



Intermountain Health

SEARS SITE Discussion

June 11, 2024

Confidential and property of Intermountain Health

Intermountain Working Session with Salt Lake City

Objective: To resolve any outstanding concerns and questions on Intermountain Health's application for zone change and text amendment. Discussion items include follow up on:

- Street activation
- Parking
- Mechanism for implementing approval (conditional use, design review, development agreement)

Intermountain's Vision

The new hospital campus will expand on the Intermountain Health downtown 120-year legacy by providing better access to the highest quality of care to those near and far, for the next 100 years.

To become a beacon of downtown Salt Lake City, where patients and staff feel safe and proud to call home.

Intermountain's Site Requirements include:

- Efficient use of site and built spaces – flexibility of built spaces
- Patient Centric design enabling efficient care delivery
- Intuitive and simplified wayfinding for vehicle and pedestrian flows
- A safe and walkable campus, accessible to and satisfying the needs of diverse patient populations
- Versatility and flexibility to allow future growth, program changes and mobility mode transition
- LEED silver equivalent campus with strategies to maximize efficient usage of resources
- Design considerations to minimize negative impact to on-site and adjacent buildings
- Meet budget and schedule requirements
- Achievable street activation with indoor and outdoor spaces for patients, families and community
- Density and Height allowances for appropriate massing and design for patients

Sears Site Assessment

Intermountain Considerations

- If zoning and density granted, the site should be able to accommodate future growth both for the Hospital and Outpatient Services
- Convenient access from I-15 north and southbound as well as I-80 east and westbound
- Potential opportunities to engage the surrounding views of the Salt Lake City valley for patients
- Potential parking below grade and above grade to support ease of access

