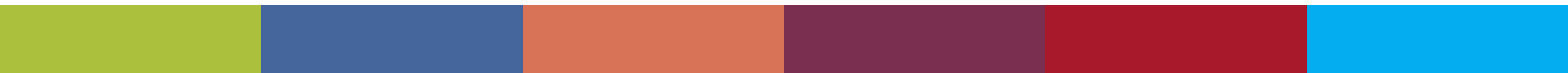




SLCRDA

# 2022 - 2023

## THE REDEVELOPMENT AGENCY OF SALT LAKE CITY ANNUAL REPORT



# MISSION & VALUES

The mission of the Redevelopment Agency of Salt Lake City is to strengthen neighborhoods and business districts to improve livability, create economic opportunity, and foster authentic, equitable communities, serving as a catalyst for strategic development projects that enhance the City's housing opportunities, commercial vitality, public spaces, and environmental sustainability.



The RDA fosters a set of core values that collectively support the revitalization of Salt Lake City's communities:

- **Economic Opportunity** – We invest in the long-term prosperity and growth of our local economy.
- **Equity & Inclusion** – We prioritize people-focused projects and programs that encourage everyone to participate in and benefit from development decisions that shape their communities.
- **Neighborhood Vibrancy** – We cultivate distinct and livable places that are contextually sensitive, durable, connected, and sustainable.



Under the Utah Code Title 17C Community Reinvestment Agencies Act, the RDA creates and administers community reinvestment areas, also known as “project areas,” working with community councils, property owners, neighborhood residents, and businesses to learn how they would like to see their communities improved. Per 17C, the RDA is also authorized to undertake affordable housing projects citywide, in addition to those located within project areas.

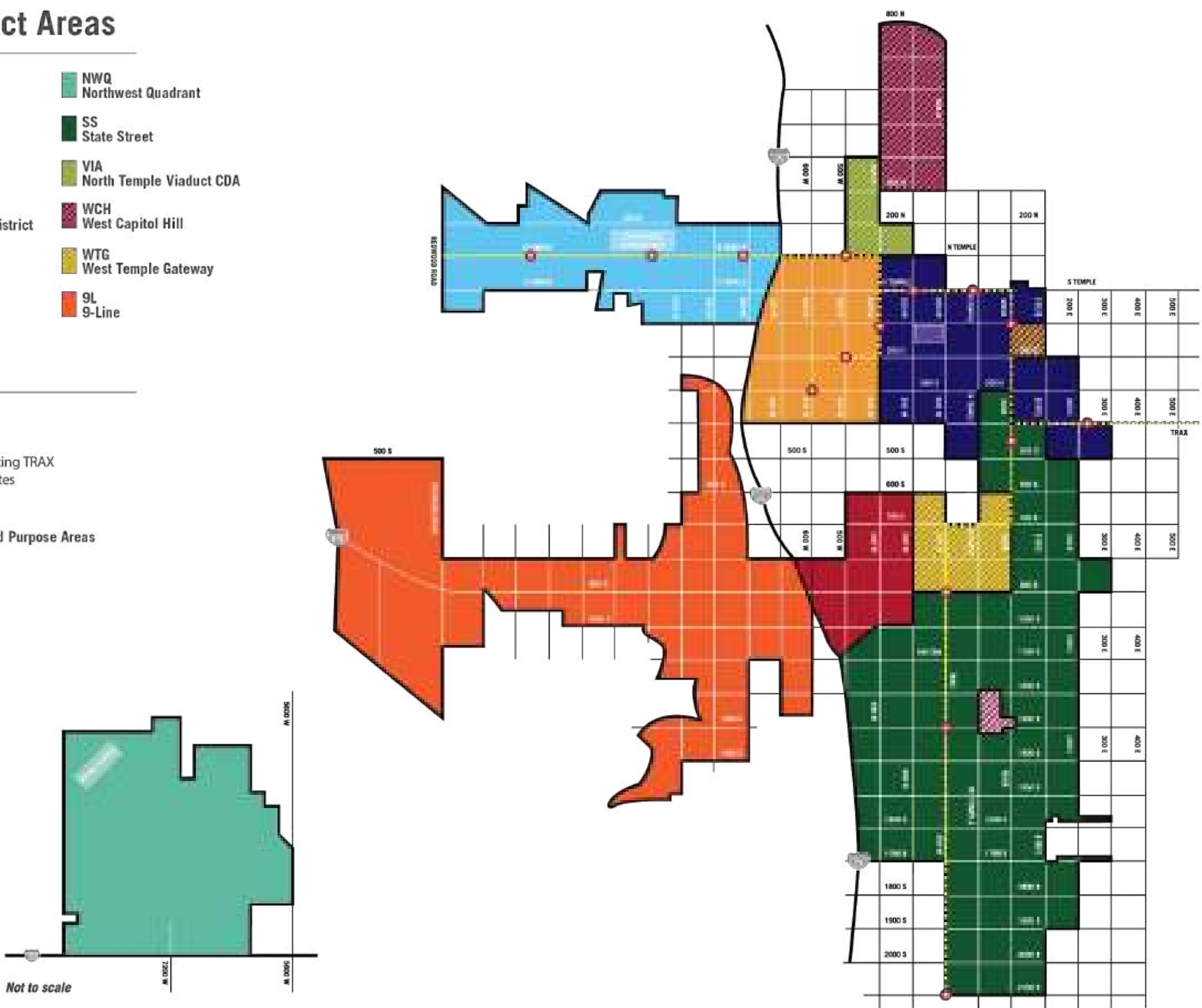
The community reinvestment projects we take on include a wide range of elements, such as residential, commercial, historic preservation, public art, environmental, infrastructure, economic development, and placemaking. This annual report includes updates on the RDA’s projects that have experienced substantial progress over fiscal year 2022 (July 2021 to June 2022).

