

UNIVERSITY OF UTAH MEDICAL CENTER COMMUNITY PLAN

January 2, 2020



TABLE OF CONTENTS

1. DESCRIPTION	1
Legal Description	1
Overview	1
Place Type Assignment	2
Place Type Parameters	2
2. USE MAP	3
Use Map	3
Equivalent Residential Units	3
3. LOT BREAKDOWN	4
Future Projections	4
Amendments and Density Transfer	4
4. OPEN SPACE	5
Open Space	5
Open Space Types	5
5. GUIDING PRINCIPLES	6
5a. Systems and Themes	6
Thoroughfares	6
Thoroughfare Plan	6
Pedestrian Network Plan	6
Prototypical Thoroughfare Sections	7
5b. Community Character	7
Landscape and Public Planting	7
Landscape Standards	7
Public Planting	8
Plant List	9
5c. Guiding Development Standards	19
Development Criteria	19
Off-Street Parking	19
Signage	20
Lighting	21
Building Form	22
6. UTILITY CAPACITIES	25
7. CONCEPTUAL PLANS	28
8. DEVELOPMENT AGREEMENT	28
9. ADDITIONAL ELEMENTS	28
9a. Physical Characteristics	28
9b. Findings Statement	29
9c. Environmental Issues	29
9d. Compliance Statement	29

LIST OF TABLES

Table 1 - Community Plan Summary	3
Table 2 - Allowable ERUs (DAP Calculation)	3
Table 3 - Lot Breakdown	4
Table 4 - Open Space Summary	5
Table 5A-5T - Public Planting	9-18
Table 6 - Development Criteria	19
Table 7 - Minimum Required Off-street Parking	19
Table 8 - Parking Configuration	19
Table 9 - Culinary Water	25
Table 10 - Secondary Water	25
Table 11 - Sanitary Sewer	25

1. COMMUNITY 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 easterly 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 also being North 00°20'51" East, along the section line, 67.26 feet and South 89°39'09" East 618.47 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence along said easterly right-of-way the following five (5) courses: 1) North 30°43'06" West 8.27 feet, 2) North 75°43'06" West 77.78 feet, 3) North 30°43'06" West 1270.50 feet, 4) North 14°16'54" East 77.78 feet, 5) North 30°43'06" West 10.38 feet to the southerly right-of-way line of Medical Drive as shown on University of Utah Saratoga Springs Sub recorded March 26, 2018 as Entry No. 28387:2018 and Map Filing No. 15973, in the office of the Utah County Recorder; thence, along said southerly right-of-way line of Medical Drive, the following four (4) courses: 1) North 59°16'54" East 51.45 feet, 2) North 55°26'40" East 174.65 feet, 3) North 59°16'54" East 702.21 feet, 4) easterly 12.57 feet along the arc of a 8.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 75°43'06" East 11.31 feet), to the westerly right-of-way line of Regent Street as shown on said University of Utah Saratoga Springs Sub; thence, along said westerly right-of-way line of Regent Street, the following six (6) courses: 1) South 30°43'06" East 818.33 feet, 2) southeasterly 233.81 feet along the arc of a 528.00 foot radius curve to the left, through a central angle of 25°22'17", (chord bears South 43°24'14" East 231.90 feet), 3) southeasterly 200.55 feet along the arc of a 472.00 foot radius curve to the right, through a central angle of 24°20'42", (chord bears South 43°55'02" East 199.05 feet), 4) South 30°52'34" East 26.58 feet, 5) South 23°35'46" East 52.42 feet, 6) South 30°43'02" East 89.41 feet to the northerly right-of-way line of Market Street as shown on Market Street Right of Way Dedication Plat, recorded April 23, 2015 as Entry No. 34053:2015 and Map Filing No. 14581, in the office of the Utah County Recorder thence, along said northerly right of way line, the following six (6) courses: 1) southerly 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 496.30 feet, 3) westerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", through a central angle of 90°00'00", (chord bears North 75°43'02" West 28.99 feet), 4) South 59°16'58" East 69.00 feet, 5) southerly 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), 6) South 59°16'58" West 59.00 feet to the northerly line of that certain property dedicated to the City of Saratoga Springs as shown on University of Utah Parcel 2, Saratoga Springs Sub as recorded on August 24, 2018 as Entry No. 80617:2018 and Map Filing No. 16208, in the office of the Utah County Recorder; thence, along the said northerly line, the following two (2) courses: 1) South 66°09'04" West 200.72 feet, 2) South 59°16'58" West 140.78 feet to the Point of Beginning.

Contains 1,443,448 Sq. Ft. / 33.14 Ac. / 1 Parcels

OVERVIEW

The University of Utah is under contract with Suburban Land Reserve to purchase land 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 Community 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 Community Plan is intended to fulfill the submittal requirement, as identified in the governing PC Zone and to establish the Community Plan level transportation and utility systems. The University of Utah Medical Center Community 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 Community Plan and subsequent Village Plan is exempt from Title 19 of the Saratoga Springs Land Development Code. The governing standards for this Community Plan are established by State Statute and are set forth in Title 10-Utah Municipal Code.

PLACE TYPE ASSIGNMENT

The planning area defined by this Community Plan incorporates the previous assignment, in the DAP, of the Business Park Place Type. The intent, at the Community Plan level, is to work from the Place Type palette identified in a given Community Plan area without the specific requirement of using all identified Place Types as identified. This intent has already been established, through precedent, by the Community Plan which was approved for Legacy Farms.

In the Community Plan area, identified for University of Utah Medical Center, the District Area Plan identifies three Place Types which may be used:

1. Town Neighborhood
2. Business Park
3. Regional Retail

TOWN NEIGHBORHOOD

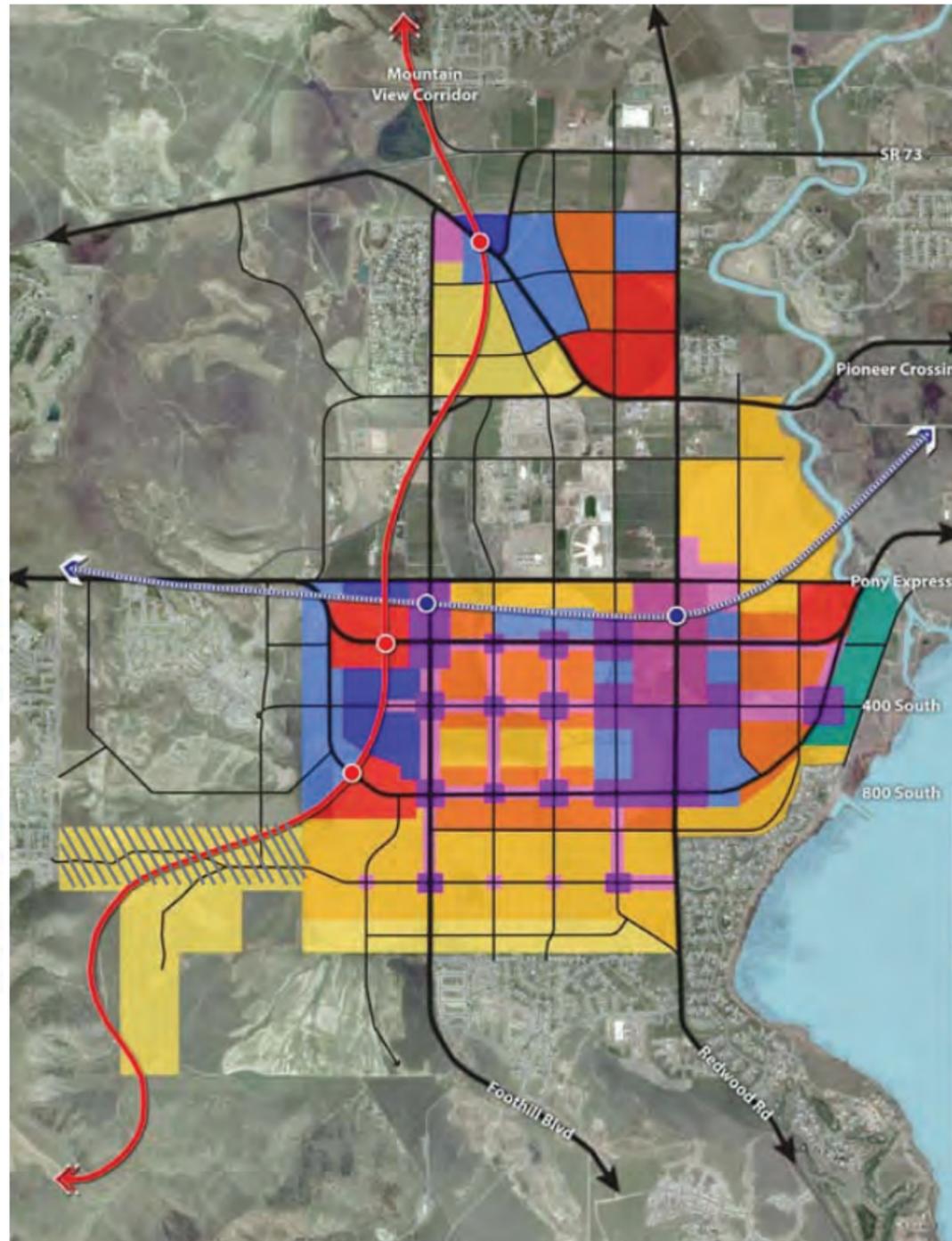
Range of Average Dwelling Units/Acre	6-34 du/ac
Range of Average FAR	0.36-1.82
Range of Open Space	13 - 15 %

BUSINESS PARK

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.39-0.93
Range of Open Space	15 - 17%

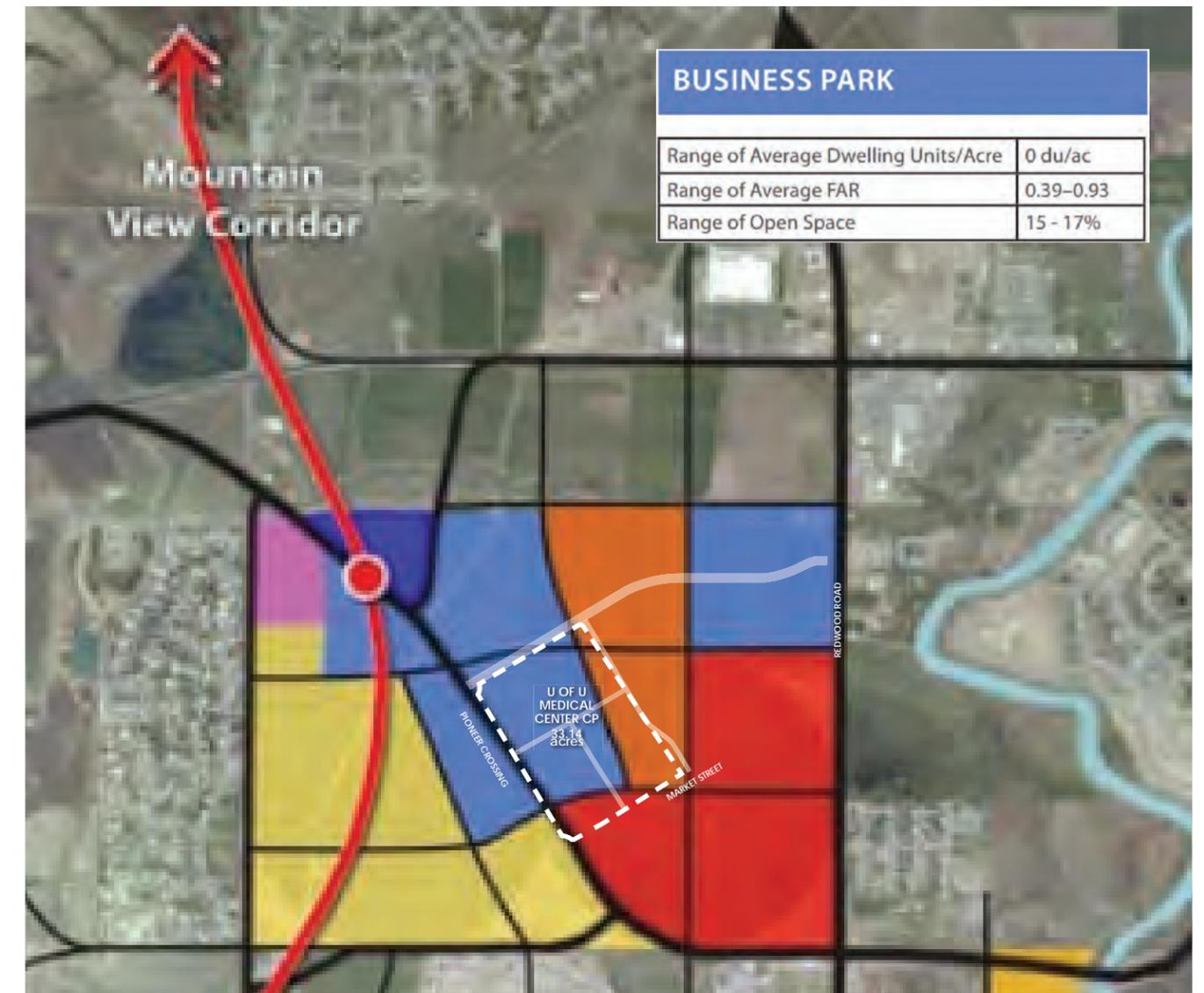
REGIONAL RETAIL

Range of Average Dwelling Units/Acre	0 du/ac
Range of Average FAR	0.36-0.47
Range of Open Space	11 - 14 %



BUSINESS PARK PLACE TYPE PARAMETERS

Based on the characteristics of each of these Place Types and the intent for future development in this Community Plan area it is intended to use only the Business Park Place Type which corresponds most closely to the types of uses proposed in this community plan.





2. USE MAP AND BUILDOUT ALLOCATION

Future Phases - 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.

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 community plan acreage (30.79 ac.) the amount of commercial building area should be between 523,073 s.f. and 1,247,328 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 242 and 576 ERUs. This community plan does not exceed the commercial building area totals or the ERU range established by the DAP.

Community Plan:

A maximum of 500,000 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 will contain up to 231 ERUs (500,000 / 2,164.5 = 231).

ACREAGE	
GROSS ACRES	33.14 ac
NET DEVELOPABLE AREA	30.79 ac
THOROUGHFARES	2.35 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR VILLAGE PLAN (IMPACT)	260 max.*
DAP ERU ALLOCATION	231

PLACE TYPE	Acreage	FAR	
		Low (.39)	High (.93)
BUSINESS PARK	30.79	523,073 s.f.	1,247,328 s.f.
EQUIVALENT RESIDENTIAL UNITS (ERU)			
ERU CONVERSION	1 ERU/2,164.5 s.f.		
ERU RANGE		Low	High
ERU RANGE		242	576

* 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 260 ERUs.



3. LOT BREAKDOWN

The Allowable ERUs for this use, based on FAR, permits anywhere from 242 ERUs to 576 ERUs. The proposed 260 maximum ERU allocation for this community plan falls well within that range. The maximum building square feet and associated ERU's, identified in Table 3 below, were not derived by an FAR based mathematical calculation. The 500,000 square feet corresponds to the proposed medical center development program and the ERU allocation was derived considering fixture counts and the probable water consumption for medical office. Using the City's conversion factor of 2,164.5 s.f./ERU, 500,000 square feet of building translates into 231 ERUs as a minimum allocation.

