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WHAT **WE** ACCOMPLISHED

The Redevelopment Agency of Salt Lake City

2013
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,

Since 1969, 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 investing in infrastructure and focusing resources in the city's redevelopment areas, the RDA has facilitated millions of dollars of private investment in Salt Lake City.

One example of infrastructure investment is the Sugar House Streetcar and Greenway project, dubbed the "S-Line," which opened in December. A true team effort, this project has worked in concert with City zoning changes and RDA loans to accelerate 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. The \$13 million investment by Salt Lake City and the RDA is projected to bring in an additional \$400 million of private investment.

This year, the City also welcomed the Utah Transit Authority's new Airport TRAX Line. The "Green Line" debuted in April, and runs through the entire length of the RDA's North Temple Project Area. The amount of transit-oriented development and urban revitalization this project will catalyze is incredibly exciting, and the RDA will work to capitalize on this opportunity.

Downtown Salt Lake City continues to thrive. As construction for the George S. and Delores Doré Eccles Theater is officially underway, residential and commercial developments are sprouting up across downtown. The Central Business District's current RDA-related projects alone will add more than 230 residential units and more street-level retail space to the downtown area in the coming year.

On behalf of RDA Board of Directors and Mayor Ralph Becker, I hope you enjoy learning about our continued effort to enhance the walkability, vitality, and sustainability of Salt Lake City, and our continuing tradition of creating exciting commercial, residential, and public spaces for residents to live and do business.

Thank you,



Stan Penfold, RDA Chair



CBD

» Central Business District

Base Year: 1983 || Sunset Year: 2040

The Central Business District Project Area (CBD) 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.

» Broadway Park Lofts

BPL South Tower LLC (BPL) purchased 51 residential units located in the incomplete second phase of the Broadway Park Lofts project (350 West Broadway) in September 2012. BPL immediately got to work to complete construction of the common areas and residential units. The RDA Board approved a \$4.5 million loan to finance land acquisition and the completion of construction. The Broadway Park Lofts are scheduled to be completed in 2014.

» 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 public process, the RDA selected LaPorte Group/Tannach Properties 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. The RDA provided a \$2.5 million construction loan to assist in financing this project, which is scheduled for completion in 2015.

CBD



» Gallivan Center Improvements and Programming

The Redevelopment Agency continued its tradition of supporting the success of Salt Lake City's premier downtown public space: The John W. Gallivan Utah Center. Whether supporting programming, like the Excellence in the Community Concert Series, or investing in property improvements, such as the new decorative lighting on Gallivan Avenue, the RDA will continue to be a supportive partner for "Salt Lake City's Living Room."



• CBD •

» Streetcar Alternatives Analysis

With assistance from the Federal Transit Administration, a partnership of the RDA, Utah Transit Authority, and the Salt Lake City Transportation Division, is managing the preparation of an alternatives analysis for a streetcar that will serve Downtown Salt Lake City. The Alternatives Analysis began in mid-2013 and will continue through the fall of 2014. During 2013, the RDA assisted in the review of technical data and co-hosted open houses. Informed by these efforts, the alternatives analysis will result in the development of a proposed locally-preferred alignment for the streetcar. Adoption of the locally-preferred alignment is an important milestone that will enable the project to seek funding for design and construction.

» The George S. and Delores Doré Eccles Theater

The George S. and Delores Doré Eccles Theater 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 to fulfilling a "longtime vision for a vibrant city – rich in the arts – that belongs to all of Utah." The project will also include public gathering space, a black box performance hall, streetscape improvements, retail development and programming on Regent Street, a midblock connection to Main Street, and will be seamlessly integrated with a privately-developed office tower. The theater is scheduled to open in July 2016.

There were several key accomplishments in 2013, including:

- » Entering into an ownership agreement among Salt Lake County, Salt Lake City, and the RDA.
- » Entering into an operating agreement with the Salt Lake County Center for the Arts.
- » Issuing \$51,270,000 of City Sales & Excise Tax Bonds and \$64,730,000 of RDA Tax Increment Revenue Bonds to finance the project.
- » Closing on land acquisition.
- » Continuing development efforts through public outreach.
- » Continuing the design process led by the team of HKS Architects and Pelli Clarke Pelli Architects.
- » Securing \$17 million in private fundraising commitments.

