechanical ventilation so there are no concentrated exhaust locations. Exterior materials include solid concrete walls and perforated metal panel screening.
   Additionally, the Offsite Garage north façade facing the multiunit housing is predominantly solid with perforated metal panel screening at the east end.

8. ***If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to lighting, seating and vegetation.***
   The Onsite Parking Garage is near the midblock walkways that run along the south and west of the garage. The midblock walkways run through larger areas of open space that include lighting, seating, and vegetation to enhance the pedestrian realm and buffer the parking structure.
   The Offsite Parking Garage is located adjacent to the midblock walkway that runs from Main Street west to Regent Street. The midblock walkway design includes lighting, seating, and vegetation to enhance the pedestrian realm and buffer the parking structure.

M. Public Improvements: M.1.a(4) Sidewalk Width: D-1 Zone. Sidewalk width shall be 10 feet.
New sidewalks on Main Street and 700 South are designed with a width of 10 feet The design on State Street matches the city's "Life on State" layout which provides an unobstructed path less than 10' wide because of the introduction of street trees. If a 10' sidewalk is mandated on 800 South, the remaining available width between the property line and the back of curb leave 9'-1" for the park strip. An 8'-0" sidewalk on 800 South would leave 11"-1" for the park strip to balance the shortfall between sidewalk width and park strip width. There are additional walkways on private property along the 800 South frontage except at the hospital entrance.
For the Offsite parcels new sidewalks are designed to align with existing and adjacent sidewalks on the blocks along both Main Street and 800 South. The existing sidewalk width is about 6 feet.

1.b Expanding Sidewalk Width: When adding width to a sidewalk, the sidewalk may be added to an existing park strip provided the park strip maintains a minimum width of 12'.... This may be modified by the planning director to accommodate existing trees or other structures that are already existing in the right of way after consulting with the urban forester, city engineer, and/or transportation director.
The 10' sidewalk width does not match existing or surrounding infrastructure. Existing 6' wide sidewalks are being replaced with expanded width on 700 South, 800 South and Main Street. The Main Street 10 ft sidewalk width can be accommodated while maintaining a 12' park strip; however, the current sidewalk alignment pushes the expanded width into the existing park strip where the two trees on Main Street that the Urban Forestry has indicated should be preserved exist. The expanded sidewalk would likely have a detrimental effect on the trees which have extensive exposed roots up to the existing sidewalk. A modification to the sidewalk width requirement may be in order. Alternatively, the design team prefers the existing trees be replaced with new trees consistent with the overall block redevelopment landscape plan which allows for the continuation of the 10' sidewalk along the route from the Trax Stop to the MOB and Hospital.

2. ***Curb, Gutter, and Park Strips: This standard applies when a street that abuts a proposed development does not contain an existing curb, gutter, or park strip. When a curb and gutter is not present, the development shall include installing curb, gutter and a park strip that complies with standards adopted by the City. The curb and gutter shall be placed to provide a minimum park strip width of 6'***
The proposed offsite development maintains existing alignment of the curb, gutter and park strips along Main Street and 800 South. Richards Street on the west boundary does not currently have curb, gutter, park strip or sidewalk. Richards Street is a dead end with a right-of-way width of about 41 feet which does not provide space for elements such as a 12' park strip and 10' sidewalk. For purposes of this evaluation, the requirements associated with public streets are not applicable to Richards Street which functions as an alley. The project does propose to add curb and gutter in alignments with the end of the curb and gutter return at the intersection with 800 South. A 5' wide walkway along the west side of the parking garage is also provided on private property to facilitate pedestrian circulation. The space between the property line and the back of curb will be landscaped with street trees and shrubs.

3 ***Street Lighting: All development shall install street lighting that is consistent with the current lighting master plan.***
Communication with David Pearson indicated the use of SL-9 fixtures at 150' spacing on State Street, 700 South and 800 South. Main Street will have SL-5 light fixtures at a spacing of 120'. The existing streetlight fixtures on State Street meet the requirement but one streetlight will need to be relocated.

5 ***Exceptions: Exceptions and/or modifications to the improvement standards may be approved due to right-of-way limitations or other technical constraints by the planning director in consultation with the urban forester, city engineer, public utilities director, and/or transportation director.***
There are right of way limitations on State Street and 800 South where the dimension from the existing back of curb to the property line does not allow for the combination of a 12' wide park strip and 10' sidewalk. The implemented version of the "Life on State" design includes concrete paving with street trees in tree grates and minimal plantings at other designated locations. Right of Way limitations on 800 South do not allow for both a 10'-0" wide sidewalk and 12'-0" wide park strip. The design team requests approval to provide a 9'-1" park strip and 8'-0" sidewalk as described in paragraph M above.

THE PURPOSE OF THE ZONING DISTRICT 21A.30 DOWNTOWN DISTRICTS (D-1 and D-2) GENERAL PROVISIONS

A. ***Statement of Intent: The downtown districts are intended to provide use, bulk, urban design and other controls and regulations appropriate to the commercial core of the city and adjacent areas in order to enhance employment opportunities: to encourage the efficient use of land; to enhance property values; to improve the design quality of the***

downtown areas: to create a unique downtown center which fosters the arts, entertainment, financial, office, retail, and governmental activities: to provide safety and security: encourage permitted residential uses within the downtown area: and to help implement adopted plans.

The proposed Hospital and Medical Clinic offer a unique addition to the downtown core which will include employment opportunities and increased quality of life by providing convenient access to a variety of healthcare services. The campus is designed with a focus on the pedestrian realm including generous open spaces, dining opportunities and public art.

B. Permitted Uses

Per Table 21A.33.050, all proposed uses are permitted within the D-1 District except Hospital, and Heliport (accessory) are Conditional Uses. The Conditional Use Application was submitted on August 12, 2026.

Per Table 21A.33.050, "Parking, off site", and "Vehicle: Automobile sales/renal and service" are permitted uses

C. Impact Controls and General Restrictions in the Downtown Districts:

1. Refuse Control:

Refuse containers include a sealed compactor container unit for trash and separate compactor and a removeable container for recyclables. Electrical and Mechanical equipment is located beside the dock which is all screened from public view. Offsite refuse containers will be located within the parking garage. Electrical equipment (transformer) is located at the rear of the building.

2. Lighting:

Lighting fixtures have been selected to be BUG compliant for the MLO lighting zone LZ3 associated with the urban hospital campus.

3. Fencing for vacant lots:

Vacant lots are not planned as part of the hospital campus. A separate lot among those at the northeast corner is owned by Intermountain Health Services Inc. The building on that lot may be demolished creating a vacant lot at some point. If such occurs, a 4' high, wrought iron fence will be installed as required.

D. Outdoor Sales, Display and Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in Chapter 21A.62 of this title, are allowed where specifically authorized in Section 21A.33.050, "Table of Permitted and Conditional Uses for Downtown Districts", of this title. These uses shall conform to the following:

1. The outdoor sales or display of merchandise shall not encroach into areas of required parking for periods longer than 30 days.

The proposed expansion of the vehicle display (Garff) lot does not encroach on any required parking.

2. The outdoor sales or display of merchandise shall not be located in any required yard area within the lot when the required yard abuts a residential zoning district.

The existing and expanded vehicle display area is not located within any required front or corner side yard but does encroach on the 10' landscaped yard along street frontage required by 21A.30.030.F.3.

3. ***The outdoor sales or display of merchandise shall not include the use of banners, pennants or strings of pennants:***
   No banners or pennants are proposed with this project.
4. ***Outdoor Storage shall be allowed only where specifically authorized in the applicable district regulation and shall be required to be fully screened with opaque fencing not to exceed 8' in height.***
   The vehicle sales and display lot is not "storage" in this context.
5. ***Outdoor sales and display and outdoor storage shall also be permitted when part of an authorized temporary use...***
   The vehicle sales and display lot is permanent.

E. Restrictions on Parking Lots

1. The surface parking on the site is associated with the Hospital functions.
2. The surface parking is located behind the Hospital and MOB
3. The surface parking includes 30 stalls for standard vehicles along with dedicated parking for Ambulance, Fire Trucks, and EMS vehicles.

Parking garages and vehicle, automobile sales and service are defined separately from parking lot.

F. Midblock Walkways:

1. Midblock Walkways are provided as required by the Development Agreement. A Midblock Walkway is identified in the city master plan for the offsite to run at the north end of the property from Main Street to the west.
2. All Midblock Walkways are 15' wide and include landscaping while preserving a minimum 6' wide unobstructed path. Some shade structures are proposed at select locations as permitted by 21A.30.010.F.2.c.(6).

G. Sidewalks: For all downtown districts, sidewalks must be a clear walking path that is a minimum of 10' wide.

Proposed public sidewalks are 10 feet wide on 700 South and Main Street. The sidewalk design on State Street will implement the city's "Life on State" design. The sidewalk width on 800 South is proposed to be 8'-0" wide pursuant to modifications requested under 21A.37.040.M.5.

Proposed public sidewalks for the Offsite parcels (West of Main Street) occurring on Main Street and 800 South are designed to match the adjacent sidewalk width of 6'-0" which is less than 10'.

H. Landscaping and Buffers: All uses in the downtown districts shall comply with the provisions governing landscaping and buffers in Chapter 21A.48 of this title. Where a park strip does not exist, street trees are only required when the sidewalk width of at least 10' can be maintained, in which required street trees shall be planted in tree wells with tree grates.

The project anticipates utilizing existing park strips or creating new park strips of sufficient width along Main Street and 700 South to accommodate street trees without tree wells with tree grates. The "Life on State" design includes street trees that require the use of tree grates and soil cells. The proposed sidewalk width of 8'-0" on 800 South increases the available with of the park strip to 11'-1" to enhance the landscape buffer. The Offsite development proposes matching the existing park strip widths on Main Street and 800 South which are less than 12 feet.

I. Additional Standards:

The project has been designed to be compliant with the various chapters of the Zoning Ordinances including: 21A.36 General Provisions, 21A.37 Design Standards, 21A.40 Accessory Uses, Buildings, and Structures, 21A.44 Off Street Parking, Mobility, and Loading, 21A.46 Signs, and 21a.48 Landscaping and Buffers. However, the specific nature of this project warrants the following modifications.

- A modification is requested for the ratio of bicycle parking since the patients of the MOB and especially the Hospital are likely to use bicycle transportation. The proposed ratio is 1 per 5,000 square feet instead of 1 per 3,000 square feet for the Transit Context.
- A modification is requested for the number of loading dock berths. Table 21A.44.070-A requires 1 short berth per 100,000 sf for Institutional uses yielding a requirement of 7 short berths. The project includes 4 long berths along with separate positions for trash, recycling, and van deliveries.

D-1 CENTRAL BUISINESS DISTRICT PROVISIONS:

A. Purpose Statement: ***The purpose of the D-1 Central Business District is to provide for commercial and economic development within Salt Lake City's most urban and intense uses, including very high-density housing, are intended to foster a 24-hour activity environment consistent with the area's function as the business, office, retail, entertainment, cultural and tourist center of the region. Development is intended to be very intense with high lot coverage and large buildings that are placed close together while being oriented toward the pedestrian with a strong emphasis on a safe and attractive streetscape and preserving the urban nature of the downtown area. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban design, pedestrian amenities and land use control"***

The proposed hospital is a 24- hour facility and the medical clinic includes significant activity during normal business hours. Both will bring intense use with staff, patients and visitors. The campus is designed prioritizing the pedestrian realm with generous public open space, walkable pathways, dining and public art. The proposed onsite parking garage has a footprint of about 33,000 square feet but provides parking for what would take nearly 6 acres of land if designed as surface parking according to city standards.

B. Permitted Uses:

The Medical Office Building and all accessory uses, except the helipad, are permitted uses per Land Use Table 21A.22.050 for the D-1 Zone. The Hospital and Helipad

(accessory) uses are listed as Conditional Uses and a Conditional Use Application was submitted August 12, 2026.

C. D-1 Central Business District General Regulations:

1. ***Yard Requirements***

No minimum yards (front, side or rear) are required. A maximum yard of eight feet (8') is allowed. No maximum yard limits are indicated for interior side yards or rear yards. Paragraph 21A.30.020.C.1.b stipulates that exceptions may be authorized through the design review process. Therefore, this application requests the following exceptions to the yard requirements:

- An exception to the maximum front yard setback for a length of approximately 98 feet along the southern portion of the MOB where the front yard setback is 23'-6" to help accommodate a pedestrian pathway to the main entrance. This yard includes a canopy for weather protection from the drop-off/ pick-up area to the entrance.
- An exception to the maximum front yard/corner side yard setback with proposed setbacks of about 179' from 800 South to the MOB and about 111' from Main Street to the Hospital. This public outdoor space is designed as a permanent "Welcome Plaza" to create an outdoor pedestrian experience between the main entrances of the hospital and MOB. This plaza area is about 19,880 sf and includes 280 linear feet of bench seating and 15 trees.
- An exception to the maximum front yard setback with a proposed setback of about 96' and 156' from 800 South for portions at the east end of the hospital. This space is designed to accommodate the Food Truck Court required by the Development Agreement. The Food Truck Court and garden area includes about 28,775 square feet, seating with tables for 80, and 20 trees.

1.a If provided, the yard must include one of the following elements:

(1) Seating at a ratio of at least one bench for every 500 square feet

(2) Landscape w/ increase of at least 25% in the total number of trees

(3) Awning or similar weather protection

The provided front yard along Main Street includes building supported awning at the MOB main building entrance.

The provided front yard along 800 South includes the Food Truck Court required by the Development Agreement.

D. Building Height regulations: No building shall be less than one hundred feet (100') (exception for accessory buildings; e.g. parking garage)

The proposed building heights are as follows:

Hospital – 221'-0" (top of highest parapet)

MOB – 145'-6" (top of highest parapet)

Onsite Parking Structure (accessory building) – 88'-0" (top of highest parapet)

Some portions of the Hospital and Medical Office Building are less than 100' tall.

3.a. Buildings in Excess of 100' shall have a minimum stepback of 5' or other architectural feature that can deflect snow and ice from falling directly onto a

sidewalk, midblock walkway, or other public space. [for buildings that are clad in glass]

The street facing façade of the Hospital is not completely clad in glass but does include a stepback of thirty feet (30') at Level 5 (68'). The west façade of the Hospital facing the public Welcome Plaza has a stepback of eight feet (8') at Level 2 (18'). The street facing façade of the MOB has a stepback of thirty feet (30') at Level 8 (112'). The south façade of the MOB facing the public welcome plaza has a stepback of fifteen feet (15') at Level 2 (19').

4a. Buildings in excess of two hundred feet (200') – Midblock Walkways:

Midblock Walkways and a privately owned, publicly accessible open space on the property are included as stipulations of the Development Agreement: Midblock walkways are 15 feet wide with a minimum clear path of 6 feet. The midblock walkways connect 700 South, State Street and Main Street. The midblock walkways intersect in the midblock public open space.

E. Special Controls Over the Main Street Retail Core:

While this block is outside the contiguous Downtown Retail Core, the following Controls are understood to apply.

3. First Floor Retail Required:

The Development Agreement addresses the requirements for ground floor activation with reduced percentages and expanded approved uses. Refer to the section under the Development Agreement Compliance.

4. Restrictions on Driveways: Driveways shall not be permitted along Main Street within the D-1 zone.

No Driveway is proposed on the D-1 (east) side of Main Street.

D-2 DOWNTOWN SUPPORT DISTRICT PROVISIONS, 21A.30.030: (Offsite Development)

A. *Purpose Statement*: *The purpose of the D-2 Downtown Support District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape."*

B. Uses:

Offsite Parking is a permitted use per Land Use Table 21A.22.050 for the D-2 Zone. Footnote 19 references subsection 21A.30.010.E that only relates to restrictions on Parking Lots with concerns about urban design objectives which the parking structure address much better than surface parking. Footnote 21 is a prohibition when it includes the demolition of a dwelling unit, which is not applicable to this project.

C. Lot Size Requirements: No minimum lot area or lot width shall be required.

D. Maximum Building Height: The Maximum permitted building height shall not exceed 120' subject to the following review process: Buildings over 65' in height are subject to design review according to the requirements of Chapter 21A.59.
The proposed parking structure height is 71'-10" therefore design review process is applicable.

E. D- Downtown Support District General Regulations:

2. ***Yard Requirements***
No minimum front, side or rear yards requirement for nonresidential uses where abutting properties are zoned D-2. The maximum front yard is 10'. No maximum yard limits are indicated for interior side yards or rear yards. Any provided yard shall be landscaped subject to the provisions of Chapter 21A.48 for required landscaped yards. The front yard must contain seating, landscaping or an awning.
The proposed parking garage is located on the Main Street property line, but the north end of the building steps back about 4'-4" from the property line and pedestrian entrances are set back 3' to allow doors to swing out without encroaching on the public right of way as required.

5. Landscape Buffer Yards: Any lot abutting a lot in a residential district shall conform to the landscape buffer yard requirements.
The entire block is in the D-2 zone. The lot to the north has multi-unit residential use but is not a residential district.

F. Existing Vehicle Sales or Lease Lots:

1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.
The "Garff Lot" located to the south of the parking structure will be expanded as part of this project but does not include any structures.

3. Landscaping: A landscaped yard of at least 10' in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in Chapter 21A.48 remain applicable.
The existing landscaped yards for the Garff Lot are about 5'-0" along both Main Street and 800 South. The proposed expansion of the vehicle sales lot extends the 5'-0" landscaped yard along 800 South and proposes a landscaped yard of 14'-1" along Richards Street.

SUMMARY OF MODIFICATION REQUESTS:
In accordance with 21A.37.040 Modification of Design Standards the following modifications are requested as described in the body of this narrative.

- Onsite Parking Garage – single story,15' tall base in lieu of 20' tall. (Ref. 21A.59.050.D.2 Design Review).
- EIFS as a durable building material (Ref. Design Standards 21A.37.050.B.2).
- 8'-0" wide sidewalk on 800 South (Ref 21A.30.010 Downtown Districts General Provisions).
- MOB blank wall, west façade, section at the north end and 2 bays of the Hospital south façade. (Ref 21A.37.050.E. Design Standards and Table 21A.37.60)
- Bulk oxygen storage screening. (Ref 21A.37.050.K – Design Standards) The equipment is located in a rear yard but is taller then 8 feet and will have an 8' tall ornamental iron fence for security while providing required air circulation.
- Onsite parking garage ramps visible from public open space. (Ref 21A.37.050.L.2 – Design Standards) Parking levels are flat on street facing façade but building and parking stall modules require ramps that are visible on the rear side of garage which is visible from the open space.
- Exceed 40' limit to parking garage façade with large-scale graphic image. (Ref 21A.37.050.L.3 – Design Standards)
- Front Yard minimum setbacks along portions of Main Street and 800 South as described (Ref 21A.30.020.C.1 – Downtown Districts)
- Request to remove two existing street trees on Main Street that the Urban Forester would like to preserve. If the removing the trees is not allowed a sidewalk width modification will be needed if there is any hope to save the trees.

<u>OFFSITE</u>

- The existing and expanded Garff vehicle display lot encroaches into the required 10' landscape yard required along street frontages along Main Street and 800 South.
- Proposed public sidewalks on Main Street and 800 South are designed to match the existing sidewalk alignment and width of 6'-0" which is less than 10'-0" minimum stated in the zoning ordinance.
- The project proposes matching the existing park strip widths on Main Street and 800 South which are less than 12 feet.
- The height of the base portion of the parking garage is 10' which is lower than the 20' standard but is more consistent with the function of the building and the adjacent multi-unit housing to the north.

- The midblock walkway is immediately adjacent to the parking garage and does not include a 25’ separation. However, the vehicle entrance to the parking garage is located more than 25’ from the midblock walkway and a 4’-0” landscape buffer is included in the width of the midblock walkway between the clear unobstructed path and the parking garage.
- The proposed percentage of glass at upper levels of the parking garage is 0%. (50% required)
- The street facing facade of the parking garage utilizes a decorative, perforated metal panel. The aesthetic feature provides a large-scale graphic that is longer than 40’ but has a large-scale cohesive image to avoid visual monotony.
- Richards Street on the west boundary does not currently have curb, gutter, park strip or sidewalk. Richards Street is a dead end with a total right-of-way width of about 41 feet which does not provide space for elements such as a 12’ park strip and 10’ sidewalk. For purposes of this evaluation, the requirements associated with public streets are not applicable to Richards Street which functions as an alley. The project does propose to add curb and gutter in alignments with the end of the curb and gutter return at the intersection with 800 South. A 5’ wide walkway along the west side of the parking garage is also provided on private property to facilitate pedestrian circulation. The space between the property line and the back of curb will be landscaped with street trees and shrubs.

LDS HOSPITAL REPLACEMENT
CONDITIONAL USE PERMIT NARRATIVE

GENERAL OPERATIONS OF THE PROPOSED USE

What are the anticipated hours of operation?

The hours of operation for the Hospital are 24 hours per day, 7 days per week.
The hours of operation for the Helipad could occur at any hour of the day, but are only on an as needed basis.

The Helipad will be used for emergency transportation of patients that could occur at any time. The expected frequency is one or two flights per day.

What are the anticipated peak hours for the proposed use?

Peak hours for the hospital are from 7 am and 4 pm.
Outpatient service hours of operation are 8-5 and visitor hours for inpatient areas are 7:00 am to 9:00 pm.
The Helipad hours of operation are unpredictable, but the helipad will only accommodate one helicopter at a time.

Is there any anticipated outdoor activity associated with the use?

The hospital includes outdoor plaza, gardens, open space and a mandated food truck court. Outdoor spaces will generally be accessible to the public in addition to the Hospital use. Some private patient and staff outdoors areas may be designated on the site or portions of lower roof areas.

The Helipad is necessarily an outdoor activity. It is located on the roof of the hospital tower to avoid potential interference with surrounding buildings and other ground level functions.

Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles?

There is a 505 stall parking garage on the same block as the hospital with an entrance and queue space from 700 South. There is a second 698 stall parking garage located across Main Street to the west with entrances from Main Street and Richards Street. The entrance on Richards Street provides queueing of about 200 feet before reaching the garage entry. Private vehicle drives on the sites are intentionally kept to a minimum for efficiency with an exception for a private vehicle route to a dedicated Emergency Department Entrance on the back side of the Hospital. Service vehicles and ambulances have a separate entrance on State Street and drive aisle into the heart of the site with a connection to 700 South if for some reason the route on State Street is blocked. Thirty surface parking stalls are located near the emergency department entrance for emergent patients and care givers.

The Helipad is inherently separate from ground level circulation patterns.

How will the waste generated by the use be stored and handled on site? How will it be removed from the site?

Waste will be collected from the individual spaces and collected in Environmental Services rooms located on each level and throughout the hospital. General waste, Food Waste, Recyclables, and Hazardous waste each have separate storage facilities. General waste will be processed at the dock and placed in a sealed compactor/container that will be replaced about 2 times per week. Food waste will be collected by a vendor for composting. Biohazard and radiological waste will be collected and disposed of by specialty vendors licensed to handle the particular types of waste.

The Helipad will not generate waste separate from the Hospital.

What is the anticipated amount of water consumption of the proposed use?

Water consumption for the Hospital is projected to be 147,755 gallons per day for the campus, including the Medical Office Building.
The Helipad will not consume water separate from the Hospital

What is the anticipated level of emissions generated by the proposed use?

The hospital has one 5,839,900 BTU/H and five 5,870,200 BTU/H natural gas fired boilers and two 3,220,100 BTU/H and two 1,939,000 BTU/H natural gas fired water heaters. Most of the boilers will have duel fuel (diesel) option for emergency back-up. All equipment will be high-efficiency rated. There are also five US EPA ESE stationary emergency use only (tier 2) generators that use diesel fuel. The generators are only used in case of power outage and for routine maintenance with typical usage expected to be around 200 hours per year and maximum expected usage of 500 hours per year.

The Helipad emissions: The helicopters planned for to support operations at the LDS Hospital are the Bell 407 and AW109 aircraft. both aircraft utilize turbine engines burning Jet-A fuel. Exhaust consists primarily of carbon dioxide, water vapor, and nitrogen, with small amounts of nitrogen oxides, carbon monoxide, hydrocarbons, and particulate matter. A Bell 407 typically burns approximately 43–45 gallons of fuel per flight hour, while an AW109SP typically burns approximately 65–75 gallons per flight hour. This equates to roughly 412–431 kilograms of CO_2 per hour for the Bell 407 and 622–718 kilograms of CO_2 per hour for the AW109SP under normal operating conditions. These emissions occur only during relatively short flight operations associated with patient transport and do not represent continuous sources of pollution.
During rooftop operations, rotor wash moves down, out, and up, which will rapidly disperse and dilute exhaust gases, minimizing localized accumulation around the facility.

Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?

There are no trees on the private property. There are trees in the public right of way with trunk circumference greater than 6 inches. Urban forestry has done an inventory of the existing street trees. There are two dead trees in the park strip on 700 South that will be removed. There are four trees (two dead and two mostly dead) in the park strip along 800 South that will be removed. There are two London Plane trees in the park strip at the north end of the block on the east side of Main Street which Urban Forestry has indicated should remain. These two trees will be protected as required by Urban Forestry through the

duration of construction. Park strips surrounding the block will be planted with new street trees per zoning ordinance requirements.

What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?

The Hospital will be situated with a ground floor level about one foot above existing grade at the main building entrance. Grading will be required to accommodate a four-foot-deep service dock at the east end of the north side of the building. Natural grade will be cut throughout the north and east portions of the site as required to provide accessible paths from building exits to the public way.

There are some contaminated soils on the site (outside the footprint of the hospital) hat will be removed in accordance with the requirements of the Utah Department of Environmental Response and Remediation.

Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?

The Hospital operations do not produce dust, smoke, noise audible outside the building, or vibrations. Hospital operations do use chemicals and radiation as part of certain medical procedures. A specialty vendor will handle sharps waste, regulated medical waste, chemo waste, pharmaceutical waste, RCRA /hazardous waste, and pathological waste. All of which will be handled and disposed of in accordance with the applicable regulation agencies. Food services located within the hospital will have some associated smells associated with required exhaust for cooking equipment. Grease traps are located in accessible, yet less conspicuous locations.

Helipad operations unavoidably produce noise, and fumes from helicopters in transit. The Bell 407 and AW109 aircraft meet applicable FAA and international rotorcraft noise certification standards. The Bell 407 is certificated at approximately 85 EPNdB with the AW109 operating within a comparable certification range. The location of the helipad on the roof of the hospital tower, and the size of the overall campus will help mitigate disturbance to neighboring uses. Intermountain Health contracts with Heliplanners as the specialty consultant to coordinate with regulatory agencies and design state-of-the-art facilities. Intermountain Health Flight Services includes a team of highly qualified professionals who manage and operate the helipad functions.

Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?

The Hospital has significant utility needs, including redundancy of services for critical resiliency including two connections for domestic water, two connections for fire water, and two electrical utility services. Generally, the existing infrastructure has existing capacity to accommodate the hospital with the following exceptions. The electrical services require new distribution lines and equipment which has been coordinated with

Rocky Mountain Power. The Hospital will also have emergency generators and back-up fuel to provide power for critical systems for a duration of at least 72 hours. Some water lines will need to be replaced with a larger size line to accommodate new fire hydrants. A section of sanitary sewer downstream from the hospital campus will be replaced to meet the anticipated demand. Storm drainage runoff from the site will be reduced from the previous developed state due to a reduction of hard surface area.

The Helicopter does not have utility needs outside those provided by the Hospital. Helicopter fueling will not take place on this site.

ANALYSIS OF HOW THE PROPOSAL MIGHT AFFECT ADJACENT USES

What are the land uses adjacent to the property (abutting and across-the-street properties)?

Adjacent land uses on the same block include small retail and restaurant. Land uses on adjacent blocks include small retail and multi-family housing.

Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?

Site lighting fixtures for the hospital will be directed downward and shielded.

Lighting fixtures for the helipad will include some specialty lighting and beacons that are visible from the sky for helicopter navigation safety requirements.

Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets, or public spaces? Are there access conflicts caused by any proposed or existing structure on the property or adjacent to the property?

The main public vehicular access on the site is located on 700 South, which provides access to the Onsite Parking Structure and has a path to a designated Emergency Department Entrance. There is also an 8 feet wide pedestrian path adjacent to the vehicular path to the ED Entrance as required by the Development Agreement. Service vehicles and Emergency Vehicles have separate access on State Street. Site access on Main Street is restricted by the Zoning Ordinance. The Hospital faces 800 South with a zero front setback as required by the Zoning Ordinance. A pull-out drop-off zone has been designed to provide convenient patient drop-off and pick-up adjacent to the main entrance. The ground floor along 800 south has also been pulled back to provide adequate circulation for pedestrians. The Development Agreement also requires a Food Truck Court along State Street, so vehicles entrances/exits are located on State Street and 800 South, limited to Food Trucks. A second parking structure will be located on the block immediately west with vehicular entrances on Main Street and Richards Street. A proposed pedestrian bridge and at grade crosswalk would provide direct access to the hospital site from the offsite parking structure.

Public spaces have been designed as open spaces at the northwest, southeast, and southwest corners of the block to enhance the pedestrian access and experience on the campus. The midblock open space is also connected to 700 South, State Street, and Main Street with Midblock Walkways.

The owners of the properties at the northeast corner of the block have historically used portions of the property that will be part of the hospital campus for parking and service access. Those functions encroaching on private property will be precluded by the development of the hospital campus.

The rooftop helipad is isolated from ground level access issues.

How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?

The hospital will be connected to a Medical Office/Clinic Building (MOB) for improved patient and staff access, efficiencies and outcomes and there will be other structures on the hospital campus. Adjacent properties not associated with the campus exist on the northeast corner of the block. Uses on the adjacent properties include a restaurant and retail marijuana establishments. Despite the minimum zero-yard setback requirement, structures associated with the hospital campus will be at least 10 feet away from the adjacent property line. Visual screening includes block walls and landscaping buffers with trees, shrubs and ornamental grasses. Adjacent buildings have solid, blank/painted walls or rear service entries facing the hospital property.

The rooftop helipad is separated vertically from adjacent property uses.

A RESPONSE TO STANDARDS (21A.54.080) DETRIMENTAL EFFECTS MITIGATION

B.1 This title specifically authorizes the use where it is located.

Land Use Table 21A.22.050: Table of Permitted and Conditional Uses for Downtown Districts lists “Heliport, accessory” and “Hospital” as Conditional Uses.

B.2 The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps.

The use is consistent with the rezoning of the property and associated Development Agreement approved in 2024 that changed the zoning to D-1 with the explicit understanding the property would be developed as a hospital campus including a helipad with the recognition that the Hospital would not meet certain D-1 zoning Design Standards.

B.3 The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

This project is intended to be a transformational project for the area. The location and rezoning make this site the southern tip of the D-1 District in downtown Salt Lake City. The availability of over 9 acres on the block is suitable for the large scale of this development. The location is well suited for the intensity with convenient access to Trax, and freeway off-ramps at 400 South, 600 South and West Temple. The site also fronts State Highway 89 (State Street) on the east. While the size and intensity of this project are much larger compared to existing uses in the surrounding area, the intent is that this “anchor” project will be the catalyst for redevelopment of surrounding neighborhood

with higher density and intensity than currently exists but consistent with the D-2 zone predominant in the surrounding neighborhood which requires lower density and intensity than the hospital campus.

The rooftop location of the helipad at the southern end of the D-1 will simplify aerial navigation around the taller structures in the downtown core.

B.4 The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.

Architectural elements of the surrounding structures have been considered with a greater focus on design of structures in the D-1 District to the north. At the same time, the hospital function is unique in the downtown area. While the scale of the hospital is much larger than adjacent buildings, the massing and design has focused on maintaining a strong pedestrian orientation at the perimeter of the campus.

The helipad function vertically extends some building masses and elements above the predominant roofline

B.5 Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets and not impede traffic flows.

Immediate access to the main entrance is accomplished via a pullout drop-off / pick-up area on 800 South. This location will provide an accessible route to the main entrance without significant modifications to the existing grades along the street. Vehicle traffic is designed to be distributed around the site. The two parking garages distribute traffic patterns to 700 South, Main Street, and 800 South/Richards Street. Both parking garages have drive access at existing grade. The service and emergency vehicles are segregated from public vehicles with a separate entrance off State Street.

B.6 The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.

Internal circulation is separate from any use by adjacent properties. Vehicle circulation is primarily directed toward two parking structures, one onsite at the north with an entrance on 700 South with queue space on site before entering the garage; and one offsite to the west with two entrances, one on Main Street and one on Richards Street. The Richards Street entrance includes queue space for vehicles to lessen the traffic impact on 800 South. The pull-out patient drop-off / pick-up zone proposed at the main entrance of the hospital along 800 South provides direct access to the building entrance to mitigate the remote locations of the parking structures.

