



SLCRDA

Photo by Steve Greenwood



Gallivan Center

ANNUAL REPORT 2011



# THE GALLIVAN CENTER

**John W. Gallivan Utah Center:**  
Salt Lake City's Living Room

Central Business District Project Area



Photo by Steve Greenwood



Located between Main Street and State Street, and 200 South and Broadway, the Gallivan Center has become the living room to downtown since its opening in 1993. The popularity of the Gallivan Center has exceeded the RDA's expectations, as it hosted numerous events each year, some with over 10,000 people in attendance. Since opening, the wide range of artists performing at the Gallivan center has included B.B. King, Willie Nelson, John Denver, Amos Lee, Snoop Dog, and the artists of the annual Folk and Bluegrass Festival. Weekday Workouts, Radio Disney Days, Monday Night Movies, and a variety of festivals are just a few examples of the many public events hosted at the Gallivan Center each year.



## Gallivan Renovation

Due to an increase in demand for public events and the need for infrastructure repairs, the RDA began budgeting funds for the renovation of the Gallivan Center in 2005. Once the RDA gathered adequate funds to begin the design and construction of the project, it held a series of public input sessions for the design, which was finalized in fall 2009. Construction of the improvements commenced in March 2010, and was substantially complete in September 2011.

Features of the approximately \$8.8 million renovation include the repair and replacement of leaking expansion joints and drainage system, relocation and expansion of the ice rink and addition of a shade structure, expansion of the concert plaza, and other amenity upgrades. Additionally, a new 12,500 ft<sup>2</sup> building was constructed to house a banquet hall with space for events, skate rental services, concessions, and 45 public restrooms. With its renovation complete, the Gallivan Center can now host more events and larger audiences than ever before.

To learn more about how to book private events or view the public events calendar at the Gallivan Center, visit [www.thegallivancenter.com](http://www.thegallivancenter.com).



The John W. Gallivan Utah Center (Gallivan Center) is a gathering place for Salt Lake City residents and visitors and is one of the City's finest amenities. It houses a large grassy plaza, concert stage, ice skating rink, public art, secluded outdoor areas, and a newly constructed banquet hall.

The Gallivan Center hosts more than 300 events annually including free and ticketed concerts, and events for the public during the spring and summer months, as well as ice skating through the winter season, which officially starts as part of the "Lights on at Gallivan" event each November. A variety of weddings, meetings, and private parties are also held year-round at the Gallivan Center's various facilities. Proceeds generated by private rentals are used to fund operations and free public events.



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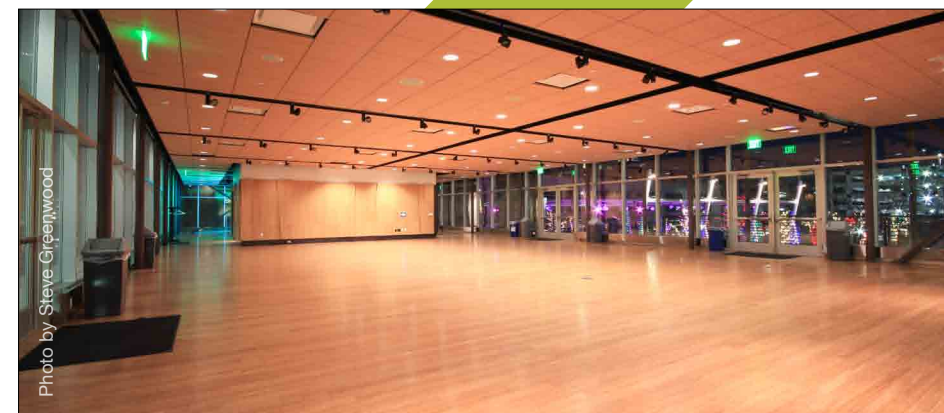


Photo by Steve Greenwood



## NORTH TEMPLE PROJECT AREA

*North Temple Project Area*



The North Temple Project Area was established by the RDA in October 2011 to complement the City's efforts to revitalize the North Temple corridor, maximize transit-oriented redevelopment opportunities, and contribute to a vibrant, mixed-use neighborhood. Over the next 25 years, the RDA will provide loan programs, invest in infrastructure, and promote redevelopment along North Temple. The North Temple Project Area Plan builds on

the City's 2010 master plan and the North Temple Boulevard Plan. The Boulevard Plan establishes urban renewal standards that focus on transit-oriented development, walkability, housing, density, sustainability, and safety. For more information visit: [www.slcrda.com/projectsareas/nt.htm](http://www.slcrda.com/projectsareas/nt.htm) [www.shopnorthtemple.com](http://www.shopnorthtemple.com)

