

RDA AR 2009

The Redevelopment Agency of Salt Lake City 2009 Annual Report

From The Mayor

» Dear Friends,

For the past 40 years, the Redevelopment Agency of Salt Lake City (RDA) has been an invaluable partner in improving the stability and aesthetics of Utah's Capital City. As the leader of urban renewal efforts in Downtown Salt Lake City, the RDA has stimulated growth and encouraged millions of dollars of private investment. From the Gallivan Center to The Gateway, from dozens of art projects to contributions to downtown transit, the RDA has assisted in some of the most significant developments in our city. Salt Lake City residents and visitors benefit daily by projects made possible by the RDA and its great community partnerships.

Currently, the RDA is embarking on a variety of exciting urban renewal endeavors that will dramatically enhance the walkability, vitality, and sustainability of Salt Lake City. Some of these projects include the reintroduction of streetcars in both Sugar House and Downtown; the creation of a state-of-the-art performing arts center on Main Street; the redevelopment of historic buildings on State Street; and the transformation of the area surrounding the Salt Lake City Intermodal Hub.

As you read through this 40-year summary of the RDA's work, we believe you will recognize the many RDA projects that contribute to the Capital City's quality of life and economic stability. The RDA will continue to serve the community through bold leadership, continued perseverance, and investment in high-quality redevelopment projects that will enhance our community for generations to come.

Sincerely,



Luke Garrott
2010 Chair, RDA Board of Directors



Ralph Becker
Chief Administrative Officer

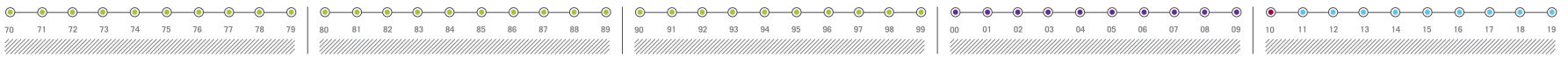


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The West Capitol Hill Project Area was created in 1996 and contains 88 acres of privately owned property.

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To revitalize the area just west of downtown, the RDA established the Depot District Project Area in 1998.

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SLC and the RDA are focusing a variety of efforts in revitalizing North Temple Street, including investigating the creation of a new project area.

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The First 40 Years of Redevelopment in Salt Lake City

- » Since the 1950s, Salt Lake City has recognized the important role of redevelopment in regenerating those areas that once contributed to the city we love today. In 1969, the Salt Lake City Commission created the Redevelopment Agency of Salt Lake City (RDA) to stimulate economic growth and eliminate blight in the downtown area of Utah's capital city. Since then, the RDA has been a key player in the augmentation of Salt Lake City's infrastructure, housing stock, economic foundation, and public space. Significant projects to which the RDA has been a major contributor include the John W. Gallivan Utah Center, Energy Solutions Arena, Salt Palace Convention Center, Spring Mobile Baseball Stadium, The Gateway, 900 South TRAX station, and Sugar House Commons shopping center, just to name a few.

During the 1950s and 1960s, Salt Lake City suffered as downtown populations declined and the population shifted to the suburbs, stunting housing and rental prices and sales tax proceeds. An economic study performed in 2004 indicated that redevelopment activities in the downtown RDA project areas (Central Business District, Central City, Depot District, West Temple Gateway and the Granary District) over the past 40 years have helped to reverse this decline of the previous decades with the population in these areas growing more than 18% between 1980 and 2000.

During the past four decades the RDA has contributed to the creation of more than 3,400 housing units that have been added to the housing stock in downtown Salt Lake City. In addition, the median household income in the downtown project areas has tripled, while owner-occupied housing increased. This kind of growth signifies improved stability and progress in RDA project areas. From 1987 to 2000, downtown RDA project areas saw taxable sales jump from \$734 million to \$3 billion. As of 2004, these areas collected 55-60% of all sales taxes generated in Salt Lake City, an increase from the early 1990s, when the share collected was less than 50%.

How The RDA of SLC Works

- » The life of a city sees many cycles and changes that sometimes leave behind buildings and property in disrepair. Used by local governments to eliminate blight and to implement the development goals of a community, redevelopment agencies intervene by investing in core infrastructure, by facilitating redevelopment of underutilized property, and by providing incentives for private investment. RDAs work in specific neighborhoods or "project areas" to spur additional growth, allowing blighted areas to be reestablished as economically productive centers for business and social activity.

The financial engine that drives an RDA's urban renewal efforts is tax increment financing. Tax increment is the increase (or "increment") in the property taxes generated within a project area, over and above property taxes generated in that same area prior to the establishment of the project area. The establishment of a project area and the use of tax increment funds must be approved by the RDA Board of Directors and the local taxing entities (e.g., school district, library, water districts, county). The tax increment generated in a project area is reinvested in that same project area, thus recycling the funds for a specified period of time, usually 20-25 years, after which the tax increment will again be available to the local taxing entities. During the life of the project area, the taxing entities continue to receive the same amount of property taxes that they received prior to the establishment of the project area, along with any share of the increment they may have negotiated with the RDA. More importantly, improved redevelopment project areas contribute to the overall health and vitality of the city by reversing the negative effects of blight, while increasing the tax base from which the taxing entities draw their funds.



