

APPROVED

UNIVERSITY OF UTAH MEDICAL CENTER VILLAGE PLAN 2

March 27, 2018



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1. VILLAGE PLAN DESCRIPTION

LEGAL DESCRIPTION

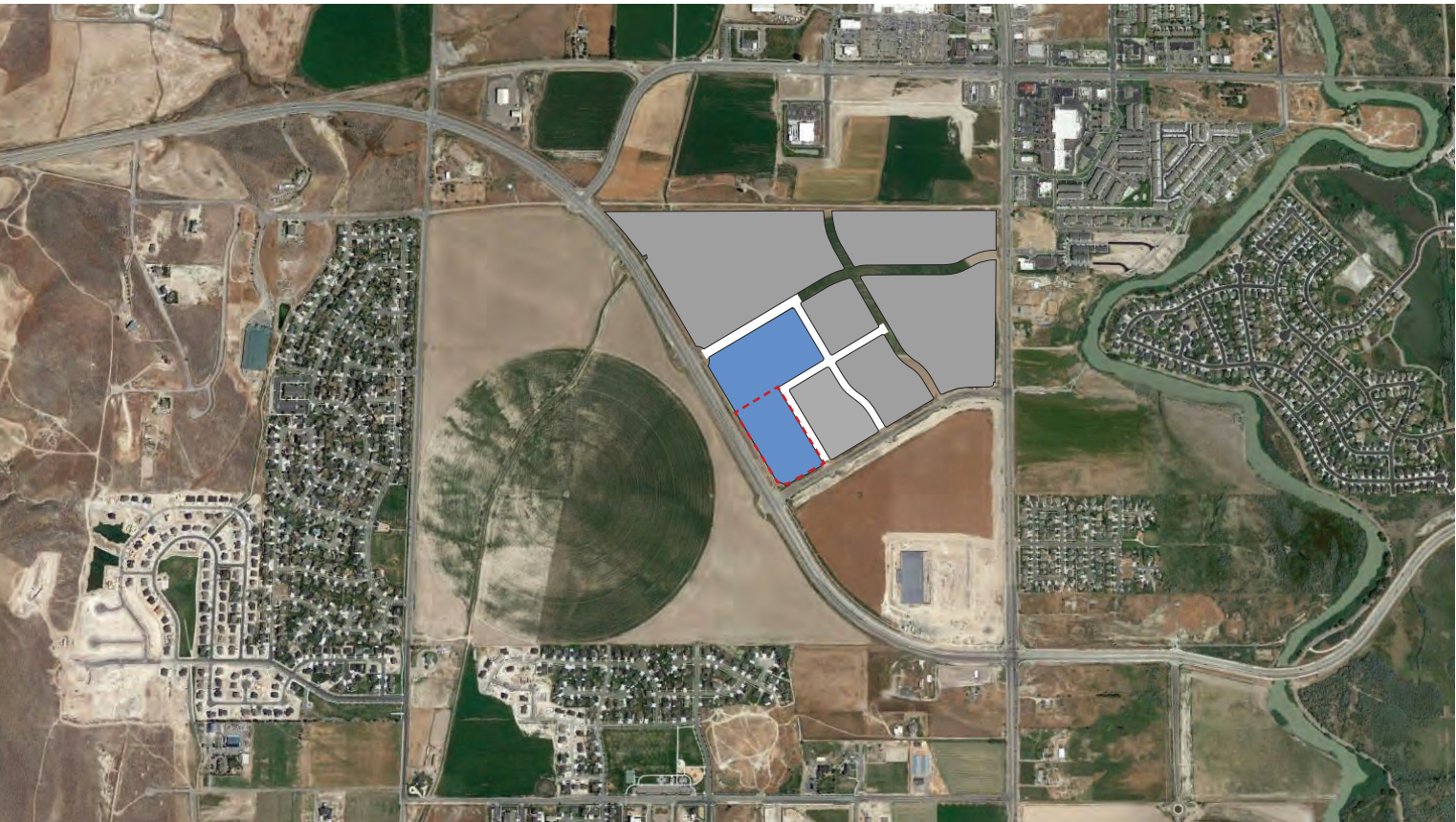
A portion of the Southwest Quarter of Section 14, and the Southeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Pioneer Crossing as described in Deed Entry No. 28749:2014 in the official records of the Utah County Recorder, said point being located North 00°20'51" East along the section line 53.16 feet and East 624.61 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence along said right-of-way the following three (3) courses: (1) North 30°43'02" West 20.27 feet, (2) North 75°43'02" West 77.78 feet, (3) North 30°43'02" West 727.22 feet; thence North 59°17'58" East 1018.83 feet; thence North 30°42'02" West 658.83 feet; thence South 59°17'58" West 964.02 feet to the aforesaid northerly right-of-way line of Pioneer Crossing; thence North 30°43'02" West, along said northerly right-of-way, 28.00 feet; thence North 59°17'58" East 914.53 feet; thence northerly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears North 14°17'58" East 15.56 feet); thence North 59°17'58" East 77.00 feet; thence southeasterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears South 75°42'02" East 15.56 feet); thence South 30°42'02" East 56.00 feet; thence southwesterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears South 14°17'58" West 15.56 feet); thence South 30°42'02" East 580.82 feet; thence southeasterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears South 75°42'02" East 15.56 feet); thence South 30°42'02" East 56.02 feet; thence southwesterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle 90°00'00", (chord bears South 14°17'58" West 15.56 feet); thence South 30°42'02" East 165.99 feet; thence southeasterly 204.70 feet along the arc of a 461.50 foot radius curve to the left, through a central angle of 25°24'50", (chord bears South 43°24'27" East 203.03 feet); thence southeasterly 238.85 feet along the arc of a 538.50 foot radius curve to the right, through a central angle of 25°24'50", (chord bears South 43°24'27" East 236.90 feet); thence South 30°42'02" East 159.50 feet; thence South 59°16'58" West 77.00 feet; thence North 30°42'02" West 159.52 feet; thence northwesterly 204.70 feet along the arc of a 461.50 foot radius curve to the left, through a central angle of 25°24'50", (chord bears North 43°24'27" West 203.03 feet); thence northwesterly 238.85 feet along the arc of a 538.50 foot radius curve to the right, through a central angle of 25°24'50", (chord bears North 43°24'27" West 236.90 feet); thence North 30°42'02" West 166.00 feet; thence northwesterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears North 75°42'02" West 15.56 feet); thence South 59°17'58" West 410.53 feet; thence southwesterly 17.28 feet along the arc of a 11.00 foot radius curve to the left, through a central angle of 90°00'00", (chord bears South 14°17'58" West 15.56 feet); thence South 30°42'02" East 754.83 feet; thence South 59°16'58" West 72.94 feet to the northerly right-of-way line of Market Street as shown on the official plat of Market Street Right of Way Dedication Plat, recorded as Entry No. 34053:2015 in the office of the Utah County Recorder; thence along said right-of-way the following four (4) courses: (1) Southwesterly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 14°16'57" West 28.99 feet), (2) South 59°16'58" West 159.00 feet, (3) South 66°07'32" West 100.72 feet, (4) South 59°16'58" West 140.12 feet to the Point of Beginning.

