



SALT LAKE CITY TRANSMITTAL - RDA

To:
Salt Lake City Redevelopment Agency Chair

Start Date:
11/22/2024

Date Sent to RDA Board:
11/22/2024

From:

Employee Name:
Fenton, Meghan

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Department
Redevelopment Agency

Mayor's Office Leadership*

Mayor's Signed Date
11/22/2024

Subject:
Progress Update: Ballpark NEXT Urban Design Framework

New transmittal or Revision

- ☒ New transmittal
☐ Revision

Additional Staff Contact:

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Presenters/Staff Table

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Document Type*
Information Item

Budget Impact*
☐ Yes
☒ No

Budget Impact:

Recommendation:*
No recommendation - briefing only.

Background/Discussion

This is a briefing regarding the Ballpark NEXT Urban Design Framework process thus far. Three design scenarios involving 1) Reuse of the existing stadium in its entirety, 2) Adaptive reuse of a portion of the stadium, and 3) Removal of the stadium, are being presented to the RDA Board for their feedback.

Will the RDA Board need to hold a public hearing for this item?*

- ☐ Yes
☒ No

Public Process

Mayor's Office Comments

Attachment(s)

BOD_Ballpark UD Framework_FINAL w Attachments.pdf

10.04MB



REDEVELOPMENT AGENCY of SALT LAKE CITY

STAFF MEMO

DATE: November 22, 2024

PREPARED BY: Lauren Parisi, Senior Project Manager
Makena Hawley, Project Manager

RE: Progress Update: Ballpark NEXT Urban Design Framework

REQUESTED ACTION: No formal action requested at this time

RECOMMENDATION: Informational briefing

BUDGET IMPACTS: N/A

EXECUTIVE SUMMARY:

In January 2023, Salt Lake Bees' owner Larry H. Miller Company announced that the team will move to a new stadium at the close of its 2024 season. This presented Salt Lake City (the "City") and neighborhood with the opportunity to re-envision Smith's Ballpark and the City-owned parking lot to the north at approximately 77 W. 1300 South, totaling 13.5 acres ("Ballpark Site"). Since the announcement, the Redevelopment Agency of Salt Lake City ("RDA") has taken steps to understand the site's redevelopment potential, including launching an extensive [Community Visioning Process](#) that established the public's vision for the site – further distilled into six guiding principles to be incorporated in any future development as listed below.

Community Vision:

The future Ballpark Site is an *iconic, exciting destination* for the neighborhood, city, and region. It is a catalyst for the transformation of the neighborhood, attracting people and development that *uplifts and celebrates the area* and its residents.

Guiding Principles:

1. **Neighborhood Safety & Activation** / Safety in Every Stride
2. **Connectivity** / Interwoven
3. **Natural Geography** / Be Green
4. **Wellness** / Culture of Health
5. **Community Centered** / A Space for Every Face
6. **Acknowledge the Past** / Honor the Neighborhood's History

To build on this foundation, the RDA engaged a consultant team comprised of Perkins+Will, Kimley-Horn, and David Evans and Associates to create an Urban Design Framework ("Design Framework" or "Framework") for the future development of the Ballpark Site. This Framework will serve as a roadmap for the optimal redevelopment of the site and provide recommendations on elements such as:

- Physical infrastructure – streets, parks, plazas, and utilities
- Urban form – building footprints and building heights
- Public and private land uses including ground floor activation
- Community programming and partnership opportunities

It's anticipated that the Ballpark Site will be redeveloped in multiple phases. The Urban Design Framework will inform an initial request for proposals ("RFP") to develop the first phase.

As part of the Design Framework process, the consultant team has created three initial development scenarios or "design test fits" that analyze the 1) Reuse of the existing stadium in its entirety, 2) Adaptive reuse of a portion of the stadium, and 3) Removal of the stadium. The intent of this agenda item is to provide an update regarding the Design Framework process thus far and collect feedback from the public and the RDA Board regarding the three Ballpark NEXT design test fits. Ultimately, one development scenario will be chosen, which the final Design Framework will expand upon in greater detail.

ANALYSIS:

Urban Design Framework Activities to Date

Below is a summary of the stakeholder engagement, research, and analysis that has been conducted since the Design Framework process kicked off in August 2024.

✓ **Two Community Meetings.**

At the start of the project, RDA staff attended two community meetings to provide an overview of the Urban Design Framework process. Those meetings included the Ballpark Community Council meeting on August 1, 2024, and the Ballpark Action Team's (BAT) meeting on September 12, 2024. Staff collected feedback regarding design preferences related to the Centers for Disease Control's ("CDC") [Social Determinants of Health](#) at the BAT meeting. A summary of this feedback has been included under [Attachment A](#).

✓ **Ballpark Stakeholder Session #1.**

Critical Ballpark stakeholders including community members, surrounding property owners and representatives from the City and local organizations were invited to participate in an initial design ideation session on August 26, 2024. Building off the community's guiding principles as well as the Social Determinants of Health, stakeholders were asked to prioritize future design and programming elements on the Ballpark Site within the context of preserving, adaptively reusing, or removing the stadium.

Common themes that arose from the stakeholders across each of the three scenarios included:

1. Relocating Fire Station 8 to enhance emergency response times while incorporating community space into the station's campus.
2. Enhancing connectivity across the blocks by creating pedestrian and/or vehicular streets.
3. Including an entertainment/concert venue.
4. Activating the ground floor to accommodate small, local businesses.
5. Creating an open green space for children and the community at large.
6. Accommodating civic uses such as a public library, fitness center, etc.
7. Improving 1300 South to be a safe street for pedestrians and vehicles alike.
8. Carrying forward the "Festival Street" idea from the Ballpark Station Area Plan.
9. Considering partial preservation of the Ballpark structure or a symbolic nod to the Site's baseball legacy as a marker of history.

10. Considering design moves that acknowledge and celebrate the confluence of Red Butte, Emigration, and Parley's Creeks.

A more detailed summary of the meeting has been included under [Attachment B](#).

✓ **Draft Research Documents.**

A significant amount of research was completed in preparation for the second stakeholder meeting and as part of the consultant's overall scope.

- Kimley-Horn completed a draft of their limited structural analysis of the stadium, which found it to be in generally good condition for the purpose that it serves today. They also completed a draft transportation analysis, which will serve as a critical piece of the final Framework.
- Victus Advisors completed an initial draft of their market feasibility study that analyzes the demand for an entertainment venue to serve as an anchor tenant for the project – with a key finding that a venue with 5,000-8,000 person capacity could fill a gap within the Salt Lake Market.
- Finally, Perkins+Will completed a draft health equity assessment that compares critical health indicators within the Ballpark neighborhood to Salt Lake County as a whole ([Attachment C](#)). All of this information will be incorporated as part of the final Urban Design Framework.

✓ **Ballpark Stakeholder Session #2.**

The same stakeholder group was invited to a second ideation session on November 19, 2024. Expanding on the common themes from the first stakeholder meeting in addition to extensive qualitative and quantitative research, three development scenarios or “design test fits” for the Ballpark Site were presented for stakeholder feedback. Of the three designs, there appeared to be an initial preference for the reuse scenario. Outcomes of the second stakeholder meeting will be summarized in greater detail at the December RDA Board meeting.

✓ **Draft Development Scenarios.**

The research described above, geographic data, existing city planning documents (i.e. Ballpark Station Area Plan and Thriving in Place) and numerous stakeholder interviews have been used to guide the creation of three development scenarios or design test fits for the Ballpark Site to be presented at the December RDA Board meeting where both the public and Board members can provide feedback.

NEXT STEPS:

➤ **Final Development Scenario.**

Utilizing all research and stakeholder feedback, the project team will work to develop a review process to select the final recommended design scenario to be included in the final Urban Design Framework.

➤ **Additional Community Meetings.**

RDA staff will attend Ballpark community meetings to provide an update on the process and collect feedback before finalizing the Urban Design Framework.

➤ **Final Deliverable.**

The final Urban Design Framework will expand upon the preferred development scenario in detail and include components to help guide any future development on the site. These components include all the research mentioned above (structural analysis, transportation analysis, a market study, health equity data) as well as recommended parcelization and street networks, ground floor and open space

programming, traffic demand management strategies, a development phasing strategy, etc.