SLC and County Building, Photo: Wage Slave

Map of RDA Project Areas


01 » CC
Central City




02 » CBD
Central Business District




03 » SH
Sugar House




04 » WTG
West Temple Gateway




05 » WCH
West Capitol Hill




06 » DD
Depot District




07 » GD
Granary District

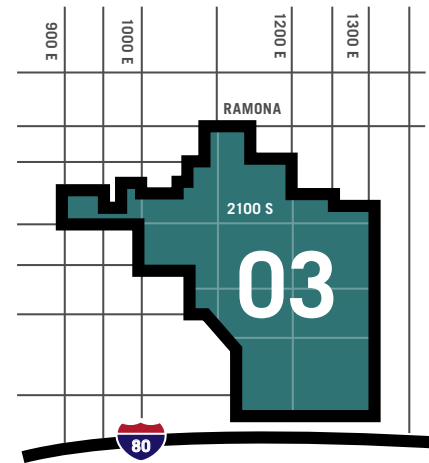
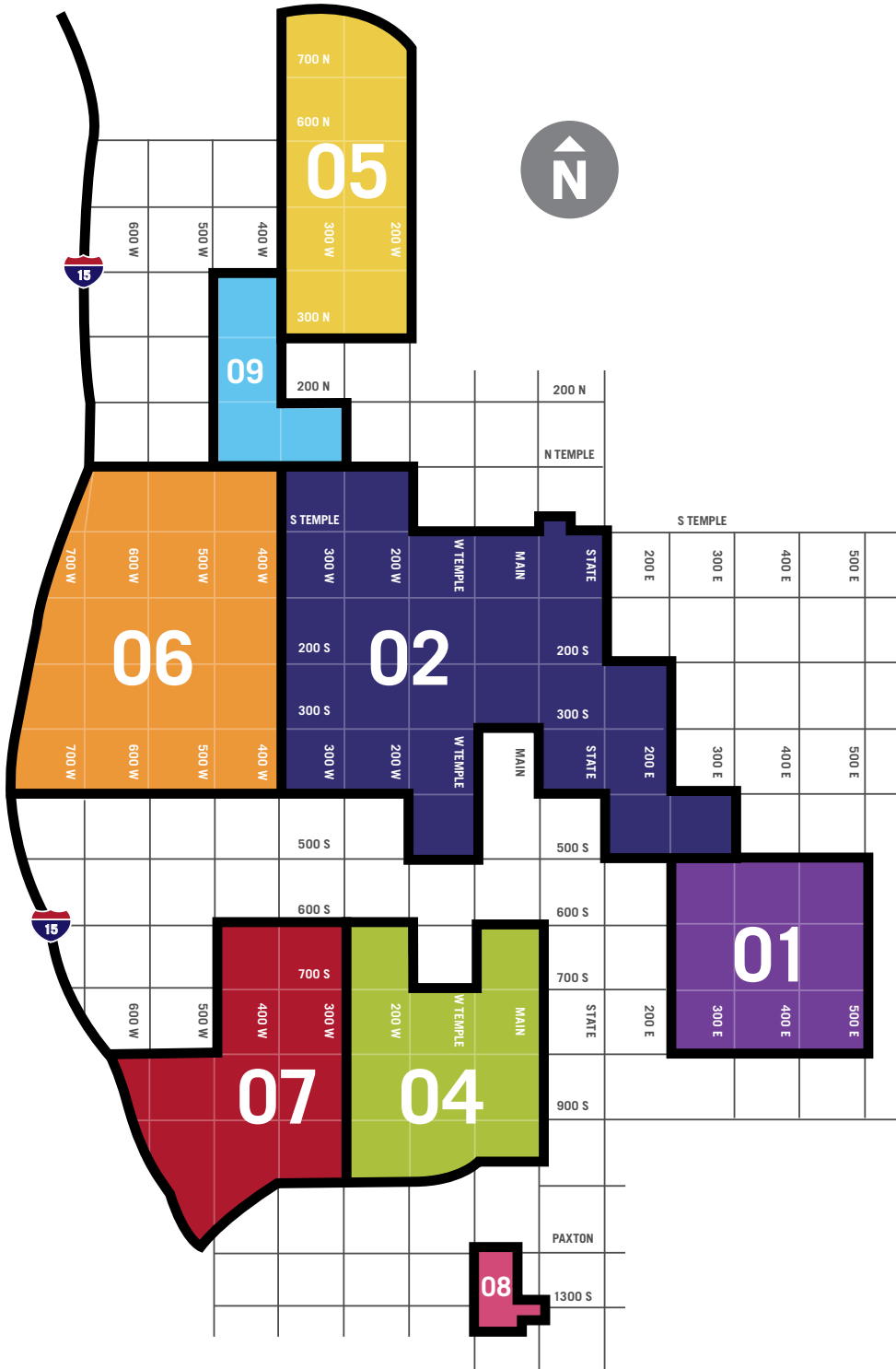


08 » BBS
Baseball Stadium



09 » NT
North Temple Viaduct CDA





Housing

» Over the years, the RDA has played a significant role in the creation of housing opportunities for Salt Lake City residents. From a variety of Artspace projects to the historical 1920s Lincoln Arms apartments, RDA funds have been used to renovate many buildings with historical significance, as well as to construct new housing projects that incorporate energy-saving technology.

Each year, the RDA contributes up to 20% of its tax increment from each project area to fund affordable housing projects throughout the city. The RDA budgets housing funds for two purposes: City-Wide housing projects (outside of project areas) and Project Area housing (within project areas). In the past, the RDA has contributed much of its City-Wide funds to Salt Lake City's Housing Trust Fund, which is managed by the Salt Lake City Division of Housing and Neighborhood Development (HAND).

Below is a list of housing projects that have received assistance from the RDA in the form of a loan, tax increment reimbursement, or land acquisition grant. The RDA has been a leader in purchasing underutilized land and working with developers to create a variety of housing options in Salt Lake City.

RDA-Assisted Projects:

Infrastructure:

- » Quiet Zone RR Improvements, 2007

Acquisition Grants and Loans:

- » Palmer Court, 2009*
- » Sunrise Metro Apartments, 2007*
- » Multi-Ethnic Senior Citizen High Rise, 1981*
- » Romney Park Plaza Senior Housing, 1984*
- » Phillips Plaza Senior Housing Acquisition Grant, 1979*
- » St. Marks Plaza Senior Housing Acquisition Grant, 1979*

Renovation Loan and Construction Loans:

- » Taylor Springs Project, 2009*†
- » Park Place Project, 2009*†
- » Smith Apartment Project, 2008*†
- » Weber Main Street Mixed Use Renovation (RL), 2006*
- » Jefferson School Apartments, 2005 *†

- » Rosewood Project, 2005*†
- » Westgate II Apartments*†
- » Brooklyn Condominiums, 2005*
- » Library Square Condominiums Construction Loan, 2004*
- » Milestone Apartment Project, 2004*†
- » Uffens Marketplace Condominiums (CL), 2003*
- » 324 West 600 North Triplex, 2003*
- » Bigelow Apartments*†
- » Kingswood Apartments, 2002*†
- » Capitol Villa, 2002*
- » Lincoln Arms Apartments, 2001*†
- » Kimball Loft Condominium Project (RL), 2001*
- » Pierpont Lofts (RL), 2001*
- » Wilford Apartments Limited Partnership, 2001*
- » Odyssey House Transitional Housing, 2000*†
- » Lori's Lunches, 1998*
- » Odyssey House Treatment Facility, 1996*
- » Sedona, 1995*
- » Trolley Lane Apartments*†
- » Artspace 325 West Pierpont (RL), 1982

Development Grants:

- » Citifront Apartments, 2001 *†
- » Artspace Bridge Projects Development Grant, 2001*
- » Kathleen Robison Apartments, 1998*
- » California Tire Housing Acquisition Grant, 1994*

Land Acquisition & Development:

- » Wilmington Property Redevelopment, 2010*
- » Rio Grande Hotel Upgrades & Reopening as SRO Housing, 2010*
- » Reed Avenue Development, 2009*
- » Willowheights Live/Work Units, 2007*
- » Washington Town Homes, 2006*
- » Wilkshire Homes, 2006*
- » Brooklyn Condominiums, 2005*
- » Onequa Corner, 2005*
- » Green Street Partners, 2004*
- » Pugsley West/North Housing Construction, 2003*
- » Pugsley East Housing Renovation, 2001*

07

Palmer Court

In April 2007, the RDA provided Shelter the Homeless II with a \$3,000,000 grant to assist in the acquisition and renovation of a former hotel at 999 South Main Street. The terms of the arrangement guaranteed that 60 weekly rental single room occupancy (SRO) units would be provided for 25 years. The Church of Jesus Christ of Latter-day Saints provided the additional \$7,000,000 needed to make the project a possibility. Now called Palmer Court, this development provides permanent housing for chronically homeless men, women, and families that would otherwise use the shelter system as a long-term housing option.



