

• SALT LAKE CITY

» RDA AR 2012

ANNUAL REPORT





» **RDA Mission Statement**

The mission of the Redevelopment Agency of Salt Lake City is to improve blighted areas of Salt Lake City, encourage economic development of Salt Lake City, encourage the development of housing for low and moderate income households within Salt Lake City, and encourage compliance with and implementation of Salt Lake City's master plans. The Redevelopment Agency will participate with Salt Lake City, Salt Lake County, the State of Utah and other public entities, as appropriate, to implement its mission.

» Dear Friends,

For 44 years, the Redevelopment Agency of Salt Lake City (RDA) has sought to implement Salt Lake City's development plans, enhance property values, and build community through high-quality urban design, vibrant public spaces, and incentives for private investment. By setting standards high, investing in infrastructure, and focusing resources in the city's redevelopment project areas, the RDA has encouraged millions of dollars of private investment in Salt Lake City.

In 2012, we saw transit infrastructure continue to support redevelopment. We celebrated the groundbreaking of the Sugar House Streetcar and Greenway, a team effort that has accelerated the eventual development of over 1,000 residential units and nearly 2 million square feet of new construction on seven sites in the Sugar House Business District. In total, these projects, which will require approximately \$13 million in Salt Lake City and RDA investment, will help to bring \$400 million in private investment to Sugar House.

Downtown Salt Lake City continues to rise. The plans for the {New} Performing Arts Center are taking shape, and the newly-remodeled Gallivan Center serves as Salt Lake City's Living Room now better than ever. The Central Business District's current RDA-related projects will add more than 230 residential units and even more street-level retail space to the downtown area.

This annual report details our organization's mission and goals, and presents our development objectives in each of the city's project areas. We also highlight our accomplishments for the year – which include everything from large-scale construction and renovation projects to sidewalk improvements, public art installations like Flying Objects in the Marmalade and building wraps in the Depot District, community branding in Central 9th, and urban design efforts like the Granary Charrette. We also provide updates on developments currently being planned or built.

Under the leadership of the RDA Board of Directors and Mayor Ralph Becker, we look forward to further enhancing the city's walkability, vitality, and sustainability for Salt Lake City's residents, visitors, and businesses.

Thank you,



Kyle LaMalfa  
RDA Board Chair



# CBD

## » Central Business District Project Area

**Base Year: 1983 | Sunset Year: 2040**

The Central Business District (CBD) Project Area includes much of downtown Salt Lake City, the commercial heart of not only the city, but the state of Utah. The guiding plans for the CBD call for strengthening the city's tax base through economic development and growth. These efforts should provide for new commercial and housing development, as well as rehabilitation of existing downtown buildings. The CBD Project Area Plan also recommends installation of public improvements, including transportation enhancements and cultural facilities.



**CBD | BPL •**

### » Broadway Park Lofts

BPL South Tower LLC (BPL) purchased 51 residential units located in the incomplete second phase of the Broadway Park Lofts (350 West Broadway) in September 2012. BPL assembled a \$3.3 million budget finish construction of the common areas and to complete the residential units. The RDA Board approved a \$4.5 million loan to finance the completion of construction and pay off the outstanding debt on the property. The Broadway Park Lofts are scheduled to be completed by the end of 2013.

THE **(NEW)**  
PERFORMING  
ARTS CENTER



CONSTRUCTION  
RESIDENTIAL UNITS  
COMMON AREA  
SOUTH TOWER



## » Gallivan Center Surface Improvement

Named after the late entrepreneur and civic leader John W. Gallivan (1915 - 2012), whose many contributions to the economic and cultural prosperity of Salt Lake City will continue to benefit its citizens for generations, the John W. Gallivan Utah Center (Gallivan Center) has served as a gathering place for residents and visitors since 1993. As a part of the recent renovation of the Gallivan Center, the RDA designed and installed an at-grade plaza surface at the center's north entrance in lieu of re-establishing the existing roadway. The surface mimics the pattern of the plaza and extends the pedestrian-friendly feel up to the 200 South parking structure ramp. By doing so, the street can be closed off for events, but still allows for automobile access. Salt Lake City Engineering managed the project, which was completed in October 2012.