➤ **RDA Board Review.**

RDA staff will bring the final Urban Design Framework to the RDA Board for review and potential legislative action, if warranted.

➤ **Phase I Request for Proposals.**

The Ballpark development will likely be built out in phases. The RDA will release a request for proposals to solicit proposals to construct the first phase of the Ballpark development as recommended within the Urban Design Framework.

PREVIOUS BOARD ACTION:

- May 2023 – Fiscal Year 2024 Budget Allocation: \$300,000 appropriation of State Street Project Area Funds for “Ballpark NEXT Redevelopment Strategy” (Community Visioning Process/Urban Design Framework)
- May 2024 – Fiscal Year 2024 Budget Amendment: \$415,000 increase in appropriation from State Street Project Area Funds for “Ballpark NEXT Redevelopment Strategy” (Urban Design Framework)

ATTACHMENTS:

- A. Ballpark Action Team Meeting – Summary
- B. Stakeholder Session #1 – Summary
- C. Draft Health Equity Assessment

ATTACHMENT A

BAT Meeting Ideation of SDOH September 12, 2024

Scenario: Participants were given only 2 stickers per person to choose their most desired design strategies out of all the options available on the 5 boards.

Economic Stability

Job Training and Education Center	1
Public Market and Food Hub	18
Market Stall	0
Mixed-Income Housing	3
R&D Labs	0
Ground Floor Local Businesses	4
Urban Agriculture and Community Garden	2
Community Owned Enterprise (Co-ops)	1
Subsidized Amenities for Ballpark Residents	5
Community Finance Hub	0
*Add a land value tax to maximize land usage (too many empty underutilized lots)	1 post it, 0 dot
*Grocery Store	1 post it, 0 dot
*Designated Outdoor Refreshment Area	1 post it, 0 dot

Education Access and Quality

Childhood Education Center	1
Public Library	5
Outdoor Exploratorium	0
Higher Education Satellite Campus	0
Conference / Lecture Space	0
Educational Play Space	0
Community Collaborative Learning Space	0
Tech Equipped Public Space (Free Wi-Fi, Power Outlets)	0
Vocational Training	0
Outdoor Classrooms	0
Art and Cultural Workshops	0

Healthcare Access and Quality

Community Health Clinic	0
Mobile Health Unit	0
Fitness Center	4
Senior Living / Assisted Living	0
Integrated Healthcare and Social Services	0
Telehealth and Digital Health Kiosks	0
Produce Market	6
Mental Health Services	1
Pharmacy and Health Supply Access	0

Neighborhood and Built Environment

West Sidewalks and Protected Bike Lanes	4
Introspective Landscapes	1
Sustainable Building Design	0
Public Observation Deck	1
Mid-Block Paseos	0
Neighborhood Square	13
Green Stormwater Infrastructure	6
Sports Fields and Recreation Space	1
Pedestrian-Oriented Public Spaces	3
Safe and Inclusive Play Spaces	1
Mixed—Use Development	5
Public Art and Cultural Expression	2
Outdoor Exercise Spaces	2
Low-Emission Zone	0
*Housing (all types) (I.e. remove giant parking lot)	1 post it, 1 dot
*Ballpark (Keep it)	1 post it, 1 dot

Social and Community Context

Community Gathering Spaces	2
Interactive Playscape	2
Museum, Exhibition Spaces	1
Splash Pad	3
Cultural Center	1
Outdoor Performance Stage	7

Heritage Markers	0
Botanical Garden	1
Youth, Teen and Family Center	0
Night Market	3
Community Center	0
*Linke bike lanes, sidewalks and crosswalks to provide comprehensive mobility for non-drivers	1 post it, 1 dot

Ballpark Next Ideation Session 1

Authored by: David Evans and Associates, Inc.

Meeting Details			
Meeting Date:	8/26/2024	Project Name:	Ballpark Next Urban Design Framework
Meeting Time:	2:00 – 4:00 pm MST		
Meeting Location:	Urban Indian Center 120 W 1300 S, SLC	Invited Participants/Attendees	See invite list and sign in sheets (attached)
Next Meeting Date:	Stakeholder Ideation Session #2	November 12, 2024	

Introduction of participants, including consultant team members

- Welcome – Danny Walz, Executive Director, SLC Redevelopment Agency
- Each attendee introduced themselves and their reason for participating

Presentation (Marc Asnis and Geeti Silwal)

Full presentation available as a separate file.

Boards and maps were available for attendees to view prior to the meeting start, and then to utilize in group activities as discussed below.

Group Activity - Social Determinants of Health Boards / Review and Prioritization

Below table summarizes activities at each board and number of dots participants placed per category, additionally post it notes were added for categories by individual participants. **Note:** * = Added by Event participant

Please note: The foregoing constitutes our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the originator in writing of any errors or omissions.

Ballpark Next Ideation Session 1

Economic Stability

Job Training and Education Center	1
Public Market and Food Hub	11
Market Stall	0
Mixed-Income Housing	2
R&D Labs	1
Ground Floor Local Businesses	8
Urban Agriculture and Community Garden	0
Community Owned Enterprise (Co-ops)	1
Subsidized Amenities for Ballpark Residents	3
Community Finance Hub	0
*Tax Incremental District (Special Improvement District)	1 post it, 0 dot

Education Access and Quality

Childhood Education Center	2
Public Library	7
Outdoor Exploratorium	3
Higher Education Satellite Campus	1
Conference / Lecture Space	1
Educational Play Space	0
Community Collaborative Learning Space	0
Tech Equipped Public Space (Free Wi-Fi, Power Outlets)	1
Vocational Training	0
Outdoor Classrooms	1
Art and Cultural Workshops	5

Healthcare Access and Quality

Community Health Clinic	0
Mobile Health Unit	0
Fitness Center	5
Senior Living / Assisted Living	1
Integrated Healthcare and Social Services	1

Ballpark Next Ideation Session 1

Telehealth and Digital Health Kiosks	0
Produce Market	8
Mental Health Services	2
Pharmacy and Health Supply Access	0
* Fire Station	1 post it, 1 dot

Neighborhood and Built Environment

West Sidewalks and Protected Bike Lanes	6
Introspective Landscapes	0
Sustainable Building Design	0
Public Observation Deck	0
Mid-Block Paseos	0
Neighborhood Square	5
Green Stormwater Infrastructure	1
Sports Fields and Recreation Space	0
Pedestrian-Oriented Public Spaces	2
Safe and Inclusive Play Spaces	1
Mixed—Use Development	3
*Fire Station	1 post it, 1 dot
Public Art and Cultural Expression	2
Outdoor Exercise Spaces	1
Low-Emission Zone	0
*Something Iconic	1 post it, 0 dots

Social and Community Context

Community Gathering Spaces	4
Interactive Playscape	1
Museum, Exhibition Spaces	1
Splash Pad	1
Cultural Center	0
Outdoor Performance Stage	5
Heritage Markers	0
Botanical Garden	2

Ballpark Next Ideation Session 1

Youth, Teen and Family Center	0
Night Market	3
*3000 + Seat Entertainment Venue	1 post it, 1 dot
*Fire Station	2 post its, 1 dot
Community Center	2
*Police Outpost (larger space)	1 post it, 0 dots

Ballpark Next Ideation Session 1

Break out groups

Each of the three tables had a facilitator to assist the group in conversation about the topic at each table. Assistants to the facilitators transferred information from the above-listed board exercise and captured notes during the discussion.

The groups had more specific discussions based on scenario of either **Preserve**, **Reuse** or **Removal** of the ballpark stadium and related existing facilities.

The table participants were prompted to look at the main ballpark area, the parking lot to the north (also City owned) and 1300 South and West Temple roadways. Below is a summary of main points and a photo of the maps used at the tables.

Table 1 – Preserve

Ballpark:

- Open ground level for local businesses and community events
- Multi-sport (rugby has large size requirement that can be accommodated)
- Entertainment Outdoor Events
- Community Asset and City Destination, maintain this
- Fire Station – Move
- More walking paths through site and use as neighborhood open/green space

Parking Lot to the north of Ballpark:

- Library
- Grocery store
- Market rate housing
- Public Market/Food Hub

1300 South:

- 1300 South Road Diet like 2100 S. (city owned)

West Temple:

- Nothing new suggested during discussion.

