

**REDEVELOPMENT AGENCY STAFF MEMO**

**DATE:** October 13, 2015                      **ITEM #:** 6.A.

**PREPARED BY:** DJ Baxter & Crayola Berger

**RE:** Annual Discussion of Redevelopment Advisory Committee (RAC) Assignments for Fiscal Year 2015/2016

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**REQUESTED ACTION:** Review and approve the proposed list of RAC assignments, subject to any requested modifications.

**POLICY ITEM:** This is a procedural item affecting numerous RDA policies.

**BUDGET IMPACTS:** The Redevelopment Advisory Committee members volunteer their time; therefore, no funding is required for their review of projects.

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**EXECUTIVE SUMMARY:** As the new RDA Budget document contains an annually-updated Operations Plan, staff proposes to revisit the RAC assignments at the conclusion of each year's budget process. This would ensure that the RAC is reviewing all items identified by the Board as Priority Projects or Priority Programs for the year in each project area. The only exceptions would be projects or issues that require closed meeting consideration by the Board. Staff proposes to retain the "General Task List" adopted by the Board in prior years, but dispense with the prior Specific Task List in favor of a direct reference to the adopted Operations Plans included in the budget. This would have the effect of updating the RAC assignments list any time the Board amends the Budget.

**REDEVELOPMENT ADVISORY COMMITTEE RECOMMENDATIONS:** Staff presented this item to the Redevelopment Advisory Committee ("RAC") on October 7, 2015. The meeting of RAC did not have a quorum; therefore there were no formal recommendations from RAC. However the members that were in attendance, Ms. Bell, Ms. O'Grady, and Mr. Cottle expressed their agreement with the requested changes.

**ANALYSIS & ISSUES:** In 2009, the Board of Directors discussed and approved the following general policy direction: The Board would like to seek the input and recommendation of RAC with regard to loans, planning issues, urban design issues, structure of projects, and requests for proposals (RFPs).

In 2014-15, the Board of Directors revised the process and format for creating the budget to create multi-year Strategic Plans, supported by annually-adopted Operations Plans, which include a list of priority projects and programs in each project area.

**RAC GENERAL TASK LIST:**

- Review and recommend the Annual Implementation Budget and any amendments.
- Review and recommend changes to Agency loan and tax increment reimbursement programs.
- Convene a sub-committee of up to four RAC members to serve as a Loan Committee to review and approve loans subject to the approved loan criteria which are funded from all Agency loan programs on an as-needed basis by RDA staff.
- Review and recommend the use of the SRO Housing Site Acquisition Funds.
- Review and recommend the design of any housing in which the Agency will sell the property to the developer.
- Recommend to the RDA Board the make-up of programs or projects to be funded from the Affordable Housing Initiatives.
- Review of resale and reuse plans for RDA properties in all RDA project areas.
- Consideration of creating RDA tools in other parts of the City.
- Review master planning and rezoning changes proposed by the Planning Division in all RDA project areas.

**SPECIFIC TASK LIST:**

Review and recommend all priority projects and programs adopted in the current year's Operations Plans.

Exceptions: Items considered in Closed Meetings.

**PREVIOUS BOARD ACTION:**

- The Board last reviewed RAC assignments April 14, 2015.
- Since its inception in 1990, RAC has been assigned to provide recommendations on the RDA's Annual Budget as well as a variety of projects including housing acquisitions and dispositions, and public infrastructure projects.

**ATTACHMENTS:** Program and Project Prioritizations from Strategic Plans



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## Central Business District Project Area 2014-2019 Strategic Plan

(Project Area Expires 2040)

### Implementation Program Prioritization:

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1. **Housing Programs (2014-2019)** – Loan and tax increment reimbursement programs and housing funds encourage high-density well designed housing development that serves populations that have mixed-incomes, varying household sizes, and are multi-generational.
2. **Adaptive Reuse (2014-2019)** – Loan and tax increment reimbursement programs encourage the adaptive reuse of existing buildings for residential and commercial development.
3. **Economic Development (2014-2019)** – Loan programs and tax increment reimbursement programs shall be used to encourage commercial development that contributes to downtown Salt Lake City's role as a major economic center. Eligible projects will support the creation, retention, or recruitment of innovative businesses that provide high-quality jobs.