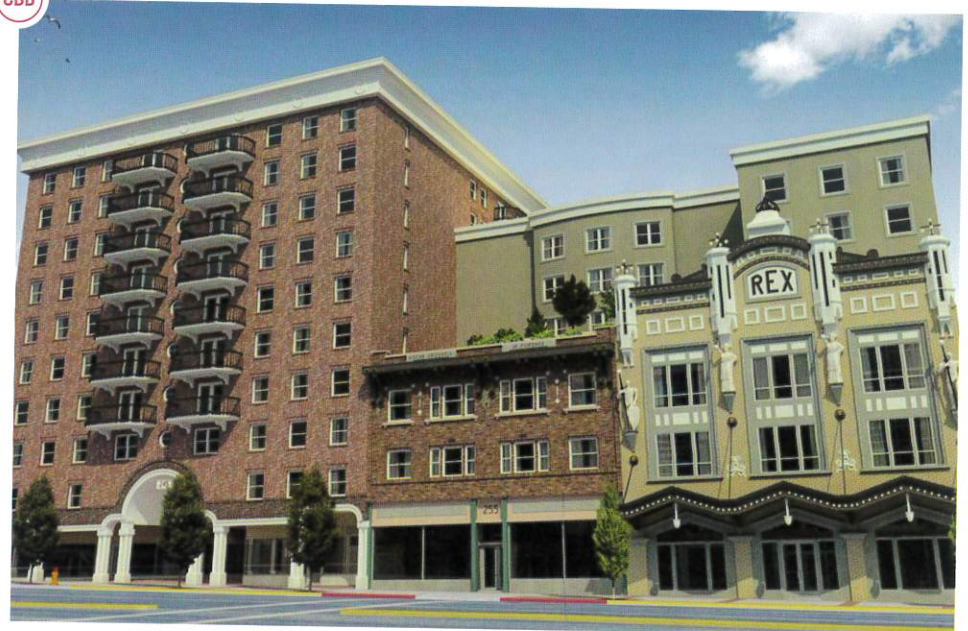
CBD



## » Plaza at State Street

In April 2012, the RDA sold 1.1 acres of land at 255 South State Street for the purposes of building a new mixed-use development. Through a competitive public process, the RDA selected LaPorte Group/Tannach to develop The Plaza at State Street, a project that will include 180 income-targeted and market-rate apartments as well as 20,000 square feet of commercial space. While the original buildings on the development site were demolished, the historic facades of the Cambridge Hotel and the Rex Theater will be restored and replaced. The \$32 million 10-story development is scheduled to be completed in 2014.

CBD



## » The {New} Performing Arts Center

The {New} Performing Arts Center will be a 2,500-seat, state-of-the-art facility located in the heart of downtown Salt Lake City at the 100 block of South Main Street. This venue has been identified as crucial in fulfilling a "longtime vision for a vibrant city – rich in the arts – that belongs to all of Utah." There were several key accomplishments in 2012, including:

- » Entering a development agreement with Garfield, Traub, Swisher Development to manage the project
- » Formalizing a funding partnership with Salt Lake County, and an operating agreement through the Salt Lake County Center for the Arts
- » Selecting renowned theater designer Pelli Clarke Pelli in partnership with the Salt Lake City office of HKS architects to design the center
- » Selecting local commercial contractor Layton Construction to build the project
- » Issuing an Owner Requirements Document establishing design guidelines that were informed by a robust series of public engagement workshops and activities
- » Commencing the design process, which is scheduled for completion in December 2013, with construction scheduled to begin in January 2014



# WTG

## » West Temple Gateway Project Area

Base Year: 1987 | Sunset Year: 2018

The RDA's plan for the West Temple Gateway Project Area (WTG) is to encourage the development that supports the Central Business District and fosters an attractive urban residential environment. The centrally-located 900 South TRAX Station and the project area's proximity to downtown make it well-suited for transit-oriented development.