TABLE 3 - LOT BREAKDOWN (COMMUNITY PLAN CALCULATION)					
PHASE #	ACRES	OPEN SPACE %	MAXIMUM BUILDING SF	IMPACT ERUs	DAP ERU ALLOCATION
Lot 1	33.14	N/A	500,000	260	231

FUTURE PROJECTIONS

Projected employment = 150 - 300 future employees (estimated)

AMENDMENTS AND DENSITY TRANSFER

Modifications to the Community Plan text or exhibits may occur in accordance with the following amendment process:

Major amendments are modifications that change the intent of the Community and Village Plans, and require City Council approval. Major amendments include the following:

- Any increase in non-residential intensity that results in Floor Area Ratios (FAR) that exceed 0.37 (500,000/30.79x43,560). FAR is calculated by dividing the building square footage by the net developable area of the parcel.
- The addition of adjacent property not included in the Community Plan that would constitute more than a 35% increase in acreage. (The potential area(s) where the site could increase are indicated in the map to the left.)

Minor amendments are accomplished administratively by the City Planning Director and may include:

- All site plan revisions that impact the configuration of proposed buildings and conceptual parking layout (so long as the total building area does not exceed the maximum building square feet in Table 3 above)
- Changes in phasing
- Minor changes in the conceptual location of streets, public improvements, or infrastructure.
- The addition of adjacent property not included in this Community Plan that would constitute less than a 35% increase in acreage, and the FAR applied to the additional parcel(s) does not exceed 0.37. (The potential area(s) where the site could increase are indicated in the map to the left.)



4. OPEN SPACE

Perimeter Open Space

In addition to the perimeter open space shown in the diagram at the left, additional open space areas will be provided that are consistent with the open space types as outlined in the District Area Plan.

Existing Trails

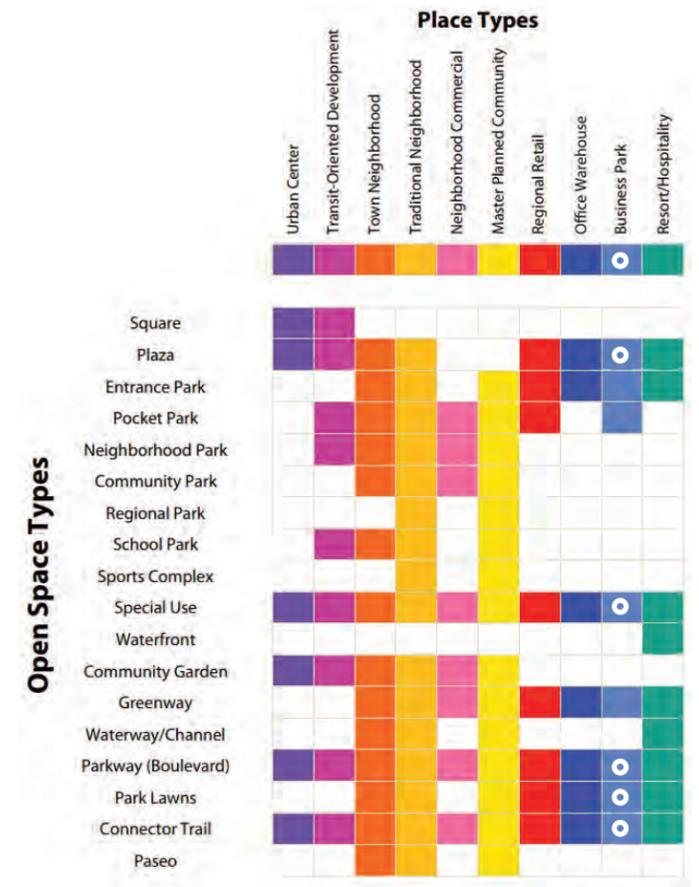
The following elements shall also be considered open space:

- Enhanced urban sidewalks and pathways. Any impervious trail or sidewalk surface greater than 5 feet in width shall be counted as open space (ex. open space calculation for a 12' wide trail that is 200' long: $12' \cdot 5' = 7'$, $7' \times 200' = 1,400$ s.f.)
- General landscaped areas associated with the building or parking lot.

There shall be no minimum required open space percentage for this Community Plan and subsequent Village Plans. Open space quantities and distribution shall be governed by Utah Municipal Code. It is the intent of the University of Utah Medical Center to create an environment that is comfortable and aesthetically pleasing. Landscape treatments and open space amenities will be designed to satisfy the needs of the user and will be consistent with other similar facilities in the region.

The goals for providing open space within this development consist of the following:

- Provide access to the regional and city-wide trail system
- Create a comfortable outdoor environment for visitors and patrons
- Open space to provide dual purpose(s) with ecological functions (when appropriate)



○ Indicates allowable element in the University of Utah Medical Center Community Plan

OPEN SPACE TYPE	ACRES
PARK LAWN	1.6 ac
PARKWAYS	
PIONEER CROSSING TRAIL	1.1 ac
TOTALS	
TOTAL OPEN SPACE	3.2 ac
COMMUNITY PLAN AREA	33.14 ac
% OPEN SPACE	10.0 %*

* Indicates Perimeter Open Space. Internal open space within each village plan will provide additional area to be counted toward the range identified in the business park place type.

5. GUIDING PRINCIPLES

This Community Plan is organized in a similar order as prescribed in Saratoga Springs City Code section 19.26.07. The following is a general description of the intended character and objectives for this Community Plan that shall be required in subsequent Village Plans. In this Community plan the following will be addressed:

- a. Community-wide systems and themes including streetscape treatments (Thoroughfares), drainage and open space corridors, pedestrian systems, park and recreational systems, and public realm elements.
- b. The desired character of the Community Plan showing the general character and nature of live plant species.

5a. SYSTEMS AND THEMES

The theme for this property is medical campus. All elements implemented on this property will follow the medical theme.

THOROUGHFARES

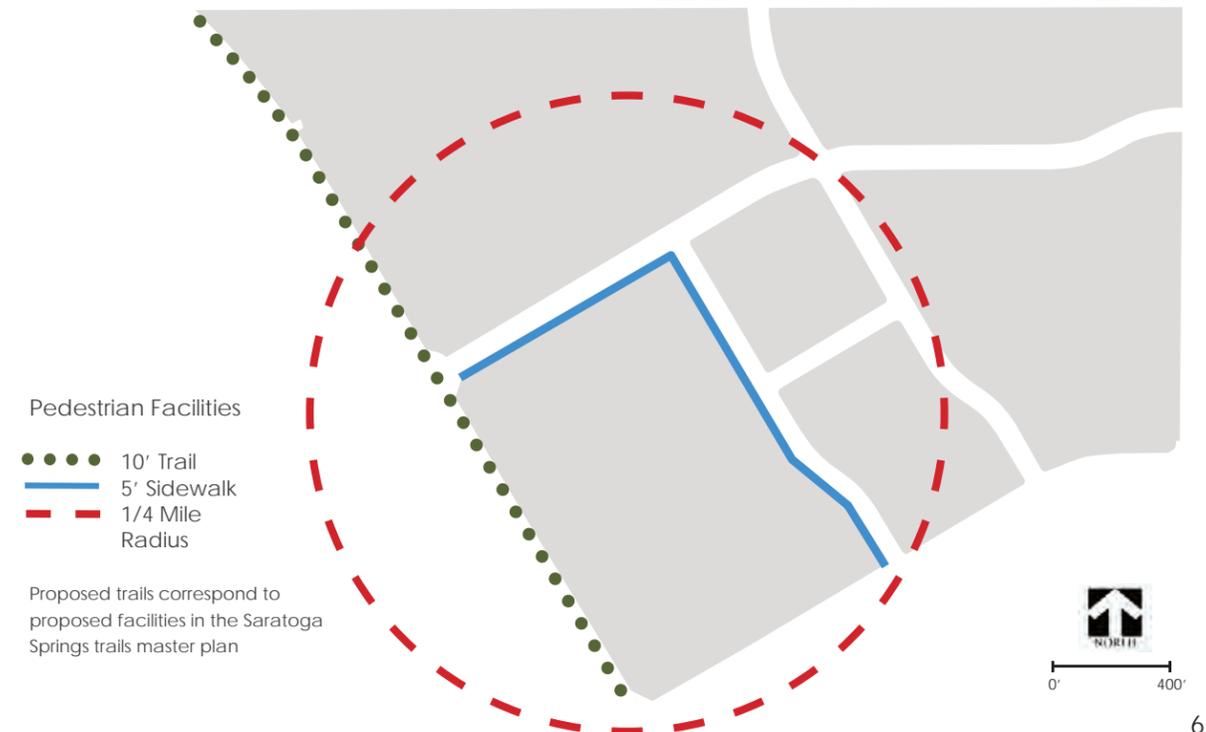
The *District Area Plan* identifies the principles/purposes associated with a comprehensive transportation system under the PC Zone. The general intent, that then carries forward into this *Community Plan*, calls out the need for an interconnected thoroughfare system that is intended to provide multiple pathways of movement through a neighborhood. The transportation system must also be multi-modal in nature meaning that it is accommodating to the automobile while also supporting pedestrian and bicycle traffic.

The thoroughfare network is designed to define parcels within which future development will occur. While the *Community Plan* establishes the parcels it is the *Village Plan* that will complete the circulation system by identifying streets, private drives, pedestrian pathways and other circulation routes that are internal to the parcels.

THOROUGHFARE PLAN



PEDESTRIAN NETWORK PLAN

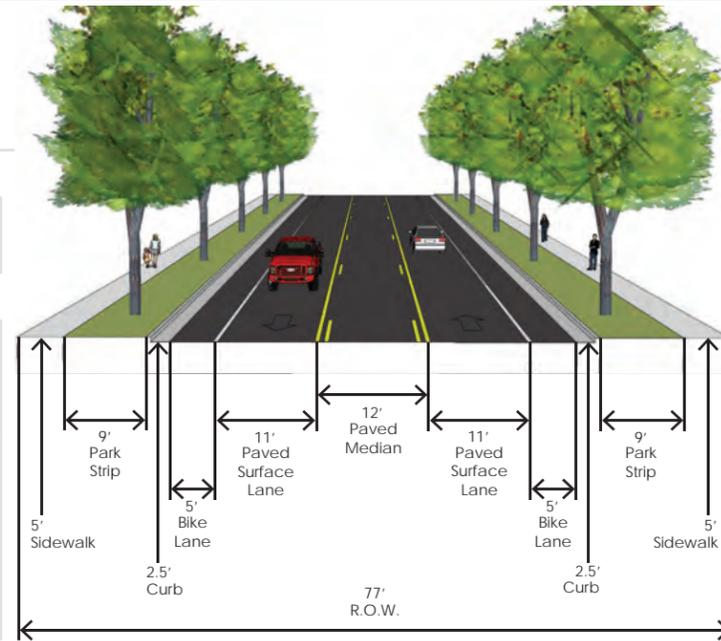


PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collector and local streets within this community plan.

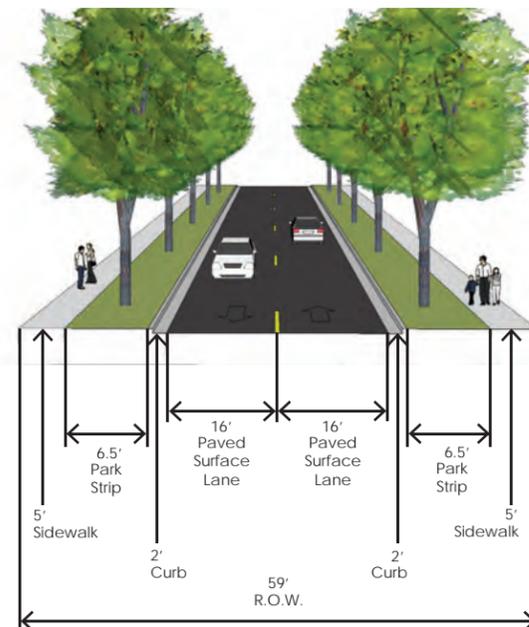
MAJOR COLLECTOR ST-77-44

KEY ST-77-44	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
ASSEMBLY ST-77-44	
Right-of-Way Width	77 ft
Pavement Width (PW)	44 ft
TRANSPORTATION WAY	
Direction of Travel	Two-way
Vehicular Lane Count (total)	3
Vehicular Lane Width	11 ft
Paved Median Width	12 ft
Parking Lane Type	Parallel
Parking Lane Count	-
Parking Lane Width	-
Design Speed	30 mph



LOCAL ST-59-32

KEY ST-59-32	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
ASSEMBLY ST-59-32	
Right-of-Way Width	59 ft
Pavement Width (PW)	32 ft
TRANSPORTATION WAY	
Direction of Travel	Two-way
Vehicular Lane Count (total)	2
Vehicular Lane Width	16 ft
Median Width	-
Parking Lane Type	Parallel
Parking Lane Count	-
Parking Lane Width	-
Design Speed	25 mph



5b. COMMUNITY CHARACTER

LANDSCAPE AND PUBLIC PLANTING

LANDSCAPE STANDARDS

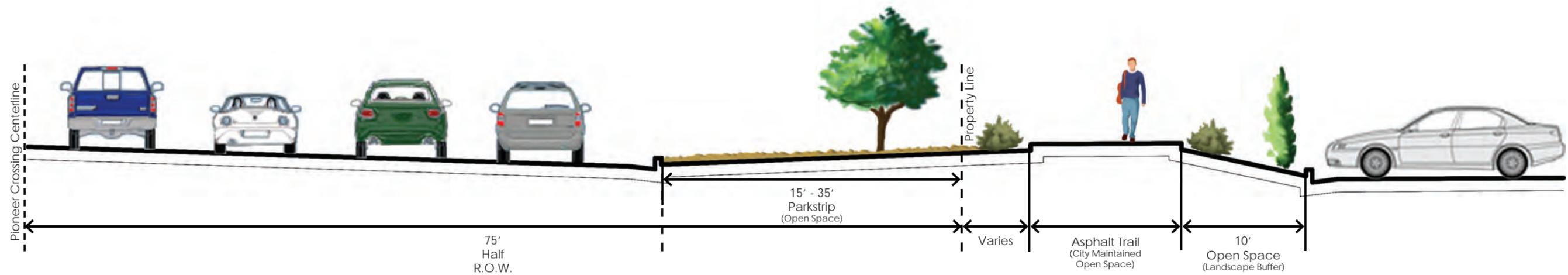
- All landscaping shall be governed by DFCM Design Requirements 020215, except as modified herein.
- All planting within the street right-of-way and public open spaces must consist of species specified in [Tables 5A-5O: Public Planting](#).
- Coniferous trees, where permitted in public right-of-way, must be a minimum height of ten (10) feet. Deciduous trees, where permitted in public right-of-way, must be a minimum of one and one half (1.5) inches in caliper when planted.
- Trees within the Community Plan area must provide, at maturity, a minimum vertical clearance of 8 feet at walkways, 13.5 feet at driveways and transportation ways, and 15 feet for loading areas.
- Parking lot landscaping, where required, must include the following:
 - Two trees must be planted for every 25 spaces (in the aggregate).
 - Landscaped areas should incorporate a xeric or water conscious design approach and materials where possible.
- Any landscaping that is within 20 feet of a parking stall or parking lot drive aisle shall be considered parking lot landscaping.