Shared Intermountain / City Considerations

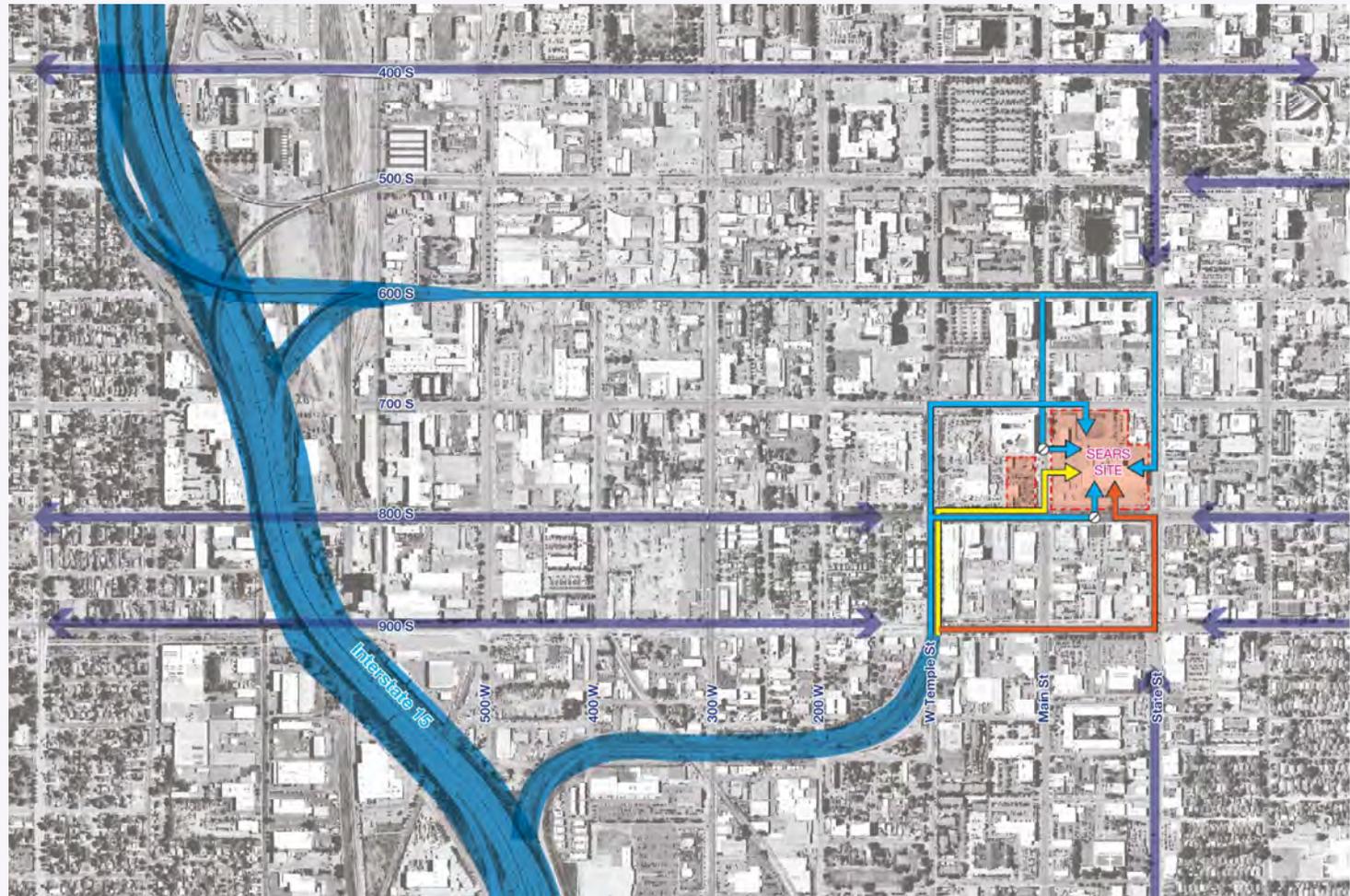
- **Ideal direct access to mass transit (both TRAX and UTA bus lines)**
- **Potential for Intermountain Health to become a gateway to downtown Salt Lake City for easily accessible healthcare**
- **Potential to engage 800 South, Main Street, and State Street**
- **Potential entryways / focal points at key intersections around the entire block**
- **Potential to become an anchor for the State Street corridor**
- Provides continuing services to vulnerable patient populations of Salt Lake City
- Provides hundreds of unique visits per day in incoming "traffic" to the downtown area, positively impacting surrounding businesses
- Significant investment by Intermountain in the city and for patients