WTG

» West Temple Gateway Project Area

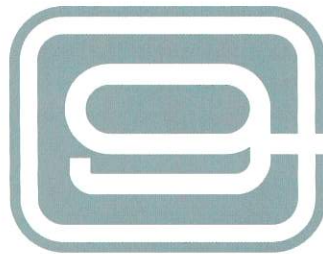
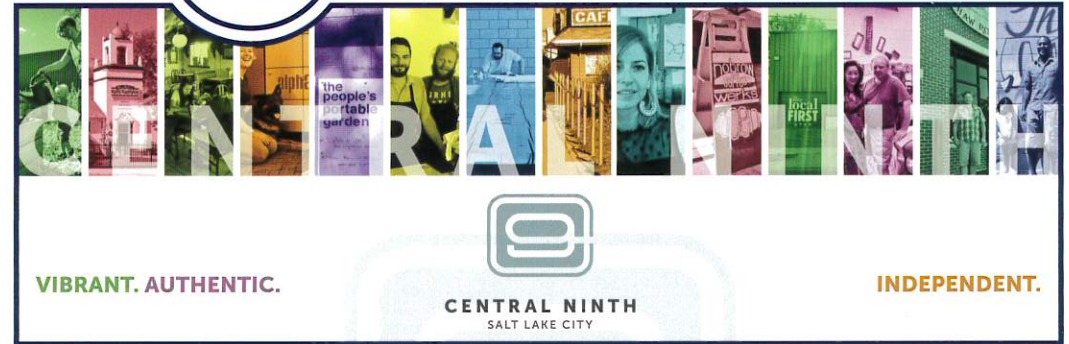
Base Year: 1987 || Sunset Year: 2018

The RDA's plan for the West Temple Gateway Project Area (WTG) is to encourage 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.

» Central 9th Branding and Beautification Strategy

During extensive outreach to the West Temple Gateway community and potential developers, the RDA discovered that while the project area has many benefits — such as excellent transportation choices — many private developers were not aware of the area's development potential. To better market the neighborhood, the RDA implemented a branding and beautification strategy aimed at increasing awareness of West Temple Gateway as an emerging neighborhood business district within Salt Lake City.

In 2012, the community voted to formally adopt the name Central Ninth, which highlights the neighborhood's central location on 900 South. The following spring, community stakeholders chose an official logo, which has since been incorporated into street banners, decorative planters, and other marketing materials.



CENTRAL NINTH
SALT LAKE CITY

• WTG •

» New Form-Based Zoning

Several years of work culminated in the adoption of a Form-Based Urban Neighborhood zone in December 2013. Beginning in 2011, the RDA, the City's Planning Division, and the community worked together to develop a new zoning approach that reflects Central Ninth's transit-oriented goals with attention to the safety and aesthetics of healthy streets. Form-based zoning provides more flexibility for property owners, while creating more activity at the street level.

