



# SALT LAKE CITY TRANSMITTAL - RDA

**To:**  
Salt Lake City Redevelopment Agency Chair

**Start Date:**  
10/25/2024

**Date Sent to RDA Board:**  
10/28/2024

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**Department**  
Redevelopment Agency

**Mayor's Office Leadership\***

*Rachel Otto*

**Mayor's Signed Date**  
10/28/2024

**Subject:**  
Redevelopment Agency Semi-Annual Property Report

**New transmittal or  
Revision**

- ☒ New transmittal  
☐ Revision

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**Presenters/Staff Table**

**Document Type\***  
Written Briefing

**Budget Impact\***  
☐ Yes  
☒ No

**Budget Impact:**

**Recommendation:\***  
N/A

**Background/Discussion**

As directed in the Land Disposition Policy, the RDA provides the Board, not less than semi-annually per fiscal year, an inventory of all Tier 1 and Tier 2 properties.

**Will the RDA Board need to hold a public hearing for this item? \***

- ☐ Yes  
☒ No

**Public Process**

**Mayor's Office Comments**

**Attachment(s)**

Prop Report 10 25 24 v2.pdf

2.27MB

MAYOR ERIN MENDENHALL  
*Executive Director*



DANNY WALZ  
*Director*

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

**STAFF MEMO**

**DATE:** October 25, 2024  
**PREPARED BY:** Jim Sirrine, Property Manager  
**RE:** Redevelopment Agency Semi-Annual Property Report

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**REQUESTED ACTION:** None. Written Briefing

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**EXECUTIVE SUMMARY:** As directed in the Land Disposition Policy, the RDA provides the Board, not less than semi-annually per fiscal year, an inventory of all Tier 1 and Tier 2 properties.

**ANALYSIS & ISSUES:** The attached report contains a current inventory of all RDA owned properties. The report includes the description, address, parcel ID, size, zoning, and tier category of each property. In addition, the report details the approximate acquisition date, current category of disposition, interim use, and proposed permanent use for each property.

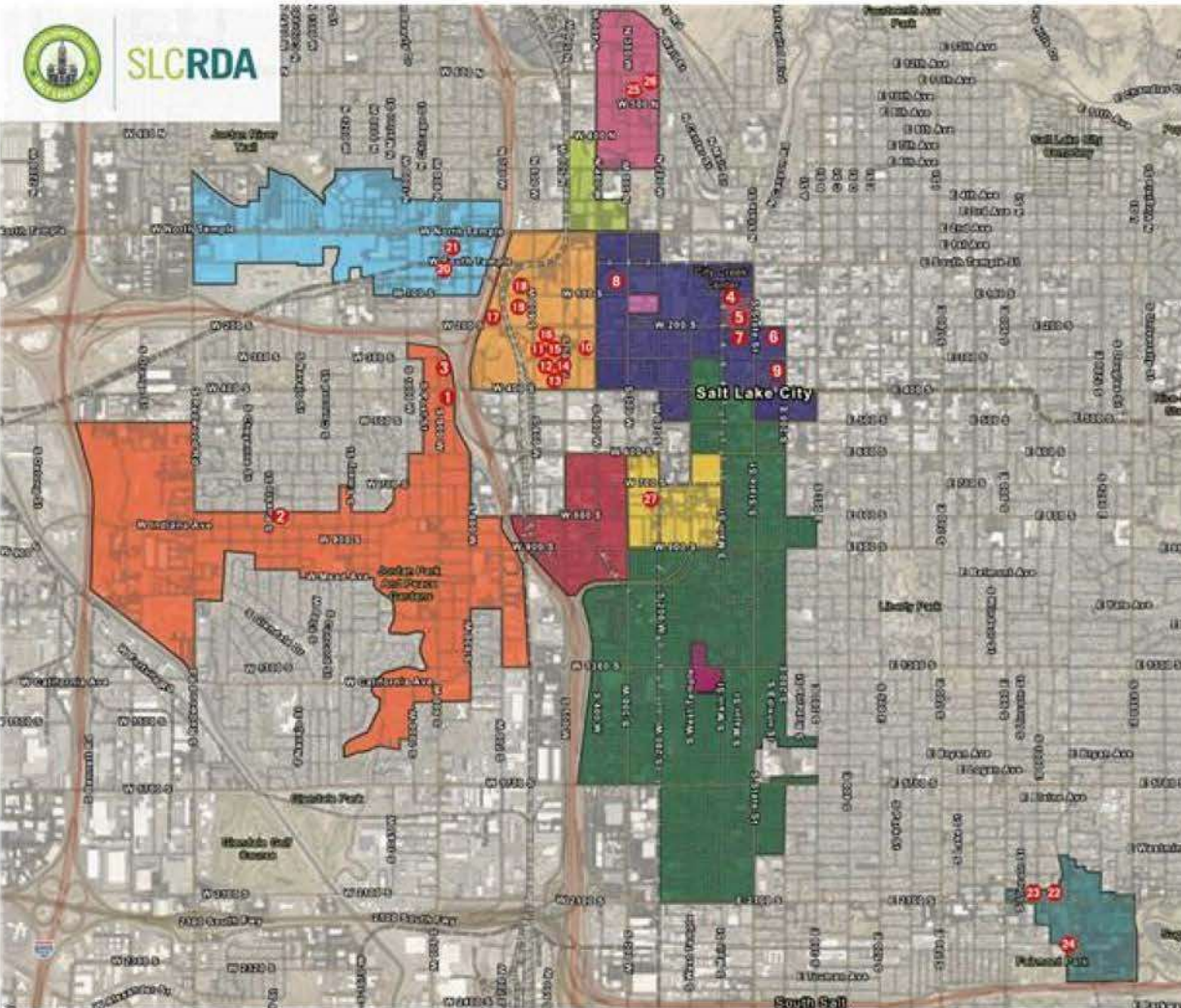
This report includes the addition of the Northeast Assemblage property in the 9 Line District, purchased from the Tongan United Methodist Church of Salt Lake and the former Whipple property adjacent to the Folsom Trail in the North Temple District.