Lorna Doone Apartments

08

Rio Grande Hotel

In 2008, the RDA finalized the purchase of the Rio Grande hotel at 428 West 300 South. The RDA funded repairs to the historic hotel, and engaged a private operator to provide 49 weekly rental SRO units for low-income individuals.



Palmer Court

- » Pugsley House Project, 2000*†
- » Bliss Homes Land Sale for Development, 1999*
- » Irving School Apartments, 1997*
- » Residence Inn & Renaissance Apartments, 1996*
- » Palladio Apartments, 1995*
- » Jackson Park Village Condominiums, 1985*
- » American Plaza Housing, Parking & Office Development, 1979*
- » Bank of Utah Housing Development, 1976*
- » State Street Properties Future Mixed-Use & Housing

Tax Increment Reimbursements:

- » Artspace Commons Development, 2009*
- » Citifront Apartments (TIR for Parking), 2003*

Additional RDA Projects:

- » Grant Square Condos Down Payments Loans, 1984*

* Projects with a housing component.
† Projects using RDA funds, administered by HAND.

CC

Central City Project Area

» Created in 1981, the Central City Project Area is unique among RDA project areas in that the RDA does not collect tax increment in this area. For this reason, the RDA has focused on rehabilitation projects. Over the past 30 years, the RDA has assisted in upgrading existing businesses, establishing neighborhood parks, adding hundreds of housing units, and providing upgraded infrastructure. Funding sources for this area come primarily from RDA Project Area Housing and City-Wide Housing funds.



Library Square Condominiums

03

Library Square Condominiums

In **2003**, the Community Development Corporation of Utah requested a loan for the construction of a condominium development located at 226 East 500 South. Completed in February 2004, this mixed-use project was made possible by a residential development loan provided by the RDA.

Central City Project Area

96

KoKo Kitchen

In **1996** the RDA lent \$50,000 for the renovation of KoKo Kitchen, located at 702 South 300 East. New parking and site improvements were made in conjunction with the renovation of the building. Kyoto Bannai, the owner of the Japanese deli and catering service, was recognized for her contribution to the community through Mayor Corradini's first annual Neighborhood Beautification Award, as well as the City's Good Neighbor Award.



Koko Kitchen

RDA-Assisted Projects:

Infrastructure:

- » Pedestrian Countdown Timers, 2001

Land Acquisition and Development:

- » Richmond Park Land Acquisition, 2004
- » Bliss Homes Land Sale for Development, 1999*
- » Phillips Plaza Senior Housing Acquisition Grant, 1979*
- » St. Mark's Plaza Senior Housing Acquisition Grant, 1978*

Loans:

- » Library Square Condominiums Construction Loan, 2004*
- » Koko Kitchen Neighborhood Business Loan, 1996
- » Canella's Neighborhood Business Loan, 1996
- » Grant Square Condos Down Payments Loans, 1984*

* Projects with a housing component.

CC

CBD

Central Business District Project Area

» In 1983, the RDA created the Central Business District Project Area (CBD), which includes 262 acres, 100 of which generate tax increment revenues. The RDA has been a partner in retail, housing, office, open space, arts, cultural, and infrastructure developments in this project area. RDA projects include the Salt Palace, the Delta Center, Symphony Hall, downtown light rail, the Gallivan Utah Center, American Towers, among many others.



Twilight Summer Concert Series: Royal Bliss

93

Gallivan Center

In **1993**, the RDA constructed the first phase of the John W. Gallivan Utah Center (Gallivan Center). This urban public plaza is located on land assembled by the RDA between Main Street and State Street, and 200 South and Broadway. The Gallivan Center is an outdoor gathering place and event venue for Salt Lake City residents and visitors, housing a concert stage, a large grassy amphitheater, and ice skating rink with a variety of amenities. Every year, tens of thousands attend summer concerts and winter ice skating, which begins with the "Lights on at Gallivan" event in November. Weddings, receptions, and private parties are held year-round at the Gallivan Center's different facilities. The revenue from private rentals enables the Gallivan Center to host dozens of free public events each year.

The Gallivan Center is currently undergoing renovation that includes repair and replacement of leaking expansion joints and the drainage system, the construction of a new building along 200 South, expansion of the existing amphitheater, and relocation and expansion of the ice rink. The project is slated for completion in the Spring of 2011.



Lights On at the Gallivan Center



Flying Objects: Dayton (Top Left), Starks (Bottom Left), Brown (Top Right), Ragland (Bottom Right), Photos: Bob Bauer

90

Energy Solutions

In **1990**, the RDA bonded for \$24 million to purchase and redevelop a parking lot that now houses the Energy Solutions Arena (formerly the Delta Center). The RDA participated in the arena design and the installation of lighting and landscaping on the property.

The arena opened in October of 1991 on land that the RDA has leased to the Larry Miller Arena Corporation for a term of 50 years. This \$75,000,000 project on the west side of the City has been a catalyst for the redevelopment of the neighboring area.



Energy Solutions Arena



222 Main



Salt Palace Convention Center, Photo: Steve Greenwood

70 Salt Palace

The Salt Palace has been an asset to downtown Salt Lake City for many years. Although Salt Lake County owns and operates the facility, the RDA has contributed to help ensure its continued success. In the mid-**1970s**, just a few years after its founding, the RDA contributed \$40,000 for sidewalk improvements around the old convention center. Later, when the Salt Palace was expanded in 2005, the RDA also contributed \$1.6 million to facilitate Salt Lake City's participation in the project.

08 Utah Performing Arts Center

In **2008**, Mayor Ralph Becker announced plans to develop the Utah Performing Arts Center in downtown Salt Lake City. This facility will include a 2500-seat theater capable of accommodating first-run touring Broadway productions, support facilities for the theater, and other mixed-use components. The RDA led the effort to evaluate potential sites, and entered an exclusive negotiations agreement with Property Reserve Incorporated (PRI) and Suburban Land Reserve (SLR) (two of the development arms of The Church of Jesus Christ of Latter-day Saints) to purchase the former Newspaper Agency Corp. press buildings on Regent Street. The RDA engaged a development team to determine how the theater will best fit on Block 70 and evaluate the feasibility of the project. The Utah Performing Arts Center is an exciting and yet challenging project that Mayor Becker has made a priority for downtown.