Sears Site Analysis

Turning Movements

Vehicular Site Access from Major Roadways

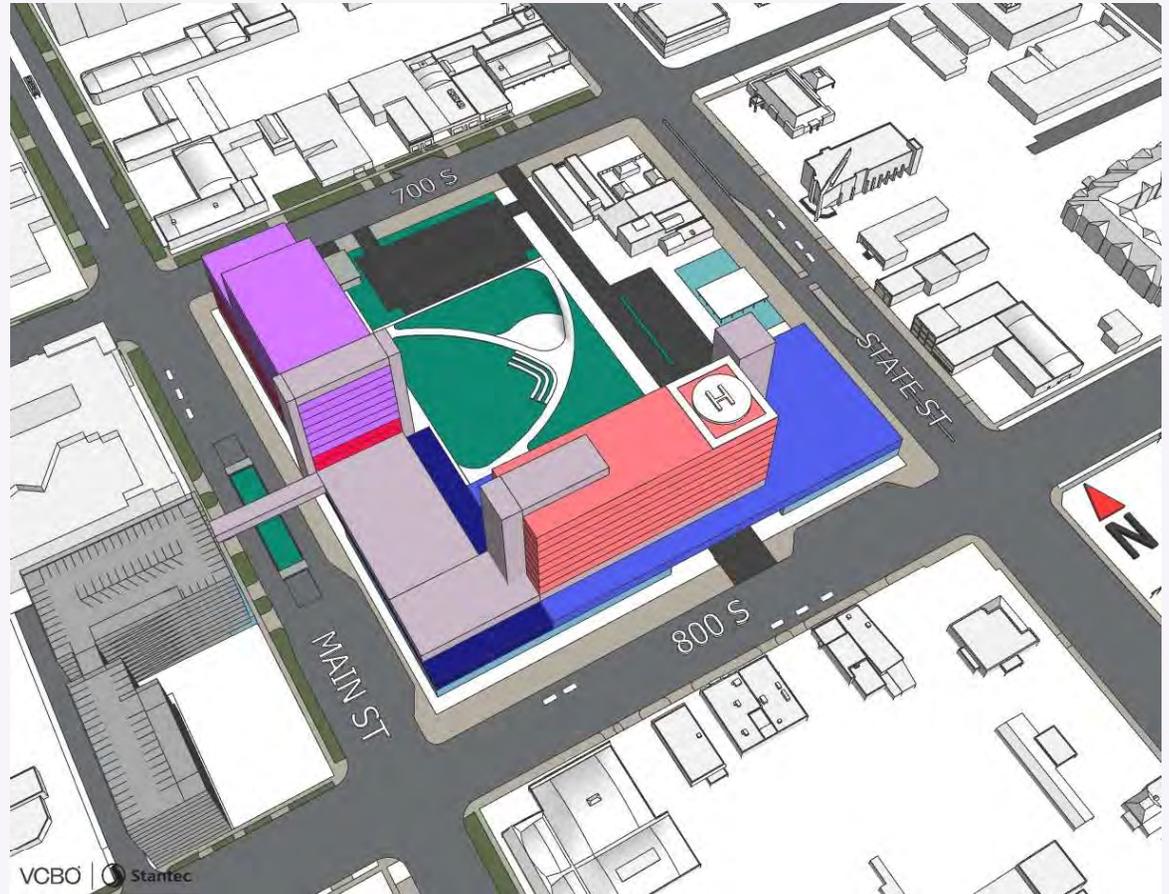
- Two Turns
- Three Turns
- ⊘ Turn Across Traffic
- ↔ Major Roadway
- Highways



Potential Concept Massing (Scenario 1)

- Inpatient Tower
- Interventional Services
- Emergency / InstaCare
- Radiology
- Clinical Support
- Public Space
- ASC
- Specialty Center
- MOB / Clinic
- Building Support
- Landscaped Open Space
- Food Truck Area

* 1,100 Parking stalls at structure west of Main Street to serve Clinic + 500 below grade + 125 stall parking lot at 700 South



Potential Concept Massing (Scenario 2)

- Inpatient Tower
- Interventional Services
- Emergency / InstaCare
- Radiology
- Clinical Support
- Public Space
- ASC
- Specialty Center
- MOB / Clinic
- Building Support
- Landscaped Open Space
- Food Truck Area