**ATTACHMENTS:**

- **November 2024 RDA Property Report**



SLCRDA



#### 9 LINE

- 1) Commissary Kitchen
- 2) Indiana Avenue
- 3) Northeast Assemblage

#### BLOCK 70

- 4) Eccles Theater and Ancillary Spaces
- 5) Regent Street at 200 South

#### CENTRAL BUSINESS DISTRICT

- 6) Broadway Center (Parking Garage)
- 7) Gallivan Center Plaza, Parking, and Retail (Block 57)
- 8) Land - Arena (Block 79)
- 9) Metro Condos Parking (Block 53)

#### DEPOT DISTRICT

- 10) Rio Grande Hotel (Block 62)
- 11) Rio Grande District Parcel 1
- 12) Rio Grande District Parcel 2
- 13) Rio Grande District Parcel 3
- 14) Rio Grande District Parcel 4
- 15) Rio Grande District Parcel 5
- 16) Rio Grande District Parcel 6
- 17) Sun Bar (Block 47)
- 18) Central Station (South)
- 19) Central Station (North)

#### NORTH TEMPLE

- 20) East Folsom Trail Property
- 21) Folsom Trail Property

#### SUGAR HOUSE

- 22) Street Car Power Substation Site
- 23) S-Line Greenway
- 24) Sugarfoot Plaza

#### WEST CAPITOL HILL

- 25) Marmalade Development
- 26) 524 N. Arctic Court

#### WEST TEMPLE GATEWAY

- 27) W. Montrose Ave

Project Area/Property		Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse	
9 LINE												
1	Commissary Kitchen	Former gas station property	877 W. 400 S.	15-02-406-001-0000	0.32	0.32	R-MU-35	T-2	2021	Use Study	Leased to Taqueria El Angel	To be determined
2	Indiana Avenue	Vacant land (former city owned property)	1410 W. Indiana Ave.	15-10-236-018-0000	0.57	0.57	CN	T-2	2024	Use Study	To be determined	To be determined
3	Northeast Assemblage	Corner lot with residential structure	864 W. 400 S.	15-02-403-011-0000	.28	0.95	8905	T-2	2024	Use Study	To be determined	To be determined
		South vacant lot off alley	365 S 870 W	15-02-403-014-0000	0.63		R-MU-35					
		North vacant lot off alley	321 S. 870 W.	15-02-403-012-0000	0.32		R-MU-35					
TOTAL		# of Project Properties: 3	# of Acres:		1.84		# of Parcels: 5					

