

2013-2014

# Central Business District Project Area Priorities



SLCRDA

Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>● In Progress</li> <li>○ Future Action</li> </ul>
1. Gallivan Center Improvements	Downtown MP: BD-7, NC-2, PI-2, PT-2	1, 3, 6, 10	<ul style="list-style-type: none"> <li>● Work with Gallivan and City staff to identify, prioritize, and carry out short-term improvements to key areas of the plaza, including the Main Street entrance.</li> <li>○ Explore design options to raise stage at the Gallivan amphitheater.</li> <li>○ Explore options for reuse of existing Olympic Tower at Main Street entrance.</li> </ul>
2. Gallivan Avenue Branding	Downtown MP: BD-7, NC-2, PI-2, PT-2	1, 4, 7, 10	<ul style="list-style-type: none"> <li>● Implement strategy to activate Gallivan Avenue by leasing retail spaces to day and evening users.</li> <li>● Hire architect and work with the City Urban Designer to carry out short-term improvements and provide scope of services and cost estimate for long-term Gallivan Avenue improvements.</li> <li>○ Work with Friends of the Gallivan Center to determine design and location of Gallivan Art Tower</li> </ul>
3. Utah Theater	AA-3, CL-2, PI-5	1, 2, 6, 7, 9	<ul style="list-style-type: none"> <li>● Coordinate with Salt Lake County in identifying potential reuses.</li> <li>○ Define appropriate use for facility.</li> <li>○ Conduct upfront work in preparation for eventual issuance of an RFP for redevelopment and permanent occupancy, including a structural and cost assessment of the Theater space, and a cost assessment of renovating the front-of-house building space to vanilla shell, mid-level, and complete renovation status.</li> <li>○ Identify funding sources for renovation.</li> </ul>
4. State Street Development	PT-2&4, PI-2	1, 4, 8, 9, 10	<ul style="list-style-type: none"> <li>● Ensure compliance with development agreement through substantial completion of construction and lease-up.</li> </ul>
5. Downtown Streetcar	CL-2, CL-5, PI-1, PT-4, 2, 8, NC-3	1, 2, 3, 4, 5, 10	<ul style="list-style-type: none"> <li>● Complete Alternatives Analysis.</li> <li>○ Complete Environmental Assessment.</li> <li>○ Begin design.</li> </ul>

			<ul style="list-style-type: none"> <li>○ Identify funding sources.</li> </ul>
6. Downtown Mid-block Walkways and Crossings	PT-2, 5, 6, 9, PI-1	1, 2, 4, 6, 7, 9, 10	<ul style="list-style-type: none"> <li>● Put documentation of CC&amp;Rs, easements, and other RDA land agreements that involve public space into the Building Services ACCELA program.</li> <li>● Move forward with public outreach and short-term improvements to mid-block walkways and crossings in CBD.</li> <li>○ Move forward with mid-block walkway and crossing improvements to Floral and Edison Streets.</li> </ul>
7. Utah Performing Arts Center	AA-6, CL-2&7, PT-2&7	1, 3, 6, 7, 10	<ul style="list-style-type: none"> <li>● Determine financing.</li> <li>● Commence negotiation and design work related to mid-block walkways on Blocks 69 and 70.</li> <li>● Proceed with design and pre-construction, consistent with guidelines established in the Owner Requirements Document, through 100% construction documents and guaranteed maximum price.</li> <li>○ Fulfill sources of funding, including bond financing and private contributions.</li> <li>○ Continue efforts to generate long-term community interest in UPAC as a performing arts venue and public amenity.</li> <li>○ Develop a comprehensive leasing strategy and management plan with other property owners for activating Regent Street.</li> <li>○ Commence construction.</li> </ul>
8. Implement Wayfinding Improvements	PI-1, PT-1,2&9	1, 4, 5, 7, 10	<ul style="list-style-type: none"> <li>● Participate in funding upgrades to existing wayfinding.</li> <li>○ Participate in creation of a plan for new wayfinding system, including coordination with other organizations, such as Visit Salt Lake, towards implementing a state-of-the-art wayfinding system.</li> </ul>
9. Convention Center Hotel	CL-7, AA-5	2, 7, 10	<ul style="list-style-type: none"> <li>● Coordinate with Salt Lake County on predevelopment work.</li> </ul>

