

MAYOR ERIN MENDENHALL  
*Executive Director*



DANNY WALZ  
*Director*

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

**STAFF MEMO**

**DATE:** October 22, 2021

**PREPARED BY:** Jim Serrine

**RE:** Redevelopment Agency Semi-Annual Property Report

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**REQUESTED ACTION:** None. Written Briefing

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**EXECUTIVE SUMMARY:** As directed in the Land Disposition Policy, the RDA provides the Board, not less than semi-annually per fiscal year, an inventory of all Tier 1 and Tier 2 properties.

**ANALYSIS & ISSUES:** The attached report contains a current inventory of all RDA owned properties. The report includes the description, address, parcel ID, size, zoning, and tier category of each property. In addition, the report details the approximate acquisition date, current category of disposition, interim use, and proposed permanent use for each property.

Notable changes since the last report include the addition of a property in the Nine Line area located on the corner of 877 West and 400 South.

**ATTACHMENTS:** November 2021 RDA Property Report



Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse			
<b>CENTRAL BUSINESS DISTRICT</b>													
1	<b>Broadway Center (Parking Garage)</b>	Parking structure with retail spaces	251 S. Floral St.	16-06-154-048-0000	0.66	<b>0.66</b>	D-1	T-2	1989	Permanent Use	Leased to Broadway Center Limited	N/A	
2	<b>Eccles Theater and Ancillary Spaces</b>	Eccles Theater, retail spaces, and plaza	131 S. Main St.	16-06-105-064-0000	1.7	<b>1.79</b>	D-1	T-1	2003-2014	Permanent Use	Theater events in partnership with County Center for the Arts and leased retail	N/A	
		Alley to Priority Dispatch and 111		16-06-105-065-0000	0.01								
		Midblock walkway connecting Main St. to Regent St. and access to the Eccles Theater	147 S. Main St.	16-06-105-009-0000	0.08								
3	<b>Gallivan Center Plaza, Parking, and Retail (Block 57)</b>	Gallivan Center - plaza, event center, and amphitheater	239 S. Main St.	16-06-152-072-0000	0.4	<b>7.92</b>	D-1	T-1	1984-1991	Permanent Use	Event spaces, plaza, and walkway Leased to Boyer-Block 57 Associates LTD Retail spaces	N/A	
		Parking Structure under Gallivan Center Plaza		49 E. Gallivan Ave.	16-06-152-077-6001								3.49
		Retail	228 S. State St.	16-06-152-079-6001	0.27								
				16-06-152-079-2000	0.27								
4	<b>Land - Vivint Arena (Block 79)</b>	Arena - SE section	301 W. S. Temple	15-01-127-017-2000	9.18	<b>20.05</b>	D-4	T-1	1989	Permanent Use	Land leased to Larry H. Miller Arena Group thru 2040	N/A	
		Arena - SE section (underground)		15-01-127-017-2001	0.01								
		Arena - SE section (underground)		15-01-127-017-6001	9.18								
		Arena - NE Corner	365 W. S. Temple	15-01-127-018-6001	0.84								
		Arena - NE Corner (underground)		15-01-127-018-2000	0.84								
5	<b>Metro Condos Parking (Block 53)</b>	Lower two levels (250 stalls) of an underground parking structure	350 S. 200 E.	16-06-309-001-0000	0.01	<b>0.02</b>	D-1	T-2	1991	Permanent Use	Parking stalls leased to the State of Utah	N/A	
7	<b>Regent St. at 200 S. St.</b>	Vacant land (former N. parking area of the NAC Drivers' Lounge)	167 S. Regent St.	16-06-151-003-0000	0.03	<b>0.13</b>	D-1	T-1	2013	Active Disposition	N/A	Entered into a Purchase Agreement with Dakota Pacific Regent, LLC	
		Vacant land (former NAC Drivers Lounge)	169 S. Regent St.	16-06-151-004-0000	0.06								
		Vacant land (former E. parking area of the NAC Drivers Lounge)	167 S. Regent St.	16-06-151-018-0000	0.04								
8	<b>Utah Theater and Retail Spaces (Block 69)</b>	Main St. retail spaces (Twisted Roots, Ray's Barber Shop)	158 S. Main St.	15-01-229-070-0000	0.19	<b>0.89</b>	D-1	T-1	2010	Active Disposition	Four retail tenants and vacant historic theater	Entered into a Purchase Agreement with Hines Development.	
		Utah Theater and Main St. retail spaces (Southam Gallery, Becket & Robb)	144 S. Main St.	15-01-229-068-0000	0.7								
<b>TOTAL</b>											<b># of Project Properties: 8</b>	<b># of Acres: 31.46</b>	<b># of Parcels: 21</b>



Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse		
<b>DEPOT DISTRICT</b>												
9	Rio Grande Hotel, Block 62	Rio Grande Hotel - Single room occupancy housing units	428 W. 300 S.	15-01-179-012-0000	0.3	0.3	D-3	T-2	2009	Permanent Use	Leased to Home Inn Rio Grande, LLC	N/A
10	Station Center Parcel 1	Vacant land and warehouse (former Intermountain Furniture Company)	243-255 S. 600 W.	15-01-151-009-0000	0.5	2.38	D-3	T-1	2008	Use Study	Temporary public art installation	To be determined
			265 S. 600 W.	15-01-151-010-0000	0.88							
			245 S. 600 W.	15-01-151-011-0000	0.11							
			245 S. 600 W.	15-01-151-012-0000	0.26							
			564-566 W. 300 S.	15-01-151-013-0000	0.13							
			558-560 W. 300 S.	15-01-151-014-0000	0.13							
			235 S. 600 W.	15-01-152-012-0000	0.11							
			552 W. 300 S.	15-01-152-013-0000	0.13							
544 W. 300 S.	15-01-152-014-0000	0.13										
11	Station Center Parcel 12 & Right of Ways	Vacant building (formally Serta mattress factory)	535 W. 300 S.	15-01-302-018-0000	0.6	0.98	D-3	T-1	2002	Use Study	N/A	To be determined
		Vacant land (formally Serta factory dock area)	535 W. 300 S.	15-01-153-010-0000	0.19							
			535 W. 300 S.	15-01-153-011-0000	0.06							
		Vacant land (formally owned by State of Utah)	519 W. 300 S.	15-01-153-006-0000	0.13							
12	Station Center Parcel 3	Vacant land and blue warehouse	540 W. 400 S.	15-01-302-017-0000	0.93	2.5	D-3	T-1	2002	Use Study	N/A	To be determined
			346 S. 500 W.	15-01-302-021-0000	0.32							
			336 S. 500 W.	15-01-302-022-0000	1.25							
13	Station Center Parcel 4	Vacant land	336 S. 500 W.	15-01-302-019-0000	0.16	0.47	D-3	T-1	2002	Use Study	N/A	To be determined
			336 S. 500 W.	15-01-302-020-0000	0.31							
14	Station Center Parcel 5	Warehouse buildings	502 W. 300 S.	15-01-152-021-0000	1.65	2.21	D-3	T-1	2010	Use Study	Leased to Sportswear Design Group, SLC "A Place For Your Stuff," Fill the Pot, and parking for Mac. Flats	To be determined
		Paved parking lot area (formally Beehive Brick parking )	250 S. 500 W.	15-01-152-025-0000	0.56							
15	Station Center Parcel 6	Vacant land	233 S. 600 W.	15-01-151-005-0000	0.31	0.8	D-3	T-1	2008	Use Study	N/A	To be determined
		Intermountain Furniture- N warehouse	235 S. 600 W.	15-01-151-008-0000	0.49							
16	Sun Bar (Block 47)	Vacant land	702 W. 200 S.	15-02-234-015-0000	0.31	0.31	GMU	T-2	2003	Use Study	N/A	To be determined
17	Residence/Vacant Lots (Block 49)	Single family home (vacant)	42 S. 600 W.	15-01-104-004-0000	0.15	0.25	GMU	T-2	2015	Use Study	N/A	Included as part of the Salt Lake Central Station area plan
		Vacant lot	662 W. 100 S.	15-01-103-020-0000	0.1							
<b>DEPOT DISTRICT (continued on next page)</b>												



Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse	
<b>DEPOT DISTRICT (continued)</b>											
18 HOWA Gardens and Storage	Howa Storage Bays	648 W. 100 S.	15-01-103-022-0000	0.5	1.87	GMU	T-2	2008	Use Study	Leased: gardens - Green Team job training; storage units - multiple tenants	Included as part of the Salt Lake Central Station area plan
	Howa Gardens, NW	636 W. 100 S.	15-01-103-021-0000	0.37							
	Howa Gardens, NE	624 W. 100 S.	15-01-104-013-0000	0.31							
	Howa Gardens, SW	632 W. 100 S.	15-01-103-023-0000	0.34							
	Howa Gardens, S	626 W. 100 S.	15-01-104-015-0000	0.08							
	Howa Gardens, SE	622 W. 100 S.	15-01-104-014-0000	0.27							
19 HOWA Corporate (Block 48)	Howa Offices, N	663 W. 100 S.	15-01-107-042-0000	0.25	1.78	GMU	T-2	2008	Use Study	Leased to Utah Art Alliance	Included as part of the Salt Lake Central Station area plan
	Howa Offices, S	663 W. 100 S.	15-01-107-041-0000	0.25							
	Howa Yard 1	657 W. 100 S.	15-01-107-034-0000	0.2							
	Howa Yard 2	655 W. 100 S.	15-01-107-035-0000	0.01							
	Howa Yard 3	653 W. 100 S.	15-01-107-036-0000	0.16							
	Howa Yard 4	651 W. 100 S.	15-01-107-037-0000	0.16							
	Howa Yard 5	633 W. 100 S.	15-01-107-038-0000	0.34							
	Howa Paint Shop	633 W. 100 S.	15-01-107-039-0000	0.19							
	Howa Yard E	625-627 W. 100 S.	15-01-107-040-0000	0.22							
<b>TOTAL</b>		<b># of Project Properties: 11</b>	<b># of Acres: 13.85</b>	<b># of Parcels: 41</b>							