Contains 568,905 Sq. Ft. or 13.06 Ac.

OVERVIEW

The University of Utah is under contract with Suburban Land Reserve to purchase 15.30 acres in Saratoga Springs, UT. This property is located east of Pioneer Crossing, North of Market Street, west of Redwood Road, As depicted below which designates the Village Plan boundary.



The property is presently zoned Planned Community (PC) and is subject to requirements of a previously approved District Area Plan (DAP). The DAP grants the rights to develop, in accordance with Section 19.26 of the City Code.

This Village Plan is intended to fulfill the submittal requirement, as identified in the governing PC Zone and to establish the Village Plan level transportation and utility systems. The University of Utah Medical Center Village Plan is meant to provide Saratoga Springs with an urban medical business park environment that presently does not exist in the city.

Compliance with existing Title 19 Land Development Code: The University of Utah, as a State entity, is exempt from being required to comply with local municipal code. This Village Plan is exempt from Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Village Plan are established by State Statute and are set forth in Title 10-Utah Municipal Code.



2. LAND USE



Current Phase - Medical Office (Business Park)

Business Park uses are defined generally by the District Area Plan as:

Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business park uses must be sensitive to and compatible with the surrounding uses.

***Note: Phase plan is conceptual; actual phases may vary.**



3. BUILDOUT ALLOCATION

Current Phase - Business Park

EQUIVALENT RESIDENTIAL UNITS

District Area Plan:
The Saratoga Springs City Center District Area Plan (DAP) established that for every 10 Million square feet of commercial building area, 4,620 equivalent residential units (ERUs) are permitted. That is equivalent to 2,164.5 square feet per ERU.

The DAP also established a floor area ratio (FAR) range for the Business Park place type. The suggested FAR range for Business Park is between .39 and .93. Therefore, based upon the **village** plan acreage (7.6 ac.) the amount of commercial building area should be between **129,112 s.f.** and **307,882 s.f.**. Taking into account the ERU conversion of 2,164.5 s.f./ERU, the ERU range established by the DAP for this property is between **60** and **142** ERUs. This **village** plan does not exceed the commercial building area totals or the ERU range established by the DAP.

Village Plan:
A maximum of 150,000 s.f. of commercial building area is anticipated at completion. Based upon the proposed uses and the City's fixture count tables, it is anticipated that the University of Utah Village Plan 2 will contain up to 90 ERUs.

TABLE 1 - VILLAGE PLAN SUMMARY	
ACREAGE	
GROSS ACRES	13.06 ac
NET DEVELOPABLE AREA	7.6 ac
THOROUGHFARES	5.46 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR VILLAGE PLAN (IMPACT)	90 max.*
DAP ERU ALLOCATION	69

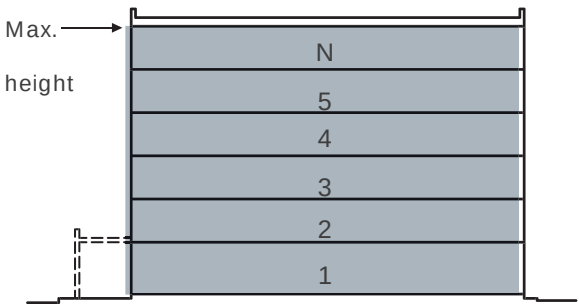
* Based upon the proposed uses and the City's fixture count tables, it is anticipated that the University of Utah Village Plan will contain up to 90 ERUs.

TABLE 2 - ALLOWABLE ERUs (DAP CALCULATION)			
PLACE TYPE	Acreage	FAR	
		Low (.39)	High (.93)
BUSINESS PARK	7.6	129,112 s.f.	307,882 s.f.
EQUIVALENT RESIDENTIAL UNITS (ERU)			
ERU CONVERSION	1 ERU/2,164.5 s.f.		
ERU RANGE		Low	High
ERU RANGE		60	142

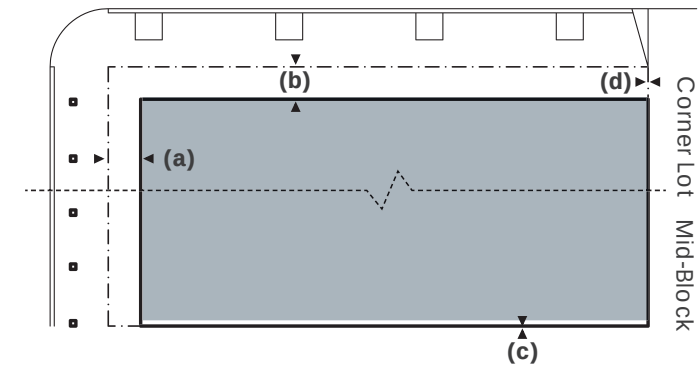
4. DEVELOPMENT STANDARDS

TABLE 3 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	10 stories max.
Parking Structures	5 levels max.
PARCEL OCCUPATION	
Average Floor Area Ratio	0.39 - 0.93
Maximum Floor Area Ratio	1.82
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	12 ft. min
Front- Secondary (b)	20 ft. min
Side (c)	20 ft. min
Rear (d)	20 ft. min

