

**DATE:** January 13, 2015

**ITEM:** 7.A.

**RE:** CONSIDERATION AND APPROVAL OF A DEVELOPMENT STRATEGY AND OFFERING TERMS FOR RDA-OWNED PROPERTY LOCATED BETWEEN 500 WEST AND 600 WEST STREETS, AND 200 SOUTH AND 400 SOUTH STREETS, IN SALT LAKE CITY, UTAH

**PROJECT AREA:** Depot District Project Area

**PREPARED BY:** Jill Wilkerson-Smith

**EXECUTIVE SUMMARY:** Staff is in the process of preparing a Request for Qualifications (“RFQ”) to develop RDA-owned property located between 500 West and 600 West Streets, and 200 South and 400 South Streets near the Intermodal Hub (“Phase I”). As a first step in the RFQ creation process, staff is presenting its proposed terms to the RDA Board for approval. For reference, the Phase I offering map is attached as Attachment No. 1. Each of the five parcel offerings consist of commercial, mixed-use, and/or housing elements to be joined together by unique public infrastructure built by the RDA. Also attached is the RFQ term sheet that outlines specific terms for each site offering (Attachment No. 2). The term sheet is exclusive of price which shall be determined based on an appraisal process prior to the final RFQ document release. The final RFQ document will be presented to the Board in February for approval. Staff requests that the Board consider and approve the attached term sheet, allowing staff to proceed with drafting the final RFQ document.

**ALTERNATIVES:**

- 1) Recommend approval of the term sheet.
- 2) Recommend approval of the term sheet with changes.
- 3) Do not recommend approval of the term sheet.

**ANALYSIS AND ISSUES:** The Phase I offering map provides an overview of the properties to be offered for sale. Each offering is divided into five parcels, and developers may bid on one or all parcels offered. They include:

- Parcel 1: Commercial Corner (600 West/300 South)
- Parcel 2: Historic Renovation of Serta Mattress
- Parcel 3: Mixed-Use Development
- Parcel 4: Residential Development
- Parcel 5: Commercial Development

These concepts have emerged as the product of stakeholder input and subsequent analysis by the RDA’s consultant, Design Workshop/Lo-ci. The RDA Board approved the Hub Implementation

Plan depicted in Attachment No. 1 on September 16, 2014. The RDA will build portions of the public infrastructure in conjunction with Phase I, with some to be built by the developer of each adjacent parcel. Staff requests that the Board of Directors approve the attached term sheet, thereby allowing staff to draft the final RFQ document for release in February 2015.

The following items require Board approvals in the 18 months:

- *January 2015*: Phase I RFQ Termsheet
- *March 2015*: Public Infrastructure Schematic Design
- *May 2015*: Phase I Developers Selection
- *September-November 2015*: Phase I Sales Termsheets
- *Spring 2016*: Budget for Public Infrastructure

**BACKGROUND:** A chronology of the Hub Project is provided as an attachment.

**ATTACHMENTS:**

1. Hub Implementation Phase I Plan
2. RFQ Term Sheet
3. Hub Project Chronology