



**SLCRDA**

## North Temple Project Area **2015-2019 Strategic Plan** (Project Area Expires 2037)

### Section I - Objectives

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1. Establish North Temple as a transit-oriented development corridor that showcases quality, high-density mixed-use projects that contribute to pedestrian activity and street activation. Development efforts shall focus along North Temple between the Utah State Fair Park and I-15.
2. Contribute to the quality of the housing stock and its diversification of unit types. Resources shall be focused on market-rate rental and ownership product and increased density near transit.
3. Utilize RDA tools and programs to mitigate physical and market constraints to development throughout the North Temple project area.
4. Work with private developers and property owners to develop public spaces that integrate with transit stops and serve the residents and businesses along the North Temple Corridor.
5. Coordinate with community stakeholders and other City divisions in identifying and removing concentrated sources of crime that are barriers to redevelopment.
6. Organize partnerships and revenue sources for the construction and long-term maintenance of new public infrastructure, including

public art.

7. Support the construction of developments that implement sustainable development principles and limit carbon emissions.
8. Work with stakeholders to redevelop the Utah State Fair Park in manner that supports the historic use of the property and preserves its historically significant buildings.

## Section II – Obligations

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1. Project Area Budget:
  - a. Taxing Entity Payment – 25% of Total Tax Increment
  - b. School Construction Reserve – 10% of RDA Tax Increment Disbursement (10% of 75% Disbursement)
2. Project Area Budget: Aggregate Use Restrictions
  - a. Housing – 20%
  - b. Redevelopment Activities – 70%-75%
  - c. Administrative Expenses – 5%-10%

## Section III – Non-Obligated Funds (Projections):

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FY 2015/2016:	\$38,302
FY 2016/2017:	\$39,120
FY 2017/2018:	\$39,954
FY 2018/2019:	\$40,806
FY 2019/2020:	\$41,674

## Section IV – Implementation Program Prioritization:

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1. **TOD Programs (2015-2019)** – Loan and tax increment reimbursement programs shall encourage transit-oriented development through incentives for building renovations and new construction near transit facilities.

## Section V – Implementation Project Prioritization:

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1. **Catalytic Development (2015-2019)** – Facilitate a catalytic development along the North Temple Corridor. Development should establish high expectations for future development. Activities may include land acquisition, marketing, and developer incentives.
2. **EPA Assessment Grant Program (2015-2016)** – Promote and deploy EPA grant funds for environmental testing of potential development sites.
3. **North Temple Improvements (2015-2017)** – Design and construct improvements along North Temple that create a sense of connectivity between the east and west sides of I-15.
4. **Folsom Corridor (2015-2019)** – Engage in pre-development activities for the rehabilitation of the Folsom Avenue corridor as a public space and development corridor.
5. **Developer Conference (2015)** – Host a developer conference that showcases development opportunities and resources that are available in the North Temple Project Area.
6. **Jordan River Parkway Trail Connection (2015-2017)** – Assist Jordan River Parkway stakeholders in funding the construction of the necessary infrastructure to connect the Jordan River Parkway Trail within the North Temple Project Area.

# North Temple Project Area

## Redevelopment Agency of Salt Lake City