# 2013-2014 Depot District Project Area Priorities



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Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>• In Progress</li> <li>○ Future Action</li> </ul>
1. Intermodal Hub Plan Implementation	Gateway Specific Plan (LAND USE, Objective 3, Policy 3.1, 3.2)	All	Proceed with the following steps as provided in the Intermodal Hub Area Land Use Strategy and Marketing Plan: <ul style="list-style-type: none"> <li>• Proceed with key land acquisitions.</li> <li>• Explore and determine financing options for public infrastructure, including parks and public spaces.</li> <li>• Execute necessary procedural steps for right-of-way modifications, excess property disposition, and subdivision in order to market first phase of RDA properties.</li> <li>• Finalize urban design with engineering detail and construction cost estimate for the North and South Blocks, including parks and public spaces, 300 South Street, interior block streets, and intersection treatment at 300 South and 500 West.</li> <li>• Determine parking needs, financial feasibility, and design for parking structure on North Block.</li> <li>• Establish design guidelines, including an inventory of historic buildings, and rezone district for transit-oriented development.</li> <li>○ Market first phase of RDA parcels for development.</li> </ul>
2. Public Market	Gateway DLU&D MP (Page 11, 4 <sup>th</sup> bulleted item)	1, 6, 7, 9	<ul style="list-style-type: none"> <li>• Collaborate with The Downtown Alliance to implement Phase I of a public market and facilitate the long-term development of a permanent, year-round public market near the Intermodal Hub.</li> </ul>
3. Incentives for Historic Buildings	Gateway DLU&D MP (Page 38 <sup>th</sup> bulleted item); Gateway Specific Plan (IMPLEMENTATION, Objective 7)	2, 7, 9	<ul style="list-style-type: none"> <li>• Develop tools and work with stakeholders, including Salt Lake City Planning Division, to incentivize renovation of historic buildings, including historic structures near the Intermodal Hub.</li> </ul>
4. Streetcar System	Central Community MP (Trans-1.1)	1, 2, 3, 4, 5	<ul style="list-style-type: none"> <li>• Proceed with alternatives analysis, identify funding sources, and conduct environmental reviews.</li> </ul>

5. Public Spaces	Gateway Specific Plan (LAND USE, Objective 7, Policy 7.1, 7.2, 7.3, 7.4)	1, 2, 3, 4, 6, 7, 9, 10	• Explore options to create parks and public spaces throughout the project area.
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# 2013-2014 Granary District Project Area Priorities



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Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>● In Progress</li> <li>○ Future Action</li> </ul>
1. Fleet Block Development	Gateway Specific Plan (GSP): Land Use Policies: 4.1-4.4, 5.2, 5.3, 6.1, and 7.1-7.4	1, 2, 4, 6, 8, 10	<ul style="list-style-type: none"> <li>● Collaborate with City to facilitate the redevelopment of the Fleet Block.</li> <li>● Assist with marketing property for development.</li> <li>○ Assist with necessary site preparation.</li> <li>○ Assist in rezoning Fleet Block.</li> </ul>
2. Reconstruct 400 West	GSP: Transportation Policies: 5.1-5.3 and 6.1-6.4	1, 3, 4, 5, 10	<ul style="list-style-type: none"> <li>○ Collaborate with stake holders to develop objectives for the reconstruction of 400 West.</li> <li>○ Work with City on design of 400 West.</li> <li>○ Explore financing options for the construction of street improvements.</li> <li>○ Obtain and award bids for reconstruction work.</li> <li>○ Construct improvements.</li> </ul>
3. Reconstruct 300 West	GSP: Transp. Policies: 5.1-5.3 and 6.1-6.4	1, 3, 4, 5, 10	<ul style="list-style-type: none"> <li>○ Work with City to plan and design streetscape improvements.</li> <li>○ Explore financing options for the construction of street improvements in conjunction with the Fleet Block Redevelopment.</li> </ul>
4. Downtown Streetcar	Downtown Transportation MP: 4e	1, 3, 4, 5, 10	<ul style="list-style-type: none"> <li>● Conduct alternative analysis and environmental assessment.</li> <li>○ Complete design.</li> <li>○ Obtain bids for project construction.</li> <li>○ Construct alignment.</li> <li>○ Address regulatory road blocks to development along alignment.</li> </ul>
5. Build Public Amenities & Infrastructure	Central Community MP: POSRLU 1.2 TRANS 3.1, 4.0	1- 7, 10	<ul style="list-style-type: none"> <li>● Work with City to determine costs of infrastructure improvements.</li> <li>○ Identify and plan for public amenities.</li> <li>○ Identify funding sources.</li> <li>○ Determine whether utility infrastructure is impediment to development and develop plan to mitigate any issues.</li> </ul>