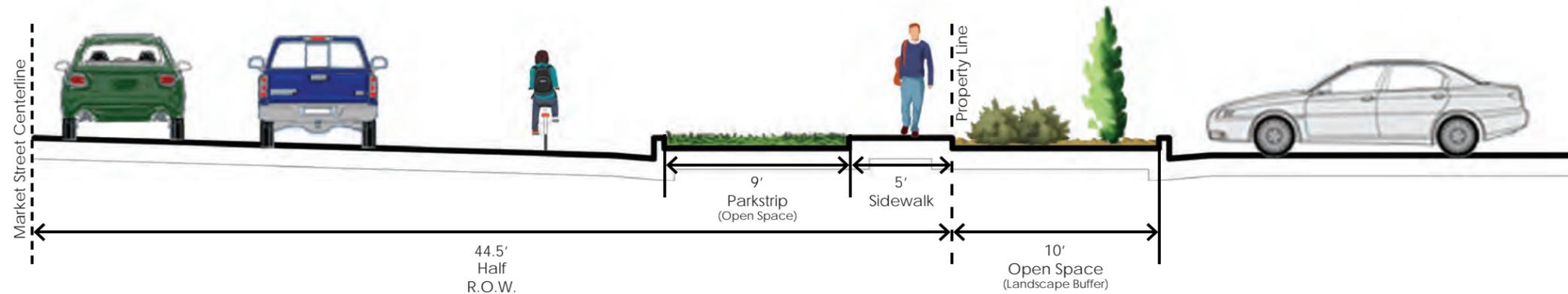
PUBLIC PLANTING

The exhibits below demonstrate the landscape treatment along Pioneer Crossing and Market Street in relation to the regional trail system.

The tables on the following pages provide a palette of plant types that are permitted to be used in subsequent Village Plans. The Village Plans shall include landscape plans that identify typical location of allowed plant types.



Pioneer Crossing Landscape Buffer with Parking



Market Street Landscape Buffer with Parking

PLANT LIST

TABLE 5A - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Bloodgood London Plane Tree (<i>Platanus acerifolia</i> 'Bloodgood')		60' x 60'	Allee Regular Clustered	1/3" berry / N/A	Tolerates salt, yellow fall color
	Bur Oak * (<i>Quercus macrocarpa</i>)		60' x 60'	Allee Regular	Nut / N/A	Tolerant of Urban conditions, soil adaptable
	Sycamore Maple * (<i>Acer pseudoplatanus</i>)		60' x 40'	Allee Regular	Samara / N/A	Tolerates alkaline and salt conditions
	Silver Linden * (<i>Tilia tomentosa</i>)		60' x 40'	Allee Regular Clustered	N/A / Yellow green	Green leaf surface, silver underside. Tolerant of heat/drought
	Espresso Kentucky Coffee Tree (<i>Gymnocladus dioica</i> 'Espresso')		60' x 40'	Allee Regular Clustered	1/3" berry / N/A	Tolerates wide range of conditions/salt
	Green Vase Zelkova * (<i>Zelkova serrata</i> 'Green Vase')		65' x 40'	Allee Regular Clustered	N/A / N/A	Tolerates high ph, salt, urban conditions Nice red-orange fall color
	Emerald Queen Norway Maple * (<i>Acer platanoides</i> 'Emerald Queen')		50' x 40'	Allee Regular Clustered	Samara / N/A	Tolerant of Urban conditions, soil adaptable
	Accolade Hybrid Elm (<i>Ulmus x 'Accolade')</i>		50' x 40'	Allee Regular	Samara / N/A	Pollution/salt/drought tolerant
	Crimson King Maple (<i>Acer platanoides</i> 'Crimson King')		50' x 40'	Allee Regular Clustered	Samara / N/A	Well adapted to extremes in soils. Withstands hoit, dry conditions.

* Denotes compatibility for use as a street tree.

TABLE 5B - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shade Trees > 50 ft	Magyar Maidenhair Tree * (<i>Ginkgo biloba</i> 'Magyar') male species only		50' x 30'	Regular, Clustered	N/A / N/A	Tolerates high ph, salt, urban conditions. Excellent yellow fall color
	Catalpa (<i>catalpa speciosa</i>) Podless only		50' x 30'	Allee Regular Clustered	White	Attractive flower, withstands dry, alkaline conditions
	Colorado Blue Spruce (<i>Picea pungens</i>)		50' x 20'	Allee Regular Clustered	Cone	Native to Utah
	Austrian Pine (<i>Pinus nigra</i>)		50' x 30'	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Scotch Pine (<i>Pinus sylvestris</i>)		50' x 30'	Clustered	Cone	Can withstand urban conditions and alkaline soils
	Cottonwood (<i>Populus sargentii</i>) cottonless variety		80' x 50'	Regular	N/A / N/A	Great fall color. Tolerant of poor soils/salt/drought
	Globe Willow (<i>Salix matsudana umbraculifera</i>)		50' x 40'	Allee Regular Clustered	N/A / N/A	Prefers wet conditions. Salt tolerant.
	English Columnar Oak (<i>Quercus robur</i> 'Fastigiata')		50' x 15'	Allee Regular Clustered	Acorn / Red	Prefers well drained soil and alkaline conditions
	Blue Atlas Cedar (<i>Cedrus atlantica</i>)		50' x 25'	Allee Regular Clustered	Cone	Tolerant of Urban conditions, soil adaptable

* Denotes compatibility for use as a street tree.

TABLE 5C - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Queen Elizabeth Hedge Maple (<i>Acer Campestre</i> 'Queen Elizabeth')		45' x 45'	N/A / N/A	Pollution/salt/drought tolerant
	Rocky Mountain Juniper (<i>Juniperus scopulorum</i>)		40' x 15'	Cone / N/A	Drought tolerant. Native
	Shangri-la Maidenhair Tree * (<i>Ginkgo biloba</i> 'Shangri-la')		45' x 25'	Seed / N/A	Males should be planted, excellent yellow fall color
	Armstrong Maple * (<i>Acer rubrum</i> 'Armstrong')		45' x 15'	Samara / N/A	Distinctly upright, soil adaptable
	Autumn Blaze Maple * (<i>Acer freemanii</i> 'Jeffsred')		45' x 40'	Samara / N/A	Prefers slightly acidic soil, Brilliant red fall color
	Miyabei Maple * (<i>Acer miyabei</i>)		40' x 40'	Samara / N/A	Prefers slightly acidic soil, Brilliant Yellow fall color
	Pacific Sunset Maple * (<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred')		30' x 25'	Samara / N/A	Prefers slightly acidic soil, Brilliant orange/red fall color
	Common Hackberry * (<i>Celtis occidentalis</i>)		40' x 30'	1/3" berry / N/A	Tolerates drought/pollution/poor soils/salt
	Little Leaf Linden * (<i>Tilia cordata</i>)		40' x 25'	N/A / Yellow green	Tolerant of urban conditions, soil adaptable

* Denotes compatibility for use as a street tree.

TABLE 5D - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Chancellor Linden * (<i>Tilia cordata</i> 'Chancole')		35' x 20'	Allee Regular Clustered	N/A / Yellow green	Tolerant of urban conditions, soil adaptable
	Sensation Box Elder * (<i>Acer negundo</i> 'Sensation')		30' x 30'	Allee Regular Clustered	Samara / N/A	Tolerant of urban conditions/poor soils/salt
	Big Tooth Maple (<i>Acer grandidentatum</i>)		30' x 20'	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Dawyck Purple Beech (<i>Fagus sylvatica</i> 'Dawyck Purple')		40' x 12'	Allee, Regular, Clustered	Nuts / N/A	Tolerant of urban conditions, soil adaptable
	Frontier Elm * (<i>Ulmus x 'frontier'</i>)		30' x 25'	Allee, Regular, Clustered	N/A / N/A	Resistant to Dutch Elm disease
	Chanticleer Flowering Pear* (<i>Pyrus calleryana</i> 'Chanticleer')		35' x 16'	Allee, Regular, Clustered	1/2" berry / White	Tolerates Drought, clay soils, air pollution
	Musashino Columnar Zelkova (<i>Zelkova serrata</i> 'Musashino')		45' x 15'	Allee, Regular, Clustered	N/A / N/A	Tolerates high ph, salt, urban conditions Nice red-orange fall color
	Thornless Honeylocust * (<i>Gleditsia triacanthos</i> var. <i>inermis</i>) Various cultivars		45' x 35' (varies slightly)	Regular Clustered	Samara / N/A	Yellow fall color
	Limber Pine 'Vanderwolf's Pyramid' (<i>Pinus flexilis</i> 'Vanderwolf's Pyramid')		30' x 20'	Allee, Regular, Clustered	Cone	water regularly, do not overwater, prefers acidic soil
	Columnar Blue Spruce (<i>Picea pungens</i> 'Iseli fastigiata')		40' x 10'	Allee, Regular, Clustered	Cone	Native to Utah

* Denotes compatibility for use as a street tree.

TABLE 5E - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Medium Shade Trees 45 ft to 30 ft	Lacebark Elm * (<i>Ulmus parvifolia</i>)		45' x 25'	Allee Regular	Samara / N/A	Pollution/salt/drought tolerant
	Chanticleer Pear * (<i>Pyrus calleryana</i> 'Chanticleer')		30' x 20'	Allee Regular Clustered	1/3" fruit / White	Great red fall color. Beware of fire blight epidemic, use with caution
	Columnar Oak (<i>Quercus robur fastigiata</i>) Various cultivars		45' x 10' (varies slightly)	Allee Regular	Nut / N/A	Tolerant of Urban conditions, soil adaptable
	Mountain Ash (<i>Sorbus alnifolia</i>)		35' x 25'	Allee Regular	1/4" Berry / White	Tolerant of Urban conditions, soil adaptable.
	Flowering Columnar Cherry (<i>Prunus sargentii columnaris</i>)		35' x 15'	Allee Regular	N/A / Pink	Profuse spring flowers, attractive foliage, orange/red fall color
	Goldenrain Tree (<i>Koelreuteria paniculata</i>)		30' x 20'	Allee Regular	Capsule / Yellow	Tolerant of Urban conditions, soil adaptable. Interesting seed capsules
	Small-Shade Trees < 25 ft	Tricolor Beech (<i>Fagus sylvatica</i> 'Tricolor')		25' x 15'	Allee Regular	Nut / N/A
Japanese Tree Lilac (<i>Syringa reticulata</i>) Various cultivars			20' x 25'	Allee Regular	N/A / White	Large, fragrant panicles of creamy white bloom in June
Sky Rocket Juniper (<i>Juniperus scopulorum</i> 'Skyrocket')			20' x 3'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alkaline conditons.
Gambel Oak (<i>Quercus gambelii</i>)			25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.

TABLE 5F - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small-Shade Trees < 25 ft	Tricolor Beech (<i>Fagus sylvatica</i> 'Tricolor')		25' x 15'	Allee Regular	Nut / N/A	Deciduous, upright tree with great color!
	Japanese Tree Lilac (<i>Syringa reticulata</i>) Various cultivars		20' x 25'	Allee Regular	N/A / White	Large, fragrant panicles of creamy white bloom in June
	Sky Rocket Juniper (<i>Juniperus scopulorum</i> 'Skyrocket')		20' x 3'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alkaline conditons.
	Gambel Oak (<i>Quercus gambelii</i>)		25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.
	Sunburst Magnolia (<i>Magnolia</i> 'Sunburst')		25' x 20'	Allee Regular	N/A / Yellow	Large yellow flowers bloom in May, Low maintenance
	Flame Maple (<i>Acer ginnala</i> 'Flame')		20' x 20'	Clustered	Samara / N/A	Tolerates drought, high ph soil. Excellent red fall color
	Japanese Maple (<i>Acer palmatum</i>) Various cultivars		Varies	Clustered	Samara / N/A	Excellent fall color
	Arnold Sentinel Austrian Pine (<i>Pinus nigra</i> 'Arnold Sentinel')		25' x 8'	Allee, Regular, Clustered	Cones / N/A	Drought tolerant. Withstands alkaline conditons.

* Denotes compatibility for use as a street tree.

TABLE 5G - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	TYPE	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small- Shade Trees < 25 ft	Service Berry (<i>Amelanchia sp.</i>)		25' x 20'	Regular, Clustered	Nut / White	Cream white fragrant flower, tolerates poor soils
	Tatarian Maple * (<i>Acer Tataricum</i>)		25' x 20'	Clustered	Samara / N/A	Tolerates cold,drought, high ph soil. Excellent red fall color
	Lavalle Hawthorn * (<i>Crataegus x laval- lei</i>)		25' x 20'	Clustered	1/2" berry (persistent) white	Bronzy or cop- pery-red fall color with bright red persistent berries into winter
	Canada Red Chokecherry (<i>Prunus virginiana 'Canada Red'</i>)		25' x 20'	Allee, Regular, Clustered	1/3" berry white	Soil adaptable, tolerant of urban conditions, very attractive foliage
	Eastern Redbud (<i>Cercis canadensis</i>) Various cultivars		25' x 25'	Allee, Regular, Clustered	N/A / Pink	Excellent spring color, Tolerant of urban conditions.
	Flowering Plum (<i>Prunus cerasifera 'Thundercloud'</i>)		20' x 15'	Allee, Regular, Clustered	N/A / pink flowers	Purple leaf. Tol- erant of urban conditions.
Crabapple (<i>Malus 'Indian Magic'</i>)		20' x 20'	Allee, Regular, Clustered	Orange berry / Deep pink blossoms	Persistent fruit. Tolerates urban conditions.	
Crabapple (<i>Malus 'Prairifire'</i>)		20' x 20'	Allee, Regular, Clustered	Red berry / Red blossoms	Persistent fruit. Tolerates urban conditions.	
Crabapple (<i>Malus 'Radiant'</i>)		25' x 20'	Allee, Regular, Clustered	Red berry / Deep pink blossoms	Persistent fruit. Tolerates urban conditions.	
Crabapple (<i>Malus 'Spring Snow'</i>)		25' x 22'	Allee, Regular, Clustered	Nearly Sterile / White blos- soms	Persistent fruit. Tolerates urban conditions.	

* Denotes compatibility for use as a street tree.