Flying Objects: Furiman-Taylor, Photo: Bob Bauer

93 Block 57

RDA land assemblage efforts on Block 57 have facilitated the following projects:

- » John W. Galloway Utah Center, 1993
- » Parking Garage for Lease to One Utah Center, 1993
- » American Stores (Wells Fargo Tower), 1998
- » Marriott Hotel Development, 2001
- » Brooks Arcade Renovation Grant & Loan, 2002
- » KUTV Renovation Loan, 2003
- » John W. Galloway Utah Center Renovation, 2010



Marriott Hotel on Block 57

RDA-Assisted Projects:

Infrastructure:

- » Downtown Streetcar, Future
- » Gallivan Center, 2010
- » 300 South Pedestrian Improvements, 2007
- » 400 West Traffic Signals, 2005
- » Orpheum & Regent Streets Sidewalk Improvements, 2002
- » Historic Walking Tour Grant, 1997
- » Main Street Beautification Sidewalk & Lighting, 1997
- » State Street Beautification Sidewalk & Lighting, 1997
- » West Temple Beautification Sidewalk & Lighting, 1997
- » 300 South Sidewalk & Lighting, 1997
- » Gallivan Utah Center Parking & Plaza Extension, 1995
- » Pioneer Park Flagpole Installation, 1995
- » John W. Gallivan Utah Center, 1993
- » Triad Center Public Improvements, 1984

Land Acquisition and Development:

- » Broadway Theater Project, Future
- » State St. Properties, Future Mixed-Use & Housing Dev.
- » Rio Grande Hotel Upgrades & Reopening as SRO Housing, 2010*
- » Residence Inn & Renaissance Apartments, 1996*
- » American Stores Corporate Office Development, 1995
- » Palladio Apartments, 1995*
- » Broadway Centre Parking Structure, 1993
- » John W. Gallivan Utah Center, 1993
- » Triad Parking, 1991
- » Employment Security Building Office Development, 1986
- » City Centre I Office Development, 1982

- » Heber Wells Office Development, 1980
- » American Plaza Housing, Parking & Office Development, 1979*
- » Bank of Utah Housing Development, 1976*
- » Dinwoody Park, 1975

Main Street Grant Program:

- » Main Street Coffee Renovation, 2006
- » AJ's Quickmart Renovation, 2004
- » Atlantic Café Renovation, 2004
- » Cheers to You Renovation, 2004
- » Coffee Garden Renovation, 2004
- » Docuprep Renovation, 2004
- » House of Kabobs Renovation, 2004
- » Lamb's Grill Renovation, 2004
- » Metro Day Spa Renovation, 2004
- » Royal Eatery Renovation, 2004
- » Shogun Restaurant Renovation, 2004
- » Vienna Bistro Renovation, 2004
- » Wilson-Davis Renovation, 2004

Public Art:

- » Flying Objects, 2006 & 2008
- » Library Square Trax Station Art, 2001
- » 300 South Beautification, 1997
- » Main Street Beautification, 1997
- » State Street Beautification, 1997
- » West Temple Beautification, 1997

Construction (CL) and Renovation (RL) Loans

- » 222 Main (CL), 2009
- » Walker Center (RL), 2009
- » 317 South Main Street (RL), 2007
- » Summit Group (RL), 2007
- » Dry Powder LLC (RL), 2006
- » Junior's Tavern (RL), 2006
- » Rocky Mountain Brewery Holdings (RL), 2006
- » Weber Main Street Mixed Use Renovation (RL), 2006*
- » Litvin Gallery Antiques (RL), 2005
- » MM& G Investments (RL), LLC (RL), 2005
- » Poplar Street Pub (RL), 2005
- » Thai-Five Star Restaurant Renovations (RL), 2005
- » Salt Lake Community College Acquisition Loan, 2004
- » Denim LLC L-R (RL), 2003
- » Uffens Marketplace Condominiums (CL), 2003*
- » Boston Building (RL), 2002
- » Brooks Arcade: AlphaGraphics Corp. HDQTS (RL), 2002
- » Lollin/Karrick Building (RL), 2002
- » Caputo's Market & Deli (RL), 2001
- » Kimball Loft Condominium Project (RL), 2001*
- » Nelson Ricks Creamery Building (RL), 2001
- » Pierpont Lofts (RL), 2001*
- » 238 Edison Street (RL), 1997
- » Crane Building (RL), 1997
- » Hotel Monaco (RL), 1997
- » Tommy's Façade Renovation (RL), 1997

- » Boston Store Façade Renovation (RL), 1996
- » Tire Town (RL), 1996
- » Commercial Club (RL), 1995
- » Henderson Block (RL), 1995
- » 122 South Main Street (RL), 1994
- » 375 West 200 South (RL), 1994
- » David Keith Building Façade Renovation (RL), 1994
- » Judge Building Façade Renovation (RL), 1994
- » 235 South 400 West (RL), 1992
- » Exchange Place Parking (CL), 1992
- » Plandome Façade Renovation (RL), 1990
- » Clift Building (RL), 1986
- » Artspace 325 West Pierpont (RL), 1982

Additional RDA Projects:

- » Downtown Public Market Study, 2008
- » Downtown Housing Strategy, 2007
- » Rose Wagner PA Development Grants, 1994 & 2001
- » Thomas Consultants Report, 2000
- » Pioneer Park Upgrades, 1995
- » California Tire Housing Acquisition Grant, 1994*
- » One Utah Center Parking Structure, 1990
- » Multi-Ethnic Senior Citizen High Rise, 1981*
- » Symphony Hall Plaza Development Grant, 1976

* Projects with a housing component.

08

Metro Condos

Completed in **2008**, the \$32 million Metro Condominium project has contributed greatly to the RDA's goal of adding residences to the Central Business District. This mixed-use project combines studio, one- and two-bedroom units with ground level commercial space, and contributes to pedestrian activity on 200 East. The RDA participated in this project with a \$4.8 million loan to fund the construction of subsurface parking.



Metro Condos, Photo: Kyle Jenkins



Walker Center

SH

Sugar House Project Area

» Since the creation of the Sugar House Project Area in 1986, the RDA has contributed to a wide variety of projects, with support ranging from infrastructure improvements to construction loans. RDA-supported projects in Sugar House include Urbana on Eleventh Condominiums, the Sugar House Commons, the revitalization of the Sugar House Monument, the Irving Schoolhouse Apartments, and unique public art projects including the Sugar Beets, Sugar House Benches, and Sugar House Reliquary (bronze fish).

FUTURE Sugar House Commons

Sugar House Commons is a 15-acre development located at 2100 South and Highland Drive. Through the redevelopment of under-utilized retail property, Sugar House Commons has become the center for the Sugar House Business District. The project enhances the historic Sprague Library and complements the use of Hidden Hollow. The RDA participated in this project through a tax increment reimbursement agreement with the developers that facilitated the creation of parking for public use.