BLOCK 70												
4	Eccles Theater and Ancillary Spaces	Eccles Theater, retail spaces, and plaza	131 S. Main St.	16-06-105-064-0000	1.7	1.79	D-1	T-1	2003-2014	Permanent Use	Theater events in partnership with County Center for the Arts and leased retail	N/A
		Alley to Priority Dispatch and 111		16-06-105-065-0000	0.01							
		Midblock walkway connecting Main St. to Regent St. and access to the Eccles Theater	147 S. Main St.	16-06-105-009-0000	0.08							
5	Regent Street at 200 South	Vacant land (former N. parking area of the NAC Drivers' Lounge)	167 S. Regent St.	16-06-151-003-0000	0.03	0.13	D-1	T-1	2013	Active Disposition	Construction staging for adjacent development	Entered into a Purchase Agreement with C. W. Urban
		Vacant land (former NAC Drivers Lounge)	169 S. Regent St	16-06-151-004-0000	0.06							
		Vacant land (former E. parking area of the NAC Drivers Lounge)	167 S. Regent St.	16-06-151-018-0000	0.04							
TOTAL		# of Project Properties: 2		# of Acres: 1.92		# of Parcels: 6						

CENTRAL BUSINESS DISTRICT												
6	Broadway Center (Parking Garage)	Parking structure with retail spaces	251 S. Floral St.	16-06-154-048-0000	0.66	0.66	D-1	T-2	1989	Permanent Use	Leased to Broadway Center Limited	N/A
7	Gallivan Center Plaza, Parking, and Retail (Block 57)	Gallivan Center - plaza, event center, and amphitheater	239 S. Main St.	16-06-152-072-0000	0.4	7.92	D-1	T-1	1984-1991	Permanent Use	Event spaces, plaza, and walkway	N/A
		16-06-152-077-2000		3.49	Leased to Boyer-Block 57 Associates LTD							
		Parking Structure under Gallivan Plaza	49 E. Gallivan Ave.	16-06-152-077-6001	3.49						Retail spaces	
		Retail	228 S. State St.	16-06-152-079-6001	0.27							
				16-06-152-079-2000	0.27							
8	Land - Arena (Block 79)	Arena - SE section	301 W. S. Temple	15-01-127-017-2000	9.18	20.05	D-4	T-1	1989	Permanent Use	Land leased to Larry H. Miller Arena Group thru 2040	N/A
		Arena - SE section (underground)		15-01-127-017-2001	0.01							
		Arena - SE section (underground)		15-01-127-017-6001	9.18							
		Arena - NE Corner	365 W. S. Temple	15-01-127-018-6001	0.84							
		Arena - NE Corner (underground)		15-01-127-018-2000	0.84							
		9	Metro Condos Parking (Block 53)	Lower two levels (250 stalls) of an underground parking structure	350 S. 200 E.							
16-06-309-002-0000	0.01											
TOTAL		# of Project Properties: 4		# of Acres: 28.65		# of Parcels: 13						

DEPOT DISTRICT												
10	Rio Grande Hotel, Block 62	Home Inn - Single room occupancy housing units	428 W. 300 S.	15-01-179-012-0000	0.3	0.3	D-3	T-2	2009	Permanent Use	Leased to Home Inn Rio Grande, LLC	N/A
11	Rio Grande District Parcel 1	Vacant land and warehouse (former Intermountain Furniture Company)	243-255 S. 600 W.	15-01-151-009-0000	0.5	2.38	D-3	T-1	2008	Use Study	Construction staging for adjacent development	To be determined
			265 S. 600 W.	15-01-151-010-0000	0.88							
			245 S. 600 W.	15-01-151-011-0000	0.11							
			245 S. 600 W.	15-01-151-012-0000	0.26							
			564-566 W. 300 S.	15-01-151-013-0000	0.13							
			558-560 W. 300 S.	15-01-151-014-0000	0.13							
			235 S. 600 W.	15-01-152-012-0000	0.11							
			552 W. 300 S.	15-01-152-013-0000	0.13							
			544 W. 300 S.	15-01-152-014-0000	0.13							
12	Rio Grande District Parcel 2	Vacant building (formally Serta mattress factory)		15-01-302-018-0000	0.6	0.85	D-3	T-1	2002	Use Study	N/A	To be determined
			535 W. 300 S.	15-01-153-010-0000	0.19							
		Vacant land (formally Serta factory dock area)		15-01-153-011-0000	0.06							

DEPOT DISTRICT (continued on next page)



