



Northgate Business Park – a longstanding neighbor on 300 West *By, Richard Starley*

In 1872 Northgate Business Park office complex began life as the Episcopalian Hospital of St. Mark's. Although St. Mark's Hospital moved out of the building in 1976, it is still referred to by many as "old St. Mark's Hospital." In fact, it is now Northgate Business Park, an office complex of more than 80 tenants ranging from the Utah Democratic Party to "The Enterprise" business magazine to Dr. Olsen and the Artificial Heart Lab that developed the Jarvik Heart.

According to the official St. Mark's website, "With 12,000 residents and growing, the city (Salt Lake City) was long overdue for at least one more addition -- a hospital. Seeing the extreme need, an ambitious and energetic Episcopal Bishop, Rev. Daniel S. Tuttle, stepped forward to address the concern. He recruited the support of his local congregation and prominent Salt Lake City businessmen. In the first few months of 1872, the hospital became more than a dream. With the funding from business loans and Bishop Tuttle's trust funds, equipment and furnishings were purchased; a building and grounds rented; and a name decided upon -- St. Mark's Hospital."

The original hospital was housed in an adobe structure located downtown. This first hospital in the Utah territory, it opened its doors on April 30, 1872, just 22 years after the first pioneers came to the Salt Lake Valley. After several small hospitals downtown, the Episcopal Church knew it needed a larger structure. It then purchased property in 1893 at 803 North 200 West (200 West became 300 West late in the twentieth century).

The new brick facility cost \$20,000 and "boasted an operating room, drug closet and 35 beds. There were even a few private patient rooms -- a luxury at the time. The location was chosen because of its convenience to the new trolley line and a natural mineral hot spring. Mineral water therapy was the latest in medical treatment in the late 1800s."

Since 1880, St. Mark's had served as the first Salt Lake County Hospital taking care of Salt Lake's disadvantaged until a County Hospital was completed in 1912. St. Mark's Hospital was funded in part by St. Mark's Charity Association, the first social service hospital organization in Salt Lake. In 1894, St. Mark's also founded the St. Mark's Hospital School of Nursing to answer the shortage of nurses in the area. The Nursing School is now part of Westminster College.

Again, according to its history, "St. Mark's Hospital housed what was known as the Shriner's Crippled Children's Ward for 26 years, beginning January 22, 1925."

After the original hospital was deemed inadequate to house patients, a new St. Mark's Hospital was built in 1973 in Murray, its current site. The Episcopal Dioceses sold the hospital to the Hospital Corporation of America in 1988. Hospital Corporation of America merged with Columbia in 1994. Today the owners are known as HCA-The Healthcare Company.

"Old St. Mark's Hospital" was then owned by several individuals

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and companies. In the 39 years since it ceased to be a hospital, the property has been owned by several entities, including a private equity firm, a group from Texas, and the heart development group (Medforte). The current owners are the Rogers Family (doing business as Northgate Park LLC), a long time Salt Lake City family, who have owned the property since 2008.

Ben Rogers, said, “The tenants run a very broad gamut: The Enterprise newspaper, the Democratic Party of Utah, several attorneys, medical device creators and manufacturers, scientific labs, accounting firms and charities. The building currently is home to over 80 different companies.” He also spoke about the owners’ goals for the building. He said that their major goal is “simply to fill it with tenants that are assets to the community and the neighborhood. Our interest is to make this area a better place to live and do business. Because our prices are typically half of what it costs to be downtown, it has been a great resource for startups.”

Ben Rogers also talked about the neighborhood and the changes that have occurred along 300 West. According to Rogers, “We would love to see the city paint lines for the 45 degree parking around the facility. We would like to see warm springs park better utilized as a resource for the area. We see it as a hidden gem that most people simply don’t know about. We would also like to see the city take a more pro-active approach to trying to beautify the area and make an effort to repair or clean up some of the blighted buildings and unkempt areas. Beck St. to 300 West is one of the major gateways to the city. Tens of thousands of people commute to Salt Lake everyday through these roads. The neighborhood would benefit greatly from having mass transit options going North (light rail, streetcar, etc.)”

After standing tall on the corner of 800 North and 300 West for more than 119 years, the “Old St. Mark’s Hospital/Northgate Business Park is continuing to work for the good of the Capitol Hill neighborhood. ■

A Report from our June 2012 CHNC Meeting:

The major discussion involved representatives from UDOT addressing three important items, namely: 1) the new stop sign at the top of State St. and 300 North, 2) the sudden demolition of the UDOT house at the corner of Zane & Columbus and 3) the chronic traffic problem on Victory Rd. and Columbus St. The new (unannounced) stop sign on 300 North has created a significant traffic problem for those who use East Capitol Blvd. UDOT was unaware of the resultant problems and will complete a study to reinstall the yield sign at this critical location. UDOT advised that the demolition of their house at Zane and Columbus was a “dollar” decision and did not involve a change of road plans to the increase use of Victory Rd. and Columbus St. There was substantial concern whether this empty lot would become an eye sore. The traffic on Columbus is a constant problem! Traffic objections were express by those at the meeting, but it does not appear that there will be any change in current traffic patterns. Historically, it was noted that a traffic light was not previously installed at 500 North and Columbus because several CHNC members voted against the use of a narrow strip of West Capitol Park property for the creation of a left turn lane on Columbus St. UDOT said they would review this matter. Our Tony from the police dept. reported an increase of car prowls in the Capitol Hill area and our legislator, Rebecca reported on the special legislative session and the vote to provide about 90 new liquor licenses for the State. ■

Everyone is Invited:

Capitol Hill Neighborhood Council Meeting

State Capitol Senate Building Copper Room
July 18th 2012, 6:30 pm (next: 9-19-2012)

Neighborhood Council Meeting:

- Welcome by Chair
- Mobile Watch Report, Georg Stutzenberger
- Police Report, Detective Tony Brereton, SLPD
- Fireman's Report
- Elected Officials' Reports
- Mayor's Office Report, Joyce Valdez
- CHNC Business
 - o UDOT BUSINESS
 - Robert Mills
 - Mone
 - o School Board Representative
 - o Other
- Public Forum
- Adjourn

Capitol Hill Neighborhood Council Members:

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Vice-Chair: Georg Stutzenberger
Secretary/Treasurer: TBD
Historian: Tod Greenway

Neighborhood Trustees:

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anthony.brereton@slc.gov.com
Abandoned Shopping Cart Hotline:
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Graffiti Busters: Phone 801-972-7885
Mobile Watch: Robert King 801-359-9992
& Georg Stutzenberger 801-510-1603

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Thoughts from the Chair: July 2012

By Katherine Gardner

In the past we've had some fire excitement. The temperatures and dry weeds are a constant reminder we should be vigilant every moment. Watch the hills, watch the alleys, and even watch your neighbors!

The Capitol movies have started. Free films under the stars of the southwest corner of the Capitol lawn will start at dusk on July 13th and 27th, also on August 3rd and 7th.

Hour long concerts will be held at the Brigham Young Park (on the east corner of State Street and 2nd Avenue) on most Tuesday and Friday evenings.

We are surrounded with a lot going on this summer, and my personal favorites are the Japanese Obon Festival at the Buddhist Temple on July 14th (1:00-10:00 pm), and the Greek Festival ---I think is also coming up.

Remember we have no meeting in August; you can just run from activity to activity until September 19th when we hope to see you again in the Copper Room at 6:30.

Happy summer!
See you May 16th at our next meeting
Katherine Gardner

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