TABLE 5H - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Emerald Arborvitae (<i>Thuja occidentalis 'Emerald'</i>)	12' x 3'	Formal Massing	Cone / N/A	Evergreen shrub
	Dwarf Burning Bush (<i>Euonymus alatus 'compacta'</i>)	6' x 4'	Formal or Informal	N/A / N/A	Brilliant red fall color
	River Birch (<i>Betula sp.</i>) Various cultivars	20' x 10' (varies slightly)	Informal Cluster	Catkin / N/A	Wet conditions. Attractive red bark.
	Hedge Cotoneas- ter (<i>Cotoneaster lucida</i>)	6' x 6'	Informal Grouping	Black berries / White	Dark green lustrous leaves in summer
	Red Osier Dog- wood (<i>Cornus sericea</i>)	10' x 8'	Informal Grouping	White berries / White	Attractive winter red twigs
	Sutherland Gold Elderberry (<i>Sambucus race- mosa 'Sutherland Gold'</i>)	12' x 8'	Formal Massing	Red/Black berries / White	Edible fruit, attrac- tive yellow foliage
	Forsythia (<i>Forsythia</i>) Various cultivars	8' x 6' (varies slightly)	Formal Massing	N/A / Yellow	Early spring flowers are powerful in large massings
	Wichita Blue Juniper (<i>Juniperus scopulo- rum 'Wichita Blue'</i>)	12' x 5'	Formal Massing	Cone / N/A	Evergreen shrub
	Lilac (<i>Syringa vulgaris sp.</i>) Various cultivars	Varies	Formal Massing	N/A / Pink, purple, white	Fragrant flowers
	Mock Orange (<i>Philadelphus coro- narius</i>)	8' x 6'	Formal Massing	N/A / White	Traditional pioneer plant, fragrant flowers

TABLE 5I - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Ninebark (<i>Physocarpus opulifolius</i>) Various cultivars	Varies	Informal Grouping	N/A / White	Attractive red/bronze foliage
	Golden Privet (<i>Ligustrum vicaryi</i>)	8' x 6'	Formal or Informal	N/A / White	Attractive yellow foliage, Fragrant flowers
	Rose of Sharron (<i>Hibiscus syriacus sp.</i>) Various cultivars	8' x 8'	Formal Massing	N/A / White/pink/purple/blue	Showy flowers in summer
	Rose (<i>Rosa sp.</i>) Various cultivars	Varies	Formal Massing	Flower varies by cultivar	Fragrant flowers
	Wild Rose (<i>Rosa woodsii</i>) Various cultivars	6' x 6'	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Utah Serviceberry (<i>Amelanchier utahensis</i>)	8' x 10'	Informal Grouping	Red/purple/black pome / White	Important food source for wildlife
	Purple Leaf Sand Cherry (<i>Prunus x cistena</i>)	8' x 8'	Formal Massing	N/A / White	Red/purple leaves
	Squawbush Sumac (<i>Rhus trilobata</i>)	6' x 8'	Informal Grouping	Small red pubescent berries / White	Excellent Red Fall Color
	Burkwood Viburnum (<i>Viburnum X burkwoodii</i>)	8' x 6'	Formal Massing	N/A / White	Soil adaptable. Very fragrant flowers
	American Cranberry Bush Viburnum (<i>Viburnum trilobum sp.</i>) Various Cultivars	10' x 10' (varies slightly)	Formal Massing	Red berries / White	Deep red fall color

TABLE 5J - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Large Shrubs >6 ft in Height	Dwarf Blue Arctic Willow (<i>Salix purpurea nan</i>)	6' x 4'	Formal Massing	N/A / N/A	Soil adaptable
	Hicks Yew (<i>Taxus x media</i>)	10' x 4'	Formal Massing	N/A / N/A	Evergreen shrub
Small Shrubs <6 ft in Height	Barberry (<i>Berberis thunbergii atro.</i>) Various cultivars	Varies	Formal or Informal	N/A / N/A	Attractive year-round foliage. Thorns
	Blue Mist Spirea (<i>Caryopteris x clandonensis</i>)	3' x 4'	Formal Massing	N/A / Blue/Purple	Flowers in summer/early fall
	Boxwood (<i>Buxus sempervirens</i>)	2' x 2'	Formal Massing	N/A / N/A	Evergreen shrub
	Cinquefoil (<i>Potentilla fruticosa sp.</i>) Various cultivars	3' x 3' (Varies)	Formal or Informal	N/A / White, Orange, Yellow, Pink	Drought tolerant once established
	Creeping Potentilla (<i>Potentilla neumanniana</i>)	12" x 3'	Formal Massing	N/A / Yellow	Slow growing creeping form
	Dwarf European Cranberry (<i>Viburnum opulus 'Nanum'</i>)	2' x 3'	Formal Massing	Red berries / White	Uniform mounding shape
	Currant (<i>Ribes sp.</i>) Various Cultivars	Varies	Formal or Informal	Yellow spring berries / Yellow	Red fall color; fruit for birds

TABLE 5K - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Variegated Tartarian Dogwood (<i>Cornus alba 'Elegantissima'</i>)	5' x 4'	Informal Cluster	Berries / White	Attractive cream and green foliage
	Arnold's Dwarf Forsythia (<i>Forsythia x 'Arnold's Dwarf'</i>)	3' x 5'	Formal Massing	N/A / Yellow	Early spring flowers are powerful in large massings
	Utah Honeysuckle (<i>Lonicera utahensis</i>)	3' x 4'	Formal Massing	small red berries / white	Traditional pioneer plant
	Emerald Mound Honeysuckle (<i>Lonicera x 'Emerald Mound'</i>)	3' x 5'	Formal or Informal	N/A / White	Compact shrub
	Horizontal Juniper (<i>Juniperus horizontalis</i>) Various cultivars	12" x 6'	Formal or Informal	Cone / N/A	Evergreen, purple in winter
	Miss Kim Lilac (<i>Syringa vulgaris 'Miss Kim'</i>)	3' x 3'	Formal Massing	N/A / purple	Fragrant flowers
	Miniature Snowflake Mock Orange (<i>Philadelphus var. 'Miniature Snowflake'</i>)	3' x 5'	Formal or Informal	N/A / White	Fragrant flowers
	Nest Spruce (<i>Picea abies 'Nidiformis'</i>)	3' x 5'	Formal Massing	Cones / N/A	Evergreen shrub

TABLE 5L - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Creeping Scotch Pine (<i>Pinus sylvestris 'Hillside Creeper'</i>)	1' x 8' (varies slightly)	Formal Massing	Cone / N/A	Evergreen
	Dwarf Mugo Pine (<i>Pinus mugo</i>) Various Cultivars	3' x 3' (varies slightly)	Formal Massing	Cone / N/A	Evergreen
	Rubber Rabbit Brush (<i>Chrysothamnus nauseosus</i>)	3' x 3'	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Black Sage (<i>Artemisia nova</i>)	2' x 3'	Informal Grouping	N/A / N/A	Native to Utah. Drought tolerant once established
	Silvermound Sage (<i>Artemisia schmidtiana</i>)	2' x 3'	Formal Massing	N/A / N/A	Uniform mounding shape
	Snow Berry (<i>Symphoricarpos alba</i>)	3' x 3'	Informal Grouping	White berries / White	Showy white berries
	Spirea (<i>Spiraea japonica</i> sp.) Various Cultivars	Varies	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer
	Spirea (<i>Spiraea x bumalda</i> sp.) Various Cultivars	Varies	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer
	False Spirea (<i>Sorbaria sorbifolia</i>) Various Cultivars	5' x 5'	Formal or Informal	N/A / Pink, Purple	Flowers late spring through summer

TABLE 5M - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Small Shrubs <6 ft in Height	Low Grow Sumac (<i>Rhus aromatica</i> 'Low Grow')	3' x 5'	Informal Cluster	N/A / White	Orange to red fall color
	Mormon Tea (<i>Ephedra nevadensis</i>)	2' x 3'	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Yew (<i>Taxus sp.</i>) Various Cultivars	Varies	Formal Massing	N/A / N/A	Evergreen shrub
	Dense Japanese Yew (<i>Taxus x media</i> 'Densiformis')	3' x 4'	Formal Massing	N/A / N/A	Evergreen shrub
Perennials	Apache Plume (<i>Fallugia paradoxa</i>)	4' x 4'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant
	Beardtongue (<i>Penstemon sp.</i>) Various Cultivars	Varies	Informal Grouping	N/A / Varies	Summer bloomer, drought tolerant
	Black Eyed Susan (<i>Rudbeckia fulgida</i>)	3' x 3'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant
	Broom (<i>Genista lydia sp.</i>) Various cultivars	3' x 4'	Informal Grouping	N/A / Varies	Drought tolerant once established
	Butterfly Bush (<i>Buddleia davidii</i>) Various cultivars	Varies	Informal Cluster	N/A / Flower color varies by cultivar	Attracts butterflies and humming-birds

TABLE 5N - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Butterfly Weed (<i>Aesclepsia tuberosa</i>)	2' x 18"	Informal Grouping	N/A / Orange	Nitrogen fixing tuber, summer bloomer
	Coneflower (<i>Echinacea sp.</i>) Various cultivars	Varies	Informal Grouping	N/A / Flower color varies by cultivar	Summer bloomer
	Daylily (<i>Heemerocallis sp.</i>) Various cultivars	Varies	Formal or Informal	N/A / Flower color varies by cultivar	Summer bloomer
	Desert Four o'clock (<i>Mirabilis multiflora</i>)	12" x 3'	Informal Grouping	N/A / Purple, magenta	Spring through summer bloomer, drought tolerant
	Licorice Mint Hyssop (<i>Agastache rupestris</i>) Various cultivars	4' x 18"	Informal Grouping	N/A / Orange, red, purple	Fragrant foliage, summer bloomer
	English Lavender (<i>Lavendula angustifolia</i>)	2' x 2'	Formal or Informal	N/A / Purple	Summer bloomer, fragrant foliage, medicinal value
	Globe Siberian Peashrub (<i>Caragana frutex globosa</i>)	3' x 4'	Informal Grouping	N/A / Yellow flower	Adapts to poor sites, medicinal value, compact shape
	Pygmy Peashrub (<i>Caraganax pygmaea</i>)	4' x 5'	Informal Grouping	N/A / Yellow flowers	Adapts to poor sites, medicinal value
	Prairie Sagewort (<i>Artemisia frigida</i>)	2' x 2'	Informal Grouping	N/A / Yellow	Summer bloomer
	Russian Sage (<i>Perovskia atriplicifolia</i>)	5' x 3'	Informal Grouping	N/A / Purple	Summer bloomer, drought tolerant

TABLE 5O - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Perennials	Salvia (<i>Salvia sp.</i>) Various cultivars	2' x 2'	Formal or Informal	N/A / Purple, red, pink	Summer bloomer
	Georgia Blue Speedwell (<i>Veronica peduncularis</i> 'Georgia Blue')	12" x 5'	Informal Grouping	N/A / Blue, Purple	Drought tolerant
	Adams Needle Yucca (<i>Yucca filamentosa</i>)	3' x 3'	Informal Grouping	N/A / White	Evergreen, drought tolerant

TABLE 5P - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ornamental Grasses	Karl Foerster Feather Reed Grass (<i>Calamagrostis x acutiflora</i> 'Karl Foerster')	4' x 2'	Formal Massing	Seed heads / White/gold	Very attractive as a hedge in formal massings
	Maiden Hair Grass (<i>Miscanthus sinensis</i>) Various cultivars	6' x 3'	Formal Massing	Seed heads / Bronze/Purple	Very attractive as a hedge in formal massings
	Heavy Metal Switch Grass (<i>Panicum virgatum</i> 'Heavy Metal')	5' x 3'	Formal Massing	Seed heads / gold	Upright/stiff habit
	Elijah Blue Fescue (<i>Festuca ovina</i> 'glauca')	12" x 12"	Formal or Informal	N/A / N/A	Consistent compact shape
	Blue Oat Grass (<i>Helictotrichon sempervirens</i>)	2' x 2'	Informal Grouping	N/A / N/A	Consistent compact shape
	Flame Grass (<i>Miscanthus</i> 'Purpurascens')	4' x 3'	Informal Grouping	N/A / Purple seed heads	Blades turn gold to red in late summer
	Shenandoah Switchgrass (<i>Panicum</i> 'Shenandoah')	4' x 3'	Formal or Informal	N/A / Purple seed heads	Blades turn orange to purple in late summer
	Hameln Fountain Grass (<i>Pennesetum alopecuroides</i> 'Hameln')	2' x 2'	Formal or Informal	N/A / Cream seed heads	Consistent compact shape
	Karly Rose Fountain Grass (<i>Pennesetum alopecuroides</i> 'Karly Rose')	3' x 3'	Informal Grouping	N/A / Pink seed heads	Consistent compact shape
	Little Bluestem (<i>Schizachyrium scoparium</i>)	3' x 18"	Informal Grouping	N/A / N/A	Blades turn bronze to purple in late summer

TABLE 5Q - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Bugleweed (<i>Ajuga</i>)	4"	Formal Massing	N/A / Blue/purple	Many cultivars are well adapted to region
	Basket of Gold (<i>Alyssum</i>)	8" to 12"	Informal Grouping	N/A / Yellow Flower	Early spring bloomer
	Compinkie Rockcress (<i>Arabis alpina</i> 'Compinkie')	6"	Informal Grouping	N/A / Deep Rose	Evergreen foliage
	Kinnikinnik (<i>Arctostaphylos uva ursi</i>)	6" to 8"	Informal Grouping	Red Berries / N/A	Evergreen, excellent red fall color
	Rockcress (<i>Aubrieta</i>)	4" to 6"	Formal Massing	N/A / Magenta	Drought tolerant once established
	Chocolate Flower (<i>Berlandiera lyrata</i>)	18"	Informal Grouping	N/A / Yellow	Fragrant, chocolate aroma
	Poppy Mallow (<i>Callirhoe involucrata</i>)	2" to 4"	Informal Grouping	N/A / Magenta	Aggressive spreader. Attractive when paired with <i>Berlandiera</i>
	Snow in Summer (<i>Cerastium arvense</i>)	4" to 6"	Formal Massing	N/A / White	
	Dwarf Tickseed (<i>Coreopsis 'nana'</i>)	6" to 8"	Formal Massing	N/A / Gold	Late spring bloomer
	Hardy Ice Plant (<i>Delosperma</i>)	4" to 6"	Informal Grouping	N/A / Varies	
	Yarrow (<i>Achillea millefolium</i>)	2' x 2'	Informal Massing	N/A / Yellow flowers	Drought tolerant.

