

**AMENDED MEDICAL SCHOOL COMMUNITY REINVESTMENT
PROJECT AREA PLAN**

Adopted on April 16, 2024



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Section 1: Introduction

This amended Project Area Plan enlarges the boundaries of the Project Area and describes the increased development within the Project Area as contemplated by the Agency. This amended Project Area Plan replaces the original Project Area Plan in its entirety.

The Redevelopment Agency of Provo City (the “**Agency**”) is looking at south Provo, particularly along 1860 South, as an area for economic development and growth in the City’s property tax base and sales tax revenues. The Agency has prepared this plan (“**Plan**”) to describe the anticipated project area development within the Project Area, which is located along the south side of 1860 South just east of Interstate 15. The Provo Medical School Community Reinvestment Project Area (the “**Project Area**”) was originally created by the City and the Agency through Agency Resolution 2019-RDA-12-10-1 (December 10, 2019) and Provo City Ordinance 2019-67 (December 15, 2019) approving and adopting the original Project Area Plan for the Project Area. This amended Plan expands the boundaries of the Project Area to allow the Agency to engage in project area development activities in the larger area. The corresponding project area budget reflects the increased development potential within these expanded boundaries.

This Plan has been prepared per Utah State Code, taking into account the economic impacts of anticipated commercial, retail, educational, and housing development as it relates to a return on investment for the community while also providing a return for the development community so as to attract desirable development to the Project Area. The current property within the Project Area is generally vacant land, except for the main building of the Noorda College of Osteopathic Medicine (“**Noorda-COM**”). Vacant land is not the highest and best use of the property within the Project Area. The goal of the Project Area is to support the new medical school, including multiple new buildings, as well as housing units, parking structures, and potentially a hotel that will support the medical school and the surrounding community. The City has determined that creating and expanding the Project Area is in the best interest of the City and its residents and the corresponding development will grow the tax base and allow for additional services to enhance the residents’ quality of life. The main purpose of this Project Area is to allow for development of the medical school campus, as discussed below. This Plan, along with the Project Area Budget, describes the anticipated development and the Agency’s current financial projections as to the impact of the development on the City and the other taxing entities.

This plan follows Utah Code Annotated (UCA) Title 17C Chapters 1 and 5 of the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the “**Act**”). Requirements of the Act include public notice and hearing obligations. The Agency has followed all applicable requirements of the Act in preparing and adopting this amended Plan.

This document is prepared in good faith as a current reasonable estimate of the economic impact of the expected development within the Project Area. Fundamental economic and other circumstances may influence the actual impact. Based on the Agency’s reasonable assumptions, the information contained within this report represents the reasonable expectations for project area development within the Project Area. The Agency makes no guarantee that the projections contained in this Plan document or in the

Budget for the Project Area accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as may be amended; this Plan shall not be interpreted to limit or restrict the powers of the Agency as granted by the Act.

Section 2: Boundaries of the Community Reinvestment Project Area (17C-5-105(1))

The original Project Area boundaries are shown on the map attached hereto as **APPENDIX A**. The amended Project Area encompasses multiple parcels as shown on the map attached hereto as **APPENDIX B** (the “**Project Area Map**”). The Project Area is entirely located within the legal boundaries of Provo City. It is directly east of Interstate 15 between 1860 South and East Bay Boulevard. The property encompasses approximately 29.93 acres of land as recorded in the Utah County Recorder’s office.

The land within the Project Area is owned by several different, but related, entities that are working together to develop the medical school and the surrounding area.

A legal description of land within the Project Area is attached as **APPENDIX C**.

Section 3: Project Area Characteristics and How They Will Be Affected by Project Area Development (17C-5-105(2))

Land Uses in the Project Area

The Project Area is zoned HCF (Health Care Facilities Zone) and CMU (Campus Mixed-Use Zone) as shown on the zoning map attached hereto as **APPENDIX D**. The CMU zone is a “Mixed-Use” designation in the Provo General Plan. The HCF zone is a “Facilities & Institutions” designation in the General Plan. The City zoning and General Plan are both in alignment as to the land designation and desired buildout. The land within the Project Area allows commercial, mixed-use, and housing development. The Agency anticipates that the property within the Project Area will develop into multi-family housing, additional medical school buildings and amenities, and potentially new commercial space. The concept plan proposed by the property owners within the Project Area is attached hereto as **APPENDIX E**. Note that this concept plan only shows the anticipated project development as of the date of this document. Actual development—including building locations, layouts, and uses will likely differ from this concept plan. All contemplated development must follow proper planning and zoning ordinances and requirements and be approved by Provo City. Nothing in this plan usurps or supersedes the City’s land use authority.