## MAIN STREET RETAIL IN THE UTAH THEATER

*Central Business District Project Area*

The RDA began renovating the Utah Theater retail spaces in late 2011 and completed the project in spring 2012. Main Street now boasts four new, local businesses, including Ray's Barber Shop, offering "the best haircut in Salt Lake City" in a classic barbershop atmosphere; Beckett & Robb, purveyors of custom men's clothing of exceptional quality; Southam Gallery, now in its 28th year

downtown and known for its exceptional representational art of the American landscape; and Twisted Roots, bringing vibrant world culture and diversity to Salt Lake City.

In April 2012, Mayor Ralph Becker and RDA Chair Kyle LaMalfa held a press conference to celebrate the opening of these local businesses on Main Street.

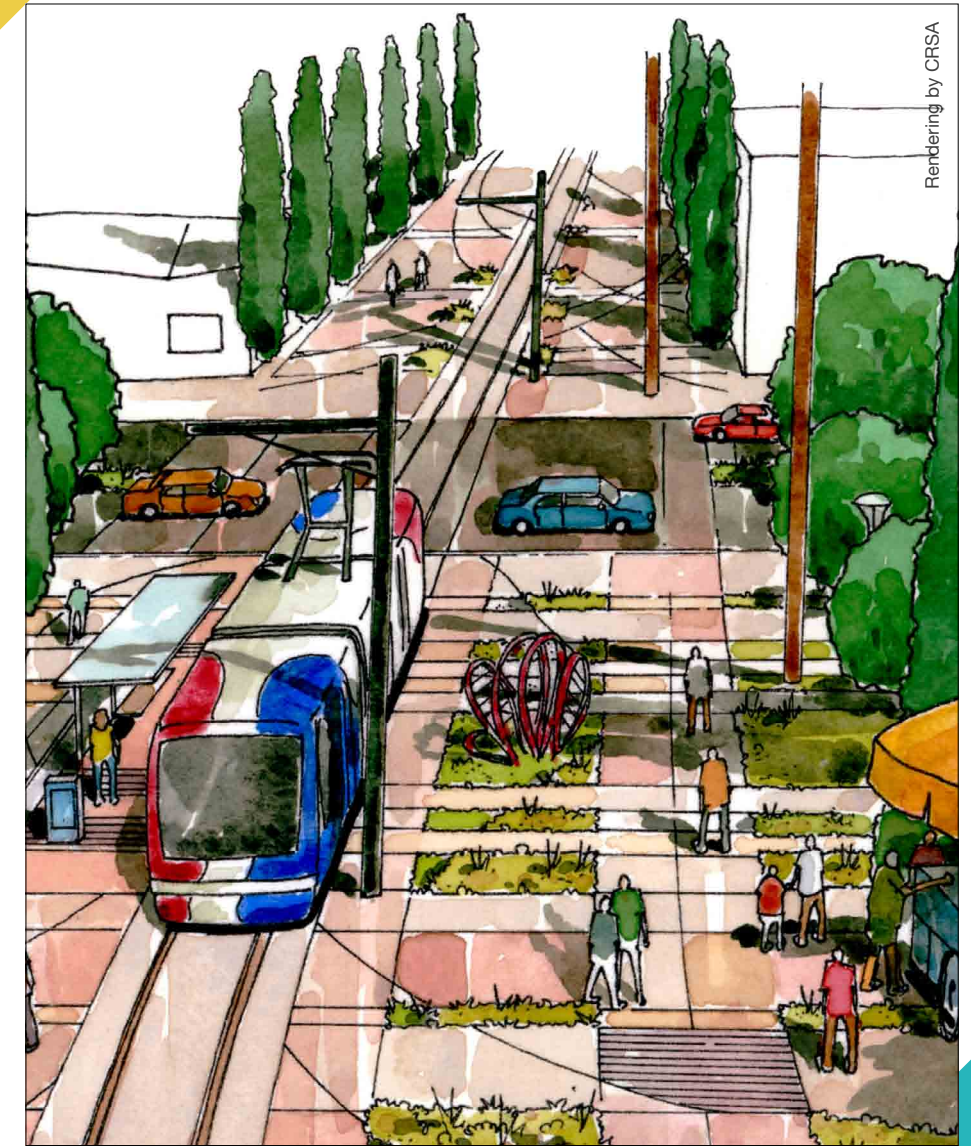


Courtesy Deseret News

## SUGAR HOUSE STREETCAR & REDEVELOPMENT ACTIVITIES

*Sugar House Project Area*

The RDA is currently involved in a variety of projects in the Sugar House Project Area that are continuing the revival of a historic and unique Salt Lake City neighborhood. UTA, Salt Lake City, and South Salt Lake City began planning and designing the Sugar House streetcar line in 2011. In Spring 2012, construction started on the 2-mile route that connects a thriving regional commercial center (Sugar House Business District) to the regional TRAX light rail system. The RDA is also working with the community and UTA to develop the Sugar House Greenway, a pedestrian and bike path running parallel to the street car line. Additionally, the RDA continues to provide new construction and renovation loans in the heart of Sugar House and anticipates groundbreaking in 2012 for several large projects.



Rendering by CRSA

## INTERMODAL HUB REDEVELOPMENT

*Depot District Project Area*

In 2010, the RDA Board adopted a strategy and implementation plan for the two blocks located immediately east of the Intermodal Hub. The RDA, which owns approximately 8.5 acres on both sides of 300 South, has installed temporary sidewalks and lighting, as well as performed a surgical demolition of underutilized buildings to make way for

new development. The RDA will continue its strategy implementation through 2012, including conceptual design, creation of design guidelines, and the development of a financing strategy for public infrastructure. These activities will lead to a solicitation of development proposals in the latter part of 2012.

## UTAH PERFORMING ARTS CENTER FEASIBILITY STUDY

*Central Business District Project Area*

In May 2011, Garfield Traub Swisher/Hamilton Partners (GTS/HP), the RDA's selected developer, presented its final report regarding the feasibility of constructing a 2,500-seat performing arts center suitable for touring Broadway productions and selected local performances. The economic analysis, public outreach, and site analysis