All buildings must comply with IRC and IBC. All buildings that exceed 35 feet in height, as measured in the Utah Municipal Code, must be sprinkled and meet all additional Fire and Building Department requirements



BUILDING HEIGHT

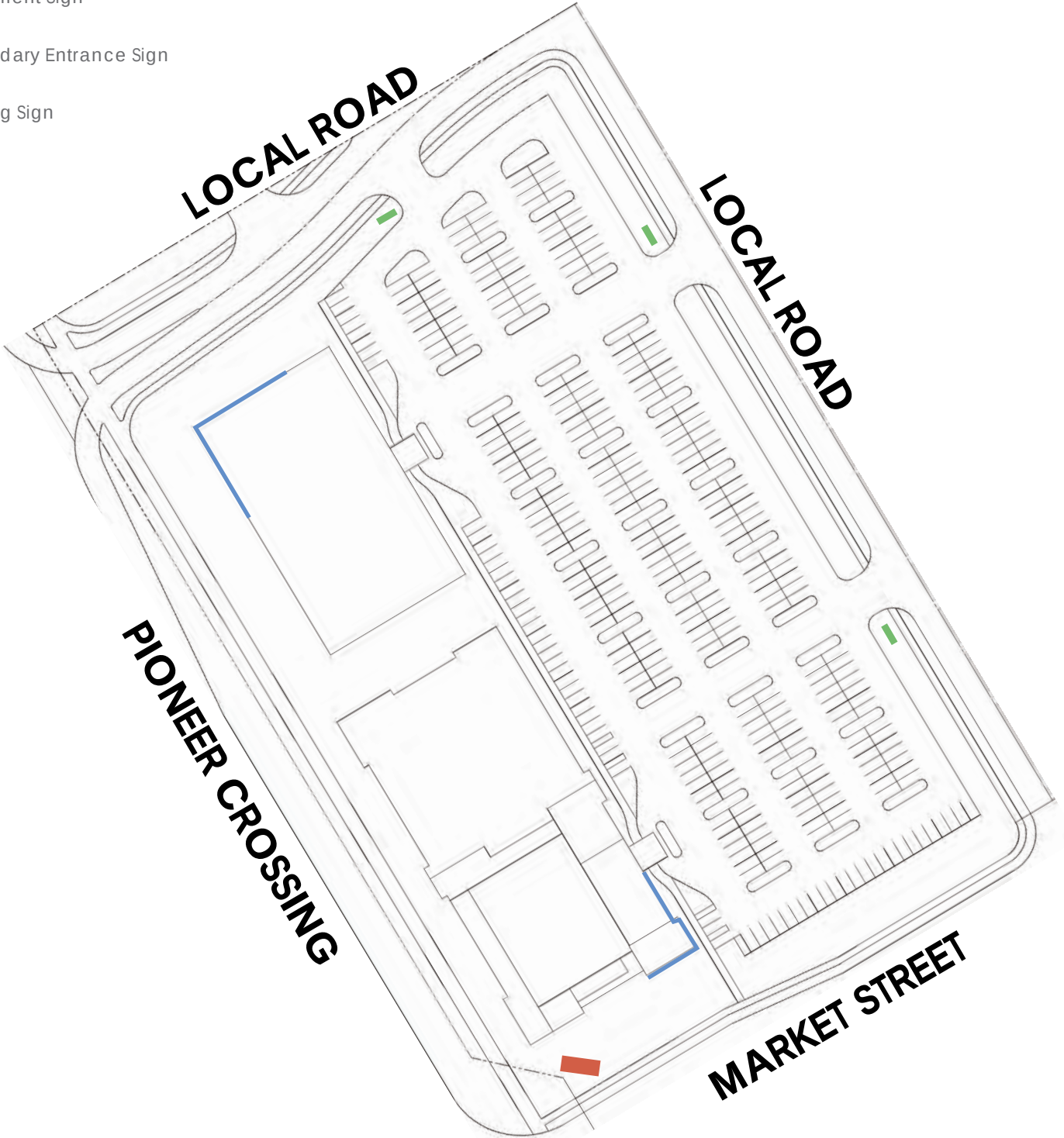


PRINCIPAL BUILDING SETBACKS

5. Design Guidelines

5a. Signage Legend

- Monument Sign
- Secondary Entrance Sign
- Building Sign



5b. SIGNAGE

This Village Plan is exempt from the signage regulations as set forth in Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Village Plan are established by State Statute and are contained in the DFCM design requirements 020215.

The following images are representative of the signage types, sizes, and materials that have been used on similar facilities in the region. The billboard sign type is prohibited.

Building Signs



Primary Entrance Sign



Secondary Entrance Sign



Parapet Building Signs

Window signs



Wall Mural Signs



Temporary Wayfinding Sign

Address Sign

5c. LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, Market Street and Pioneer Crossing, will comply with Saratoga Springs City *Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Village Plan will comply with State Statute and are set forth in Title 10 of the Utah Municipal Code. The aesthetic style of light fixtures within the University of Utah Medical Center Village Plan will be consistent with the style of fixture used on similar University facilities in the region.