B.7 The site is designed to enable access and circulation for pedestrians and bicycles.

The perimeter of the site is designed to have 10’ wide sidewalks for ample pedestrian circulation. Bicycle lanes exist on 700 South, 800 South and Main Street. Additionally, the bottom two stories of the hospital along 800 South are set back about 17 feet to provide additional pedestrian circulation space along the building frontage. Nonmotorized vehicles and pedestrians can utilize the Midblock Walkways for access

through the block and into the midblock open space. Internal vehicular circulation is separated between private vehicles which access the site from a drive approach located on 700 South, and Service and Emergency vehicles which will access the site from State Street. Bicycle parking is provided within each parking structure and at locations distributed around the perimeter of the site.

B.8 Access to the site does not unreasonably impact the service level of any abutting or adjacent street.

The Traffic Impact Study (TIS), prepared by Fehr & Peers analyzes the Level of Service at each intersection surrounding the block and shows the most impact at the intersection of 800 South and State Street in the PM and at the south parking access at 800 South. The current plan will ease the worst condition for the entrance to the south parking by locating the second entrance to the west, off of Richards Street which will provide approximately 150 feet of queue length off 800 South. The parking structure is also planned to be smaller than what was anticipated in the TIS.

B.9 The location and design of off street parking complies with applicable standards of this code.

There are two parking structures planned to address parking needs for the hospital campus. One is located on the block fronting 700 South. The second is located on the block to the west, fronting Main Street with a back access from Richards Steet. Off Site Parking is listed as permitted in Zones D-1 and D-2 in Land Use Table 21A.33.050. Since the parking structures are on public street frontage, the street facing ground floor will have activated ground floor uses and comply with the zoning Design Standards for parking structures.

B.10 Utility capacity is sufficient to support the use at normal service levels.

Reviews with Public Utilities and private utility providers have indicated that most utilities have capacity to accommodate the project. Exceptions include electrical power, which will require new distribution and service lines. Coordination for the upgrades is being coordinated with Rocky Mountain Power (RMP). We have been advised that a section of the Sewer line in 900 South between Main Street and Richards Street will need to be replaced as part of the project. Some sections of existing water lines may need to be upsized to accommodate fire hydrants.

B.11 The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

The zoning ordinance has a 0-setback requirement. The adjacent uses on the block (Restaurant and Retail) are in the D-2 zone. Current uses do not require special screening. Nevertheless, at least a 10-foot buffer zone between the proposed buildings and adjacent property lines will be provided.

B.12 The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.

The project is pursuing LEED Certification with a goal of achieving Silver. The hospital will not significantly impact the quality of surrounding air and water and does not encroach into a river or stream. The ground water table is relatively high on the site and some continuous dewatering may be required to protect the building. Hospital functions will not introduce environmental hazards into adjacent properties. The entire hospital campus will be designated a “No Tobacco Use” zone.

The Helipad will have some noise impact. The helipad has been located on the roof of the hospital to reduce ground level impact for the surrounding neighborhood and any impact will be temporary.

B.13 The hours of operation and delivery of the use are compatible with surrounding uses.

The hours of operation for the hospital are necessarily 24/7 which is an intended intensity for the D-1 District. The most active hours for visitor and patient traffic are similar to the hours of operation of surrounding uses.

B.14 Signs and lighting are compatible with, and do not negatively impact surrounding uses.

Lighting fixtures on the site will generally be BUG (background, uplight, glare) rated to minimize impact on the surrounding area while still providing appropriate levels of light at night to ensure safety. Some site signage will be illuminated at very low levels. Lighted wayfinding is critical for patient and emergency access at night.

The Helipad is required to have specialized light fixtures and beacons visible from the sky that are on continuously throughout the night for safety requirements. Helipad lighting sufficient for patient movement will be focused on the helipad surface and only used during patient transport.

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

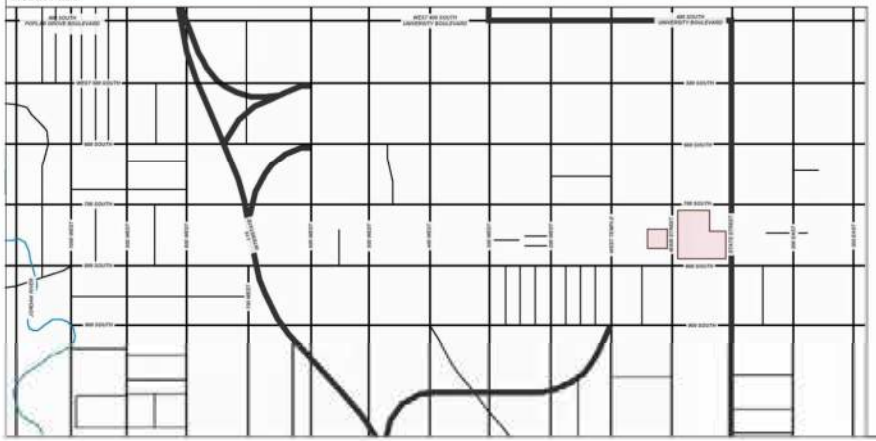
The site is not in a historic district and does not remove any historic buildings. The project will help to revitalize the central city area and extend the downtown core to 800 South.

LDS HOSPITAL REPLACEMENT PROJECT

DESIGN REVIEW 09/01/2026



VICINITY MAP



SITE MAP



HDR Architecture, P.C.
20 East Thomas Road
Suite 2500
Phoenix, AZ 85012

Project Number | 10429827

LDS Hospital
750 South State Street
Salt Lake City, Utah 84111

Intermountain Health

INTERMOUNTAIN HEALTH
36 S. State Street, 21st Floor
Salt Lake City, UT 84111-1486

Civil
Great Basin Engineering
5746 S. 1475 E., Suite 200
South Ogden, UT 84403
t Consultant Info 1 - Tele
f Consultant Info 1 - Fax

Landscape
ArcSitio
1059 East 2100 South
Salt Lake City, UT 84106
t Consultant Info 2 - Tele
f Consultant Info 2 - Fax

Structural
Reaveley Engineers
515 East 100 South, Suite 1200
Salt Lake City, UT 84102
t Consultant Info 3 - Tele
f Consultant Info 3 - Fax

Mehcanical | Plumbing
Resolut
181 East 5600 South
Murray, UT 84107
t Consultant Info 4 - Tele
f Consultant Info 4 - Fax

Electrical
Lynk
324 S. State Street, Suite 400
Salt Lake City, UT 84111
t Consultant Info 5 - Tele
f Consultant Info 5 - Fax

INTERMOUNTAIN HEALTH LDS HOSPITAL

750 South State Street
Salt Lake City, UT 84111

SHEET INDEX

CC-100.3	CIVIL COVER SHEET	C-200.3	OVERALL GRADING PLAN
CN-100.3	SLC GENERAL NOTES	C-202.3	GRADING PLAN AREA - 2
C-000.3	OVERALL DEMOLITION PLAN	C-203.3	GRADING PLAN AREA - 3
C-002.3	DEMOLITION PLAN AREA - 2	C-204.3	GRADING PLAN AREA - 4
C-003.3	DEMOLITION PLAN AREA - 3	C-205.3	GRADING PLAN AREA - 5
C-004.3	DEMOLITION PLAN AREA - 4	C-300.3	OVERALL UTILITY PLAN
C-006.3	DEMOLITION PLAN AREA - 5	C-302.3	UTILITY PLAN AREA - 2
C-008.3	DEMOLITION PLAN AREA - 6	C-303.3	UTILITY PLAN AREA - 3
C-100.3	OVERALL SITE PLAN	C-304.3	UTILITY PLAN AREA - 4
C-102.3	SITE PLAN AREA - 2	C-305.3	UTILITY PLAN AREA - 5
C-103.3	SITE PLAN AREA - 3	C-401.3	PLAN & PROFILE - 900 SOUTH
C-104.3	SITE PLAN AREA - 4	C-500.3	DETAILS
C-106.3	SITE PLAN AREA - 5	C-501.3	DETAILS
C-108.3	CITY WAYFINDING PLAN		

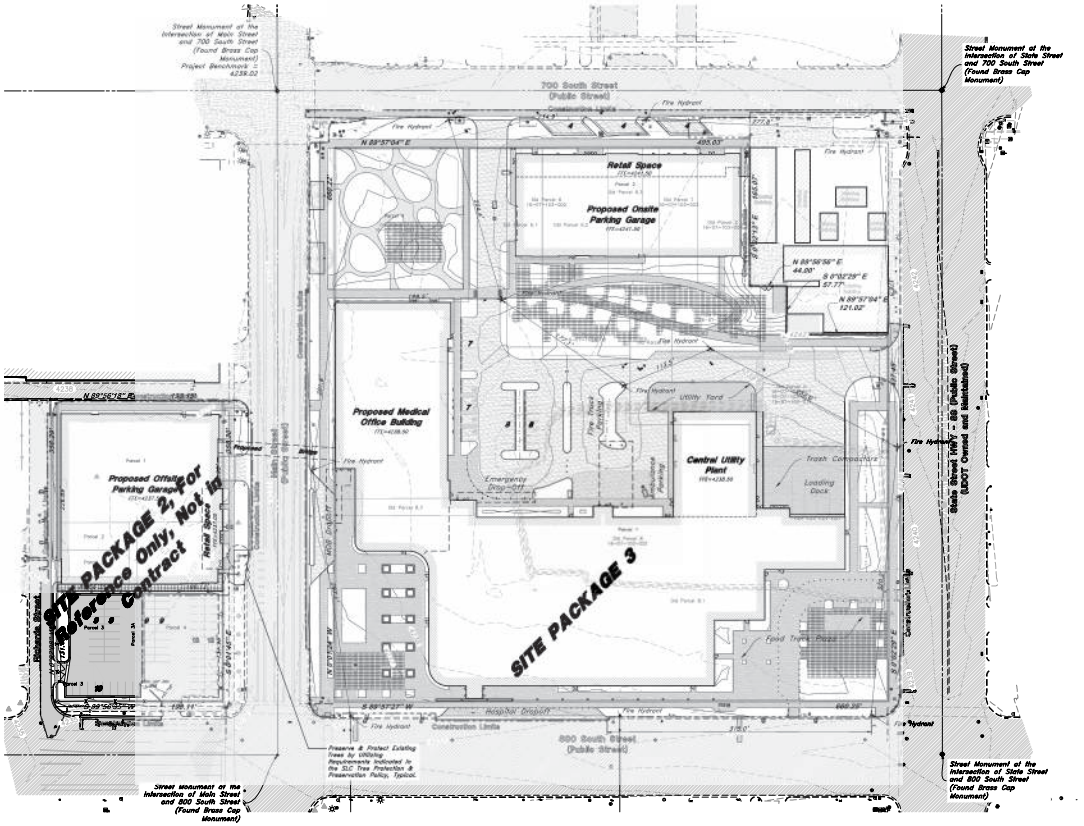
SITE DATA TABLE

	Square Footage	Acreage	Percent of Total Area
Overall Property Area	470,578	10.8029	
Construction Limits (Package 3)	466,892	10.7642	100%
Total Hardscape Area	195,462	4.4872	42%
Total Landscaped Area	107,247	2.4620	23%
Total Building Area	186,183	3.8150	35%
Construction Limits (Sewer Replacement)	4,833	0.1132	100%
Total Hardscape Area	3,143	0.0721	64%
Total Landscaped Area	1,791	0.0411	36%

PARKING DATA TABLE

Surface Parking:	30 stalls
600 Street Parking:	0 stalls
800 South Street Parking:	0 stalls
State Street Parking:	0 stalls
700 South Street Parking:	12 stalls
Food Truck Parking:	See Architectural Plans
Parking Garage:	See Architectural Plans
Ambulance Parking:	4 stalls
Fire Truck Parking:	2 stalls

Refer to Boundary Line Adjustment Plat for Parcel Consolidation





BENCHMARK

Found Brass Cap Street Monument at the intersection of Main Street and 700 South Street
(Northing = 7443684.0890, Easting = 1532055.4970)
Elevation = 4239.02 feet (VRS)

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole		Top of Wall	TW
Water Manhole		Top of Curb	TC
Storm Drain Manhole		Historic Ground	HG
Cleanout		Match Existing	ME
Electrical Manhole		Fire Department Connection	FDC
		Fire Department Connection	FDC
Catch Basins		Finish Floor	FF
Exist. Fire Hydrant		Finish Grade	FG
Fire Hydrant		Exist. Grade	EG
Fire Department Connection		Ridge Line	RL
Post Indicator Valve		Direction of Flow	
Exist. Water Valve			
Water Valve		Existing Asphalt	
Sanitary Sewer			
Cleanout		New Asphalt	
Gas Line			
Irrigation Line		Heavy Duty Asphalt	
Storm Drain			
Telephone Line			
Secondary Waterline		Existing Concrete	
Power Line			
Fire Line			
Water Line		New Concrete	
Power pole w/guy			
Light Pole		Heavy Duty Concrete	
Fence			
Flowline of ditch			
Overhead Power line		Spill Curb & Gutter	
Corrugated Metal Pipe			
Culvert			
Reinforced Concrete Pipe		Demo Tree	
Manhole			
Polyvinyl Chloride			
Top of Asphalt		Tree To Remain In Place	
Edge of Asphalt			
Centerline			
Flowline		Property Line	
Finish Floor			
Top of Curb		Construction/Demo. Limits	
Top of Wall			
		Record Parcel Lines	

RECORD DESCRIPTION

Parcel 1 (Parcel ID: 16-07-103-001):
Commencing at the Northwest corner of Lot 5, Block 16, Plat "A", Salt Lake City Survey and running thence East 160 feet; thence South 179 feet; thence West 160 feet; thence North 179 feet to the place of beginning.

Parcel 2 (Parcel ID: 16-07-103-007):
Beginning at the Northeast corner of Lot 7, Block 16, Plat "A" Salt Lake City Survey and running thence West 62.5 feet; thence South 165 feet; thence East 62.5 feet; thence North 165 feet to the place of beginning.

Parcel 3 (Parcel ID: 16-07-103-008):
Part of Lots 6 and 7, Block 16, Plat "A", Salt Lake City Survey, and commencing 206.25 feet South of the Northeast corner of Lot 6, Block 16, Plat "A" Salt Lake City Survey; thence West 62.5 feet; thence South 41.25 feet; thence East 105 feet; thence North 41.25 feet; thence West 22.5 feet to the place of beginning.

Parcel 4 (Parcel ID: 16-07-103-009):
Commencing at a point 165 feet South and 44 feet East of the Northwest corner of Lot 6, Block 16, Plat "A", Salt Lake City Survey and running thence South 57.75 feet; thence West 27.5; thence South 27.5 feet; thence West 109 feet; thence North 82.85 feet; thence East 136.5 feet to the place of beginning.

Parcel 5 (Parcel ID: 16-07-103-017, 16-07-103-010, 16-07-103-011):
Commencing at the Southeast Corner of Lot 8, Block 16, Plat "A", Salt Lake City Survey and running thence South 49.5 feet; thence West 165 feet; thence North 49.5 feet; thence West 92.5 feet; thence North 79.75 feet; thence East 109 feet; thence North 27.5 feet; thence East 148.5 feet; thence South 107.25 feet to the place of beginning.

Parcel 6 (Parcel ID: 16-07-103-002)
(6.1)
Beginning at a point 160 feet East of the Northwest corner of Lot 5, Block 16, Plat "A", Salt Lake City Survey, and running thence East 87.5 feet; thence South 179 feet; thence West 87.5 feet; thence North 179 feet to the place of beginning.

(6.2)
Also: Beginning at a point 4 feet West of the Northeast corner of Lot 6, Block 16, Plat "A", Salt Lake City Survey, and running thence West 78.5 feet; thence South 165 feet; thence East 78.5 feet; thence North 165 feet to the place of beginning.

(6.3)
Also: Beginning at the Northwest corner of 7, Block 16, Plat "A", Salt Lake City Survey, and running thence East 37.5 feet; thence South 148.5 feet; thence Southwesterly 22.4 feet to a point 165 feet South and 22.5 East of the Northwest corner of Lot 7; thence West 26.5 feet; thence North 165 feet; thence East 4 feet to the point of beginning.

Parcel 7 (Parcel ID: 16-07-103-003)
Beginning 37.5 feet East of the Nwest Corner of Lot 7, Block 16, Plat "A", Salt Lake City Survey, and running thence East 45 feet; thence South 165 feet; thence West 30 feet; thence Northwest 22.4 feet, more or less, to a point 148.5 feet South from the point of beginning; thence North 148.5 feet to the place of beginning.

Parcel 8 (Parcel ID: 16-07-103-022)

(8.1)
Tract 1: Commencing at the Southeast corner of Lot 1, Block 16, Plat "A", Salt Lake City Survey and running thence North 17 Rods; thence West 10 Rods; thence North 5 Rods; thence West 142.5 feet; thence North 5 Rods; thence West 105 feet; thence North 68.5 feet; thence West 15 Rods; thence South 239 feet; thence East 10 Rods; thence South 21 feet; thence West 10 Rods; thence South 221 feet; thence East 660 feet to the place of beginning.

(8.2)
Tract 2: Beginning 165 feet South from the Northeast corner of lot 6, Block 16, Plat "A" Salt Lake City Survey and running thence East 22.5 feet; thence South 41.25 feet; thence West 105 feet; thence North 41.25 feet; thence East 82.5 feet to the beginning.

(8.3)
Tract 3: Beginning at a point 88 feet South from the Northwest corner of Lot 4, Block 16, Plat "A", Salt Lake City Survey and running thence South 21 feet; thence East 165 feet; thence North 21 feet; thence West 165 feet to the point of beginning

Parcel 9 (Major Street)
Parcels 3, 4, 5, 6, 7, and 8 described above are together with the following:

A right of way in common with others: Commencing 37.5 feet East from the Northwest Corner of Lot 7, Block 16, Plat "A", Salt Lake City Survey and running thence South 148.5 feet; thence Southwest 22.5 feet, More or Less to a point 142.5 feet West and 165 feet North form the Southeast corner of Sold Lot 7; thence South 165 feet; thence East 30 feet; thence North 165 feet; thence Northwest 22.5 feet More or less to a point 107.5 feet West and 11 Rods North from the Southeast corner of sold Lot 7; thence North 148.5 feet; thence West 20 feet to the place of beginning.



VICINITY MAP
(Not to Scale)

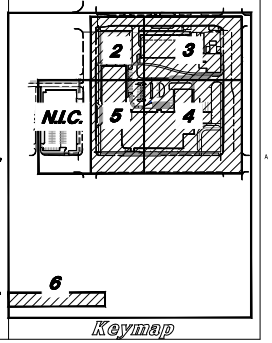
ADJUSTED DESCRIPTIONS

Adjusted Parcel 1: (Hospital/MOB Phase 1 Parcel)
All of Lots 1, 2, 3, 4, 5, 6, and 7, Block 16, Plat A, Salt Lake City Survey, Salt Lake County, Utah, described as follows:
Beginning at the Southeast Corner of said Block 16, at the Northwest Intersection of State Street and 800 South Street, located 64.53 feet South 89°57'21" West along the monument line of said 800 South Street; and 63.99 feet North 0°02'10" West from a Brass Cap Monument at the intersection of said State Street and 800 South Street; and running thence South 89°57'27" West 660.25 feet along the North line of said 800 South Street to the Southwest corner of said Block 16, at the Northeast Intersection of Main Street and said 800 South Street; thence North 0°01'24" West 476.24 feet along the East line of said Main Street; thence South 89°57'27" West 160.02 feet; thence North 0°01'40" West 184.00 feet to the North line of said Block 16, on the South Right-of-Way line of 700 South Street; thence North 89°57'04" East 44.86 feet along said Right-of-Way line; thence South 0°01'40" East 237.84 feet; thence North 89°57'04" East 455.23 feet to the East line of said Block 16, on the West Right-of-Way line of said State Street; thence South 0°02'29" East 499.45 feet along said Right-of-Way line to the point of beginning.
Containing 298,157 sq. ft. or 6.845 Acres, more or less.

Adjusted Parcel 2: (Parking Garage Parcel) A part of Lots 6 and 7, Block 16, Plat A, Salt Lake City Survey, Salt Lake County, Utah, described as follows:
Beginning at the Northeast Corner of said Lot 7, on the North line of said Block 16, on the South Right-of-Way line of 700 South Street, located 68.60 feet North 89°57'26" East along the monument line of 700 South Street; and 68.01 feet South 0°01'43" East to the Northeast Corner of said Block 16; and 495.03 feet North 89°57'04" East along said South Right-of-Way line from a Brass Cap Monument at the Intersection of Main Street and said 700 South Street; and running thence South 0°02'12" East 150.59 feet along the East line of said Lot 7; thence South 89°57'47" West 290.19 feet; thence North 0°01'40" West 150.33 feet to said North line of said Block 16, on South Right-of-Way line of said 700 South Street; thence North 89°57'04" East 295.16 feet along said Right-of-Way line to the point of beginning.
Containing 43,651 sq. ft. or 1.002 Acres, more or less.

Adjusted Parcel 3: (Community Access Parcel)
A part of Lots 6, 7 and 8, Block 16, Plat A, Salt Lake City Survey, Salt Lake County, Utah, described as follows:
Beginning at a point on the East line of said Block 16, on the West Right-of-Way line of State Street, located 64.53 feet South 89°57'21" West along the monument line of 800 South Street; and 63.99 feet North 0°02'10" West to the Southeast corner of said Block 16; and 422.45 feet North 0°02'29" West along said West Right-of-Way line of State Street from a Brass Cap Monument at the Intersection of said State Street and 800 South Street; and running thence South 89°57'04" West 455.23 feet; thence North 0°01'40" West 87.51 feet; thence North 89°57'47" East 290.19 feet to the East line of said Lot 7; thence South 0°02'12" East 14.68 feet along said East line; thence North 89°56'45" East 44.00 feet; thence South 0°02'29" East 58.83 feet; thence North 89°57'04" East 121.02 feet to said East line of said Block 16, on the West Right-of-Way line of said State Street; thence South 0°02'29" East 15.00 feet along said West Right-of-Way line to the point of beginning.
Containing 30,403 sq. ft. or 0.698 Acres, more or less.

Adjusted Parcel 4: (MOB Phase 2 Parcel & Plaza & MOB Phase 3 Parcel)
A part of Lot 5, Block 16, Plat A, Salt Lake City Survey, Salt Lake County, Utah, described as follows:
Beginning at the Northwest corner of said Block 16, at the Southeast Intersection of Main Street and 700 South Street, located 68.60 feet North 89°57'26" East along the monument line of said 700 South Street; and 68.01 feet South 0°01'43" East from a Brass Cap Monument at the intersection of said Main Street and 700 South Street; and running thence North 89°57'04" East 160.01 feet along said South Right-of-Way line ; thence South 0°01'40" East 184.00 feet; thence South 89°57'27" West 160.02 feet to the West line of said Block 16, on the East Right-of-Way line of said Main Street; thence North 0°01'24" West 185.98 along said East Right-of-Way line feet to the point of beginning.
Containing 29,442 sq. ft. or 0.676 Acres, more or less.



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INTERMOUNTAIN HEALTH
LDS HOSPITAL

750 South State Street
Salt Lake City, UT 84111

Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	Arcillia
Civil Engineer	Great Basin
Structural Engineer	Rosemary
Mechanical Engineer	Reindel
Electrical Engineer	Lytle
Plumbing Engineer	Reindel
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	HA

MARK	DATE	DESCRIPTION
	08/19/2026	PRICING PACKAGE
	08/24/2026	DESIGN DEVELOPMENT

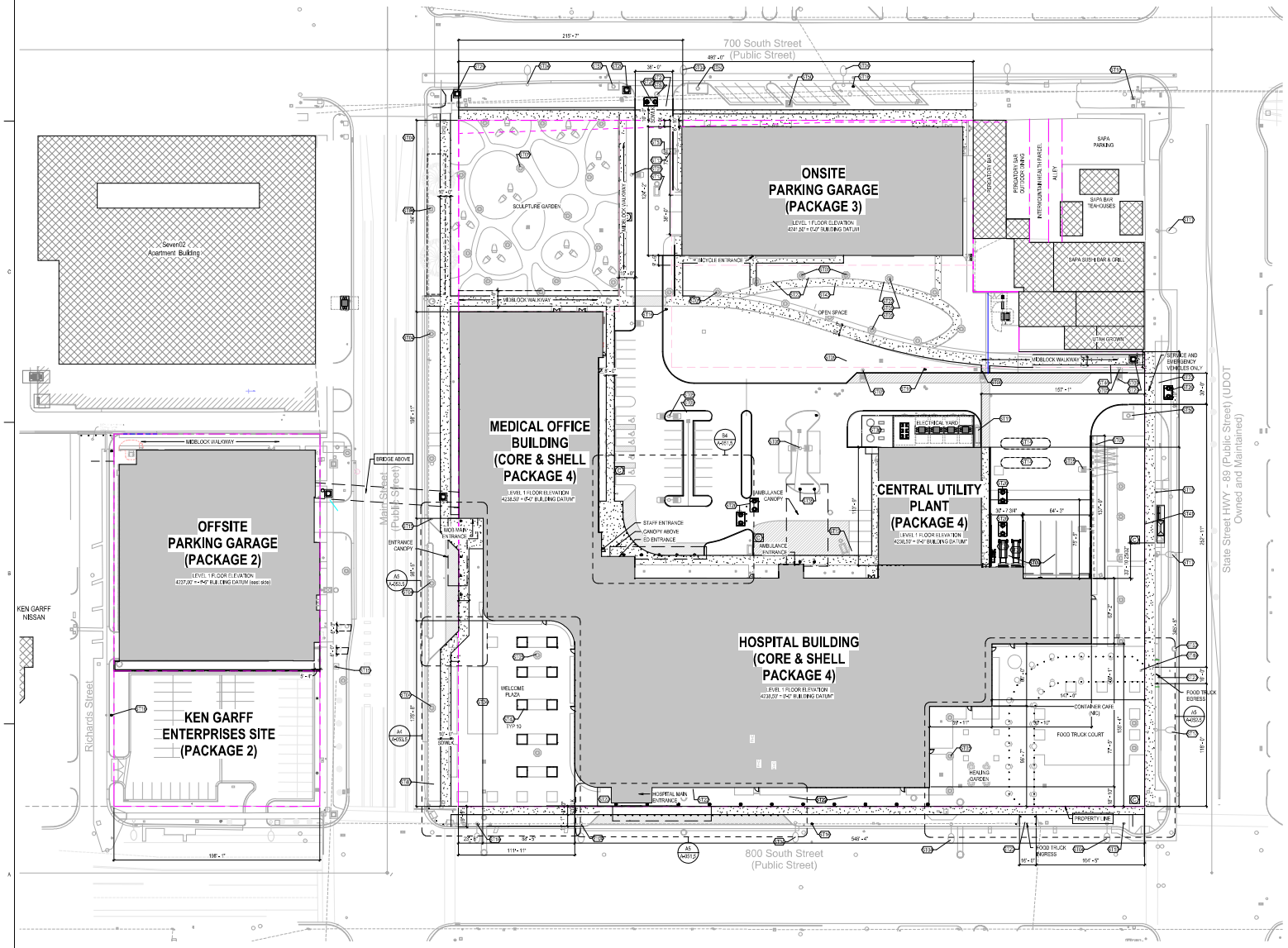
Project Number	10424827
Original Issue	08/24/26

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
CIVIL COVER SHEET

Sheet Number
CC-100.3

Project Status
DESIGN DEVELOPMENT



A5 OVERALL ARCHITECTURAL SITE PLAN-5
1" = 60'-0"

BASIC SITE INFORMATION

MAIN CAMPUS SITE AREA = 9.22 ACRES

OFFSITE PARKING SITE AREA = 1.04 ACRES
GARFF ENTERPRISES SITE AREA = 0.39 ACRE

PARKING COUNT SUMMARY

ONSITE PARKING GARAGE:	
STANDARD STALLS	477
ADA STALLS	28
TOTAL STALLS	505
ONSITE SURFACE PARKING	
STANDARD STALLS	24
ADA STALLS	6
TOTAL STALLS	30
OFFSITE PARKING GARAGE	
STANDARD STALLS	396
COMPACT STALLS	195
ADA STALLS	41
TOTAL STALLS	632
TOTAL VEHICLE PARKING CAPACITY (OFF STREET PARKING)	1,167

MAXIMUM PARKING CALCULATION
MON: 6 SPACES/1,000 SF = 194,696 SF/1,000 x 6 = 1,170 STALLS
HOSPITAL = BED COUNT x 2 = 427 BED/PATIENT POSITIONS x 2 = 214
TOTAL MAXIMUM = 1,381

BICYCLE PARKING SUMMARY

35 SECURE/ENCLOSED STORAGE LOCATIONS IN ONSITE PARKING GARAGE
35 SECURE/ENCLOSED STORAGE LOCATIONS IN OFFSITE PARKING GARAGE
16 STANDARD RACKS ON SITE
TOTAL BICYCLE STORAGE VALUE: 2(35+35) + 16 = 144
BUILDING SF / ARCH) = 991,3695,000 SF/STALL = 119

SPECIAL VEHICLES
4 AMBULANCE STAGING AND PARKING LOCATIONS
2 FIRE TRUCKS PARKING LOCATIONS
3 POLICE/EMS VEHICLE PARKING LOCATIONS
4 FULL DEPT DOCK POSITIONS

BASIC BUILDING INFORMATION

HOSPITAL:
- TYPE I-A CONSTRUCTION
- GROUP I-2, CONDITION 2 OCCUPANCY CLASSIFICATION
- 10 STORIES, 209 FT HIGH, 521,818 SF

MEDICAL OFFICE BUILDING (MOB):
- TYPE I-A CONSTRUCTION
- GROUP B OCCUPANCY CLASSIFICATION AND USE
- 7 STORIES, 142' FT HIGH, 184,238 SF

CENTRAL UTILITY PLANT (CUP):
- TYPE I-A CONSTRUCTION
- GROUP U OCCUPANCY CLASSIFICATION AND USE
- 2 STORIES, 38 FT HIGH, 23,586 SF

BASIC BUILDING INFORMATION (CONTINUED)

ONSITE PARKING
- TYPE I-A CONSTRUCTION
- GROUP S-2 OCCUPANCY CLASSIFICATION AND USE
- 6 STORIES, 78 FT HIGH, 158,000 SF
- 505 PARKING STALLS

OFFSITE PARKING
- TYPE I-A CONSTRUCTION
- GROUP S-2 OCCUPANCY CLASSIFICATION AND USE
- 7 STORIES, 84 FT HIGH, 253,114 SF
- 632 PARKING STALLS

SITE PLAN LEGEND

PROPERTY LINE

OVERHEAD POWER UTILITY LINE

EXISTING BUILDING

FIRE HYDRANT

SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
2. ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH THE BUILDING CODE REPORT, 2024 INTERNATIONS CODE COUNCIL (ICC) FAMILY OF CODES AND SALT LAKE CITY ZONING ORDINANCES
3. REFER TO CIVIL DRAWINGS FOR PROPERTY SURVEY, FINAL GRADE ELEVATIONS AND PROPERTY LINE COORDINATES.
4. REFER TO LANDSCAPE DRAWINGS FOR EXISTING TREES & PLANTING TO REMAIN.
5. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND CONTROL POINTS AND REFERENCE THEM TO OTHER LOCATIONS FOR THE DURATION OF CONSTRUCTION.
6. ALL CONTROL AND SURVEY BEARINGS, DISTANCES, ANGLES ELEVATIONS AND COORDINATES USED BY THE CONTRACTOR FOR LAYOUT OF WORK SHALL BE VERIFIED BY A LAND SURVEYOR LICENSED IN THE JURISDICTION. IF DISCREPANCIES ARE FOUND, PREPARE A SURVEY DRAWING CERTIFIED BY A LAND SURVEYOR LICENSED IN THE JURISDICTION WHICH SHOWS THE MEASUREMENTS TAKEN AND THE MAGNITUDE OF THE DISCREPANCIES. SUBMIT THE CERTIFIED DRAWING AT...
7. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING UNDERGROUND INFORMATION PRIOR TO ANY REMOVAL WORK. ALL DAMAGES AND REPAIR COST WILL BE AT CONTRACTOR'S EXPENSE. CONTACT BLUE STAKES TO SUBMIT THE LOCATION REQUEST NO LATER THAN THREE BUSINESS DAYS BEFORE EXCAVATION BEGINS OR NORE THAN 14 CALENDAR DAYS BEFORE THE COMMENCEMENT OF EXCAVATION WORK. CONTACT: WWW.BLUESTAKES.ORG, 1 (800) 662-4111
8. TREE PROTECTION ZONES ARE REQUIRED AT EACH EXISTING TREE NOT INDICATED FOR REMOVAL. THE TREE PROTECTION ZONE SHALL BE DEFINED BY 6' TALL CHAIN LINK FENCING ERECTED WITH FREE STANDING POSTS. NOT POSTS DRIVEN INTO THE ROOT SYSTEM. EACH LINEAR SPAN OF FENCING SHALL HAVE THE URBAN FORESTRY TREE PROTECTION ZONE SIGN LAMINATED ON 11" x 17" PAPER. THE TPZ FENCING AND SIGNAGE WILL REMAIN UNTIL THE PROJECT IS COMPLETE OR UNTIL URBAN FORESTRY HAS PROVIDED WRITTEN INFORMATION ALLOWING THE REMOVAL OF THE FENCING. THERE SHALL BE NO ENTRY INTO THE TPZ WITHOUT WRITTEN AUTHORIZATING FROM THE URBAN FORESTERY DIVISION.

