

C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN

(Preliminary Plan)

Salt Lake City, Utah

May 1, 1982

REDEVELOPMENT AGENCY

OF

SALT LAKE CITY

351 South State

Salt Lake City, Utah 84111

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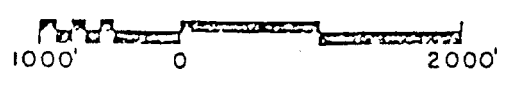
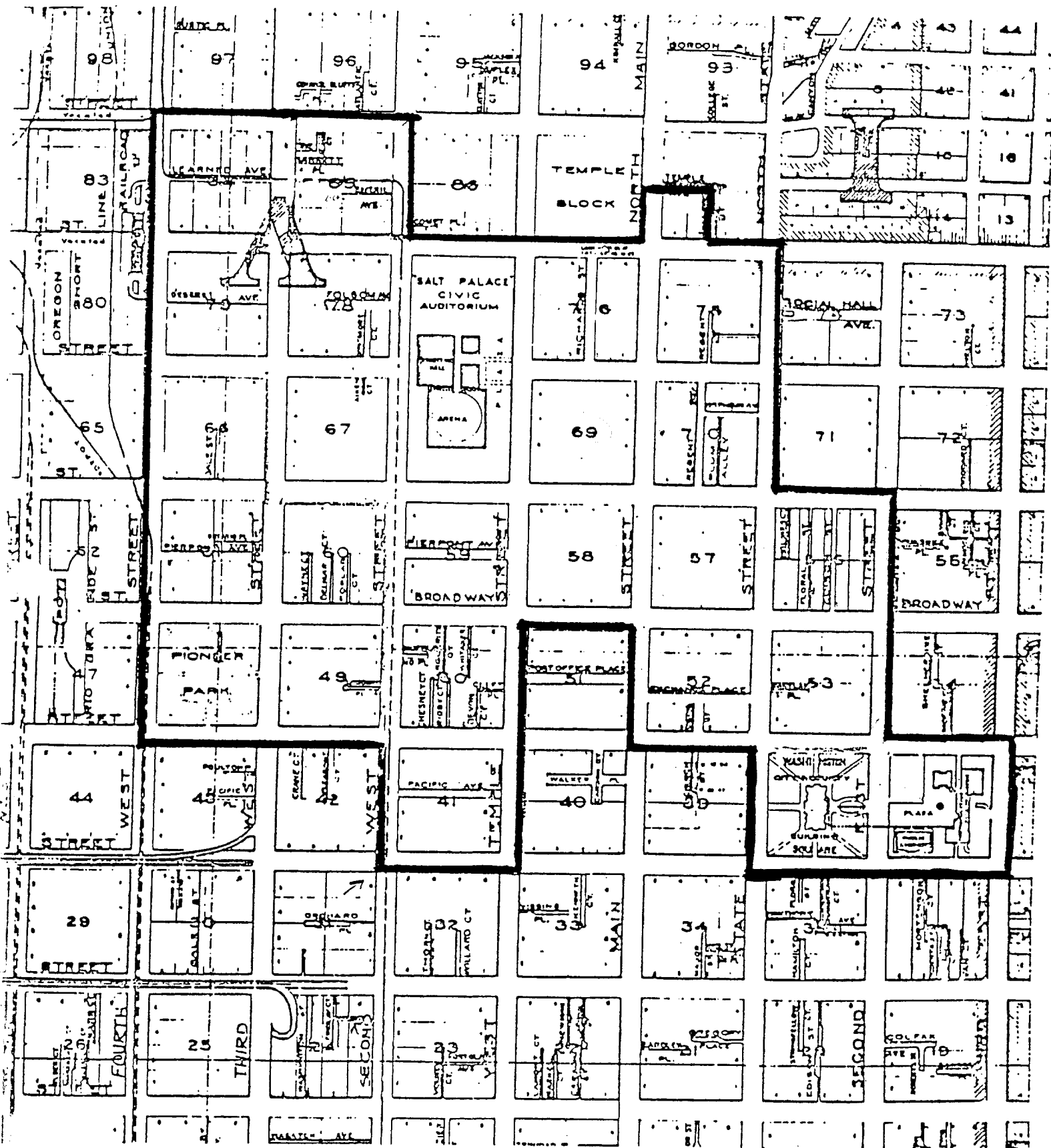
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A. Description of the Redevelopment Project Area.