Ballpark Next Ideation Session 1



Table 2 – Reuse

Ballpark:

- Open ground level for local businesses and community events
- Continue use as sports venue, a variety of sports and year around
- 24/7 activation of the site for the neighborhood
- Full-fledged concert venue
- With move of fire station may utilize that corner in broader reuse possibilities

Parking Lot to the north of Ballpark:

- Aquatic Center with Olympic size pool, lazy river, splash pad
- Market rate housing, taller

1300 South:

- 1300 South Road Diet like 2100 S. from 700 to 1300 S. (city owned)
- Daylight the stream below

West Temple:

- West Temple – Festival Street

Ballpark Next Ideation Session 1



Table 3 – Demolish

Ballpark:

- Break up the existing larger blocks
- Library, Civic uses, look to integrate better with SLCC nearby
- Winter snow sports use
- Daylight Creek, look for stormwater treatment and green infrastructure possibilities

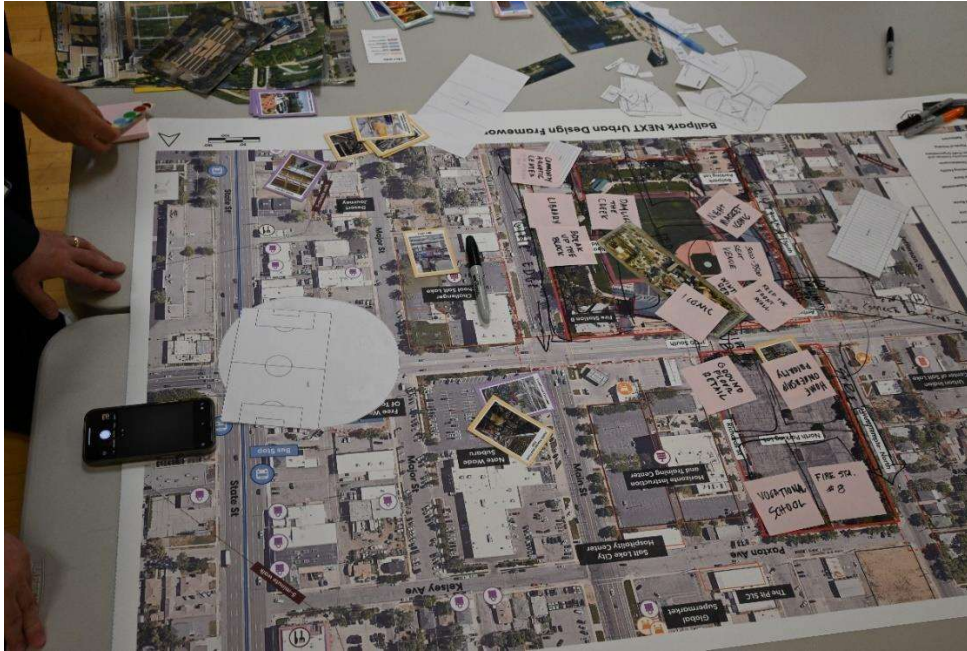
Parking Lot to the north of Ballpark:

- Relocate Fire station here?
- Vocational School
- Taller Buildings including market Rate Housing

West Temple:

- Festival Street

Ballpark Next Ideation Session 1



COMMON THEMES AMONGST THE TABLES:

Desire for the site to remain Iconic, and a City and Regional Destination

Variety of Housing Development

- Many recent multi-family housing projects have been income-qualified and want to see more missing middle and higher rent or ownership units.

Civic Uses

- Library, Aquatic Center, Fire Station, Vocational School, Full-fledged concert venue (similar to Red Butte Garden Amphitheatre)

Relocate the Fire Station

- The current location is not ideal for pulling onto 1300 South. Chief Leib provided information about other new stations in the city serving as community centers, offered a tour of 900 East station.

Festival Street

- West Temple Between 1300 South and 1400 South

Alcohol Permits -limits to small business start ups

- Between all the schools and churches in the area, this site is limited in terms of permits for establishments that could serve alcoholic beverages

Additional photos of the event are available and can be provided for RDA Staff, City Departments and for use on website updates.

4:00 p.m. Meeting Adjourned Attendees moved from the UIC, SLC RDA staff led a tour of the Ballpark stadium was open to all who were interested.

ATTACHMENT C



SLCRDA



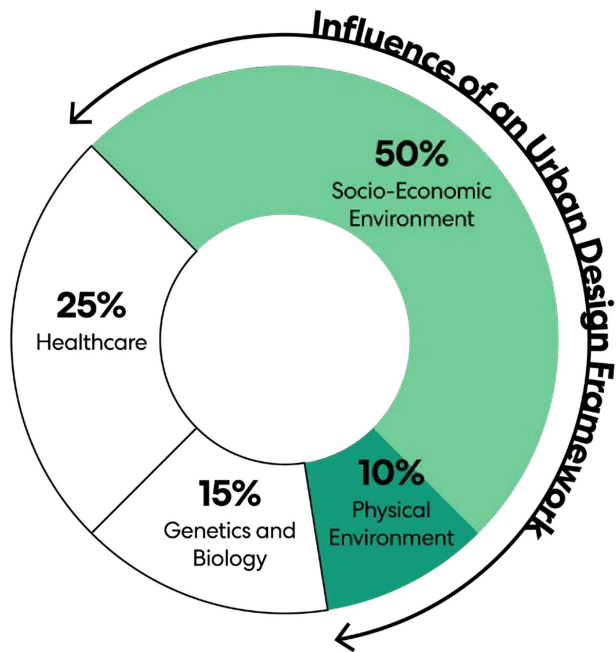
Ballpark Next

Urban Design Framework

Health Equity Site Assessment

Perkins&Will

Why conduct a *Health Equity Assessment*?



The World Health Organization (WHO) defines health as a state of complete physical, mental, and social well-being and not merely the absence of disease or infirmity.

According to the Canadian Institute for Advanced Research, the built environment can influence up to 60% of the factors that determine overall health.

Contents

01 — Health Equity Assessment

- Ballpark Neighborhood Community Profile
- Ballpark Neighborhood Demographic Trends
- Built Environment and Health
- Ballpark Neighborhood Health Overview
- Social Determinants of Health
- Health Outcomes
- Social Vulnerability Index
- Environmental Justice Index
- Key Health Equity Takeaways

02 — Design Recommendations Priority Matrix

- Design Strategies & Program Elements
- Stakeholder Prioritization Exercise Results
- Urban Design Framework Development

Ballpark Neighborhood Community Profile

Population

5,683

Median Age

35.5 years

Median Household Income
(In 2022 Inflation Adjusted Dollars)

\$46,182

Educational Attainment (>25 years)

18.8% of the population has not completed high school

Median House Value
(All Owner-Occupied Housing Units)

\$409,900

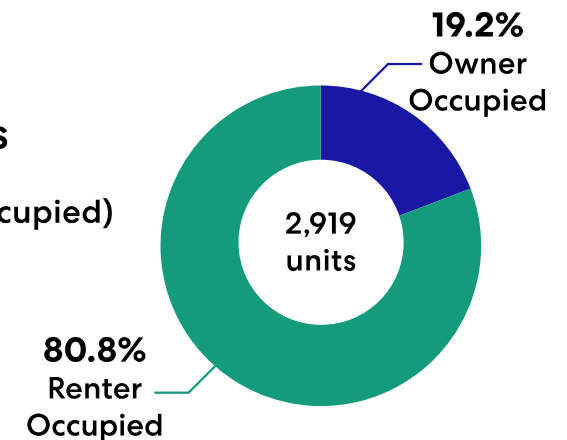
Employment Status (>16 years)

29.6% of the population is not in the labor force

Housing Units

3,015 (2,919 occupied)

■ Owner Occupied
■ Renter Occupied



Source: American Community Survey 2022 (5-Year Estimate)