WTG

## » Building No. 1

In April 2012, the RDA Board approved BTH Company's proposal for a stylish smaller-scale commercial project located at 175 West 900 South. The 2,200 square foot facility houses NoBrow Coffee Werks in its retail portion, and also serves as the new headquarters of Atlas Architects, Inc., who designed and developed the project. Construction began in September 2012, and will be completed in March 2013. The building, dubbed "Building No. 1" by the developers, activates a highly-visible site with commercial and retail assets that blend well with the neighborhood.

URBAN RENEWAL

WTG | C9<sup>th</sup>B

STREETCAR  
CENTRAL NINTH

## » Central 9th Branding

The RDA engaged West Temple Gateway Project Area stakeholders this year in a process to develop a name for their neighborhood. The group chose "Central 9th," as it recognizes the community's central location surrounding the 900 South TRAX station. Central 9th features bungalow-style homes nestled among local small businesses and the People's Portable Garden. Transected by the 9Line and proposed downtown streetcar routes, Central 9th is at the center of major urban renewal, as well as Salt Lake City's investment in multi-modal transit along the 900 South Corridor. The RDA will work with the Central 9th community to brand and promote its identity, and continue revitalizing this unique downtown neighborhood.

# DD

HOUSING  
OFFICE

RETAIL  
PUBLIC SPACES

DD | HR

TRANSIT-ORIENTED  
REVITALIZATION

## » Hub Redevelopment

In 2012, the RDA Board adopted a preferred development plan for the "Hub" – the two city blocks between 200 and 400 South, and 500 West and Salt Lake Central Station. The RDA's plan for the Hub envisions a vibrant, transit-oriented district with a diversity of new housing, office, retail, and public spaces, while maintaining the historic warehouse character of the area. Predevelopment work for the Hub conducted in 2012 included: schematic streetscape and site design, property surveys and utility assessments, a historic buildings evaluation, strategic property acquisitions, and ongoing stakeholder coordination. Predevelopment work will continue in 2013 with the adoption of design standards, development of a financing strategy for public infrastructure, reduction of the 300 South right-of-way between 500 and 600 West, and subdivision of RDA-owned properties for disposition. The RDA expects to begin marketing Hub properties in 2014.

## » Depot District Project Area

Base Year: 1998 | Sunset Year: 2024

Located just west of downtown, the Depot District offers ease of access to a variety of urban attractions and experiences including: The Gateway mixed-use lifestyle center, the Rio Grande Depot, Artspace, and the Intermodal Hub – Salt Lake City's mass transit nexus. The RDA's development objectives for the Depot District focus on the need to revitalize the west side of downtown through improved infrastructure, new mixed-use developments, preserved historic structures, and reclaimed vibrant public spaces.

## » Granary District Charrette

In April 2012, Kentlands Initiative, a local nonprofit, held a seven-day community workshop or “charrette.” The charrette was open to the public and offered a series of hands-on work sessions and discussions addressing pedestrian-focused design, neighborhood hubs and assets, and building reuse and infill possibilities in the Granary District. The RDA Board approved a \$25,800 grant to partially fund the project, which was attended by several hundred people ranging from local architects and planners, to property and business owners, residents, and public administrators. Kentlands Initiative is currently pursuing several projects generated from the charrette, including a midblock weave of pedestrian pathways, and Granary Row – a retail installation utilizing renovated shipping containers.



Courtesy of James Allandre



GD

Courtesy of James Allandre

# GD

## Granary District Project Area «

**Base Year: 1999 | Sunset Year: 2025**

The Granary District Project Area was once primarily an industrial and railroad corridor serving Salt Lake City. Over the past decade, however, more housing and service-oriented commercial developments have been added to the project area's mix of land uses. Plans for Granary aim to create mixed-use neighborhoods that support commercial businesses and services by improving public infrastructure, removing blight, preserving historic structures, and creating new public gathering spaces.