determined that not only is a state-of-the-art performing arts facility feasible in Salt Lake City, it is the next logical step in our Capital City's provision of the full spectrum of entertainment venues that stimulate a wide range of economic activity downtown and help to create a vibrant and thriving urban core.



# PUGSLEY HOUSE RENOVATION

## West Capitol Hill Project Area

In 2011, the RDA contracted with the Utah Heritage Foundation (UHF) for the purchase, renovation, and resale of a single-family home at 571 North Pugsley Street. This project contributes to the improvement of the northwest portion of Pugsley Street between 500 and 600 North and educates the public

about the preservation and renovation of historic homes. The RDA purchased the property, and UHF financed the renovation (estimated at \$50,000) from its revolving loan fund; UHF also conducted a series of workshops educating the public about historic renovations. Once the renovation is complete, UHF will coordinate the marketing of the home for sale at approximately \$150,000 (based on \$95,000 to purchase the property and \$50,000 to renovate it). This is comparable to recent sale prices of other homes in this neighborhood.



# FOUNDRY RELOCATION ASSISTANCE

## Granary District Project Area

The RDA provided financial assistance that enabled the Foundry, a program of the University of Utah's David Eccles School of Business, to relocate in the Granary District Project Area. The Foundry operates as a business "incubator," and a new type of classroom for teaching practical business skills. The Foundry accepts aspiring

entrepreneurs, including nonstudents, and helps them build real companies—using their emotional connection to the business to drive learning. The relocation of the Foundry brings entrepreneurs, new businesses, educational opportunities, and investment to the Granary District Project Area.

# WEST TEMPLE GATEWAY REDEVELOPMENT

## West Temple Gateway Project Area

During 2011, the RDA invited the West Temple Gateway community to participate on selection committees for two RDA projects near the 900 South TRAX station. The first was a single-family home that will break ground in fall 2012. Designed by local architect Bryan Peterson (in conjunction with VCBO Architecture), the home will be occupied by Mr. Peterson and his family. The second project is for the redevelopment of a small .07-acre parcel

fronting on 900 South by developer BTH Company. The selected project, which will begin construction in September 2012, includes a mixed-use structure to house both an architecture firm and a well-known coffee shop with a street-facing plaza and café seating. Throughout summer 2012, the RDA will continue to invite the neighborhood's residents to participate in amenity and zoning discussions.