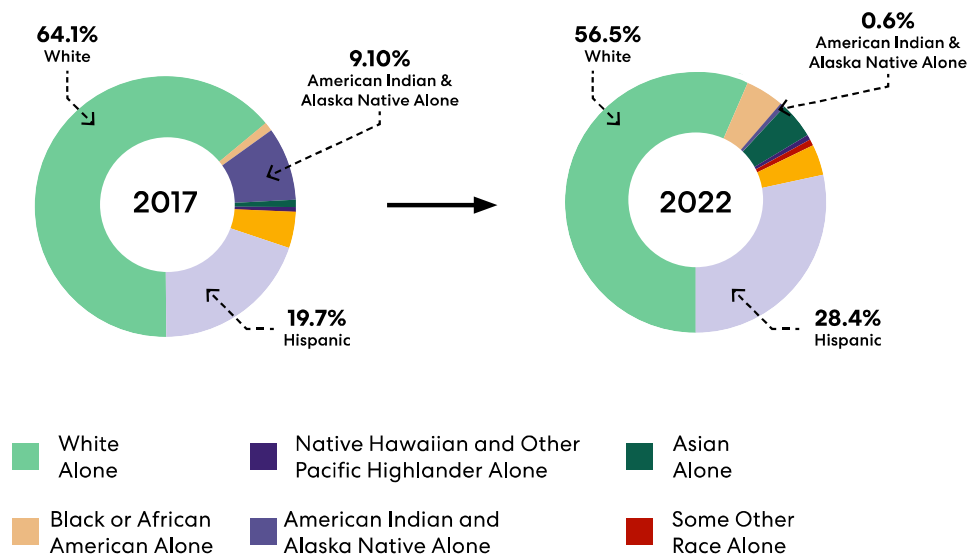
Ballpark NEXT Health Equity Site Assessment

01 — Health Equity Assessment

Ballpark Neighborhood Demographic Trends

Race

The Ballpark Neighborhood has transformed from a predominantly White neighborhood in the early 20th century to a more diverse community with growing Hispanic, Asian, and Black populations. There has been a significant loss of American Indian and Alaska Native populations from the neighborhood.

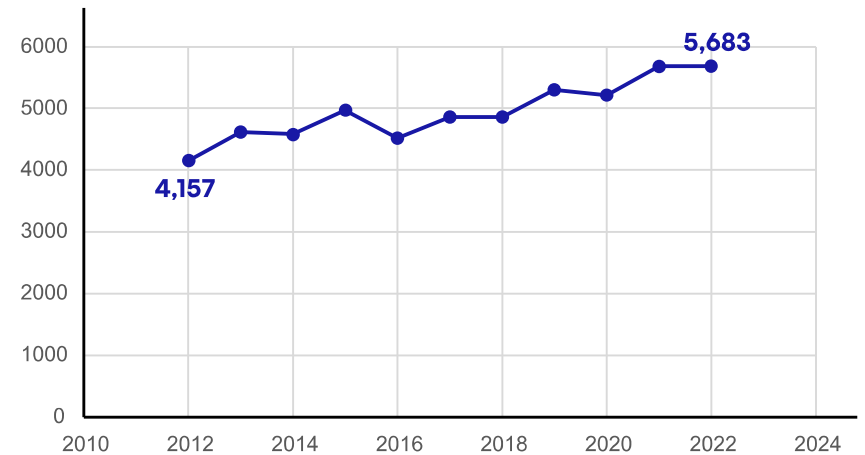


Source: American Community Survey 2012/2017/2022 (5-Year Estimate)

Ballpark NEXT Health Equity Site Assessment

Population Growth

The population of the Ballpark Neighborhood has grown steadily over the last 10 years, with a recent influx of young professionals, young families and students. This could be associated with recent residential developments in the neighborhood.



01 — Health Equity Assessment

Identifying Existing Socio-Economic and Health Conditions

Social Determinants of Health



Economic
Stability



Education
Access and
Quality



Healthcare
Access and
Quality



Neighborhood
and Built
Environment



Social and
Community
Context

Design of the built environment influences travel choice, level of daily physical activity, eating / drinking patterns, mental health.



Urban Design Framework

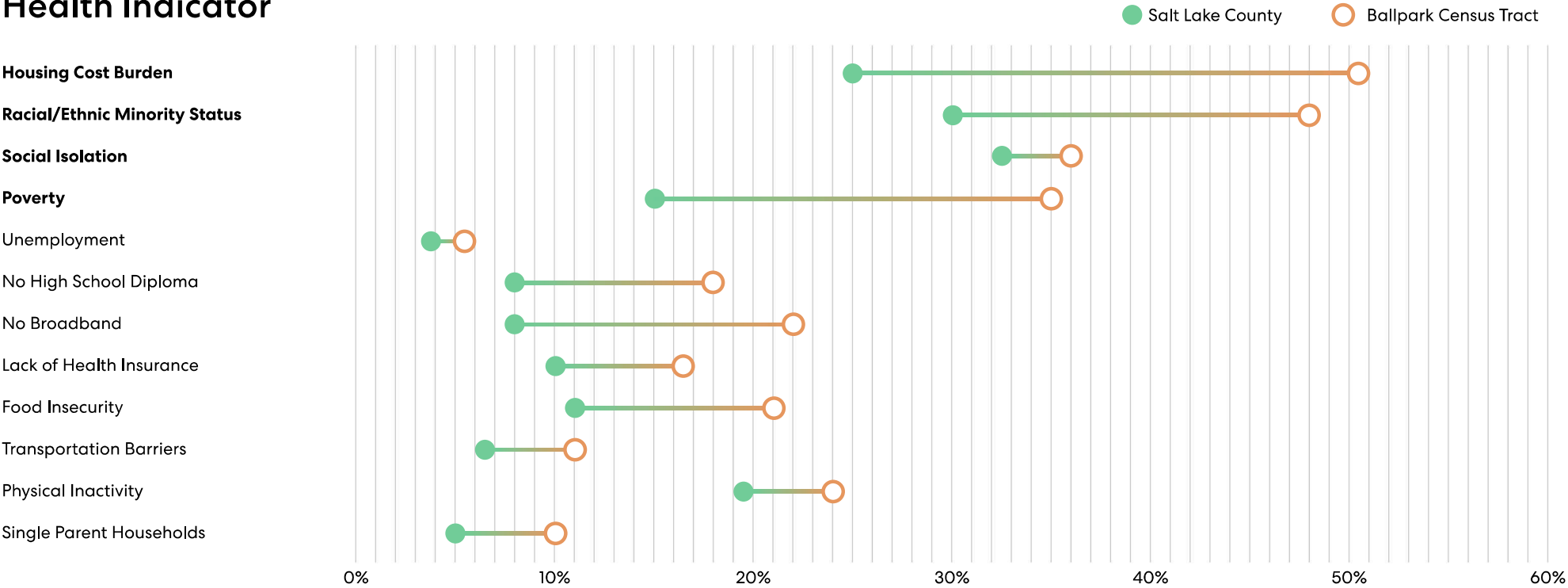
Direct Impact to the Health and Quality of
Life of Ballpark Residents

01 — Health Equity Assessment

Ballpark Neighborhood Health Overview

Housing Cost Burden, Racial/Ethnic Minority Status, Social Isolation, and Poverty emerge as the most impacted socio-economic health indicators in the neighborhood. While the prevalence of social isolation is nearly on par with the Salt Lake County average, the other indicators show a significant disparity.