The C.B.D. Neighborhood Redevelopment Project Area, hereinafter referred to as the project area, is enclosed within the following boundaries:

Commencing at the Southwest Corner of the intersection of Second West Street and Fifth South Street; thence North along the West right-of-way line of Second West Street to the Southwest Corner of the intersection of Second West Street and Fourth South Street; thence West along the South right-of-way line of Fourth South Street to the Southwest Corner of the intersection of Fourth South Street and Fourth West Street; thence North along the West right-of-way line of Fourth West Street to the Northwest Corner of the intersection of Fourth West Street and North Temple Street; thence East along the North right-of-way line of North Temple Street to the Northeast Corner of the intersection of North Temple Street and Second West Street; thence South along the East right-of-way line of Second West Street to the Northeast Corner of the intersection of Second West Street and South Temple Street; thence East along the North right-of-way line of South Temple Street to the Northwest Corner of the intersection of South Temple Street and Main Street; thence North along the West right-of-way line of Main Street 265 feet; thence East 132 feet to the East right-of-way line of Main Street; thence East 340.25 feet; thence South 79 feet; thence East 14.5 feet; thence South 60 feet; thence West 15.75 feet; thence South 126 feet to the North right-of-way line of South Temple Street; thence East along the North right-of-way line of South Temple Street to the Northeast Corner of the intersection of South Temple Street and State Street; thence South along the East right-of-way line of State Street to the Northeast Corner of the intersection of State Street and Second South Street; thence East along the North right-of-way line of Second South Street to the Northeast Corner of the intersection of Second South Street and Second East Street; thence South along the East right-of-way line of Second East Street to the Northeast Corner of the intersection of Second East Street and Fourth South Street; thence East along the North right-of-way line of Fourth South Street to the Northeast Corner of the intersection of Fourth South Street and Third East Street; thence South along the East right-of-way line of Third East Street to the Southeast Corner of the intersection of Third East Street and Fifth South Street; thence West along the South right-of-way line of Fifth South Street to the Southwest Corner of the intersection of Fifth South Street and State Street; thence North along the West right-of-way line of State Street to the Southwest Corner of the intersection of State Street and Fourth South Street; thence West along the South right-of-way line of Fourth South Street to the Southwest Corner of the intersection of Fourth South Street and Main Street; thence North along the West right-of-way line of Main Street to the Southwest Corner of the intersection of Third South Street and Main Street; thence West along the South right-of-way line of Third South Street to the Southeast Corner of the intersection of Third South Street and West Temple Street; thence South along the East right-of-way line of West Temple Street to the Southeast Corner of the intersection of West Temple Street and Fifth South Street; thence West along the South right-of-way line of Fifth South Street to the place of beginning; all in Salt Lake City, Salt Lake County, Utah, containing all of Blocks 37, 38, 41, 48, 49, 50, 52, 53, 56, 57, 58, 59, 60, 61, 66, 67, 68, 69, 70, 75, 76, 77, 78, 79, 84, 85, and part of Block 88, Plat A, Salt Lake City Survey.

CBD REDEVELOPMENT PROJECT AREA



B. Statement of Development Objectives

1. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
2. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
3. Rehabilitation of buildings to assure sound long term economic activity in the core area of the City.
4. The elimination of environmental deficiencies, including among others, small and irregular lot subdivision, overcrowding of the land, and inadequate off-street parking.
5. Achievement of an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
6. Promote new and reaffirm existing cultural activities within the area.
7. The provision of housing units for low or moderate cost on land to be disposed of for residential purpose.
8. The strengthening of the tax base and economic health of the entire community and the State of Utah.
9. Provision for improvements of public streets, curbs and sidewalks, other public rights-of-way, street lights, and landscaped areas.
10. Provision of adequate off-street parking.
11. Provide improved pedestrian circulation systems.
12. Coordinate and improve mass transportation and C.B.D. shuttle system.

