

REDEVELOPMENT AGENCY OF SALT LAKE CITY



2000
2000 ANNUAL REPORT

LETTER FROM THE MAYOR

Dear Friends:

Salt Lake City's Redevelopment Agency plays a pivotal role in our efforts to revitalize our city and add to its unique charm. By purchasing important parcels of land and by marketing them in ways that fit our City's vision for the future, the RDA helps to mold and shape our city in visible and concrete ways.

Through the hard work of the RDA staff and the remarkable dedication of the RDA Board (comprised of the members of the City Council), the RDA made progress in several important areas in the year 2000. First, the RDA completed a deal to rehabilitate an important historic building that had languished, deteriorating for more than 20 years. The Brooks Arcade project balances the important concerns of historic preservation, downtown revitalization, and open government to create a solution that will be an outstanding addition to our downtown. The new building will bring residential, office, retail, and underground parking space to a block that is crucial to our downtown revitalization efforts. The project will bring usefulness to the Brooks Arcade that dramatically contrasts with the empty, deteriorating building we have driven and walked by for the last 20 years. And this will be accomplished while accurately and carefully preserving the intricate masonry that defines the building.

Besides preserving our historic buildings, the RDA has also worked to safeguard our environment. The RDA's work with brownfields, especially in the Gateway District, has served to transform formerly underused and sometimes dangerous properties into valuable investments for new businesses.

EPA selected Salt Lake City, in partnership with the Utah Department of Environmental Quality, as one of ten cities across the country to serve as a national model for the redevelopment of abandoned gas station properties. Salt Lake City was selected because of the RDA's innovative Vacant and Boarded Gas Station Program, which allows the Agency to purchase, remediate and develop housing on abandoned gas station properties.

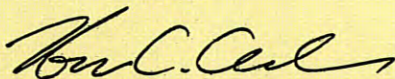
Another RDA project contributing to residential use was completed this year. This development consists of 11 units of affordable housing in our downtown area. The "green" design of these units represents the future of housing developments by including environmental-friendly features such as high-energy efficiency.

The RDA is also working to improve the business climate in Salt Lake City. The recently opened Marriott City Center now provides additional resources for business conferences and lodging on a once vacant RDA-owned block. To capitalize on the Olympics as an opportunity to fill our Main Street, the RDA has initiated an aggressive campaign to attract long-term tenants before next year's Winter Games. Phase I of this project has been completed and aggressive marketing has begun.