Layout of Principal Streets in the Project Area

The area is bounded on the north by 1860 South which is an existing arterial and provides adequate access to the Project Area for the anticipated development. East Bay Blvd and S 180 East are the main roads within the Project Area and have already been constructed and dedicated to the City. Other internal roads to serve the medical school campus will likely be private access roads.

Population in the Project Area

Currently, there are no residents within the Project Area. There are no single or multifamily homes on the property site; however, the anticipated project area development includes 736 new multi-family units, in a mix of studio, one-bedroom, and two-bedroom apartments. This anticipated development will provide additional housing in Provo City, as well as accommodations for some of the enrolled medical students.

Building Intensities in the Project Area

Development in the Project Area is and will be required to follow all Provo City planning and zoning ordinances as they currently exist or that might be amended in the future, including design, density, and development standards. The anticipated project area development includes multi-family housing, designed to be available to, but not restricted to, the students of the adjacent medical school, as well as additional medical school buildings, two parking structures, and potentially a hotel and other commercial/retail space.

Section 4: Standards That Will Guide Community Development (17C-5-105(3))

Development Objectives

The Agency and the City desire the Project Area to develop into a thriving medical school campus, with adjacent multi-family housing and corresponding amenities. Utah currently faces a shortage of medical professionals. The development of the medical school will help with the training of medical professionals. The development of multi-family housing units in the Project Area is intended to supply cost-effective housing for students of the medical school as well as other Provo residents. The ancillary development of potential hotel and commercial space will contribute the economic vitality of this area of Provo City.

Design Objectives

The developers will be held to the highest standards per the City general plan, planning and zoning ordinances, and other applicable building codes and ordinances of the City.

All development will be submitted to the City via the normal development approval process, which includes site plans to include development data and any other appropriate material describing the development, land coverage, setbacks, heights, off-street parking to be provided, and any other information as deemed appropriate by the City.

Approvals

The Agency may seek the contractual right to approve any and all design and construction plans for any development within the Project Area to ensure any and all development within the Project Area is consistent with the Project Area Plan. Nothing in this Plan usurps any aspect of the City's land use authority.

Section 5: How the Purposes of the Act Will be Attained (17C-5-105(4))

The Act contains the following definition of Project Area Development:

“Project area development” means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:

- (a) promoting, creating, or retaining public or private jobs within the state or a community;
- (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;
- (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;
- (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;
- (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;
- (f) providing open space, including streets or other public grounds or space around buildings;
- (g) providing public or private buildings, infrastructure, structures, or improvements;
- (h) relocating a business;
- (i) improving public or private recreation areas or other public grounds;
- (j) eliminating blight or the causes of blight;
- (k) redevelopment as defined under the law in effect before May 1, 2006; or
- (l) any activity described in Subsections (47)(a) through (k) outside of a project area that the board determines to be a benefit to the project area.

(Utah Code § 17C-1-102(47)).

The creation of the Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis. The development of the Project Area will provide numerous economic and community benefits including the creation of a number of relatively affordable housing units, which are a key part of the plans for the adjacent medical school. The medical school itself will provide many full-time jobs within the City, and the generation of a significant amount of new personal and real property tax revenues for the City and the other taxing entities.

Stimulation of associated business and economic activity by the development. This Project will meaningfully enhance the City’s tax base as well as all other taxing entities through personal and real property. The direct and indirect impact provided by the creation of new jobs to the existing local economy will be significant. Local businesses that will benefit include hotels, restaurants, suppliers, and vendors servicing new facilities in the Project Area.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the medical school development area.
2. Increase the diversity of the tax base and increase the resources available for performing governmental services.
3. Encourage and support the efficient use of undeveloped land within Provo City.
4. Support and encourage appropriate public and private development efforts in the community.