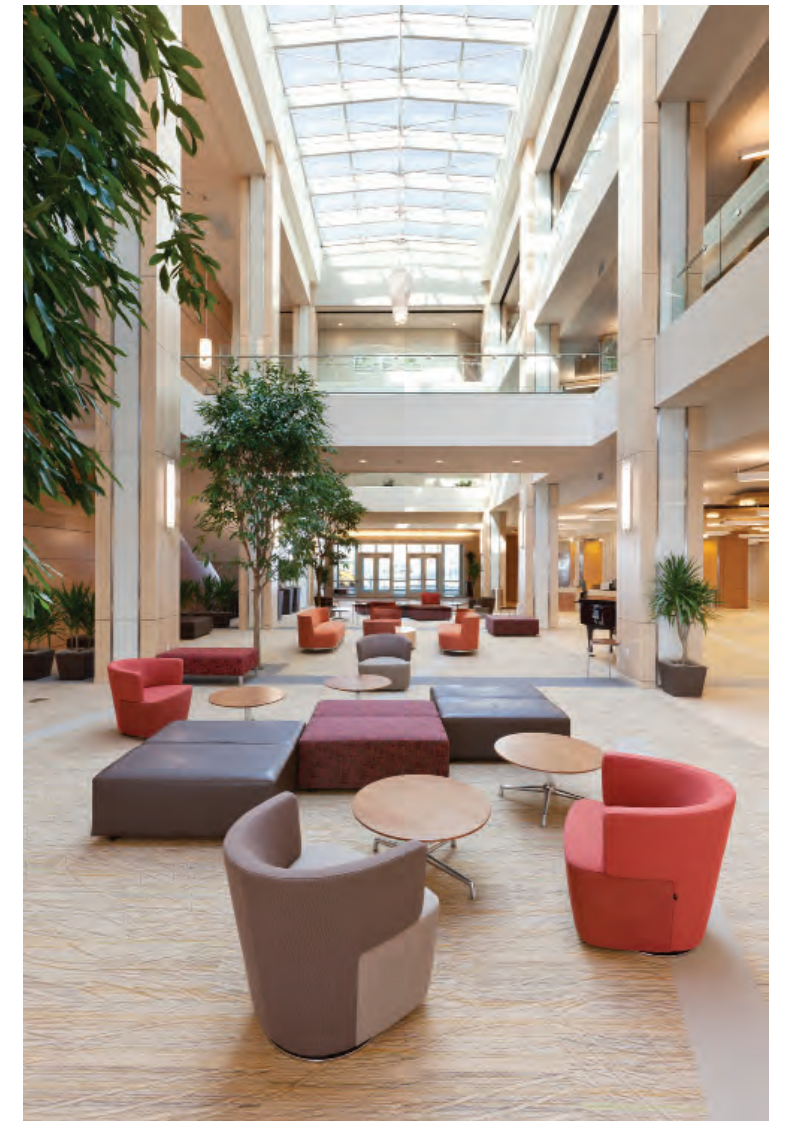
Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and sky-glow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After 11 pm, most lighting should be extinguished or reduced by 50% as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

5d. BUILDING FORM

The following images are representative of the architectural style, massing, and materials that have been used on similar facilities in the region.







6. Associations

All development, future development and maintenance will be governed by the leases and agreements (e.g. Operations and Easement Agreement) encumbering the property.

The City of Saratoga Springs shall maintain all areas from back of curb to back of trail along Pioneer Crossing.



7. PHASING PLAN





8. LOT BREAKDOWN

TABLE 4 - LOT BREAKDOWN (VILLAGE PLAN CALCULATION)					
PHASE #	ACRES	OPEN SPACE %	BUILDING S.F.	IMPACT ERUs	DAP ERU ALLOCATION
Lot 2 Total	7.6	15 - 17%	150,000	90*	69

* Based upon the proposed uses and the City’s fixture count tables, it is anticipated that the University of Utah Village Plan will contain up to 90 ERUs.



9. LANDSCAPE PLAN

- Open Space
- Building

See Community Plan Plant List for Required Plant Material
Note: Building and Parking Layouts are Conceptual