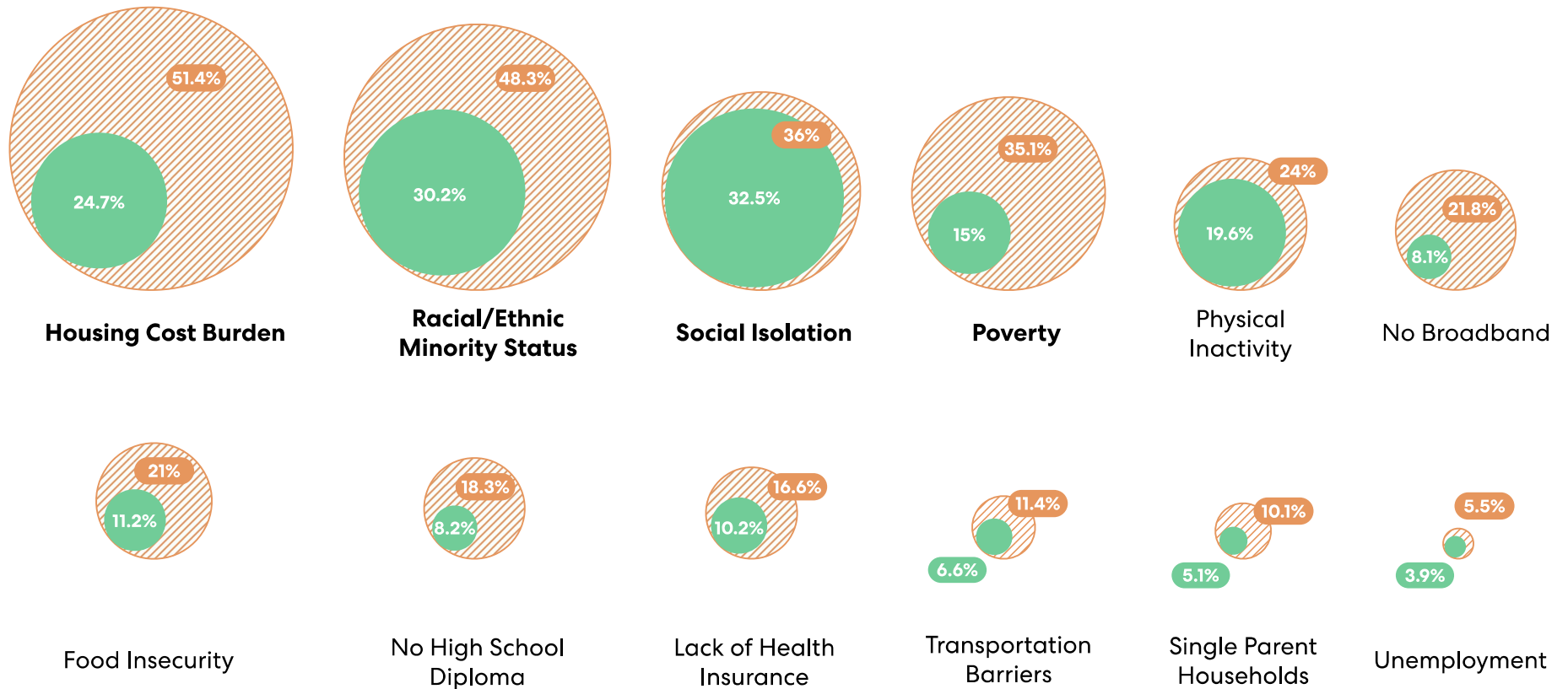
Health Indicator



01 — Health Equity Assessment

Ballpark Neighborhood Health Overview

Housing cost burden, racial/ethnic minority status, social isolation, and poverty emerge as the most impacted socio-economic health indicators in the neighborhood. While the prevalence of social isolation is nearly on par with the Salt Lake County average, the other indicators show a significant disparity.



01 — Health Equity Assessment

Social Determinants of Health

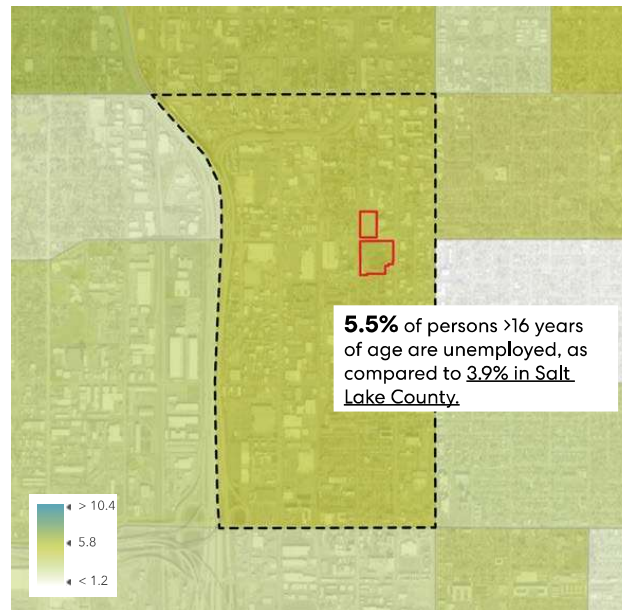
Poverty

Poverty is measured as the percentage of people living below 150% of the poverty level.



Unemployment

Unemployment is measured as the percentage of people aged 16 and older who are jobless, available to work, and have actively sought employment in the past four weeks.



Housing Cost Burden

Housing Cost Burden is measured as the percentage of households spending more than 30% of their income on housing costs.



Economic Stability

Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

Social Determinants of Health

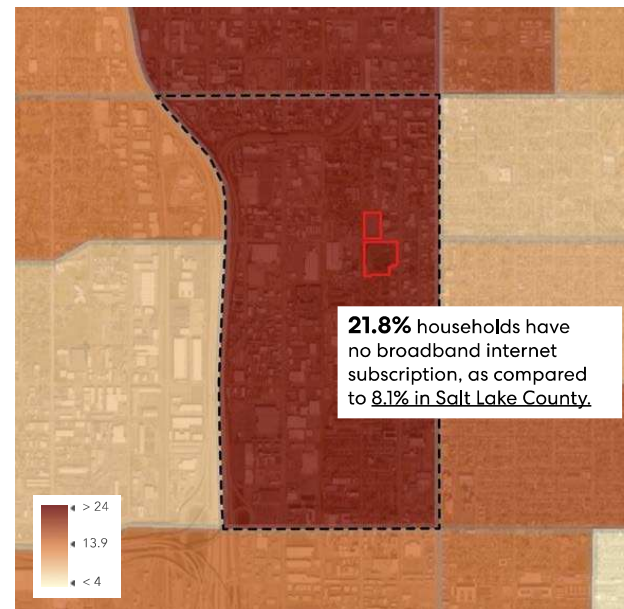
No High School Diploma

No High School Diploma is measured as the percentage of people aged 25 and older who have not earned a high school diploma or its equivalent.



No Broadband

No Broadband is measured as the percentage of households that do not have a broadband internet subscription.



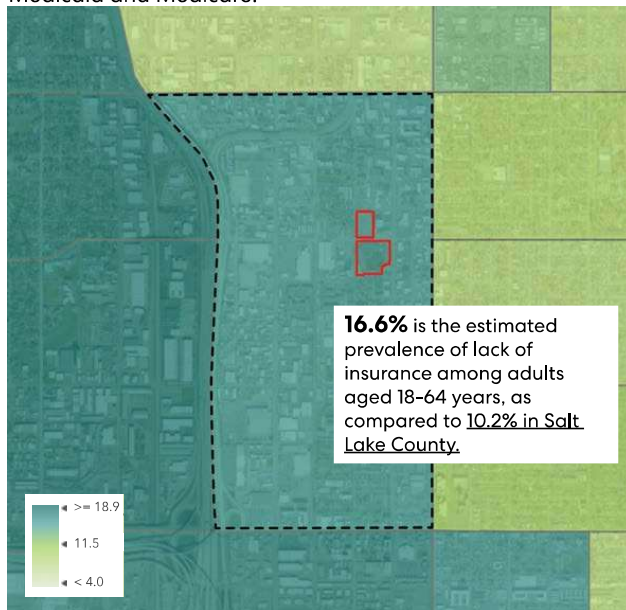
Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

Social Determinants of Health

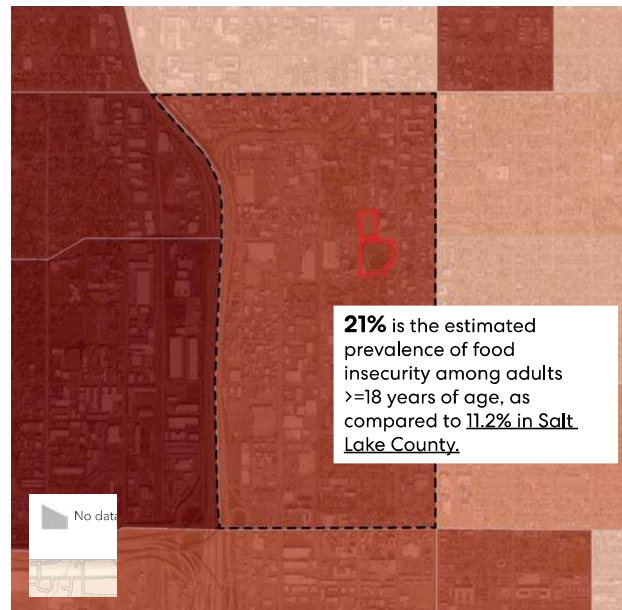
Health Insurance

Health Insurance is measured as the percentage of individuals with any form of health insurance coverage, including private, public, or government programs like Medicaid and Medicare.



