

REDEVELOPMENT AGENCY  
OF SALT LAKE CITY

**REDEVELOPMENT AGENCY STAFF MEMO**

**DATE:** February 14, 2017

**PREPARED BY:** Susan Lundmark and Tammy Hunsaker

**RE:** Update on the project area plan components for the State Street and 9 Line proposed Community Reinvestment Project Areas

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**REQUESTED ACTION:** Update and Discussion.

**POLICY ITEM:** Project Area Creation Process.

**BUDGET IMPACTS:** Project Area Creation Funds Previously Appropriated.

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**EXECUTIVE SUMMARY:** The RDA Board of Directors (“Board”) approved resolutions authorizing the preparation of draft community reinvestment project area plans in April 2016 for the proposed State Street and 9 Line project areas. RDA staff are requesting input from the Board about the first set of project area plan components for the State Street and 9 Line project areas. This memo and the attachments to it provide key points for the Board’s input for the sections of the plans related to the following:

- I. Project Area Boundary/Map
- II. Statement of Existing Conditions – Social, Economic, and Physical
- III. Reason for Selecting the Project Area
- IV. Statement that the Project Area is subject to an Interlocal Agreement

Attached to this memo are a PowerPoint presentation and a concise packet of information about each of the above bullets for each of the State Street and 9 Line areas.

**ANALYSIS & ISSUES:**

**Important Consideration:**

*State Street Project Area Boundary*

RDA proposes a minor modification to the boundary for the State Street project area to include two additional city blocks at the north end of the project area, which are as follows: 1) Block 39 – the block bounded by State Street and Main Street and 400 South and 500 South; and 2) Block 51 – the block bounded by West Temple and Main Street and 300 South and 400 South (see map in Attachment A).

These blocks were initially excluded from the project area due to their primary use as government lands (Federal, State, and County). However, both of these blocks are currently stranded between

the Central Business District (CBD) project area and the proposed State Street project area, making them currently ineligible for any financing incentives through the RDA. After conducting stakeholder outreach and receiving stakeholder feedback, it was noted that these blocks do have the potential for private development opportunities, making them beneficial to include in the project area.

The land uses on Block 39 are predominantly county government uses, with half the block used for the Matheson Courthouse, and  $\frac{1}{4}$  of the block owned by Salt Lake County for storage, parking, and other government uses. The other  $\frac{1}{4}$  of the block is privately owned and represents opportunity for redevelopment.

Block 51 is split in half north and south by Market Street, which runs east-west between Main Street and West Temple. All of the land area on Block 51 that is south of Market Street is owned by the United States of America and/or used for federal government purposes, including the United States Courthouse, Utah District Court. All of the land area north of Market Street on this block is owned by private property owners, and includes such structures as the former Zephyr building on the corner of 300 South and West Temple.

These additional blocks would represent a relatively minimal addition to the size of the project area (additional 20 acres), but would require the Board to adopt a new resolution that authorizes the drafting of the State Street project area plan. The new resolution would be revised to include the additional blocks in the description of the project area.

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#### **ATTACHMENTS:**

- A. Map of proposed block additions to the State Street project area
- B. Presentation materials for Board meeting
- C. 9 Line project area plan components – key points
- D. State Street project area plan components – key points
- E. State Street and 9 Line (formerly 900 South 900 West) Potential Project Area Research Reports from August 2015 Board meeting.
- F. List of Previous Board Action