

PROJECT UPDATE: JAPANTOWN STREET

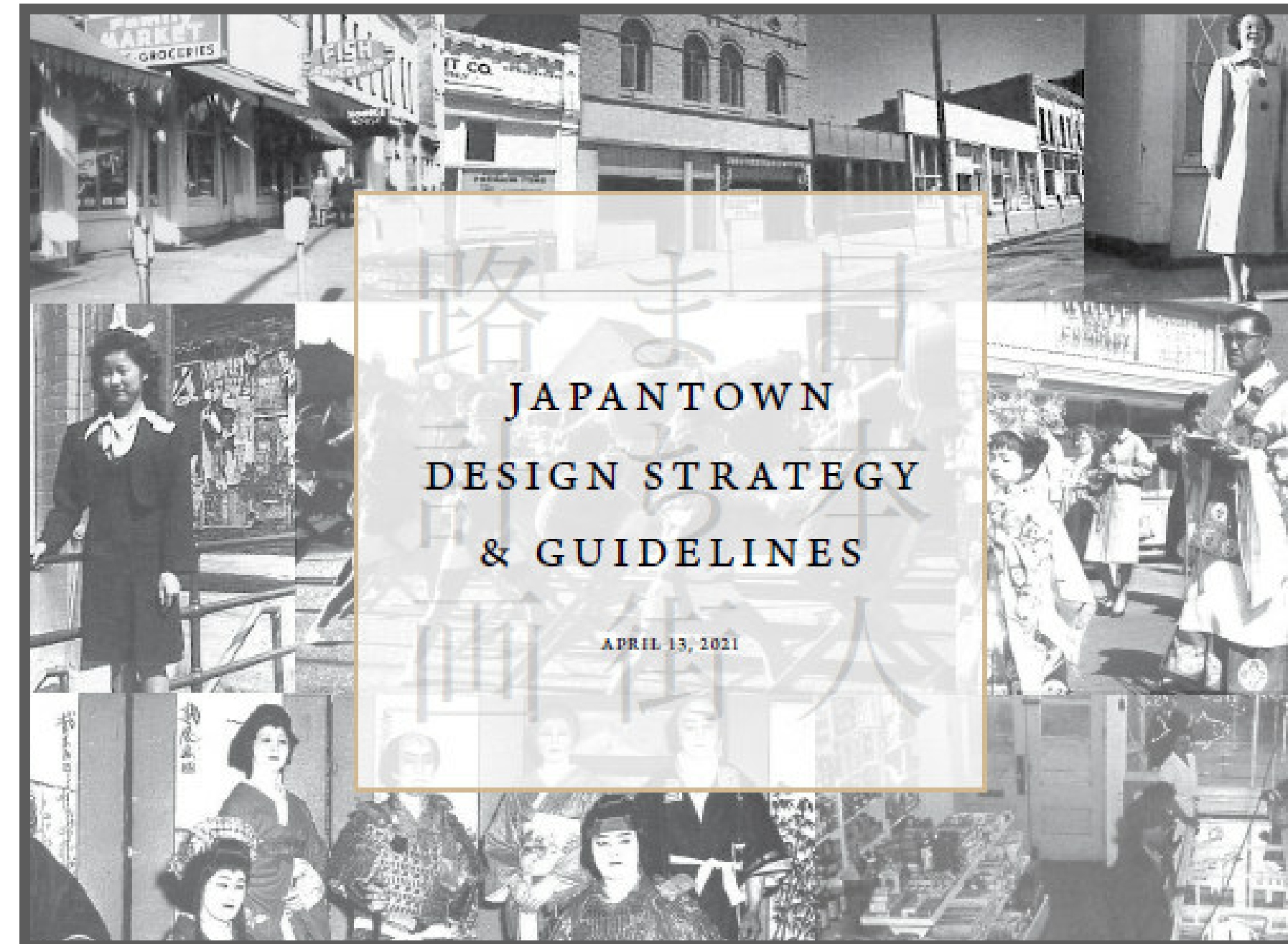
March 19, 2024



SLCRDA

IN THIS PRESENTATION

- Project Background
 - The West Quarter Project
 - The Japantown Design Strategy
- Board Involvement & Requirements
- Outcomes & Accomplishments
- Current Status & What's Next