C. General Land Use Plan

1. Land Use Map

A map entitled "Proposed Land Use", included as an exhibit and made a part of this plan, indicates the type and location of land uses to be permitted in the C.B.D. Neighborhood Development Project Area and the major circulation routes serving the Area.

2. Description of Land Uses

The following uses, together with accessory support services, customarily appurtenant thereto, shall be permitted in the project area:

a. CBD General Commercial

This use district is designed to cater to the needs of a large retail and/or service, commercial and general business consumer population. The uses normally associated with, and permitted in this district, include general commercial activities and support services, recreational and cultural facilities, religious institutions, and urban apartments.

b. Limited Commercial/Office/Residential Mix

This district is intended to provide for a limited commercial residential mixture of uses with adequate provisions to insure that the commercial and general business activities do not adversely impact on the desirability of this area for high density residential uses. The limited commercial services will be those that provide services for both the residents of the area and also for those serviced by or providing services for the central business district. In addition to these limited general commercial activities and their support services, arts and cultural groups have expressed a growing interest in the South Temple area which could well become a focal point for such activities in the City and the State. The following other uses will be permitted:

High density and residential urban apartments, recreational and cultural facilities and religious institutions.

c. Hotel/Motel and Related Visitor Services

This district is designed to cater to the visitors of Salt Lake City by providing for limited commercial activities that provide tourist related services. Included in this district will also be urban apartments, recreational and cultural facilities, religious institutions, craft shops, and schools and the necessary support facilities for these uses.

d. Public Facilities

This land use district encompasses the existing Civic Auditorium and proposed Performing Arts Center, Devereaux House.

e. Support Services

The uses included in this category are designed to be accessory to and customarily appurtenant to the uses provided in the district enumerated above. The support services include, but will not limit the following uses:

Parking lots and parking structures.
Public utilities.
Transportation and communication facilities.
Public and semi-public facilities.
Parks, open space, and pedestrian malls.

3. Planning Criteria

In order to provide developers a maximum flexibility in the development of acquired land and to encourage and obtain the highest in quality development and design, specific development controls for the use districts identified above are not set forth herein. Each development proposal will be considered as a planned unit development and subject to: appropriate elements of the City's Master Plan; the Planning and Zoning Code of the City; other applicable building codes and ordinances of the City; and a review and recommendation by the Salt Lake City Planning and Zoning Commission and approval by the Redevelopment Agency of Salt Lake City.

A review of redevelopment proposals may also be made by a design review committee established by the Redevelopment Agency of Salt Lake City. Development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of development proposed including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, and any other data determined necessary or requested by the City Planning and Zoning Commission or the Redevelopment Agency of Salt Lake City. The disposition of Project land for any of the reuses described under this Section shall be made on the basis of the redevelopment proposal determined to be the most appropriate and in conformance with the objectives sought.

D. Techniques to Achieve Plan Objectives

Activities contemplated in carrying out the program in the Area include the acquisition, clearance and rehabilitation of properties in the project area.

1. Rehabilitation

Properties determined to be in substandard condition by the Redevelopment Agency of Salt Lake City, and not otherwise needed for redevelopment, may be sufficiently rehabilitated to insure a remaining economic life of twenty years.

2. Acquisition and Clearance

Parcels of real property located in the project area may be acquired by purchase or condemnation.

3. Implementation of Redevelopment Projects

Redevelopment projects may be undertaken and carried out on a yearly basis as provided in Section 11-19-13 Utah Code Annotated 1953, as amended. The planning and implementation of redevelopment projects on a yearly basis shall be designated as an annual implementation program.