Food Insecurity

Food Insecurity is measured as the percentage of households that lack reliable access to a sufficient quantity of affordable, nutritious food.



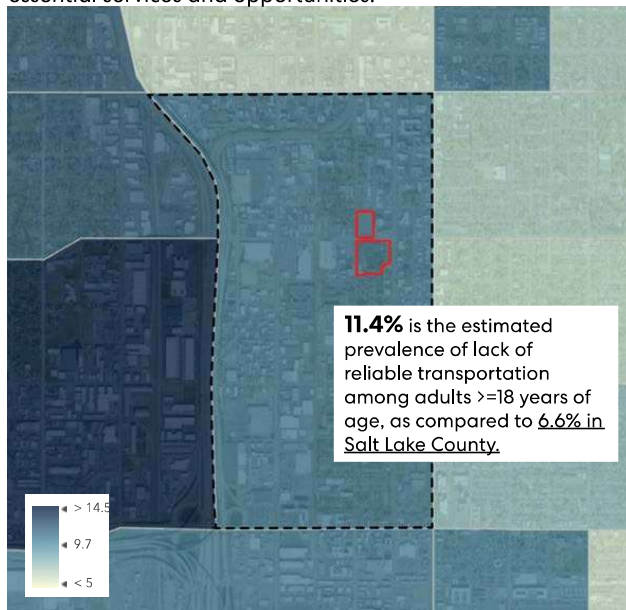
Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

Social Determinants of Health

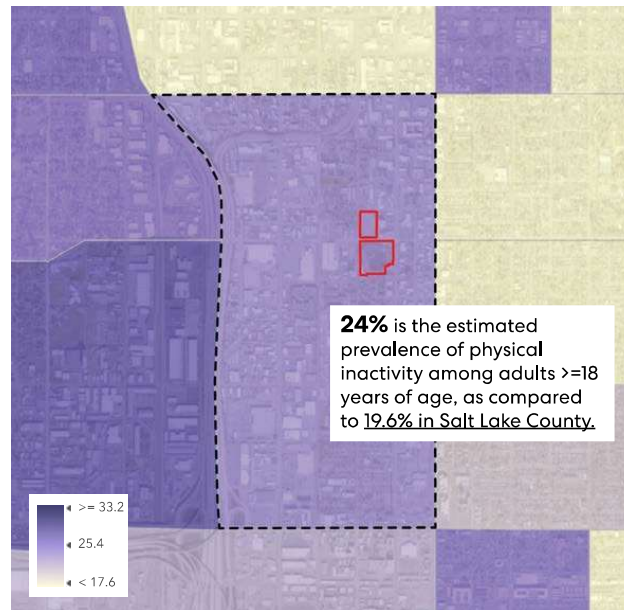
Transportation Barriers

Transportation Barriers refer to the percentage of individuals who face challenges accessing reliable and affordable transportation, which may affect their ability to reach essential services and opportunities.



Physical Inactivity

Physical Inactivity is measured as the percentage of adults aged 18 and older who report not participating in any leisure-time physical activities in the past month.



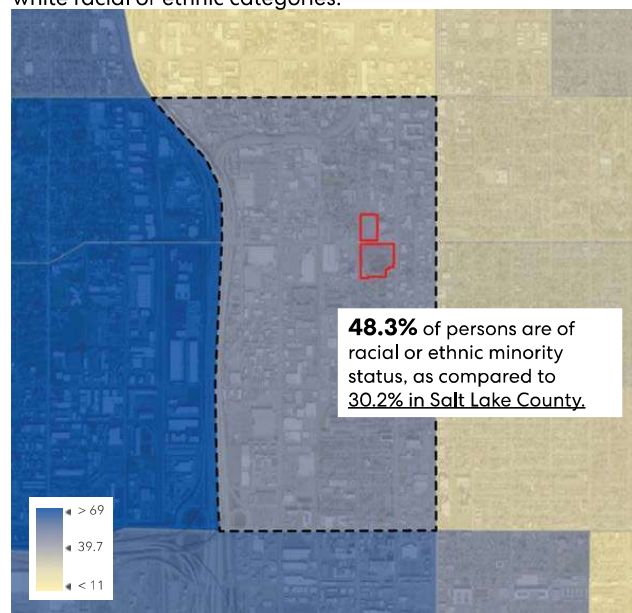
Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

Social Determinants of Health

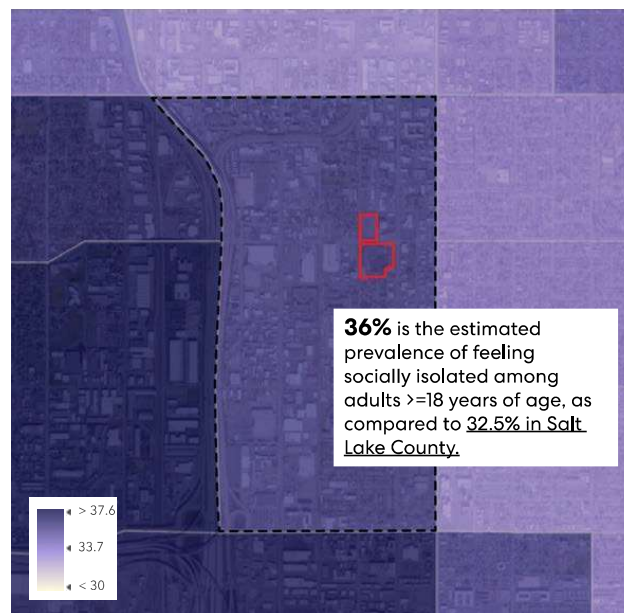
Racial/Ethnic Minority Status

Racial/Ethnic Minority Status refers to individuals who identify as belonging to groups such as Black or African American, Hispanic or Latino, Asian, Native American, or other non-white racial or ethnic categories.



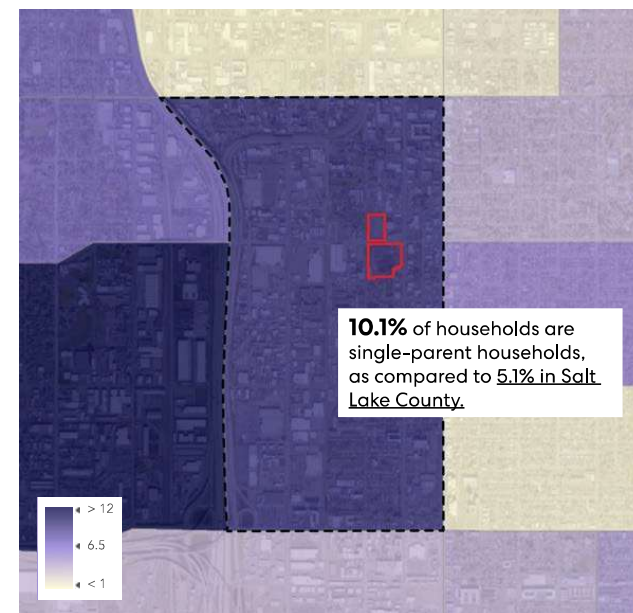
Social Isolation

Social Isolation is measured as the percentage of adults aged 18 and older who report feeling lonely or lacking social support.



Single Parent Households

Single-Parent Households are measured as the percentage of families with children under 18 that are headed by a single parent, either mother or father.



Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

01 — Health Equity Assessment

Health Outcomes

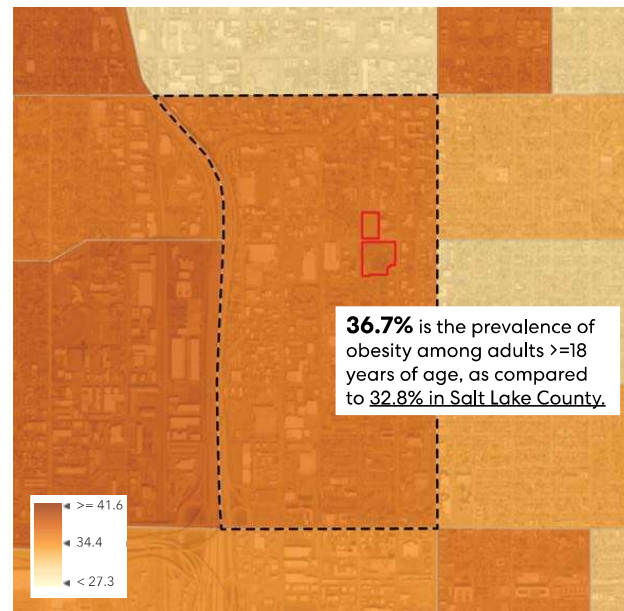
Asthma

Asthma is measured as the percentage of adults aged 18 and older who have ever been diagnosed with asthma by a healthcare professional.



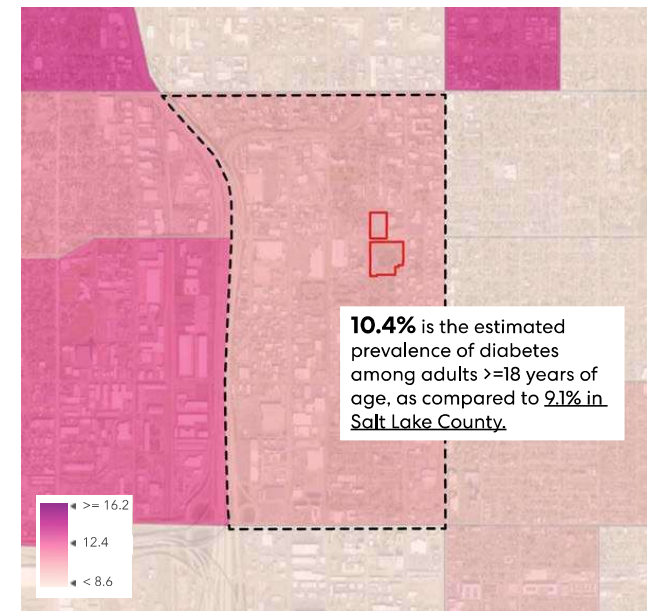
Obesity

Obesity is measured as the percentage of adults aged 18 and older with a body mass index (BMI) of 30 or higher.



Diabetes

Diabetes is defined as the percentage of adults aged 18 and older who have ever been diagnosed with diabetes by a healthcare professional.



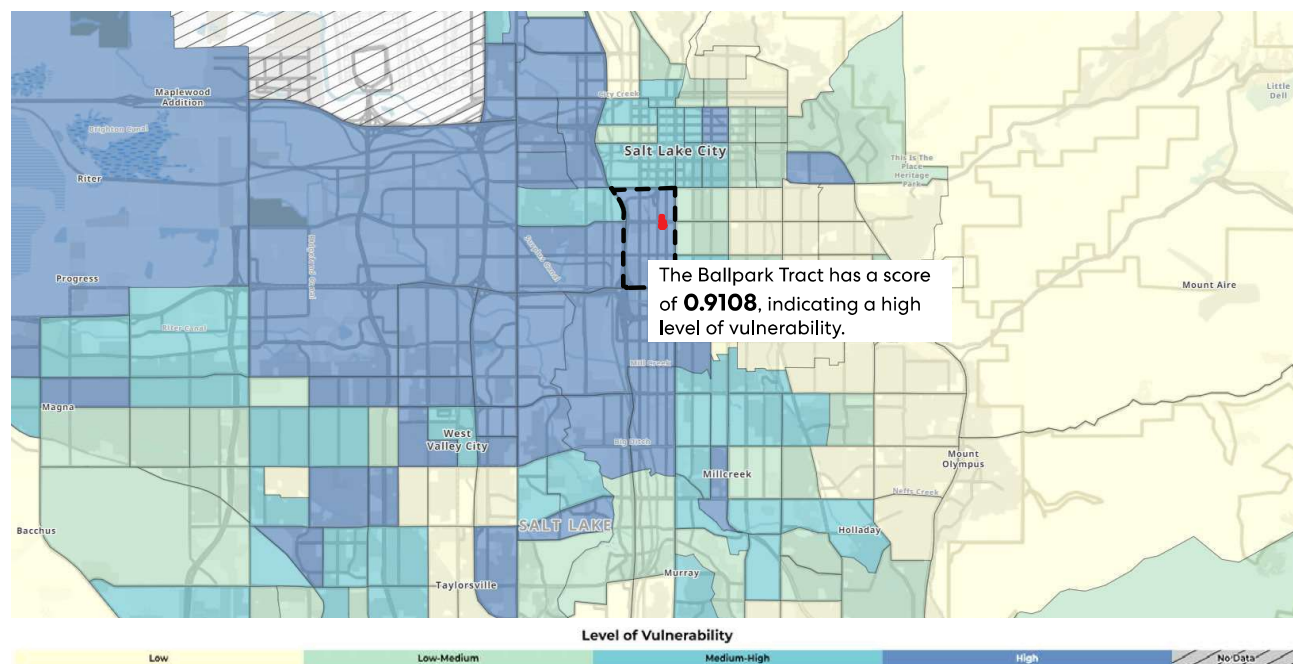
Source: Division of Population Health, National Center for Chronic Disease Prevention and Health Promotion

Ballpark NEXT Health Equity Site Assessment

01 — Health Equity Assessment

Social Vulnerability Index (SVI)

[CDC Social Vulnerability Index](#)



Social Vulnerability refers to the demographic and socioeconomic factors that adversely affect communities that encounter hazards and other community-level stressors. These stressors can include natural or human-caused disasters or disease outbreaks (such as COVID-19).

The current CDC/ATSDR Social Vulnerability Index uses 16 U.S. census variables from the 5-year American Community Survey (ACS) to identify communities that may need support before, during, or after disasters. These variables are grouped into four themes that cover four major areas of social vulnerability:

Overall Vulnerability	Socioeconomic Status	Below 150% Poverty Unemployed Housing Cost Burden No High School Diploma No Health Insurance
	Household Characteristics	Aged 65 & Older Aged 17 & Younger Civilian with a Disability Single-Parent Households English Language Proficiency
	Racial & Ethnic Minority Status	Hispanic or Latino (of any race) Black or African American, Not Hispanic or Latino Asian, Not Hispanic or Latino American Indian or Alaska Native, Not Hispanic or Latino Native Hawaiian or Pacific Islander, Not Hispanic or Latino Two or More Races, Not Hispanic or Latino Other Races, Not Hispanic or Latino
	Housing Type & Transportation	Multi-Unit Structures Mobile Homes Crowding No Vehicle Group Quarters