SHEET KEYNOTES

ST04	NEW STREET LIGHTING FIXTURE PER CITY REQUIREMENTS, SEE ELECTRICAL
ST05	NEW SITE LIGHTING FIXTURE, SEE ELECTRICAL
ST09	NEW STORM WATER INLET, SEE CIVIL
ST11	NATURAL GAS METER, SEE PLUMBING
ST12	SAND/OIL SEPARATOR, SEE PLUMBING AND CIVIL
ST13	GREASE TRAP AND SAMPLING MANHOLE, SEE PLUMBING AND CIVIL
ST14	UNDERGROUND FUEL STORAGE TANKS, SEE MECHANICAL
ST15	EXISTING FIRE HYDRANT
ST16	NEW FIRE HYDRANT, SEE CIVIL
ST17	EXISTING STREET LIGHT TO REMAIN
ST22	SITE FURNISHING, SEE LANDSCAPE
ST23	NEW CONCRETE DRIVE APPROACH, SEE CIVIL
ST25	ELECTRICAL MANHOLE, SEE ELECTRICAL
ST29	TELECOMMUNICATION MANHOLE, SEE ELECTRICAL
ST30	BULK OXYGEN STORAGE TANK AND EQUIPMENT, SEE MECHANICAL
ST31	WASTE COMPACTOR W/ INTEGRAL SCALED CONTAINER
ST32	RECYCLING COMPACTOR AND CONTAINER
ST34	WATER FEATURE, SEE LANDSCAPE, (BID ALTERNATE L3)
ST35	COLUMN, SEE STRUCTURAL
ST40	NEW BIKE RACK, SEE LANDSCAPE.
ST41	EXISTING BIKE RACK
ST42	NEW UTA BUS SHELTER AND BENCHES
ST43	CONCRETE BENCH PLANTER, SEE LANDSCAPE (BID ALTERNATE L2)
ST44	SHADE STRUCTURE, SEE LANDSCAPE, (BID ALTERNATE L5)
ST49	EXISTING WATER METER, SEE CIVIL
ST50	NEW WATER METER, SEE CIVIL
ST53	NEW SEWER MANHOLE, SEE CIVIL.

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Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaulo
Electrical Engineer	Lynk
Plumbing Engineer	Reaulo
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	KEJ

MARK	DATE	DESCRIPTION
	12/15/2023	SCHEMATIC DESIGN
	06/19/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

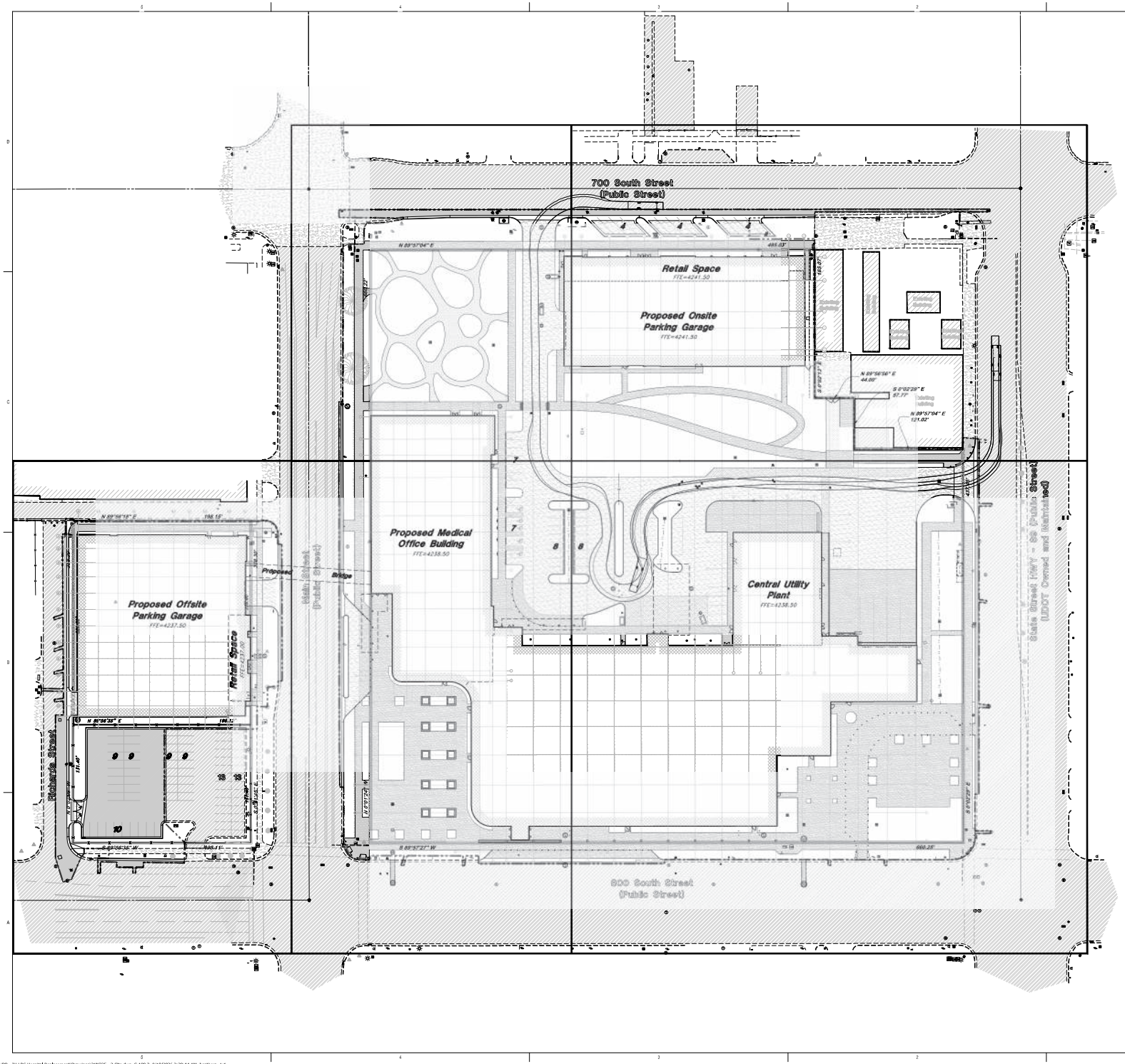
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PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OVERALL
ARCHITECTURAL SITE
PLAN

Sheet Number
A-050.5

Project Status
DESIGN DEVELOPMENT



Graphic Scale

Scale: 1" = 40'

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Top of Wall	TW
Water Manhole	W	Top of Concrete	TOC
Storm Drain Manhole	D	Top of Asphalt	TA
Cleanout	C	Match Existing	ME
Electrical Manhole	E	Fire Department Connection	FDC
Catch Basins		Finish Contour	50'
Exist. Fire Hydrant		Finish Grade	49.50±
Fire Hydrant		Finish Grade	49.50±
Fire Department Connection		Finish Grade	49.50±
Post Indicator Valve		Direction of Flow	
Exist. Water Valve			
Water Valve		Existing Asphalt	
Sanitary Sewer			
Domestic Water		New Asphalt	
Gas Line			
Irrigation Line		Heavy Duty Asphalt	
Storm Drain			
Telephone Line		Existing Concrete	
Secondary Waterline			
Fiber Line		New Concrete	
Flow Line			
Curb Drain		Heavy Duty Concrete	
Power pole			
Power pole w/guy		Split Curb & Gutter	
Light Pole			
Fence		Demo Tree	
Flowline of ditch			
Corrugated Metal Pipe		Tree To Remain In Place	
Reinforced Concrete Pipe			
Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Property			
Finish Floor			
Top of Curb			
Top of Wall			

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Stalls markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and ballards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTES TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

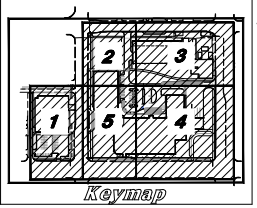
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN 700 S, 800 S, AND MAIN STREET RIGHT OF WAYS, AND UDOT STANDARDS AND SPECIFICATIONS IN STATE STREET RIGHT OF WAY.

SITE DATA TABLE

	Square Footage	Acreage	Percent of Total Area
Overall Property Area	470,578	10.8029	
Construction Limits (Preimage 3)	466,592	10.7642	100%
Total Hardscape Area	195,487	4.4873	42%
Total Landscaped Area	107,247	2.4620	23%
Total Building Area	166,185	3.8150	35%

PARKING DATA TABLE

Surface Parking:	102 stalls
Parking Garages:	0 stalls
Ambulance Parking:	2 stalls
Fire Truck Parking:	2 stalls



Keymap

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INTERMOUNTAIN
HEALTH
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Intermountain Health

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Project Designer	HDR
Project Architect	HDR
Landscape Architect	Architex
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Lynk
Plumbing Engineer	Reaveley
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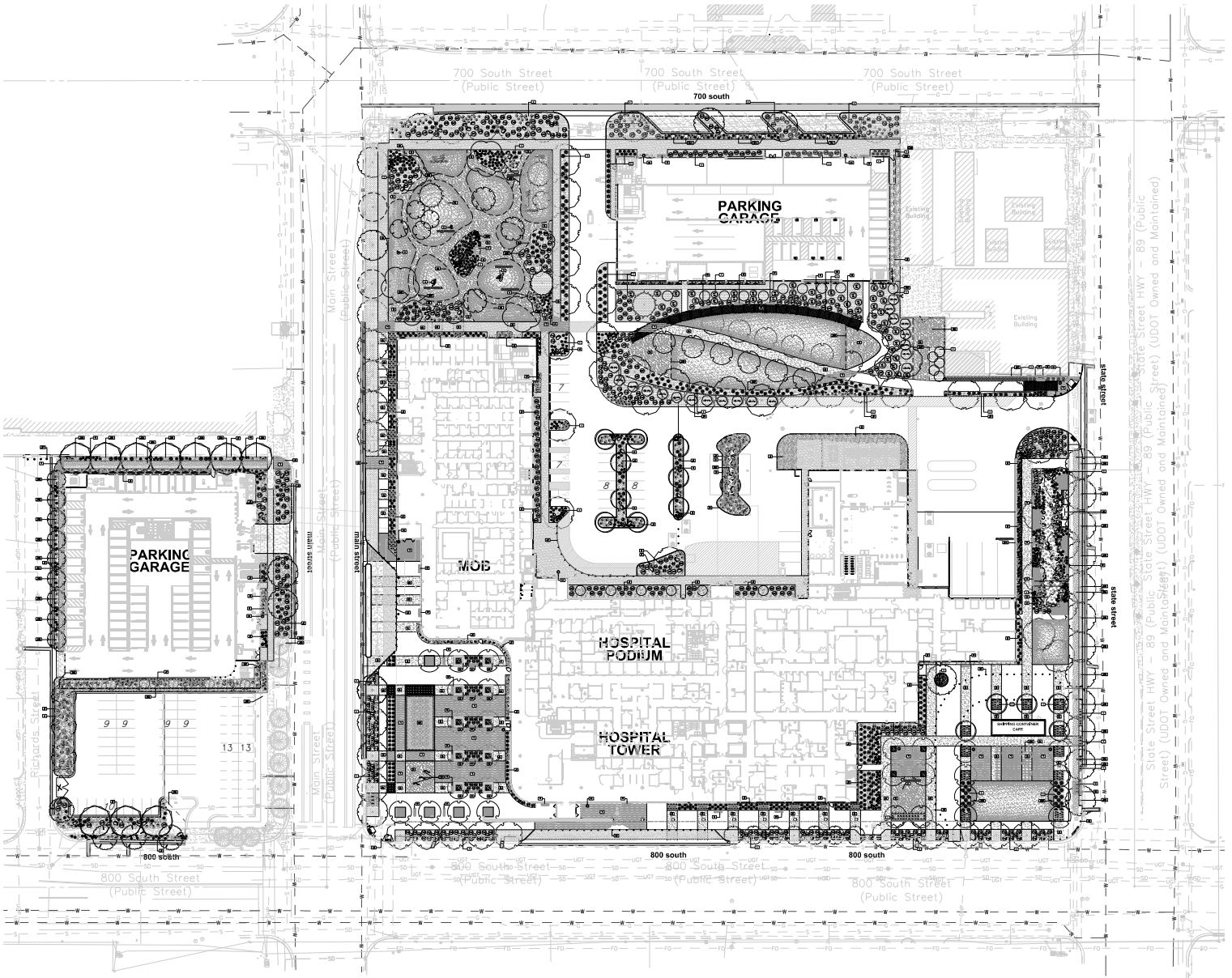
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Sheet Name
OVERALL
SITE PLAN

Sheet Number
C-100.3

Project Status
DESIGN DEVELOPMENT



PLANT SCHEDULE A

«SEE SHEET LL-501 FOR PLANT SCHEDULE»

PLANTING NOTES B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TURF SOD AREAS (3 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
8. TREES OVERHANGING ACCESSIBLE ROUTES MUST PROVIDE A MINIMUM HEAD CLEARANCE OF 80" AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 98" MINIMUM.

REFERENCE SCHEDULE NOTES C

CODE	DESCRIPTION	QTY
1	3" DEPTH OF BARK MULCH, SEE SHEET LL-501.5 DETAIL G	48,748 sf
2	3" DEEP 1 1/2" TO 3" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK. SEE SHEET LL-501.5 DETAIL G	18,804 sf
3	6" DEEP 3" TO 6" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK. , SEE SHEET LL-501.5 DETAIL G	2,046 sf
4	LANDSCAPE BOULDER, SEE SHEET LL-501.5 DETAIL H	149
5	DECOMPOSED GRANITE PAVEMENT, SEE SHEET LL-501.5 DETAIL L	13,146 sf
6	COLORED CONCRETE WITH ACID ETCH FINISH, TYPICAL	18,041 sf
7	GRANITE PAVER, SEE SPECS. OVER CONCRETE SUB SLAB., SEE SHEET LL-501.5 DETAIL I	13,647 sf
8	CONCRETE BENCH PLANTER, SEE SHEET LL-502.5 DETAIL C BID ALTERNATE 1 (base scored & colored concrete)	400 lf
9	BENCH, SEE SHEET LL-501.5 DETAIL K BID ALTERNATE 2 (base 10 additional (Backless, Solid Surface)	31
10	WATER FEATURE BASIN WITH BUBBLER JETS, GRANITE VENEER, BLACK MEXICAN PEBBLES IN BASIN, SEE SHEET LL-502.5 DETAIL B BID ALTERNATE 3 (base planting and irrigation)	1350 sf
11	ART OPPORTUNITY, PROVIDED BY OWNER BID SEE ALTERNATES 1,2,3,4,5,7,8,9,10,11, WITH LIGHTING	
12	BOLLARD, TYPICAL SEE ARCHITECTURAL PLANS FOR DETAIL	
13	BIKE RACK, SEE SHEET LL-502.5 DETAIL D	6
14	TRASH RECEPTACLE, SHEET LL-501.5 DETAIL J	11
15	GRANITE BENCH, SHEET LL-502.5 DETAIL A BID ALTERNATE 4 (base standard park bench)	9
16	BUTTERFLY BENCH, SEE SHEET LL-502.5 DETAIL F BID ALTERNATE 6 (base standard park bench)	1
17	BUS SHELTER, PER UTA STANDARDS	
18	SHADE STRUCTURE, SEE SHEET LL-502.5 DETAIL H BID ALTERNATE 8, WITH LIGHTING	268 lf
19	LANDSCAPE EDGING, SEE SHEET LL-501.5 DETAIL F	2,406 lf
20	SCREEN WALL, SEE SHEET LL-502.5 DETAIL G BID ALTERNATE 7, WITH BASE LIGHTING	364 lf
21	BIOSWALE, SEE CIVIL PLAN FOR GRADING AND INFRASTRUCTURE	
22	PERGOLA STEEL STRUCTURE, SEE SHEET LL-502.5 DETAIL I BID ALTERNATE 9, WITH FESTIVE STRING LIGHTS	
23	ART WALL OPPORTUNITY BID ART ALTERNATES, BLANK, PAINTING WITH BASE LIGHTING	120 lf
24	STRUCTURAL SOIL FOR STREET TREES PER SALT LAKE CITY STANDARDS, TYP. -	2,152 sf
25	INSTALL ROOT BARRIER, TYP.	
26	6 FOOT HIGH BLACK VYNL CHAIN LINK WITH DOUBLE ACCESS TO TRANSFORMER	47 lf
27	FLAG POLE, SEE ARCHITECTURAL PLANS FOR DETAIL	3
28	ELECTRICAL GEAR, SEE ELECTRICAL PLANS	
29	4'X4' CONCRETE STEPPING PAD	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
BID ALTERNATES, CONCRETE BENCH PLANTERS, ARBOR, PERGOLA, ART WALL SCREEN WALL TO HAVE LIGHTING IN THE BID ALTERNATE COSTS. SEE LANDSCAPE NARRATIVE FOR LIGHTING CUT SHEETS.

SCALE: 1"=40'-0"

TRUE NORTH

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Phoenix, AZ 85012

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Landscape Architecture & Architectural Site Design
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Intermountain Health
LDS Hospital

750 South State Street
Salt Lake City, UT 84111

Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	Arcsitio
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reinski
Electrical Engineer	Lunt
Plumbing Engineer	Reinski
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	EP

12/23/2025	SCHEMATIC DESIGN
06/19/2026	PRICING PACKAGE
08/24/2026	DESIGN DEVELOPMENT

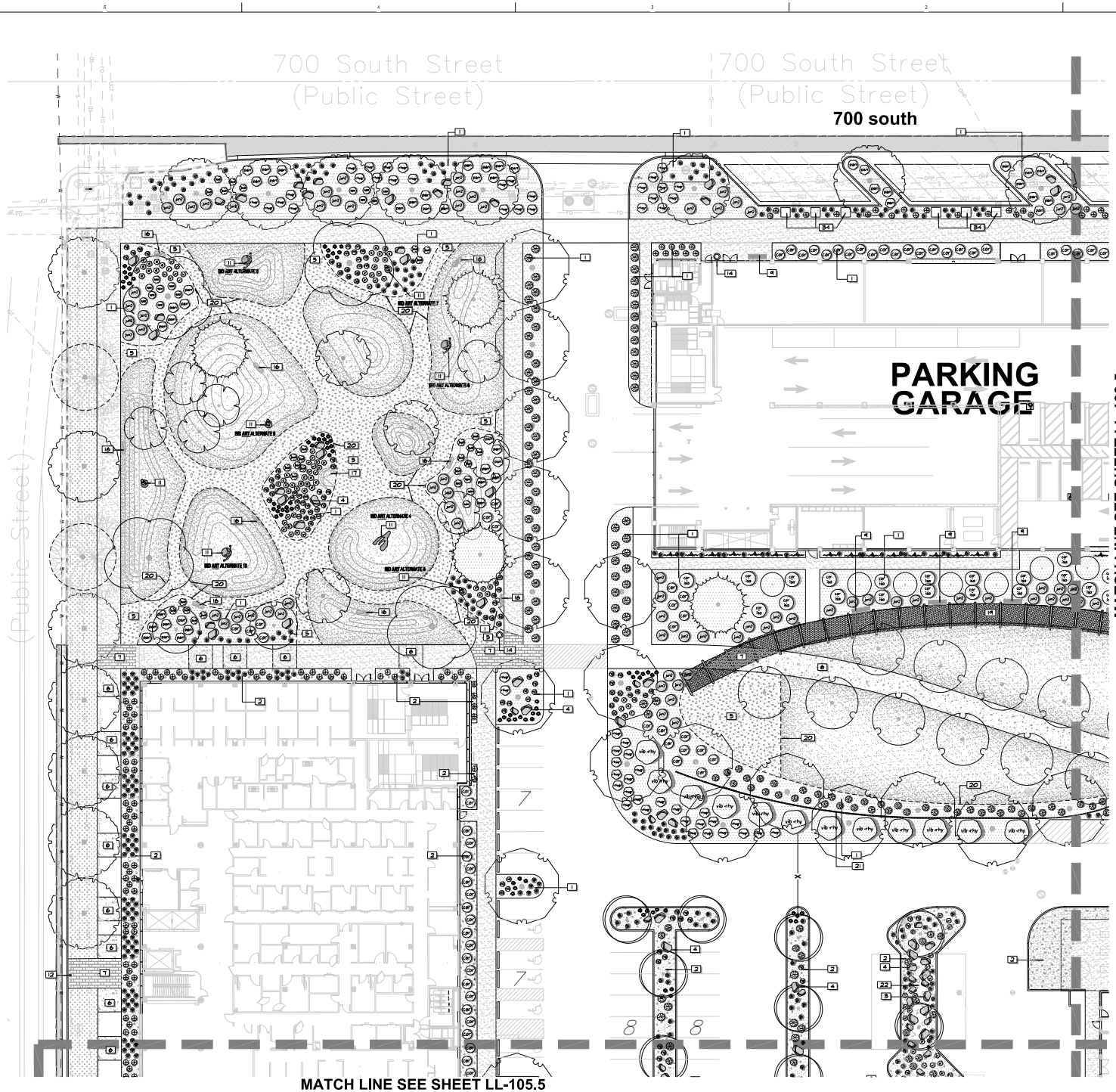
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Original Issue 08/24/26

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NOT FOR CONSTRUCTION

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
LL-100.5

Project Status
DESIGN DEVELOPMENT



PLANT SCHEDULE

A

SEE SHEET LL-501 FOR PLANT SCHEDULE

PLANTING NOTES

B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TURF SOD AREAS (3 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 5 INCHES IN SHRUB BED AREAS (3 INCHES OF TILCH AND 2" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
8. TREE'S OVERHANGING ACCESSIBLE ROUTES MUST PROVIDE A MINIMUM HEAD CLEARANCE OF 80" AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 98" MINIMUM.

REFERENCE SCHEDULE NOTES

C

CODE	DESCRIPTION	QTY
1	3" DEPTH OF BARK MULCH, SEE SHEET LL-501.5 DETAIL G	48,748 sf
2	3" DEEP 1 1/2" TO 3" DIA. TAN ANGULAR ROCK MULCH KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK, SEE SHEET LL-501.5 DETAIL G	19,809 sf
3	6" DEEP 3" TO 6" DIA. TAN ANGULAR ROCK MULCH KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK, SEE SHEET LL-501.5 DETAIL G	2,046 sf
4	LANDSCAPE BOULDER, SEE SHEET LL-501.5 DETAIL H	144
5	DECOMPOSED GRANITE PAVEMENT, SEE SHEET LL-501.5 DETAIL L	13,146 sf
6	COLORED CONCRETE WITH ACID ETCH FINISH, TYPICAL	16,041 sf
7	GRANITE PAVER, SEE SPECS. OVER CONCRETE SUB SLAB, SEE SHEET LL-501.5 DETAIL I	13,697 sf
8	CONCRETE BENCH PLANTER, SEE SHEET LL-502.5 DETAIL C	400 lf BID ALTERNATE 1 (non-stained & stained concrete)
9	BENCH, SEE SHEET LL-501.5 DETAIL K	51 BID ALTERNATE 2 (non-15 additional design, materials)
10	WATER FEATURE BASIN WITH BUBBLER JETS, GRANITE VENEER, BLACK MEXICAN PEBBLES IN BASIN, SEE SHEET LL-502.5 DETAIL B BID ALTERNATE 3 (non-glazing and digital)	1390 sf
11	ART OPPORTUNITY, PROVIDED BY OWNER BID ART ALTERNATES 1,2,3,4,5,6,7,8,9,11, WITH LIGHTING	
12	BOLLARD, TYPICAL, SEE ARCHITECTURAL PLANS FOR DETAIL	
13	BIKE RACK, SEE SHEET LL-502.5 DETAIL D	6
14	TRASH RECEPTACLE, SHEET LL-501.5 DETAIL J	11
16	GRANITE BENCH, SHEET LL-502.5 DETAIL A BID ALTERNATE 4 (non-standard park bench)	4
17	BUTTERFLY BENCH, SEE SHEET LL-502.5 DETAIL F BID ALTERNATE 5 (non-standard park bench)	1
18	BUS SHELTER, PER UTA STANDARDS	
19	SHADE STRUCTURE, SEE SHEET LL-502.5 DETAIL H BID ALTERNATE 6, WITH LIGHTING	256 lf
20	LANDSCAPE EDGING, SEE SHEET LL-501.5 DETAIL F	2,406 lf
21	SCREEN WALL, SEE SHEET LL-502.5 DETAIL G BID ALTERNATE 7, WITH MORE LIGHTING	364 lf
22	SIDEWALK, SEE CIVIL PLAN FOR GRADING AND INFRASTRUCTURE	
23	PERGOLA STEEL STRUCTURE, SEE SHEET LL-502.5 DETAIL I BID ALTERNATE 8, WITH FESTIVE STRING LIGHTS	
24	ART WALL OPPORTUNITY BID ART ALTERNATES 5, BURN, PAINTING WITH BASE LIGHTING.	120 lf
26	STRUCTURAL SOIL FOR STREET TREES PER SALT LAKE CITY STANDARDS, TYP.	2,182 sf
28	INSTALL ROOT BARRIER, TYP.	
30	6 FOOT HIGH BLACK VYNL CHAIN LINK WITH DOUBL GATE ACCESS TO TRANSFORMER	47 lf
31	FLAG POLE SEE ARCHITECTURAL PLANS FOR DETAIL	5
33	ELECTRICAL GEAR, SEE ELECTRICAL PLANS	
34	4'X4' CONCRETE STEPPING PAD	

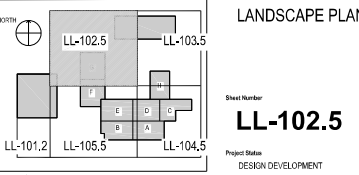
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY, CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
** ALL LIGHTING, INCLUDING FIXTURES, POWERS, ART WALL, SCREEN WALL TO HAVE LIGHTING IN THE BID ALTERNATE COSTS, SEE LANDSCAPE NARRATIVE FOR LIGHTING CUT SHEETS**

SCALE

D

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SCALE: 1" = 16'-0"



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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	Arcsitio
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reno&i
Electrical Engineer	Lunk
Plumbing Engineer	Reno&i
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	EP

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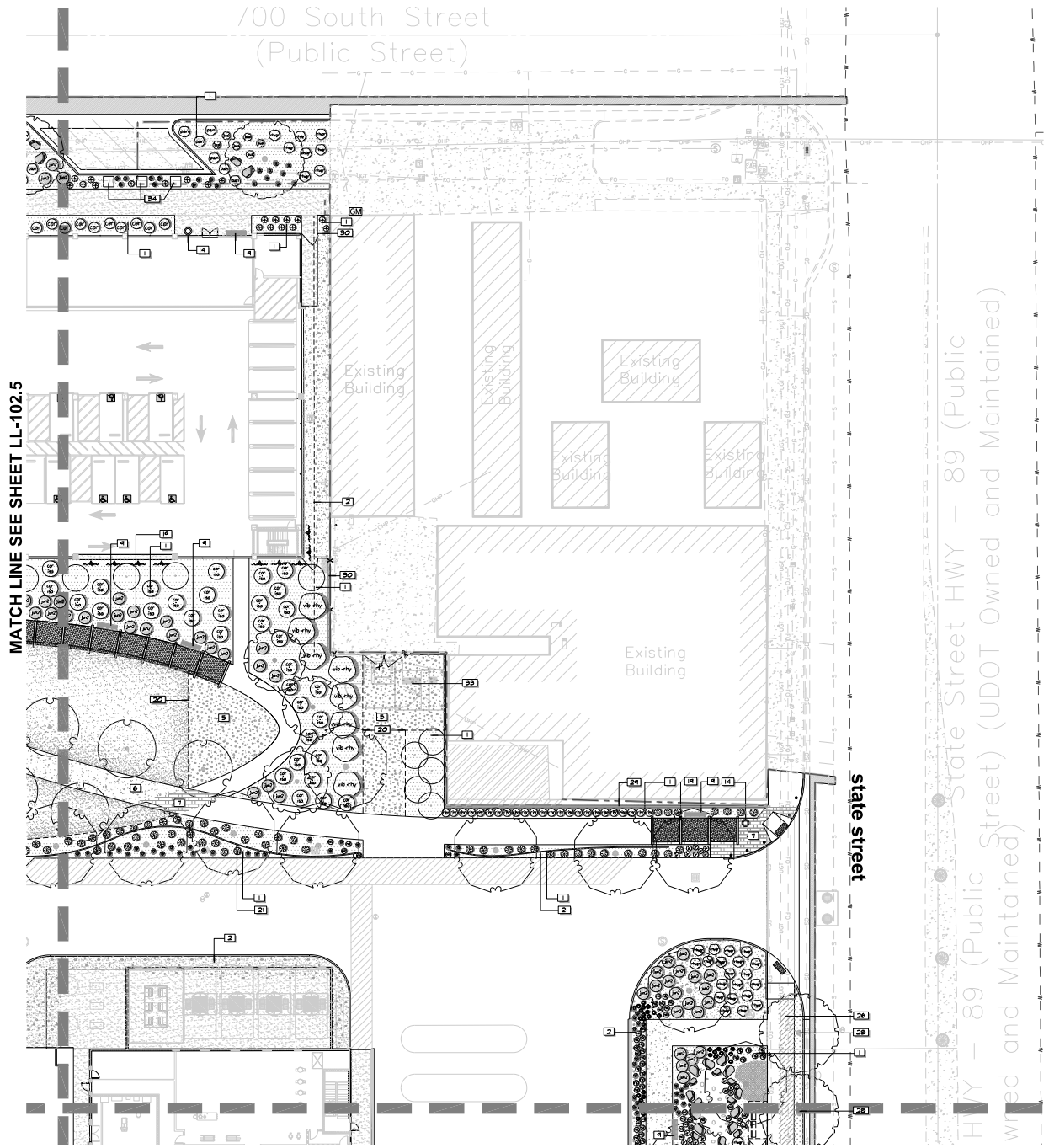
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PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

Sheet Number
LL-102.5

Project Status
DESIGN DEVELOPMENT



PLANT SCHEDULE

A

«SEE SHEET LL-501 FOR PLANT SCHEDULE»

PLANTING NOTES

B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TURF SOD AREAS (3 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 9 INCHES IN SHRUB BED AREAS (3 INCHES OF MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
8. TREES OVERHANGING ACCESSIBLE ROUTES MUST PROVIDE A MINIMUM HEAD CLEARANCE OF 80" AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 98" MINIMUM.

