

# Annual Report

REDEVELOPMENT

AGENCY OF

SALT LAKE CITY

1994

## DOWNTOWN SALT LAKE CITY

### THE CALIFORNIA TIRE AND RUBBER WAREHOUSE

Construction began in May on the California Tire and Rubber Warehouse which is being transformed into affordable housing units available for occupancy this spring. This downtown Salt Lake project includes 53 housing units, work space, a day care facility and first floor retail and restaurant areas. The Redevelopment Agency of Salt Lake City, in partnership with Artspace, Zions Bank, the Utah Housing Finance Agency and Fannie Mae, provided funding for the \$6,425,000 project earlier this year. The Housing Finance Agency provided low-income housing tax credits to the entire project. Zions Bank made the construction loan and Fannie Mae (the Federal National Mortgage Association) became the limited partner. Artspace, a Utah non-profit organization, operates a similar project on Pierpont Avenue. Artspace was awarded a \$1,000,000 land acquisition grant by the Redevelopment Agency.

The 110,000 square foot building, originally designed by Richard Kletting, the architect of the Utah State Capitol, is being converted under the architectural guidance of Max J. Smith and Associates. A 300-person waiting list already exists for the housing units.

### BLOCK 49

In August 1994 ground was broken for the Phase I Housing portion of the Block 49 Project, called The Renaissance by developer, Renaissance Associates. Phase I, due for completion in May 1995, consists of ninety-six apartments on the corner of Broadway and 200 West. Sixty-four of the units are one bedroom and thirty-two have two bedrooms. Thirty-six apartments were allocated lower income housing tax credits and will be available to families earning 50% or less than the Salt Lake median income. The market rate apartments will rent from \$525 to \$650 per month. Each unit will have its own laundry facilities and appliances.

Other phases of The Renaissance include a 100 room Marriott Residence Inn, scheduled to open in fall of 1995, a 30,000 square foot health club/fitness center, and an additional 118 housing units. The goal of the completed project is to provide density, needed neighborhood infrastructure, and a 24 hour per day population to the downtown area.

### SECOND STORY LOAN PROGRAM

The city's strategic goal of increasing the number of residents in the Central Business District is being addressed with a new Redevelopment Agency program. The Second Story Housing Loan Program makes matching loans to create housing in currently vacant or unused space in the upper floors of commercial buildings.

Many downtown buildings originally had commercial enterprises on the ground floor and residential uses on the upper levels. The conversion or rehabilitation of these vacant spaces will add a new dimension to the downtown community.

Property owners who are interested in finding out more about the program should call the Agency's office.

### PIONEER PARK PLANNING STUDY

To address the problems of illegal activities and a growing transient population in the area around Pioneer Park, the Agency initiated a planning effort to develop strategies for making the area a better and safer place to live and do business. In the fall of 1994, the planning effort was supported by the Downtown Alliance, the Rio Grande Community Council, property owners and residents in the area. Landmark Design was hired to work with the community in developing the plan to be implemented over the next three to five years.

During five strategic planning sessions, residents, social service providers and business owners worked together to come up with ways to: 1) improve the image and design of Pioneer Park; 2) determine land uses and business/residential attraction and retention strategies; 3) accommodate the social service organizations and their clients' needs; and 4) make the area safer. The final session established priorities for the area.

Short-term goals for Pioneer Park include design and construction of permanent public restrooms and building facilities for events and festivals creating a new image for the park and encouraging people in the neighborhood to once again use and enjoy it.

The group also made suggestions to increase the number and mix of housing units and to increase transportation opportunities in the area. Suggestions to reduce the conflict among the different user types included queuing food lines on social service property rather than public sidewalks, coordinating the number and types of service organizations, and providing a neighborhood job bank that would list jobs available in the area. Salt Lake City and the Redevelopment Agency will also be



Block 49 Hotel Elevation

# Redevelopment Agency of

asked to improve the infrastructure in the community with additional street lighting, improvements to the curbs, gutters and sidewalks, and striping additional bicycle lanes. Property owners will also be asked to make changes to their properties to help create a safe environment. The consulting team worked with the Salt Lake City Police Department's Crime Prevention Through Environmental Design (CPTED) specialist, Officer Pam Grimes, to provide recommendations to individual property owners to reduce the incidence of crime.

## FACADE RENOVATION PROGRAM



*David Keith Building*

The Facade Renovation Program was so successful last year, an additional \$1,000,000 of funding was set aside for fiscal year 1994-1995. The purpose of the matching loan program is to restore and rehabilitate historic and architecturally significant buildings within the Central Business District Project Area. In addition to borrowing funds to restore the facades, owners can use the program to meet ADA requirements and to repair or replace electrical, mechanical and plumbing systems.

David Kimball and Daniel Miller, the new owners of the Judge Building at 8 East Broadway, borrowed funds to modernize the electrical and plumbing systems, and achieve ADA compliance. The most visible signs of the restoration are the installation of new window sills and exterior painting.