Section 6: How the Plan is Consistent with the City’s General Plan (17C-5-105(5))

This Plan and the development contemplated within the Project Area will conform to the City General Plan, Land Use Regulations, and the Provo City Development Code. The Project Area is zoned HCF (Health Care Facilities Zone) and CMU (Campus Mixed-Use Zone) as shown on the zoning map attached hereto as **APPENDIX D**. The CMU zone is a “Mixed-Use” designation in the Provo General Plan. The HCF zone is a “Facilities & Institutions” designation in the General Plan. Provo’s General Plan identifies the need for educational opportunities, good jobs, and affordable housing options. The development of the medical school and surrounding campus promotes all of these goals.

Section 7: Description of the Specific Projects That Are the Object of the Proposed Community Development (17C-5-105(7))

The proposed development within the Project Area will be medical school campus, multi-story residential, structured parking, and potentially ancillary retail. This proposed use meets the objectives of the Agency, Provo City, the Provo City General Plan, and current zoning ordinances for development and financial participation. This development will facilitate water and sewer extension, storm water retention, electrical upgrades, and road improvements. Personal and real property tax generation is desired by all taxing entities. As part of this development, the developer expects to make improvements to roads and utility infrastructure, which will benefit surrounding properties in addition to enabling development of the Project Area. The developer anticipates installing more than \$30 million of public infrastructure

upgrades in connection with this development. Most of these infrastructure costs will be funded by the public infrastructure district, which covers the same area as the Project Area.

Section 8: Selection of Developers/Participants (17C-5-105(8))

The Agency and City will select or approve such development that is brought forth by a developer that meets the development objectives as set forth in this Plan. The Agency and City reserve the right to approve or reject any development plan(s) that do not meet the intent of this Project Area.

The Agency and City will ensure that all development conforms to the Project Area Plan and is approved by the City. All development opportunities will need to be vetted by the City and will include development plans and financial information to support the viability and sustainability of the project and the developer to fulfill all obligations that could or will be required. This process will include City staff and third-party providers to review financial statements, verify benefits of the development to the City, review engineering studies, prepare appraisal reports, etc.

Section 9: Reasons for the Selection of the Project Area (17C-5-105(9))

The Medical School Community Reinvestment Project Area was selected by the Agency as an area that shows high potential for growth related to the new medical school. This decision was driven jointly by the City and by developers of the medical school and other property within the Project Area. The development of this area was enabled by Provo City relocating three holes of the existing golf course and selling property for the development of the medical school.

Section 10: Descriptions of Conditions Existing in the Area (17C-5-105(10))

The Project Area consists of approximately 29 acres as shown on the Project Area Map. The Agency wants to encourage development by providing reimbursements for infrastructure improvements necessary for the development. The development within the Project Area will grow the tax base of Provo City and the local economy to provide greater funding sources to continue to meet the demand and services of City residents. A portion of the property was previously used as a landfill which was redeveloped into a municipal golf course. While the Project Area has been identified as a desirable site for development, the property generally lacks the infrastructure for storm water drainage, sewer service, water service, and adequate transportation capacity. These infrastructure needs make development unlikely without the creation of the Project Area and the assistance of the Agency and the participation of the taxing entities.

Section 11: Descriptions of Incentives (17C-5-105(11))

The following describes incentives the Agency intends to offer within the Project Area to developer(s), landowner(s), or participants to improve and develop the property within the Project Area.

1. The Agency intends to utilize a portion of the property tax increment generated from the development to reimburse Provo City for the necessary modifications to the golf course, and other expenditures as allowed by the Act and approved by the Agency.
2. The Agency intends to use the remaining tax increment generated by this development to fund necessary infrastructure improvements for the proposed development and to offer incentives to developers to help offset some of the development costs of this project. The Agency may directly fund certain improvements, may reimburse the developer for eligible infrastructure improvement, may use project area funds to reimburse the costs of public improvements funded by the Medical School Campus Public Infrastructure District, and may make payments directly to participating developers.
3. The Agency may make other expenditures and offer incentives as allowed by the Act.