REFERENCE SCHEDULE NOTES

C

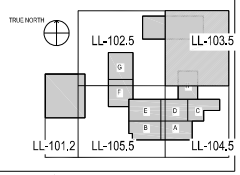
CODE	DESCRIPTION	QTY
1	3" DEPTH OF BARK MULCH, SEE SHEET LL-501.5 DETAIL G	48,748 sf
2	3" DEEP 1 1/2" TO 3" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK, SEE SHEET LL-501.5 DETAIL G	19,804 sf
3	6" DEEP 3" TO 6" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK , SEE SHEET LL-501.5 DETAIL G	2,046 sf
4	LANDSCAPE BOULDER, SEE SHEET LL-501.5 DETAIL H	144
5	DECOMPOSED GRANITE PAVEMENT, SEE SHEET LL-501.5 DETAIL L	15,146 sf
6	COLORED CONCRETE WITH ACID ETCH FINISH, TYPICAL.	15,041 sf
7	GRANITE PAVER, SEE SPECS., OVER CONCRETE SUB SLAB , SEE SHEET LL-501.5 DETAIL I	13,697 sf
8	CONCRETE BENCH PLANTER, SEE SHEET LL-502.5 DETAIL C. BID ALTERNATE 1 (base utilized & etched concrete)	400 lf
9	BENCH, SEE SHEET LL-501.5 DETAIL K. BID ALTERNATE 2 (base 15 additional shelter, metal benches)	31
10	WATER FEATURE BASIN WITH BUBBLER JETS, GRANITE VENEER, BLACK MEXICAN PEBBLES IN BASIN, SEE SHEET LL-502.5 DETAIL B. BID ALTERNATE 3 (base plumbing and lighting)	1,350 sf
11	ART OPPORTUNITY, PROVIDED BY OWNER. BID ART ALTERNATES 1,2,3,4,6,7,8,9,10,11, WITH LIGHTING	
12	BOLLARD, TYPICAL, SEE ARCHITECTURAL PLANS FOR DETAIL	
13	BIKE RACK, SEE SHEET LL-502.5 DETAIL D	6
14	TRASH RECEPTACLE, SHEET LL-501.5 DETAIL J	11
16	GRANITE BENCH, SHEET LL-502.5 DETAIL A. BID ALTERNATE 4 (base standard park bench)	4
17	BUTTERFLY BENCH, SEE SHEET LL-502.5 DETAIL F. BID ALTERNATE 5 (base standard park bench)	1
18	BUS SHELTER, PER UTA STANDARDS	
19	SHADE STRUCTURE, SEE SHEET LL-502.5 DETAIL H. BID ALTERNATE 5, WITH LIGHTING	265 lf
20	LANDSCAPE EDGING, SEE SHEET LL-501.5 DETAIL F	2,406 lf
21	SCREEN WALL, SEE SHEET LL-502.5 DETAIL G. BID ALTERNATE 7 WITH BASE LIGHTING	364 lf
22	BIOSWALE, SEE CIVIL PLAN FOR GRADING AND INFRASTRUCTURE	
23	PERGOLA STEEL STRUCTURE, SEE SHEET LL-502.5 DETAIL I. BID ALTERNATE 8, WITH FESTIVE STRING LIGHTS	
24	ART WALL OPPORTUNITY. BID ART ALTERNATE 5, MURAL PAINTING WITH BASE LIGHTING	120 lf
26	STRUCTURAL SOIL FOR STREET TREES PER SALT LAKE CITY STANDARDS, TYP. -	2,132 sf
28	INSTALL ROOT BARRIER, TYP.	
30	6 FOOT HIGH BLACK VYNL CHAIN LINK WITH DOUBL GATE ACCESS TO TRANSFORMER	47 lf
31	FLAG POLE SEE ARCHITECTURAL PLANS FOR DETAIL	5
33	ELECTRICAL GEAR, SEE ELECTRICAL PLANS	
34	4'X4' CONCRETE STEPPING PAD	

A QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
«NOTE FIXED, CONCRETE BENCH PLANTER, MIRROR, PERGOLA, ART WALL SCREEN WALL TO HAVE LIGHTING IN THE BID ALTERNATE COSTS. SEE LANDSCAPE NARRATIVE FOR LIGHTING CUT SHEETS»

SCALE

D

SCALE: 1" = 16'-0"



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Electrical Engineer	Lunt
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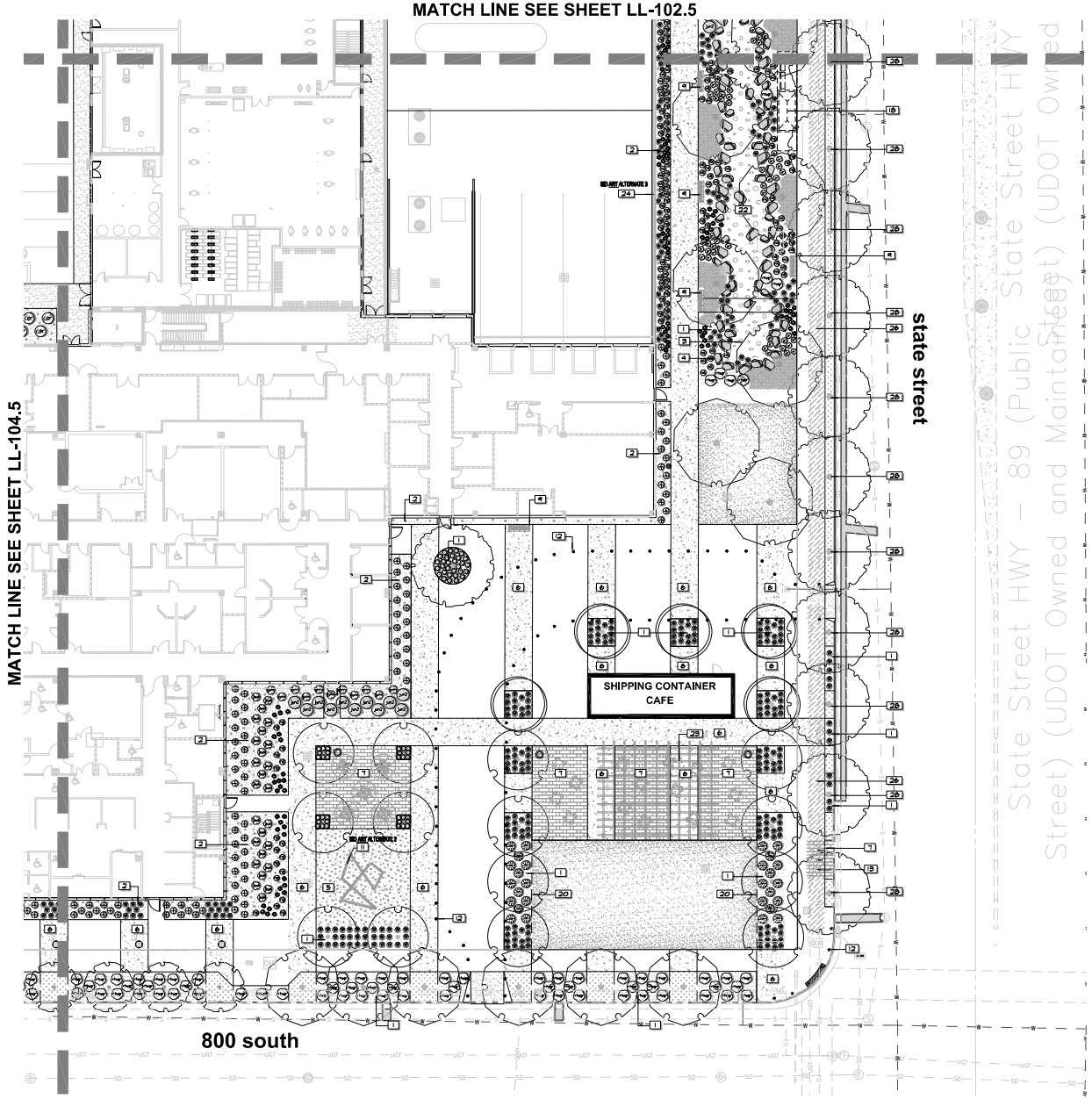
Project Number	10424827
Original Issue	09/24/26

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

Sheet Number
LL-103.5

Project Status
DESIGN DEVELOPMENT



PLANT SCHEDULE

A

SEE SHEET LL-501 FOR PLANT SCHEDULE

PLANTING NOTES

B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT KNOWINGLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE.
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8. TREE'S OVERHANGING ACCESSIBLE ROUTES MUST PROVIDE A MINIMUM HEAD CLEARANCE OF 80" AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 98" MINIMUM.

REFERENCE SCHEDULE NOTES

C

CODE	DESCRIPTION	QTY
1	3" DEPTH OF BARK MULCH, SEE SHEET LL-501.3 DETAIL G	48,798 sf
2	3" DEEP 1 1/2" TO 3" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK, SEE SHEET LL-501.3 DETAIL G	18,809 sf
3	6" DEEP 3" TO 6" DIA. TAN ANGULAR ROCK MULCH, KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK, SEE SHEET LL-501.3 DETAIL G	2,046 sf
4	LANDSCAPE BOULDER, SEE SHEET LL-501.3 DETAIL H	144
5	DECOMPOSED GRANITE PAVEMENT, SEE SHEET LL-501.3 DETAIL L	13,146 sf
6	COLORED CONCRETE WITH ACID ETCH FINISH, TYPICAL	18,041 sf
7	GRANITE PAVER, SEE SPECS., OVER CONCRETE SUB SLAB., SEE SHEET LL-501.3 DETAIL I	13,697 sf
8	CONCRETE BENCH PLANTER, SEE SHEET LL-502.3 DETAIL C	400 lf BID ALTERNATE 2 (base without & added concrete)
9	BENCH, SEE SHEET LL-502.3 DETAIL K	21 BID ALTERNATE 2 (base 15 additional planting, and irrigation)
10	WATER FEATURE BASIN WITH BUBBLER JETS, GRANITE VENEER, BLACK MEXICAN PEBBLES IN BASIN, SEE SHEET LL-502.3 DETAIL B	1,350 sf BID ALTERNATE 2 (base planting and irrigation)
11	ART OPPORTUNITY, PROVIDED BY OWNER	BID ART ALTERNATE 1,2,3,4,5,6,7,8,9,11, WITH LIGHTING
12	BOLLARD, TYPICAL, SEE ARCHITECTURAL PLANS FOR DETAIL	
13	BIKE RACK, SEE SHEET LL-502.3 DETAIL D	6
14	TRASH RECEPTACLE, SHEET LL-501.3 DETAIL J	11
15	GRANITE BENCH, SHEET LL-502.3 DETAIL A	9 BID ALTERNATE 2 (base standard park bench)
17	BUTTERFLY BENCH, SEE SHEET LL-502.3 DETAIL F	1 BID ALTERNATE 2 (base standard park bench)
18	BUS SHELTER, PER UTA STANDARDS	
19	SHADE STRUCTURE, SEE SHEET LL-502.3 DETAIL H	288 lf BID ALTERNATE 5, WITH LIGHTING
20	LANDSCAPE EDGING, SEE SHEET LL-501.3 DETAIL F	2,406 lf
21	SCREEN WALL, SEE SHEET LL-502.3 DETAIL G	364 lf BID ALTERNATE 7, WITH BASE LIGHTING
22	BIOSWALE, SEE CIVIL PLAN FOR GRADING AND INFRASTRUCTURE	
23	PERGOLA STEEL STRUCTURE, SEE SHEET LL-502.3 DETAIL I	BID ALTERNATE 6, WITH FESTIVE STRING LIGHTS
24	ART WALL OPPORTUNITY	120 lf
26	STRUCTURAL SOIL FOR STREET TREES PER SALT LAKE CITY STANDARDS, TYP.	2,182 sf
28	INSTALL ROOT BARRIER, TYP.	
30	6 FOOT HIGH BLACK VYNL CHAIN LINK WITH DOUBL GATE ACCESS TO TRANSFORMER	47 lf
31	FLAG POLE SEE ARCHITECTURAL PLANS FOR DETAIL	3
33	ELECTRICAL GEAR, SEE ELECTRICAL PLANS	
34	4'X4' CONCRETE STEPPING PAD	

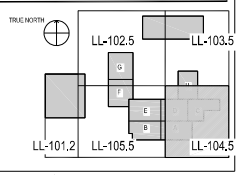
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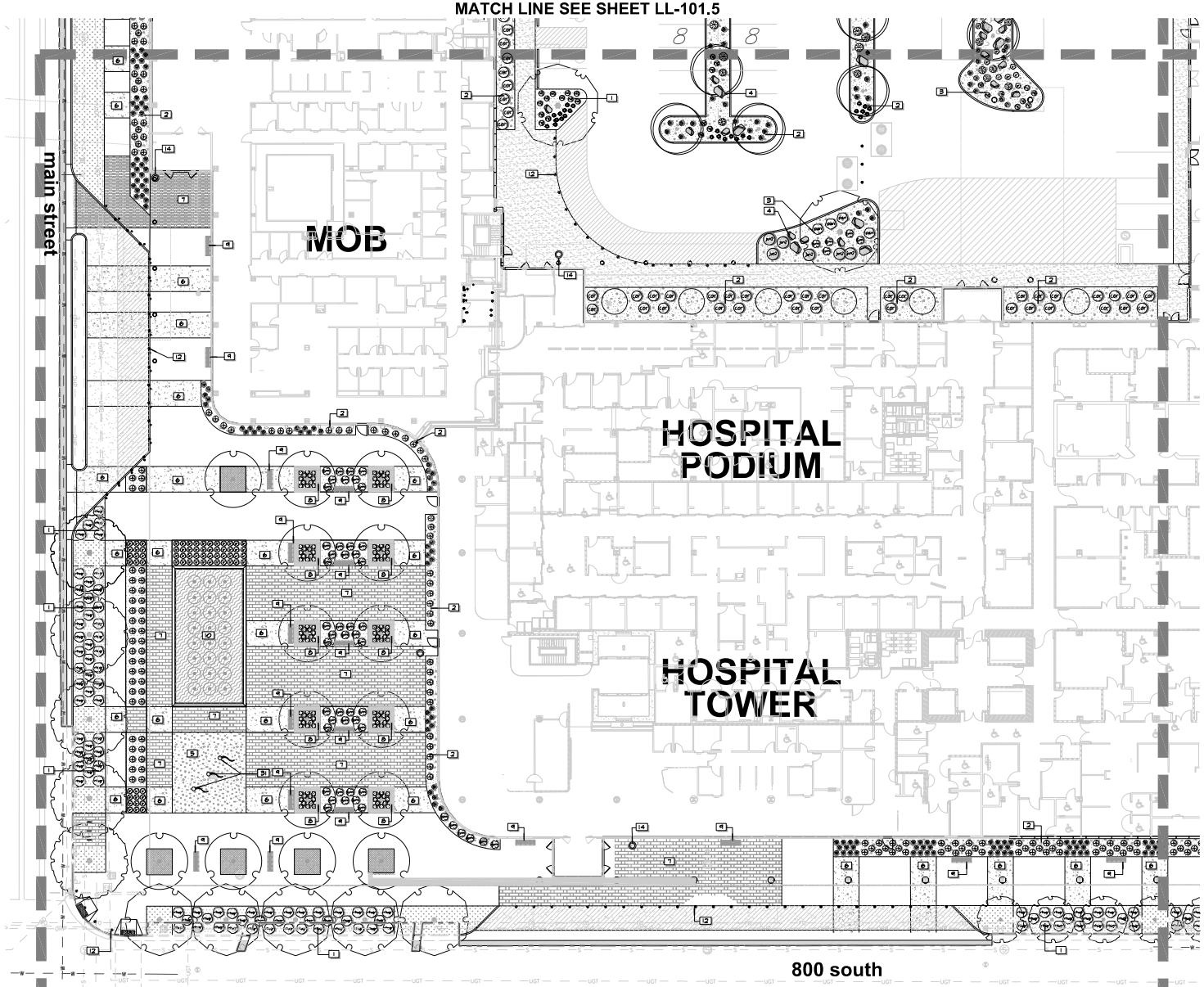
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Sheet Name
LANDSCAPE PLAN

Sheet Number
LL-104.5

Project Status
DESIGN DEVELOPMENT



PLANT SCHEDULE

A

«SEE SHEET LL-501 FOR PLANT SCHEDULE»

PLANTING NOTES

B

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REFERENCE SCHEDULE NOTES

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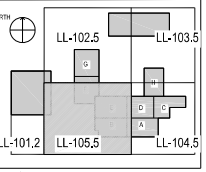
CODE	DESCRIPTION	QTY
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2	3" DEEP 1 1/2" TO 3" DIA. TAN ANGULAR ROCK MULCH. KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK. SEE SHEET LL-501.5 DETAIL G	18,809 sf
3	6" DEEP 3" TO 6" DIA. TAN ANGULAR ROCK MULCH. KEEP 2" BELOW FINISH GRADE WHEN ADJACENT TO A SIDEWALK. SEE SHEET LL-501.5 DETAIL G	2,046 sf
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5	DECOMPOSED GRANITE PAVEMENT, SEE SHEET LL-501.5 DETAIL L	13,146 sf
6	COLORED CONCRETE WITH ACID ETCH FINISH, TYPICAL	18,041 sf
7	GRANITE PAVER, SEE SPEC'S, OVER CONCRETE SUB SLAB., SEE SHEET LL-501.5 DETAIL I	13,847 sf
8	CONCRETE BENCH PLANTER, SEE SHEET LL-502.5 DETAIL C	400 lf BID ALTERNATE 1 (base utilized & added concrete)
9	BENCH, SEE SHEET LL-502.5 DETAIL K	31 BID ALTERNATE 2 (base 15 additional plantings, no bid alternate)
10	WATER FEATURE BASIN WITH BUBBLER JETS, GRANITE VENEER, BLACK MEXICAN PEBBS IN BASIN. SEE SHEET LL-502.5 DETAIL B	1350 sf BID ALTERNATE 3 (base planting and irrigation)
11	ART OPPORTUNITY, PROVIDED BY OWNER.	BID ALTERNATE 12,13,14,15,16,17, WITH LIGHTING
12	BOLLARD, TYPICAL, SEE ARCHITECTURAL PLANS FOR DETAIL	
13	BIKE RACK, SEE SHEET LL-502.5 DETAIL D	6
14	TRASH RECEPTACLE, SHEET LL-501.5 DETAIL J	11
15	GRANITE BENCH, SHEET LL-502.5 DETAIL A	4 BID ALTERNATE 4 (base standard pad bench)
16	BUTTERFLY BENCH, SEE SHEET LL-502.5 DETAIL F	1 BID ALTERNATE 5 (base standard pad bench)
17	BUS SHELTER, PER UTA STANDARDS	
18	SHADE STRUCTURE, SEE SHEET LL-502.5 DETAIL H	268 lf BID ALTERNATE 6, WITH LIGHTING
19	LANDSCAPE EDGING, SEE SHEET LL-501.5 DETAIL F	2,406 lf
20	SCREEN WALL, SEE SHEET LL-502.5 DETAIL G	364 lf BID ALTERNATE 7, WITH BASE LIGHTING
21	BIOSWALE, SEE CIVIL PLAN FOR GRADING AND INFRASTRUCTURE	
22	PERGOLA STEEL STRUCTURE, SEE SHEET LL-502.5 DETAIL I	BID ALTERNATE 8, WITH FESTIVE STRING LIGHTS
23	ART WALL OPPORTUNITY	120 lf
24	BID WITH ALTERNATE 9, 10,WITH LIGHTING WITH BASE LIGHTING	
25	STRUCTURAL SOIL FOR STREET TREES PER SALT LAKE CITY STANDARDS TYP.	2,152 sf
26	INSTALL ROOT BARRIER, TYP.	
27	6 FOOT HIGH BLACK VYNL CHAIN LINK WITH DOUBL GATE ACCESS TO TRANSFORMER	47 lf
28	FLAG POLE SEE ARCHITECTURAL PLANS FOR DETAIL	3
29	ELECTRICAL GEAR, SEE ELECTRICAL PLANS	
30	4'X4' CONCRETE STEPPING PAD	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
PLANT PRICES, CONCRETE BENCH PLANTERS, ARBOR, PERGOLA, ART WALL, SCREEN WALL TO HAVE LIGHTING IN THE BID ALTERNATE COSTS. SEE LANDSCAPE NARRATIVE FOR LIGHTING CUT SHEETS.

SCALE

D

SCALE: 1" = 16'-0"



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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	Arcsitio
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reneki
Electrical Engineer	Lunk
Plumbing Engineer	Reneki
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	EP

12/23/2025	SCHEMATIC DESIGN
06/19/2026	PRICING PACKAGE
09/24/2026	DESIGN DEVELOPMENT

Project Number 10424827
Original Issue 09/24/26

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE PLAN

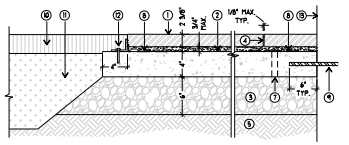
Sheet Number
LL-105.5

Project Status
DESIGN DEVELOPMENT

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
2. PAVERS SHALL BE HAVE BAHN EDGES WITH A FLAMED TOP FINISH.
3. UTILITY BOXES, MANHOLES, ETC. LOCATED IN UNIT PAVER AREAS SHALL HAVE UNIT PAVERS INSTALLED ABUTTING THE BOX, LID, OR COVER -DO NOT INSTALL CONCRETE COLLARS.

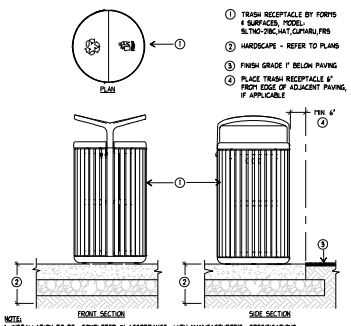
⑥ PROVIDE SMOOTH STEEL DOWEL PIN-JOINT BETWEEN SEPARATE CONC. POURS AND TO STRUCTURES @ 12"-O.C. SPACING
⑩ MULCH
⑪ TOPSOIL
⑫ ALUMINUM PAVER EDGE RESTRAINT -ANCHOR EDGING TO CONCRETE FLATWORK WITH 1" NAIL USING A POWDER ACTUATED TOOL A MINIMUM 2" FROM EDGE OF CONCRETE, LOCATE ANCHOR BOLT EVERY 12" O.C.
⑬ FACE OF BUILDING OR WALL

① UNIT PAVER, SEE PLANS AND SPECS.
② BEDDING SAND - SEE SPECS.
③ #56 COMPACTED ROADBASE
④ POLYMERIC SAND SWEPT JOINT TYP. - SEE SPECS.
⑤ COMPACTED SUBGRADE PER GEOTECH REPORT
⑥ CONCRETE SUBSLAB
⑦ PROVIDE 1" DRAINAGE WEEP HOLES AT LOW POINTS OF CONCRETE FLATWORK OR 6'-0" O.C.
⑧ GEOTEXTILE FABRIC. 1- TURN UP AT EDGES AND EXTEND BACK 12" TO COVER ENDS OF SUBSLAB. 2- PLACE 10'X10' SQUARE OVER EACH WEEP HOLE.



I UNIT PAVER
SCALE: NTS — SECTION

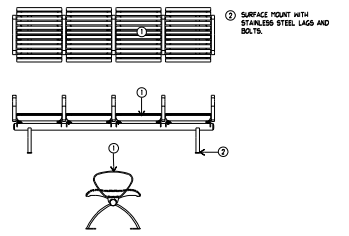
① TRASH RECEPTACLE BY FORMS + SURFACES, MODEL: SLTNO-28C, MAT, CUTAWAY, FRS
② HARDSCAPE - REFER TO PLANS
③ FINISH GRADE 1" BELOW PAVING
④ PLACE TRASH RECEPTACLE 6" FROM EDGE OF ADJACENT PAVING, IF APPLICABLE



NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

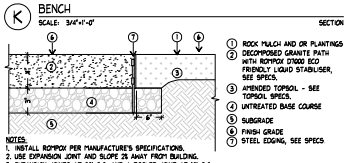
J TRASH RECEPTACLE
SCALE: 3/4"=1'-0" — SECTION

② BENCH BY DUMOR, MODEL: 427-45/5-5
② SURFACE MOUNT WITH STAINLESS STEEL LAGS AND BOLTS.



NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

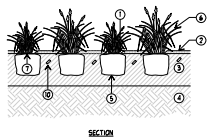
K BENCH
SCALE: 3/4"=1'-0" — SECTION



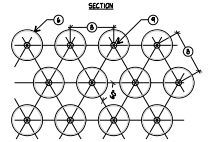
① ROCK MULCH AND OR PLANTINGS
② DECOMPOSED GRANITE PATH WITH ROYPOX STAND ECO FRIENDLY LIQUID STABILISER, SEE SPECS.
③ AMENDED TOPSOIL - SEE TOPSOIL SPECS.
④ UNTREATED BASE COURSE
⑤ SUBGRADE
⑥ FINISH GRADE
⑦ STEEL EDGING, SEE SPECS

NOTES:
1. INSTALL ROYPOX PER MANUFACTURE'S SPECIFICATIONS.
2. USE EXPANSION JOINT AND SLOPE 2% AWAY FROM BUILDING.
3. EXPANSION JOINTS AT 20' O.C. AND A TOOLED JOINT AT 10' O.C.
4. DO NOT INSTALL ANY UNTREATED BASE COURSE OR ROYPOX WHEN PLANTINGS ARE CALLED OUT FOR, TREAT AS A MULCH.

L DECOMPOSED GRANITE PAVING
SCALE: NTS — SECTION



SECTION

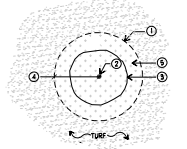


PLAN

① KEEP MULCH BACK FROM BASE OF PLANT
② MULCH LAYER - SEE SPECS.
③ AMENDED TOPSOIL - SEE SPECS.
④ UNDISTURBED SUBGRADE
⑤ IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
⑥ PLANT
⑦ BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
⑧ PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
⑨ CENTER OF PLANT
⑩ FERTILIZER TABLET - SEE SPECS.

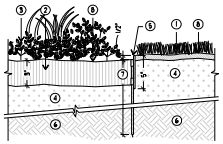
NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

D PERENNIAL / GROUNDCOVER
SCALE: NTS — SECTION/PLAN



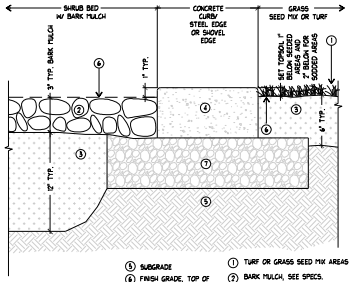
① 3FT DIA. STEEL EDGE, SEE DETAIL H THIS SHEET
② TREE TRUNK
③ ROOTBALL
④ REMOVE SOD AT DRIPLINE OF TREE- MIN WIDTH OF 3'-0" DIA.
⑤ MULCH AS SPECIFIED

E TREE IN TURF
SCALE: NTS — PLAN



① TURF
② MULCH, AS SPECIFIED
③ SHRUB BED
④ TOPSOIL LAYER- REFER TOPSOIL SPECS.
⑤ STEEL LANDSCAPE EDGING SYSTEM, MANUFACTURER: SURELOC ALUMINUMSTEEL EDGING WWW.SURELOCEDGING.COM, HEIGHT AND LENGTH 9 INCHES BY 16 FEET, THICKNESS 1/8 INCH, FINISH: POWDER COATING COLOR BLACK, HELD ALL JOINTS
⑥ SUBGRADE
⑦ 14" SPIKE
⑧ FINISH GRADE

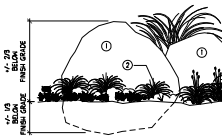
F STEEL LANDSCAPE EDGING AT SHRUB BED
SCALE: NTS — SECTION



⑤ SUBGRADE
⑥ FINISH GRADE, TOP OF MULCH TO BE LEVEL
⑦ ROAD BASE - REFER TO ARCHS. PLANS

① TURF OR GRASS SEED MIX AREAS
② BARK MULCH, SEE SPECS.
③ AMENDED TOPSOIL - SEE SPECS.
④ CONCRETE MOW CURB, IF APPLICABLE

G MULCH IN SHRUB BEDS
SCALE: NTS — SECTION

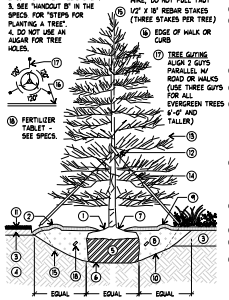


① EXISTING SALVAGED BOULDER, MATCH EXISTING BOULDERS IF QUANTITY IS NOT SUFFICIENT
② FINISH GRADE
NOTE:
1. NOT FOR RETAINING WALLS.

H LANDSCAPE ACCENT BOULDER
SCALE: NTS — SECTION

NOTES:
1. PLANT TREE PLUMB.
2. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
3. SEE "HANDOUT B" IN THE SPECS. FOR "STEPS FOR PLANTING A TREE".
4. DO NOT USE AN AUGAR FOR TREE HOLES.

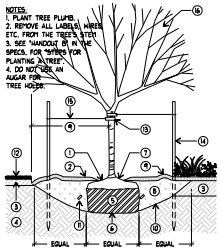
⑭ DOUBLE STRAND PLIABLE NO. 14-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
⑮ 1/2" X 10' REBAR STAKES (THREE STAKES PER TREE)
⑯ EDGE OF WALK OR CURB
⑰ TREE GUYING ALIGN 2 GUYS PARALLEL W/ ROAD OR WALKS (USE THREE GUYS FOR ALL EVERGREEN TREES 6'-0" AND TALLER)
⑱ FERTILIZER TABLET - SEE SPECS.



① MULCH 1" TO 2" BACK FROM TRUNK
② 3" MULCH LAYER - SEE SPECS.
③ AMENDED TOPSOIL- SEE SPECS.
④ UNDISTURBED SUBGRADE
⑤ IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK & TOP 1/3 OF THE ROOT BALL
⑥ SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
⑦ TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
⑧ MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
⑨ PREPARE A MATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK FOR CONIFERS, EXTEND THE MATERING WELL TO THE DRIP LINE OF THE TREE CANOPY.
⑩ ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
⑪ DO NOT PLANT LAWN IN TREE PIT
⑫ 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
⑬ PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

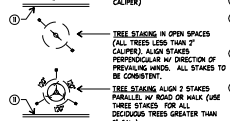
A EVERGREEN TREE WITH GUYING
SCALE: NTS — SECTION

NOTES:
1. PLANT TREE PLUMB.
2. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
3. SEE "HANDOUT B" IN THE SPECS. FOR "STEPS FOR PLANTING A TREE".
4. DO NOT USE AN AUGAR FOR TREE HOLES.



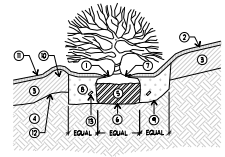
① MULCH 1" TO 2" BACK FROM TRUNK
② MULCH LAYER - SEE SPECS. AND PLANS
③ AMENDED TOPSOIL- SEE SPECS.
④ UNDISTURBED SUBGRADE
⑤ IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
⑥ SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
⑦ TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
⑧ MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
⑨ PREPARE A MATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE MATERING WELL TO THE DRIP LINE OF THE TREE CANOPY.
⑩ ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
⑪ FERTILIZER TABLET - SEE SPECS.
⑫ DO NOT PLANT LAWN IN TREE PIT
⑬ 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
⑭ 6'-0" X 2" DIA ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLACED AND SET AT THE SAME HEIGHT)
⑮ DOUBLE STRAND PLIABLE NO 14-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
⑯ PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

EXCEPT IN RARE CASES TREES SHOULD NOT BE STAKED



TREE STAKING ALONG ROADS OR WALK (ALL TREES LESS THAN 2" CALIPER)
TREE STAKING IN OPEN SPACES (ALL TREES LESS THAN 2" CALIPER). ALIGN STAKES PERPENDICULAR W/ DIRECTION OF PREVAILING WINDS. ALL STAKES TO BE CONSISTENT.
TREE STAKING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)

B DECIDUOUS TREE WITH STAKING
SCALE: NTS — SECTION



NOTES:
1. PLANT SHRUB PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.
4. DO NOT USE AN AUGAR FOR TREE HOLES.
5. DEEP WATER WITH HOSE ALL PLANTS.
6. WATER PLANT IN POT PRIOR TO REMOVING PLANT FROM POT. DO NOT PLANT DRY PLANTS. ALL POTTED PLANTS MUST HAVE A MOIST ROOT SYSTEM.

① MULCH 1" TO 2" BACK FROM TRUNK
② MULCH LAYER - SEE SPECS.
③ AMENDED TOPSOIL- SEE SPECS.
④ UNDISTURBED SUBGRADE
⑤ IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
⑥ SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
⑦ TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
⑧ MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
⑨ ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
⑩ CONSTRUCT WATERING DISH AT EACH PLANT USING TOPSOIL
⑪ FINISH GRADE
⑫ EXISTING GRADE
⑬ FERTILIZER TABLET - SEE SPECS.