Sugar House Commons



Irving Schoolhouse Apartments

94

Irving School Apartments

In **1994**, through a request for proposals, the RDA acquired and sold for redevelopment the Irving Middle School. The Irving Schoolhouse Apartments have added 232 housing units, while maintaining the historic character of the building by retaining the school's original facade.



Hidden Hollow



Sugar House Reliquary

09

Wilmington Property Redevelopment

In the Fall of **2009**, the RDA solicited development proposals for property located at 1201 East Wilmington Avenue. In March 2010, the RDA Board of Directors selected the Wilmington Garden Group as its first-ranked proposer. The proposed development for the Wilmington property will include housing, green space, and proposed collaboration with Westminster College for classroom space. Construction is expected to begin in 2011.

FUTURE

Sugar House Streetcar

The RDA and Salt Lake City are planning the installation of a streetcar line in Sugar House that would extend from the Central Pointe TRAX station at 2100 South to 1050 East along approximately 2300 South. As a key tool for economical development, the streetcar would make a vital east-west connection, while encouraging investment along its planned route.



Portland Streetcar, Photo: Charlie Hales

09

Urbana on 11th

The RDA provided a new construction loan to Gardiner Properties, LLC for the construction of Urbana on Eleventh, a new 30-unit condominium complex that includes a ground level live/work unit. Located at 1988 South 1100 East, the development was recently completed and its condominiums are now being sold.



Urbana on Eleventh Condominiums

06

Sugar House Monument Reconstruction

The RDA funded approximately \$378,000 for the renovation of the Sugar House plaza located at the southwest corner of the intersection at 2100 South 1100 East. This project included repaving the plaza area, replacing fallen stone from the plaza's monument, refurbishing the bronze statue, and the complete restoration of the monument in **2006**.

RDA-Assisted Projects:

Infrastructure:

- » Sugar House Streetcar, In Progress
- » Sugarhouse Transit Corridor Plan, In Progress
- » Sugar House Monument Reconstruction, 2006
- » 2100 South/Highland Drive Street Lighting, 2004
- » Hidden Hollow 1300 East Staircase, 2003
- » Fairmont Pool Improvements, 2001
- » Hidden Hollow Improvements, 1998
- » McClelland Street Beautification, 1998
- » Sugar House Center Improvements, 1990

Land Acquisition and Development:

- » Wilmington Property Redevelopment, 2010*
- » Irving School Apartments, 1994*

Renovation and Construction Loans:

- » 1053-1057 East 2100 South, 2009
- » 1049 Associates LLC, 2005
- » Paradise Bakery & Bajio Grill Restaurant, 2005
- » Paradise Bakery & Bajio Grill Restaurant, 2005
- » Pei Wei Restaurant Construction, 2003
- » Pei Wei Restaurant Construction, 2003
- » Streamline Body Works, 2000
- » Salt Lake Pizza & Pasta, 1999
- » Sherwin-Williams Landscaping, 1998
- » Brueggers Bagels, 1997
- » OCM Office Building, 1997
- » Mountain Mahogany, 1995

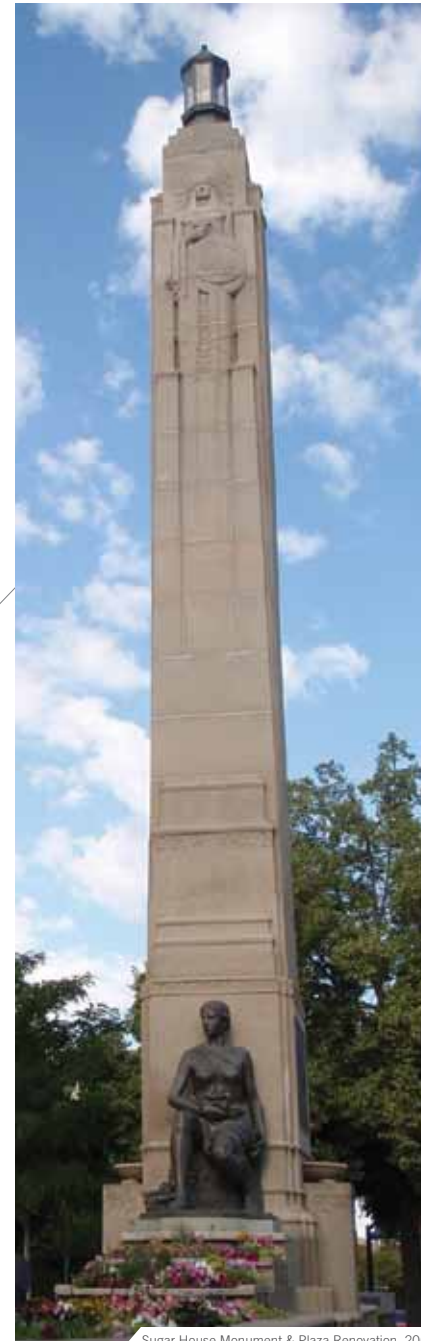
Public Art:

- » Sugar House Benches, 2008
- » Sugarhouse Reliquary Bronze Fish, 2005
- » Crossword Puzzle, 2004
- » Sugar House Sugar Beets, 2003

Tax Increment Reimbursement:

- » Commons at Sugar House (Underground Parking), 1999

* Projects with a housing component.



Sugar House Monument & Plaza Renovation, 2006

WTG

West Temple Gateway Project Area

» In 1987, the RDA created the West Temple Gateway Project Area (WTG), which is bounded by Main Street and 300 West, and 600 South and Fayette Avenue (990 South). The purpose of this project area is to encourage the development of service industries, support the Central Business District, and to provide an attractive urban residential environment. The construction of the 900 South TRAX Station and the neighborhood's proximity to downtown make it well-suited for transit- and pedestrian-oriented development, infrastructure, and design.



900 South TRAX Station

05 900 South TRAX Station

The 900 South TRAX Station on 200 West was the first Salt Lake City station to be built in a residential neighborhood. The opening of this station provides a unique opportunity in this area of the city by encouraging transit-oriented development. The RDA contributed over \$1 million toward the construction of the project. UTA coordinated the construction and has operated the station since its completion in 2005.

08 Children's Miracle Network

In 2008, the Children's Miracle Network (CMN) began renovating the four-story, 38,000 square foot building located at 710 South 200 West. Underutilized for years, the building is now CMN's international headquarters. The RDA provided a \$2.5 million renovation loan to help finance the project.



Children's Miracle Network

03 Washington Town Homes

In 2003, the RDA selected Willow Heights, LLC as the developer to design, construct, and sell an attached townhome development on Washington Street. Providing homeownership and stability to the neighborhood, this project features garages accessed via a mid-block alleyway.



Washington Town Homes

04

Green Street Partners



Green Street Partners

In **2004**, Green Street Partners constructed a six-story, mixed-use apartment complex at 952 South 200 West. This project received assistance from a variety of organizations, including a reduction in the cost of the land from the RDA, which made the project feasible. These units provide clean, affordable rental opportunities to households whose incomes range between 35% and 50% of area median income. In addition to the housing units, the ground floor offers 2,000 square feet of retail space.