All incentives and payments to participants, land owners, or developers will be on a post-performance basis and will be offered only according to the terms of a written participation agreement that adequately protects the Agency and the taxing entities by ensuring performance by the participant prior to the payment of any reimbursement or incentive from the Agency to the participant. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for the period the Agency and the taxing entities may deem appropriate under the circumstances.

Section 12: Results of the Public Benefit Analysis (17C-5-105(12))

The Agency has performed an analysis of the public benefits of the anticipated development within the Project Area. In summary, the Agency's public benefit analysis found that the creation of the Project Area, the provision of certain incentives, payments, and infrastructure reimbursements, and other Agency activities as described in this Plan and allowed by the Act will provide significant public benefits to the Project Area and the greater Provo City area. The development of the medical school campus, housing units, parking facilities, and retail space will be a significant enhancement to the south end of Provo City, in an area that was once a landfill. The development of the Project Area will provide hundreds of short-term construction jobs over five or more years. The medical school itself will provide a significant number of permanent high-paying jobs. The developers of the project anticipate more than \$300 million of capital investment, with a total increase in taxable value of nearly \$200 million. This increased tax base is anticipated to generate more than \$32 million in new tax revenues over 20 years. At the end of the tax increment collection period, the taxing entities will likely see almost \$2 million per year in property tax revenues from the development in the Project Area. Based on the Agency's projections, the Agency

anticipates receiving \$22.6 million in project area funds over 20 years from the Project Area, with those funds being used for the purposes described above. The Agency believes that these uses of project area funds will encourage the development of the Project Area and provide significant benefits to Provo City and the other taxing entities.

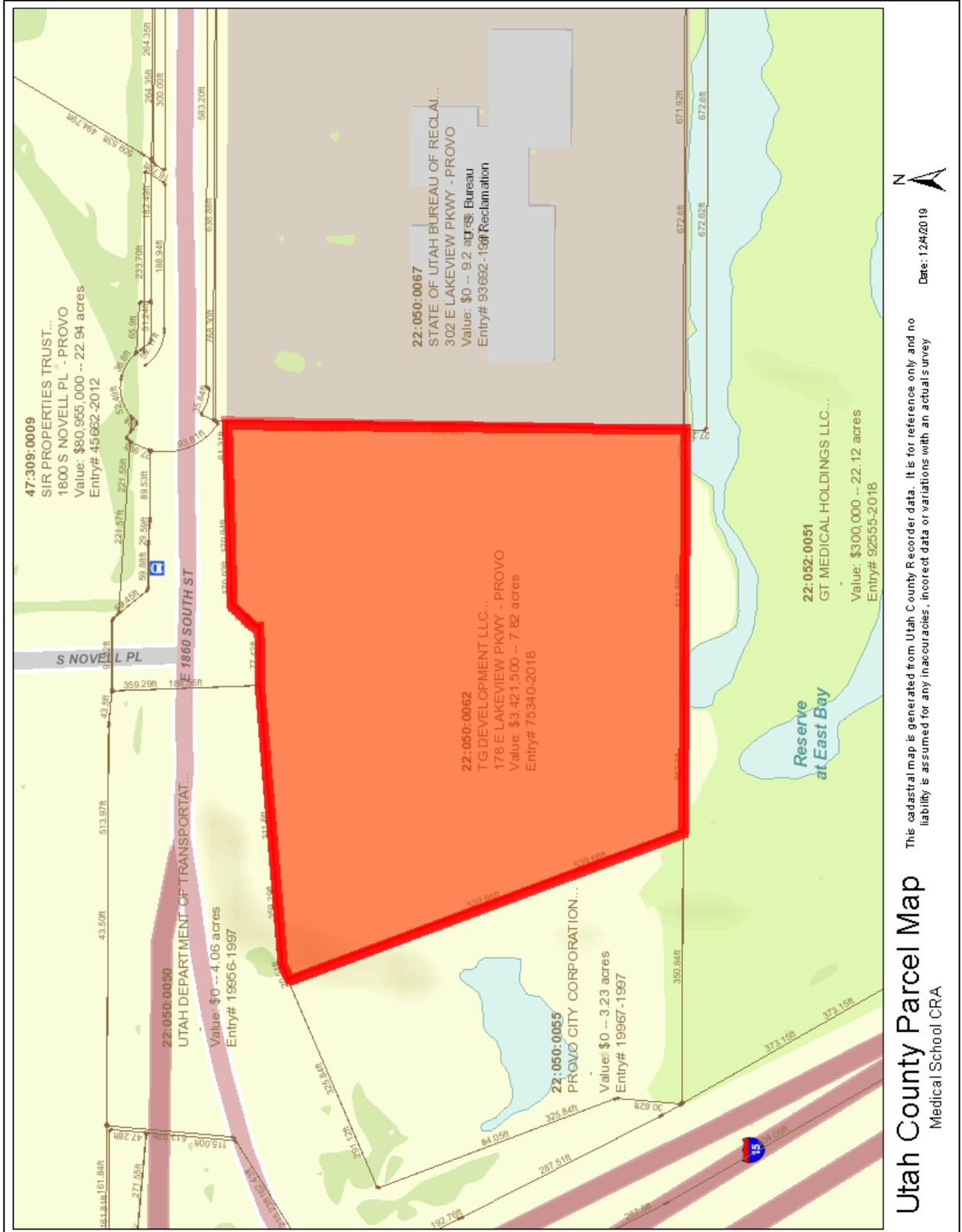
Section 13: Other Information (17C-5-105(14) and -105(15))