## » Fleet Block

This year, Salt Lake City began the process of selecting a developer for the Fleet Block, an 8.5 acre site located between 800 and 900 South and 300 and 400 West. The block was previously used by the Salt Lake City Fleet, Streets, and Sanitation Divisions, but is currently vacant. The selection process for development included a Request for Qualifications (RFQ), which produced a short list of qualified developers. The RFQ will be followed by a proposal phase, where a developer for the site will be selected based on the quality of site plans. Salt Lake City has expressed interest in the block becoming a pedestrian-oriented mixed use neighborhood that integrates with the rest of the Granary District. We anticipate that a developer for the site will be selected by fall 2013.

PEDESTRIAN-ORIENTED

SITE PLANS

CBD | FB •

PROPOSAL PHASE

DEVELOPERS



# WCH

## » West Capitol Hill Project Area

**Base Year: 1996 || Sunset Year: 2023\***

The West Capitol Hill Project Area (WCH) includes Salt Lake City's historic Marmalade neighborhood, and its many pockets of charming residential and commercial structures. The plan for WCH seeks to stabilize the residential neighborhoods, while strengthening the commercial business corridor along 300 West. WCH reached its financial cap in 2012, meaning the project area will end unless the taxing entities authorize an extension.

*\*Ends in 2023 or when \$5.2 million in tax increment has been collected.*

DEVELOPMENT  
• WCH | MB BRANDING

COMMERCIAL

## » Marmalade Block

A Request for Proposals was issued in May 2012 for development consultation regarding the future of Marmalade Block, located on 300 West between 500 and 600 North. The RDA selected a team comprised of MIG and Leland Consulting to create a site plan and engineer the block for development. The site plan, approved by the RDA Board approved in December, includes a mix of residential and commercial development, a site for the Salt Lake City Public Library Marmalade Branch, and public open space. The block's design seeks to complement the library, which will be constructed on the southwest corner of the site. A Request for Qualifications for the development of Marmalade Block will be issued in summer of 2013.

# NT

## » North Temple Project Area

**Base Year: 2012 || Sunset Year: 2037**

The North Temple Project Area was established in 2011, with the primary goal of revitalizing the North Temple Corridor and maximizing transit-oriented redevelopment opportunities. The TRAX airport light rail line, to be completed in spring of 2013, will run directly through the project area along North Temple Boulevard, and will connect downtown Salt Lake City to the Salt Lake City International Airport. This new transit investment provides an opportunity to transform the area into a vibrant, walkable, transit-oriented development corridor.



NT

## » EPA Study

Salt Lake City and the RDA submitted a grant request in the winter of 2011 to the Environmental Protection Agency (EPA), requesting funding for an assessment of the North Temple Project Area. In spring of 2012, the EPA awarded Salt Lake City a \$301,865 assessment grant to perform hazardous material and petroleum testing. RDA staff will administer the grant, which involves working with an environmental consultant to identify environmentally-challenged properties. The environmental assessments will aid in characterizing properties in the area and determine whether further investigation or remedial action is warranted.

ENVIRONMENTAL MATERIAL TESTING IDENTIFY  
NT | EPAS •



## Sugar House Project Area «

Base Year: 1986 || Sunset Year: 2014

The guiding plans for the Sugar House Project Area call for integration of residential uses in the business district, encourage adaptive reuse of structurally sound buildings, promote development through public transit improvements, and state the need for off-street parking and a walkable environment through traffic calming measures.



SH

### » Sugar House Streetcar and Greenway

In April, Salt Lake City, Utah Transit Authority, and South Salt Lake City began construction on the 2-mile long Sugar House Streetcar line, which will connect a thriving regional commercial center (Sugar House Business District) to the Wasatch Front's mass transit grid via the streetcar's western terminus at the Central Pointe TRAX Station. To complement this transit corridor and provide an asset to the community, the RDA worked collaboratively with stakeholders to plan and develop the Sugar House Greenway, a linear park running parallel to the streetcar line from 500 East to McClelland Street. The Greenway will include a pedestrian and bike path (a segment of Parley's Trail system), public plazas, and extensive landscaping. The Sugar House Streetcar and Greenway will be completed in fall 2013, and the streetcar will begin carrying passengers in December 2013.