RDA-Assisted Projects:

Infrastructure:

- » 900 South Street Beautification, 2005
- » 900 South Trax Station, 2005
- » Alleyway Improvements, 2007
- » Jefferson Street Beautification
- » Washington Street Beautification, 1998

Land Acquisition and Development:

- » Ninth Street Place, Future*
- » People's Portable Garden, 2009-2012
- » Devroom Garage Environmental Remediation, 2010
- » Washington Town Homes, 2006*
- » Green Street Partners, 2004*
- » Warner Auto Mall, 1987

Renovation and Construction Loans:

- » Children's Miracle Network, 2009

- » SNT Enterprises Loan, 2005
- » Prospect Partners, 2002
- » Wilford Apartments Limited Partnership, 2001*
- » Tonguegruven LLC, 2000

Studies:

- » WTG Redevelopment Strategy, 2010
- » Downtown Streetcar Study, 2009-2010

Public Art:

- » No Salt Just Pepper, Starters, Three Peas in a Pod, 2010
- » The Faces of Our Neighborhood, 2005

* **Projects with a housing component.**

09

Alleyway Improvements

The RDA, SLC Public Services, Ward Engineering, and Dry Creek Structures, collaborated in the reconstruction and repaving of eight alleyways. This project contributes to safer and more functional mid-block streets for the neighborhood by allowing reliable rear access to many properties.



People's Portable Garden

09

People's Portable Garden

The People's Portable Garden (PPG) is a temporary community garden located on RDA property at 200 West and 900 South. This project was funded by the RDA, designed and built by local residents, and is managed by Wasatch Community Gardens, a local non-profit. The gardeners consist of project area residents, business owners, and refugee groups. The PPG will be relocated in **2012** to facilitate redevelopment of RDA property.

WCH

West Capitol Hill Project Area

» *The West Capitol Hill Project Area (WCH) was created in 1996 and contains 88 acres of privately owned property ranging from residential to commercial and light industrial uses. The RDA's primary focus for this project area is to stabilize the residential neighborhood, while strengthening the commercial business corridor along 300 West. There are many opportunities for building renovation and new construction in the project area.*



Housing on Pugsley Street

07

Pugsley Housing

In **1997**, the RDA began to acquire twenty residential rental properties on Pugsley Street, an area that suffered from years of decline and high crime rates. The goal was to improve housing in the area, and increase the rate of owner occupancy by undertaking a two-phase approach. The first phase marketed six single-family homes to non-profit developers for renovation. Salt Lake Neighborhood Housing Services (NHS) agreed to renovate the homes and resell them for owner occupancy. The second phase was to construct nine new single-family homes on the west side of Pugsley and 400 West. The properties were sold to and developed by NHS and Salt Lake City's Housing and Neighborhood Development Division (HAND). The new homes were completed in November of 2003.



RDA-Assisted Projects:

Infrastructure:

- » Ardmore Place Street Reconstruction, 2009
- » Pedestrian Street Lighting Project, 2009
- » Grant Tower RR Reconfiguration & Quiet Zone, 2007
- » Reed Avenue Street Improvements, 1998

Land Acquisition and Development:

- » Marmalade East - Commercial Node, Future
- » Marmalade West - Commercial Node, 2010
- » Reed Avenue Development, 2009*
- » Willowheights Live/Work Units, 2007*
- » Brooklyn Condominiums, 2005*
- » Pugsley West/North Housing Construction, 2003*
- » Pugsley East Housing Renovation, 2001*

Renovation and Construction Loans:

- » Reed Avenue Development, 2009*
- » Brooklyn Condominiums, 2005*
- » Art by Alex, 2004
- » 324 West 600 North Triplex, 2003*
- » Capitol Villa, 2002*
- » 244 West Enterprises, 2000
- » O.P. Skaggs Market Building, 2000
- » Avocet Office Building, 1999

Tax Increment Reimbursement:

- » Signature Books, 2002
- » McWhorter/Ross, 1998

Development Grants:

- » Utah Opera Grant, 2001

Studies:

- » Greenspace Design Study, 2005

* *Projects with a housing component.*

05

701 North 300 West Live-Work Units

In April **2005**, the RDA selected West Capitol Hill, LLC to design, construct, and sell eight owner-occupied live-work units. Three of the units were also constructed to be ADA-visitable, and all units sold by December of 2007.



Live/Work Units

09

Reed Avenue Development

The RDA selected Mr. Gerald Burt to develop 0.27 acres of property on the corner of Reed Avenue and 300 West. The project was completed in **2009**, and includes three live-work units along 300 West and a single family house on Reed Avenue.



Reed Avenue

03

Brooklyn Condominiums

The RDA assembled and offered for sale three parcels in **2003** for construction of a medium-density condominium project. The Brooklyn Condominiums, built by WJC Development, consist of three twelve-plex buildings housing 36 affordable residential units, 70% of which are required by the RDA to be owner-occupied. The first phase of this project, consisting of 12 units, was completed in 2003, and the remaining 24 units were completed in 2005.



Brooklyn Condos

DD

Depot District Project Area

» *To revitalize the area just west of downtown, the RDA established the Depot District Project Area in 1998. Following the project area creation process, Salt Lake City created the Gateway District Land Use & Development Master Plan and the Gateway Specific Plan. Both plans focus on the need to revitalize the west side of downtown and to provide better infrastructure, mixed-use development opportunities, including retail, and to preserve historic structures while reclaiming open space. As a result, the Depot District offers a variety of urban attractions and experiences.*



The Gateway, Photo: Debra Macfarlane

1999-2

98

Gateway Associates: The Gateway

In **1998**, Gateway Associates purchased Union Pacific Railroad's largest Utah rail yard (approximately 40 acres) to build a \$375 million mixed-use, mixed-income development that incorporated and renovated the historic Union Pacific Depot. The Gateway opened to the public in 2001, offering 2.5 million square feet of space for retail, entertainment, office, and cultural facilities, a public plaza, and 500 residential units. The RDA provided tax increment reimbursements for the public plaza and a portion of the construction costs for underground parking. The Gateway lured many national retail tenants to open their first Utah location, and has become a regional attraction with its immense variety of retail, restaurants, and entertainment.



Photo: Debra Macfarlane

06

Homewood Suites

In **2006**, the Homewood Suites by Hilton opened at 423 West 300 South. The Salvation Army was the construction lender for the entire project, with the RDA funding public infrastructure improvements like sidewalk, curb and gutter, parking strip landscaping and irrigation, benches, and street lighting. The RDA also provided a tax increment reimbursement to assist with the construction of 110 parking spaces for retail and farmers' market patrons.