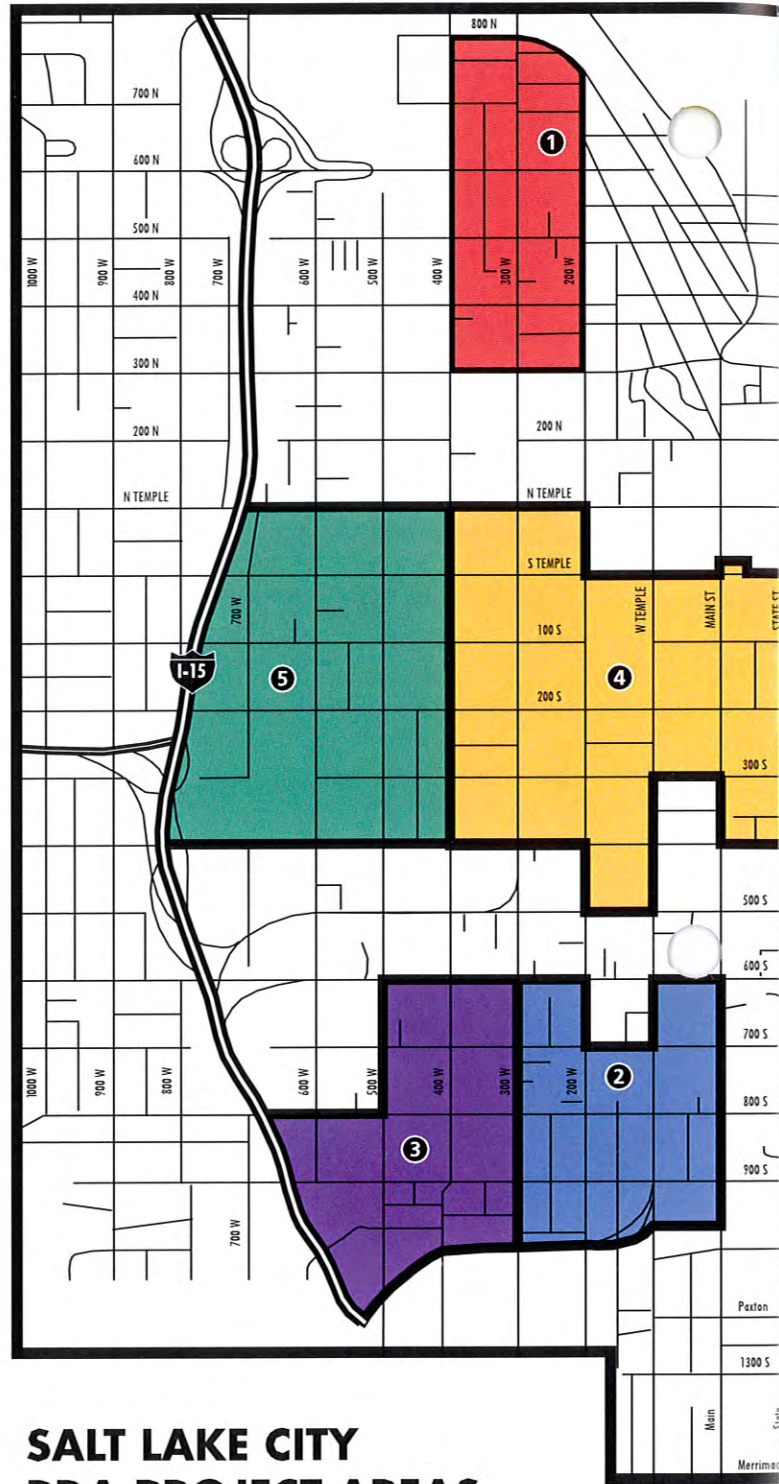
These accomplishments accompany a visionary plan for the future. Over the next year, the RDA will continue to use its resources to encourage mass transit and pedestrian-oriented development. We will also push for residential developments in our downtown area to allow more people to enjoy our city's vibrant community. In addition to providing more affordable housing options to Salt Lake City's citizens, the RDA also seeks to encourage and attract community-based businesses to our neighborhoods. All of these goals will be pursued with detailed attention to environmental and historic concerns in ways that will add to Salt Lake City's unique and thriving community.

With this direction for the future and the accomplishments from the past year, the RDA is well positioned to continue to have a lasting, positive impact on Salt Lake City.

Sincerely,



Ross C. Anderson
Mayor



SALT LAKE CITY RDA PROJECT AREAS

- 1 WEST CAPITOL HILL
- 2 WEST TEMPLE GATEWAY
- 3 GRANARY DISTRICT
- 4 CENTRAL BUSINESS DISTRICT
- 5 DEPOT DISTRICT
- 6 SUGARHOUSE





1 Created in 1996, the **West Capitol Hill Project Area** is a mixed use area with a strong, historic residential element. The goals within the redevelopment plan seek to stabilize the existing residential districts while increasing the residential density and attracting neighborhood-oriented commercial businesses.

To this extent, the Agency will be offering several properties it has acquired within the neighborhood for redevelopment. Two parcels on 700 North and 300 West will be offered for housing and small commercial use. Along Pugsley Street between 500 and 600 North streets, the Agency will be working with developers to construct owner occupied single-family and new multi-family housing. Approximately 3.1 acres on 500 North 300 West will be offered for a neighborhood scale shopping center. In addition, the Agency will continue to pursue funding for street improvements as well as provide low interest loans to owners interested in rehabilitating their property.