There are no existing buildings or uses in the community reinvestment project area that are included in, or eligible for inclusion in, the National Register of Historic Places or the State Register.

The Project Area will not be subject to a Taxing Entity Committee; instead, the Agency anticipates entering into interlocal agreements with Provo City and the other taxing entities in order to obtain funding for the anticipated project area development.

APPENDIX A – Project Area Map (Original Boundaries)

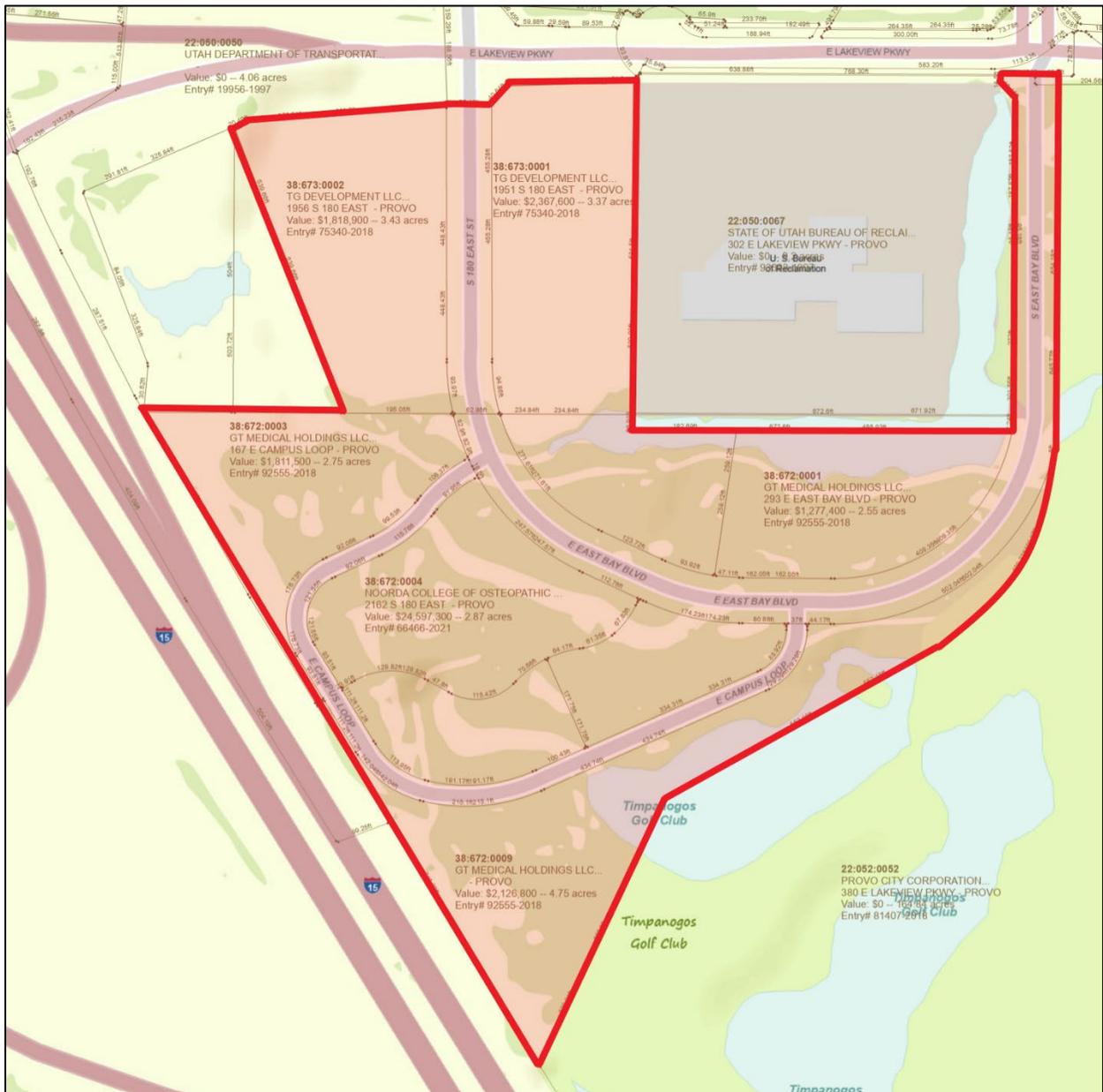
Area shown in red is proposed Project Area