GD

Granary District Project Area «

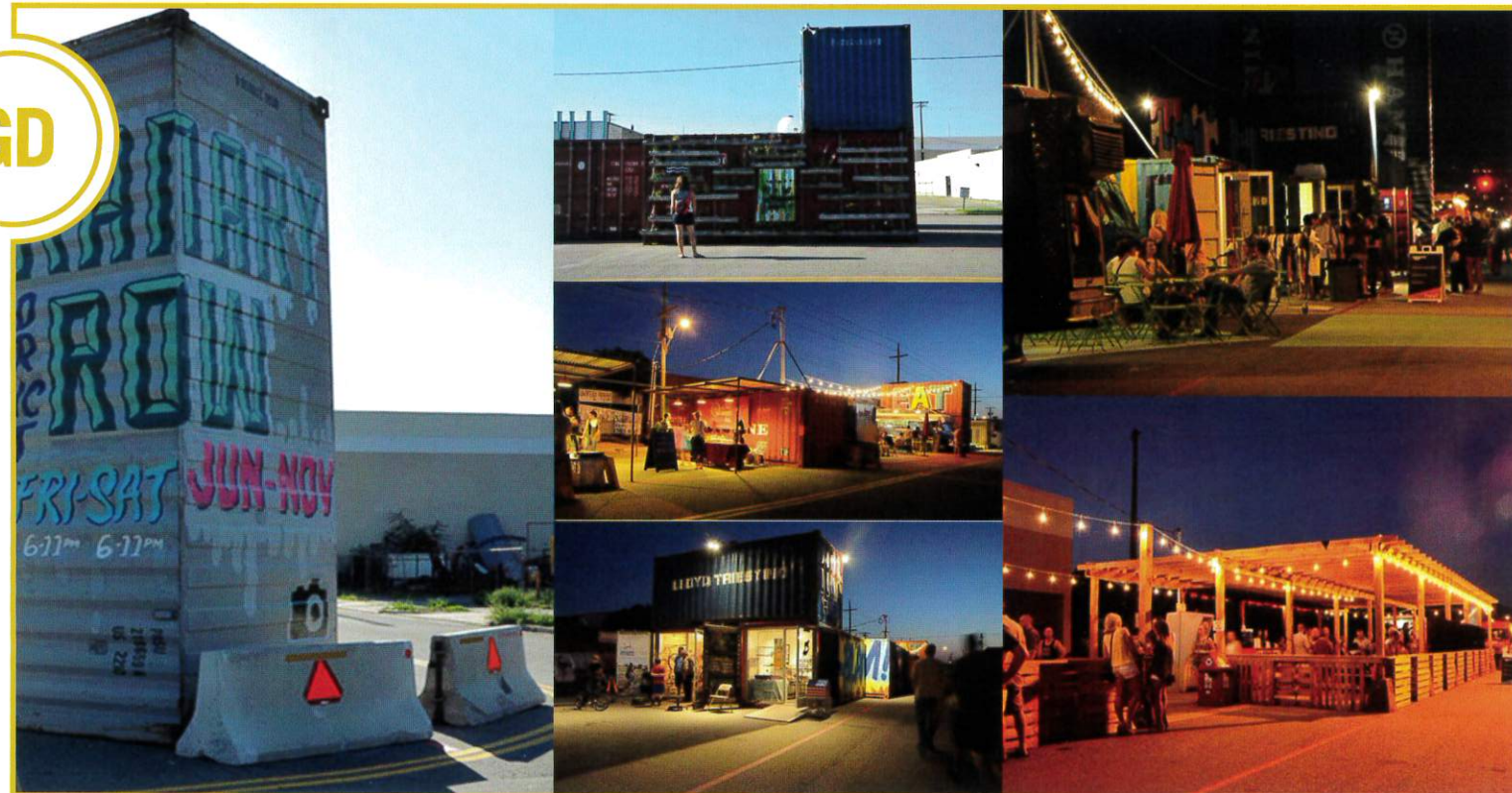
Base Year: 1999 | Sunset Year: 2025

The Granary District Project Area (GD) 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 reclaiming open space.

» Granary Row

In June 2013, the Kentlands Initiative, a local nonprofit, launched a six month project to introduce more people to the Granary District and to revitalize the wide, under-utilized rights-of-way in this neighborhood. The Kentlands Initiative worked with the community, the RDA, and the City's Community and Economic Development Department to fund and permit the installation of repurposed shipping containers down the center of 700 South between 300 and 400 West. The Granary Row project showcased small startup businesses, and a variety of local musicians, artists, and food vendors. The RDA provided \$125,000 to fund the infrastructure of the Granary Row project. From June to November, the project brought many new visitors to the neighborhood.

GD



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.

*Ended when \$5.2 million in total tax increment was collected, but an extension allowing for completion of 300 West improvements was negotiated with the taxing entities in 2013.

» Marmalade Block

Once complete, the Marmalade Block Development will be a 3.5-acre mixed-use project featuring the Marmalade Branch of the Salt Lake City Public Library, public open space, and residential and commercial development on four parcels. A Request for Qualifications for the development of Marmalade Block was issued in spring 2013. In September, the RDA entered into exclusive negotiations with Clear Water Homes to develop a mixed-use project in the middle of the Marmalade Block just north of the library site, and selected Everest Builders to construct townhomes along Arctic Court (250 West). The library will break ground in June 2014, and construction of two aforementioned projects will begin in 2015. The RDA will issue a Request for Qualifications to develop the fourth parcel located on the northwest corner of the site in 2014.