E. Property Acquisition, Disposition, Relocation, and Development

The objectives of this redevelopment plan are to be accomplished by:

1. Acquisition of Real Property

The Agency may acquire but is not required to acquire, all real property located in the project area, by gift, devise, exchange, purchase, eminent domain, or any lawful method. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan.

2. Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the project area by any lawful means except eminent domain.

3. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the project area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of this plan.

4. Property Management

During such time as property, if any, in the project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

5. Relocation

The Agency shall assist all persons (including families, business concerns, and others) displaced by the project in finding other locations and facilities. The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the project area as necessary to carry out the purposes of this plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the project area) necessary to carry out the plan. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the project area. The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the project area not owned by the Agency.

6. Property Disposition and Development

For the purposes of this plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the project area shall be sold or leased to public or private persons or entities for development for the uses permitted in the plan. Real property may be conveyed by the Agency to the City or any other public body without charge. The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

7. Development

To the maximum possible extent, the objectives of the plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities control and review. To provide adequate safeguards to ensure that the provisions of this plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this plan. To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the project.

7. Development (con't)

During the period of development in the project area, the Agency shall insure that the provisions of this plan and of other documents formulated pursuant to this plan are being observed, and that development in the project area is proceeding in accordance with development documents and time schedules. Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this plan and all applicable Federal, State, and local laws. For the purposes of this plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

F. Other Provisions to Meet State or Local Law

Layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the project area are found in the documents listed on Exhibit "A", entitled Supporting Documents, which documents are incorporated herein, and made a part hereof, and are specifically set forth in the "Salt Lake City Central Community Development Plan" listed in Exhibit "A".

G. Provisions for Amending Plan

The C.B.D. Neighborhood Development Plan may be modified any time by the Redevelopment Agency of Salt Lake City, in the same manner as the original Plan.

H. Tax Increment Provisions

This redevelopment plan entitled "C.B.D. Neighborhood Development Plan", specifically incorporates the provisions of tax increment financing permitted by Section 11-19-29, Utah Code Annotated 1953, as amended, which provides as follows:

1. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in the redevelopment project each year or by or for the benefit of the State of Utah, any city, county, city and county, district, or other public corporation (hereinafter sometimes called 'taxing agencies') after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:
 - a. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by

a. (con't)

or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the project on the effective date); and

- b. That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Redevelopment Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (a) (1) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment projects shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

I. Implementation of Redevelopment Project Program

The redevelopment projects set forth in the C.B.D. Neighborhood Development Plan shall be implemented on a yearly basis as approved by the Redevelopment Agency and the City Council.

J. General Design Objectives

The design of particular elements should be such that the over-all redevelopment of the project area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries.

7. The development of land within the project area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phased construction of all new development projects to support the parking program.

K. Specific Design Objectives and Control

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Redevelopment Agency of Salt Lake City.
- b. The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
- c. Taller buildings within the renewal area should be designed and placed to act as significant landmarks in the project area and the city.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- e. Materials and design of paving, retaining walls, fences, curbs benches, etc., shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.

- b. It is desirable that parking areas be level or on terraces as determined by the slope of the land.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- b. Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and street trees as appropriate to the character of the project area.

5. Project Improvement Design Objectives

- a. Public rights-of-way. All streets, sidewalks, and walkways within public rights-of-way will be designed or approved by the City of Salt Lake and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Redevelopment Agency of Salt Lake City.

EXHIBIT "A"