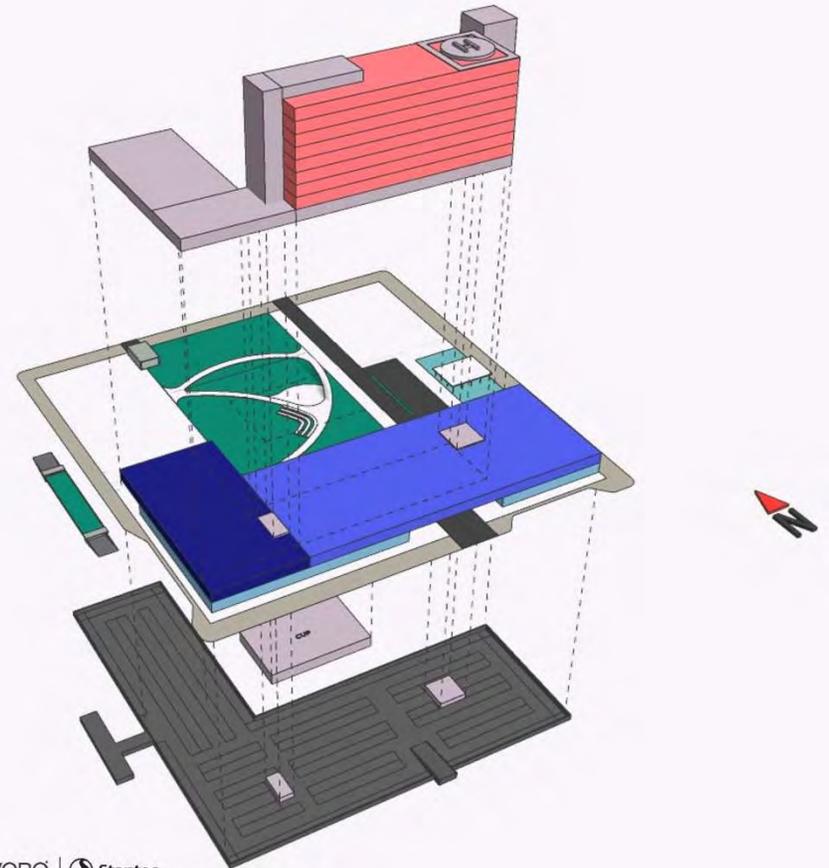
* 1,250 Parking stalls at structure west of Main Street to serve Clinic + 500 below grade stalls