# 2013-2014 North Temple Project Area Priorities



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Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>• In Progress</li> <li>○ Future Action</li> </ul>
1. EPA Grant	NT Boulevard MP (Page 8 - Purpose bulleted items, Page 102 -Strategy 2-A(c))	1, 2	Proceed with the following steps to carry out Environmental Protection Agency brownfield assessment grant for targeted properties in the North Temple Project Area: <ul style="list-style-type: none"> <li>○ Oversee and assist environmental consultant to characterize environmental condition of targeted properties in the North Temple Project Area, and, if possible, implement corrective action plan as recommended by environmental consultant.</li> <li>○ Provide environmental loans upon request, if funds are available.</li> <li>○ Apply for EPA cleanup funds if warranted.</li> </ul>
2. Pursue infill housing project	NT Boulevard MP (Page 8 - Purpose 6 <sup>th</sup> bullet item, Page 63 Policy #4, Page 102 Strategy 2-A,C)	1, 2, 3, 8	<ul style="list-style-type: none"> <li>○ Identify funding sources, and pursue strategic acquisitions for the purpose of an infill housing project if funding is available.</li> </ul>
3. Pursue development opportunities and catalytic projects	NT Boulevard MP, NT Project Area Plan 1(k), 1(l)(ii),	1, 3	<ul style="list-style-type: none"> <li>• Work with Economic Development to indentify and pursue catalytic projects and economic development opportunities.</li> <li>• Work with North Temple Development Committee to coordinate development efforts along North Temple, including pursuit of TOD funding pool.</li> <li>• Include the Westside Business Alliance and community members in helping identify and implement much needed continued revitalization of the North Temple corridor.</li> <li>○ Identify funding sources to pursue strategic acquisitions for the purpose of redevelopment.</li> </ul>

# 2013-2014 North Temple Project Area Priorities



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Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>• In Progress</li> <li>○ Future Action</li> </ul>
1. EPA Grant	NT Boulevard MP (Page 8 - Purpose bulleted items, Page 102 -Strategy 2-A(c))	1, 2	Proceed with the following steps to carry out Environmental Protection Agency brownfield assessment grant for targeted properties in the North Temple Project Area: <ul style="list-style-type: none"> <li>○ Oversee and assist environmental consultant to characterize environmental condition of targeted properties in the North Temple Project Area, and, if possible, implement corrective action plan as recommended by environmental consultant.</li> <li>○ Provide environmental loans upon request, if funds are available.</li> <li>○ Apply for EPA cleanup funds if warranted.</li> </ul>
2. Pursue infill housing project	NT Boulevard MP (Page 8 - Purpose 6 <sup>th</sup> bullet item, Page 63 Policy #4, Page 102 Strategy 2-A,C)	1, 2, 3, 8	<ul style="list-style-type: none"> <li>○ Identify funding sources, and pursue strategic acquisitions for the purpose of an infill housing project if funding is available.</li> </ul>
3. Pursue development opportunities and catalytic projects	NT Boulevard MP, NT Project Area Plan 1(k), 1(l)(ii),	1, 3	<ul style="list-style-type: none"> <li>• Work with Economic Development to indentify and pursue catalytic projects and economic development opportunities.</li> <li>• Work with North Temple Development Committee to coordinate development efforts along North Temple, including pursuit of TOD funding pool.</li> <li>• Include the Westside Business Alliance and community members in helping identify and implement much needed continued revitalization of the North Temple corridor.</li> <li>○ Identify funding sources to pursue strategic acquisitions for the purpose of redevelopment.</li> </ul>