TABLE 5R - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Ground Cover	Sulphur Flower (<i>Eriogonum umbellatum aureum</i>)	5"	Informal Grouping	N/A / Yellow	Summer bloomer
	Goblin Blanket Flower (<i>Gaillardia 'Goblin'</i>)	12"	Informal Grouping	N/A / Yellow/Red	Heavy reseeder
	Mountain Boxwood (<i>Pachistima myrsinides</i>)	8"	Informal Grouping	N/A / N/A	Evergreen
	Sedum (<i>Sedum</i>)	4" to 12"	Informal Grouping	N/A / Varies	Many cultivars are well adapted to region
	Scarlet Globemallow (<i>Sphaeralcea coccinea</i>)	6" to 12"	Informal Grouping	N/A / N/A	
	Lambs Ear (<i>Stachys Byzantine 'Helen Von Stein'</i>)	8" to 10"	Informal Grouping	N/A / Rose-purple	
	Kentucky Bluegrass (<i>Poa pratensis</i>)	Turf	N/A	N/A	

TABLE 5S - PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Gambel Oak (<i>Quercus gambelii</i>)	25' x 20'	Clustered	Acorns / N/A	Native. Great red fall color.
	Big Tooth Maple (<i>Acer grandidentatum</i>)	30' x 20'	Clustered	Samara / N/A	Great red fall color. Requires well drained soil.
	Utah Serviceberry (<i>Amelanchier utahensis</i>)	6 - 15'	Informal Grouping	Red/purple /black pome / White	Important food source for wildlife
	Rubber Rabbit Brush (<i>Chrysothamnus nauseosus</i>)	4'	Informal Grouping	N/A / Yellow	Yellow fall cover; seeds and cover for birds
	Wild Rose (<i>Rosa woodsii</i>)	2 - 6'	Informal Grouping	Rosehips / Pink/magenta	Drought tolerant
	Mormon Tea (<i>Ephedra nevadensis</i>)	2 - 4'	Informal Grouping	N/A / N/A	Drought tolerant, evergreen
	Snow Berry (<i>Symphoricarpos alba</i>)	3'	Informal Grouping	White berries / White	Showy white berries
	Black Sage (<i>Artemisia nova</i>)	18"	Informal Grouping	N/A / N/A	Drought tolerant once established
	Yarrow (<i>Achillea millefolium</i>)	2' x 2'	Informal Massing	N/A / Yellow flowers	Drought tolerant.
	Chocolate Flower (<i>Berlandiera lyrata</i>)	18"	Informal Grouping	N/A / Yellow	Fragrant, chocolate aroma
Blue Flax (<i>Linum lewisii</i>)	15"	Formal Massing	N/A / Blue	Heavy reseeder	

TABLE 5T- PUBLIC PLANTING

	SPECIFIC NAME (BOTANICAL)	SIZE (H X SPREAD)	PATTERN	PRODUCE / COLOR IN BLOOM	SPECIAL INSTRUCTIONS
Water-Wise	Creeping Potentilla (<i>Potentilla neumanniana</i>)	12"	Formal Massing	N/A / Yellow	Slow growing creeping form
	Scarlet Globemallow (<i>Sphaeralcea coccinea</i>)	6" to 12"	Informal Grouping	N/A / N/A	
	Lambs Ear (<i>Stachys Byzantine 'Helen Von Stein'</i>)	8" to 10"	Informal Grouping	N/A / Rose-purple	
	Sulphur Flower (<i>Eriogonum umbellatum aureum</i>)	5"	Informal Grouping	N/A / Yellow	Summer bloomer
	TYPE	SIZE	MAX. COVERAGE XERIC	MAX. COVERAGE TRADITIONAL	SPECIAL INSTRUCTIONS
Water-Wise	Crushed Stone	< 1"	66%	33%	3" min. depth, weed barrier required
	Colored decorative gravel	1" to 2.5"	66%	33%	4" min. depth, weed barrier required
	Cobble rock	3" to 6"	66%	33%	4" min. depth, weed barrier required

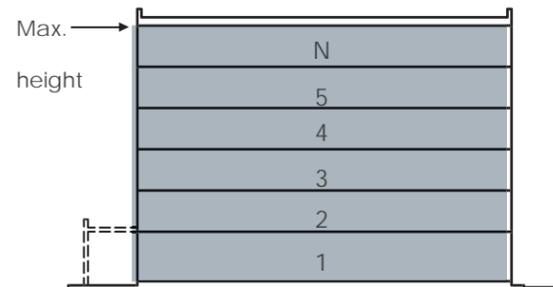
5c. GUIDING DEVELOPMENT STANDARDS

TABLE 6 - DEVELOPMENT CRITERIA	
BUILDING CONFIGURATION	
Principal Building (Non-Residential)	10 stories max.*
Parking Structures	5 levels max.**
PARCEL OCCUPATION	
Average Floor Area Ratio	0.93
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

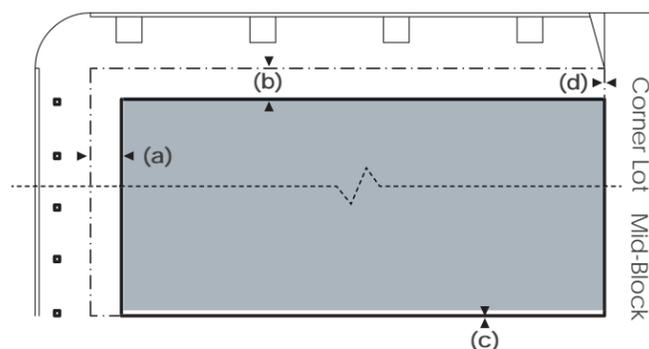
All buildings must comply with IRC and IBC. All buildings that exceed 35 feet in height, as measured in the Utah Municipal Code, must be sprinkled and meet all additional Fire and Building Department requirements

* One story equals 12'

** One parking level equals 10'



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

OFF-STREET PARKING

TABLE 7 - MINIMUM REQUIRED OFF-STREET PARKING*

Category	Requirement	
OFFICE	-Up to 30,000 sq.ft.	3.5 / 1000 sq.ft.
	-Above 30,000 sq.ft.	3 / 1000 sq.ft.
MEDICAL OFFICE	-Up to 30,000 sq.ft.	4 / 1000 sq.ft.
	-Above 30,000 sq.ft.	4 / 1000 sq.ft.
RETAIL	-Up to 30,000 sq.ft.	4.5 / 1000 sq.ft.
	-Above 30,000 sq.ft.	4 / 1000 sq.ft.
OTHER	2.8 / 1000 sq.ft.	

TABLE 8 - PARKING CONFIGURATION

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY SINGLE LOADED	ONE WAY DOUBLE LOADED	TWO WAY DOUBLE LOADED
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

On Street Parking	
ANGLE OF PARKING	STALL SIZE
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

SIGNAGE

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

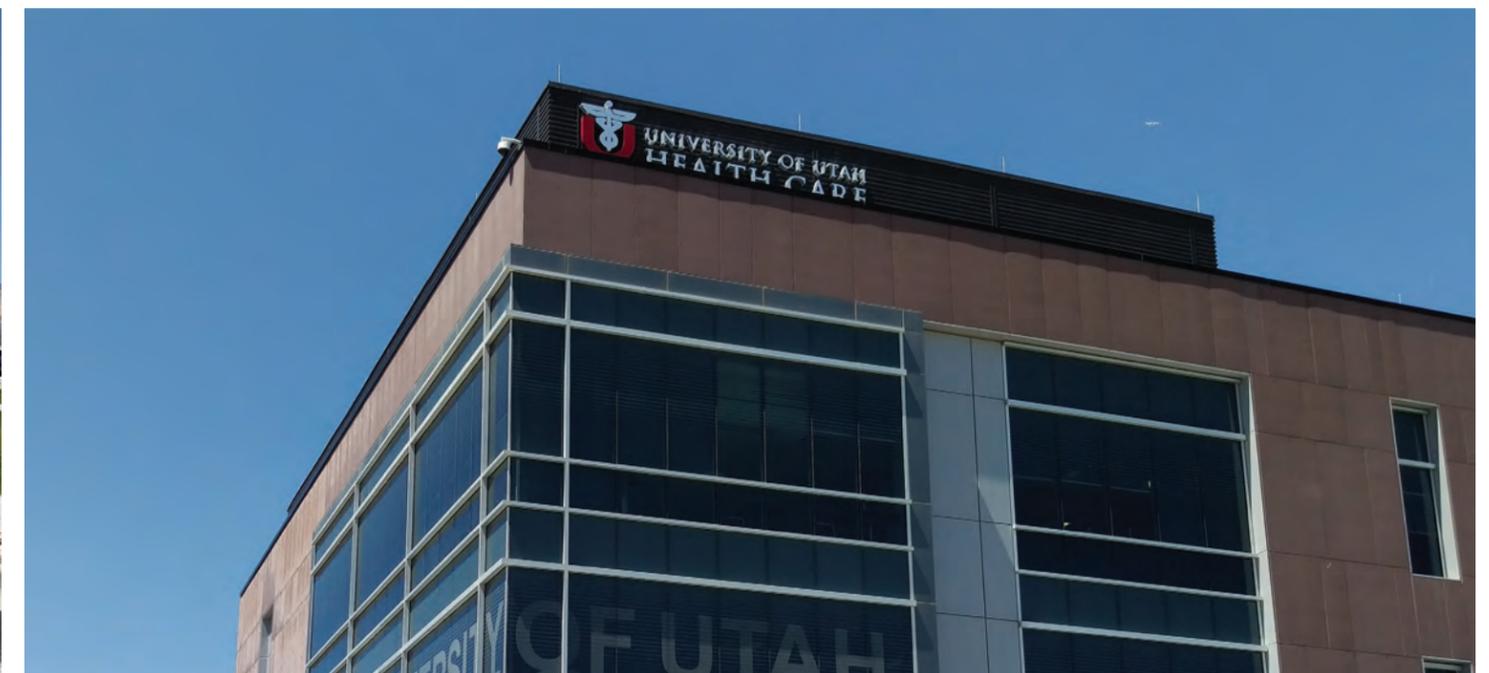
The following images are representative of the signage types, sizes, and materials that have been used on similar facilities in the region. The billboard sign type is prohibited.



Primary Entrance Sign



Secondary Entrance Sign



Parapet Building Signs

U of U MEDICAL CENTER

COMMUNITY PLAN

Window signs



Wall Mural Signs



Temporary Wayfinding Sign



Address Sign

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 Community 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 Community 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.

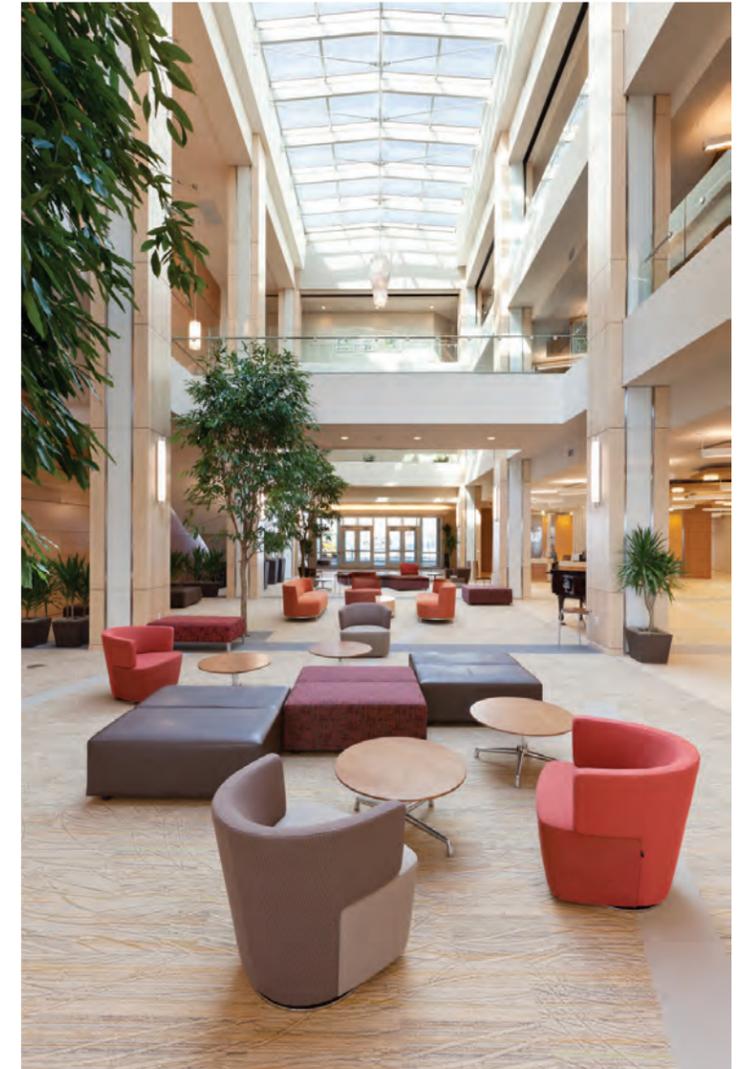
BUILDING FORM

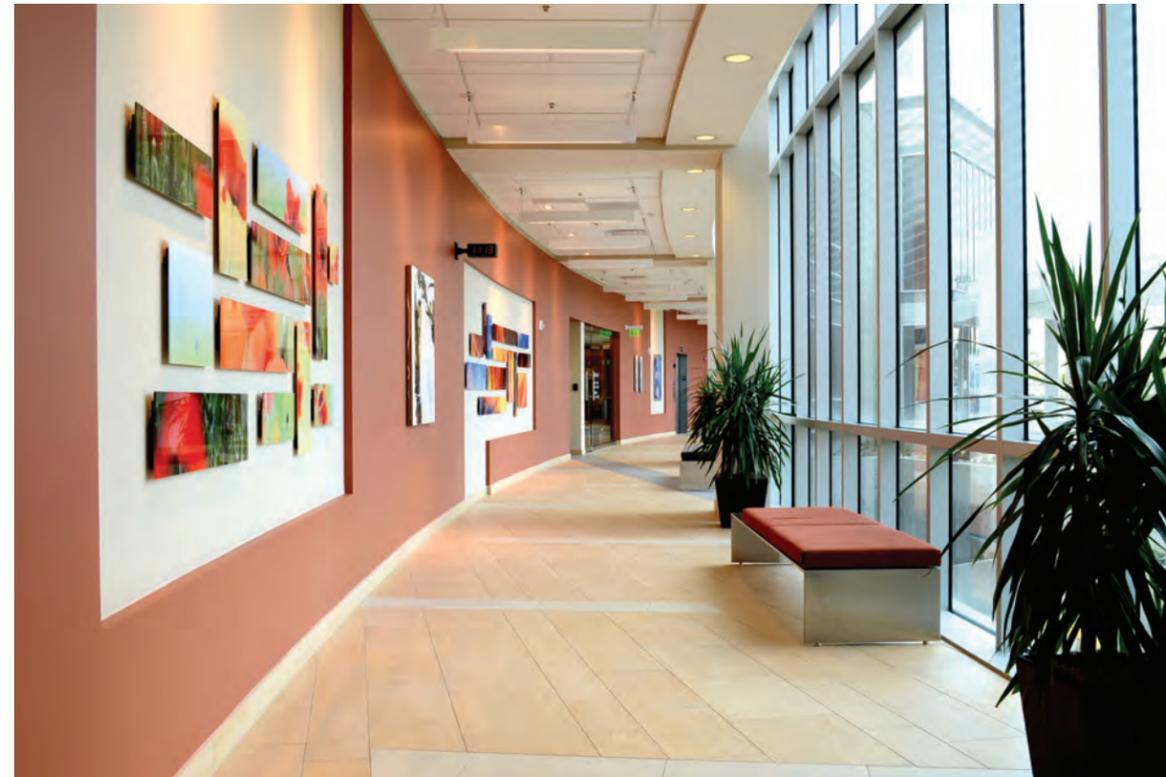
The following images are representative of the architectural style, massing, and materials that have been used on similar facilities in the region.



U of U MEDICAL CENTER

COMMUNITY PLAN





U of U MEDICAL CENTER

COMMUNITY PLAN

6. UTILITY CAPACITIES

Analyses of the existing systems are based on the conditions present at the time of analysis and does not create or imply a reservation of capacity. Demands are based on an overall ERU count of 180 in and anticipated business park use.

CULINARY WATER

Culinary water service for the University of Utah Medical Center will be provided through connection to the existing master plan pipelines crossing Market Street as well an additional connection to the existing 12" pipeline located at Redwood Road and Medical Drive.

Please refer to the Overall Utility Plan on the next page and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:
 Culinary Water Source: 800 gpd/ERU
 Culinary Water Storage: 400 gpd/ERU

TABLE 9 - CULINARY WATER					
AREA	CONNECTIONS	CULINARY WATER			
	ERU	Source Req'd gdp/ERU	Total Source gmp	Storage Req'd gdp/ERU	Total Storage gal
ZONE 1 USES	260	800	100	400	104,000
OVERALL TOTAL			100		104,000

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 15% of the Community Plan area will be irrigated.