Allan Dahle and Sam Weller, owners of the David Keith Building, borrowed funds to remodel the storefront of the historic structure to its original

appearance. The Wellers and Dahles replicated the original display windows and the rows of glass brick along the top of the storefront.

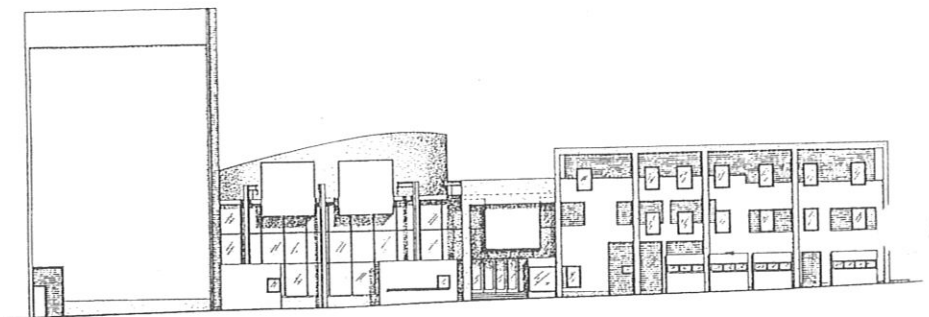
Peter Cole and Jeff Polychronis utilized the program to clean and tuck point the sandstone Henderson Building located at 375 West 200 South, as it was converted into a new micro-brewery. The below-interest-rate loan made it possible for the exterior restoration work to be completed simultaneously with the interior renovation.

Property owners who are interested in finding out more about the program should call the Agency's office.

## WEST BROADWAY PERFORMING ARTS CENTER

The Redevelopment Agency's Board of Directors has committed matching funds for the West Broadway Performing Arts Center to be located at 155 West Broadway. Phase I includes the development of the eastern half of the group of buildings which formerly housed the Restan Equipment and Supply Company. Included in this phase is a large black box theater, two dance studios, performer's dressing areas, performance space, storage space, complete structural, mechanical and electrical upgrades and skeleton office spaces.

The project is a joint effort of the Performing Arts Coalition (PAC), Salt Lake County, and the Redevelopment Agency of Salt Lake City. The County's purchase of the property plus a grant to PAC by the George S. and Dolores Doré Eccles Foundation provided the funding needed to proceed with Phase I. Arts tenants currently occupy a portion of the building.



*West Broadway Performing Arts Center*

# Salt Lake City

## SUGAR HOUSE



*Irving Jr. High School Housing*

### IRVING JR. HIGH SCHOOL

For many years the tragic image of a vacant and burned Irving Junior High School blighted Sugar House as it became a haven for crime and gang activities. With the 1993 changes to the redevelopment law, the Agency acquired limited means to address this problem. The Agency approached Legacy Management, the building's owner, about a sale so the Agency could find a developer willing to preserve the historic character of the structure and convert the site to housing. Legacy agreed to combine a cash sale of the site for a portion of its value with a charitable donation to the Agency for the remaining value. After reviewing several responses to the Agency's request for proposals, Irving Court L.L.C. was selected to develop the property based on the design of the project they proposed and their commitment to preserve the facade of the historic school building.

Irving Court is now working on a PUD application for the project. When completed in mid-1996 Irving School House will be a garden style apartment complex containing 220 units. The project will be designed to blend harmoniously with the restored historic facade and the surrounding residential community. Of the 220 units, 157 will be one-bedroom and 63 will be two-bedroom apartments which will rent at market rates.

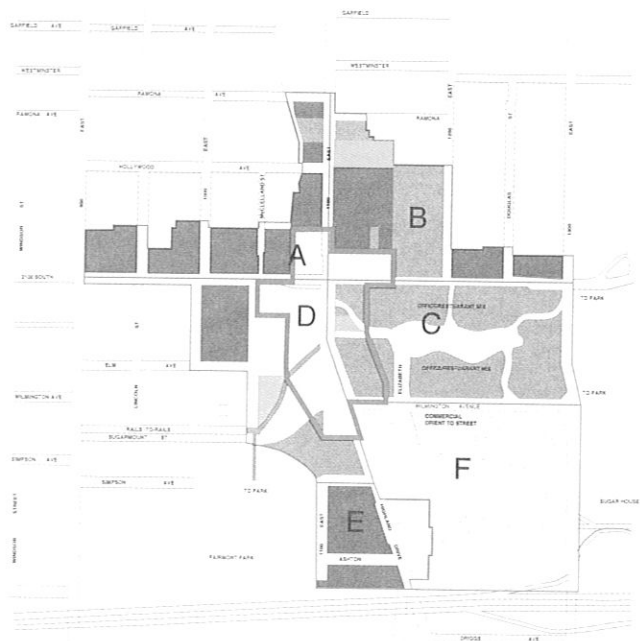
### SUGAR HOUSE BUSINESS DISTRICT

In 1994, Salt Lake City received funding from the Redevelopment Agency to update the Sugar House Business District Strategies and Recommendations Plan, the document which guides redevelopment investment in the area. Wikstrom Economic and Planning Consultants were retained to prepare the Update. The Sugar House Business District Strategies and Recommendations Plan Update was recommended for adoption by the Planning Commission on November 3, 1994. In part the Update states:

Sugar House is a unique and wonderful part of the urban fabric of Salt Lake City, because it represents the "village" nature of neighborhoods that existed before the predominance of the automobile. It has truly had a sense of "place" in the development of the Salt Lake Valley. The function of the area should not, however, be a museum or relic of our past; nor should it be a case of "what was old is new again." The Sugar

House area should be an ongoing, thriving and vital expression of today's community vision—a vision for the future based on the traditions of the past. The community clearly voiced a vision that encompasses many types of land uses in order to create a synergistic and healthy neighborhood—a place where people can live, work, shop and play. To put this another way, people want to recreate the "town center". In order to implement the town center concept Wikstrom has suggested:

- Expanding the local shopping draw of existing area businesses rather than increase regional scale retail.
- Promoting public and private investment in facade renovations, common signage programs, coordinated and shared parking programs.
- Expanding the "hours of operation" of the business district by promoting development of evening-based entertainment/commercial activities.
- Targeting Sugar House area office space to small-to medium-sized tenants.
- Building a 130-to-200 room hotel in the area after the office market has been expanded.
- Targeting two areas for residential development: the Irving School site and the area northeast of Fairmount Park.



*Sugar House Plan Update*

**CHIEF ADMINISTRATIVE OFFICER**

DEEDEE CORRADINI

**BOARD OF DIRECTORS**

KEITH CHRISTENSEN  
Chairperson

SAM SOUVALL  
Vice-Chairperson

TOM GODFREY  
ALAN HARDMAN  
PAUL HUTCHINSON  
ROSELYN KIRK  
STUART REID

**ADVISORY COMMITTEE**  
MICHAEL J. STRANSKY  
Chairperson

ROGER THOMPSON  
Vice-Chairperson

SUE DOUGLAS CHRISTENSEN  
PETER COLE  
BILL CUTTING  
GARY JONES  
DARRELL "BUZZ" LARSEN  
LARRY MIGLIACCIO  
NANCY PACE

**RDA STAFF**

ALICE LARKIN STEINER  
Executive Director  
RICHARD TURPIN  
Deputy Director  
VALDA TARBET  
Senior Project Manager  
LARRY HOLLADAY  
Real Estate Manager  
KEVIN VAN FRANK  
Project Manager

JILL WILKERSON  
Administrative Secretary  
LAURA SPEASMAKER  
Receptionist

**NEIGHBORHOOD ISSUES**

The Redevelopment Agency of Salt Lake City is participating in several innovative programs to promote the health of City neighborhoods. Some of the more exciting cooperations and new projects include:

**COMMUNITY DEVELOPMENT CORPORATION**

The Community Development Corporation has embarked on a mission to purchase vacant and boarded houses in Salt Lake City neighborhoods, rehabilitate them and provide them to moderate income families. This program is being funded using the HOPE-3 federal grant program and local matching funds from the Redevelopment Agency of SLC. Owners and buyers interested in finding out more about the program should contact Bruce Quint at 364-4230.

**SEDONA**

The Sedona is a collaborative effort on the part of the Utah Nonprofit Housing Corporation, First Security Bank, Salt Lake City Corporation, Salt Lake County, The State of Utah, The Federal Home Loan Bank and the Redevelopment Agency of SLC. This project, funded through a creative mix of grants, loans and Housing Tax Credits, will produce sixteen apartment units for single homeless women together with a community meeting hall.



**BOARDED GAS STATIONS**

The Redevelopment Agency of Salt Lake City is beginning a pilot program to acquire vacant and boarded gas stations to be redeveloped into small-scale, multi-family housing. Before purchasing any sites, the Agency is working with the State Department of Environmental Quality on clarifying the cost of cleaning up environmental problems and limiting liability for any future environmental problems discovered. Community Councils throughout the City have nominated sites to be investigated by the Agency when the program is underway. Parties interested in selling vacant and boarded gas station sites and those interested in developing the sites after clean up should contact the Agency.

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

451 South State Room 418, Salt Lake City, Utah 84111  
Phone: (801) 535-7240 Fax: (801) 535-7245

The Redevelopment Agency of Salt Lake City was created to stimulate economic growth and eliminate blight in Salt Lake City. The RDA uses tax increment to promote and assist in projects which return underused areas of the community to vitality in conformance with the master plan for Salt Lake City.