Project Area/Property		Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse	
DEPOT DISTRICT (continued)												
13	Rio Grande District Parcel 3	Vacant land and blue warehouse	540 W. 400 S.	15-01-302-017-0000	0.93	2.5	D-3	T-1	2002	Use Study	Construction staging for adjacent development	To be determined
			346 S. 500 W.	15-01-302-021-0000	0.32							
			336 S. 500 W.	15-01-302-022-0000	1.25							
14	Rio Grande District Parcel 4	Vacant land	336 S. 500 W.	15-01-302-019-0000	0.16	1.53	D-3/D-2	T-1	2002	Use Study	N/A	To be determined
			15-01-302-020-0000	0.31								
		Warehouse building (former State art storage)	310 S 500 W	15-01-153-009-0000	0.59				2022		Leased to Utah State Archives	
			Vacant land (formally owned by State of Utah)	519 W. 300 S.	15-01-153-006-0000				0.13		2002	
		529 W 300 S		15-01-153-004-0000	0.18							
		523 W 300 S		15-01-153-005-0000	0.16				2022			
		15	Rio Grande District Parcel 5	Warehouse buildings	502 W. 300 S.				15-01-152-021-0000		1.65	
Paved parking lot area (formally Beehive Brick parking )	250 S. 500 W.			15-01-152-025-0000	0.56							
16	Rio Grande District Parcel 6	Vacant land	233 S. 600 W.	15-01-151-005-0000	0.31	1.16	D-3	T-1	2008	Use Study	Temporary Shelter Community	To be determined
		Intermountain Furniture- N warehouse	235 S. 600 W.	15-01-151-008-0000	0.49				2023		Storm Water Project	
		Parking Lot/Rail Spur	230 S. 500 W. (600 W.)	15-01-151-020-0000	0.36							
17	Sun Bar (Block 47)	Vacant land	702 W. 200 S.	15-02-234-015-0000	0.31	0.31	GMU	T-2	2003	Use Study	N/A	To be determined
18	Central Station (North)	Single family home (vacant)	42 S. 600 W.	15-01-104-004-0000	0.15	2.33	GMU	T-1	2015	Use Study	N/A	Included as part of the Salt Lake Central Station area plan
		Howa Gardens, SE	622 W. 100 S.	15-01-104-014-0000	0.27				2008		Leased: gardens - Green Team job training; storage units - multiple tenants	
		Howa Gardens, NE	624 W. 100 S.	15-01-104-013-0000	0.31							
		Howa Gardens, S	626 W. 100 S.	15-01-104-015-0000	0.08							
		Howa Gardens, SW	632 W. 100 S.	15-01-103-023-0000	0.34							
		Howa Gardens, NW	636 W. 100 S.	15-01-103-021-0000	0.37							
		Howa Storage Bays	648 W. 100 S.	15-01-103-022-0000	0.5							
		Former Miera parcel (north)	650 W. 100 S.	15-01-103-017-0000	0.13				2022		N/A	
		Former Miera parcel (south)	652 W. 100 S.	15-01-103-005-0000	0.08							
		Vacant lot (city land swap for substation)	662 W. 100 S.	15-01-103-020-0000	0.1				2021			
19	Central Station (South)	Howa Offices, N	663 W. 100 S.	15-01-107-042-0000	0.25	1.78	GMU	T-2	2008	Use Study	Leased to Utah Art Alliance	Included as part of the Salt Lake Central Station area plan
		Howa Offices, S	663 W. 100 S.	15-01-107-041-0000	0.25							
		Howa Yard 1	657 W. 100 S.	15-01-107-034-0000	0.2							
		Howa Yard 2	655 W. 100 S.	15-01-107-035-0000	0.01							
		Howa Yard 3	653 W. 100 S.	15-01-107-036-0000	0.16							
		Howa Yard 4	651 W. 100 S.	15-01-107-037-0000	0.16							
		Howa Yard 5	633 W. 100 S.	15-01-107-038-0000	0.34							
		Howa Paint Shop	633 W. 100 S.	15-01-107-039-0000	0.19							
		Howa Yard E	625-627 W. 100 S.	15-01-107-040-0000	0.22							
		TOTAL		# of Project Properties: 10	# of Acres:							