Please refer to the Overall Utility Plan on the next page 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 10 - SECONDARY WATER							
LAND USE	IRRIGATED AREA			SECONDARY WATER REQUIREMENTS			
	ACRES	% Irrigated	Irrigated Area	Source Req'd gpm/IA	Total Source gpm	Storage Req'd gal/IA	Total Storage gal
ZONE 1 USES	30.79	15%	4.62	7.5	34.7	9,216	42,578

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 on the next page and the following calculations

University of Utah Medical Center - Sanitary Sewer Demands

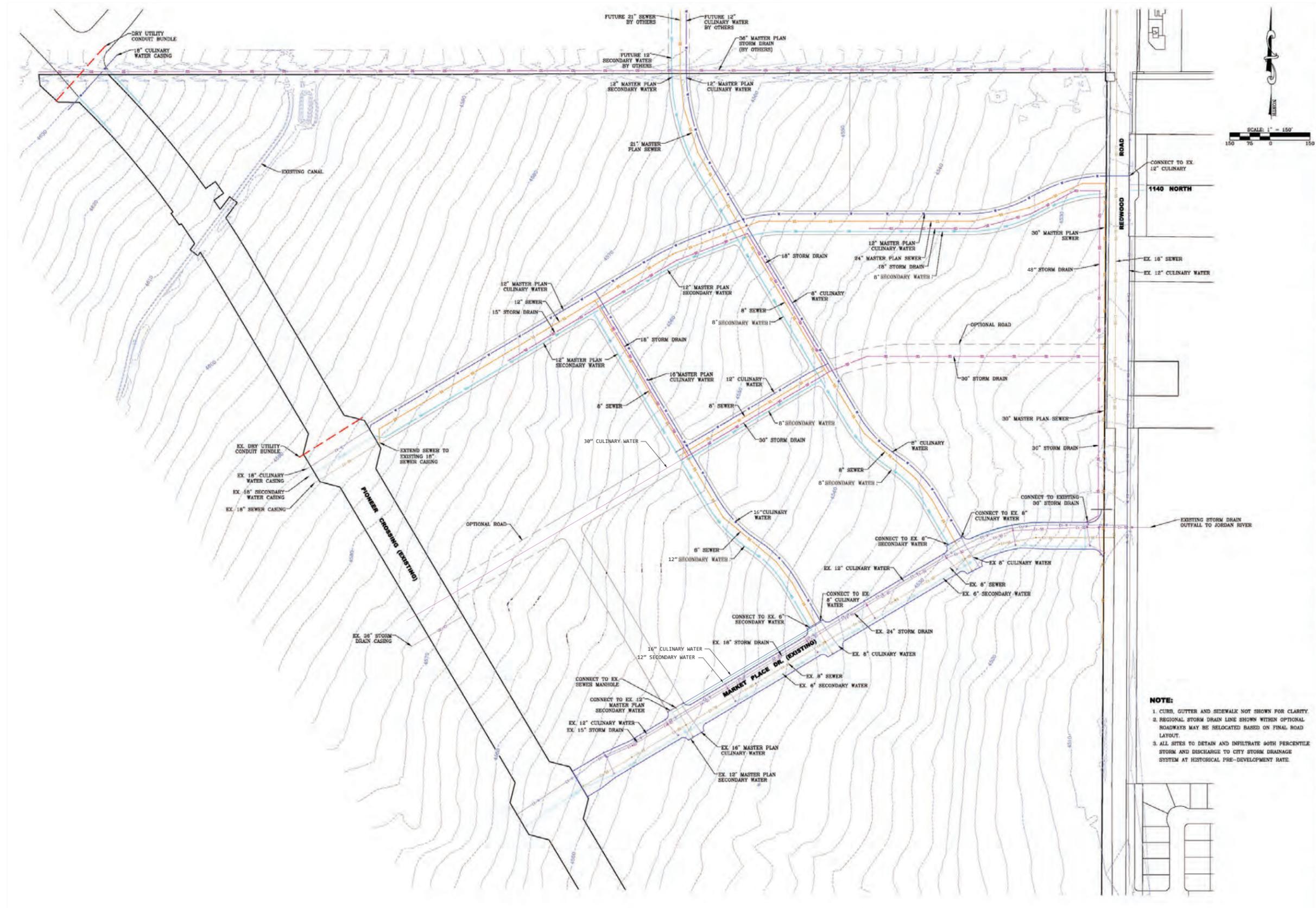
Design criteria:
 Sewer Flow: 255 gpd/ERU

TABLE 11 - SANITARY SEWER DEMANDS			
AREA	CONNECTIONS	SANITARY SEWER	
	ERU	Flow Rate gdp/ERU	Total Flow gpd
ZONE 1 USES	260	255	66,300
OVERALL TOTAL	260		66,300

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 on the next page for further details



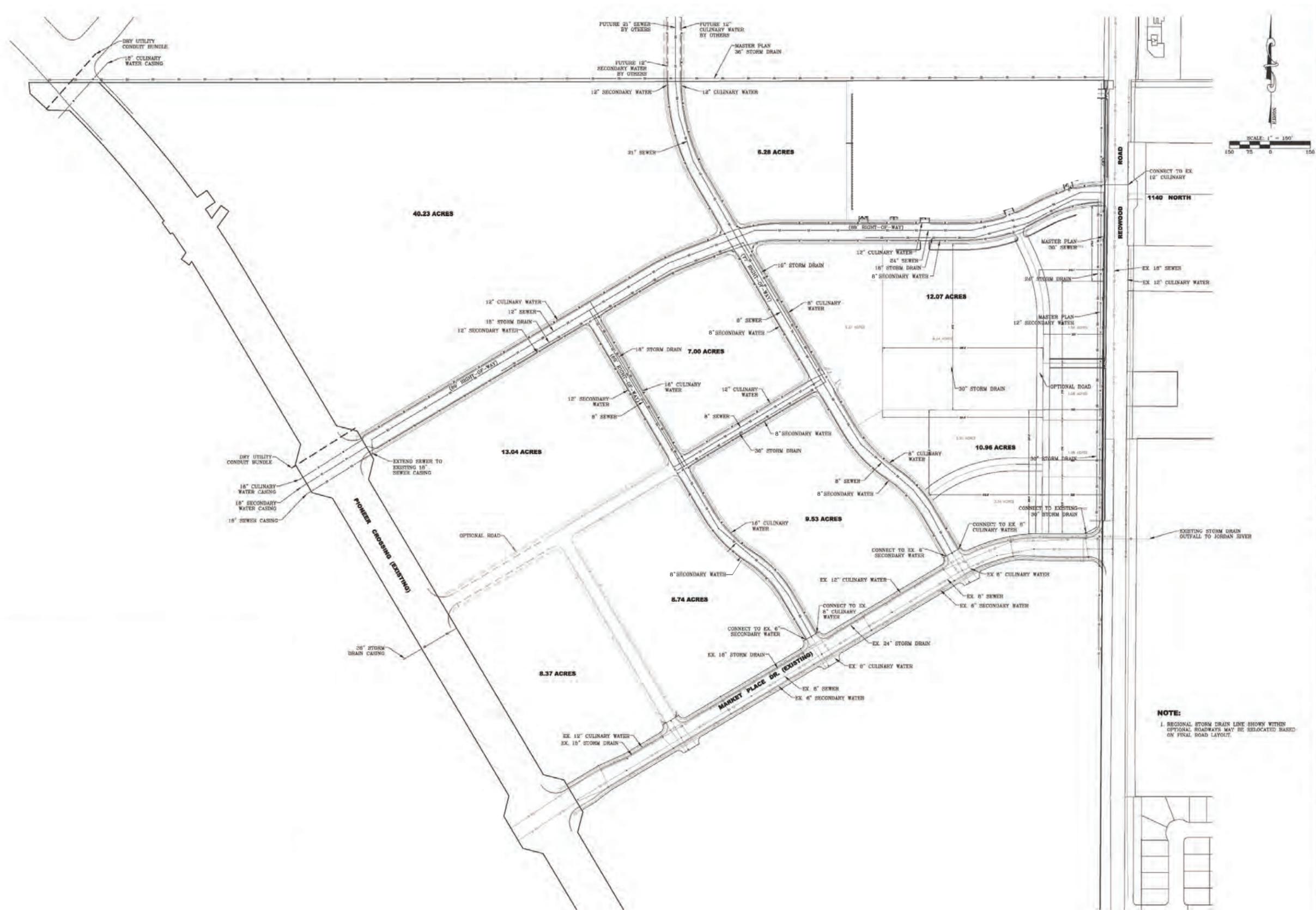
PIONEER CROSSING EAST COMMUNITY PLAN
SARATOGA, UTAH

OVERALL UTILITY PLAN

- NOTE:**
1. CURB, GUTTER AND SIDEWALK NOT SHOWN FOR CLARITY.
 2. REGIONAL STORM DRAIN LINE SHOWN WITHIN OPTIONAL ROADWAYS MAY BE RELOCATED BASED ON FINAL ROAD LAYOUT.
 3. ALL SITES TO DETAIN AND INFILTRATE 90TH PERCENTILE STORM AND DISCHARGE TO CITY STORM DRAINAGE SYSTEM AT HISTORICAL PRE-DEVELOPMENT RATE.

U of U MEDICAL CENTER

COMMUNITY PLAN



SUBURBAN LAND RESERVE
SARATOGA, UTAH

UTILITY PLAN

7. CONCEPTUAL PLANS

No other elements are required to be addressed in this Community Plan. If other elements are discovered in association with specific uses proposed in a Village Plan, then those elements shall be discussed at the Village Plan level.

8. DEVELOPMENT AGREEMENT

Not applicable

9. ADDITIONAL ELEMENTS

9a. PHYSICAL 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 1 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.



9b. FINDINGS STATEMENT

Findings for the University of Utah Medical Center Community Plan:

1. The Community 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 Community 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 Community 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 Community 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 Community 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 Community 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 Community Plan contains the required elements as dictated in the DAP and outlined in the previous sections of this document.

9c. ENVIRONMENTAL ISSUES

This site has historically been used for agricultural purposes and there are no know environmental conditions.

9d. 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.

UNIVERSITY OF UTAH MEDICAL CENTER VILLAGE PLAN #3

January 2, 2020



TABLE OF CONTENTS

1. DESCRIPTION	1
Legal Description	1
Overview	1
2. LAND USE	2
Use Map	2
Place Type Parameters	2
3. BUILDOUT ALLOCATION	3
Equivalent Residential Units	3
4. DEVELOPMENT STANDARDS	4
Development Criteria	4
Building Height	4
Principal Building Setbacks	4
5. DESIGN GUIDELINES	4
5a. Signage Legend and Map	4
5b. Signage	5
5c. Lighting	7
5d. Building Form	7
6. ASSOCIATIONS	10
7. PHASING PLAN	10
Phasing Plan Map	10
8. LOT BREAKDOWN	11
Lot Breakdown	11
Lot Breakdown Map	11
9. LANDSCAPE PLAN	12
10. LOT BREAKDOWN	13
Utility Map	13
10a. Utility Capacities	13
11. VEHICULAR PLAN	15
12. PEDESTRIAN PLAN	16
13. AMENDMENTS AND DENSITY TRANSFERS	16
14. ADDITIONAL DETAILED PLANS	17
14a. Grading/Drainage Plan	17
14b. Fire Lane Plan	18
14c. Wildlife	19
15. SITE CHARACTERISTICS	19

16. FINDINGS STATEMENT	20
17. MITIGATION PLAN	20
17. OFFSITE UTILITIES	20
Offsite Utilities Table	20
18. COMPLIANCE STATEMENT	20

LIST OF TABLES

Table 1 - Village Plan Summary	3
Table 2 - Allowable ERUs	3
Table 3 - Development Criteria	4
Table 4 - Lot Breakdown	11
Table 5 - Open Space Breakdown	12
Table 6 - Culinary Water	13
Table 7 - Secondary Water	14
Table 8 - Sanitary Sewer Demands	14
Table 9 - Offsite Utilities	20

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 easterly 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 also being North 00°20'51" East, along the section line, 67.26 feet and South 89°39'09" East 618.47 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence along said easterly right-of-way the following five (5) courses: 1) North 30°43'06" West 8.27 feet, 2) North 75°43'06" West 77.78 feet, 3) North 30°43'06" West 1270.50 feet, 4) North 14°16'54" East 77.78 feet, 5) North 30°43'06" West 10.38 feet to the southerly right-of-way line of Medical Drive as shown on University of Utah Saratoga Springs Sub recorded March 26, 2018 as Entry No. 28387:2018 and Map Filing No. 15973, in the office of the Utah County Recorder; thence, along said southerly right-of-way line of Medical Drive, the following four (4) courses: 1) North 59°16'54" East 51.45 feet, 2) North 55°26'40" East 174.65 feet, 3) North 59°16'54" East 702.21 feet, 4) easterly 12.57 feet along the arc of a 8.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 75°43'06" East 11.31 feet), to the westerly right-of-way line of Regent Street as shown on said University of Utah Saratoga Springs Sub; thence, along said westerly right-of-way line of Regent Street, the following six (6) courses: 1) South 30°43'06" East 818.33 feet, 2) southeasterly 233.81 feet along the arc of a 528.00 foot radius curve to the left, through a central angle of 25°22'17", (chord bears South 43°24'14" East 231.90 feet), 3) southeasterly 200.55 feet along the arc of a 472.00 foot radius curve to the right, through a central angle of 24°20'42", (chord bears South 43°55'02" East 199.05 feet), 4) South 30°52'34" East 26.58 feet, 5) South 23°35'46" East 52.42 feet, 6) South 30°43'02" East 89.41 feet to the northerly right-of-way line of Market Street as shown on Market Street Right of Way Dedication Plat, recorded April 23, 2015 as Entry No. 34053:2015 and Map Filing No. 14581, in the office of the Utah County Recorder thence, along said northerly right of way line, the following six (6) courses: 1) southerly 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 496.30 feet, 3) westerly 32.20 feet along the arc of a 20.50 foot radius curve to the right, through a central angle of 90°00'00", through a central angle of 90°00'00", (chord bears North 75°43'02" West 28.99 feet), 4) South 59°16'58" East 69.00 feet, 5) southerly 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), 6) South 59°16'58" West 59.00 feet to the northerly line of that certain property dedicated to the City of Saratoga Springs as shown on University of Utah Parcel 2, Saratoga Springs Sub as recorded on August 24, 2018 as Entry No. 80617:2018 and Map Filing No. 16208, in the office of the Utah County Recorder; thence, along the said northerly line, the following two (2) courses: 1) South 66°09'04" West 200.72 feet, 2) South 59°16'58" West 140.78 feet to the Point of Beginning.

