

February 8, 2011

**ITEM#:** 6.E.

**RE:** BOARD DISCUSSION OF RECENT TRIP TO DENVER

**PROJECT AREA:** ALL

**PREPARED BY:** D.J. Baxter

**EXECUTIVE SUMMARY:** At the Board's request, CED and RDA staff recently organized a 2-day development tour in Denver, Colorado. The tour included visits to the Denver Center for the Performing Arts, the convention headquarters hotel at the Colorado Convention Center, the Taxi development, Cherry Creek North, and Belmar Town Center in Lakewood. The Chair and Vice-Chair requested time on the agenda for Board members to discuss the trip and share their impressions. To guide the discussion, the Chair and Vice-Chair asked the staff to prepare a short presentation with photos of each of the main destinations on the tour. Board members will be invited by the Chair to note any findings they felt were particularly relevant, and to make recommendations for items that warrant further discussion or investigation.

**ANALYSIS & ISSUES:** At the December Board of Directors meeting, the Board asked the staff to prepare for this discussion by identifying neighborhoods of Salt Lake City where RDA projects could serve as transformational catalysts for the surrounding area. While we hope that every RDA project will, to some degree, facilitate the transformation of a neighborhood, we have listed below RDA projects that have particular potential for transforming their respective project areas. We also note that the successful transformation of a challenged area of the city depends not only on individual projects, but also on an effective and thoughtful regulatory environment in that area. The removal and exclusion of uses that are incompatible with neighborhood reinvigoration, the incorporation and revitalization of key historic structures and districts, careful attention to placemaking and the public realm, and the application of appropriate zoning requirements will be crucial determinants in the revival of a deteriorated area of the city.

RDA Projects or Investments that have the potential to act as transformational catalysts:

1. Central Business District:
  - a. Performing Arts Center
  - b. Utah Theater renovation
  - c. Downtown Streetcar

2. Depot District:
  - a. Hub Area Development Strategy
    - i. Including substantial improvements to public infrastructure, e.g.,
      1. Reconstruction of 300 South between Hub and Rio Grande Depot;
      2. Creation of mid-block streets and walkways
      3. Upgrades in curb, gutter, lighting and public spaces
      4. Possible redesign of 500 West Park Blocks
  - b. Downtown streetcar
  - c. Public Market
3. West Capitol Hill
  - a. 300 West Commercial Node (East Side)
  - b. Public infrastructure improvements, e.g.,
    1. Street lighting;
    2. 300 West planted medians
4. West Temple Gateway
  - a. WTG Development Strategy at 900 South / 200 West
5. Granary District
  - a. Fleet Block Redevelopment
  - b. Downtown Streetcar
  - c. Reconstruction of 400 West
6. Sugar House
  - a. Sugar House Streetcar
  - b. Wilmington Avenue Developments (both sides of street)