**RDA Project Areas**

- BBS Baseball Stadium
- B67 Block 67 North
- B70 Block 70 CDA
- CBD Central Business District
- DD Depot District
- GD Granary District
- NT North Temple
- NWQ Northwest Quadrant
- SS State Street
- VIA North Temple Viaduct CDA
- WCH West Capitol Hill
- WTG West Temple Gateway
- SL S-Line

Existing TRAX Routes

Project Areas with shading are Limited Purpose Areas





# Leadership + Staff

**Salt Lake City Mayor**

**Erin Mendenhall**  
*Executive Director*

**Danny Walz**  
*Director*

**Cara Lindsley**  
*Deputy Director*

**Erin Cunningham**  
*Financial Analyst*

**Lucas Goodrich**  
*Project Coordinator*

**Amanda Greenland**  
*Comm/Engagement Manager*

**Kathryn Hackman**  
*Comm/Engagement Coordinator*

**Makena Hawley**  
*Project Manager*

**Eric Holmes**  
*Data Manager*

**Felina Lazalde**  
*Office Facilitator*

**Marcus Lee**  
*Project Coordinator*

**James Muir-Jones**  
*Special Project Assistant*

**Ashley Ogden**  
*Senior Project Manager*

**Lauren Parisi**  
*Senior Project Manager*

**Corinne Piazza**  
*Senior Project Manager*

**Jim Sirrine**  
*Property Manager*

**Robyn Stine**  
*Office Manager*

**Austin Taylor**  
*Project Manager*

**Tracy Tran**  
*Senior Project Manager*

**Kate Werrett**  
*Project Manager*

## Board of Directors

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*Vice Chair*

**Dan Dugan**  
*Chair*

**Darin Mano**

**Victoria Petro-Eschler**

**Ana Valdemoros**

**Chris Wharton**

**Sarah Young**

## Redevelopment Advisory Committee

**Brian Doughty**  
*Chair*

**Mojdeh Sakaki**  
*Vice Chair*

**Rosa Bandeirinha**

**Jason Head**

**Mark Isaac**

**Nicholas Peterson**

**Baxter Reecer**

**Amy Rowland**

## Finance Committee

**Danny Walz**  
*Redevelopment Agency*

**Blake Thomas**  
*Community and Neighborhood*

**Peter Makowski**  
*Department of Economic Development*

**Tony Milner**  
*Housing Stability*

**Mary Beth Thompson**  
*Finance*

**Amy Rowland**  
*RAC Member*

**Baxter Reecer**  
*RAC Member*



# AFFORDABLE HOUSING

Central Business District

## The Aster

In the spring of 2023, we cut the ribbon on one of the City's most monumental affordable housing developments to date! The 1.1-acre site has a mix of vibrant uses both residential and commercial. The Aster contains 168 units ranging in size from studios to 4 bedrooms. These units are designated as deed-restricted to households making 20% to 80% of the area median income (AMI), with over half of the units listed at 50% AMI or below.

In addition, this mixed-use build contains 18,000 square feet of ground-floor commercial space, resident amenity space, as well as a publicly accessible midblock walkway. The project also includes the preservation and rehabilitation of the property's historic Cramer House and 71 subterranean parking stalls.

In total, the RDA Board of Directors approved \$14.5 million in funding for this \$88 million project from Brinshore Development, LLC. The developer utilized other funding from a variety of local and federal sources, including 9% and 4% Low-Income Housing Tax Credits (LIHTC) and tax-exempt bonds.

Construction began in January 2021, and the project was completed in May 2023.





## Paperbox Lofts

### 340 W. 200 South

The 1.99-acre site of Downtown's former Utah Paperbox production warehouse has undergone quite the change. Paperbox Lofts mixed-use development features 156 market-rate residential units, 39 affordable residential units, public open space, and mid-block connections to both 200 South and 300 West.

The RDA originally purchased the property as part of a negotiation with the owners of Utah Paperbox to relocate to a larger site within the City's Glendale neighborhood that was being used as a noxious tire-recycling facility. The RDA's selection of Paperbox Lofts codevelopers - PEG and ClearWater Homes - gave way to a collaborative design that utilized the parcel's unique location on the interior of the large Downtown block.

The RDA provided a \$3.2-million land write-down in exchange for the inclusion of residential units affordable to households earning 60% of the area median income.

One of the unique features of this project is its use of a "car stacker" parking lift system, which will accommodate 108 cars on seven levels.

The project was completed in June 2023.





## Depot District

### The Nest

RDA Staff closed on a \$2,082,500 loan to The Nest on April 10, 2023. The Nest is located at approximately 382 S. Rio Grande and will feature 220 units affordable to those earning 60% of the Area Median Income (AMI) and below. The Agency also provided a license agreement to the developers for construction staging on a portion of the Agency's property across the street.

## North Temple

### Spark

#### 1500 W. North Temple Blvd.

The RDA purchased the former Overniter Motel property with the intention of creating a transit-oriented cornerstone for the North Temple neighborhood. Located across from a TRAX light rail station on the corner of a transit corridor (North Temple Blvd.) and two residential-adjacent side streets (Cornell St. and 1460 West), the 2-acre site features a number of pedestrian and street-level touchpoints.

Through a public process, the RDA selected Brinshore Development, LLC to bring a mixed-use project to life. The SPARK! project will include affordable and market-rate housing units, ground-floor retail, neighborhood services, and public open space.

The RDA acquired the Overniter Motel property for \$4 million and has committed \$6.4 million in RDA Affordable Housing funds into the SPARK! Project.