Contains 1,443,448 Sq. Ft. / 33.14 Ac. / 1 Parcels

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.*

**Note: This Village Plan amends previous Village Plans to incorporate significant additional acreage (13.06 - 33.14).*



3. BUILDOUT ALLOCATION

■ Current Phase - Business Park

EQUIVALENT RESIDENTIAL UNITS

TABLE 1 - VILLAGE PLAN SUMMARY

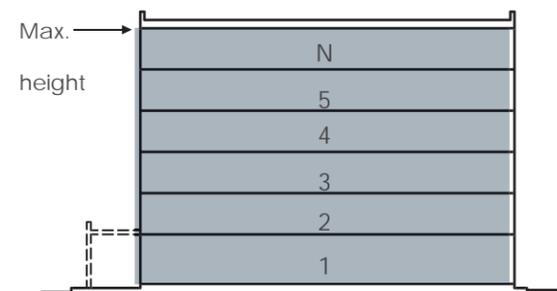
ACREAGE	
GROSS ACRES	33.14 ac
NET DEVELOPABLE AREA	30.79 ac
THOROUGHFARES	2.35 ac
EQUIVALENT RESIDENTIAL UNITS (ERU)	
PERMITTED ERU FOR VILLAGE PLAN (IMPACT)	260 max.*
DAP ERU ALLOCATION	231

* 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 260 ERUs.

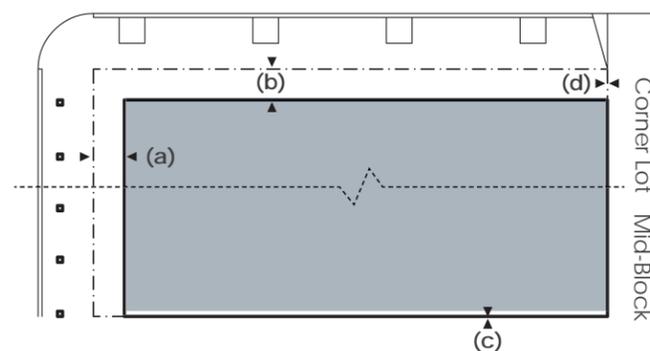
4. DEVELOPMENT STANDARDS

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

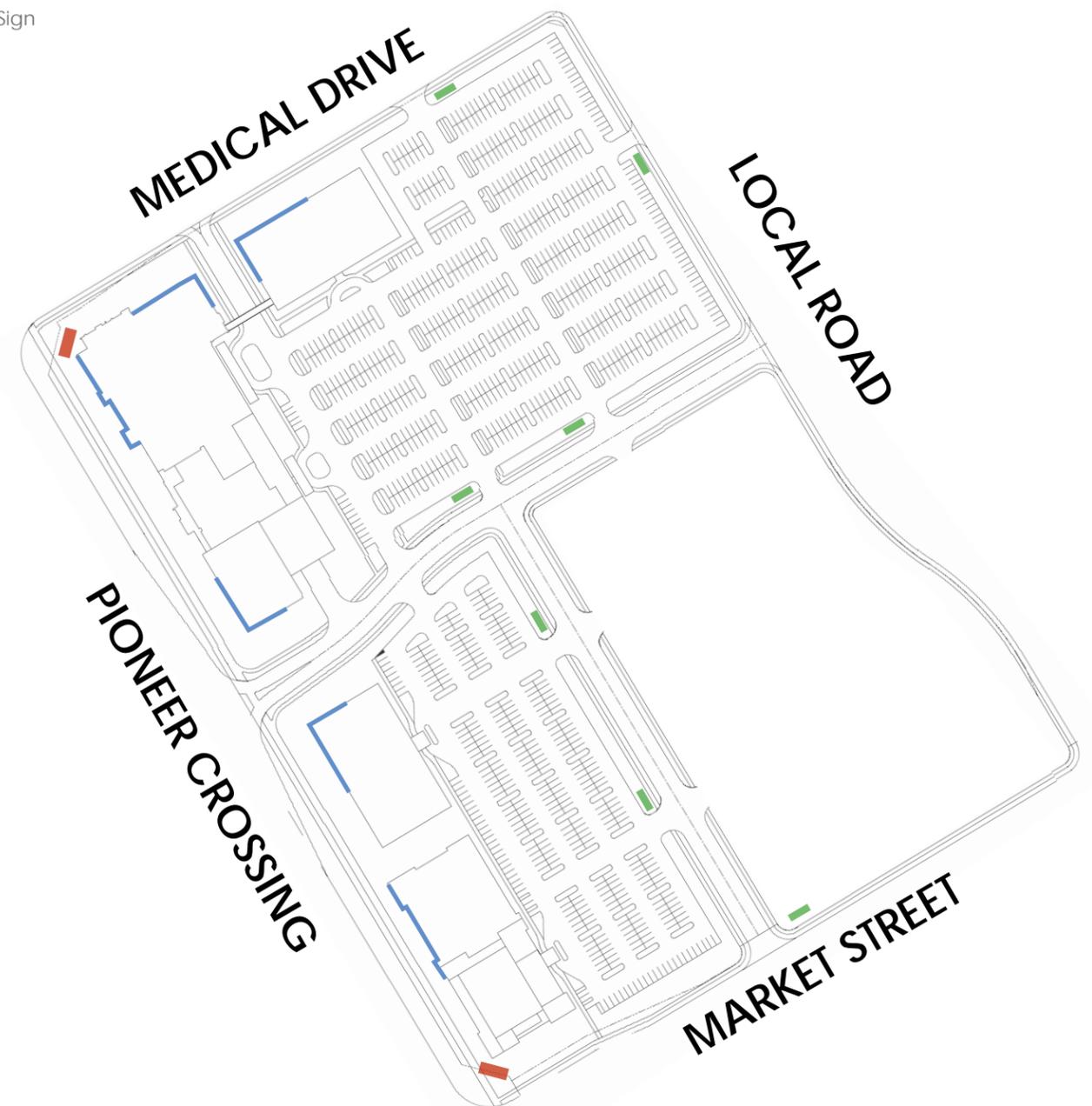


PRINCIPAL BUILDING SETBACKS

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.

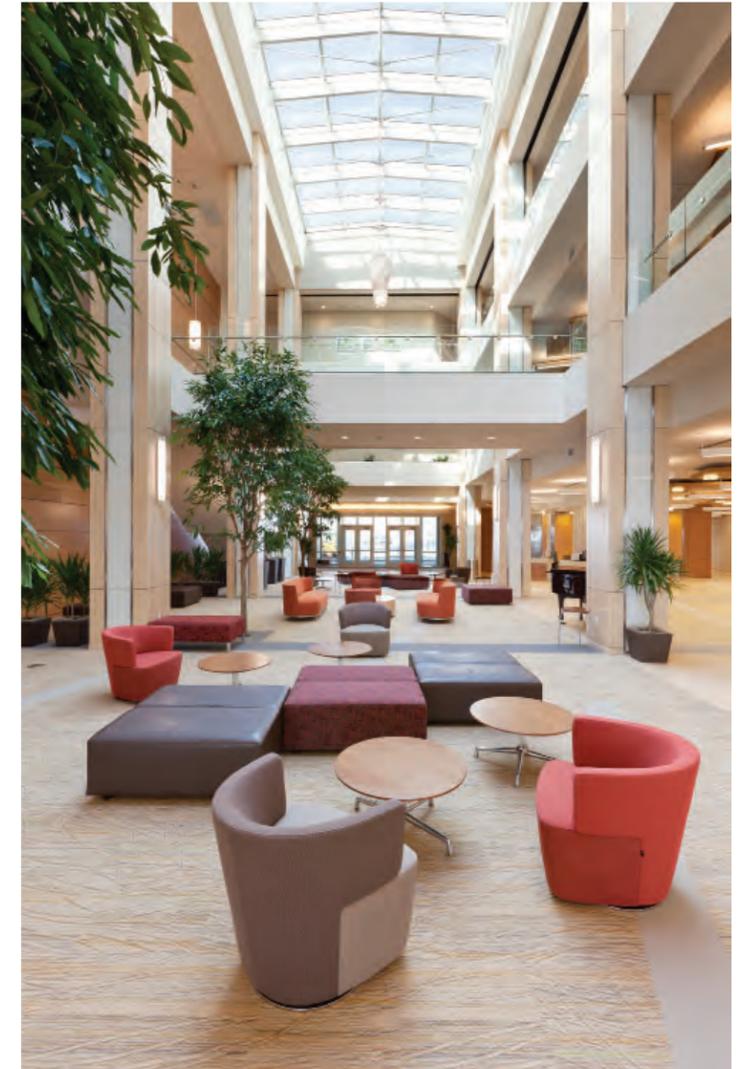
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Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently 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

-  Phase 1
-  Phase 2



8. LOT BREAKDOWN

TABLE 4 - LOT BREAKDOWN (VILLAGE PLAN CALCULATION)

PHASE #	ACRES	OPEN SPACE %	BUILDING S.F.	IMPACT ERUs	DAP ERU ALLOCATION
Lot 1 Total	30.79	15-17%	500,000	260*	231

* 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 260 ERUs.



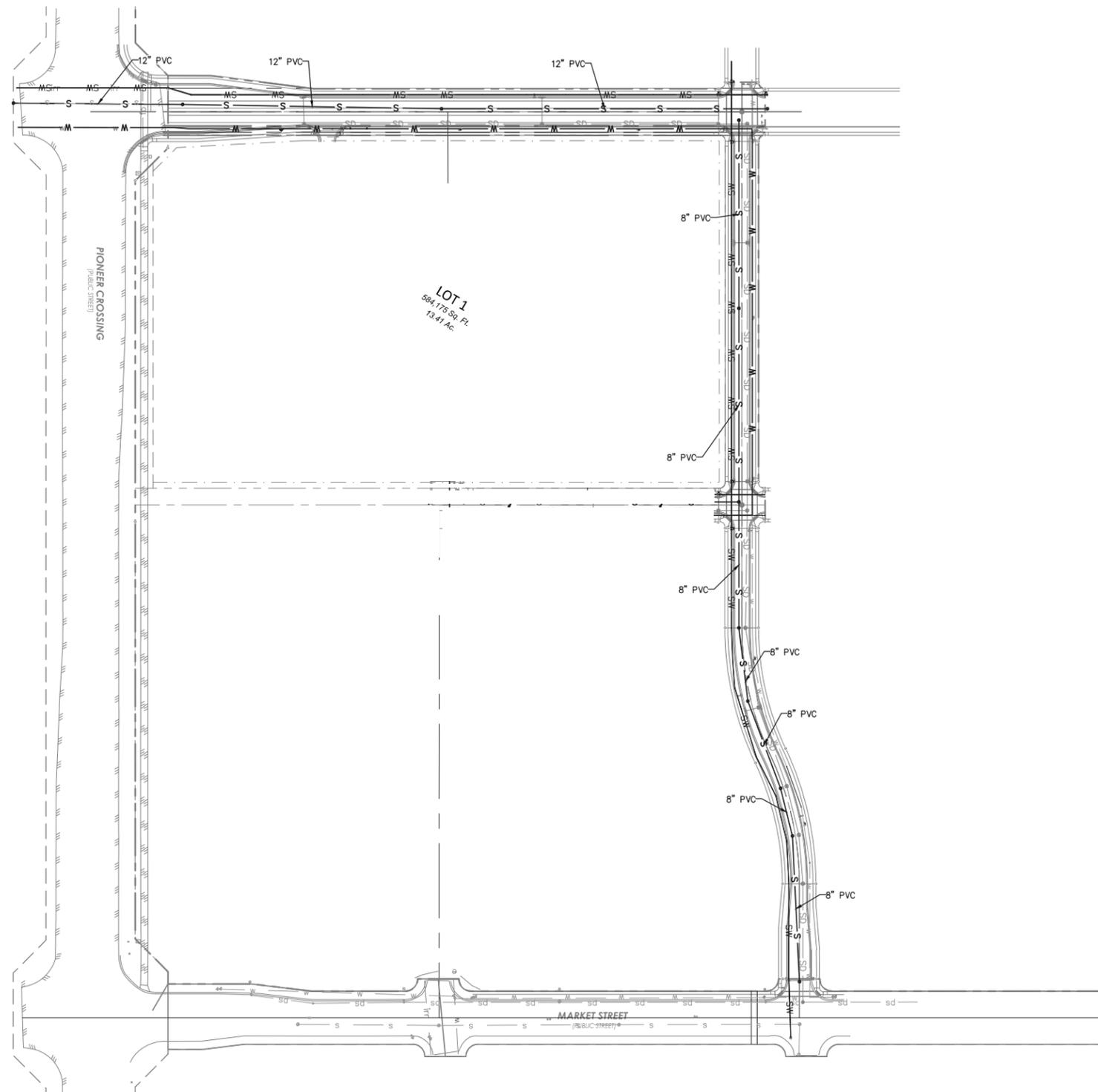
9. LANDSCAPE PLAN

- 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	6.66	20
Plaza	1.72	5.2
Subtotal (Applicable Open Space)	8.38	25.3
Parking Lot Landscaping	1.11	3.4
Total Open Space	9.49	28.6

10. UTILITY PLAN



10a. UTILITY CAPACITIES

Analyses of the existing systems are based on the conditions present at the time of analysis and does not create or imply a reservation of capacity. Demands are based on an overall ERU count of 260 in and anticipated business park use.

CULINARY WATER

Culinary water service for the University of Utah Medical Center will be provided through connection to the existing master plan pipelines crossing Market Street as well an additional connection to the existing 12" pipeline located at Redwood Road and Medical Drive.

Please refer to the Overall Utility Plan and the following calculations

University of Utah Medical Center - Culinary Water Demands

Design criteria:

Culinary Water Source: 800 gpd/ERU

Culinary Water Storage: 400 gpd/ERU

TABLE 6 - CULINARY WATER

AREA	CONNECTIONS ERU	CULINARY WATER			
		Source Req'd gpd/ERU	Total Source gpm	Storage Req'd gpd/ERU	Total Storage gal
ZONE 1 USES	260	800	100	400	104,000
OVERALL TOTAL			100		104,000

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 15% 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 gpm	Storage Req'd gal/IA	Total Storage gal
ZONE 1 USES	30.79	15%	4.62	7.5	34.7	9,216	42,578

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	
		Flow Rate gpd/ERU	Total Flow gpd
ZONE 1 USES	260	255	66,300
OVERALL TOTAL	260		66,300