SUPPORTING DOCUMENTS

C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN

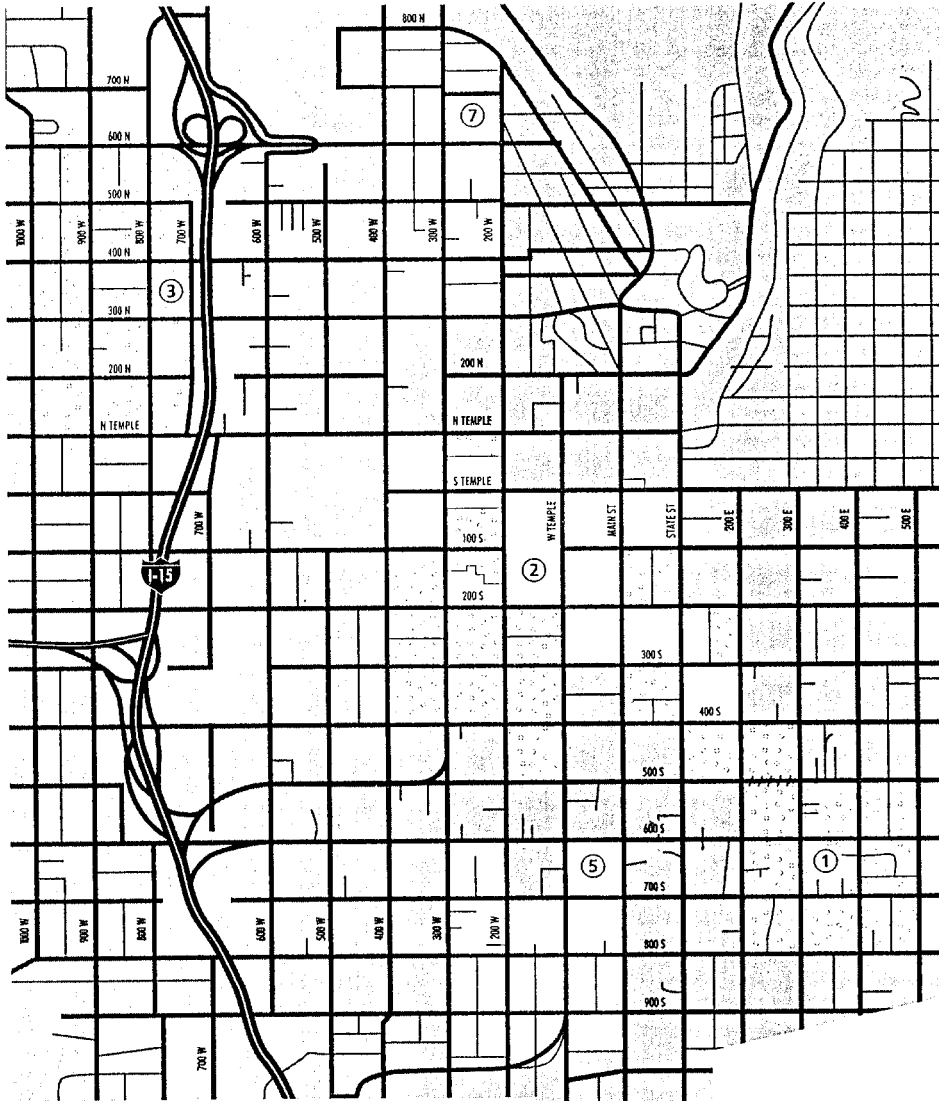
May 1, 1982

The following documents are part of the C.B.D. Neighborhood Development Plan dated May 1, 1982, and are incorporated by reference. The documents support the statements and findings incorporated in the C.B.D. Neighborhood Development Plan.

1. Salt Lake City Master Plan, as amended.
2. Salt Lake Valley 1985, Master Plan, Salt Lake County.
3. Salt Lake City Central Community Development Plan.
4. Master Plan, Salt Lake City Parks and Recreation, November 1977.
5. Salt Lake City Community Improvement Program.
 - a. Social Survey
 - b. Structural and Environmental Survey
 - c. Urban Design Criteria and Historic Preservation
 - d. Housing
 - e. Urban Transportation
 - f. Land Use
 - g. Blight Analysis
 - h. Agency Survey
 - i. Legal and Administrative Capability
 - j. Youth Services Study
 - k. Citizen Councils - A Plan for Development