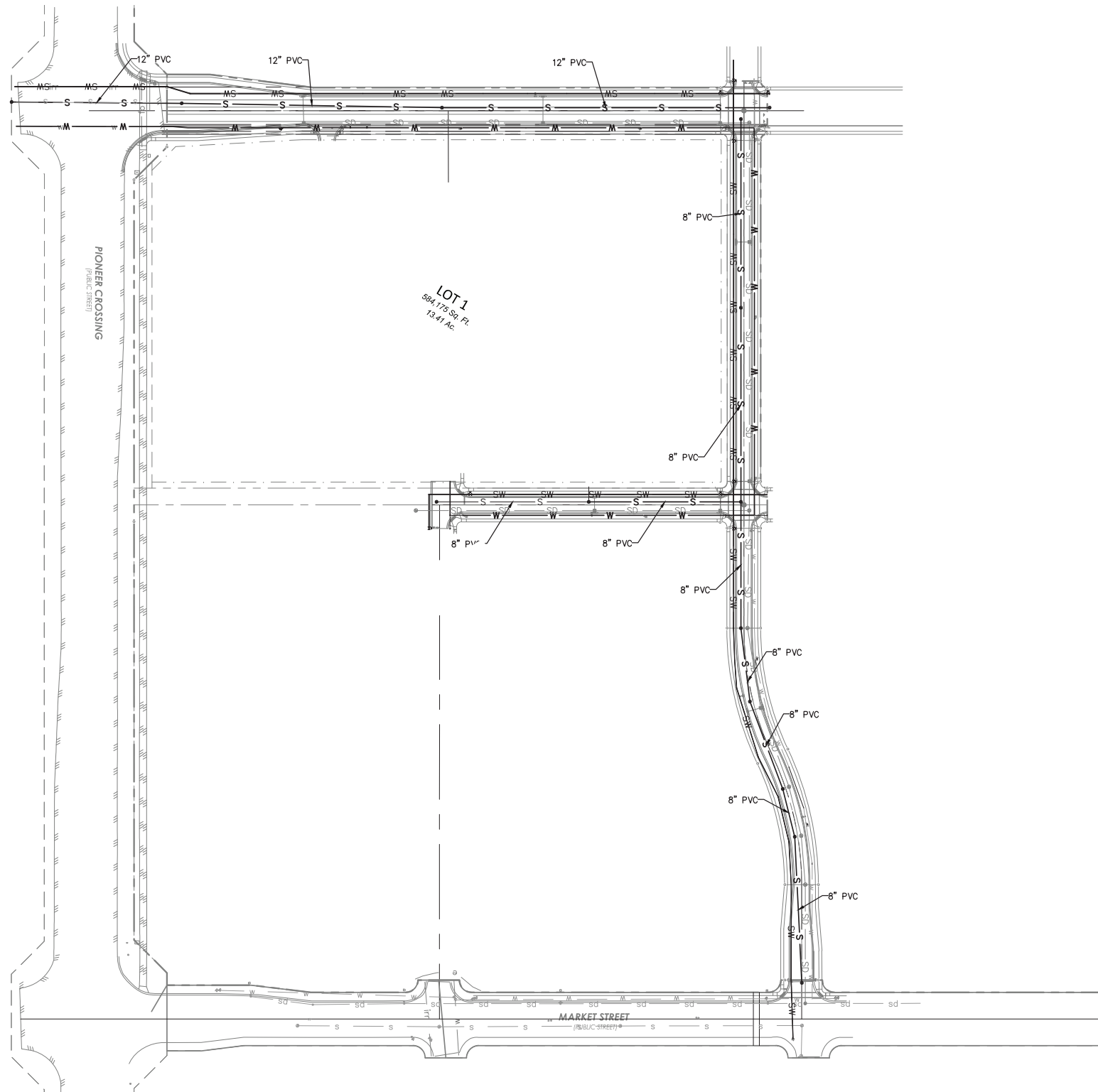
TABLE 5 - OPEN SPACE BREAKDOWN (VILLAGE PLAN CALCULATION)		
TYPE	ACRES	OPEN SPACE %
Park Lawn	0.86	9.5
Plaza	1.03	11.3
Subtotal (Applicable Open Space)	1.89	20.8
Parking Lot Landscaping	.32	3.5
Total Open Space	2.21	24.3

10a. UTILITY CAPACITIES

CULINARY WATER

Culinary Water Storage: 400 gpd/ERU

AREA	CONNECTIONS	CULINARY WATER			
	ERU	Source Req'd gdp/ERU	Total Source gmp	Storage Req'd gdp/ERU	Total Storage gal
ZONE 1 USES	90	800	100	400	36,000
OVERALL TOTAL			100		36,000



SECONDARY WATER

Secondary water service for the University of Utah Medical Center will be provided through temporary connection to the existing culinary system as the Zone 1 Secondary Water System is developed. Master Plan secondary water pipelines are accounted for within the Overall Utility Plan as well as anticipated local service lines. For the purpose of this analysis, it is assumed that a total of 23% of the Village Plan area will be irrigated.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
Secondary Water Source: 0,75 AF/yr
7.5 gpm/Irrigated Acre (IA)
Culinary Water Storage: 9,216 gal/Irrigated Acre (IA)

TABLE 7 - SECONDARY WATER							
LAND USE		IRRIGATED AREA		SECONDARY WATER REQUIREMENTS			
	ACRES	% Irrigated	Irrigated Area	Source Req'd gpm/IA	Total Source gmp	Storage Req'd gal/IA	Total Storage gal
ZONE 1 USES	9.1	20%	3.1	7.5	23.3	9,216	28,570

SANITARY SEWER

Sanitary sewer service for the University of Utah Medical Center will be provided through extension of existing sewer lines with Market Street or the extension of the Master Plan sewer line within Redwood Road.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Sanitary Sewer Demands

Design criteria:
Sewer Flow: 255 gpd/ERU

TABLE 8 - SANITARY SEWER DEMANDS			
AREA	CONNECTIONS	SANITARY SEWER	
	ERU	Flow Rate gdp/ERU	Total Flow gpd
ZONE 1 USES	90	255	22,950
OVERALL TOTAL	90		22,950