Utah County Parcel Map
Medical School CRA

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

APPENDIX B – Project Area Map (Amended Boundaries)



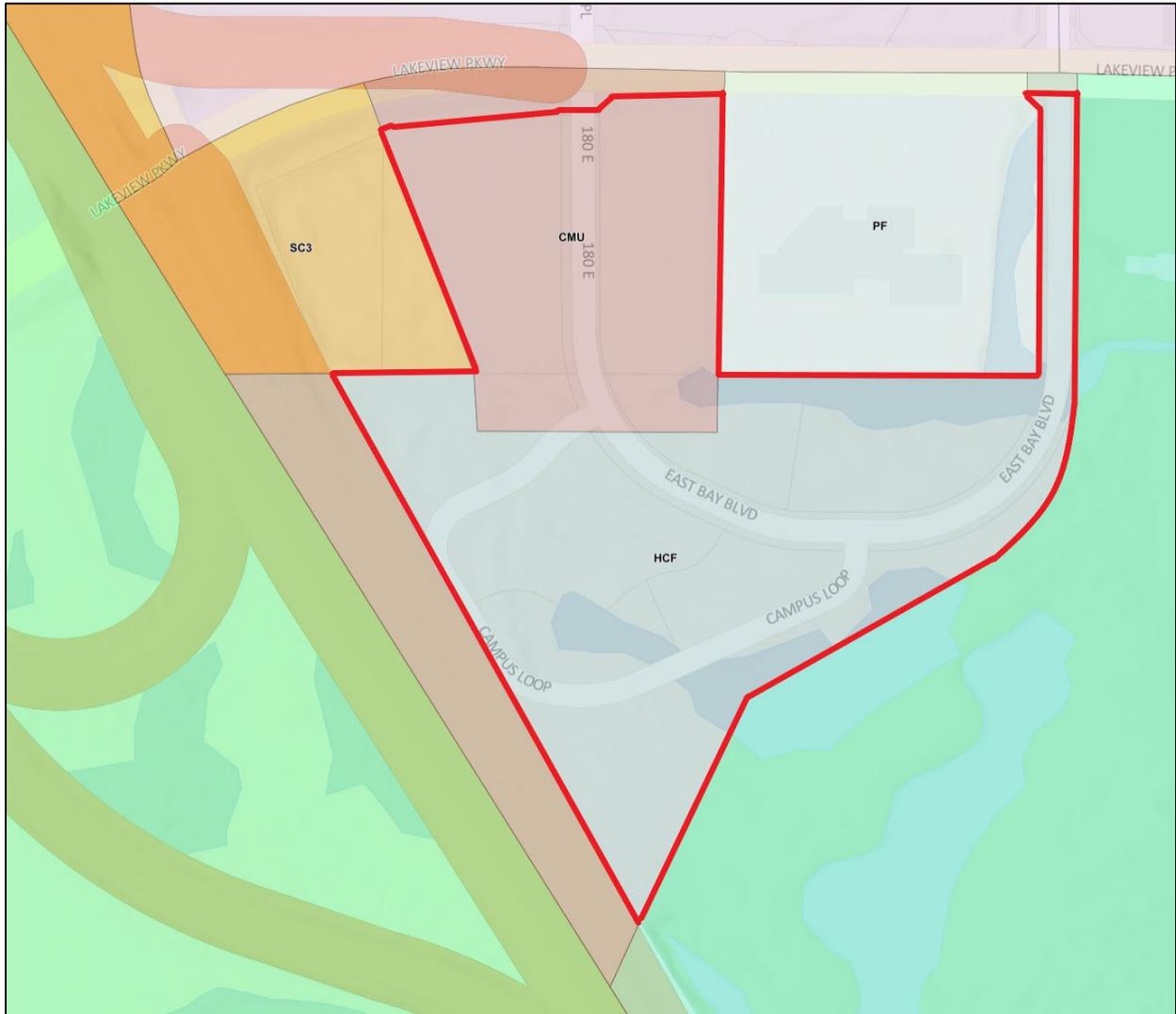
APPENDIX C – Project Area Legal Description