C SHRUB
SCALE: NTS — SECTION

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS					
	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal		7
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal		16
	Carpinus betulus / 'Lucas' Hornbeam	B & B	2"Cal		21
	Existing Tree / Existing Tree PRESERVE AND PROTECT	-			2
	Ginkgo biloba / 'Princeton Sentry'	B & B	2"Cal		11
	Liquidambar styraciflua / Sweet Gum 'Moraine'	B & B	2"Cal		5
	Malus x 'Radiant' / Radiant Crab Apple	B & B	2"Cal		2
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"Cal		41
	Quercus bicolor / Swamp White Oak	B & B	2"Cal		4
	Taxodium distichum / Bald Cypress	B & B		14-16' h	1
	Ulmus parvifolia / Lacebark Elm	B & B	2"Cal		84
	Zelkova serrata / City Sprite Zelkova	B & B	2"Cal		7
	Zelkova serrata 'Green Vase' / Green Vase Zelkova	B & B	2"Cal		85
EVERGREEN					
	Cedrus libani / Lebanon Cedar	B & B		10-12' H	4

SYMBOL	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
SHRUBS					
bud	Buddleja x 'SMNBDB' / Pugster Pinkeep Butterfly Bush	5 gal			54
cor	Cornus alba 'Jefreb' / Little Rebelo	5 gal			107
cse	Cornus sericea 'Isanti' / Isanti Redosier Dogwood	5 gal			48
jhp	Juniperus horizontalis 'Wiltoni' / Wilton Blue Rug Juniper	5 gal			127
pbm	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal			56
rfr	Rhamnus frangula 'Columnaris' / Alder Buckthorn	5 gal			24
rag	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			248
spb	Spiraea betulifolia 'Tor' / White Frostz Birchleaf Spirea	5 gal			17
sym	Symphoricarpos x doorenbosii 'Kolmapinpos' / Pink Posyt Snowberry	5 gal			67
vb rly	Viburnum x rhytidophylloides 'Alleghany' / Alleghany Viburnum	5 gal			20
GRASSES					
	Calamagrostis acutifolia 'Overdam' / Foerster's Reed Grass	1 gal			548
	Festuca mairei / Atlas Fescue	1 gal			809
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	1 gal			109
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal			112
PERENNIALS					
	Achillea hybrid 'Moonshine' / Moonshine Yarrow	1 gal			225
c	Crocosmia x 'Lucifer' / Lucifer	1 gal			24
e	Echinacea purpurea / Purple Coneflower	1 gal			17
	Hemerocallis 'Happy Returns' / Happy Returns Daylily	1 gal			182
ir	Iris pallida 'Aureo Variegata' / Gold Variegated Sweet Iris	1 gal			178
la	Lavandula angustifolia 'Munstead' / Munstead Lavender	1 gal			12
m	Monarda fistulosa 'Claire Grace' / Claire Grace Bergamot	1 gal			17
np	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint	1 gal			120
rhl	Rudbeckia fulgida var. sullivantii 'Little Goldstar' / Gold Star Black Eyed Susan	1 gal			135
tc	Teucrium chamaedrys / Wall Germander	1 gal			5
VINES					
	Lonicera sempervirens 'Cedar Lane' / Cedar Lane Trumpet Honeysuckle	5 gal			24

SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	QTY
GROUND COVERS					
	BioMeadow Grass / Fine Fescue Blend BioMeadow Grass is grown by Biograss, contact 801.562.4090	sod			24,026 sf
	Hypericum calycinum / Creeping St. John's Wort	flat			7,643 sf
	Prunella vulgaris / Self-heal Install 1" depth of soil pep mulch	1 gal			1,230 sf

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
** ALL TREES IN PARK STRIPS TO RECEIVE STRUCTURAL SOIL (SEE SPECS. FOR MIX) FROM BACK OF CURB 10 FT

PLANT SCHEDULE

HDR Architecture, P.C.
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Intermountain Health
LDS Hospital

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Intermountain Health

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Structural Engineer	Reaveley
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Plumbing Engineer	Reinke
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Wayfinding	HDR
Sheet Reviewer	EP

12/23/2025	SCHEMATIC DESIGN
06/19/2026	PRICING PACKAGE
09/24/2026	DESIGN DEVELOPMENT

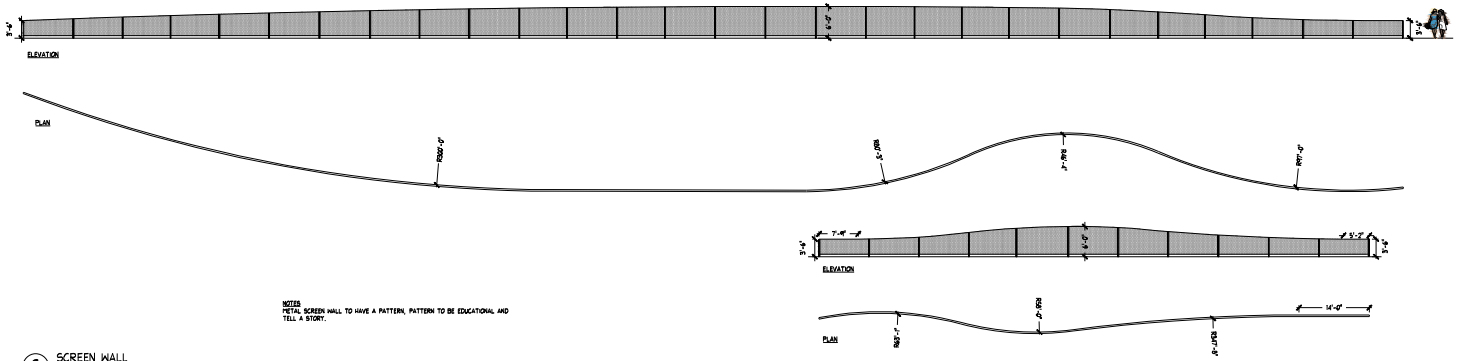
Project Number 10424827
Original Issue 09/24/26

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NOT FOR CONSTRUCTION

Sheet Name
LANDSCAPE DETAILS

Sheet Number
LL-501.5

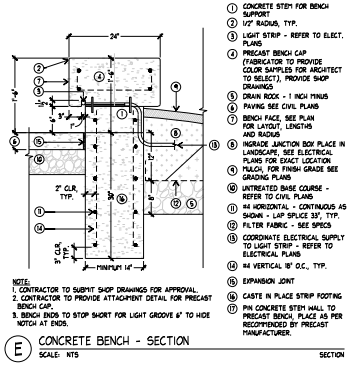
Project Status
DESIGN DEVELOPMENT



G SCREEN WALL



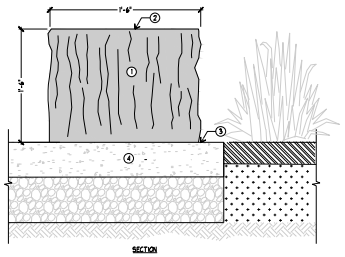
H SHADE STRUCTURE (EXAMPLE)

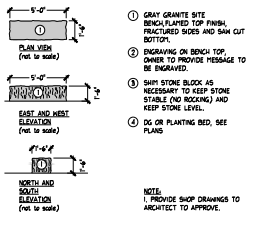


1. CONCRETE STEM FOR BENCH SUPPORT
2. 1/2" RADIUS, TYP.
3. LIGHT STRIP - REFER TO ELECT. PLANS
4. PRECAST BENCH CAP (FABRICATOR TO PROVIDE COLOR SAMPLES FOR ARCHITECT TO SELECT), PROVIDE SHOP DRAWINGS
5. DRAIN ROCK - 1 INCH MINUS
6. PAVING SEE CIVIL PLANS
7. BENCH FACE, SEE PLAN FOR LAYOUT, LENGTHS AND RADIUS
8. INGRADE JUNCTION BOX PLACE IN LANDSCAPE, SEE ELECTRICAL PLANS FOR EXACT LOCATION
9. MULCH, FOR FINISH GRADE SEE GRADING PLANS
10. UNTREATED BASE COURSE - REFER TO CIVIL PLANS
11. #4 HORIZONTAL - CONTINUOUS AS SHOWN - LAP SPLICE 33", TYP.
12. FILTER FABRIC - SEE SPECS
13. COORDINATE ELECTRICAL SUPPLY TO LIGHT STRIP - REFER TO ELECTRICAL PLANS
14. #4 VERTICAL 18" O.C., TYP.
15. EXPANSION JOINT
16. CASTE IN PLACE STRIP FOOTING
17. PIN CONCRETE STEM WALL TO PRECAST BENCH, PLACE AS PER RECOMMENDED BY PRECAST MANUFACTURER.

NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. CONTRACTOR TO PROVIDE ATTACHMENT DETAIL FOR PRECAST BENCH CAP.
3. BENCH ENDS TO STOP SHORT FOR LIGHT GROOVE 6" TO HIDE NOTCH AT ENDS.

E CONCRETE BENCH - SECTION
SCALE: NTS
SECTION





1. GRAY GRANITE SITE BENCH FLAMED TOP FINISH, FRACTURED SIDES AND SAW CUT BOTTOM.
2. ENGRAVING ON BENCH TOP, OWNER TO PROVIDE MESSAGE TO BE ENGRAVED.
3. SHIM STONE BLOCK AS NECESSARY TO KEEP STONE STABLE (NO ROCKING) AND KEEP STONE LEVEL.
4. DG OR PLANTING BED, SEE PLANS

NOTE:
1. PROVIDE SHOP DRAWINGS TO ARCHITECT TO APPROVE.

A GRANITE BENCH
SCALE: NTS
SECTION/PLAN







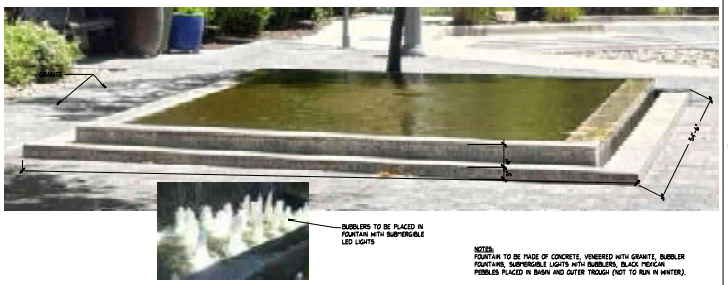
MATERIAL: GALVANIZED STEEL OR APPROVED EQUAL

I PERGOLA 40ft x 36ft x 10 ft (EXAMPLE)



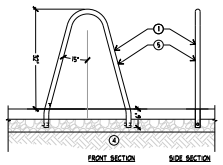
MANUFACTURER: SEA BISCUIT METAL DESIGNS
MODEL: BUTTERFLY WINGS GARDEN BENCH

F BUTTERFLY BENCH



NOTES:
FOUNTAIN TO BE MADE OF CONCRETE, VENEERED WITH GRANITE, BUBBLER FOUNTAINS, SUBMERSIBLE LIGHTS WITH BUBBLERS, AND MEXICAN PEBBLES PLACED IN BASIN AND OUTER TROUGH (NOT TO RUN IN WINTER).

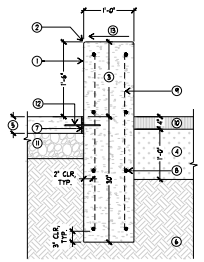
B WATER FEATURE (EXAMPLE)
BID ALTERNATE 1



1. BIKE RACK
PIPG: LANDSCAPE FORMS
MODEL: BOLA
COLOR: STAINLESS STEEL
2. CONCRETE PAVING
3. EMBEDDED INTO CONCRETE AS PER MANUFACTURER INSTRUCTIONS
4. COMPACTED SUBGRADE PER GEOTECH REPORT
5. 1 ¼" STAINLESS STEEL TUBING

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

D BIKE RACK
SCALE: NTS



1. CONCRETE WALL - COLOR TO MATCH CONCRETE TYPE 2 WITH ARCHITECTURAL FINISH
2. 1/2" RADIUS, TYP.
3. HEIGHT - MAXIMUM 18"
4. AMENDED TOPSOIL, SEE SPECS
5. FLATWORK - REFER TO PLANS FOR TYPE
6. COMPACTED SUBGRADE
7. EXPANSION JOINT
8. #4 HORIZONTAL @ 13" O.C. MAX EACH FACE - CONTINUOUS AS SHOWN - LAP SPLICE 33", TYP.
9. #4 VERTICAL 18" O.C. EACH FACE, TYP.
10. 4" DEPTH MULCH OR AS INDICATED ON THE PLANS, SEE SPECS.
11. UNTREATED BASE COURSE - REFER TO CIVIL PLANS
12. 8" (L) #4 DOWEL IN 5/8" SIMPSON ET EPOXY OR APPROVED EQUAL - HOLE @ 18" O.C.
13. SLOPE 1/8" PER FOOT

NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

C CONCRETE SEAT WALL - TYPE A
SCALE: NTS
SECTION

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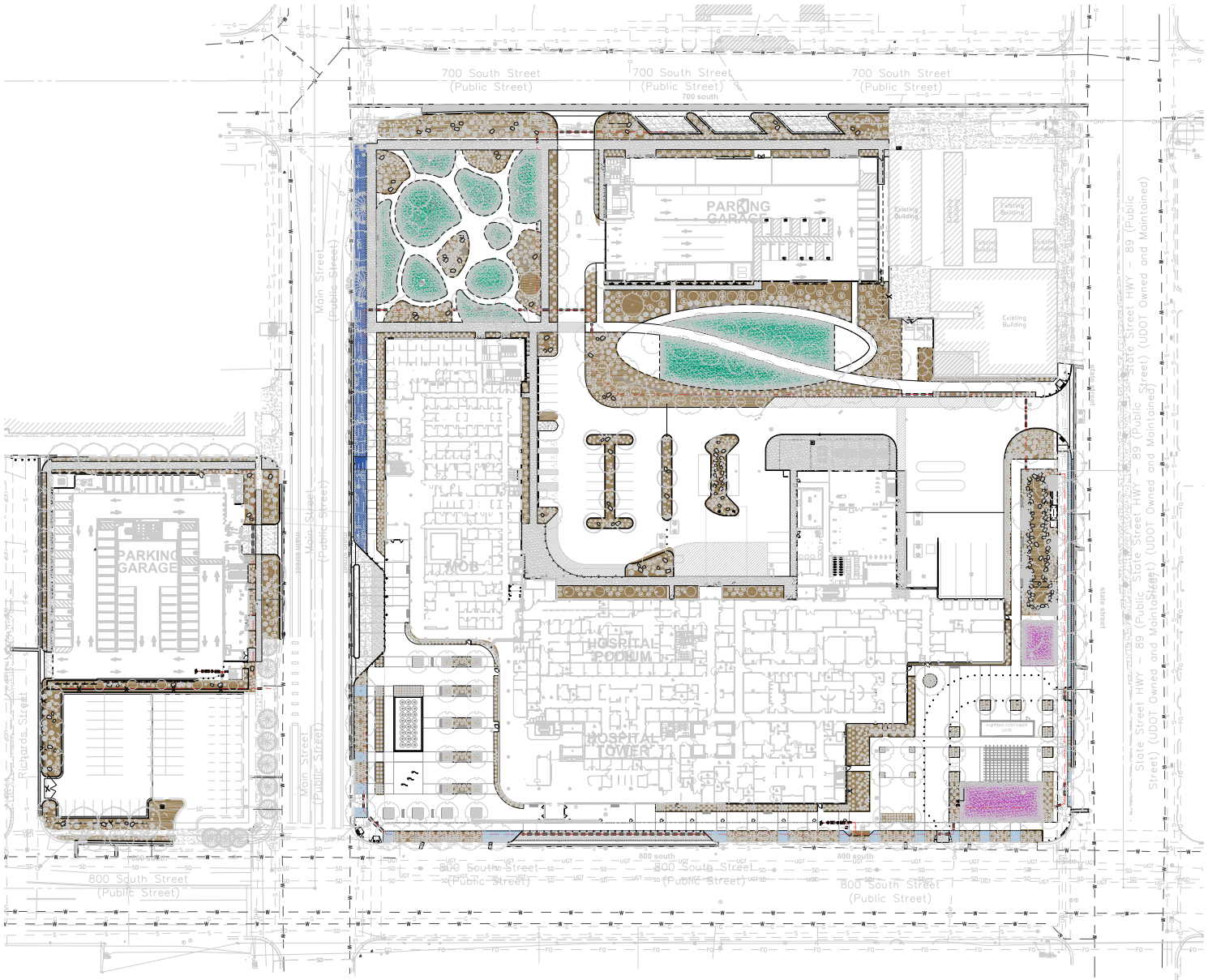
Project Number 10424827
Original Issue 09/24/26

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Sheet Name
LANDSCAPE DETAILS

Sheet Number
LL-502.5

Project Status
DESIGN DEVELOPMENT



IRRIGATION NOTES

A

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. IN THE EVENT THE PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF MAILS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
6. PROTECT EXISTING TREE'S ROOT STRUCTURE FROM DAMAGE DURING IRRIGATION TRENCHING OPERATIONS. CONTACT THE LANDSCAPE ARCHITECT IF ROOTS ARE ENCOUNTERED DURING TRENCHING TO DISCUSS ALTERNATE ROUTING FOR IRRIGATION PIPING.
7. IRRIGATION SYSTEM IS TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
9. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S SPECS.
10. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE DETAILS.

SCHEMATIC IRRIGATION SCHEDULE

B

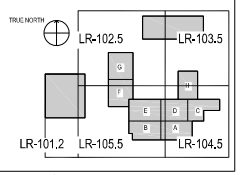
SYMBOL	DESCRIPTION	QTY
	SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 60% or less foliage coverage of the planted area.	66,705 sf
	SHRUB ROTATOR (HUNTER) 12' to 30' radius (3.7m-9.1m), triangular spaced, head to head coverage.	8,850 sf
	SHRUB SPRAY AREA 4'-15' radius (1.2m-4.6m), triangular spaced, head to head coverage.	4,290 sf
	TURF ROTATOR (HUNTER) 12' to 30' radius (3.7m-9.1m), triangular spaced, head to head coverage.	15,642 sf
	TURF ROTOR 25'-45' (7.6m-13.7m) Triangular spaced, head to head coverage. The precipation rate indicated accounts for full and part circle heads, and is (1.55) x (1.86) precip rate).	13,127 sf

IRRIGATION REFERENCE NOTES

C

IR-01	IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE PLANTING AREAS TYP.
IR-02	CONTROLLER - REFER TO IRRIGATION SCHEDULE AND DETAILS. COORDINATE WITH ELECTRICAL CONTRACTOR FOR 120V POWER. SEE ELECTRICAL DWGS.
IR-03	COORDINATE LAYOUT OF EMITTERS PRIOR TO PLACEMENT OF PROPOSED PLANT MATERIAL TYP.
IR-05	WIRE MASTER VALVE AND FLOW SENSOR DIRECTLY TO CONTROLLER USING PE-3913 SHIELDED COMMUNICATIONS CABLE

SCALE: 1"=40'-0"



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06/19/2026	PERMIT PACKAGE
09/24/2026	DESIGN DEVELOPMENT

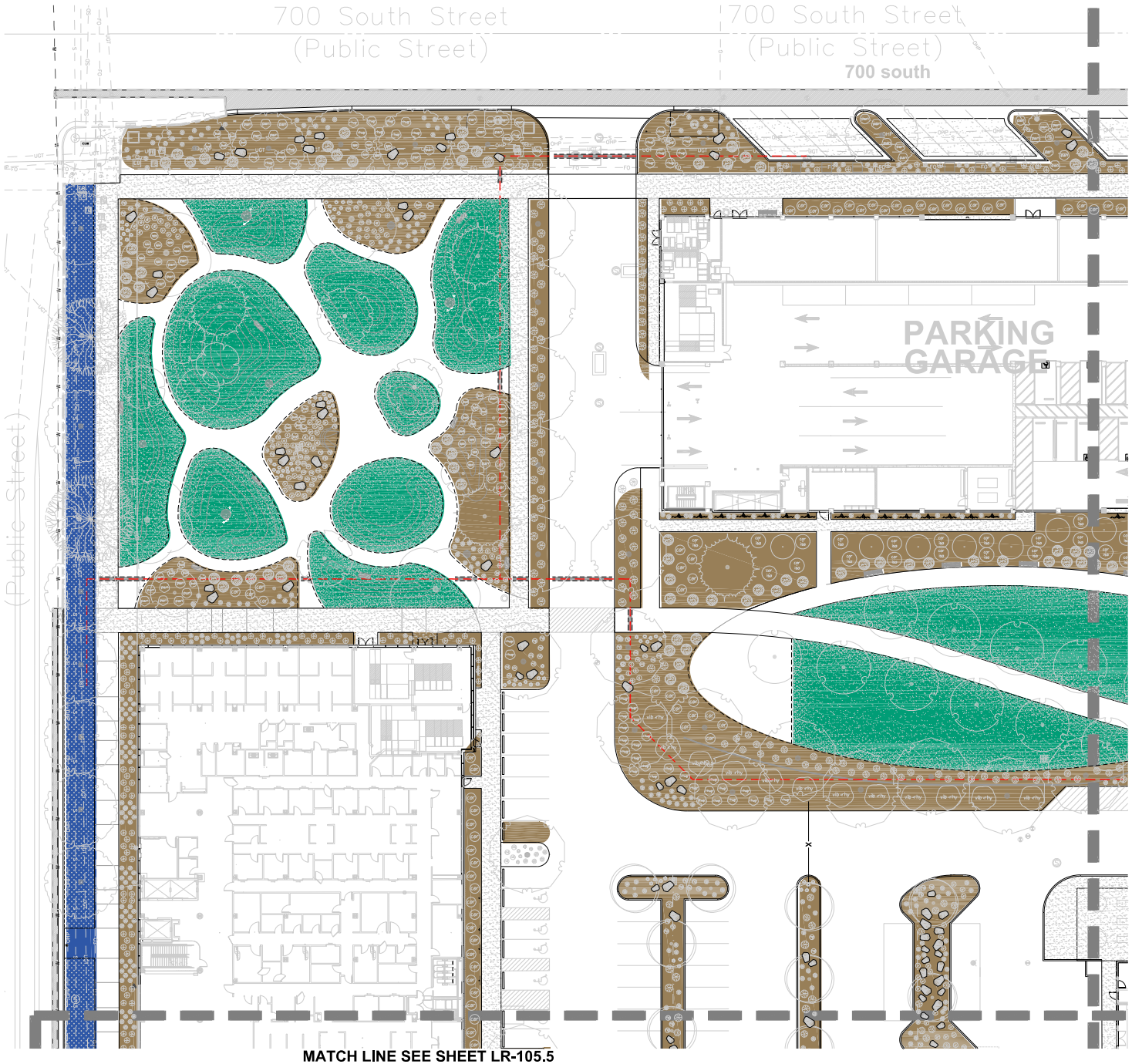
Project Number	10424827
Original Issue	09/24/26

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OVERALL LANDSCAPE IRRIGATION PLAN

Sheet Number
LR-100.5

Project Status
DESIGN DEVELOPMENT



IRRIGATION NOTES A

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED.
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4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
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10. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE DETAILS.

SCHEMATIC IRRIGATION SCHEDULE B

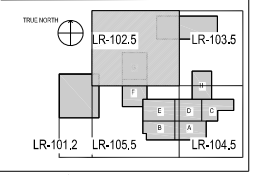
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	SHRUB ROTATOR (HUNTER) 12' to 30' radius (3.7m-9.1m), triangular spaced, head to head coverage.	8,850 sf
	SHRUB SPRAY AREA 4'-15' radius (1.2m-4.6m), triangular spaced, head to head coverage.	4,290 sf
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IRRIGATION REFERENCE NOTES C

- IR-01 IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE PLANTING AREAS, TYP.
- IR-02 CONTROLLER - REFER TO IRRIGATION SCHEDULE AND DETAILS. COORDINATE WITH ELECTRICAL CONTRACTOR FOR 120V POWER. SEE ELECTRICAL DWGS.
- IR-03 COORDINATE LAYOUT OF EMITTERS PRIOR TO PLACEMENT OF PROPOSED PLANT MATERIAL,TYP.
- IR-05 WIRE MASTER VALVE AND FLOW SENSOR DIRECTLY TO CONTROLLER USING PE-3#3 SHIELDED COMMUNICATIONS CABLE

SCALE D

0 8 16 32
SCALE: 1" = 16'-0"



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12/23/2025	SCHEMATIC DESIGN
06/19/2026	PERMIT PACKAGE
09/24/2026	DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	09/24/26

PRELIMINARY
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Sheet Name
LANDSCAPE IRRIGATION PLAN

Sheet Number
LR-102.5

Project Status
DESIGN DEVELOPMENT



A5 FUNCTIONAL PLAN - LEVEL 01 - HOSPITAL
1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

FUNCTION LEGEND

- ADMIN SUPPORT
- BUILDING SUPPORT
- CORRIDOR-OFFSTAGE
- CORRIDOR-ONSTAGE
- D&T
- ELEVATOR-LOGISTIC
- ELEVATOR-PATIENT TRANSPORT-SERVICE
- ELEVATOR-PATIENT TRANSPORT-TRAUMA
- ELEVATOR-PUBLIC
- PATIENT CARE
- PATIENT CARE-IR-NC
- PATIENT SUPPORT
- PUBLIC
- STAFF SUPPORT

PARTITION RATING GRAPHICS

PARTITIONS REQUIRED TO BE SMOKE RESISTANT, FIRE RESISTANT, OR BOTH FIRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.

PARTITION RATING GRAPHIC DESIGNATION		PRIORITY
	4 HR FIRE RATING	1 HIGHEST
	3 HR FIRE RATING	2
	2 HR FIRE RATING & SMOKE BARRIER	
	2 HR FIRE RATING	3
	1 HR FIRE RATING & SMOKE BARRIER	
	1 HR FIRE RATING	4
	SMOKE PARTITION (NON-RATED)	
	NON-RATED PARTITION	5 LOWEST

TRUE NORTH

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Wayfinding	HDR
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION
	12/15/2025	SCHEMATIC DESIGN
	06/19/2026	PRICING PACKAGE
	08/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number 10424427
Original Issue 08/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
FUNCTIONAL PLAN - LEVEL 01 - OVERALL - HOSPITAL

Sheet Number
GJ-101.5H

Project Status
DESIGN DEVELOPMENT



A5 FUNCTIONAL PLAN - LEVEL 11 - HOSPITAL
1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

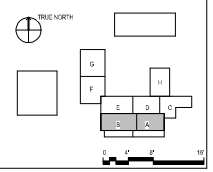
FUNCTION LEGEND

- BUILDING SUPPORT
- CORRIDOR-OFFSTAGE
- ELEVATOR-PATIENT TRANSPORT-TRAUMA

PARTITION RATING GRAPHICS

PARTITIONS REQUIRED TO BE SMOKE RESISTANT, FIRE RESISTANT, OR BOTH FIRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.

PARTITION RATING GRAPHIC DESIGNATION		PRIORITY
	4 HR FIRE RATING	1 HIGHEST
	3 HR FIRE RATING	2
	2 HR FIRE RATING & SMOKE BARRIER	
	2 HR FIRE RATING	3
	1 HR FIRE RATING & SMOKE BARRIER	
	1 HR FIRE RATING	4
	SMOKE PARTITION (NON-RATED)	
	NON-RATED PARTITION	5 LOWEST



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LDS HOSPITAL

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Sheet Reviewer	Author

MARK	DATE	DESCRIPTION
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	08/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

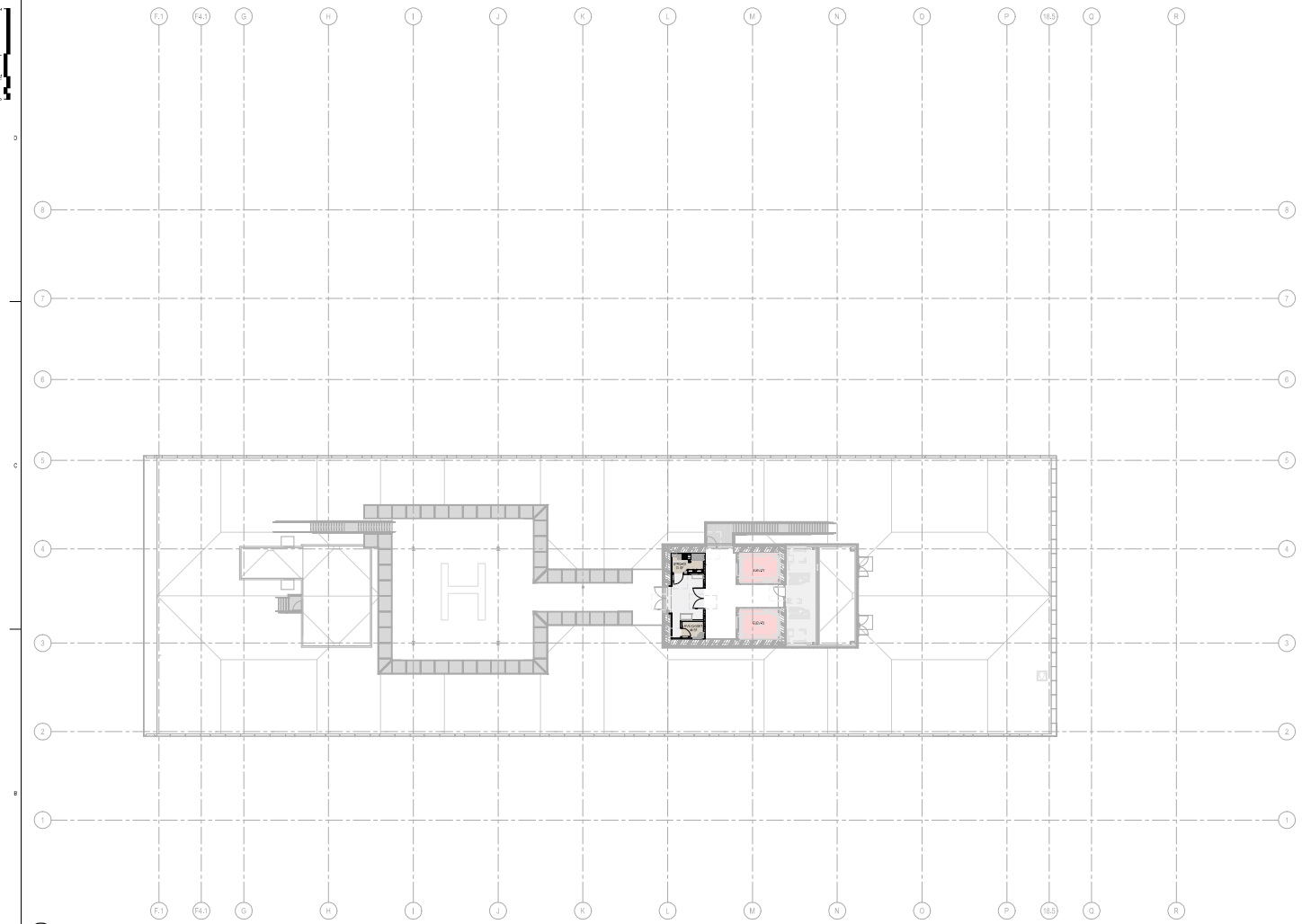
Project Number 10424027
Original Issue 08/24/2026

PRELIMINARY
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Sheet Name
FUNCTIONAL PLAN - LEVEL 11 - ROOF - OVERALL - HOSPITAL

Sheet Number
GJ-111.5H

Project Status
DESIGN DEVELOPMENT



A5 FUNCTIONAL PLAN - LEVEL 12 - HOSPITAL - HELIPAD
1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

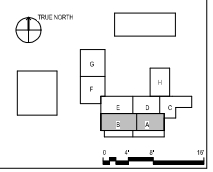
FUNCTION LEGEND

- BUILDING SUPPORT
- CORRIDOR-OFFSTAGE
- ELEVATOR-PATIENT TRANSPORT-TRAUMA
- PATIENT SUPPORT

PARTITION RATING GRAPHICS

PARTITIONS REQUIRED TO BE SMOKE RESISTANT, FIRE RESISTANT, OR BOTH FIRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.