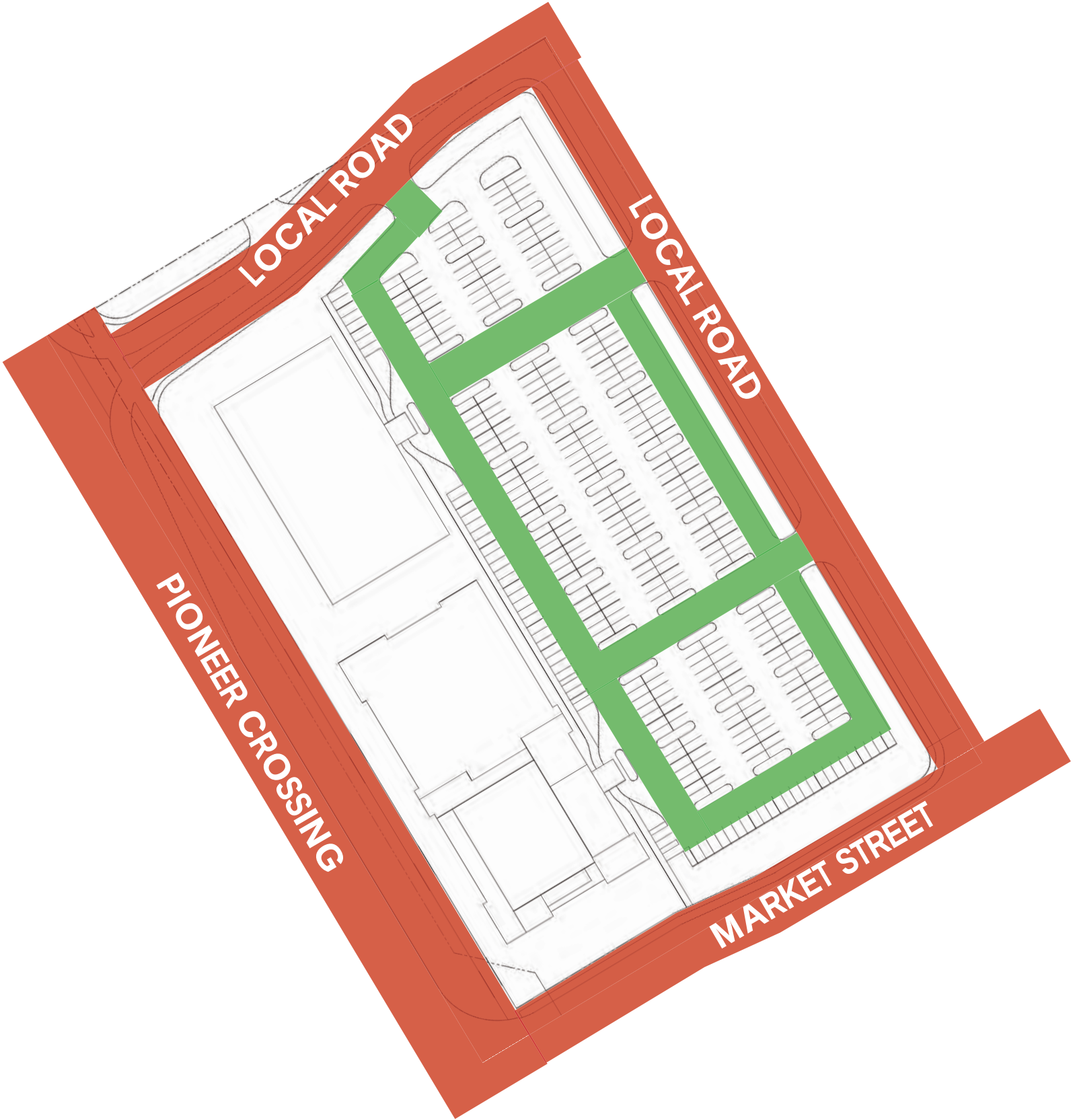
STORM DRAINAGE

Storm drainage is to be detained on each site, with infiltration facilities constructed to infiltrate the 90th percentile storm as defined by Saratoga Springs City, and determined feasible by the City Engineer. All off-site discharges are to be limited to historical pre-development flows. Discharged flows are to be conveyed to the existing pipeline and Jordan River discharge located at the intersection of Market Drive and Redwood road.