# 2013-2014 Sugar House Project Area Priorities



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Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>● In Progress</li> <li>○ Future Action</li> </ul>
1. Wilmington Gardens Property Development	Sugar House MP: Policy under “Commercial Land Use”	1, 2, 4, 6, 8, 10	<ul style="list-style-type: none"> <li>● Manage all requirements in the Purchase &amp; Sale Agreement.</li> <li>● Facilitate the construction of the south side portion of the Wilmington Gardens Group development.</li> </ul>
2. Sugar House Streetcar	Policy listed under “Mobility, Access & the Pedestrian Experience”	1, 2, 4, 5	<ul style="list-style-type: none"> <li>● Facilitate redevelopment projects adjacent to the Streetcar corridor</li> <li>● Identify and implement funding options for the second phase of the streetcar project.</li> </ul>
3. Granite Block Improvements	Policy listed under “Parks and Open Space”	1, 2, 3, 4, 7	<ul style="list-style-type: none"> <li>● Assist with the re-alignment of Wilmington Ave. with Sugarmont Ave</li> <li>● Work on mitigating the impact from construction activities on surrounding businesses and users.</li> <li>● Participate with developers to provide mid-block connections.</li> <li>● Participate in optimally locating the Salt Lake City/McClelland and Parley’s trails as they approach the Granite Block.</li> </ul>
4. The “Shopko Block”	Policy listed under “Commercial Land Use”	1, 2, 4, 5, 6, 7	<ul style="list-style-type: none"> <li>● Work with property owners to determine the scope of their development and any RDA assistance needed.</li> <li>● Work with property owners to determine appropriate density and best uses for the area.</li> <li>● Participate in optimally locating the Parley’s Trail on the Shopko Block as it exits Hidden Hollow.</li> </ul>
5. Incentives for Historic Buildings	Policy listed under “Financial Resources for Preservation”	9, 10	<ul style="list-style-type: none"> <li>● Develop tools and work with Salt Lake City Planning Division to incentivize renovation of historic buildings.</li> </ul>
6. Implement the Sugar House Business District Streetscape Amenities Plan	Policy listed under “Business District Issues”	4, 6, 7, 10	<ul style="list-style-type: none"> <li>○ Prioritize 2100 South and Highland Drive for streetscape betterments to improve bicycle and pedestrian circulation.</li> <li>● Work with property owners to ensure the creation of a high quality pedestrian environment on both sides of Wilmington Ave.</li> </ul>



			<ul style="list-style-type: none"> <li>• Coordinate with Public Services on the construction of streetscape improvements along 2100 South.</li> <li>• Coordinate street improvements on McClelland with property owners and the Transportation Division for the Jordan/Salt Lake City Trail and connection to the McClelland Streetcar Stop.</li> </ul>
7. Implementation of Greenway Improvements within Sugarmont Rail Corridor between 500 East and McClelland Street	Policy listed under “Open Space and Natural Areas” and “Multi-modal Priorities	2, 4, 5, 6	<ul style="list-style-type: none"> <li>○ Work with Friends of the Streetcar on a long-term maintenance and capital improvements program for the Greenway</li> <li>○ Develop Plans for the extension of the Greenway between Highland and McClelland on Sugarmont</li> </ul>
8. Create a brand identity and Implement Wayfinding improvements	Policies listed under “Mobility, Access & the Pedestrian Experience	4, 6, 7	<ul style="list-style-type: none"> <li>○ Participate in creation of a plan for new wayfinding system.</li> <li>○ Participate in funding upgrades to existing wayfinding.</li> <li>○ Work on updating the Sugar House logo and brand.</li> <li>○ Create a banner program for the Sugar House Business District with local businesses.</li> </ul>
9. Deseret Industries Property	Sugar House MP: Policy under “Commercial Land Use”	1, 2, 4, 6, 7, 8	<ul style="list-style-type: none"> <li>○ Facilitate the relocation of the Sugar House fire station with Property Management.</li> <li>○ Create development guidelines and objectives for the Deseret Industries and Fire Station Property disposition in coordination with Property Management.</li> </ul>
10. Sugar House Monument Plaza	Policy listed under “Mobility, Access & the Pedestrian Experience”	4, 5, 6, 7, 10	<ul style="list-style-type: none"> <li>• Conduct community outreach efforts.</li> <li>○ Finalize a design and funding plan for the renovation of the Plaza.</li> <li>○ Coordinate with Public Utilities on the relocation of the Jordan/Salt Lake Canal.</li> <li>○ Assess closing the right turn lane with the Transportation Division</li> </ul>

