



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: September 9, 2025

RE: Development Agreement for the Delta Center
Parking Garage

PROJECT TIMELINE:

Briefing: September 2, 2025
Set Date: August 19, 2025
Public Hearing: Sept 2, 2025
Potential Action: Sept 9, 2025

NEW INFORMATION

During the September 2 work session briefing the Council discussed the five conditions forwarded by the Planning Commission for the Council to consider. During that discussion, the Council expressed support for providing more specificity to the conditions 1, 3 and 5 forwarded by the Planning Commission.

1. Additional visual interest be incorporated along the retaining walls at the base of the structure's street facing facades and identified in the plan set prior to adoption of the development agreement.
3. The applicant includes substantial bicycle parking on the property in close proximity to the primary entrances of the arena as determined by staff.
5. The applicant works with staff to create a larger landscape buffer as possible.

Additionally, questions were also raised about how to ensure the conditions are legally met.

Based on that discussion, Smith Entertainment Group (SEG) representatives and City staff included the following concepts for the Council to consider adding to the final development agreement.

1. **Bicycle parking** - SEG will build three bike racks on the block, with a capacity of 15 at each location.
2. **Landscaping** - SEG will design and plant Landscaping such as trees shrub/bushes along 100 south and 400 west pursuant to the exhibit B of the development agreement.
3. **Visual activation of the 100 S/400 W** - SEG would provide up to \$50,000 in funds to be used to visually activate the 400 W/100 S by way of public art or other similar features, in

consultation with the City Arts Council and Planning Department. The funding for the art will not come from the Public Benefit Ticket Fee as agreed to in the participation agreement.

4. **Ensuring compliance with the development agreement** - Failure to comply with the development agreement would result in daily fines.

The Council is tentatively scheduled to consider taking action on September 9.

The following information was provided for the September 2 work session briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will receive a briefing about a proposal that would approve a Development Agreement for the construction of the Delta Center parking garage at approximately 301 West South Temple. The proposal includes the construction of a seven-story (~95 feet) parking garage with approximately 450 parking stalls at the southwest corner of the site, which is intended to provide parking for patrons of the Delta Center Arena and improve the site's functionality.

The applicant is requesting approval of the development agreement associated with the project, which establishes specific rules for constructing the parking garage at the Delta Center Arena. If approved, the proposed development agreement could supersede several of the City's rules and regulations.

The public hearing has been set for September 2, 2025. The work session briefing and public hearing will both be held that day.

The location has long been used as loading/receiving dock and parking access for the building. The proposed parking garage will include a below-grade loading dock for larger vehicles and secured access for authorized personnel. Access into the garage will be from both 100 South and 400 West.

The Planning Commission voted 5:2 to forward a recommendation of approval with the conditions 1-4 as listed below, with a modification to condition 3 and the addition of condition 5.

1. Additional visual interest be incorporated along the retaining walls at the base of the structure's street facing facades and identified in the plan set prior to adoption of the development agreement.
2. The applicant replaces the proposed woven wire mesh screening material on the street facing facades of the loading area with screening materials similar to or consistent with the perforated aluminum panels proposed for the upper levels of the structure prior to adoption of the development agreement.
3. The applicant includes substantial bicycle parking on the property in close proximity to the primary entrances of the arena as determined by staff.
4. Final details regarding site plan requirements be provided in the plan set prior to adoption of the Development Agreement.
5. The applicant works with staff to create a larger landscape buffer as possible.

Smith Entertainment Group provided responses to the Planning Commission's recommendations. They can be found in *Attachment B – Applicant Response to Planning Commission Recommendations*

POLICY QUESTIONS

- The Council may wish to discuss with planning staff and the applicant how the recommendations from the Planning Commission outlined above would be incorporated into the development.

- Some questions have been raised about activating the street level portion of the block where the parking garage will be located, the southwest corner.
 - The Council may wish to ask Planning staff how the parking garage fits into the overall development of the block and how if there are ways to improve the pedestrian experience in this corner of the block.
- Some Council Members have raised the question about encouraging other modes of transportation when people attend events at the Delta Cetner block, including bicycling. One of the Planning Commission's recommendations included "substantial bicycle parking on the property"
 - The Council may wish to ask the planning staff and the applicant how they intend to incorporate this recommendation into the development of the block.