All of that Real Property described in Deed Entry No. 75340:2018 and Deed Entry No. 92555:2018 of the Official Records of Utah County, located in a portion of the SE1/4 of Section 13, Township 7 South, Range 2 East, and the SW1/4 of Section 18, Township 7 South, Range 3 East, Salt Lake Base & Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point on the southerly line of EAST BAY PUD Plat "S", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°38'00"W along said Plat 25.97 feet from the southeast corner of said Plat, said point is also located East 1,175.43 feet and South 3,132.60 feet from the Northwest Corner of Section 18, T7S, R3E, S.L.B. & M.; thence S0°44'20"W 660.18 feet; thence along the arc of a 400.00 foot radius curve to the right 419.31 feet through a central angle of 60°03'40" (chord: S30°46'10"W 400.37 feet); thence S60°48'00"W 552.48 feet; thence S25°41'25"W 520.30 feet to the easterly right-of-way line of Interstate 15; thence along said right-of-way the following 2 (two) courses and distances: N31°45'05"W 974.32 feet; thence N29°39'31"W 373.15 feet to the southwest corner of that Real Property described in Deed Book 4217 Page 269 of the Official Records of Utah County; thence S89°38'00"E along said deed 350.84 feet; thence N20°39'37"W 539.66 feet to the southerly right-of-way line of 1860 South; thence along said right-of-way the following 7 (seven) courses and distances: N66°55'15"E 20.49 feet; thence N85°34'24"E 359.29 feet; thence S89°38'43"E 77.42 feet; thence North 6.92 feet; thence N45°22'51"E 40.64 feet; thence N88°03'40"E 170.93 feet; thence S89°38'43"E 59.96 feet to the westerly line of that Real Property described in an Exchange of Real Property described in Deed Entry No. 85550:2010 of the Official Records of Utah County; thence along the parcels described in said deed the following 8 (eight) courses and distances: S1°05'00"W 584.50 feet; thence S1°05'17"W 26.91 feet; thence S89°37'45"E 672.62 feet; thence N1°05'23"E 301.55 feet; thence N1°09'48"W 95.18 feet; thence N1°05'23"E 187.52 feet; thence N45°01'19"W 40.44 feet; thence N0°22'15"E 14.50 feet to the southerly line of said Plat; thence S89°38'00"E along said Plat 104.00 feet to the point of beginning.

Contains: 29.93+/- acres

APPENDIX D – Zoning Map



APPENDIX E – Concept Plan