2 The focus of the Agency in the **West Temple Gateway Project Area**, located just south of downtown, is to provide additional housing opportunities with an emphasis on transit-oriented development.

The Agency's goals for West Temple Gateway include promoting these types of developments and the installation of a light rail station at 900 South to encourage mass-transit use. The Agency will also market its Neighborhood Business Loan program to assist small businesses in the area.

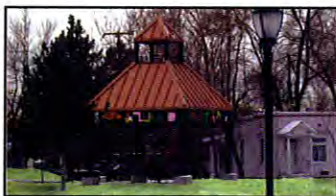
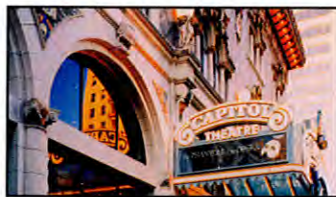
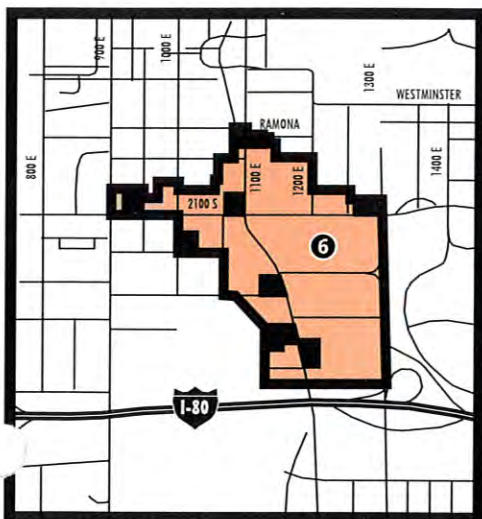
3 The **Granary District** is the newest RDA project area and is comprised mostly of commercial and light industrial uses. The Agency aims to facilitate private investment by offering loans to property owners for building renovations as well as environmental cleanup. The infrastructure in Granary also needs serious attention; obsolete rail lines, decaying streets and inadequate water/sewer lines require immediate attention.

The Agency has made infrastructure improvements a first priority in the Granary District.

4 Before the **CBD Project Area** expires in 2008, the Agency has important work left to make downtown a vibrant part of Salt Lake City. The Agency plans to finish redeveloping Block 57, which includes the restoration of the Brooks Arcade building, leasing the last storefront on Gallivan Avenue, and marketing the 200 South restaurant pad. The Agency will also encourage development of unique and diverse retail along Main Street as well as cultural, recreational, and entertainment facilities that will enhance downtown. With respect to infrastructure, the Agency has budgeted funds to provide ADA accessible crosswalks. Public utility upgrades for potential downtown housing projects, such as Block 53 (just north of City Centre) are on the Agency's first priority list. The Agency will also continue to offer facade renovation loans to businesses downtown.

5 With the development of the Boyer Company's Gateway project, the **Depot District Project Area** will be sure to attract new developments. The construction of the 500 West Park Blocks is currently underway, which will provide new infrastructure and much needed greenspace for nearby residential areas. The Agency plans to continue its efforts to provide better infrastructure including streets, curb and gutter and landscaping. Another important task that the Agency will assist in is the development of an intermodal hub facility on 600 South 200 West. The Agency will also offer loan programs to property owners to assist in property improvements. These include the Renovation Loan Program, the Environmental Cleanup Loan Program, Tax Increment Rebate Program and Public Infrastructure Tax Increment Reimbursement Program.

6 The **Sugar House Project Area** was adopted in October, 1986 and will sunset in 2012. Encompassing the heart of the Sugar House business district, the objective of the redevelopment plan is to re-establish the visible image of the business district as a unique place offering pleasant and convenient commercial, retail, office, entertainment, and residential facilities. Future goals for the Sugar House Project Area include redevelopment of the Agency's property on the north side of Wilmington Avenue, construction of street and traffic improvements as well as development of multi-family housing near Fairmont Park. The Agency will also continue to provide low interest loans to property owners interested in rehabilitating their property.



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Ross C. Anderson

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