PARTITION RATING GRAPHIC DESIGNATION	PRIORITY
4 HR FIRE RATING	1 HIGHEST
3 HR FIRE RATING	2
2 HR FIRE RATING & SMOKE BARRIER	
2 HR FIRE RATING	3
1 HR FIRE RATING & SMOKE BARRIER	
1 HR FIRE RATING	4
SMOKE PARTITION (NON-RATED)	
NON-RATED PARTITION	5 LOWEST



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INTERMOUNTAIN HEALTH
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Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaulot
Electrical Engineer	Lynk
Plumbing Engineer	Reaulot
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION
	05/18/2026	PRICING PACKAGE
	08/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424927
Original Issue	08/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
FUNCTIONAL PLAN - LEVEL 12 - HELIPAD - OVERALL - HOSPITAL

Sheet Number
GJ-112.5H

Project Status
DESIGN DEVELOPMENT

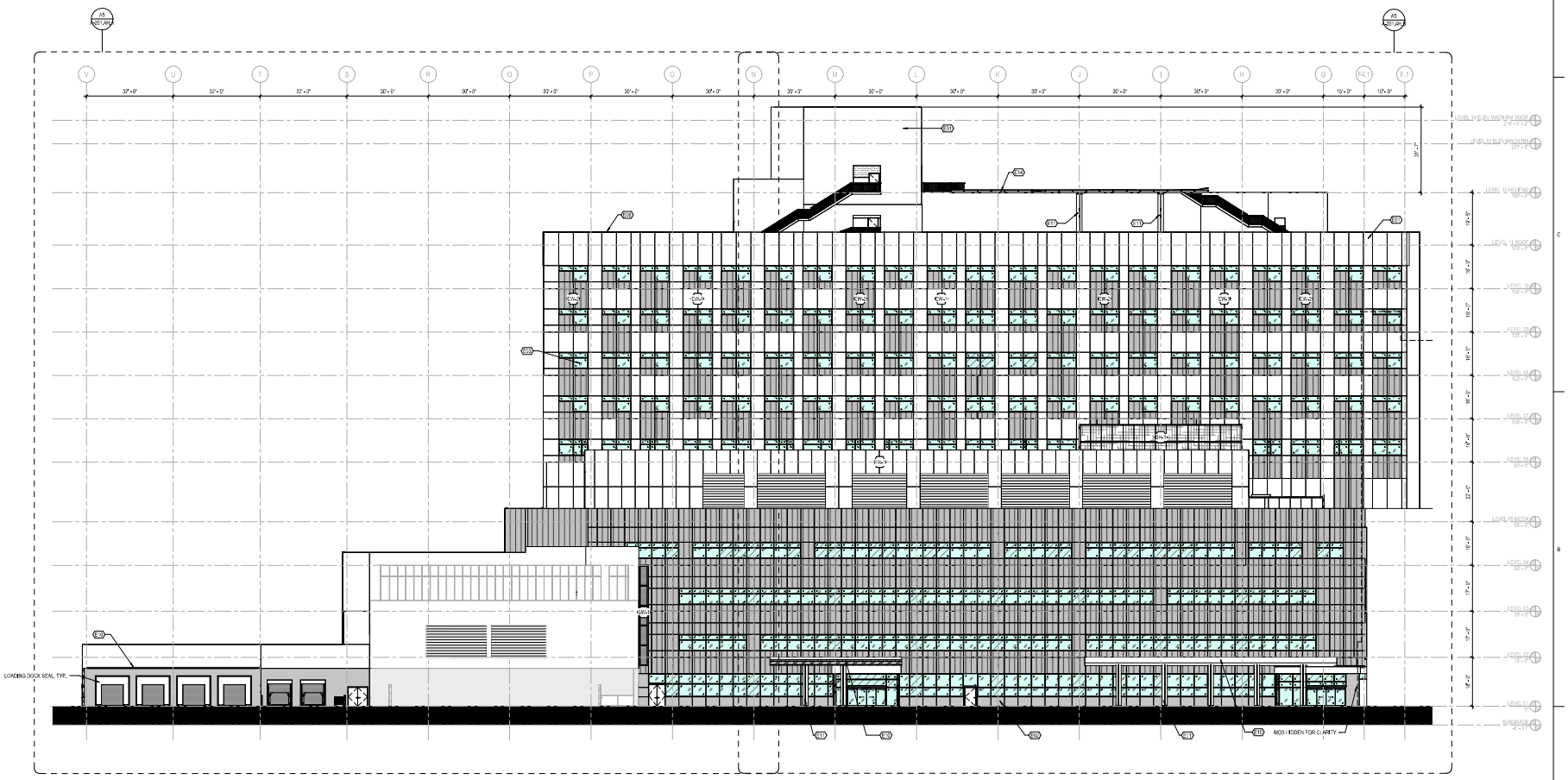
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Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS MRR SYSTEM
E03	WINDOWS PER SCHEDULE
E09	PARAPET CAP PER SCHEDULE
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E14	HELIPAD LOCATION

EXTERIOR ELEVATIONS GENERAL NOTES

1. 1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS
2. 50% OF VISION GLAZING TO BE GL-2
3. 6TH FLOOR BEHAVIORAL HEALTH GLAZING AND FRAMES TO BE MANUFACTURED SHATTER RESISTANT WINDOW ASSEMBLY WITH INTEGRAL LOUVER SYSTEM, 08 88 35

EXTERIOR ELEVATIONS LEGEND

GL-1	VISION GLASS
GL-2	HIGH PERFORMANCE VISION GLASS
GL-3	SPANDREL GLASS COLOR 1
GL-4	SPANDREL GLASS COLOR 2
EW-1	EIFS WALL COLOR 1
EW-2	EIFS WALL COLOR 2
EW-3	THIN BRICK VENEER ON EIFS
L-1	MECHANICAL LOUVERS
SW-1	PERFORATED METAL SCREEN WALL
BH-1	BEHAVIORAL HEALTH SCREEN WALL



A5 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

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Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Rosulo
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/18/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

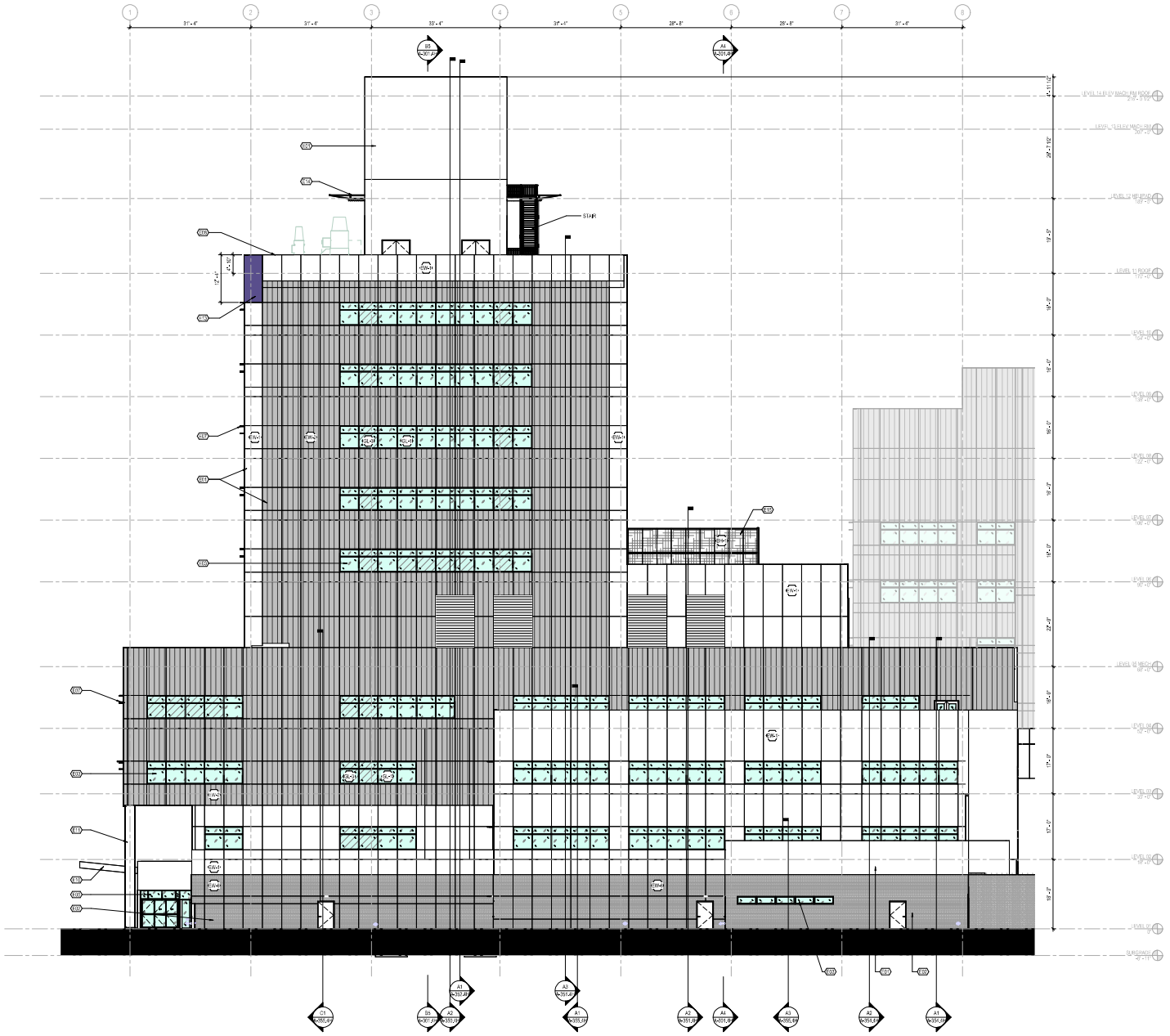
Project Number	10424927
Original Issue	09/24/2026

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Sheet Name
EXTERIOR ELEVATION
- OVERALL - NORTH

Sheet Number
A-201.4H

Project Status
DESIGN DEVELOPMENT



EXTERIOR ELEVATIONS GENERAL NOTES

1. 1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS
2. 50% OF VISION GLAZING TO BE GL-2
3. 6TH FLOOR BEHAVIORAL HEALTH GLAZING AND FRAMES TO BE MANUFACTURED SHATTER RESISTANT WINDOW ASSEMBLY WITH INTEGRAL LOUVER SYSTEM. 08 88 35

EXTERIOR ELEVATIONS LEGEND

GL-1	VISION GLASS
GL-2	HIGH PERFORMANCE VISION GLASS
GL-3	SPANDREL GLASS COLOR 1
GL-4	SPANDREL GLASS COLOR 2
EIFS-1	EIFS WALL COLOR 1
EIFS-2	EIFS WALL COLOR 2
TWV-1	THIN BRICK VENEER ON EIFS
L-1	MECHANICAL LOUVERS
SW-1	PERFORATED METAL SCREEN WALL
BH-1	BEHAVIORAL HEALTH SCREEN WALL

KEYNOTE LEGEND

Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS MTR SYSTEM
E03	WINDOWS PER SCHEDULE
E06	STOREFRONT PER SCHEDULE
E07	HORIZONTAL SHADE FIN
E08	PARAPET CAP PER SCHEDULE
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E13	SIGNAGE LOCATION - UNDER SEPARATE PERMIT, SEE SIGNAGE PLANS
E14	HELIPAD LOCATION
E15	ANTENNA SCREEN WALL

A5 OVERALL EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

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Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/18/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424927
Original Issue	09/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
EXTERIOR ELEVATION - OVERALL - EAST

Sheet Number
A-202.4H

Project Status
DESIGN DEVELOPMENT

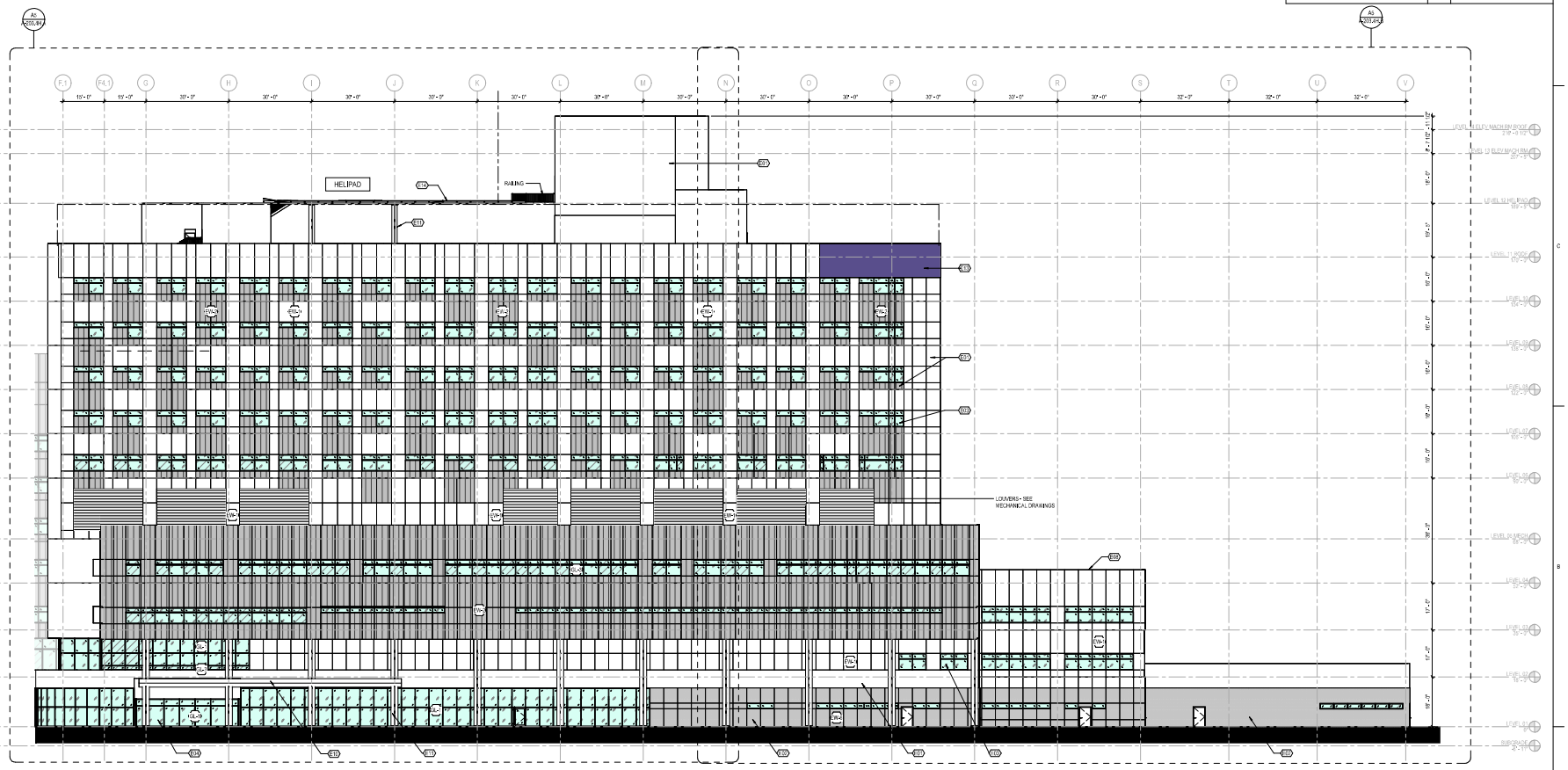
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Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS WFR SYSTEM
E03	WINDOWS PER SCHEDULE
E04	CURTAIN WALL PER SCHEDULE
E05	PARAPET CAP PER SCHEDULE
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E13	SIGNAGE LOCATION - UNDER SEPARATE PERMIT, SEE SIGNAGE PLANS
E14	HELIPAD LOCATION

EXTERIOR ELEVATIONS GENERAL NOTES

1. 1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS
2. 50% OF VISION GLAZING TO BE GL-2
3. 6TH FLOOR BEHAVIORAL HEALTH GLAZING AND FRAMES TO BE MANUFACTURED SHATTER RESISTANT WINDOW ASSEMBLY WITH INTEGRAL LOUVER SYSTEM, 08 88 35

EXTERIOR ELEVATIONS LEGEND

GL-1	VISION GLASS
GL-2	HIGH PERFORMANCE VISION GLASS
GL-3	SPANDREL GLASS COLOR 1
GL-4	SPANDREL GLASS COLOR 2
EW-1	EIFS WALL COLOR 1
EW-2	EIFS WALL COLOR 2
EW-3	THIN BRICK VENEER ON EIFS
L-1	MECHANICAL LOUVERS
SW-1	PERFORATED METAL SCREEN WALL
BH-1	BEHAVIORAL HEALTH SCREEN WALL



A5 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

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Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/18/2020	PRICING PACKAGE
	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

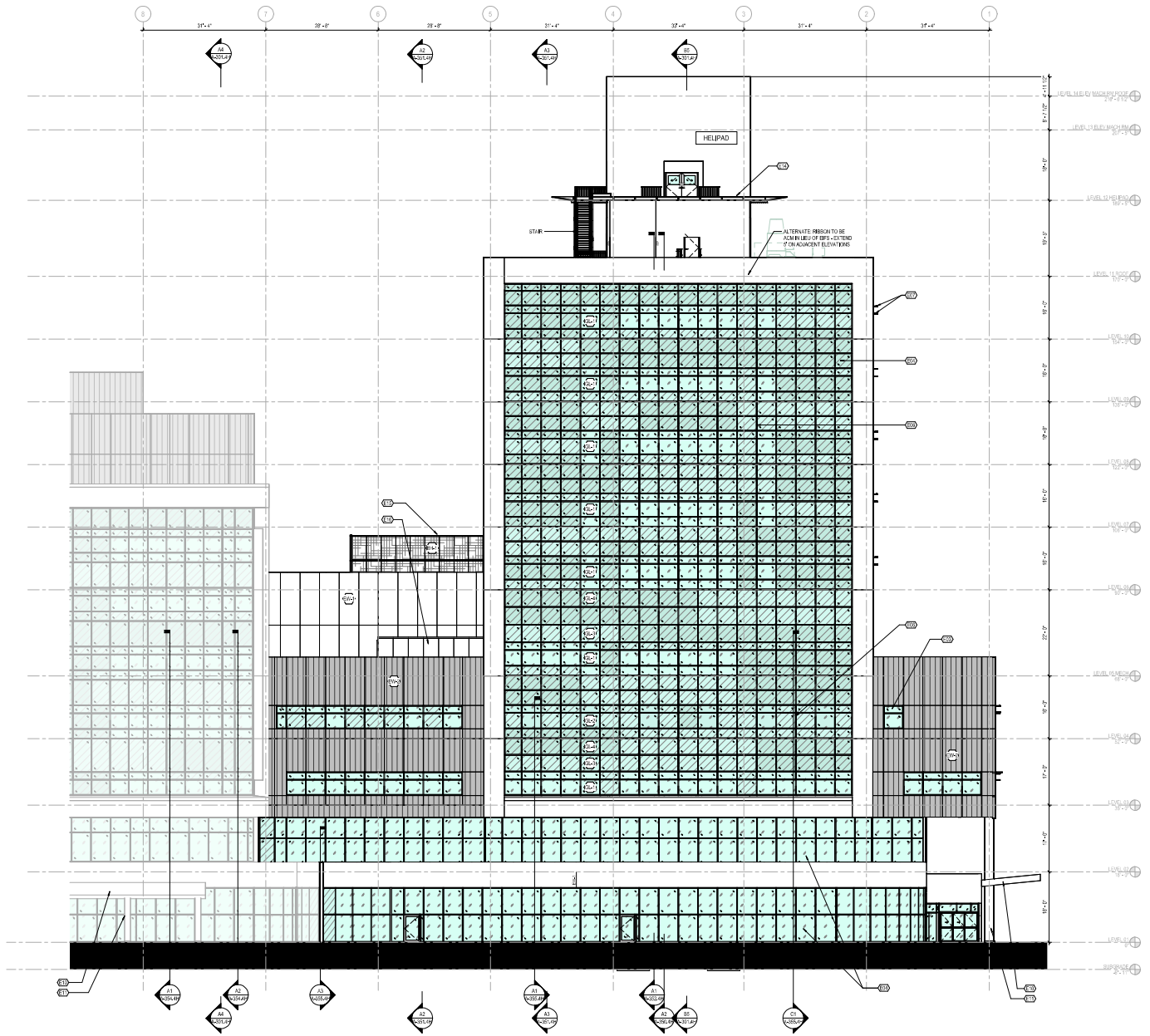
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Original Issue 09/24/2020

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Sheet Name
EXTERIOR ELEVATION - OVERALL - SOUTH

Sheet Number
A-203.4H

Project Status
DESIGN DEVELOPMENT



EXTERIOR ELEVATIONS GENERAL NOTES

1. 1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS
2. 50% OF VISION GLAZING TO BE GL-2
3. 6TH FLOOR BEHAVIORAL HEALTH GLAZING AND FRAMES TO BE MANUFACTURED SHATTER RESISTANT WINDOW ASSEMBLY WITH INTEGRAL LOUVER SYSTEM. 08 88 35

EXTERIOR ELEVATIONS LEGEND

GL-1	VISION GLASS
GL-2	HIGH PERFORMANCE VISION GLASS
GL-3	SPANDREL GLASS COLOR 1
GL-4	SPANDREL GLASS COLOR 2
EW-1	EIFS WALL COLOR 1
EW-2	EIFS WALL COLOR 2
EW-3	THIN BRICK VENEER ON EIFS
L-1	MECHANICAL LOUVERS
SW-1	PERFORATED METAL SCREEN WALL
BH-1	BEHAVIORAL HEALTH SCREEN WALL

KEYNOTE LEGEND

Key Value	Keynote Text
E02	WINDOWS PER SCHEDULE
E04	CURTAIN WALL PER SCHEDULE
E06	VERTICAL SHADE FIN
E07	HORIZONTAL SHADE FIN
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E14	HELIPAD LOCATION
E15	ANTI-CLIMB SCREEN WALL
E16	MECHANICAL SCREEN WALL, PERF MTL PANEL PER DETAILS.

A5 OVERALL EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

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Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/18/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

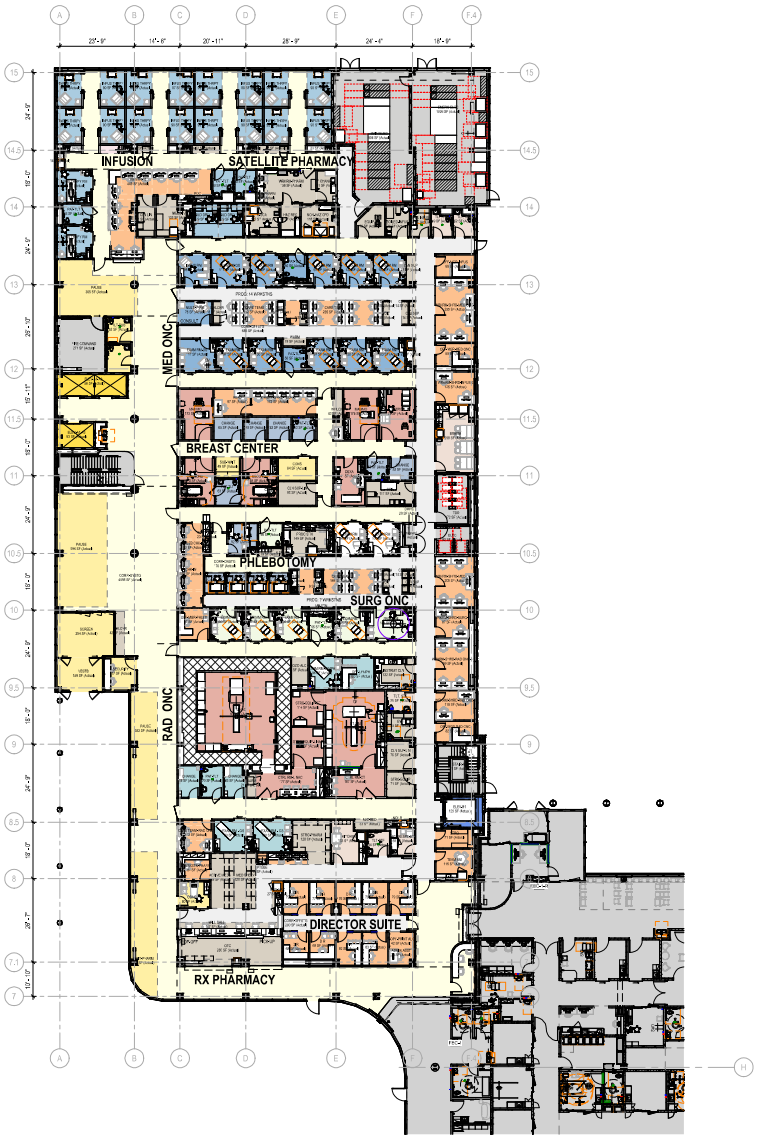
Project Number 10424827
Original Issue 09/24/2026

PRELIMINARY
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Sheet Name
EXTERIOR ELEVATION - OVERALL - WEST

Sheet Number
A-204.4H

Project Status
DESIGN DEVELOPMENT



A3 FUNCTIONAL NSF PLAN - LEVEL 01 - MOB
1/16" = 1'-0"

FUNCTION OF SPACE LEGEND

- ADMIN SUPPORT
- Admin Support
- BUILDING SUPPORT
- Building Support
- Corridor-Off Stage
- Corridor-On Stage
- CORRIDOR-ONSTAGE
- D&T
- ELEVATOR-PUBLIC<1>A3
- ELEVATOR-SERVICE-B1
- PATIENT CARE
- Patient Care
- Patient Care - Gyn Onc
- Patient Care - Infusion
- Patient Care - Med Onc
- Patient Care - Rad Onc
- PATIENT CARE-BHAC
- PATIENT SUPPORT
- Patient Support
- PUBLIC
- Public
- STAFF SUPPORT
- Staff Support

PARTITION RATING GRAPHICS

PARTITIONS REQUIRED TO BE SMOKE RESISTANT, 1YRE RENISTANT, OR BOTH 1YRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.

PARTITION RATING GRAPHIC DESIGNATION		PRIORITY
	4 HR FIRE RATING	1 HIGHEST
	3 HR FIRE RATING	2
	2 HR FIRE RATING & SMOKE BARRIER	3
	2 HR FIRE RATING	
	1 HR FIRE RATING & SMOKE BARRIER	4
	1 HR FIRE RATING	
	SMOKE PARTITION (NON RATED)	5 LOWEST
	NON RATED	

TRUE NORTH

0 8' 16' 32'

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Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaulci
Electrical Engineer	Lynk
Plumbing Engineer	Reaulci
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	HDR
Sheet Reviewer	KL

MARK	DATE	DESCRIPTION
	06/18/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number 10424027
Original Issue 09/24/2026

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Sheet Name
FUNCTIONAL PLAN
NSF - LEVEL 01 -
OVERALL MOB

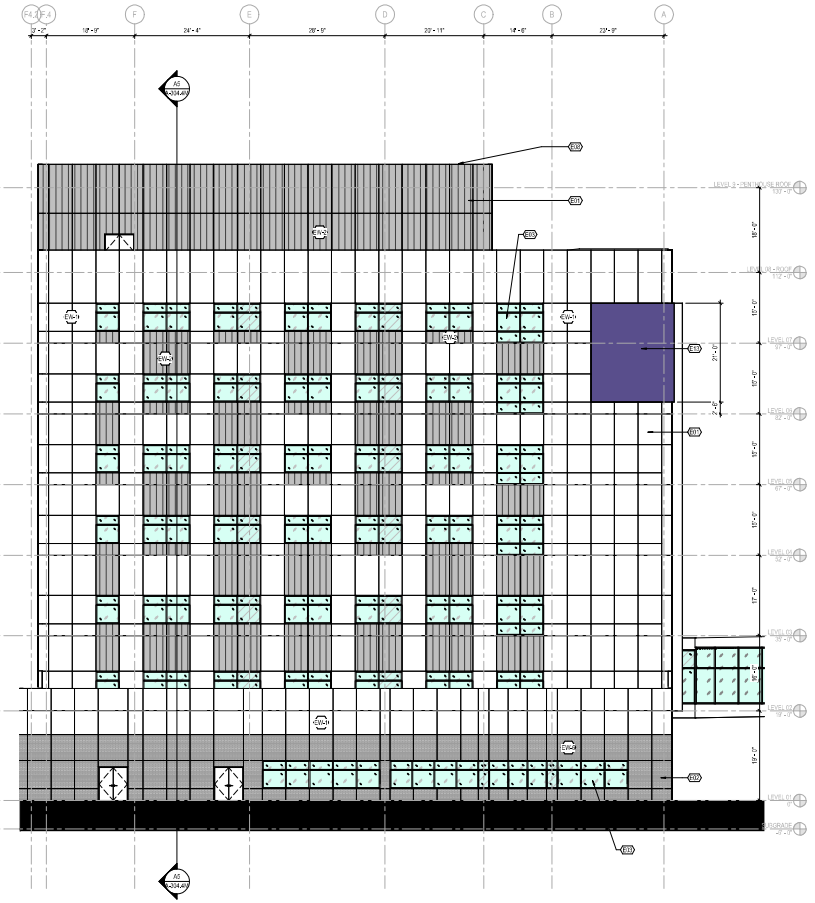
Sheet Number
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Project Status
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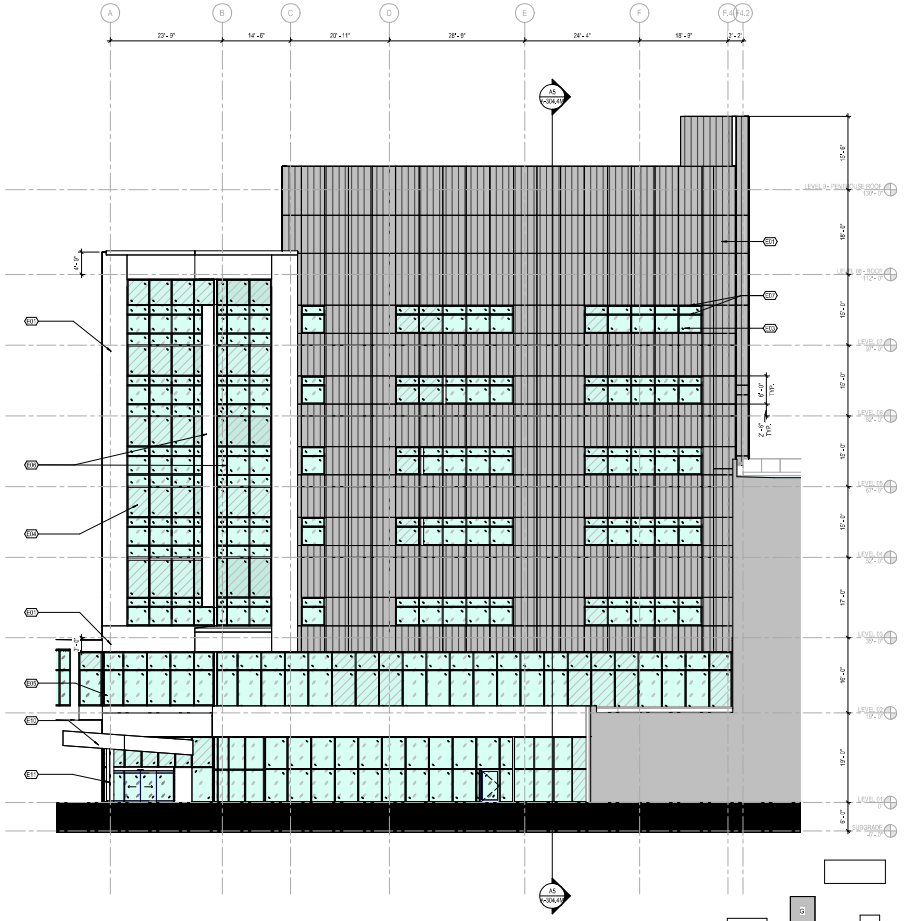
EXTERIOR ELEVATIONS GENERAL NOTES
1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS
2. 50% OF VISION GLAZING TO BE GL-5

EXTERIOR ELEVATIONS LEGEND	
GL-1	VISION GLASS
GL-2	SPANDREL GLASS COLOR 1
GL-3	SPANDREL GLASS COLOR 2
EIFS-1	EIFS WALL COLOR 1
EIFS-2	EIFS WALL COLOR 2
EIFS-3	THIN BRICK VENEER ON EIFS
LV	MECHANICAL LOUVER
MTL-1	PERFORATED METAL SCREEN WALL

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS MFR SYSTEM
E03	WINDOWS PER SCHEDULE
E04	CURTAIN WALL PER SCHEDULE
E05	STOREFRONT PER SCHEDULE
E06	VERTICAL SHADE FIN
E07	HORIZONTAL SHADE FIN
E08	PARAPET CAP PER SCHEDULE
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E13	SIGNAGE LOCATION - UNDER SEPARATE PERMIT, SEE SIGNAGE PLANS



A5 OVERALL EXTERIOR ELEVATION - NORTH - MOB
3/32" = 1'-0"



A3 OVERALL EXTERIOR ELEVATION - SOUTH - MOB
3/32" = 1'-0"

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Intermountain Health

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Structural Engineer	Reaveley
Mechanical Engineer	Reaulic
Electrical Engineer	Spectrum
Plumbing Engineer	Reaulic
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/18/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424027
Original Issue	09/24/2026

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Sheet Name
EXTERIOR ELEVATION - OVERALL - NORTH & SOUTH