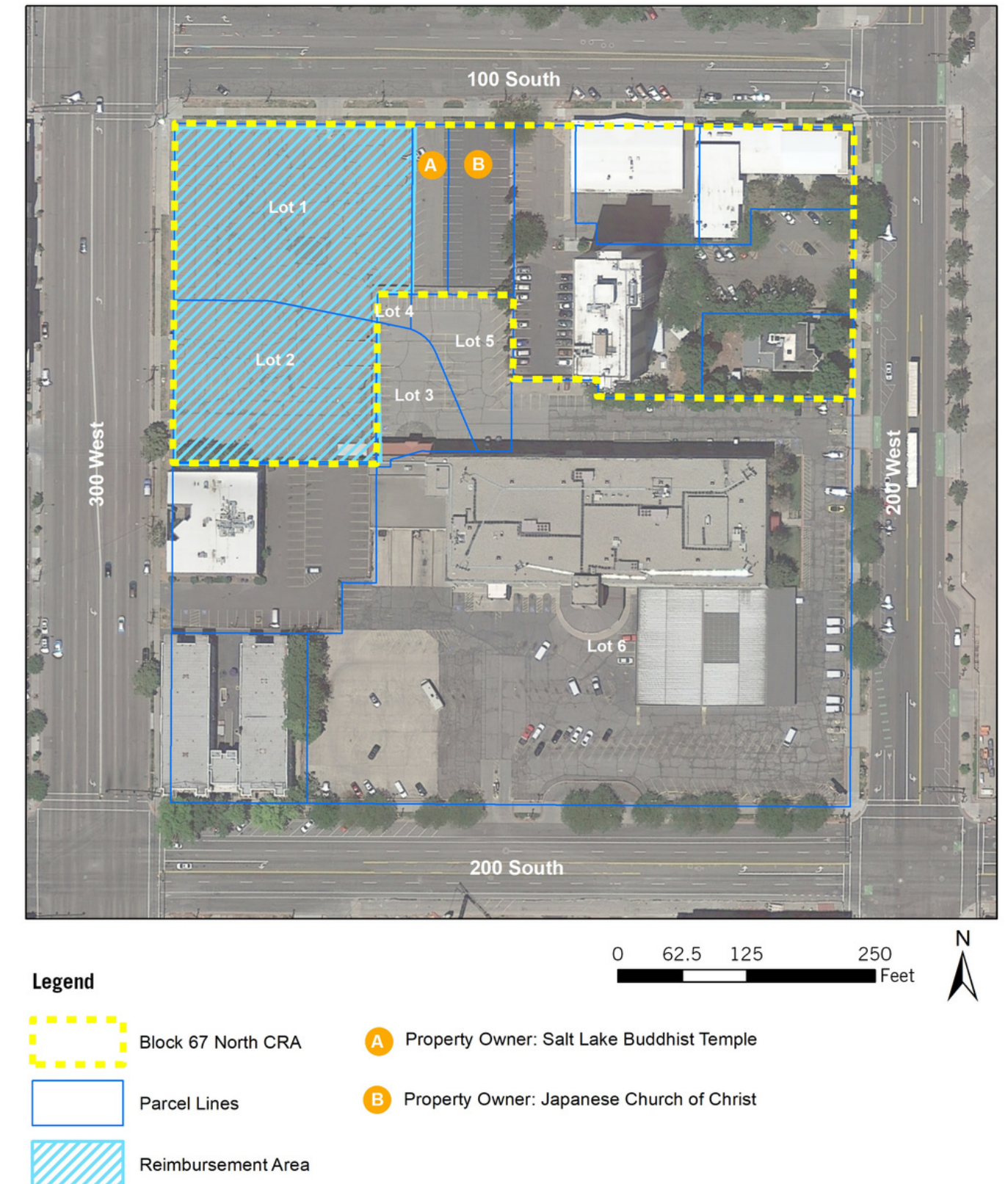


THE WEST QUARTER PROJECT

Project Background / Flow of Funds

- 2018 State legislation slated \$15M in Transportation Funds for Regionally Significant Parking Structure.
- SL County and the Ritchie Group requested the creation of Block 67 Project Area and that the Agency pass through the Transportation Funds.
- The Agency would reimburse SL County on behalf of the Ritchie Group via tax increment from Developer's parcels within Project Area.
- SL County would use the repaid funds for a Revolving Loan Fund to continue to fund Regionally Significant Transportation Projects.