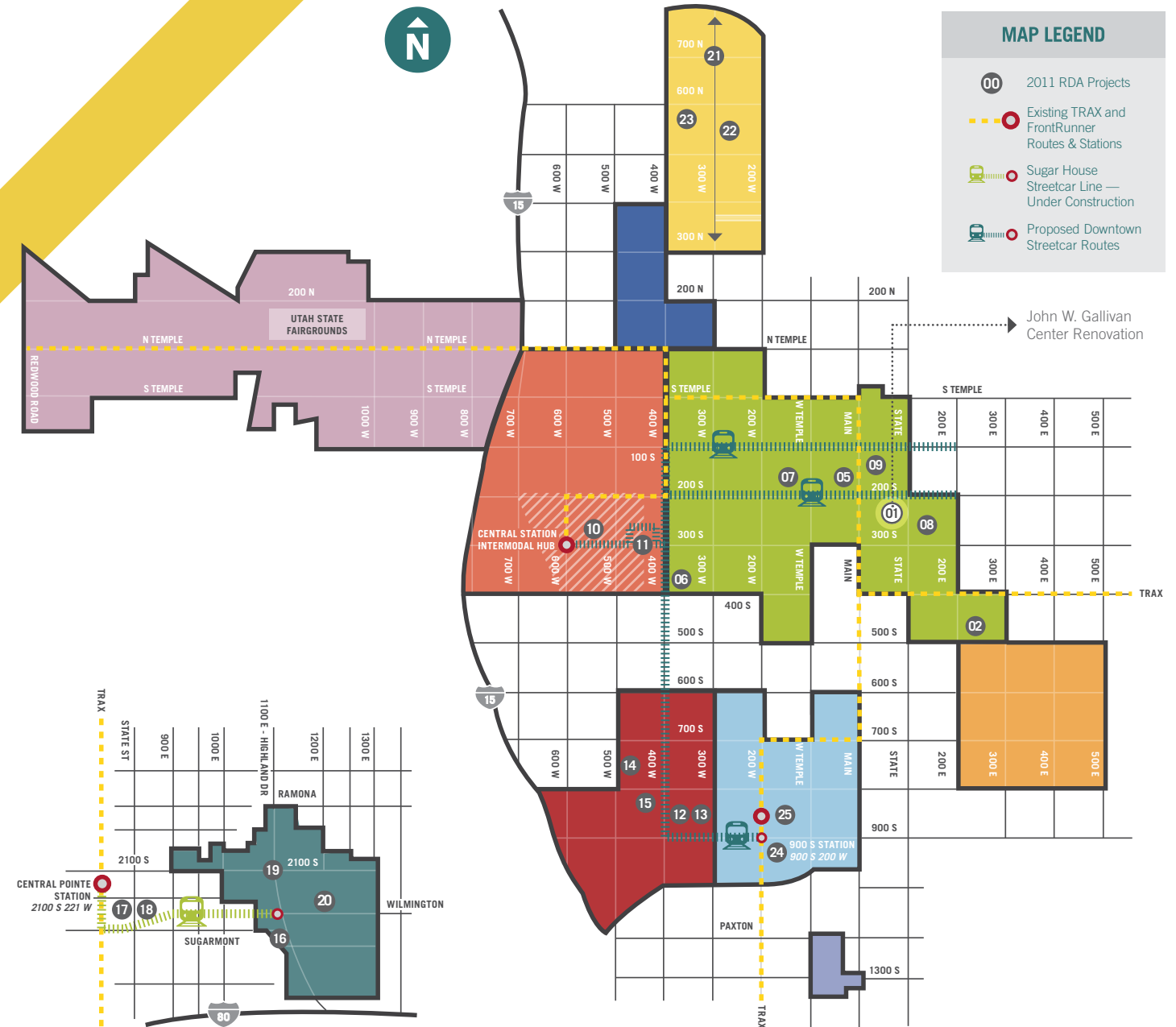
Rendering by Atlas Architecture

## RDA PROJECT AREAS

- WCH West Capitol Hill
- NT North Temple Viaduct CDA
- CBD Central Business District
- GD Granary District
- CC Central City
- BBS Baseball Stadium
- WTG West Temple Gateway
- DD Depot District
- NT North Temple Project Area
- SH Sugar House