### Implementation Project Prioritization:

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1. **George S. and Dolores Doré Eccles Theater (2014-2016):** The RDA shall complete construction of the Eccles Theater and work to integrate the building with other businesses and improvements on Block 70.
2. **Regent Street Redevelopment (2014-2016):** The RDA shall design and construct improvements that enhance the pedestrian links and urban spaces from City Creek Center to the Gallivan Center and Regent Street to State and Main Streets. These improvements will provide access and connectivity for the Eccles Theater Entrance on Regent Street and its black box theater, as well as the 111 South Main Office Tower, parking amenities, and other surrounding uses on Block 70.
3. **Plaza at State Street Development (2015-2016):** The RDA shall work with Tannach Properties LLC to complete the development of the Plaza at State Street. This development included 180 residential units, 20,000 square feet of commercial space, and two levels of underground parking.
4. **Convention Center Hotel (2015-2019):** The RDA shall assist Salt Lake County, the State of Utah, and the hotel developer to construct a Convention Center Hotel within

1,000 feet of the Salt Palace Convention Center. The RDA will participate in the project as prescribed by State Code.

5. **Downtown Streetcar (2015-2019):** The RDA and Administration are currently conducting an alternatives analysis for the construction of a Downtown Streetcar Line. The project is intended to contribute to a more versatile and effective transit system, as well as catalyze new and sustainable development in Downtown. To complete this project, staff will work with the Administration to complete the planning and design for the project and potentially contribute resources to the construction of the streetcar line.
6. **Utah Paperbox Development (2015-2018):** The RDA shall redevelop the Utah Paperbox Site at 230 South 300 West between 300 West and 400 West. Initial planning efforts will consider residential, commercial, and open space uses.
7. **Pioneer Park Improvements (2015-2017):** The RDA shall work with the Administration to construct improvements in Pioneer Park that are recommended as part of the current planning initiatives.
8. **Utah Theater Redevelopment (2015-2018):** The RDA shall establish and identify step to implement a reuse policy for the Utah Theater.
9. **Mid-block Connections (2015-2018):** The RDA shall pursue opportunities to design and construct mid-block streets and pedestrian ways as part of RDA-led developments, private developments, and public infrastructure projects.
10. **Gallivan Utah Center (2015-2018):** The RDA shall continue to maintain, program, and operate the Gallivan Utah Center and Gallivan Avenue.
11. **300 South Public Art (2015-2018):** The RDA shall contribute to design and installation of public art as a component of public infrastructure projects.
12. **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.



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## Depot District Project Area 2015-2019 Strategic Plan (Project Area Expires 2023)

### Implementation Program Prioritization:

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1. **Transit-Oriented Development (2015-2019)** – Loans, tax increment reimbursement programs, and housing funds will be used to foster transit-oriented development by incentivizing building renovations and new construction near transit facilities.
2. **Salt Lake City Housing Initiative (2015-2019)** – Identify and support the development of affordable housing projects as identified in Salt Lake City's Housing Initiative as specifically appropriate for the project area.

### Implementation Project Prioritization:

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1. **The Hub Project (2015-2019)** – The RDA will begin marketing its property near the Salt Lake Central Station in 2014. The completed development will have commercial and housing uses surrounded by a pedestrian-friendly public realm. Unique features of the development will include the restoration of the Beehive Brick and Serta Mattress buildings, and public infrastructure improvements.
2. **The Public Market (2015-2019)** – The RDA is collaborating with The Downtown Alliance to identify a location and build a permanent year-round public market. The location could be in the historic Rio Grande Depot or on RDA-owned property in the Hub Project.
3. **500 West Park Blocks Redesign Project (2015-2019)** – The RDA will evaluate options to redesign and build an improved configuration of the 500 West Park Blocks between 200 South and 400 South Streets.
4. **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 open space opportunities in the project area.
5. **100 South Project (2015-2019)** – The RDA will create a small area plan for its property in the vicinity of 100 South between 600 West and 700 West, and market the property for development.

6. **Downtown Streetcar (2015-2019)** – The RDA and Transportation Division are currently conducting an alternatives analysis for the construction of a Downtown Streetcar Line. One alignment under consideration would travel around and possibly through the Hub Project.