6. United States Census Information.
 - a. General Population Characteristics - Utah
 - b. Census Traits - Salt Lake City, Utah
 - c. General Social and Economic Characteristics - Utah
 - d. Urban Atlas
7. Long Range Transportation Plan.
Wasatch Front Regional Council, December 1979.
8. Exchange Place - Historic District, Utah Division of State History,
June 1978.
9. Zoning Ordinances, Salt Lake City.
10. Sign Regulations, Salt Lake City.
11. Surveillance of Land Use & Socio-Economic Characteristics, 1970, 1975,
and 1995.
12. 1977 Transit Supply and Demand Characteristics, November 1978.
Wasatch Front Regional Council.
13. Housing: A Regional View, 1977.
14. Housing Element, Salt Lake City Planning Commission, 1980.
15. West South Temple, A Mixed-Use Development District, 1980.
16. Salt Lake City Multi-Ethnic Center, July 1975.
17. Citizen Development Policy Recommendations, Salt Lake City.
Official Development Policy Conference, June 1973.
18. Comprehensive Economic Development Plan, Salt Lake City.
Technical Memorandum 1, March 1981.
19. Projected Tax-Increment Revenues Available for Debt Service by Two
Project Areas in Salt Lake City, Utah, December 1980.
20. The West Downtown Economic and Market Analysis Study, January 1980.

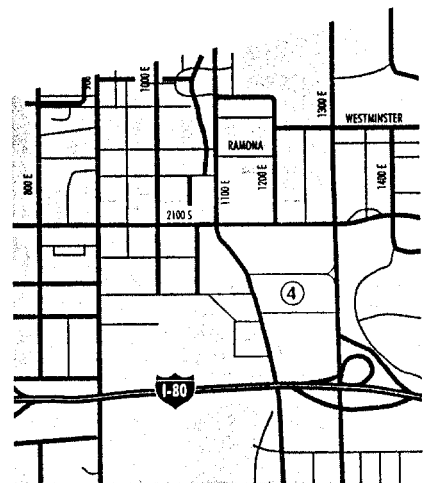
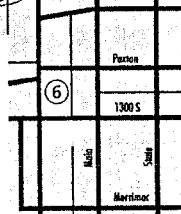
21. Historical and Architectural Sites Inventory 1977-78 prepared by the Utah State Historical Society for the redevelopment of Salt Lake City containing three documents. Document 1 is a report, document No. 2 contains history of the properties, and document No. 3 consists of forms.
22. Analysis of Salt Lake City Office Space and Demand and Potential 1976-1985, Salt Lake Area Chamber of Commerce.
23. Office Building Survey, June 1980, Salt Lake Area Chamber of Commerce.
24. Structural Survey, Central Business District, Salt Lake City, 1975.
25. Structural Survey, Block 76, Plat "A", Salt Lake City, May 1977.
26. Structural Survey, Blocks 52, 53, and 56, Plat "A", Salt Lake City, April 1977.
27. Redevelopment Agency of Salt Lake City Neighborhood Development Program 1971-1972, Binder No. 11 and Map Binder No. 11.
28. Preliminary Plans of Proposed Development, Block 53, Plat "A", Salt Lake City.
29. Block 53 Master Plan for the Redevelopment Agency of Salt Lake City.
30. Summary Report, Phase I, Crossroads Traffic Study, September 8, 1977.
31. Salt Lake City Parking Study, November 20, 1971.
32. Block 53 Redevelopment, Salt Lake City, Utah.
 - a. Part I, requests for proposals
 - b. Part II, legal documents
 - c. Part III, declaration of design intent and conditions
33. Development Program and Financial Analysis for West Downtown Project Area, November, 1981
34. Proposed West Downtown Master Plan (Draft)