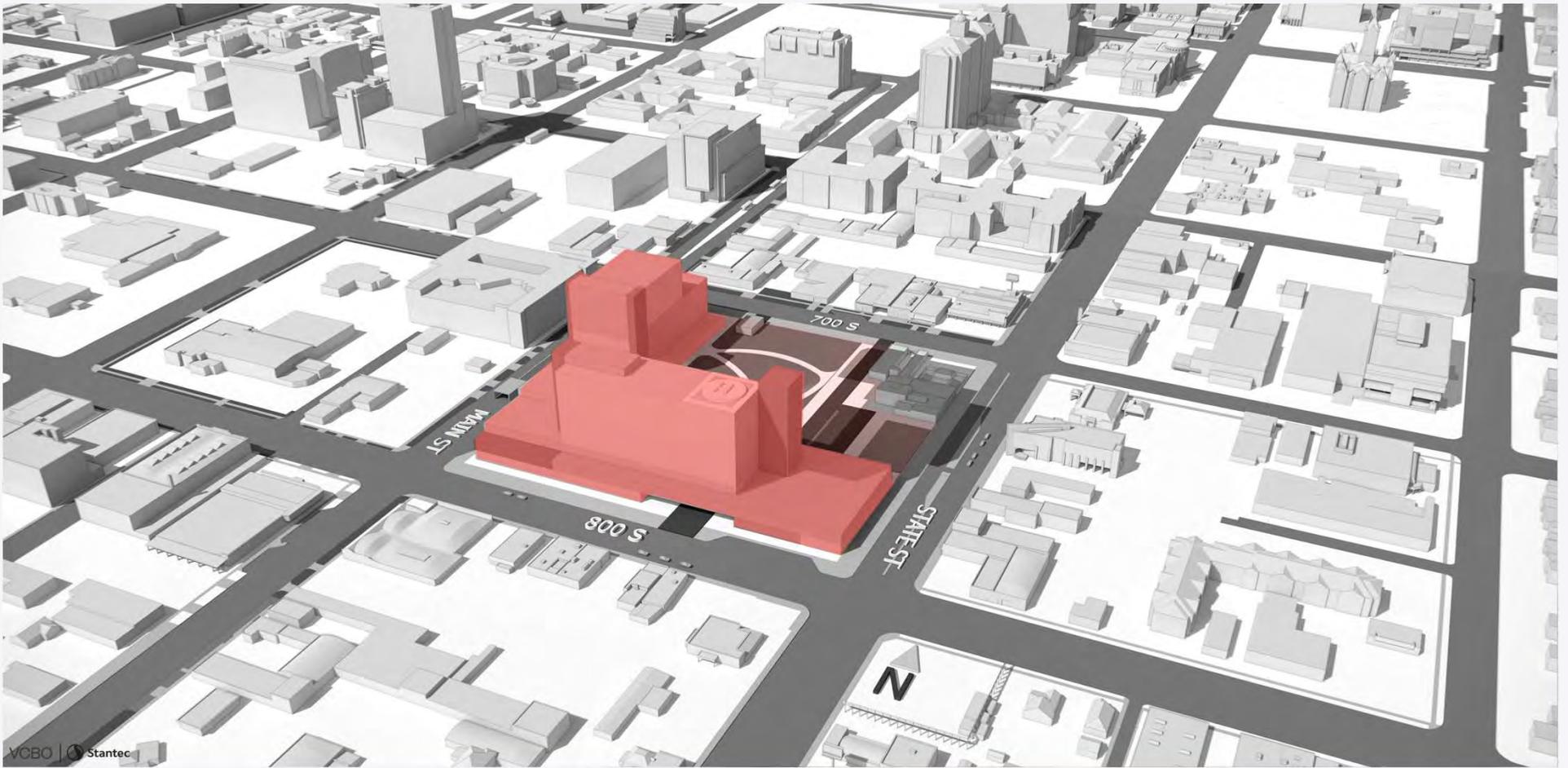


Potential Massing Birdseye

- Inpatient Tower
- Interventional Services
- Emergency / InstaCare
- Radiology
- Public Space
- ASC
- Building Support
- Landscaped Open Space
- Food Truck Area

* Structured below grade parking accommodates 500 parking stalls for Priority 1





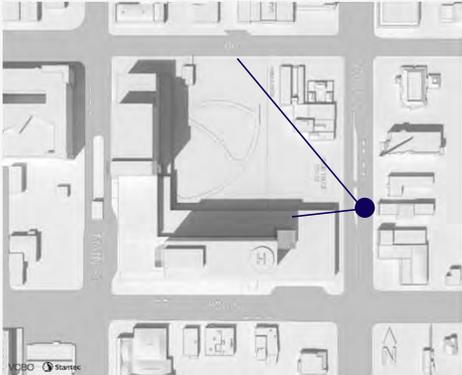
VCBO | Stantec

Street Activation

Sears Site



Mid State Street



Street Activation Opportunities

Local Partner Coffee Shop

Hosting a local coffee roaster will engage passers-by and support partnership opportunities.



Food Truck Park

Providing a space on the site for the current thriving taco truck and other food trucks provides activation and supports small businesses.



Open Space

Open space such as healing gardens and outdoor wellness areas support both the hospital and the community.



Street Activation Opportunities

Inviting Entryways

Entryways will be located at key intersections with inviting storefronts and high visibility.



Engaged Uses at the Ground Floor

Engaging hospital and clinic uses such as home health, conference center, wig salon, and café would be located at the ground level. Other opportunities may include therapy spaces such as art and fitness spaces.