## PROJECTS UNDERWAY (1-27)

1	John W. Gallivan Center Renovation	CBD	15	Foundry Relocation Assistance	GD
2	Beesley Art Grant at the Leonardo	CBD	16	DI Building Acquisition	SH
3	Downtown Streetcar Alternatives Analysis	CBD / DD GD / WTG	17	Sugar House Streetcar Construction	SH
4	Flying Objects 3.0	CBD	18	Sugar House Streetcar Corridor Community Visioning Project (Parallel with #17)	SH
5	Main Street Retail in the Utah Theater	CBD	19	Sugar House Circulation, Streetscape and Plaza Plan (Addresses Entire Project Area)	SH
6	Pioneer Park Electrical Upgrades	CBD	20	Wilmington Gardens Mixed-Use Development	SH
7	Salt Palace Solar Panels	CBD	21	300 West Streetscape	WCH
8	The Plaza at State Street Development	CBD	22	Marmalade Library Mixed-Use Development	WCH
9	Utah Performing Arts Feasibility Study	CBD	23	Pugsley Home Renovation	WCH
10	Intermodal Hub Redevelopment	DD	24	BTH Co. Mixed-Use Development	WTG
11	SLC Public Market: Rio Grand Feasibility Study and Phased Development Plan	DD	25	868 S. Jefferson House Construction	WTG
12	EPA Brownfields Revolving Loan Fund Grant	GD	26	West Temple Gateway & Granary District Redevelopment Strategy (Not Shown)	WTG
13	Fleet Block Redevelopment & Remediation	GD	27	Purchase of Public Art for RDA Project Areas (Not Shown)	ALL
14	Granary District Community Branding	GD			





# SLCRDA

Redevelopment Agency of Salt Lake City  
PO Box 145518  
Salt Lake City, Utah 84114-5518

www.slclda.com

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## LOANS

2011 RDA LOANS	LOCATION	AMOUNT	PROJECT AREA
Woodbury Parking Structure Construction	2120 S. 1300 E.	\$3,550,000	Sugar House
Walker Center Mezzanine Loan	175 S. Main St.	\$2,000,000	Central Business District
Mecham Management Construction	2102 S. Highland Dr.	\$5,000,000	Sugar House
David Ultrilla Renovation	320 W. 200 S.	\$375,000	Central Business District
Woodbury Wilmington Gardens Construction	1231 Wilmington Ave.	\$500,000	Sugar House
Garth Hare Single Family Home Construction	768 S. 500 E.	\$259,000	Central City
Westminster Student Housing Construction	2120 S. 1300 E.	\$3,500,000	Sugar House
Cowboy Partners Construction	2150 S. Mclelland St.	\$1,060,000	Sugar House

## BOARD/COMMITTEE/STAFF

### CHIEF ADMINISTRATIVE OFFICER

Ralph Becker, Mayor

### BOARD OF DIRECTORS

- Luke Garrott, Chairperson
- Carlton Christensen, Vice-Chairperson
- Jill Remington Love, Director
- JT Martin, Director
- Søren Simonsen, Director
- Stan Penfold, Director
- Van Blair Turner, Director

### REDEVELOPMENT ADVISORY COMMITTEE (RAC)

- Brian Wilkinson, Chairperson
- Robert Cottle, Vice Chairperson
- Brenda Scheer, Member
- Brett Johnson, Member
- Chris Gamvroulas, Member
- Michael H. Mahaffey, Member
- Robert Dodge, Member
- Rosemary Beless, Member
- Sanford Barrett, Member

### RDA STAFF

- D.J. Baxter, Executive Director
- Justin Belliveau, Deputy Director
- Matt Dahl, Senior Project Manager
- Jill Wilkerson-Smith, Project Manager
- Edward Butterfield, Project Manager
- Travis Pearce, Property Manager
- Ben Davis, Project Coordinator
- BreAnne McConkie, Project Coordinator
- Kort Utley, Project Coordinator
- Ashlie Easterling, Project Area Specialist
- Crayola Berger, Office Manager
- Jolynn Snider, Administrative Secretary
- Coty Shelton, Office Technician
- Kalli Ruiz, Office Technician