## Colony B

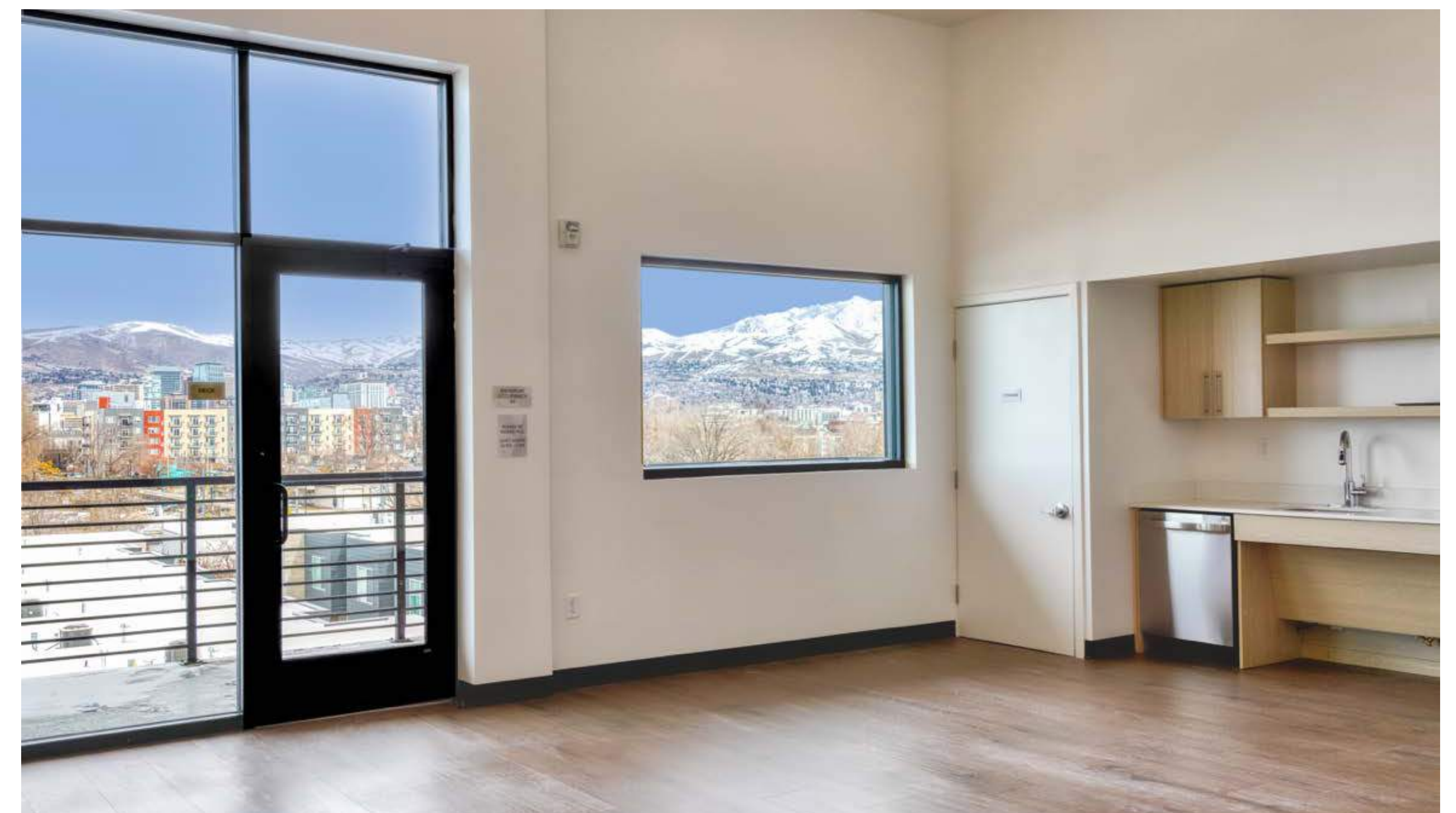
### 228 W. 1300 South

Located at 228 W. and 1300 S. Colony B is a transit-oriented residential development built with affordability and access in mind. Of the development's 140 total studio and one-bedroom units, 106 are rented at rates affordable to people earning 25 to 50% of the area median income (AMI).

The RDA provided a \$1.34 million loan to help finance Colony B's construction both because of its affordability and intentional focus on serving vulnerable populations. Eleven (11) units are specially reserved for young people aging out of the foster care system, and 15 units are ADA-accessible. Additionally, it is steps away from the 1300 South TRAX station, enabling residents easy access to transit. Residents living here are also guaranteed a built environment that is lively and connected, with access to indoor bicycle storage, a gym, and multiple community lounges.