In December 2013, the RDA Board approved a budget to construct Plaza Phase I, which includes public plazas to the north and east of the Library, a promenade comprised of a double row of trees, and other right-of-way improvements along 300 West between 500 and 600 North. Design for this public open space will be completed in 2014, with construction commencing in 2015.



WCH

» 300 West Streetscape Project

In April 2013, the RDA Board approved a budget to design the 300 West Streetscape project. The plan, developed collaboratively with the community and stakeholder organizations, calls for landscaped medians and intersection improvements, including crosswalk enhancements and bulb-outs, between North Temple and 1000 North. The project is set forth in the Capitol Hill Master Plan, the RDA's West Capitol Hill Project Area Goals, and the West Capitol Hill Open Space Network, with the overall objective to make 300 West less of a barrier between the neighborhoods to the west and to the east of the street. Construction of Phase I is scheduled to be complete in 2014.



NT

North Temple Project Area «

Base Year: 2012 | Sunset Year: 2037

The North Temple Project Area (NT) was established in 2011, with the primary goal of revitalizing the North Temple Corridor and maximizing transit-oriented redevelopment opportunities. In 2013, the RDA collected its first tax increment funds, and continues its preparation work for redevelopment, which includes environmental assessment and ongoing work to support infill development.

This year also saw the completion of the TRAX airport light rail line, or “Green Line.” The Green Line runs directly through the project area along North Temple Boulevard, and connects Downtown to the Salt Lake City International Airport. The RDA will work to ensure that this new transit option, along with the area’s new form-based zoning and significant street improvements, will transform the area into a vibrant, walkable, transit-oriented development corridor.



• NT •

» North Temple Consultant

The RDA selected NeighborWorks Salt Lake as a consultant to provide assistance in implementing the RDA’s North Temple Project Area Plan. The organization will promote the RDA’s loan and tax increment reimbursement programs, and assist in attracting a catalytic development to the corridor. The RDA will fund the position for the first year, then provide partial funding in the second and third year of the consultant’s services.

SH

» Sugar House Project Area

Base Year: 1986 || Sunset Year: 2014

The guiding plans for the Sugar House Project Area (SH) call for integration of residential uses in the business district, encouraging adaptive reuse of structurally sound buildings, promoting development through public transit improvements, addressing the need for off-street parking, and enhancing walkability through traffic calming measures.

» Wilmington Gardens

Wilmington Gardens Group, a joint venture of the Woodbury Corporation and Dee's Inc., broke ground on a mixed-use project on property acquired from the RDA. The project will feature an open plaza and connection to Hidden Hollow Natural Area with residential units, retail, and commercial space. This is the first phase of a project that will include redevelopment of property owned by the joint venture across Wilmington Avenue.

» Opening of the S-Line

In April 2012, a partnership of the RDA, Salt Lake City, Utah Transit Authority, and South Salt Lake City began construction on the two-mile long Sugar House Streetcar line, which connects 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.

Throughout 2013, Salt Lake City, Utah Transit Authority, and South Salt Lake City collaborated with the community to brand the Streetcar line and the Greenway, resulting in the "S-Line" name. The S-Line informally opened to the public in December 2013. Much of the landscaping, plaza work, and art were installed prior to the opening of the S-Line. A formal opening will occur in 2014, when the balance of this work will be completed.

• SH •

SH



» Granite Block Development

Two major RDA-involved projects on the Granite Block are projected to greatly enhance the Sugar House Business District. The first project, named 2100 Sugarhouse and developed by Boulder Ventures Development, involved a complete renovation of the Granite Furniture Showroom building located 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. The RDA Board approved a \$1.5 million building renovation loan to facilitate the project in March 2012.

In order 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 project was 100% complete and fully-leased by August 2013.

The second project, Mecham Management's Sugar House Crossing, is a mixed-use commercial and residential project located at the northeast portion of the Granite Block. The RDA Board approved a \$5 million new construction loan for Sugar House Crossing in May 2012. Sugar House Crossing will ultimately feature 45,000 square feet of ground-level retail space and 210 residential units. Completion on Sugar House Crossing is expected in 2014.