Activation Examples

Healthcare-Oriented Activation Approach

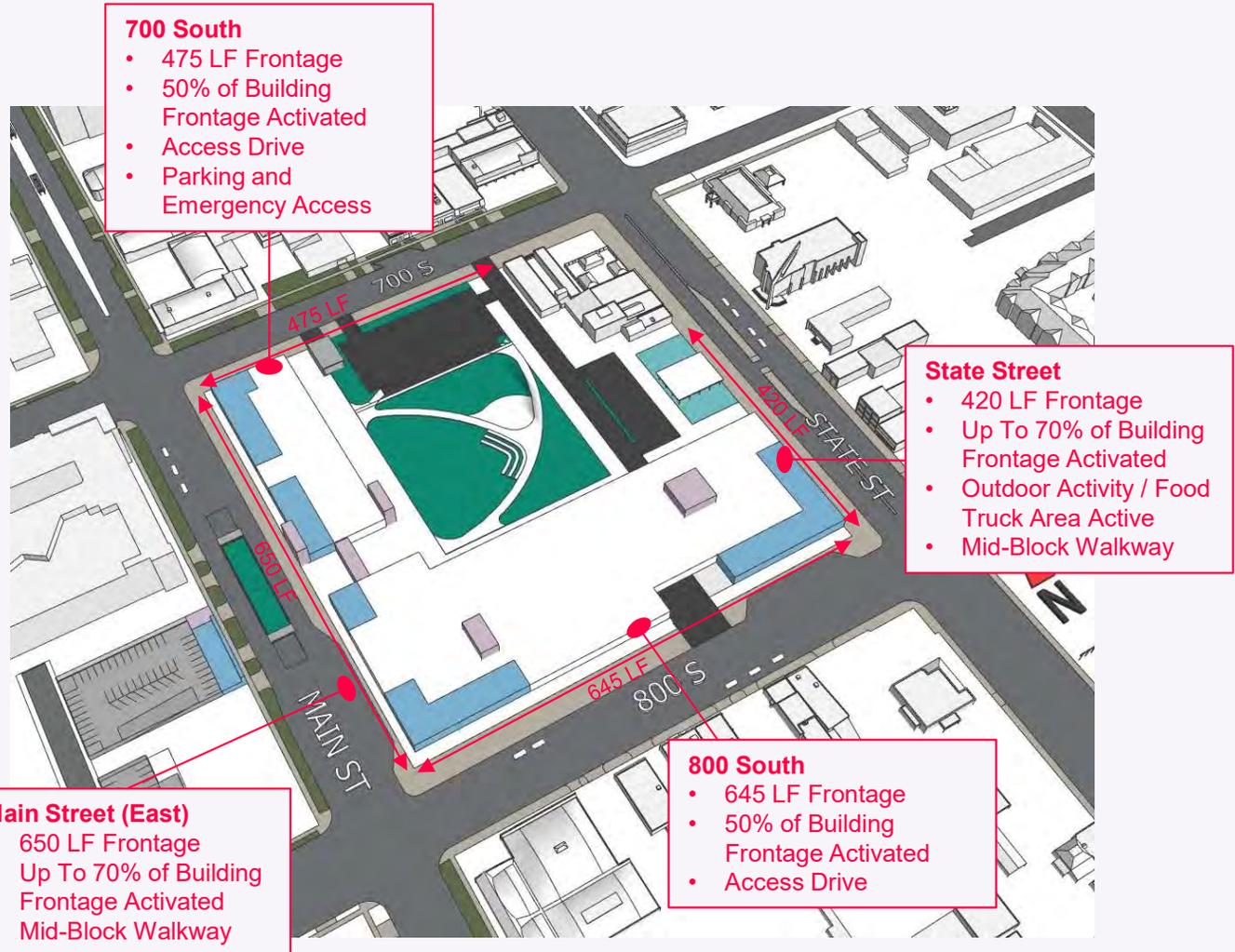


Activation Areas

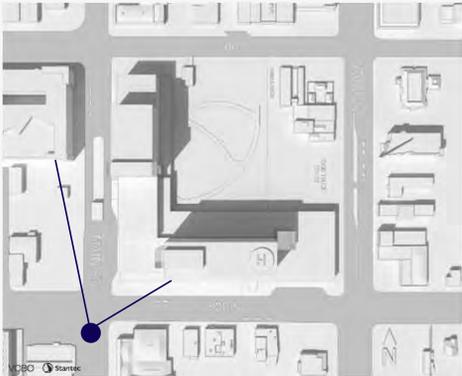
- Public Space (Street Activation)
- Building Support
- Landscaped Open Space
- Food Truck Area

Ground Floor Activation Options:

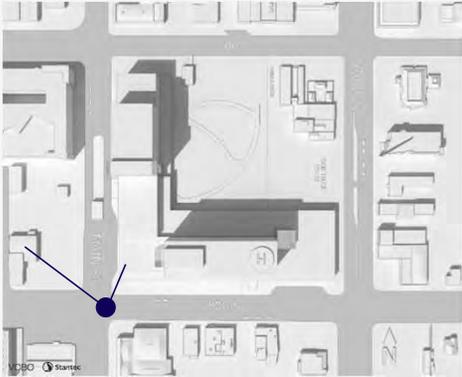
- Hospital Reception / Admitting
- Emergency Department and InstaCare Reception
- Clinic Reception
- Gift Shop
- Human Resource Office Lobby
- Conference Center
- Cafe
- Local Coffee Shop
- Salon
- Art Therapy Space(s)
- Outpatient Pharmacy



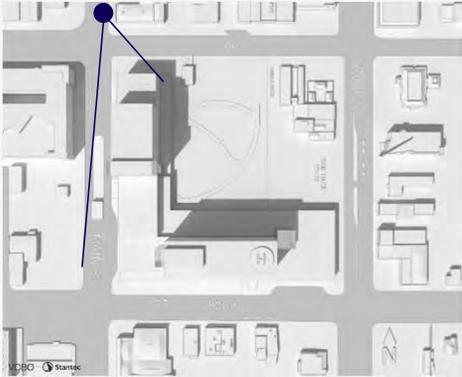
800 South and Main Street



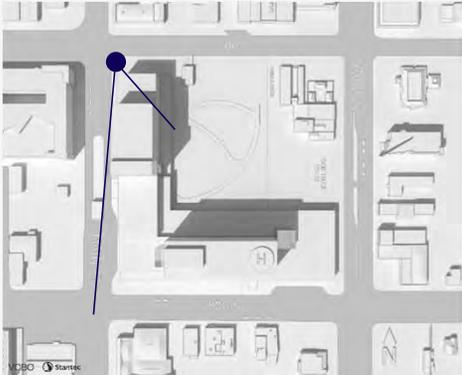
800 South and Main Street



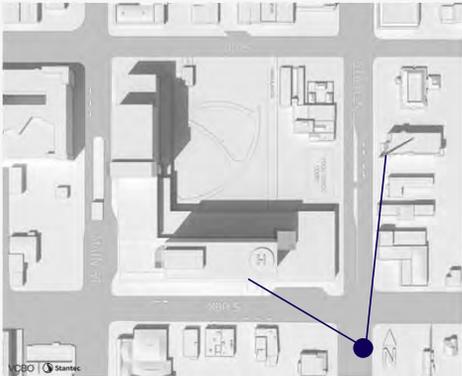
700 South and Main Street



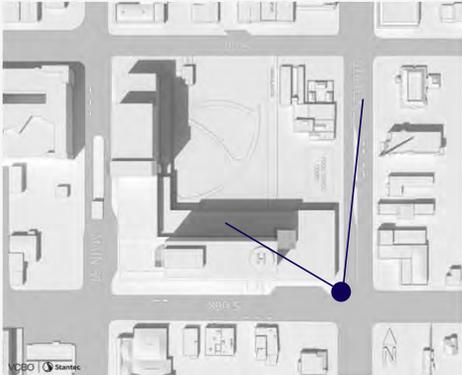
700 South and Main Street



800 South and State Street



800 South and State Street



Intermountain Working Session with Salt Lake City

Summary:

Areas of Discussion	Detail
Zoning	D-1 Downtown Support District (with text amendment for Hospital)
Parking	Underground parking with Main Street access point Above grade parking (potential: Main and/or 700 South)
Street Level Activation	Adjustment to street level activation requirements (e.g. activation requirement on State and Main): <ul style="list-style-type: none">• 50% on 700 S• 50% on 800 S• 70% on Main St• 70% on State St