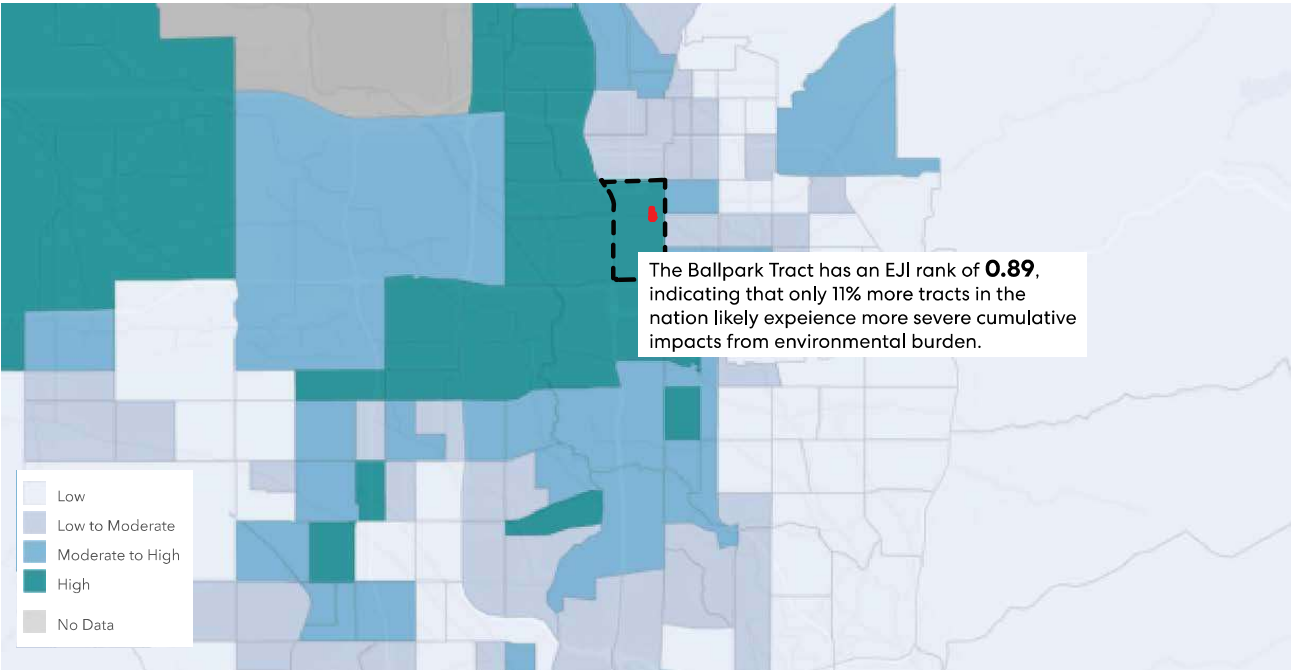
Source: Agency for Toxic Substances and Disease Registry

Ballpark NEXT Health Equity Site Assessment

01 — Health Equity Assessment

Environmental Justice Index (EJI)

CDC Environmental Justice Index



Environmental Justice is the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income, to develop, implement, and enforce environmental laws, regulations, and policies.

Overall Environmental Justice Rank	Social Vulnerability	Racial/ Ethnic Minority Status	Minority Status
		Socioeconomic Status	Poverty
			No High School Diploma
			Unemployment
			Housing Tenure
			Housing Burdened Lower-Income Households
			Lack of Health Insurance
			Lack of Broadband Access
	Environmental Burden	Household Characteristics	Age 17 and Younger
		Civilian with a Disability	
		Speaks English "Less than Well"	
		Housing Type	Group Quarters
			Mobile Homes
			Climate
			PM2.5
		Air Pollution	Diesel Particulate Matter
	Air Toxics Cancer Risk		
Health Vulnerability	National Priority List Sites		
	Toxic Release Inventory Sites		
	Treatment, Storage, and Disposal Sites		
	Risk Management Plan Sites		
	Coal Mines		
	Lead Mines		
	Recreational Parks		
	Built Environment	Houses Built Pre-1980	
Walkability			
Transportation Infrastructure	High-Volume Roads		
Railways			
Airports			
Water Pollution	Impaired Surface Water		
Asthma*			
Cancer*			
High Blood Pressure*			
Diabetes*			
Poor Mental Health*			

Source: U.S. Census Bureau, the U.S. EPA, the U.S. Mine Safety and Health Administration, and the U.S. Centers for Disease Control and Prevention

Ballpark NEXT Health Equity Site Assessment

01 — Health Equity Assessment

Key Health Equity Takeaways

1. Life Expectancy Gap

Residents in the Ballpark area have a life expectancy that is, on average, 5 years shorter than those living in more affluent neighborhoods of Salt Lake City. In general, west-side residents have a life expectancy nearly ten years less than their east-side counterparts. This disparity is closely tied to social determinants like income, education, and access to healthcare.

2. High Rates of Chronic Disease

The prevalence of **chronic diseases such as diabetes and asthma is significantly higher in the Ballpark** census tract, with rates nearly double those of the city average. These conditions are often linked to environmental factors and limited access to preventive care.

3. Limited Access to Healthy Foods

Over 30% of households in the Ballpark tract are in food deserts, suggesting these households have limited access to fresh, healthy foods. This contributes to poor nutrition and higher rates of diet-related illnesses.

4. Housing Instability

Nearly **30% of residents in the Ballpark area spend more than half of their income on housing**, leaving little room for other essential expenses like healthcare and transportation. This high cost-burden is a significant factor in health inequity.

5. Economic Instability

The **Ballpark area has a high percentage of people living below 150% of the poverty level**, with rates more than double of the Salt Lake County average. This impacts access to quality education, healthy foods, and basic services such as broadband internet subscriptions.

6. Environmental Exposure Risk

The **Ballpark area has higher exposure to environmental hazards, including poor air quality and proximity to industrial waste sites**. These factors contribute to respiratory issues (like asthma) and other health problems, disproportionately affecting low-income and minority populations.

02 — Design Recommendations and Priority Matrix

Design Strategies and Program Elements

**Economic
Stability**

**Education
Access and
Quality**

**Healthcare
Access and
Quality**

**Neighborhood
and Built
Environment**

**Social and
Community
Context**



02 — Design Recommendations and Priority Matrix

Economic Stability

Design Strategies and Program Elements

Job Training and Education Center



R&D Labs



Community Owned Enterprise (Co-ops)



Community Finance Hub



Public Market and Food Hub



Ground Floor Local Businesses



Market Stall



Urban Agriculture and Community Garden



Subsidized Amenities for Ballpark Residents



Mixed-Income Housing



02 — Design Recommendations and Priority Matrix

Education Access and Quality

Design Strategies and Program Elements

Childhood Education Center



Higher Education Satellite Campus



Community Collaborative Learning Space



Vocational Training



Art and Cultural Workshops



Public Library



Conference/Lecture Space



Outdoor Exploratorium



Educational Play Space



Tech Equipped Public Space (Free Wifi, Power Outlets)



Outdoor Classrooms



02 — Design Recommendations and Priority Matrix

Healthcare Access and Quality

Design Strategies and Program Elements

Community Health Clinic



Integrated Healthcare and Social Services



Mental Healthcare and Social Services



Mobile Health Unit



Telehealth and Digital Health Kiosks



Pharmacy and Health Supply Access



Fitness Center



Produce Market



Senior Living/Assisted Living



02 — Design Recommendations and Priority Matrix

Design Strategies and Program Elements

Neighborhood and Built Environment

Wide Sidewalks and Protected Bike Lanes



Mid Block Paseos



Pedestrian-Oriented Public Spaces



Public Art and Cultural Expression



Introspective Landscapes



Neighborhood Square



Safe and Inclusive Play Spaces



Outdoor Exercise Spaces



Sustainable Building Design



Green Stormwater Infrastructure



Mixed-Use Development



Low-Emission Zone



Public Observation Deck



Sports Fields and Recreation Space



02 — Design Recommendations and Priority Matrix

Social and Community Context

Design Strategies and Program Elements

Community Gathering Spaces



Cultural Center



Youth, Teen and Family Center



Community Center



Interactive Playscape



Outdoor Performance Stage



Night Market



Museum, Exhibition Spaces



Heritage Markers



Splash Pad



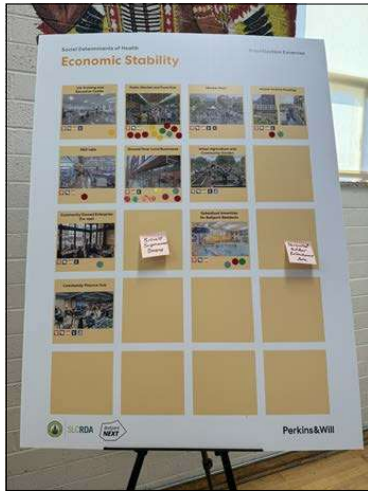
Botanical Garden



02 — Design Recommendations and Priority Matrix

Stakeholder Prioritization Exercise Results

- Public Market/ Food Hall
- Ground Floor Local Businesses
- Subsidized Amenities for Ballpark Residents
- Public Library
- Arts and Cultural Workshops
- Outdoor Exploratorium
- Produce Market
- Fitness Center
- Wide Sidewalks and Protected Bike Lanes
- Neighborhood Square
- Mixed-Use Development
- Outdoor Performance Stage
- Community Gathering Space
- Night Market



02 — Design Recommendations and Priority Matrix

Urban Design Framework Development