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## Granary District Project Area 2015-2019 Strategic Plan (Project Area Expires 2023)

### Implementation Program Prioritization:

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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.

### Implementation Project Prioritization:

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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.



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## North Temple Project Area 2015-2019 Strategic Plan

(Project Area Expires 2037)

### Implementation Program Prioritization:

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1. **TOD Programs (2015-2019)** – Loan and tax increment reimbursement programs shall encourage transit-oriented development through incentives for building renovations and new construction near transit facilities.

### Implementation Project Prioritization:

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1. **Catalytic Development (2015-2019)** – Facilitate a catalytic development along the North Temple Corridor. Development should establish high expectations for future development. Activities may include land acquisition, marketing, and developer incentives.
2. **EPA Assessment Grant Program (2015-2016)** – Promote and deploy EPA grant funds for environmental testing of potential development sites.
3. **North Temple Improvements (2015-2017)** – Design and construct improvements along North Temple that create a sense of connectivity between the east and west sides of I-15.
4. **Folsom Corridor (2015-2019)** – Engage in pre-development activities for the rehabilitation of the Folsom Avenue corridor as a public space and development corridor.
5. **Developer Conference (2015)** – Host a developer conference that showcases development opportunities and resources that are available in the North Temple Project Area.
6. **Jordan River Parkway Trail Connection (2015-2017)** – Assist Jordan River Parkway stakeholders in funding the construction of the necessary infrastructure to connect the Jordan River Parkway Trail within the North Temple Project Area.



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## Sugar House Project Area 2015-2016 Strategic Plan

### Implementation Program Prioritization:

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None

### Implementation Project Prioritization:

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1. **Redevelopment of Former Deseret Industries Building Site (2014-2016)**
2. **Property Acquisition (2014-2016)** – the RDA may pursue the acquisition of additional parcels from Salt Lake City Corporation to facilitate the redevelopment of the Deseret Industries parcel.



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## West Capitol Hill Project Area 2015-2019 Strategic Plan

### Implementation Program Prioritization:

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1. **Transit Oriented Development (2014-2016)** – Loan programs shall encourage transit oriented development through incentives for building renovations and new construction near transit facilities.

### Implementation Project Prioritization:

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1. **300 West Improvements (2014-2021)** – Planning, Design, and Construction of the second phase of improvements.
2. **Marmalade Block (2014-2017)** - Construction of open space improvements and development of RDA owned property.



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## West Temple Gateway Project Area 2015-2018 Strategic Plan

(Project Area Expires 2018)

### Implementation Program Prioritization:

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1. **TOD Programs (2015-2018)** – Loan programs shall encourage transit-oriented development through incentives for building renovations and new construction near transit facilities.
2. **Single Family Home Development (2015-2018)** – Loan programs shall encourage renovation of existing single family homes and construction of new housing in the FBUN-1 Zoning District.

### Implementation Project Prioritization:

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1. **Central 9<sup>th</sup> Development (2015-2018)** – The RDA is currently in the process of redeveloping seven sites in the Central 9<sup>th</sup> Neighborhood that are located near the intersection of 900 South 200 West. To complete this, project staff will market the properties, select developers, negotiate sale terms, and oversee construction.
2. **West Montrose Development (2015-2018)** – The RDA owns 1.8 acres at 300 West 800 South. The site acquisition was partially funded with Project Area Housing funds, therefore the redevelopment project on this site must include housing for those earning 120% or less of the area median income. Staff will address lot line and environmental contamination issues, create a development plan, market the properties, select a developer, negotiate sale terms, and oversee construction.
3. **900 South Street Improvements (2015-2017)** – To complement the development occurring around the intersection of 900 South and 200 West with high quality public spaces, this project will construct improvements to the streetscape along 900 South. Staff will complete the design, bid the project, and construct the improvements.
4. **Downtown Streetcar (2015-2018)** – 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. **Transit Access (2015-2018)** – The RDA will seek opportunities to work with the Transportation Division, Utah Transit Authority, and developers to improve access to transit for project area residents.
  
6. **Public Open Space Creation (2015-2018)** – 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.