# 2013-2014 West Capitol Hill Project Area Priorities



**SLCRDA**

Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>● In Progress</li> <li>○ Future Action</li> </ul>
1. East Marmalade (300 West) Development Implementation	Capitol Hill MP: Policies under “Commercial-Neighborhood Shopping Node”	1-4, 6-8, 10	<ul style="list-style-type: none"> <li>● Install the public infrastructure improvements that will be needed to facilitate the property’s development.</li> <li>● Manage all development agreements.</li> </ul>
2. 300 West Street Improvements (300 North to 800 North)	Capitol Hill MP: Policies under “Transportation and Circulation-Commuter Traffic-Beck Street/300 West”	1, 3-7, 10	<ul style="list-style-type: none"> <li>● Receive final approval for improvements within UDOT right-of-way.</li> <li>● Work to complete project design and phasing.</li> <li>● Establish attractive and consistent street lighting along 300 West corridor.</li> <li>● Provide incentives to property owners along 300 West to rehabilitate existing properties.</li> </ul>
3. Single-family Housing Rehabilitation	Capitol Hill MP: Residential Planning Goal, Page 3	1-3, 7-10	<ul style="list-style-type: none"> <li>● Identify one home to rehabilitate with the Utah Heritage Foundation (UHF) within the Project Area.</li> <li>● Coordinate with Housing and Neighborhood Development (HAND) to identify single-family residential properties to rehabilitate within the Project Area or other redevelopment opportunities.</li> </ul>
4. Evaluate and Consider Extension of Project Area	Capitol Hill MP: Policies under “Neighborhoods: West Capitol Hill”	All	<ul style="list-style-type: none"> <li>● Identify projects that merit additional time and funding.</li> <li>● Work with taxing entity committee to evaluate potential extension.</li> </ul>

# 2013-2014 West Temple Gateway Project Area Priorities



SLCRDA

Priority Projects	Supporting City Goals	Supporting RDA General Goals	Implementation Steps <ul style="list-style-type: none"> <li>● In Progress</li> <li>○ Future Action</li> </ul>
1. Redevelop RDA-Owned Property surrounding the 900 South TRAX Station.	Central Community MP: RLU 1.2, 1.3, 3.1, 3.2, 4.2; CLU 1.0, 3.0, 5.0; TOD 2.0	1, 2, 3, 4, 5, 6, 7, 8, 10	<ul style="list-style-type: none"> <li>● Address regulatory road blocks to development (e.g., zoning).</li> <li>● Plan infrastructure necessary for the redevelopment of RDA-owned property.</li> <li>● Work with community to develop a neighborhood brand that will be part of property marketing.</li> <li>● Monitor non-RDA developments within the project area.</li> <li>○ Perform site preparation necessary to implement strategy.</li> <li>○ Market property as recommended in redevelopment strategy.</li> <li>○ Work with selected developers to redevelop RDA-owned property.</li> </ul>
2. Redevelopment of RDA-Owned Property on West Montrose Ave.	Central Community MP: RLU 1.2, 1.3, 3.1, 3.2, 4.2; CLU 1.0, 3.0, 5.0; TOD 2.0	1, 2, 3, 4, 6, 7, 8, 10	<ul style="list-style-type: none"> <li>● Address regulatory road blocks to development (e.g., zoning).</li> <li>● Plan infrastructure necessary for the redevelopment of RDA-owned property.</li> <li>○ Market property as recommended in redevelopment strategy.</li> <li>○ Work with selected developers to redevelop RDA-owned property.</li> <li>○ Perform site preparation necessary to implement strategy.</li> <li>○ Construct infrastructure necessary for the redevelopment of RDA-owned property.</li> </ul>
3. Mid-Block Walkways and Mid-Block Crossings	Central Community MP: Trans 4.2  Downtown Trans. MP:3h	1, 2, 3, 4, 5, 6, 7, 8, 10	<ul style="list-style-type: none"> <li>● Strategically acquire property to accommodate implementation.</li> <li>● Perform necessary site preparation.</li> <li>● Design mid-block walkways and Mid-Block Crossings.</li> <li>● Engage developers where needed.</li> <li>○ Construct walkways and crossings</li> </ul>
4. Downtown Streetcar	Downtown Trans. MP: 4e	1, 2, 3, 4, 5	<ul style="list-style-type: none"> <li>● Conduct alternatives analysis and environmental assessment.</li> <li>○ Complete design.</li> <li>○ Obtain and award bids for project construction.</li> <li>○ Construct alignment.</li> <li>○ Address regulatory road blocks to development along alignment.</li> </ul>

5. Build Public Amenities & Infrastructure

Central Community MP: 1, 2, 3, 4, 6, 8, 10  
POSRLU 1.2  
TRANS 3.1, 4.0

- Identify funding sources for priority projects.
- Determine whether utility infrastructure is impediment to development and develop plan to mitigate any issues.
- Plan, design, and construct public amenities such as streetscape enhancements, parks, and community gardens.