<b>GRANARY</b>												
20	Gale St., Block 24	Vacant land (former Buker Properties)	901 S. Gale St.	15-12-255-001-0000	0.26	0.26	D-2	T-1	2021	Active Disposition	N/A	Under contract negotiations with the Bicycle Collective
<b>TOTAL</b>		<b># of Project Properties: 1</b>	<b># of Acres: 0.26</b>	<b># of Parcels: 1</b>								

<b>9 LINE</b>												
21	Commissary Kitchen	Former gas station property	877 W. 400 S.	15-02-406-001-0000	0.32	0.32	R-MU-35	T-2	2021	Use Study	Leased to Taqueria El Angel	To be determined
<b>TOTAL</b>		<b># of Project Properties: 1</b>	<b># of Acres: 0.32</b>	<b># of Parcels: 1</b>								

<b>NORTH TEMPLE</b>												
22	Overniter Motel	Former motel, lot, and single family house(all vacant)	1500 West North Temple	08-34-476-017-0000	2.07	2.07	TSA-MUEC-C	T-1	2017	Active Disposition	N/A	Entered into a purchase agreement with Brinshore Development/HAME for a mixed use, multi-family development.
<b>TOTAL</b>		<b># of Project Properties: 1</b>	<b># of Acres: 2.07</b>	<b># of Parcels: 1</b>								



Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse		
<b>SUGAR HOUSE</b>												
23	Street Car Traction Power Substation Site	S-Line Facility	1015 E. Sugarmont Dr.	16-20-205-021-0000	0.06	0.06	R-1-5000	T-1	2012	Permanent Use	S-Line Facility	N/A
24	S-Line Greenway	S-Line/Parley's Trail Greenway	2211 S. 900 E	16-20-135-021-0000	0.04	0.04	FB-SE	T-1	2013	Permanent Use	S-Line/Parley's Trail Greenway	N/A
25	Sugarmont Plaza	Retail shopping center and parking (former DI)	2234 S. Highland Dr.	16-20-252-008-0000	0.85	1.61	CSHBD1	T-1	2012	Use Study	N/A	Undergoing fit study analysis for redevelopment.
		Former Sugarhouse Fire Station (West)	1085 E. Simpson Ave.	16-20-252-001-0000	0.32		PL		2021		Temporary library location	
		Former Sugarhouse Fire Station (East)	1085 E. Simpson Ave.	16-20-252-002-0000	0.14						Temporary library location	
		SLC Facilities Maint. Bldg	1113 E. Simpson Ave.	16-20-252-003-0000	0.21						SLC Facilities	
		East Parking Area	1104 E. Sugarmont Dr.	16-20-252-005-0000	0.09						Temporary library parking	
<b>TOTAL</b>		<b># of Project Properties: 3</b>	<b># of Acres: 1.71</b>		<b># of Parcels: 7</b>							
<b>WEST CAPITOL HILL</b>												
26	Marmalade Development	Marmalade Lot 1 - Future Park	524 N. 300 W.	08-36-205-044-0000	0.56	0.56	R-MU	T-1	2005	Permanent Use	N/A	Future Park
27	524 N. Arctic Ct.	Vacant Land	524 N. Arctic Ct.	08-36-206-011-0000	0.11	0.11	SR-1A	T-1	2015	Active Disposition	N/A	Single family home. Preparing RFP for construction.
<b>TOTAL</b>		<b># of Project Properties: 2</b>	<b># of Acres: 0.67</b>		<b># of Parcels: 2</b>							
<b>WEST TEMPLE GATEWAY</b>												
28	W. Montrose Ave.	Vacant shop and apartment (formally T&G Upholstery)	745 S. 300 W.	15-12-206-013-6000	0.1	2.16	FBUN-2	T-2	2008	Use Study	Leased shop and storage to Bulldog Sheetmetal Fabrication	RDA staff has completed due diligence and considering options and schedule for marketing the property
				15-12-206-013-2000	0.1							
		Vacant land (formally A&E Generator, N. yard)	252 W. Montrose Ave.	15-12-206-015-6000	0.09							
		Vacant land	254 W. Montrose Ave.	15-12-206-017-0000	0.1							
		Building (Bulldog Sheet Metal)	244-246 W. Montrose Ave.	15-12-206-016-6000	0.09							
				15-12-206-016-2000	0.09							
		Vacant land and storage building (formally DeVroom)	753 S. 300 W.	15-12-207-001-0000	0.34							
		Vacant land	244 W. 800 S.	15-12-207-012-0000	0.1							
				252 W. Montrose Ave.	15-12-206-015-2000						0.09	
				264 W. 800 S.	15-12-207-013-0000						0.84	
		765 S. 300 W.	15-12-207-002-0000	0.22								
<b>TOTAL</b>		<b># of Project Properties: 1</b>	<b># of Acres: 2.16</b>		<b># of Parcels: 11</b>							
<b>COMBINED TOTALS</b>		<b># of Project Properties: 28</b>	<b># of Acres: 52.50</b>		<b># of Parcels: 85</b>							