



SLCRDA

Granary District Project Area **2015-2019 Strategic Plan**

(Project Area Expires 2023)

Section I - Objectives

1. The Granary District shall feature active, mixed-use, and multi-modal corridors that emphasize transit, creative uses of the public right-of-way, and a high-quality pedestrian environment.
2. The development of the Granary District shall combine the adaptive reuse of contributing structures with new infill development in a manner that supports commercial, residential, and light industrial uses.
3. The RDA shall support the City's Housing Initiative by contributing to a high-quality, diverse, and income-balanced housing stock of moderate to high density.
4. The RDA shall support the incorporation of public art in public and private development projects.
5. Support the construction of real estate and infrastructure projects that model innovative sustainability practices and limit carbon emissions.
6. Support changes to the zoning code that contribute to the implementation of approved Salt Lake City plans.

Section II – Obligations

1. Project Area Budget: Tax Increment to Taxing Entities – 25%
2. Project Area Budget: Aggregate Use Restrictions
 - a. Housing – 20%
 - b. Redevelopment – 65-75%
 - c. Administration – 5-15%
3. Artspace Tax Increment Reimbursement - \$450,000 (\$317,893)
 - a. Principal: \$450,000
 - b. Paid: \$132,108
 - c. Remaining: \$317,892

Section III – Non-Obligated Funds (Projections):

FY 2015/2016:	\$ 117,869
FY 2016/2017:	\$ 120,917
FY 2017/2018:	\$ 123,993
FY 2018/2019:	\$ 162,095
FY 2019/2020:	\$ 195,223

Section IV – Implementation Program Prioritization:

1. **Adaptive Reuse Grant Programs (2015-2019)** – Grant programs shall incentivize the adaptive reuse of existing buildings.
2. **Housing Programs (2014-2019)** – Loans, tax increment reimbursement programs, and housing funds should encourage high-density, well-designed housing development that serves populations that have mixed incomes, varying household sizes, and are multi-generational.

- 3. Economic Development (2014-2019)** – Loan programs and tax increment reimbursement programs shall be used to support the creation, retention, or recruitment of innovative businesses that provide high-quality jobs.

Section V – Implementation Project Prioritization:

- 1. Street Reconstruction (2015-2017)** – In cooperation with the Administration, staff will implement the reconstruction of corridors identified in approved Salt Lake City plans. The project will create multi-modal corridors that emphasize transit and a high-quality pedestrian environment, as well as the creative use of the public right-of-ways. Potential uses of the public right-of-ways that will be explored include streetcar and light rail alignments, significant pedestrian and bike facilities, permanent commercial development, food truck sites, and temporary markets. Staff will work the Administration to identify funding sources for the project, as well as design and construct the improvements.
- 2. Fleet Block Redevelopment (2015-2019)** – Staff will work with the Administration to assist in the development of the Fleet Block.
- 3. Gale Street Redevelopment (2015-2016)** – 901 South Gale Street shall be developed in a fashion that contributes to the project area’s objectives. Staff will market the property, select a developer, negotiate development terms, and oversee construction.
- 4. Downtown Streetcar (2015-2019)** – The RDA and Transportation Division are currently conducting an alternatives analysis for the construction of a Downtown Streetcar Line. Initial objectives include having the streetcar serve the Granary District and West Temple Gateway Project Areas as a catalyst for redevelopment. To complete this project, staff will work with the Transportation Division to complete the planning and design for the project and potentially contribute resources to the construction of the streetcar line.

5. Public Open Space Creation (2015-2019) – The RDA will coordinate with the Salt Lake City Administration on the use of impact fees and other resources in creating public open space opportunities in the project area.

Granary District Project Area

Redevelopment Agency of Salt Lake City