### 1700 S. Affordable

Early in the year, the RDA provided emergency gap financing to developers, Wasatch Residential Group, to ensure the construction of additional affordable housing in Salt Lake City. The Agency closed on the \$1,000,000 loan in April. The apartment complex is under construction and located on a 3.06-acre lot at 204 W and 1700 South. This project will add 237 affordable units to Utah's housing stock, with each unit rented to those earning at or below 60% of the area's median income (AMI). The unit mix comprises 24 studio apartments, 130 one-bedroom units, 73 two-bedroom units, and ten three-bedroom units. On-site community amenities will include a pool, spa, sun deck with BBQ grills and seating, a large open courtyard, energy efficient windows, pet-friendly amenities, access for persons with disabilities, covered parking, exercise gym facility, and 24-hour emergency maintenance services. Its closeness to nearby restaurants and retail makes this project an ideal location for workforce affordable housing.





## Richmond Flats

### 2960 S. Richmond Street

The RDA Board has approved a two-phase \$1.8 MM high-opportunity area acquisition and permanent financing loan to the Community Development Corporation of Utah (CDCU) to partner with Blueline Development in the development of Richmond Flats. This 55-unit affordable housing development will include one-, two-, and three-bedroom units that will be affordable to households earning between 25% and 55% of the area median income (AMI). These funds are part of the \$4.5MM set aside in 2017 by the RDA's Board of Directors to expand the number of affordable housing developments located within **high-opportunity areas\*** of the City.

*\*A high opportunity area is an area that provides conditions that expand a person's likelihood for social mobility. These areas have been identified through an analysis of quality of life indicators, homeownership rate, poverty, cost-burdened households, educational proficiency, unemployment rate, and labor force participation.*



### **144 S. 500 East**

Construction is well under-way at 144 S. and 500 East where some of Salt Lake City's newest affordable units are being built. In fact, this development will add an additional 110 affordable units to the City's housing stock. These units will be rented to people earning at or below 60% of the area median income (AMI).

Furthermore, this project is designed to be energy-efficient and environmentally friendly. It will meet and exceed the 90+ ENERGY STAR score and 100% electric thresholds required by our Sustainable Development Policy.

The apartments are located in a prime area, making them ideal for those who work in the Downtown area and want to reside in the Central City neighborhood. This location offers easy access to various amenities, including shops, restaurants, and public transportation.





# COMMERCIAL & MIXED USE

## Granary District

### Bicycle Collective

#### 901 Gale Street

This redevelopment project will bring new activity and transportation resources to the Granary neighborhood. Its multi-use building will house a retail space, a community bicycle repair shop for the public, a professional bicycle repair workspace for mechanics, classrooms, an administrative workspace, and a storage area for donated bicycles. By relocating to the heart of the Granary District, the Collective will bring new shoppers, users, visitors, employees, and volunteers to the neighborhood on a daily basis. Its mission also aligns with the sustainable transportation goals of the development of the 9 Line Trail Corridor, which runs east and west along 900 South. The Collective is currently under construction.

### Fisher Brewing

The Granary District Adaptive Reuse Program is an RDA initiative that offers forgivable loans to help convert vacant and underutilized buildings in the Granary District. Through this program, the Agency provided a \$136,962 loan to Fisher Brewing for a site expansion which will add an additional brewing area, tavern space, and outdoor dining to their brewery.





#### Depot District

## Asher Adams Hotel

In the summer of 2022, the RDA closed on a \$7 million loan for the development of the Asher Adam's Hotel. This development will adaptively reuse the historic Union Pacific Depot building located at the Gateway in the our Depot District project area. The community will benefit from public access to the repurposed historic building, dozens of full-time and year-round jobs, new hospitality offerings, and an increased tax base.

#### Northwest Quadrant

## SLC Port Global Logistics Center

In 2020, the RDA entered into a tax increment reimbursement agreement (TIRA) with NWQ LLC for the development of the SLC Port Global Logistics Center. The Center is a 3,000-acre industrial development that is served by rail and can accommodate manufacturing, warehouse, and distribution tenants of varying size. The TIRA is for the first phase of the development, covering approximately 378 acres of land and providing for the development of approximately 6 million square feet of light industrial space (Phase I). Two buildings were completed in 2021 and several others are currently under construction. Private investment for the planned system-wide improvements and the Phase I development includes over \$310 million in capital expenditures, generating approximately 6 million square feet of development to support over 2,900 jobs.