SH

### » Granite Block Development

Two major projects broke ground in 2012 that will greatly enhance the Sugar House Business District. In June, Boulder Ventures began renovating the Granite Showroom Building at the corner of 2100 South and McClelland Street. The historic 71,000 square foot, four-story building was remodeled and seismically upgraded to accommodate approximately 15,000 square feet of unfinished basement storage space, 21,800 square feet of street-level retail, and 34,000 square feet of office space. To maintain the feel of the Sugar House neighborhood and the character of the structure, the developer restored many elements of the original building, including the iconic rotating Granite Furniture sign (known to some as the "Sputnik sign"), as well as much of the original masonry and commercial art. The RDA Board approved a \$1.5 million building renovation loan for this project in May, and the project will be complete and fully occupied by June 2013.

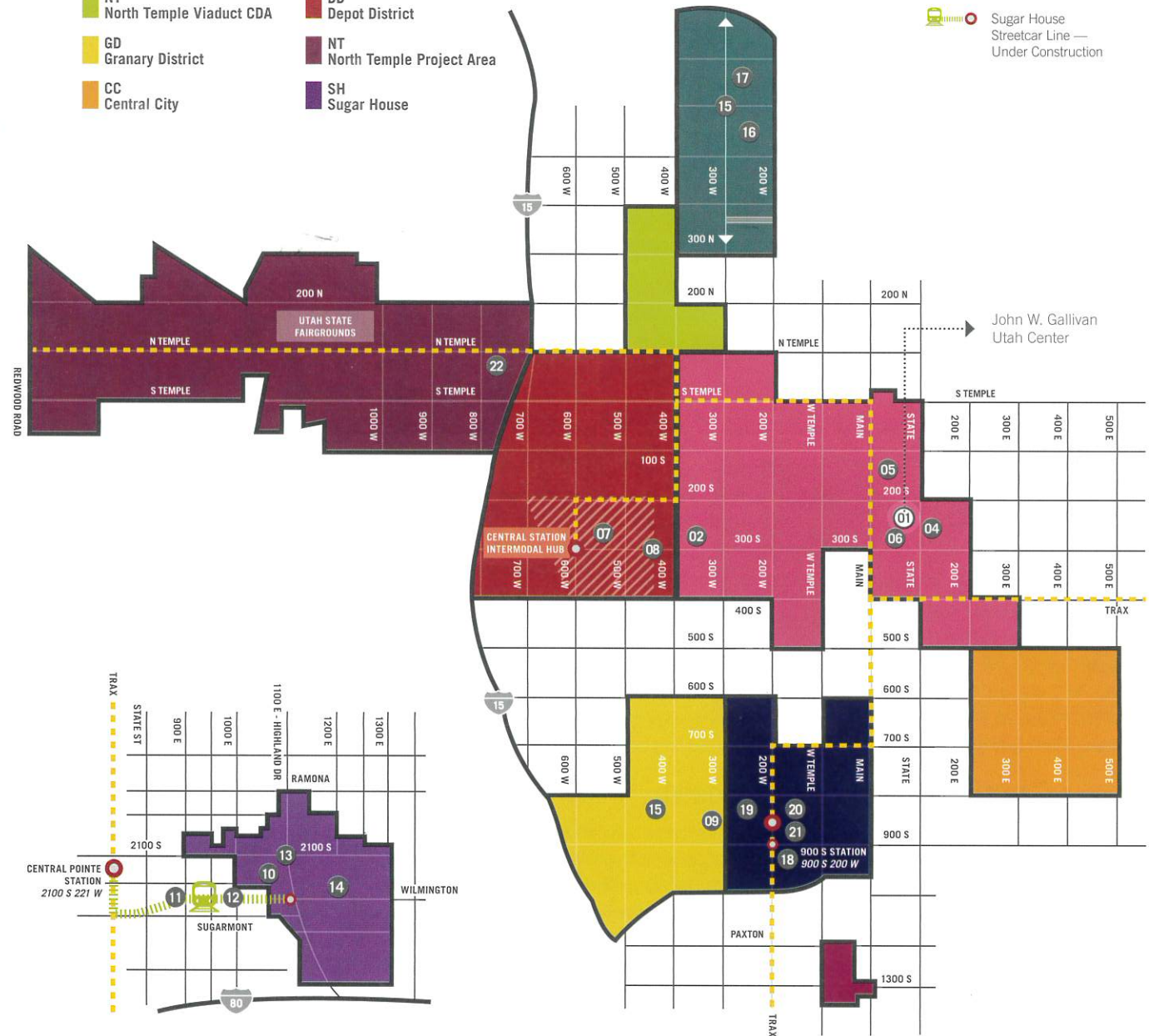
Mecham Management broke ground on Sugar House Crossing, a mixed-use retail and residential project located in the northeast portion of the Granite Block. Sugar House Crossing will feature 45,000 square feet of ground-level retail space and 210 residential units. The RDA Board approved a \$5 million new construction loan for Sugar House Crossing in May 2012, and the project will be complete in mid-2014.