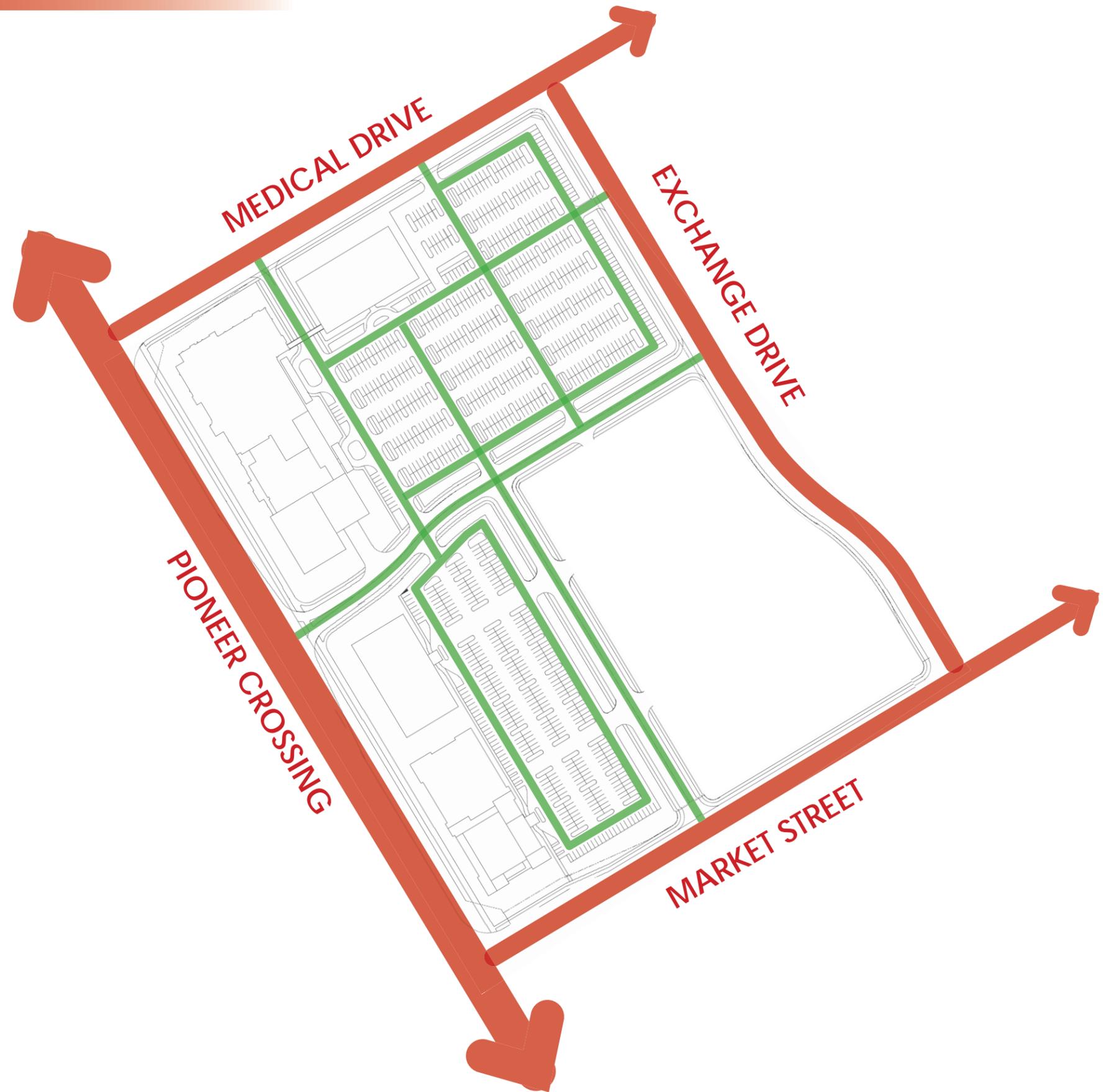
STORM DRAINAGE

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

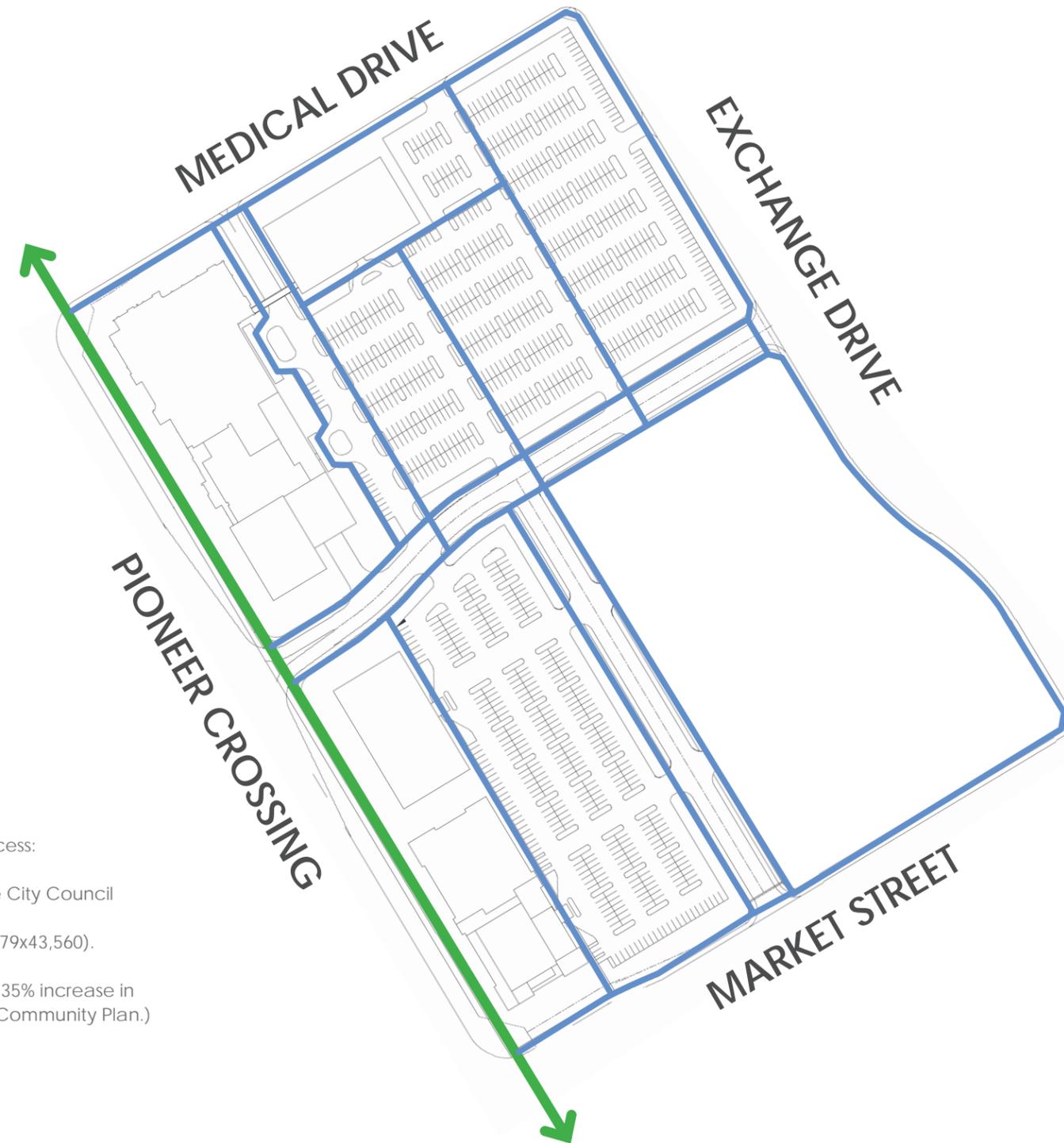
11. VEHICULAR PLAN

- Public
- Private



12. PEDESTRIAN PLAN

- Walkways
- Regional Trail



13. AMENDMENTS AND DENSITY TRANSFERS

Modifications to the Village Plan text or exhibits may occur in accordance with the following amendment process:

Major amendments are modifications that change the intent of the Community and Village Plans, and require City Council approval. Major amendments include the following:

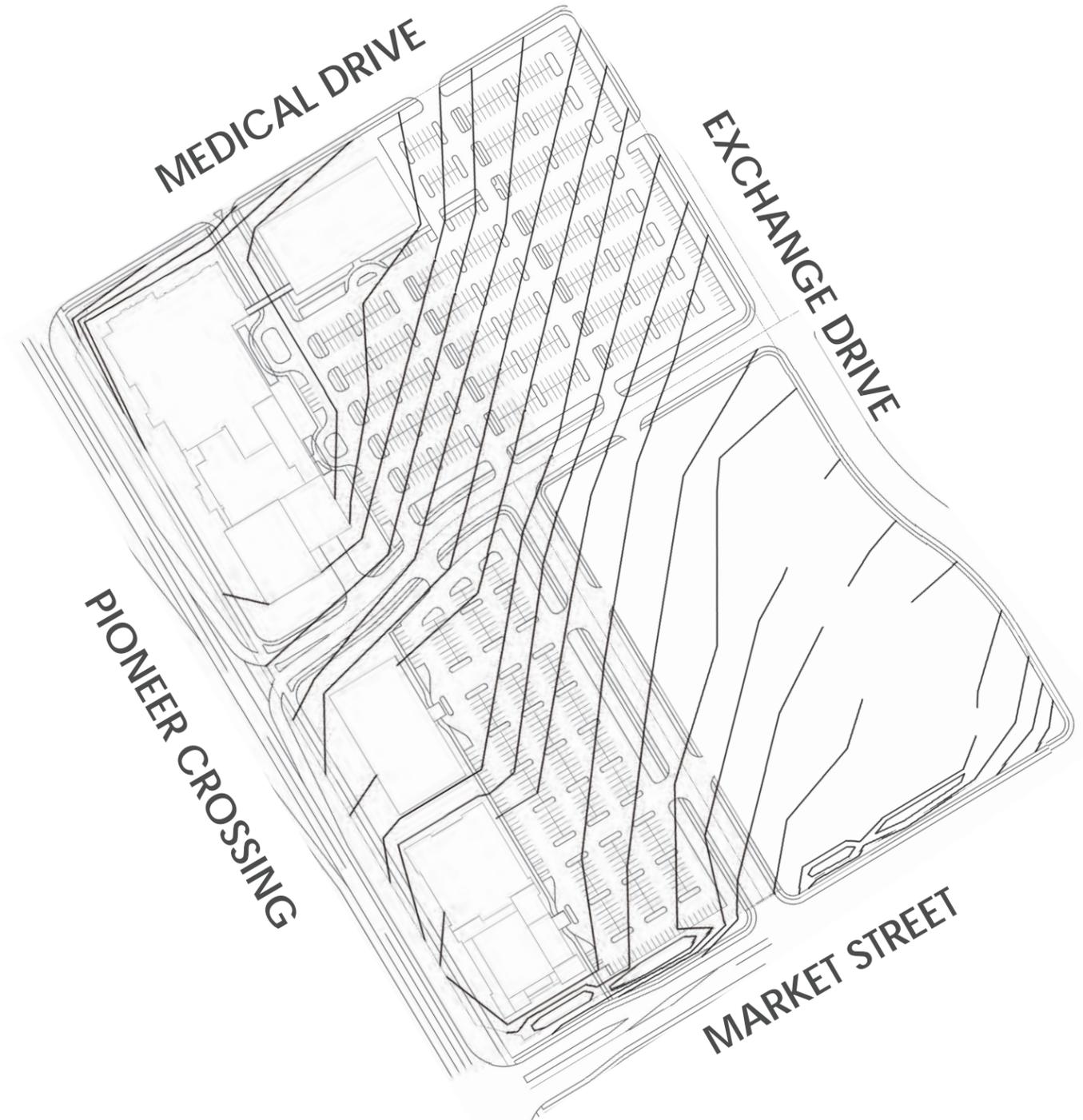
- Any increase in non-residential intensity that results in Floor Area Ratios (FAR) that exceed 0.37 (500,000/30.79x43,560). FAR is calculated by dividing the building square footage by the net developable area of the parcel.
- The addition of adjacent property not included in the Community Plan that would constitute more than a 35% increase in acreage. (The potential area(s) where the site could increase are indicated in the map on page 4 of the Community Plan.)

Minor amendments are accomplished administratively by the City Planning Director and may include:

- All site plan revisions that impact the configuration of proposed buildings and conceptual parking layout (so long as the total building area does not exceed the maximum building square feet in Table 3 above)
- Changes in phasing
- Minor changes in the conceptual location of streets, public improvements, or infrastructure.
- The addition of adjacent property not included in this Community Plan that would constitute less than a 35% increase in acreage, and the FAR applied to the additional parcel(s) does not exceed 0.37. (The potential area(s) where the site could increase are indicated in the map on page 4 of the Community Plan.)

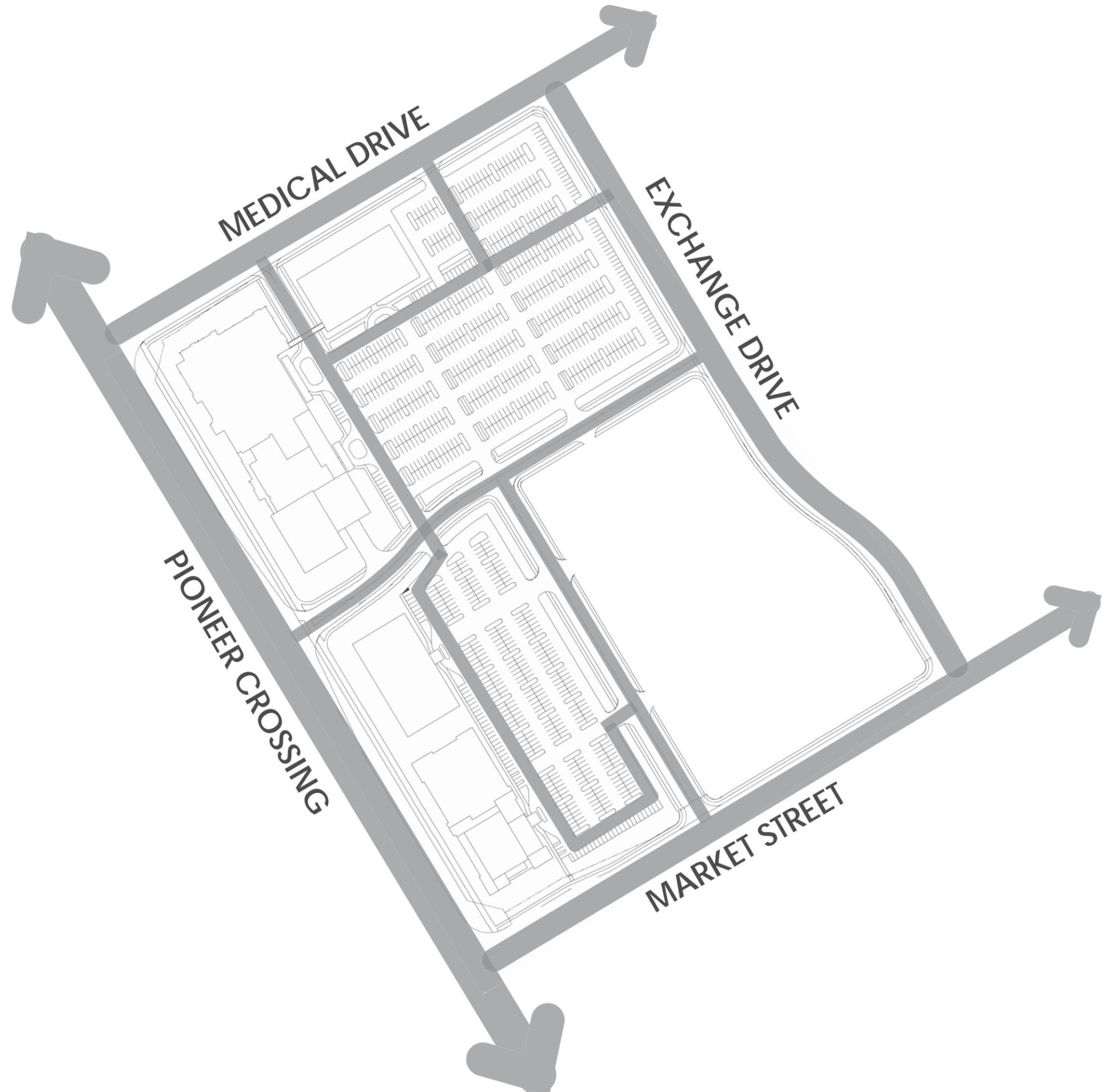
14. ADDITIONAL DETAILED PLANS

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 1 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 U of U 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	2,400 LF	\$122.22	\$293,500
Subtotal				\$293,500
Total				\$293,500

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.