Please refer to the Overall Utility Plan for further details

11. VEHICULAR PLAN

- Public
- Private

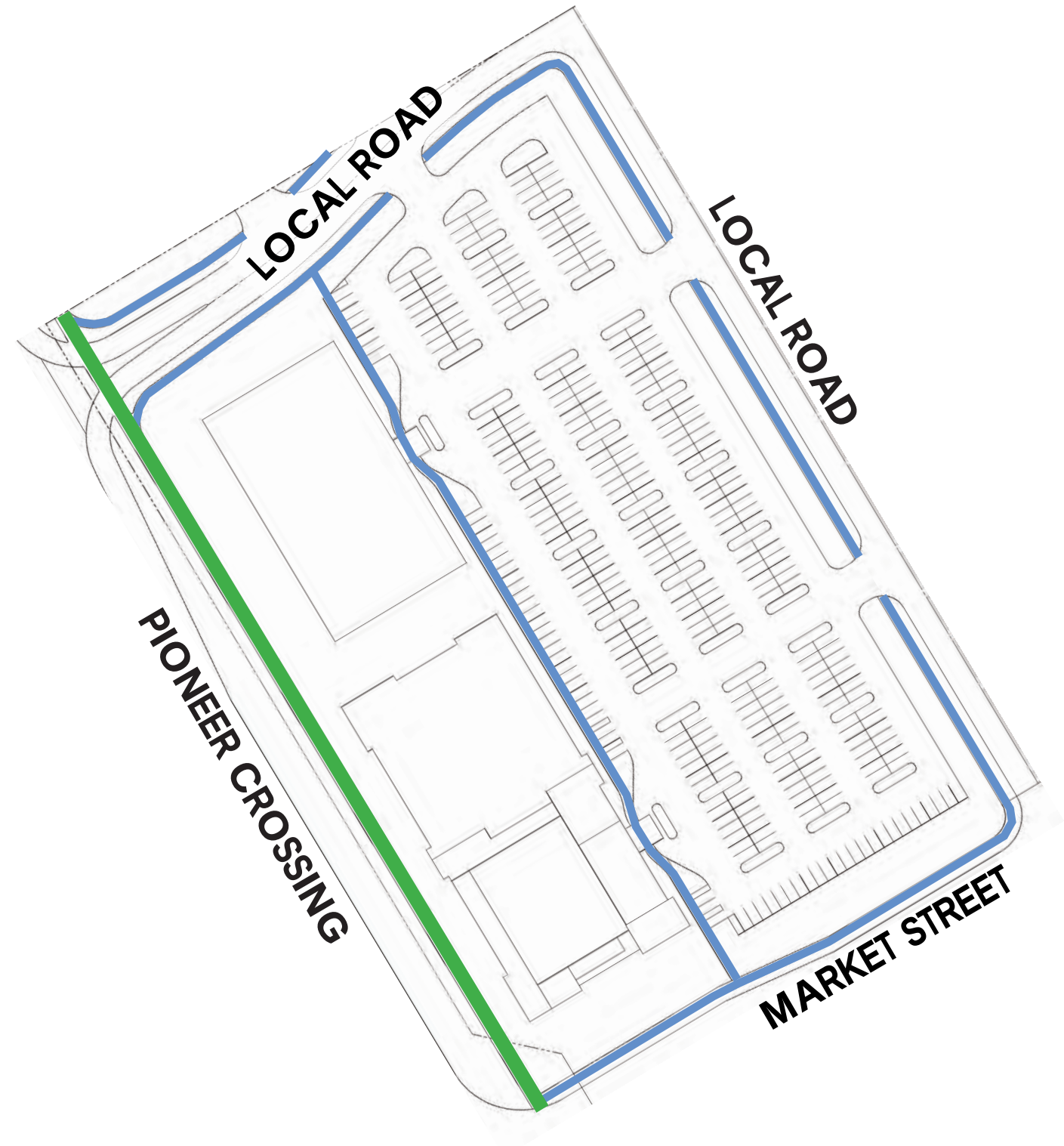


12. PEDESTRIAN PLAN

- Walkways
- Regional Trail

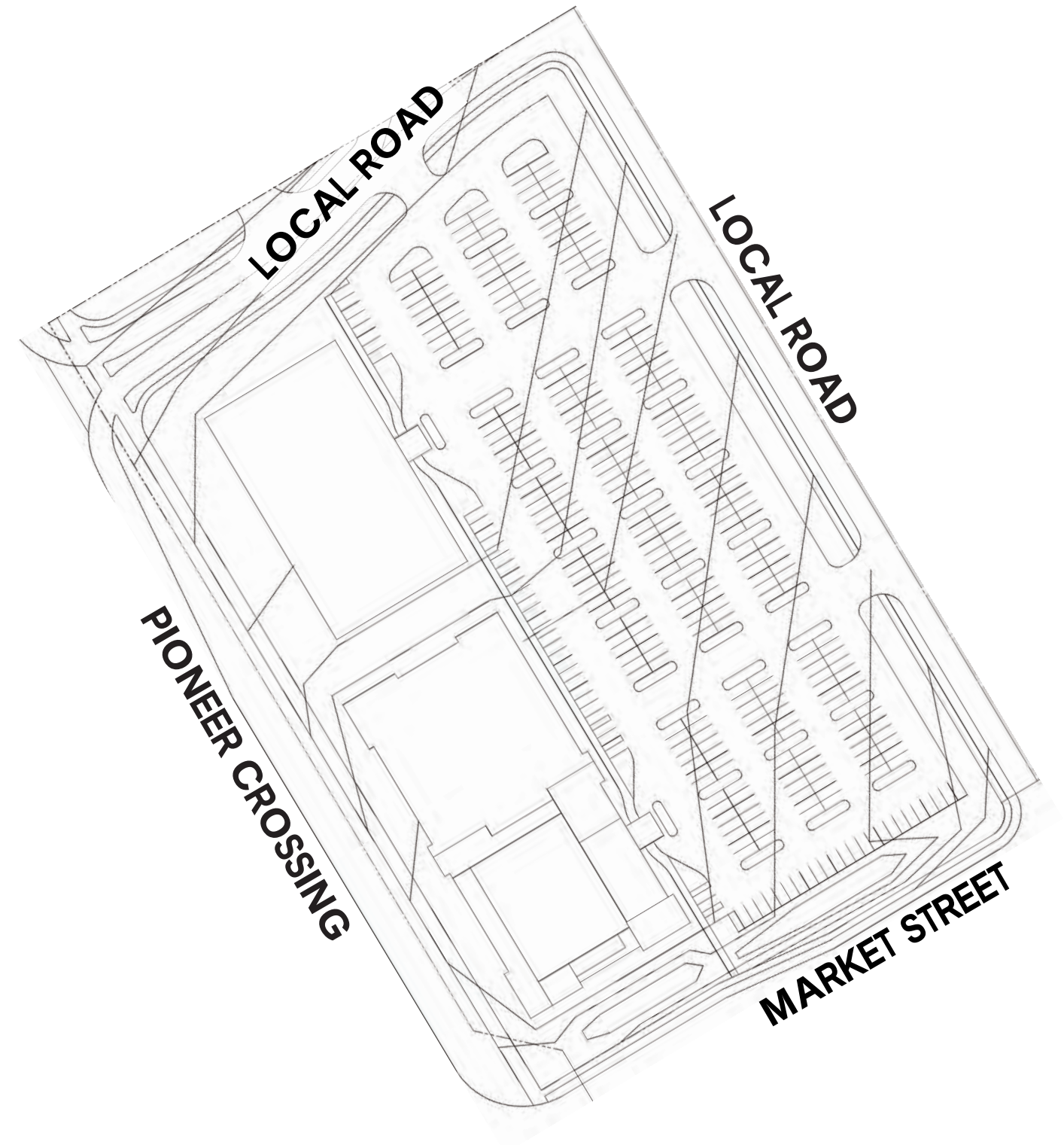
13. DENSITY TRANSFERS

No density transfers are applicable or provided.