## Projects Underway (1-23)

1	John W. Gallivan Utah Center (Ongoing)	CBD
2	Broadway Park Lofts	CBD
3	Downtown Streetcar Alternatives Analysis (Not Shown)	CBD / DD GD / WTG
4	The Plaza at State Street Development	CBD
5	The (New) Performing Arts Center	CBD
6	Gallivan Avenue Improvements	CBD
7	Hub Redevelopment	DD
8	SLC Public Market Development Plan	DD
9	Fleet Block Redevelopment	GD
10	Granite Block Development	SH
11	Sugar House Streetcar & Greenway	SH
12	Sugar House Greenway Branding	SH
13	Sugar House Monument Plaza Branding	SH
14	Wilmington Gardens Mixed-Use Development	SH
15	300 West Streetscape	WCH
16	Marmalade Block Development	WCH
17	Marmalade District, LLC Construction	WCH
18	BTH Co. Building No. 1	WTG
19	Central 9th Branding & Beautification	WTG
20	Jefferson Walkway Visioning	WTG
21	868 Jefferson Project	WCH
22	North Temple EPA Study	WCH
23	Purchase of Public Art for RDA Project Areas (Example Shown)	ALL

## RDA Project Areas

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



## Map Legend

00 2012 RDA Projects

Existing TRAX Routes

Sugar House Streetcar Line — Under Construction





## » Loans

RDA LOANS	AMOUNT	PROJECT AREA
Garth Hare Single Family Home Construction	\$261,929	Central City
Sugar House Crossing (Mecham Management) Construction	\$5,000,000	Sugar House
Granite Furniture Building (Boulder Ventures) Construction	\$1,500,000	Sugar House
Marmalade District, LLC (Nathan Anderson) Construction	\$175,000	West Capitol Hill
Building No. 1 (BTH Company) Construction	\$300,000	West Temple Gateway
Grilla Bites (Tenant Improvement)	\$114,730	Central Business District
Robert Crandall Properties (Tenant Improvement)	\$364,800	Central Business District

## » Leadership and Staff

CHIEF ADMINISTRATIVE OFFICER	BOARD OF DIRECTORS	RDA STAFF
Ralph Becker, Mayor	Kyle LaMalfa, Chair	D.J. Baxter, Executive Director
	Luke Garrott, Vice Chair	Justin Belliveau, Deputy Director
	Carlton Christensen	Matt Dahl, Senior Project Manager
	Jill Remington Love	Jill Wilkerson-Smith, Project Manager
	Charlie Luke	Edward Butterfield, Project Manager
	Stan Penfold	Ben Davis, Project Coordinator
	Søren Simonsen	BreAnne McConkie, Project Coordinator
		Kort Utley, Project Coordinator
		Travis Pearce, Property Manager
		Ashlie Easterling, Project Area Specialist
		Crayola Berger, Office Manager
		Jolynn Snider, Administrative Secretary



**SLCRDA**

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