01

Artspace Bridge Projects

In **2001**, Artspace Inc. opened its Bridge Projects on the corner of 511 West and 200 South. The project fulfills the goals of the Gateway District Master Plan to create a community “bridge” between ethnically, culturally, and economically diverse people. The \$12.4 million project includes 62 affordable housing units, a street level art gallery, office space for non-profit organizations, classroom space for various organizations, and restaurant and retail spaces. The project utilized funding from the RDA as well as other public and private entities.



Artspace Bridge Projects

03

Light Rail to Intermodal Hub

In **2003** and **2004**, the RDA allocated \$2.45 million to pay for a portion of the design and construction of a TRAX line extension from its terminus at 400 West and South Temple to the new Salt Lake City Intermodal Hub. The project included the construction of three new TRAX stations and several pieces of art at the Hub, now known as Salt Lake City Central Station.



Photo: Debra Macfarlane

08

Quiet Zones & Grant Tower Reconfiguration

During **2007** and **2008**, the RDA participated in several projects to reduce the impact of trains on residents in the Poplar Grove, Glendale, Euclid, Rose Park, and Capitol Hill neighborhoods. The RDA assisted Salt Lake City in its efforts to change federal railroad regulations that allowed for the creation of quiet zones. The RDA provided funding for track reconfiguration, track removal, and the installation of improved crossing gates, signals, and other safety enhancements at several railroad crossings. These improvements restrict the routine sounding of train horns at crossings and established a quiet zone from 700 South to the northern boundary of Salt Lake City, and from 500 West to the Jordan River.

RDA-Assisted Projects:

Infrastructure:

- » Transmission Line Burial on 500 West, 2009
- » TRAX Extension, 2008
- » Grant Tower RR Reconfiguration & Quiet Zone, 2007
- » The Road Home Fencing Project, 2007
- » 500 West Park Blocks, 2003

Land Acquisition and Development:

- » Intermodal Hub Strategy & Marketing Plan, 2009-2010
- » Acquisition of 231 South 600 West, 2008
- » Gateway 5 Office/Retail Building Development, 2008
- » Land Trade w/ State of Utah, 2005
- » Acquisition of 233 South 600 West, 2003
- » Land Acquisition of 235 South 600 West, 2003
- » Land Acquisition of 540 West 400 South, 2002

Renovation Loans:

- » Young Fine Arts Studio Renovation Loan, 2005
- » Fuller Paint Building Renovation Loan, 2004
- » Hong Kong Tea House Renovation Loan, 2003
- » Carpenter Building Renovation Loan, 2003
- » The Road Home Renovation, 2002
- » Aten Renovation Loan, 2000

Construction and Acquisition Loans:

- » The Depot Construction Loan, 2006
- » 358 Properties LLC Acquisition Loan, 2004

Tax Increment Reimbursements:

- » Homewood Suites (Parking), 2006
- » CitiFront Apartments (Parking), 2003*
- » Gateway Associates (Public Space & Parking), 2001*

Development Grants:

- » Children's Museum Development Grant, 2005
- » Bridges Project Development Grant, 2001*

Public Art:

- » Intermodal Hub Art in Transit, 2008

Additional RDA Projects:

- » Downtown Streetcar Study, 2009-2010
- » Loan to SLC for HUB Design, 2005

* Projects with a housing component.

BBS

Baseball Stadium Project Area

» *In 1992, Salt Lake City condemned Derks Field, a minor-league baseball stadium built in 1946 and located on 1300 South. An architectural firm hired by the City to determine the feasibility of renovating the existing structure concluded that building a new facility was more cost effective. In 1993, the RDA created a project area for the purpose of funding a new baseball stadium and parking facility. The Spring Mobile Ballpark (formerly Franklin Covey Field) has a 15,500 seat capacity and is the home of the Salt Lake City Bees.*

Financing commitments for the stadium came from a variety of public and private sources.

Redevelopment Agency	\$5,800,000
Salt Lake City	4,900,000
Salt Lake County	2,500,000
State of Utah	1,800,000
Private Donations	3,000,000
Total	\$18,000,000



Photo: Debra Macfarlane

GD

Granary District Project Area

» *The Granary District Project Area was created in 1999. It was named for the historic granary at 380 West 800 South, which has been renovated into office space while preserving the historic structure. Guided by the Gateway Specific Plan and the Gateway District Land Use & Development Plan, this project area's goals aim to create a mixed-use neighborhood that supports commercial businesses and services by improving public infrastructure, removing blight, preserving historic structures, and reclaiming open space.*

Future Artspace Commons

The RDA will provide a \$450,000 tax increment reimbursement to Artspace for the construction of 102 affordable units, 50,000 square feet of studio, gallery, and office space, and 137 at-grade parking stalls. Artspace Commons is a mixed-use LEED Gold Certified project that includes solar photovoltaic cells, a solar thermal hot water system, high-efficiency building shell and window materials, water saving features, Energy Star-rated appliances, and a bicycle storage and cleaning facility. The residential units will be made available to artists in fulfillment of Artspace's mission.



Artspace Commons

Future The Downtown Streetcar Study

The RDA and Salt Lake City are exploring the feasibility of installing a downtown streetcar line to promote walkable, transit-oriented development, and to provide non-automobile circulation options for residents and visitors. The different routes being studied cross several RDA project areas, including the Granary District. Across the country, modern streetcar projects have rejuvenated neighborhoods and business districts, attracting thousands of new residents and shoppers and billions in private investment dollars. The study was completed in the Fall of **2010**.



Streetcar in Portland, Oregon



Artspace Ribbon Cutting

RDA-Assisted Projects:

Infrastructure:

- » 900 South Street Improvements, 2005

Studies:

- » Downtown Streetcar Study, 2009-2010

Tax Increment Reimbursements:

- » Artspace Commons Development, 2009*

Renovation Loans:

- » Alvie Carter Renovation, 2008
- » Adrian Turner Renovation, 2002
- » Smith-Layton Office Renovation, 2000

* Projects with a housing component.

NT

North Temple Project Area

» In **2009**, the RDA began exploring the possibility of creating a new project area along North Temple Street between I-15 and 2200 West. Salt Lake City Planning is finalizing a master plan and zoning changes for the North Temple corridor that encourages higher densities and transit-oriented development. The new zoning will complement the City's substantial investments in public right-of-way improvements, and UTA's construction of a new TRAX line from downtown to the Salt Lake City International Airport. The RDA has hired Lewis Young Robertson & Burningham to perform a survey of the area to determine whether the neighborhood qualifies for the creation of a new project area. Once a project area is established, the RDA can offer a variety of assistance to property owners, including new construction and building renovation loans. More information on the results of this survey is available on the RDA's website.



North Temple Boulevard Rendering

North Temple Viaduct CDA

» The North Temple Viaduct Community Development Area (CDA) was created in January **2010** for the purpose of funding a portion of the costs associated with rebuilding and shortening the North Temple viaduct.