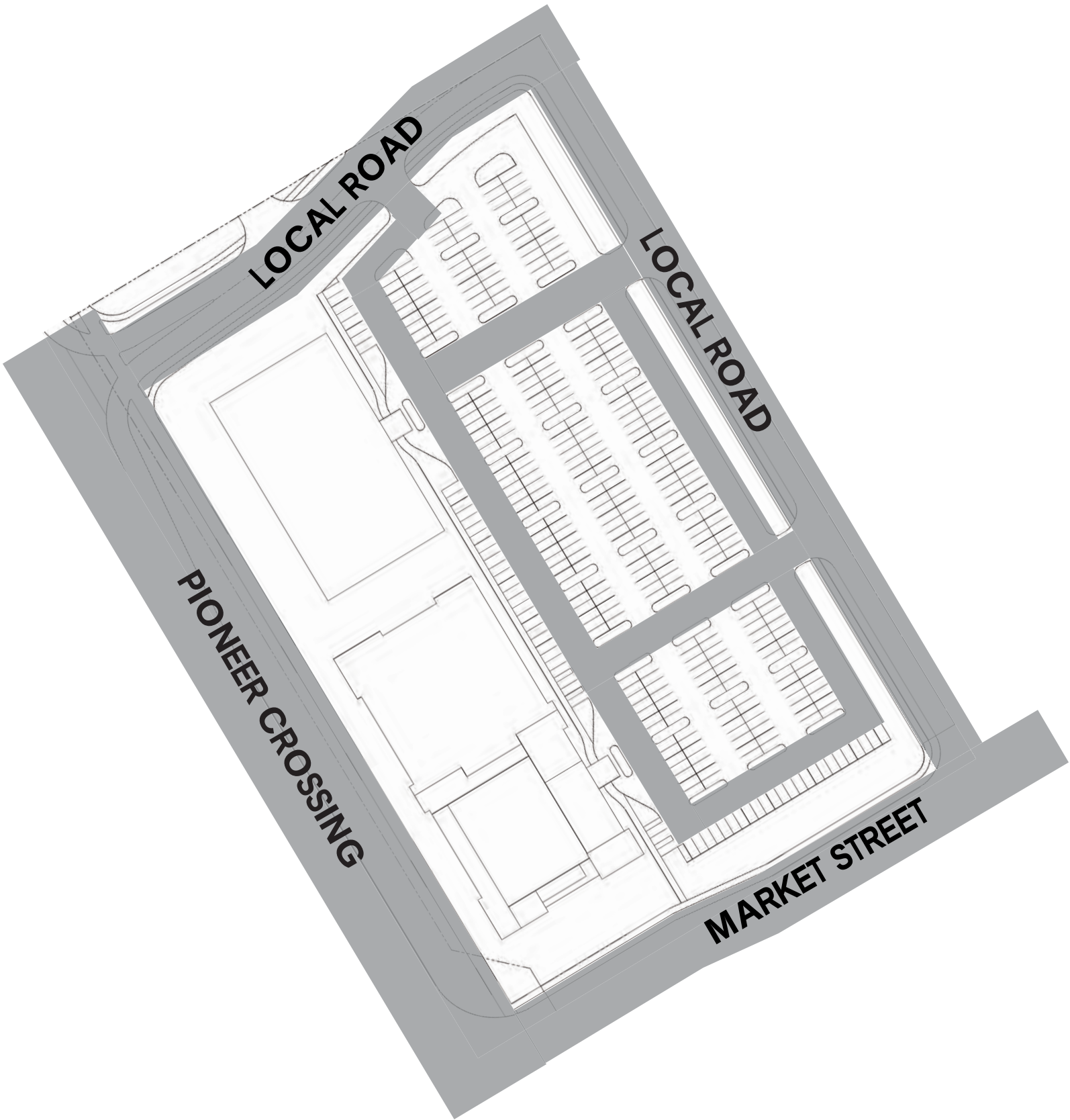
14. ADDITIONAL DETAILED PLANS

14a. GRADING/DRAINAGE PLAN



14b. FIRE LANE PLAN

Fire Lane Access



14c. WILDLIFE PLAN



Wildlife Corridor - There are no identified, designated, or protected wildlife corridors on the property.

15. SITE CHARACTERISTICS

The Property generally slopes to the east at a gradient between 2% and 4% and has been historically used for agricultural and related purposes. A canal owned and operated by the Utah Lake Distribution Company (ULDC) travels the North Western section of the property as shown right.

A Regional trail is planned to travel the property along a similar alignment of the ULDC canal providing regional connectivity to pedestrians and bicyclists. A pedestrian crossing had been constructed beneath Pioneer Crossing near this location.

Generally, the soils are a silty loam suitable for the intended uses.

Phase 2 Environmental Site Assessment identifies no underground storage tanks on site and adjoining properties. This study identifies one leaking underground storage tank a half mile from the site that poses no impact to this project.



16. FINDINGS STATEMENT

Findings for the Pioneer Crossing East Village Plan:

- 1. The Village Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). The thoroughfare network meets or exceeds the transportation system and complies with the City’s standard street sections. The DFCM Design Requirements are in harmony with the DAP urban design guidelines. The Business Park place type is well suited for a medical office use that compliments the density objectives as outlined in the DAP..
- 2. The Village Plan creates a walkable, high intensity, business park development. The medical center is an important component that will allow people to live, work, shop, recreate, and receive quality health care within a sustainable community.
- 3. The Village Plan creates opportunity for employment and economic development. Medical facilities employ a significant number of individuals and attract other complimentary commercial land uses to locate nearby.
- 4. The Village Plan, as proposed, is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties, including the design for utilities and other shared infrastructure setting the precedent for the area.
- 5. The Village Plan has taken into account the existing and proposed infrastructure and includes adequate provisions for utilities, services, and roadway networks as outlined in the previous sections of this document.
- 6. The Village Plan is consistent with the guiding standards listed in the DAP; including development intensity, ERU allocation and Development Standards as outlined in the previous sections of this document.
- 7. The Village Plan contains the required elements as dictated in the DAP and outlined in the previous sections of this document.

17. MITIGATION PLAN

This site has historically been used for agricultural purposes and there is no know environmental conditions that require mitigation of any kind. This statement includes wildlife as there are no identified, designated, or protected wildlife corridors on the property, and falls well outside of the city defined Wildland/Urban Interface zone.

18. OFFSITE UTILITIES

This is a conceptual estimate prepared prior to receiving surveys or preliminary design plans and will change up on completion of these items

TABLE 9 - OFFSITE UTILITIES				
ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT PRICE	COST
1	16" DIP Culinary Water	1,800 LF	\$122.22	\$220,000
Subtotal				\$220,000
Total				\$220,000

19. COMPLIANCE STATEMENT

The development will be governed by agreements between the future developer and tenants specifying responsibility for items such as maintenance, architectural standards and the time frame in which the various phases of the project will be developed for the project.