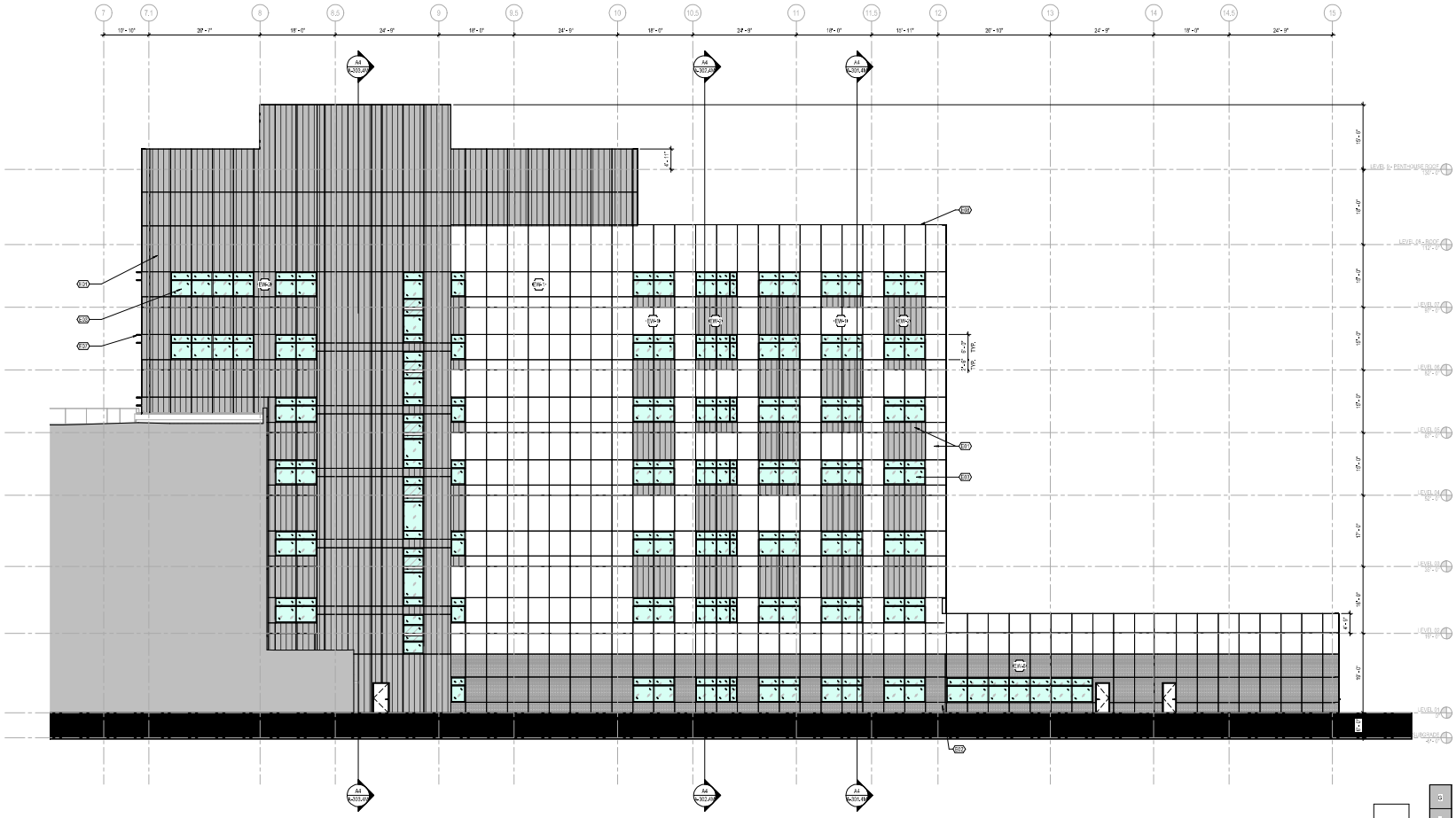
Sheet Number
A-201.4M

Project Status
DESIGN DEVELOPMENT

EXTERIOR ELEVATIONS GENERAL NOTES
1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS 2. 50% OF VISION GLAZING TO BE GL-4

EXTERIOR ELEVATIONS LEGEND	
GL-1	VISION GLASS
GL-2	SPANDREL GLASS COLOR 1
GL-3	SPANDREL GLASS COLOR 2
EIFS-1	EIFS WALL COLOR 1
EIFS-2	EIFS WALL COLOR 2
EIFS-3	THIN BRICK VENEER ON EIFS
LV	MECHANICAL LOUVER
SCR-1	PERFORATED METAL SCREEN WALL

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS MFR SYSTEM
E03	WINDOWS PER SCHEDULE
E07	HORIZONTAL SHADE FIN
E08	PARAPET CAP PER SCHEDULE



A3 OVERALL EXTERIOR ELEVATION - EAST - MOB
3/32" = 1'-0"

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Electrical Engineer	Spectrum
Plumbing Engineer	Reuter
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
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DESIGN DEVELOPMENT

Project Number	10424027
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Sheet Name
EXTERIOR ELEVATION - OVERALL - EAST

Sheet Number
A-202.4M

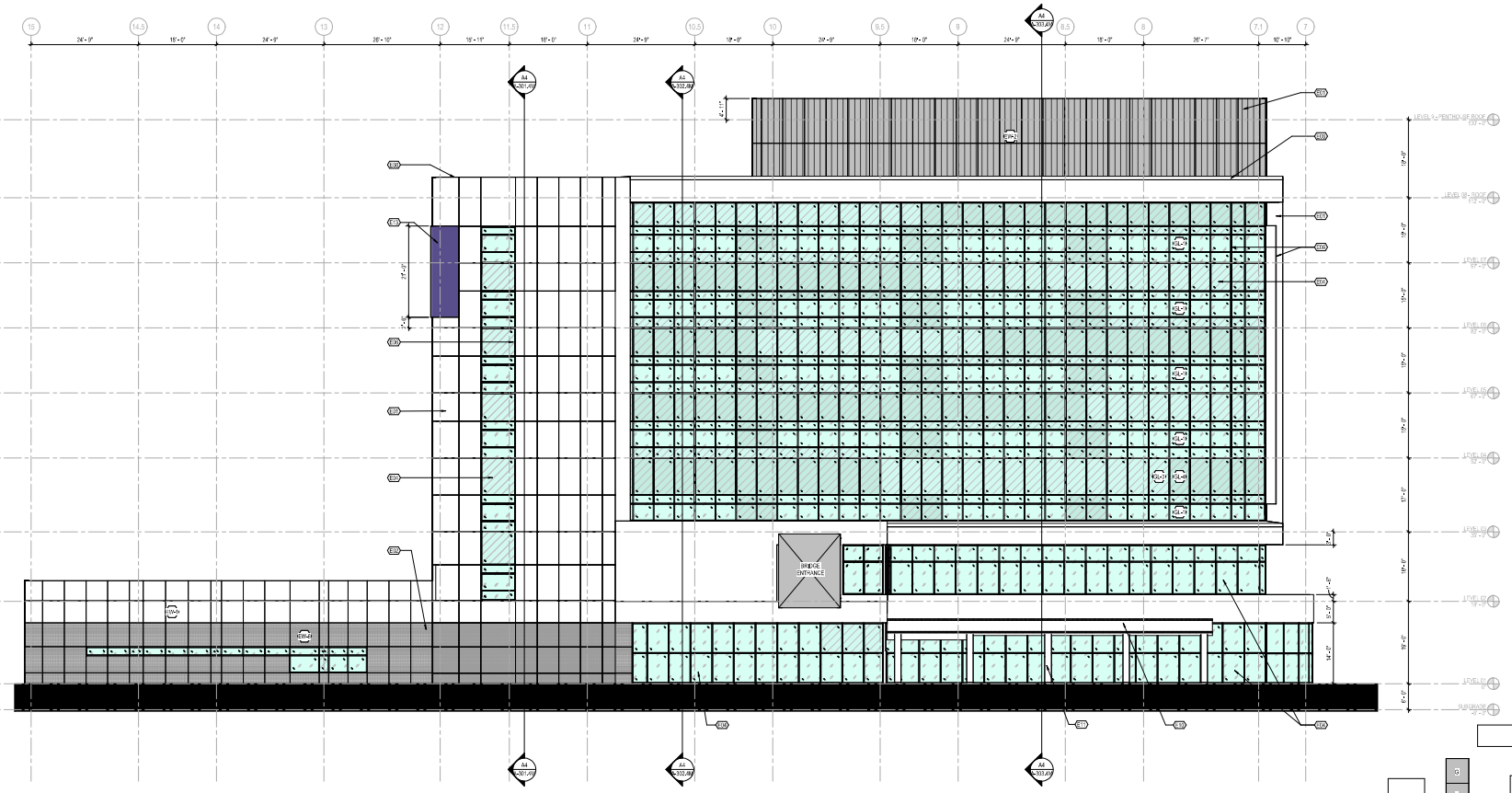
Project Status
DESIGN DEVELOPMENT

EXTERIOR ELEVATIONS GENERAL NOTES
1. ELEVATIONS APPEAR AS WALL PANELS DUE TO MODELING IN PROGRESS NOT NECESSARILY CONTROL JOINT OR REVEAL LOCATIONS 2. 50% OF VISION GLAZING TO BE GL-5

EXTERIOR ELEVATIONS LEGEND	
GL-1	VISION GLASS
GL-2	SPANDREL GLASS COLOR 1
GL-3	SPANDREL GLASS COLOR 2
EIFS-1	EIFS WALL COLOR 1
EIFS-2	EIFS WALL COLOR 2
EIFS-3	THIN BRICK VENEER ON EIFS
LV	MECHANICAL LOUVER
MTL-1	PERFORATED METAL SCREEN WALL

KEYNOTE LEGEND

Key Value	Keynote Text
E01	EIFS PER SCHEDULE
E02	THIN BRICK VENEER OVER EIFS MFR SYSTEM
E04	CURTAIN WALL PER SCHEDULE
E06	VERTICAL SHADE FIN
E09	PARAPET CAP PER SCHEDULE
E10	ACM CANOPY
E11	ACM COLUMN COVERS
E13	SIGNAGE LOCATION - UNDER SEPARATE PERMIT, SEE SIGNAGE PLANS



A3 OVERALL EXTERIOR ELEVATION - WEST - MOB
3/32" = 1'-0"

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LDS MOB

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Project Manager	Project Manager
Project Designer	HDR
Project Architect	HDR
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Wayfinding	
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MARK	DATE	DESCRIPTION
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	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

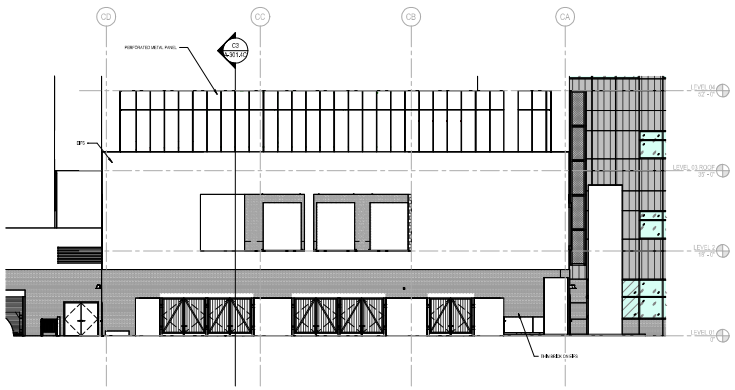
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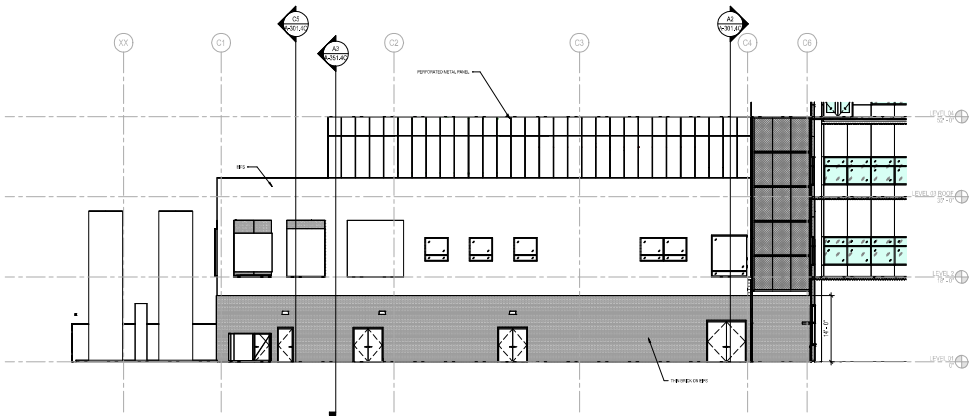
Sheet Name
EXTERIOR ELEVATION - OVERALL - WEST

Sheet Number
A-204.4M

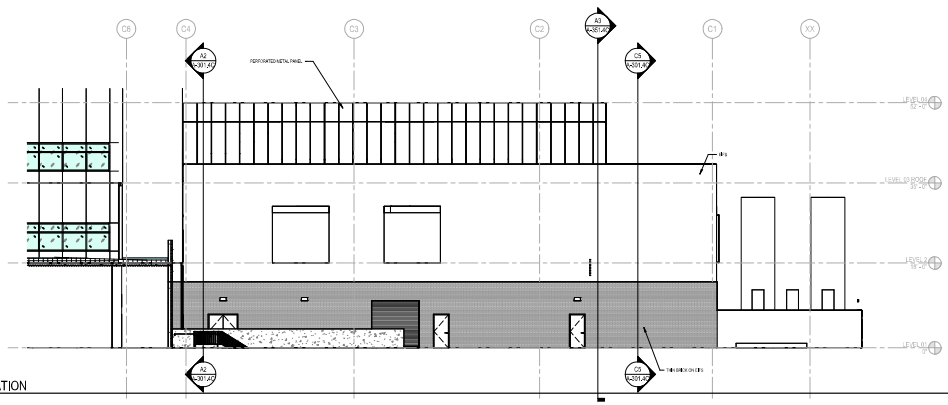
Project Status
DESIGN DEVELOPMENT



C5 NORTH ELEVATION
3/32" = 1'-0"



C3 WEST ELEVATION
3/32" = 1'-0"



A3 EAST ELEVATION
3/32" = 1'-0"

HDR Architecture, P.C.
20 East Thomas Road
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NJRA ARCHITECTS

INTERMOUNTAIN HEALTH
LDS Hospital

750 South State Street
Salt Lake City, Utah 84111

Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	NJRA
Landscape Architect	ArchSite
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	HDR
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	SR

MARK	DATE	DESCRIPTION
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	06/13/2024	PRICING PACKAGE
	08/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

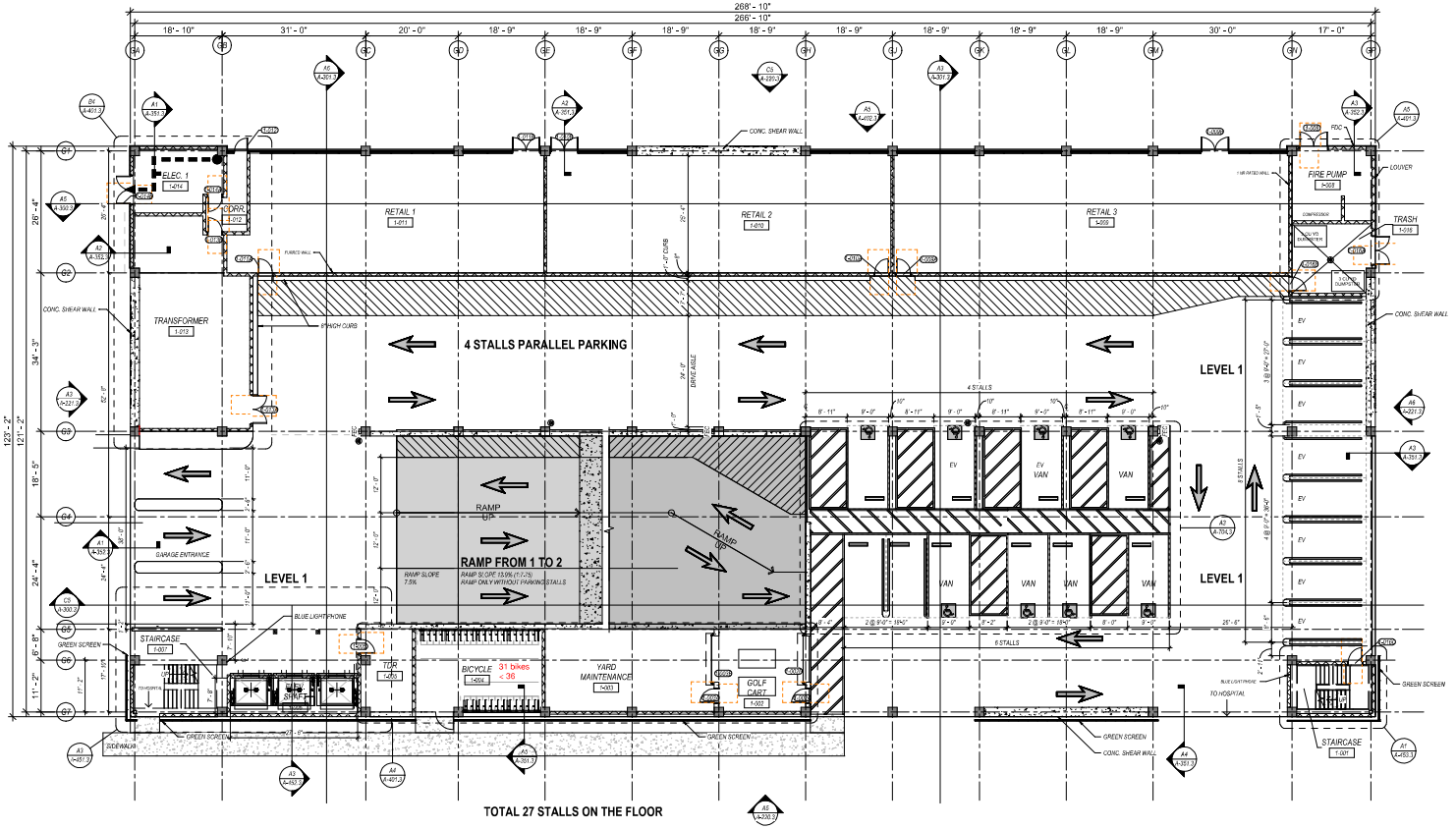
Project Number	10424027
Original Issue	08/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
EXTERIOR ELEVATIONS - CUP

Sheet Number
A-201.4C

Project Status
DESIGN DEVELOPMENT



TOTAL 27 STALLS ON THE FLOOR

B5 FLOOR PLAN - LEVEL 01 - OVERALL - ON-SITE PARKING
3/32" = 1'-0"

NOTES

1. GENERAL SYMBOL AND WALL TYPE INDEX IS ON SHEET . FOR RATED WALLS, SEE ENLARGED PLANS, TYPICAL
2. FOR STEEL BOLLARDS (SB), SEE DETAIL
3. PROVIDE PROTECTION PLATES AT ALL PIPES AND RISERS SUBJECT TO VEHICLE IMPACT, SEE DETAIL
4. LIGHTLY SHADED AREAS INDICATE CONCRETE WASHES, TYPICAL OR RAISED CURBS
   A. WASHES ARE 5" THICK AT EDGES AND TAPER TO ZERO AT THE INTERIOR SLAB, TYPICAL, UNO
   B. THE RADIUS AT ALL CURBS TO BE TYPICAL, UNO. FOR ALL CURB DIMENSIONS NOT SHOWN HERE, SEE ENLARGED PLANS
5. FOR GRAPHICS AND SIGNAGE NOT SHOWN HERE, SEE GRAPHICS DRAWINGS
6. FOR DETAILED RELATIONSHIP OF COLUMNS & SHEAR WALLS TO GRID, SEE COLUMN SCHEDULE & SHEAR WALL DETAILS ON SHEET
7. FOR DOOR SCHEDULE & FINISH SCHEDULE, SEE SHEET (A-90x.2A)
   NOTE: ALL GRADES ARE RELATIVE TO ESTABLISHED DATUM, SEE DRAINAGE DRAWINGS TYPICAL
8. FOR CROSS HATCH PAINT STRIPING SEE DETAIL
9. PAINT STRIPING IS TO BE 1'-2" AWAY FROM ALL CURBS, WALLS AND COLUMNS, TYPICAL, SEE DETAIL (9/A6.2) FOR TYPICAL ILLUSTRATION
10. FOR ARROW AND TEXT STARPLATES, SEE SHEET
11. WHEN PARKING STALLS ARE BETWEEN COLUMNS, EITHER:
    A THE STALLS ARE EQUALLY SPACED BETWEEN THE COLUMNS AT THE PRESCRIBED ANGLE, OR;
    B ONE STALL IS TANGENT TO A COLUMN AT THE PRESCRIBED ANGLE AND THE REMAINING STALLS ALIGN WITH THAT STALL
12. WHEN ADJACENT STALLS ARE NOT PARALLEL TO EACH OTHER, THE BACK CORNER OF THE STALLS ARE POSITIONED SO THAT NO ONE STALL EXTENDS THROUGH ANOTHER STALL'S LEGAL AREA

LEGEND

- INDICATES PARKING DIRECTION ARROWS, SEE SHEET (A-701.3) FOR STRIPING DETAILS
- INDICATES STALL STRIPE, SEE SHEET (A-701.3) FOR STRIPING DETAILS
- INDICATES INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE DETAIL
- INDICATES ACCESSIBLE PARKING SIGN, SEE DETAIL (A-701.3)
- INDICATES WHEEL STOP, SEE DETAIL (A-701.3)
- BARRIER — INDICATES BARRIER RAIL, SEE DETAIL (A-701.3)
- EV — INDICATES ELECTRIC VEHICLE CHARGER INSTALLED ON 'DAY ONE', SEE ELEC. DWGS
- EVF — INDICATES ELECTRIC VEHICLE CHARGER FUTURE INSTALL, PROVIDE CONDUIT, SEE ELEC. DWGS
- INDICATES AREA DRAIN LOCATION, SEE DRAINAGE PLANS
- INDICATES TRENCH DRAIN LOCATION, SEE DRAINAGE PLANS
- H.B. — INDICATES HOSE BIB, SEE PLUMBING DWGS
- E.A. — EMERGENCY ALERT CALL STATION, SEE ELECTRICAL DWGS
- F.E. — FIRE EXTINGUISHER, SEE DETAIL (-/—) , SIM.
- F.E.C. — FIRE EXTINGUISHER IN CABINET, SEE DETAIL (-/—)
- F.R. — FIRE RISER, SEE FIRE PROTECTION DWGS
- D.S.P. — DRY STANDPIPE, SEE FIRE PROTECTION DWGS
- F.H.V. — INDICATES FIRE HOSE VALVE, SEE FIRE PROTECTION DWGS

PARKING STALLS SUMMARY

SR. NO.	Levels	USERS	STANDARD	ADA	ADA VAN	TOTAL
1	LEVEL 1	VISITORS	10	2	6	18
2	RAMP FROM 1 TO 2	VISITORS	16			16
3	LEVEL 2	VISITORS	59	4		63
4	RAMP FROM 2 TO 3	VISITORS	35			35
5	LEVEL 3	VISITORS	59	4		63
6	RAMP FROM 3 TO 4	VISITORS	35			35
7	LEVEL 4	VISITORS	59	4		63
8	RAMP FROM 4 TO 5	VISITORS	35			35
9	LEVEL 5	VISITORS	59	4		63
10	RAMP FROM 5 TO 6	STAFF	32			32
11	LEVEL 6	STAFF	59	4		63
11	RAMP FROM 6 TO ROOF	STAFF	16			16
13	TOTAL	STAFF	477	22	6	505

ATTACHMENT B: Adopted Development Agreement

HDR Architecture
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Suite 2500
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NJRA ARCHITECTS

INTERMOUNTAIN HEALTH
LDS ON-SITE GARAGE

800 S State Street
Salt Lake City, UT 84111

Intermountain Health

Project Manager	Project Manager
Project Designer	Project Designer
Project Architect	Project Architect
Landscape Architect	Landscape Architect
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Interior Designer
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	Author

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	09/24/2026	DESIGN DEVELOPMENT

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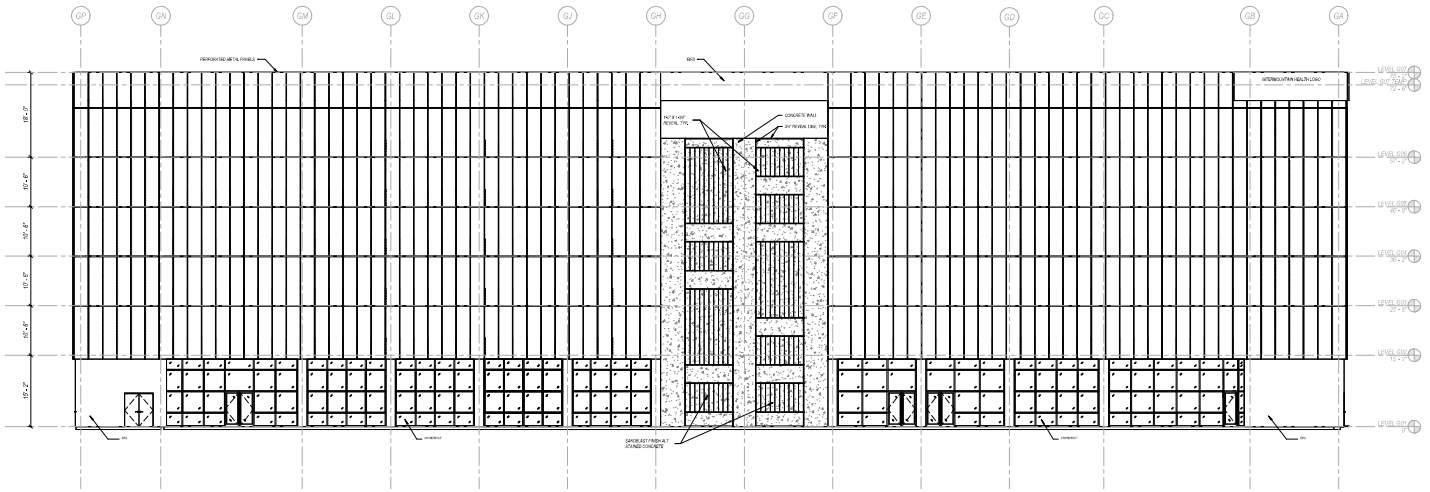
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Original Issue 12/15/2025

PRELIMINARY NOT FOR CONSTRUCTION

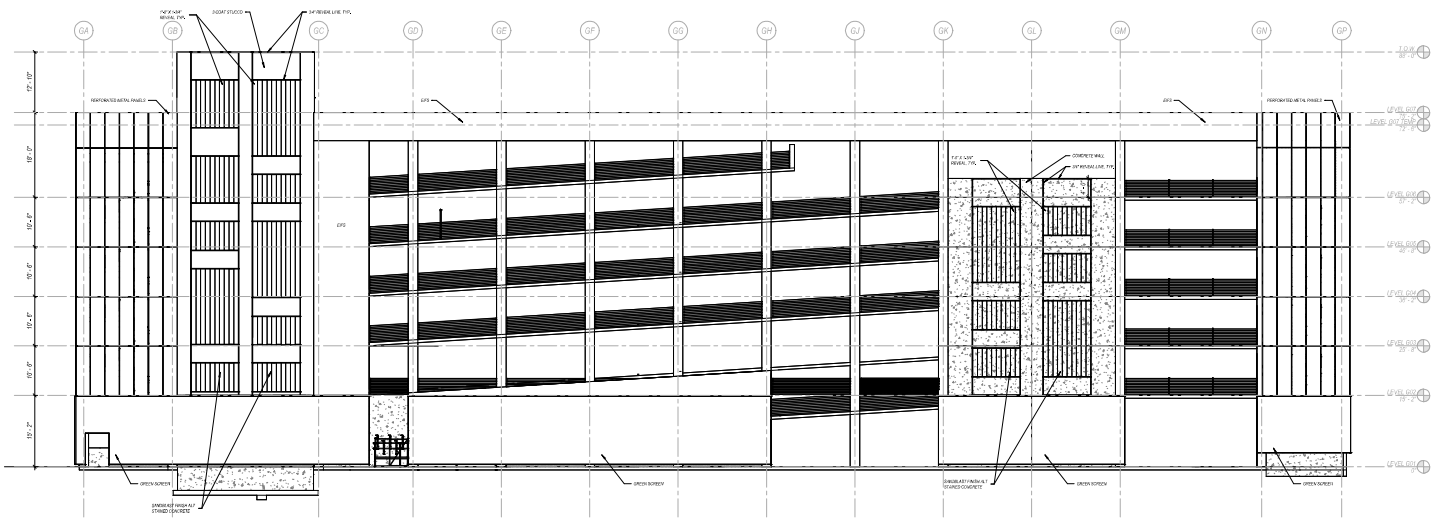
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OVERALL PLAN - LEVEL 01

Sheet Number
A-101.3

Project Status
DESIGN DEVELOPMENT



C5 ELEVATION - NORTH
3/32" = 1'-0"



A5 ELEVATION - SOUTH
3/32" = 1'-0"

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NJRA ARCHITECTS

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Intermountain Health

Project Manager	Project Manager
Project Designer	Project Designer
Project Architect	Project Architect
Landscape Architect	Landscape Architect
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Interior Designer
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	Author

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	08/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

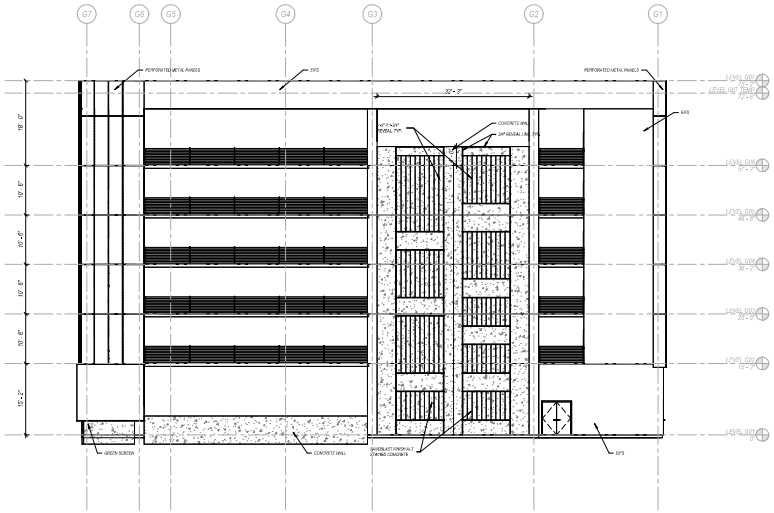
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Original Issue 10/5/2018

PRELIMINARY
NOT FOR CONSTRUCTION

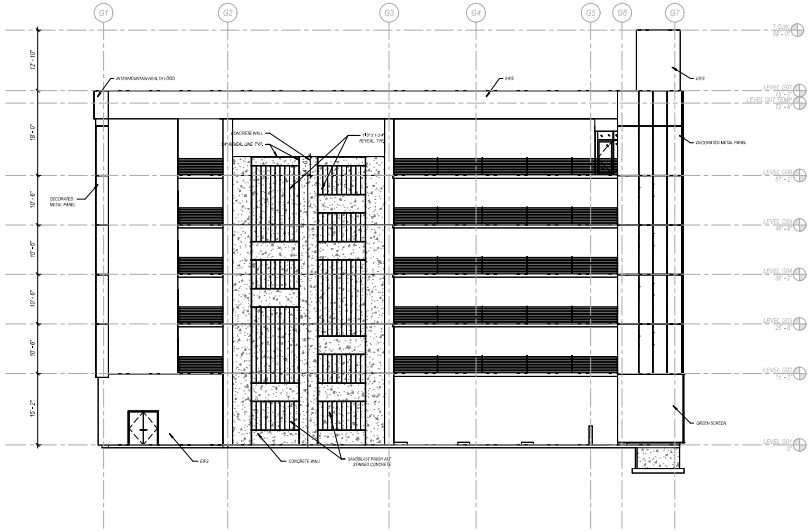
Sheet Name
EXTERIOR
ELEVATIONS

Sheet Number
A-220.3

Project Status
DESIGN DEVELOPMENT



A6 ELEVATION - EAST
3/32" = 1'-0"



A3 ELEVATION - WEST
3/32" = 1'-0"