NORTH TEMPLE												
20	East Folsom Trail Property	Vacant building (former Schovaers Electronics)	22 S JEREMY ST	15-02-204-007-0000	0.34	0.34	TSA-UN	T-2	2023	Use Study	Environmental Remediation	To be determined
21	Folsom Ave. Complex (Formerly Whipple Plumbing)	Office buidling with large training room	961-965 W. Folsom Ave	15-02-020-03-0000	0.15	0.53	CG	T-2	2024	Use Study	To be determined	To be determined
		Warehouse space and small office building	47 S. 1000 W.	15-02-202-001-0000	0.19		TSA-UN					
		Warehouse space and small restaurant	51 S. 1000 W.	15-02-202-002-0000	0.19		TSA-UN					
TOTAL # of Project Properties: 2 # of Acres: 0.87 # of Parcels: 4												

Project Area/Property		Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse			
SUGAR HOUSE														
22	Street Car Traction Power Substation Site	S-Line Facility	1015 E. Sugarmont Dr.	16-20-205-021-0000	0.06	0.06	R-1-5000	T-2	2012	Permanent Use	S-Line Facility	N/A		
23	S-Line Greenway	S-Line/Parley's Trail Greenway	2211 S. 900 E	16-20-135-021-0000	0.04	0.04	FB-SE	T-2	2013	Permanent Use	S-Line/Parley's Trail Greenway	N/A		
24	Sugarmont Plaza	Retail building and parking (former DI)	2234 S. Highland Dr.	16-20-252-008-0000	0.85	1.61	CSHBD1	T-2	2012	Use Study	Construction staging for adjacent development	Affordable residential mixed-use and S-Line extension		
		Former Sugarhouse Fire Station (West)	1085 E. Simpson Ave.	16-20-252-001-0000	0.32		PL		2021		N/A			
		Former Sugarhouse Fire Station (East)	1085 E. Simpson Ave.	16-20-252-002-0000	0.14						N/A			
		SLC Facilities Maint. Bldg.	1113 E. Simpson Ave.	16-20-252-003-0000	0.21						SLC Facilities Dept.			
		East Parking Area	1104 E. Sugarmont Dr.	16-20-252-005-0000	0.09						N/A			
TOTAL		# of Project Properties: 3		# of Acres: 1.71		# of Parcels: 7								
WEST CAPITOL HILL														
25	Marmalade Development	Marmalade Lot 1 - Future Park	524 N. 300 W.	08-36-205-044-0000	0.56	0.56	R-MU	T-1	2005	Permanent Use	N/A	Park to be transferred to Public Lands		
26	524 N. Arctic Ct.	Vacant Land	524 N. Arctic Ct.	08-36-206-011-0000	0.11	0.11	SR-1A	T-1	2015	Active Disposition	N/A	Single family home. Preparing RFP for construction.		
TOTAL		# of Project Properties: 2		# of Acres: 0.67		# of Parcels: 2								
WEST TEMPLE GATEWAY														
27	W. Montrose Ave.	Vacant shop and apartment (formally T&G Upholstery)	745 S. 300 W.	15-12-206-013-6000	0.1	2.16	FBUN-2	T-1*	2008	Use Study	Leased shop and storage to Bulldog Sheetmetal Fabrication	Affordable residential mixed-use		
			15-12-206-013-2000	0.1										
		Vacant land (formally A&E Generator, N. yard)	252 W. Montrose Ave.	15-12-206-015-6000	0.09									
		Vacant land	254 W. Montrose Ave.	15-12-206-017-0000	0.1									
		Building (Bulldog Sheet Metal)	244-246 W. Montrose Ave.	15-12-206-016-6000	0.09									
			15-12-206-016-2000	0.09										
		Vacant land and storage building (formally DeVroom)	753 S. 300 W.	15-12-207-001-0000	0.34								NA	
		Vacant land	244 W. 800 S.	15-12-207-012-0000	0.1									
		252 W. Montrose Ave.	15-12-206-015-2000	0.09										
		Vacant building (formally A&E Generator)	264 W. 800 S.	15-12-207-013-0000	0.84									
		Vacant land (formally Zaxx Car Wash)	765 S. 300 W.	15-12-207-002-0000	0.22									
TOTAL		# of Project Properties: 1		# of Acres: 2.16		# of Parcels: 11		*T-1 Pending decision on title issues. Attorneys may determine the acreage is less than 2 acres.						
COMBINED TOTALS														
		# of Project Properties: 27		# of Acres: 53.17		# of Parcels: 94								