



SLCRDA

West Temple Gateway Project Area **2015-2018 Strategic Plan**

(Project Area Expires 2018)

Section I - Objectives

1. Create a transit-oriented neighborhood center at the intersection of 900 South, 200 West, and the 900 South TRAX Station that provides convenient services for neighborhood residents and surrounding areas. The neighborhood center should incorporate a mix of locally-owned businesses, mid- to high-density housing, and well-designed public spaces.
2. Strengthen the single-family home character within the FBUN-1 zoning area, and provide additional high quality and diverse housing for people of all income levels and stages of life. Given current imbalances in the existing housing stock, RDA efforts should focus on owner-occupied, market rate housing. New housing in the FBUN-1 zone should strive to add density in a contextually sensitive manner, respecting the existing single-family home character of Washington and Jefferson Streets.
3. Work with neighborhood stakeholders and the Administration to develop new and varied public and private gathering spaces that serve the needs of the neighborhood residents and businesses and make the neighborhood more livable and attractive.
4. Foster the establishment and growth of small local businesses and new neighborhood services providers.
5. Work with neighborhood stakeholders to develop a long-term funding mechanism to maintain neighborhood amenities, such as the streetscape enhancements planned for Central Ninth.
6. Support the construction of developments that implement sustainable development principles and limit carbon emissions.

Section II – Obligations

1. Project Area Budget: Statutory Tax Increment Reduction – 40%

Section III – Non-Obligated Funds (Projections):

FY 2015/2016: \$372,910
FY 2016/2017: \$378,112
FY 2017/2018: \$383,299
FY 2018/2019: WTG Sunset

Section IV – Implementation Program Prioritization:

1. **TOD Programs (2015-2018)** – Loan programs shall encourage transit-oriented development through incentives for building renovations and new construction near transit facilities.
2. **Single Family Home Development (2015-2018)** – Loan programs shall encourage renovation of existing single family homes and construction of new housing in the FBUN-1 Zoning District.

Section V – Implementation Project Prioritization:

1. **Central 9th Development (2015-2018)** – The RDA is currently in the process of redeveloping seven sites in the Central 9th Neighborhood that are located near the intersection of 900 South 200 West. To complete this, project staff will market the properties, select developers, negotiate sale terms, and oversee construction.
2. **West Montrose Development (2015-2018)** – The RDA owns 1.8 acres at 300 West 800 South. The site acquisition was partially funded with Project Area Housing funds, therefore the redevelopment project on this site must include housing for those earning 120% or less of the area median income. Staff will address lot line and environmental contamination issues, create a

development plan, market the properties, select a developer, negotiate sale terms, and oversee construction.

3. **900 South Street Improvements (2015-2017)** – To complement the development occurring around the intersection of 900 South and 200 West with high quality public spaces, this project will construct improvements to the streetscape along 900 South. Staff will complete the design, bid the project, and construct the improvements.
4. **Downtown Streetcar (2015-2018)** – The RDA and Transportation Division are currently conducting an alternatives analysis for the construction of a Downtown Streetcar Line. Initial objectives include having the streetcar serve the Granary District and West Temple Gateway Project Areas as a catalyst for redevelopment. To complete this project, staff will work with the Transportation Division to complete the planning and design for the project and potentially contribute resources to the construction of the streetcar line.
5. **Transit Access (2015-2018)** – The RDA will seek opportunities to work with the Transportation Division, Utah Transit Authority, and developers to improve access to transit for project area residents.
6. **Public Open Space Creation (2015-2018)** – The RDA will coordinate with the Salt Lake City Administration on the use of impact fees and other resources in creating public open space opportunities in the project area.

West Temple Gateway Project Area

Redevelopment Agency of Salt Lake City