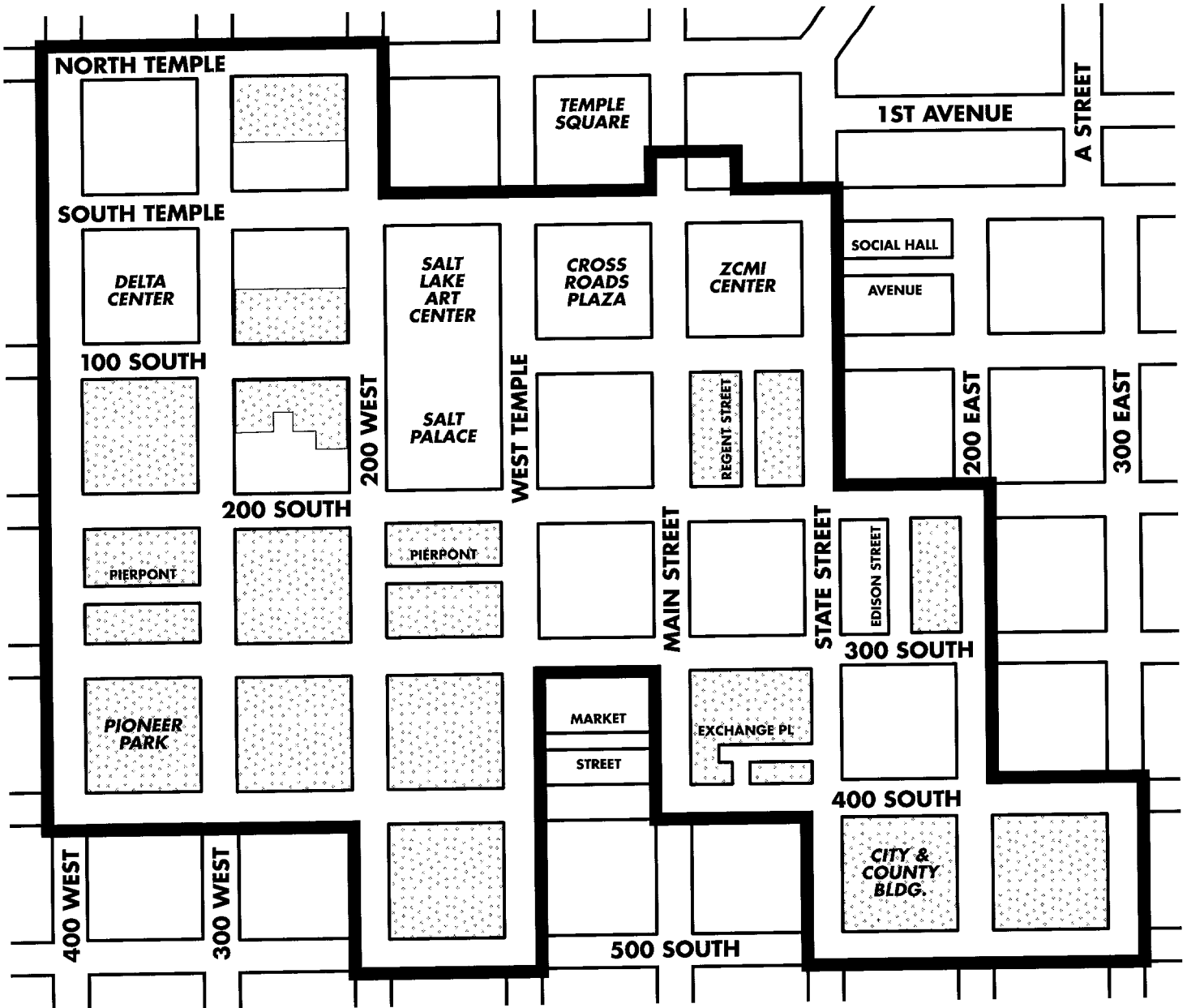


SALT LAKE CITY RDA PROJECT AREAS

- ① CENTRAL CITY
- ② CENTRAL BUSINESS DISTRICT
- ③ JACKSON NEIGHBORHOOD
- ④ SUGARHOUSE NEIGHBORHOOD
- ⑤ WEST TEMPLE GATEWAY
- ⑥ SALT LAKE CITY BASEBALL STADIUM
- ⑦ WEST CAPITOL HILL

PROJECT AREAS
 NON-COLLECTION AREAS





**CENTRAL BUSINESS DISTRICT
PROJECT AREA**

 NON-COLLECTION AREAS