• SH •

» Sugarmont Plaza

In May 2013, the RDA Board funded Sugarmont Plaza, a project that transformed the former Deseret Industries building, located at 2234 South Highland, into an exciting urban activation project. Volunteers painted an under-utilized parking lot with a bright and attention-grabbing pattern and populated it with tables, chairs, and umbrellas. Several artistic murals were painted on the north, east, and south facades of the existing building. The Plaza hosted food trucks and live bands on Wednesday and Saturday evenings throughout the summer. Expanded programming will continue in 2014, with the addition of the Sugar House Farmers Market on Friday evenings. Sugarmont Plaza is managed by Friends of the S-Line in cooperation with RDA staff.



SH



» Sugar House Monument Plaza

In December 2013, the RDA Board approved a budget to reconstruct the Sugar House Monument Plaza. The City Council approved closing the existing right turn lane that bisects the Monument Plaza, in order to enhance the public plaza space. The RDA Board approved a composite site plan featuring open space, outdoor dining, public art, restoration of the historic Sugar House Monument, and an interactive water feature. Construction will begin in summer 2014.

DD

» Depot District Project Area

Base Year: 1998 | Sunset Year: 2024

Located just west of downtown, the Depot District Project Area (DD) 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 DD focus on the need to revitalize this important periphery to downtown by providing better infrastructure, preserving historic structures, reclaiming open space, and encouraging mixed-use development.

» Liberty Gateway

Liberty Gateway Properties, an affiliate of Cowboy Partners, broke ground in 2013 on Liberty Gateway, located at 10 South 500 West. The project includes 160 apartments, ground floor commercial, and 203 stalls of underground parking. The RDA is providing \$816,000 in tax increment reimbursement to partially fund the cost of the project’s underground parking stalls.

» Intermodal Hub Area Progress Report

In December 2013, the Salt Lake City Planning Commission approved a street narrowing of 300 South between 500 West and 600 West streets. This is the first major step to reduce the scale of 300 South to 85-ft wide from its original 132-ft width. The RDA will subdivide the additional property comprising this frontage and design and build street improvements. The result will be an attractive, pedestrian-scale festival street that will lay the foundation for development. The RDA also continues efforts to locate a permanent public market, prepare the Beehive Brick Building for redevelopment, and finalize its design guidelines for the development of RDA properties.

» Downtown Winter Farmers Market

The RDA funded improvements to the Rio Grande building to launch the Downtown Alliance’s Downtown Winter Farmers Market. Celebrating its inaugural year, the event was held every two weeks from November through April, and featured an average of 50 local vendors and 2,000+ attendees per event.



Project Key (1-19)

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 George S. and Delores Doré Eccles Theater	B70
6	Gallivan Center Improvements	CBD
7	Hub Redevelopment	DD
8	Downtown Winter Farmers Market	DD
9	Liberty Gateway	DD
10	Granite Block Development	SH
11	Sugar House Streetcar & Greenway	SH
12	Sugar House Monument Plaza	SH
13	Sugarmont Plaza	SH
14	Wilmington Gardens Mixed-Use Development	SH
15	Granary Row	GD
16	300 West Streetscape	WCH
17	Marmalade Block Development	WCH
18	Central 9th Branding & Beautification	WTG
19	GREENbike SLC BikeShare (Not Shown)	CBD / DD