# ARTS, CULTURE, & PUBLIC IMPROVEMENTS

## Central Business District

### Main Street Study

Over the last three years, Salt Lake City has been hosting the Open Streets event, an annual summer occasion where Main Street is closed off to cars, allowing pedestrians to enjoy the full use of the roadway. Businesses are also given the opportunity to expand their outdoor retail and dining options onto the sidewalks. It's a fantastic event that has been hugely successful!

The RDA is partnering with Salt Lake City's Department of Economic Development, Transportation, and Planning to explore the possibility of creating a permanent pedestrian mall on Main Street. This team will be working with a consultant to develop a conceptual design study that will provide a vision, high-level recommendations, and a path toward implementation. It's exciting to see the city investing in these types of initiatives that will benefit residents, businesses, and visitors alike.

On January 11, 2023, the Redevelopment Agency published a request for proposals to hire a consultant to create a Plaza Plan for the Future of Gallivan. A 5-year and 20-year plan will be created through this process, with a focus on maintenance needs, capital projects planning, and equitable programming. GSBS Architects, and their sub-consultants Civitas and Phil Myrick LLC, were chosen as the highest-ranked offer. Their combined experience in sustainable design excellence, landscape architecture, placemaking, planning, and urban design, make their team an excellent choice to thoughtfully plan out the future of Gallivan Center. The RDA is currently in the planning stage. Staff is excited about the consultant's ideas, thoughtful observations, and initial plans to ensure Gallivan continues to be an asset in the heart of our Capital City.





## 877 W. 400 South Property Purchase

The RDA has purchased the property previously owned by the Tongan United Methodist Church located at 877 West 400 South. RDA staff has been working through environmental due diligence on the site to obtain a "no further action" letter from the Utah State Department of Environmental Quality that would allow for development to proceed. The RDA is exploring mixed-use development scenarios for the property with the potential to include the commissary kitchen currently operating on the site. This analysis will help craft a future Request for Proposals for the development of the property. The City's Westside Master Plan calls for this intersection to become more of a "community node" or integrated center of activity representative of the surrounding community.

## Station Center Vision and Implementation Plan

The RDA has been working with a consultant since March 2023 to create the Station Center Vision & Implementation Plan. This plan will guide the development, programming, and governance of around 14 acres of RDA-owned property in west-downtown Salt Lake City. The Plan will be finished in Fall 2023, and the RDA will release a Request for Proposals (RFP) for the first phase of development soon after.

Project elements include environmental remediation, new street connections, the reconstruction of 300 South into a shared street with public gathering spaces, parking structures that can be shared by multiple neighborhood users, and the adaptive reuse of one or more historic warehouse structures.



Future tenants are still to be determined but engagement efforts thus far have led to a focus on the theme of “community health and wellness.” This could include the following industry types: sports and recreation, urban farming, life sciences, healthcare innovation, sports medicine, and more. Another major project goal is to support and build upon the neighborhood’s strong arts and cultural assets.

Depot District

## West Quarter

### 131 S. 300 West

The large-scale, mixed-use West Quarter development is located on parcels within the centrally located Block 67, which is bounded by 100 South, 200 South, 200 West, and 300 West. The two-phase project includes residential, retail, hotel, and office space, as well as a mid-block walkway that will connect 200 South to 300 West. The Project aligns with the Downtown Master Plan through the creation of a sports and entertainment area. West Quarter also includes considerations for the adjacent Japantown Street, like increased connectivity between the development and the Japantown area.





## Shoaever's Acquisition

The RDA Board approved the allocation of \$1.11 million of North Temple Strategic Intervention Funds for the acquisition of the Schovaers Electronics property at 22 South Jeremy Street. The property is located near the recently completed Folsom Trail.