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NJRA ARCHITECTS

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Intermountain Health

Project Manager	Project Manager
Project Designer	Project Designer
Project Architect	Project Architect
Landscape Architect	Landscape Architect
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Interior Designer
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	Author

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	08/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

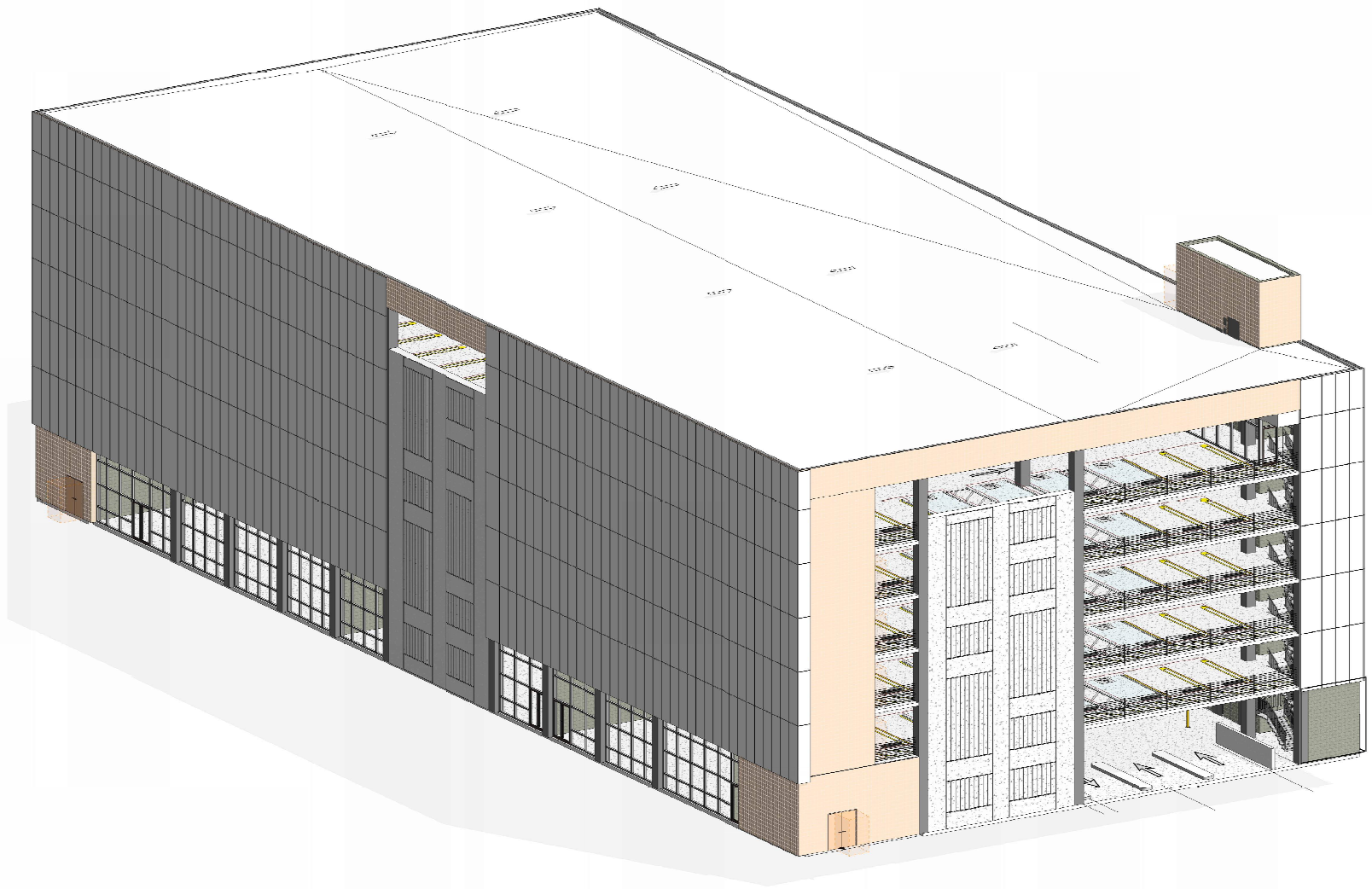
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Original Issue	10/5/2018

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Sheet Name
EXTERIOR
ELEVATIONS

Sheet Number
A-221.3

Project Status
DESIGN DEVELOPMENT



1 AERIAL VIEW

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NJRA ARCHITECTS

INTERMOUNTAIN
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Project Manager	Project Manager
Project Designer	Project Designer
Project Architect	Project Architect
Landscape Architect	Landscape Architect
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Interior Designer
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	Author

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	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

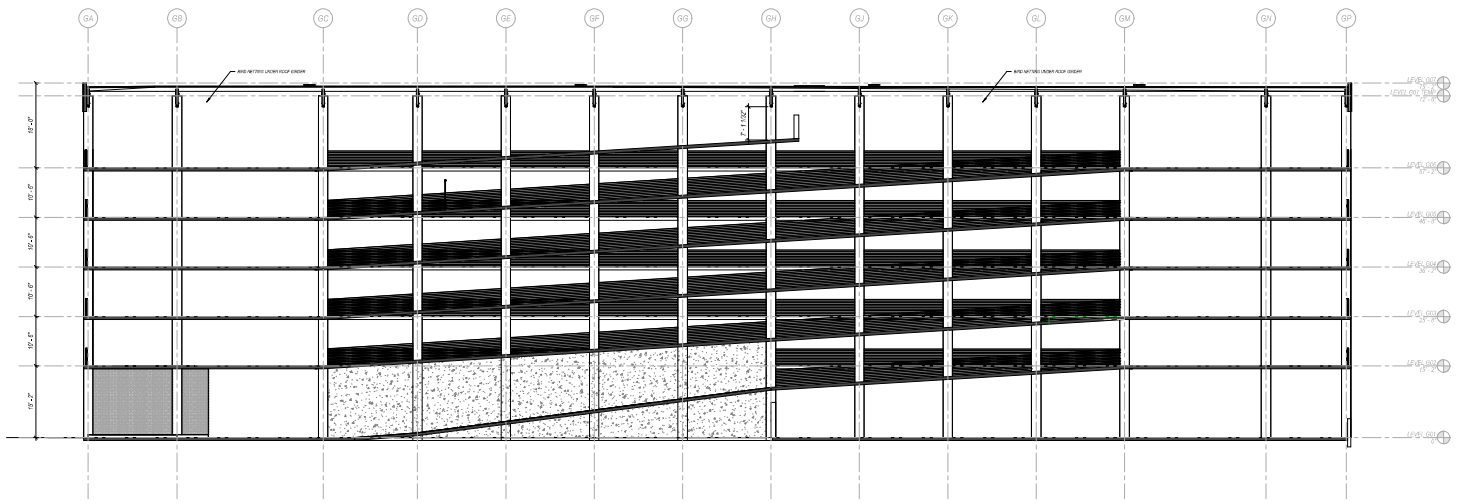
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Original Issue	10/5/2018

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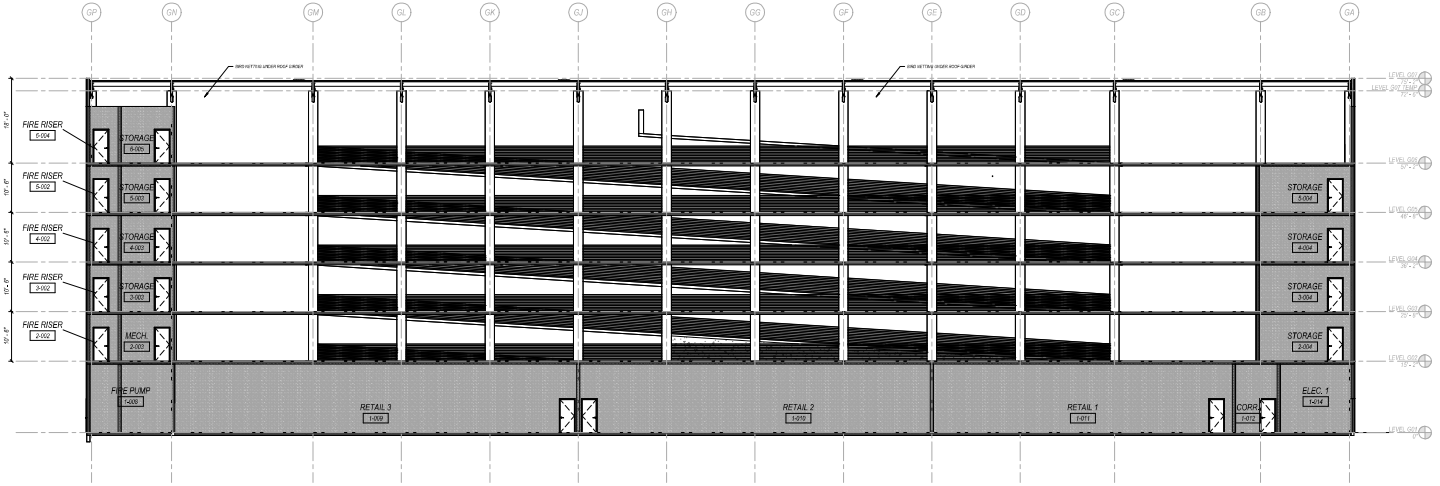
Sheet Name
AERIAL VIEW

Sheet Number
A-222.3

Project Status
DESIGN DEVELOPMENT



C5 BUILDING SECTION
3/32" = 1'-0"



A5 BUILDING SECTION
3/32" = 1'-0"

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NJRA ARCHITECTS

INTERMOUNTAIN
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Intermountain Health

Project Manager	Project Manager
Project Designer	Project Designer
Project Architect	Project Architect
Landscape Architect	Landscape Architect
Civil Engineer	Civil Engineer
Structural Engineer	Structural Engineer
Mechanical Engineer	Mechanical Engineer
Electrical Engineer	Electrical Engineer
Plumbing Engineer	Plumbing Engineer
Interior Designer	Interior Designer
Equipment Planner	Equipment Planner
Wayfinding	
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION
	05/18/2020	PRICING PACKAGE
	08/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number 10424827
Original Issue 10/5/2018

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Sheet Name
SECTIONS - BUILDING

Sheet Number
A-300.3

Project Status
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INTERMOUNTAIN
HEALTH
LDS HOSPITAL

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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/12/2020	PRICING PACKAGE
	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424027
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Sheet Name
PERSPECTIVE NE
CORNER RENDERING

Sheet Number
A-801.4

Project Status
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INTERMOUNTAIN
HEALTH
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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/12/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	09/24/2026

PRELIMINARY
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Sheet Name
PERSPECTIVE NW
CORNER RENDERING

Sheet Number
A-802.4

Project Status
DESIGN DEVELOPMENT



HDR Architecture, P.C.
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INTERMOUNTAIN
HEALTH
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Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
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PRELIMINARY
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Sheet Name
PERSPECTIVE SE
CORNER RENDERING

Sheet Number
A-803.4

Project Status
DESIGN DEVELOPMENT



HDR Architecture, P.C.
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INTERMOUNTAIN
HEALTH
LDS HOSPITAL

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Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Resolut
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/12/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424027
Original Issue	09/24/2026

PRELIMINARY
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Sheet Name
PERSPECTIVE SW
CORNER RENDERING

Sheet Number
A-804.4

Project Status
DESIGN DEVELOPMENT



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INTERMOUNTAIN
HEALTH
LDS HOSPITAL

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Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/12/2020	PRICING PACKAGE
	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number 10424927
Original Issue 09/24/2020

PRELIMINARY
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Sheet Name
PERSPECTIVE NW
PLAZA RENDERING

Sheet Number
A-805.4

Project Status
DESIGN DEVELOPMENT



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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaseley
Mechanical Engineer	Reaseley
Electrical Engineer	Spectrum
Plumbing Engineer	Readuc
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
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Sheet Name
PERSPECTIVE SE
PLAZA RENDERING

Sheet Number
A-806.4

Project Status
DESIGN DEVELOPMENT



HDR Architecture, P.C.
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INTERMOUNTAIN
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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSilo
Civil Engineer	Great Basin
Structural Engineer	Reaseley
Mechanical Engineer	Reaseley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaulic
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/12/2026	PRICING PACKAGE
	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	09/24/2026

PRELIMINARY
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Sheet Name
PERSPECTIVE
CENTRAL PARK/PLAZA
RENDERING

Sheet Number
A-807.4

Project Status
DESIGN DEVELOPMENT



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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
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Sheet Name
PERSPECTIVE SW
PLAZA RENDERING

Sheet Number
A-808.4

Project Status
DESIGN DEVELOPMENT



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INTERMOUNTAIN
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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArchSLC
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Resolut
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	06/24/2026

PRELIMINARY
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Sheet Name
EAST ELEVATION
RENDERING

Sheet Number
A-809.4

Project Status
DESIGN DEVELOPMENT



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INTERMOUNTAIN
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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArchSLC
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Rosulot
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	09/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	09/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
NORTH ELEVATION
RENDERING

Sheet Number
A-810.4

Project Status
DESIGN DEVELOPMENT



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INTERMOUNTAIN
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Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArchSLC
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Rosulot
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	06/24/2026	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424027
Original Issue	06/24/2026

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
SOUTH ELEVATION
RENDERING

Sheet Number
A-811.4

Project Status
DESIGN DEVELOPMENT



HDR Architecture, P.C.
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INTERMOUNTAIN
HEALTH
LDS HOSPITAL

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Intermountain Health

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaseboy
Mechanical Engineer	Reaseboy
Electrical Engineer	Spectrum
Plumbing Engineer	Readuct
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

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	08/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	08/24/2020

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
WEST ELEVATION
RENDERING

Sheet Number
A-812.4

Project Status
DESIGN DEVELOPMENT



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INTERMOUNTAIN
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Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/12/2020	PRICING PACKAGE
	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424927
Original Issue	09/24/2020

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
AERIAL SW CORNER
RENDERING

Sheet Number
A-813.4

Project Status
DESIGN DEVELOPMENT



HDR Architecture, P.C.
20 East Thomas Road
Suite 2500
Phoenix, AZ 85012

INTERMOUNTAIN
HEALTH
LDS HOSPITAL

750 South State Street
Salt Lake City, UT 84111

Project Manager	HDR
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArchSlo
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reaveley
Electrical Engineer	Spectrum
Plumbing Engineer	Reaveley
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	KK

MARK	DATE	DESCRIPTION
	06/12/2020	PRICING PACKAGE
	09/24/2020	DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

Project Number	10424927
Original Issue	09/24/2020

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
AERIAL NE CORNER
RENDERING

Sheet Number
A-814.4

Project Status
DESIGN DEVELOPMENT



B5 SOUTH ELEVATION - PARKING STRUCTURE AND BRIDGE CONNECTION TO MOB
1/16" = 1'-0"

HDR Architecture
20 East Thomas Road
Suite 2500
Phoenix, AZ 85012

INTERMOUNTAIN HEALTH
LDS MOB

750 South State Street
Salt lake City, Utah 84111

Intermountain Health

Project Manager	Project Manager
Project Designer	HDR
Project Architect	HDR
Landscape Architect	ArcSite
Civil Engineer	Great Basin
Structural Engineer	Reaveley
Mechanical Engineer	Reuter
Electrical Engineer	Spectrum
Plumbing Engineer	Reuter
Interior Designer	HDR
Equipment Planner	Intermountain Health
Wayfinding	
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

DESIGN DEVELOPMENT

Project Number	10424827
Original Issue	07/02/26

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
SOUTH ELEVATION - PARKING STRUCTURE AND BRIDGE CONNECTION TO MOB

Sheet Number
A-205.4M

Project Status
DESIGN DEVELOPMENT

PARKING STALLS SUMMARY

SR. NO.	Levels	USERS	STANDARD	ADA	ADA VAN	TOTAL
1	LEVEL 1	VISITORS	10	2	6	18
2	RAMP FROM 1 TO 2	VISITORS	16			16
3	LEVEL 2	VISITORS	59	4		63
4	RAMP FROM 2 TO 3	VISITORS	35			35
5	LEVEL 3	VISITORS	59	4		63
6	RAMP FROM 3 TO 4	VISITORS	35			35
7	LEVEL 4	VISITORS	59	4		63
8	RAMP FROM 4 TO 5	VISITORS	35			35
9	LEVEL 5	VISITORS	59	4		63
10	RAMP FROM 5 TO 6	VISITORS	32			32
11	LEVEL 6	STAFF	59	4		63
11	RAMP FROM 6 TO 7	STAFF	16			16
13	TOTAL	STAFF	477	22	6	505

ATTACHMENT B: Adopted Development Agreement

14377480 B: 11567 P: 2657 Total Pages: 10
04/29/2025 12:26 PM By: asteffensen Fees: $40.00
Rashelle Hobbs,Recorder, Salt Lake County, Utah
Return To: SALT LAKE CITY CORPORATION
ATTN: PLANNING DIRECTOR 451 S STATE STREET, # 406 SALT LAKE CITY,

WHEN RECORDED, RETURN TO:

Salt Lake City Corporation
Attn: Planning Director
451 S. State Street, Suite 406
Salt Lake City, Utah 84111

Tax Parcel Nos. 16071030020000, 16071030010000, 16071030230000, 16071030080000, 16071030170000, 16071030110000, 16071030100000, 16071030090000, 16071030040000, 16071030030000

DEVELOPMENT AND USE AGREEMENT

THIS DEVELOPMENT AND USE AGREEMENT (the "**Agreement**") is made and entered into by and between **SALT LAKE CITY CORPORATION**, a political subdivision of the State of Utah ("**City**") and **IHC HEALTH SERVICES, INC**, a Utah nonprofit corporation ("**Developer**"). City and Developer may be referred to herein collectively as "**Parties.**"

RECITALS

A. Developer is the owner of approximately 9 acres of land located at approximately 754 South State Street in Salt Lake City (the "Property"), which land is more particularly described on the attached Exhibit "A".

B. Developer submitted a petition to amend the zoning map with respect to a portion of the Property to change the zoning from D-2 Downtown Support District to D-1 Central Business District, as well as a text amendment to allow for certain hospital uses in the D-1 Central Business District (Petition No. PLNPCM2022-01109).

C. The Salt Lake City Planning Commission ("Planning Commission") made a positive recommendation to the Salt Lake City Council ("City Council") on Developer's petition at its March 22, 2023 meeting.

D. At its September 25, 2024, meeting the Planning Commission made a positive recommendation concerning the terms of this Agreement.

E. On October 1, 2024, the City Council voted to approve Developer's petition subject to Developer entering into this Agreement.

F. City, acting pursuant to its authority under the Municipal Land Use, Development, and Management Act, Utah Code §§ 10-9a-101, *et seq.*, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Salt Lake City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in reliance on the foregoing recitals, City and Developer agree as follows:

1. **Incorporations of Recitals**. The Parties hereby incorporate the foregoing recitals into this Agreement.

2. **Obligations of the Parties**.

a. So long as the Property is used as a hospital and its accessory uses:

i. As calculated pursuant to *Salt Lake City Code* Section 21A.37.050, 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. The active ground floor uses may include: gift shop, other retail goods and services, café, salon, art therapy space, daycare, food truck courtyard, open courtyard/walkways, reception/lobby, restaurant, pharmacy, and other similar uses as determined by the Planning Director, all of which count toward the percentages required in this paragraph.

ii. Developer shall provide a minimum one acre of landscaped open space generally located in the middle of the block (bordered by State Street, 800 S, Main Street, and 700 S) with midblock walkways providing access to at least three of the adjoining public streets. 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. Developer shall provide 150 linear feet of space along State Street for an activated food truck/outdoor activity area that is open year-round. This activity area shall include seating, tables, shade, and perimeter landscaping that complies with the standards set forth in *Salt Lake City Code* Section 21A.48.070. The food truck area will be equipped with sufficient power such that generators shall not be used or needed. Patrons to the food truck/outdoor activity area shall be provided with access to restrooms on the Property during the operating hours of the food truck/outdoor activity area.

iv. The parties acknowledge and agree that a hospital is not subject to the maximum building façade length set forth in *Salt Lake City Code* Chapter 21A.37.

v. Driveways no wider than 100 feet may be installed along the 700 South and 800 South. Such driveways may not exceed more than 1 per block face.

vi. A sidewalk that is a minimum of 8 feet wide shall run parallel to the driveway providing primary vehicle access to the emergency room in order to afford pedestrian access to the interior of the block.

vii. Developer shall install transparent glass for certain active ground floor uses such as a gift shop, other retail goods and services, café, salon, restaurant, and other similar uses that abut the public right of way.

b. In the event that the Property is not used as a hospital and its accessory uses the Property shall comply with all of the City's regulations pertaining to the D1 zoning district.

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

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.

e. Developer shall record this Agreement against the Property by filing this Agreement with the Salt Lake County Recorder.

3. **Severability.** If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4. **Other Necessary Acts.** Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

5. **Construction/Interpretation.** This Agreement has been reviewed and revised by legal counsel for both the City and Developer, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. Terms that are undefined in this Agreement shall be interpreted using the definitions provided in Chapter 21A.62 of the Salt Lake City Code, or its successor.

6. **Other Miscellaneous Terms.** The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

7. **Covenants Running with the Land.** The provisions of this Agreement shall constitute real covenants, contract and property rights, and equitable servitudes, which shall run with the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns,

and transferees. Developer shall record this Agreement against the Property with the Salt Lake County Recorder.

8. **Waiver.** No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement.

9. **Remedies.** Either Party may, in addition to any other rights or remedies, institute an equitable action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the Parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement.

10. **Utah Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

11. **Covenant of Good Faith and Fair Dealing.** Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Party through this Agreement can be enjoyed.

12. **No Third-Party Beneficiaries.** This Agreement is between the City and Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

13. **Entire Agreement, Counterparts and Exhibit.** Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer.

14. **Term and Termination.** This Agreement includes covenants, conditions, and restrictions regarding the development and use of Developer's Property, which shall run with the land in perpetuity. The covenants, conditions, and restrictions may only be modified or terminated with the express authorization of the Salt Lake City Council.

16. **REPRESENTATION REGARDING ETHICAL STANDARDS FOR CITY OFFICERS AND EMPLOYEES AND FORMER CITY OFFICERS AND EMPLOYEES.** Developer represents that it has not: (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in City's conflict of interest ordinance, Chapter 2.44, Salt Lake City Code.

17. **GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT.** City is subject to the requirements of the Government Records Access and Management Act, Chapter 2, Title 63G, Utah Code Annotated or its successor ("GRAMA"). All materials submitted by Developer pursuant to this Agreement are subject to disclosure unless such materials are exempt from disclosure pursuant to GRAMA. The burden of claiming an exemption from disclosure shall rest solely with Developer. Any materials for which Developer claims a privilege from disclosure shall be submitted marked as "Business Confidential" and accompanied by a concise statement of reasons supporting Developer's claim of business confidentiality. City will make reasonable efforts to notify Developer of any requests made for disclosure of documents submitted under a claim of business confidentiality. Developer may, at Developer's sole expense, take any appropriate actions to prevent disclosure of such material. Developer specifically waives any claims against City related to disclosure of any materials required by GRAMA.

[Signature Page to Follow]

EFFECTIVE as of the 7 day of April, 2025.

CITY:

ATTEST AND COUNTERSIGN:

SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah

By: _____
Salt Lake City Recorder

By: _____
Mayor Erin Mendenhall

RECORDED
APR 09 2025
CITY RECORDER

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7 day of April, 2025, personally appeared before me Erin Mendenhall, who being by me duly sworn did say for herself, that she is the Mayor of SALT LAKE CITY CORPORATION, a Utah municipal corporation that executed the foregoing instrument, and the said Mayor duly acknowledged to me that said corporation executed the same.

APRIL PATTERSON
Notary Public - State of Utah
Comm. No. 729148
My Commission Expires on
Feb 1, 2027

_____
Notary Public

Approved as to form:

_____
City Attorney's Office
Date: April 1, 2025

SIGNATURES CONTINUE ON FOLLOWING PAGE

DEVELOPER:

IHC HEALTH SERVICES, INC, a Utah nonprofit corporation

By: _____

Name: Bentley Peay

Its: AVP Real Estate

STATE OF UTAH)
: ss.
County of Salt Lake)

On February 11, 2025, personally appeared before me, Bentley Peay, who being by me duly sworn, did say that s/he executed the foregoing instrument as the AVP Real Estate of IHC Health Services, Inc., a Utah nonprofit corporation, and said person acknowledged to me that said nonprofit corporation executed the same.

LORRIE CALLAWAY
Notary Public, State of Utah
Commission #732653
My Commission Expires
09/20/2027

_____
NOTARY PUBLIC, residing in

Salt Lake County, Utah

EXHIBIT "A"

Legal description of Developer's Property

PARCEL 16-07-103-001-0000:
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 160 FEET; THENCE SOUTH 179 FEET; THENCE WEST 160 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-004-0000:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 62.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 62.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-008-0000:
PART OF LOTS 6 AND 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND COMMENCING 206.25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY; THENCE WEST 82.5 FEET; THENCE SOUTH 41.25 FEET; THENCE EAST 105 FEET; THENCE NORTH 41.25 FEET; THENCE WEST 22.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-009-0000:
COMMENCING AT A POINT 165 FEET SOUTH AND 44 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 57.75 FEET; THENCE WEST 27.5 FEET; THENCE SOUTH 27.5 FEET; THENCE WEST 109 FEET; THENCE NORTH 85.25 FEET; THENCE EAST 136.5 FEET TO THE PLACE OF BEGINNING.

PARCELS 16-07-103-017-0000, 16-07-103-010-0000, and 16-07-103-011-0000:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 49.5 FEET; THENCE WEST 165 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 92.5 FEET; THENCE NORTH 79.75 FEET; THENCE EAST 109 FEET; THENCE NORTH 27.5 FEET; THENCE EAST 148.5 FEET; THENCE SOUTH 107.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-002-0000:
BEGINNING AT A POINT 160 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 87.5 FEET; THENCE SOUTH 179 FEET; THENCE WEST 87.5 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.
ALSO: BEGINNING AT A POINT 4 FEET WEST OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 78.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 78.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 37.5 FEET; THENCE SOUTH 148.5 FEET; THENCE SOUTHWESTERLY 22.4 FEET TO A POINT 165 FEET SOUTH AND 22.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7; THENCE WEST 26.5 FEET; THENCE NORTH 165 FEET; THENCE EAST 4 FEET TO THE PLACE OF BEGINNING.

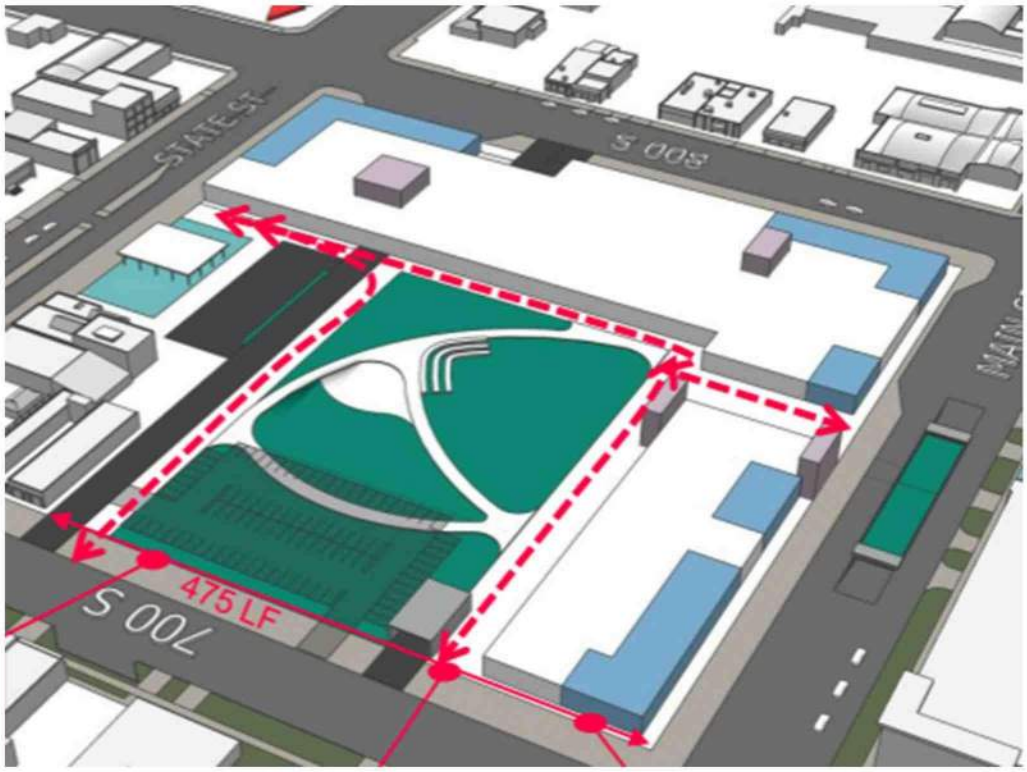
PARCEL 16-07-103-003-0000:
BEGINNING 57.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 45 FEET; THENCE SOUTH 165 FEET; THENCE WEST 30 FEET; THENCE NORTHWEST 22.4 FEET, MORE OR LESS, TO A POINT 148.5 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-023-0000:
TRACT 1: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 17 RODS; THENCE WEST 10 RODS; THENCE NORTH 3 RODS; THENCE WEST 142.5 FEET; THENCE NORTH 5 RODS; THENCE WEST 105 FEET; THENCE NORTH 68.5 FEET; THENCE WEST 15 RODS; THENCE SOUTH 239 FEET; THENCE EAST 10 RODS; THENCE SOUTH 21 FEET; THENCE WEST 10 RODS; THENCE SOUTH 221 FEET; THENCE EAST 660 FEET TO THE PLACE OF BEGINNING.
TRACT 2: BEGINNING 165 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 22.5 FEET; THENCE SOUTH 41.25 FEET; THENCE WEST 105 FEET; THENCE NORTH 41.25 FEET; THENCE EAST 82.5 FEET TO THE BEGINNING.
TRACT 3: BEGINNING AT A POINT 88 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 21 FEET; THENCE EAST 165 FEET; THENCE NORTH 21 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

PARCEL (S. Major St.):
PARCELS 3, 4, 5, 6, 7 AND 8 DESCRIBED ABOVE ARE TOGETHER WITH THE FOLLOWING:
A RIGHT OF WAY IN COMMON WITH OTHERS: COMMENCING 37.5 FEET EAST FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 148.5 FEET; THENCE SOUTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 142.5 FEET WEST AND 165 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 165 FEET; THENCE EAST 50 FEET; THENCE NORTH 165 FEET; THENCE NORTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 107.5 FEET WEST AND 11 RODS NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 148.5 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

EXHIBIT “B”

Midblock Walkway Locations



ATTACHMENT C: Conditional Use Standards

Conditional Use Standards (Chapter 21A.54)

An application for a conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:
Standard 1: The use complies with applicable provisions of this title;
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions

21A.54.080.B: Detrimental Effects Determination In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:
1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;
15. The proposed use does not undermine preservation of historic resources and structures.

21A.54.080.C: Conditions Imposed (Condition Guidance)

The Planning Commission, or in the case of administrative conditional uses, the Planning Director or Planning Director's designee ("Administrative Hearing Officer"), may impose conditions necessary to address the forgoing factors (standards listed above), which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

21A.54.080.D: Denial of Conditional Use

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

ATTACHMENT D: D-1 Design Standards

Design Standards (21A.37.060)	D-1	Compliance with Design Standard
Ground floor use: enhanced active use (%) (21A.37.050 .A2)	90	Met - Requirements are within the DA
Building materials: ground floor (%) (21A.37.050 .B3)	70	TBD
Building materials: upper floors (%) (21A.37.050 .B4)	50	Modification requested
Glass: ground floor (%) (21A.37.050 .C1)	60	Met
Glass: upper floors (%) (21A.37.050 .C2)	50	Modification requested
Reflective glass (21A.37.050 .C3)	50	Met
Building entrances (feet) (21A.37.050 .D)	40	Modification requested
Blank wall: maximum length (feet) (21A.37.050 .E)	20	Modification requested
Street facing facade: maximum length (feet) (21A.37.050 .F)	150	Met - Requirements are within the DA
Upper floor step back: Upper level front (feet) (21A.37.050 .G1)	10	Met via a larger setback
Lighting: exterior (21A.37.050 .H)		Met
Lighting: parking lot (21A.37.050 .I)		Met
Screening of mechanical equipment (21A.37.050 .J)	X	TBD
Screening of service areas (21A.37.050 .K)	X	TBD
Parking garages or structures (21A.37.050 .L)	X	Modification requested
Public Improvements (21A.37.050 .M)	X	Modification requested