RDA Project Areas

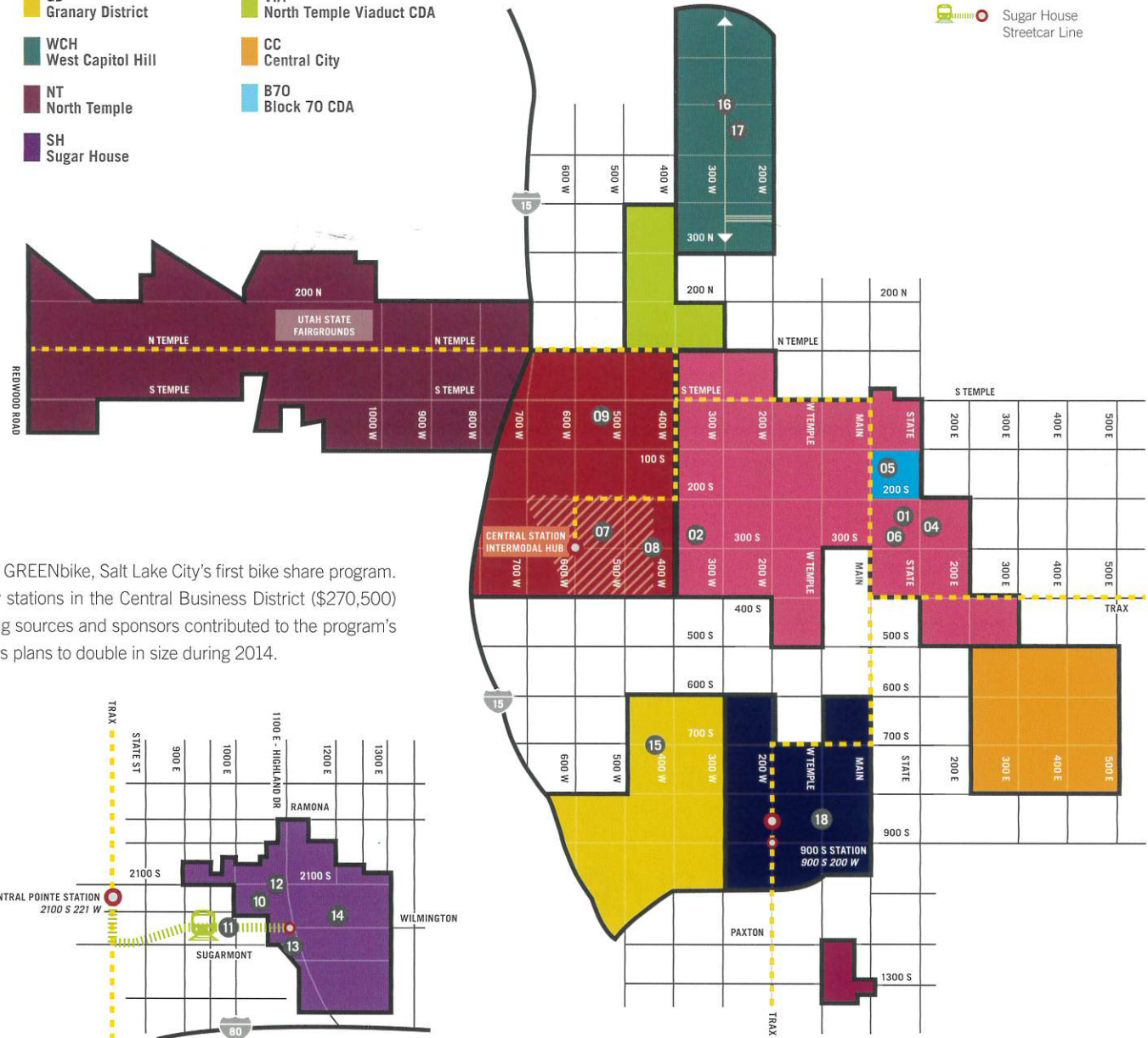
- CBD
Central Business District
- DD
Depot District
- WTG
West Temple Gateway
- BBS
Baseball Stadium
- GD
Granary District
- VIA
North Temple Viaduct CDA
- WCH
West Capitol Hill
- CC
Central City
- B70
Block 70 CDA
- NT
North Temple
- SH
Sugar House

Map Legend

00 2013 RDA Projects

0 Existing TRAX Routes

0 Sugar House Streetcar Line



GREENbike | CBD | DD

In fiscal year '12-'13, the RDA Board allocated \$307,500 to launch GREENbike, Salt Lake City's first bike share program. These funds allowed the program to acquire and install nine new stations in the Central Business District (\$270,500) and two new stations in the Depot District (\$37,000). Other funding sources and sponsors contributed to the program's operational costs. GREENbike launched in spring of 2013, and has plans to double in size during 2014.



» Loans

RDA LOANS	AMOUNT	PROJECT AREA
Broadway Park Lofts (Construction)	\$4,500,000	Central Business District
SL Neighborhood House (Acquisition)	\$175,000	West Capitol Hill

» Leadership and Staff

CHIEF ADMINISTRATIVE OFFICER

Ralph Becker, *Mayor*

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SLCRDA

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GC
B70
GBD
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TWENTYTHIRTEEN

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