Staff finds that the building has strong potential for adaptive reuse and could support the RDA's goals to establish a node of smaller-scale, trail-oriented development in this area. However, historical on-site and off-site industrial activities have contaminated the area. Fortunately, the development of this land is all very possible, thanks to the Environmental Protection Agency's (EPA) decision to award the RDA with the funding required to conduct the much-needed environmental cleanup.

## Folsom Trail/City Creek Daylighting

Phase I of development and the paving of the North Temple neighborhood's Folsom Trail is complete. Following what was once a rail corridor, this mile-long trail leads residents from 500 West at approximately 500 South all the way to 1000 West. This project aims to infuse a variety of public benefits within the old utility corridor. For example, increased access points to transportation routes, open green space, and a safe place to exercise and enjoy nature.

Over the years, studies and plans were carefully conducted and designed, funding sources were identified, and entities joined together to make Folsom Trail a reality. Our team has thoroughly enjoyed partnering with the Utah Transit Authority and Salt Lake City's Transportation Division, Engineering Division, and Public Lands Department to help bring this urban trail to life and better connect the City's east and west sides. RDA staff is currently working with Seven Canyons Trust on a design to bring sections of City Creek up to the surface along the Folsom Corridor.





## Ballpark

### Ballpark Design Competition and Community Engagement

With the announcement of the Salt Lake Bee's upcoming move to South Jordan, the City launched the Ballpark NEXT Design Competition. The competition was an opportunity for residents, post-secondary students, and development professionals to envision the future of the Smith's Ballpark site. This RDA lead project took place over the course of a few months and received 123 applications. Winners were announced in May, and although the winning proposals will not be built specifically, the themes gathered from all participants will be utilized in the next phase of community development.

## West Temple Gateway

### Central Ninth Streetscape Completion

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## West Capitol Hill

### Marmalade Plaza (Near Completion)

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# RDA PROGRAMS & TOOLS

The RDA provides loans, land write-downs, property acquisition and disposal, and tax increment reimbursements to aid in bringing redevelopment projects to fruition. The following financial programs and tools help to bridge the funding gap between a project's economics and market realities.

## Loan Program

The RDA's traditional Loan Program assists property owners in the renovation, rehabilitation, and new construction of buildings within project area boundaries by providing critical gap financing for projects that advance project area goals. The RDA works closely with project developers and lenders to determine the level of funding that will best supplement existing, secured financing. Under specific circumstances, the Program may provide primary loans for projects that demonstrate a high level of community benefit. In support of the organization's mission, the RDA can assume a higher level of risk than traditional lenders to ensure that transformative projects get built.





## Granary District Adaptive Reuse Loan Program

Focusing on one of the RDA's most industrial project areas, the Granary District Adaptive Reuse Loan Program provides forgivable loans to encourage the reuse and revitalization of the Granary District's unique stock of buildings. The loans are intended to ease the sometimes daunting cost of the necessary building code updates local developers face when renovating aging warehouses and distressed industrial buildings. The Program has facilitated a number of transformative development projects that have increased the number of residents visiting the Granary District.

## The Housing Development Loan Program

The HDLP centralizes the loan application, underwriting, and approval process across all City housing funding sources, providing a one-stop-shop for community partners. The HDLP provides low-cost financial assistance to incentivize the development and preservation of affordable housing within Salt Lake City municipal boundaries. While the RDA has been providing affordable housing loans for years, this program streamlines the application and approval process and better targets resources to needs within the community. Fiscal year 2022 was the second year the RDA's multi-million Notice of Funding Availability process for affordable housing was run through the HDLP.





## Tax Increment Reimbursement Program

The RDA's Tax Increment Reimbursement Program helps achieve the project area goals by offering a tax increment reimbursement to developers for building eligible projects. The RDA will reimburse property owners or developers for construction costs associated with projects in RDA project areas that meet each project area's strategic plan objectives. The amount of the tax increment reimbursement is determined by what the project generates, and the percentage of tax increment split between the RDA and developer.

## Property Acquisition

In addition to offering financial programs, the RDA also utilizes the tool of property acquisition to encourage project area development. The RDA often purchases underutilized property to market for strategic redevelopment, particularly to stimulate private investment, improve community conditions, and increase economic development.







**SLCRDA**