Salt Lake City and the Utah Transit Authority have partnered to construct a light rail line between Salt Lake City Central Station (the downtown multi-modal transportation center) and Salt Lake City International Airport. Construction of the Airport Light Rail Line is currently underway, and will require construction of a stand-alone viaduct at North Temple between 400 West and 600 West. The construction of a multi-modal viaduct, with inviting pedestrian sidewalks and a bikeway, will significantly improve downtown's surrounding neighborhoods.

The viaduct will include a new platform for the Front Runner commuter rail service, which will allow passengers traveling south from Davis County to disembark and connect directly to downtown or the airport by transferring to the TRAX station located on the viaduct. This will add an access point to downtown for commuters, and provide a catalyst for development adjacent to the viaduct. Shortening the North Temple viaduct also streamlines the construction of a proposed streetcar line from Salt Lake City to South Davis County.



North Temple Transfer Station Rendering

40 Years of Chief Administrative Officers

» J. Bracken Lee



1960-1971

» Palmer DePaulis



1985-1992

» E.J. "Jake" Garn



1972-1974

» Deedee Corradini



1992-1999

» Conrad B. Harrison



1975-1976

» Ross C. "Rocky" Andersen



2000-2007

» Ted L. Wilson

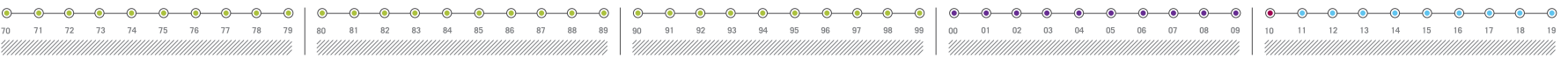


1976-1985

» Ralph Becker



2008-Present



2009 RDA Leadership & Staff



» Chief Administrative Officer



Ralph Becker, Mayor

» Board of Directors



Eric Jergensen, Chairperson
Luke Garrott, Vice-Chairperson
Carlton Christensen, Director
Jill Remington Love, Director
JT Martin, Director
Søren Simonsen, Director
Van Blair Turner, Director

» RDA Staff



D.J. Baxter, Executive Director
Valda Tarbet, Deputy Director
Jill Wilkerson-Smith, Project Manager
Matt Dahl, Project Manager
Travis Pearce, Property Manager
Edward Butterfield, Project Coordinator
Alisia Wixom, Project Coordinator
Ashlie Taylor, Project Area Specialist
Crayola Berger, Office Manager
Jolynn Snider, Administrative Secretary
Coty Shelton, Office Technician

» Redevelopment Advisory Committee



Chris Gamvroulas, Chairperson
Mark Flores, Vice-Chairperson
Brenda Scheer, Member
Brett Johnson, Member
Brian Wilkinson, Member
Clinton Johnson, Member
Robert Dodge, Member
Rosemary Beless, Member
Sanford Barrett, Member



SLCRDA

For more information about RDA projects and programs, please visit our website at

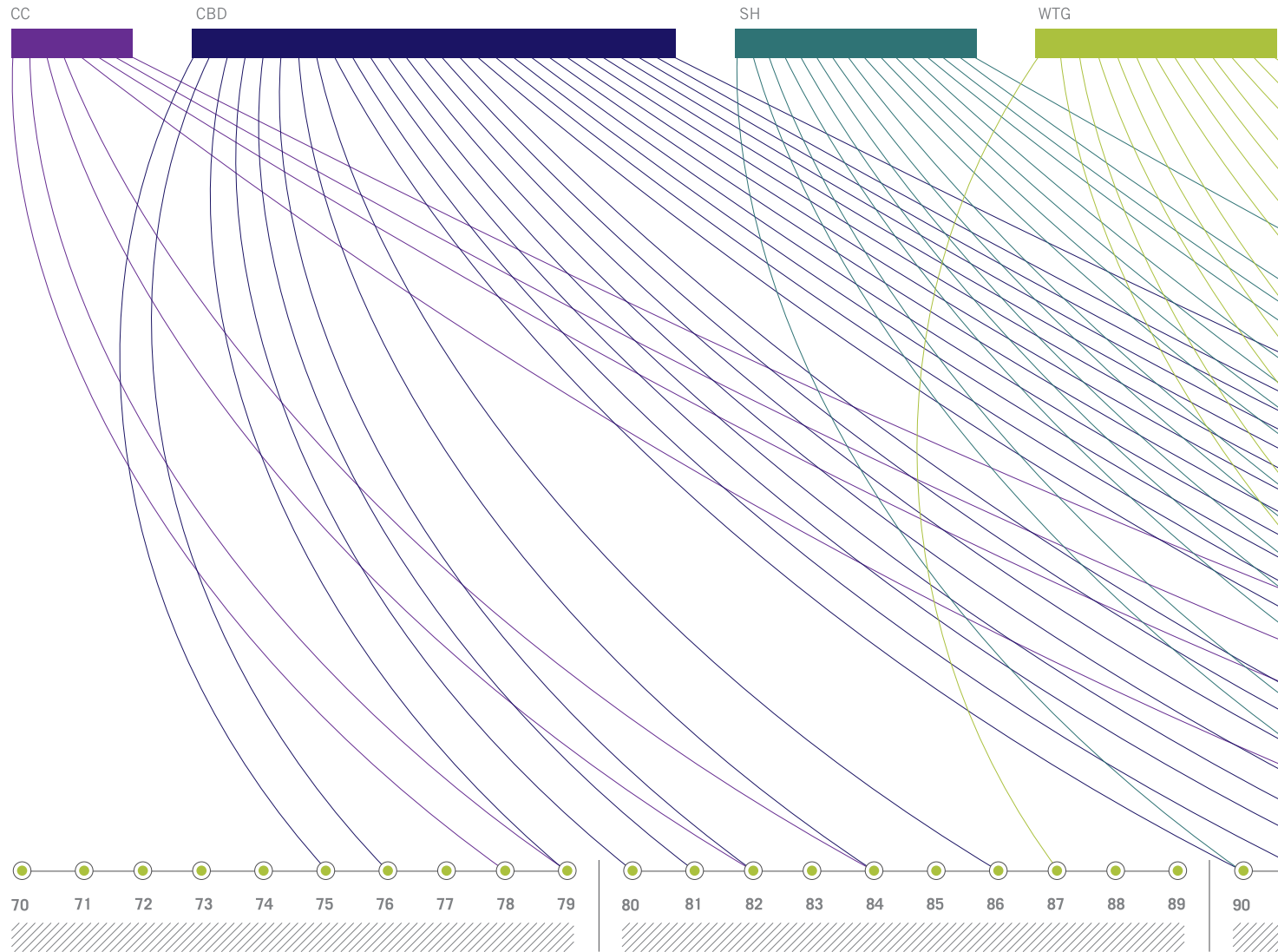
www.slclda.com



SLCRDA

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The History