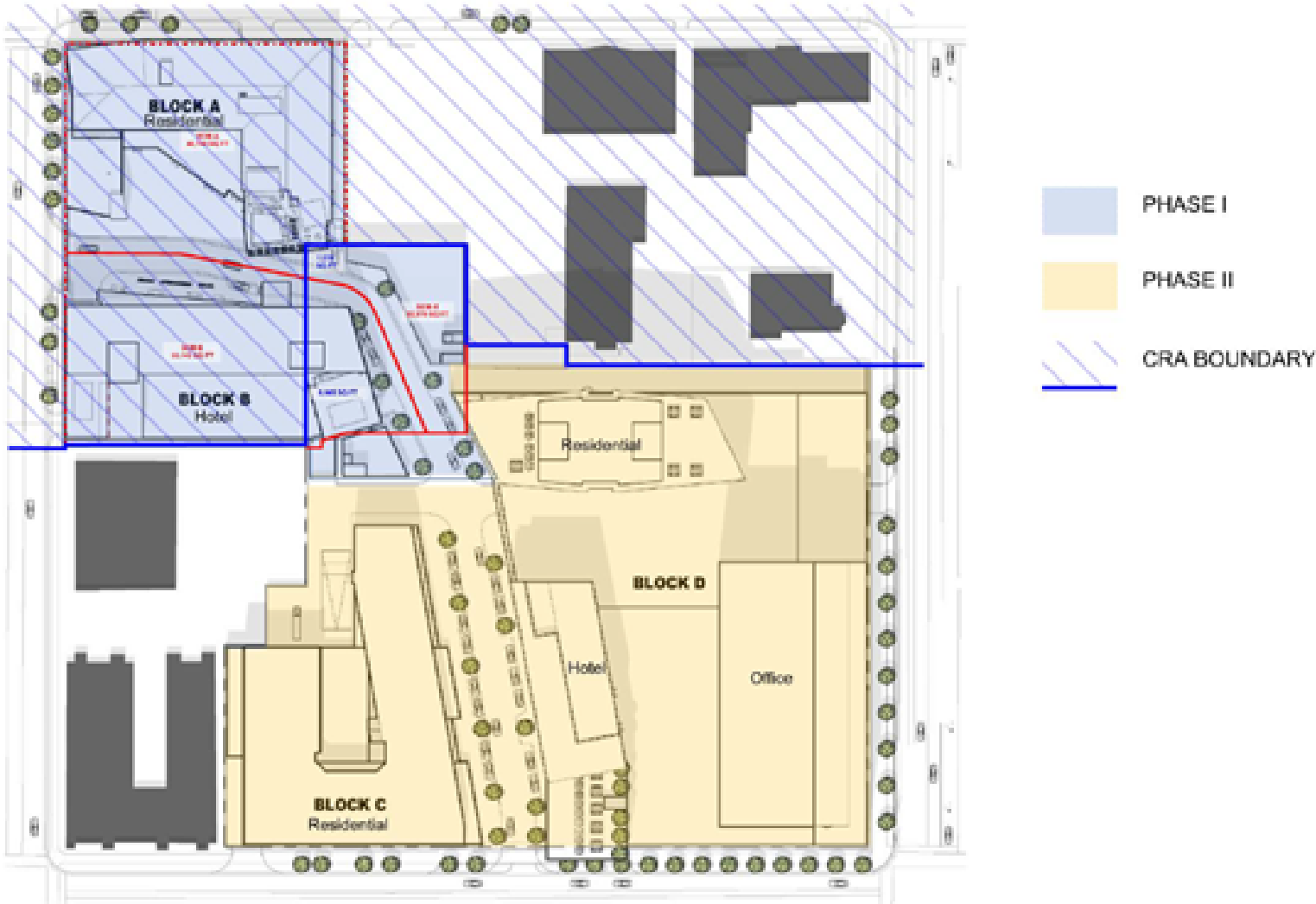
Block 67 North Project Area Map



THE WEST QUARTER PROJECT

Alignment with Downtown Master Plan

- Increased density and housing stock downtown
- Incorporation of midblock walkways into downtown through Agency funded projects
- Mixed-use development and retail spill out onto sidewalks
- Creation of a sports and entertainment area
- Parking for Delta Center, Salt Palace, and surrounding uses
- Partnering with Salt Lake County for long term viability of the Salt Palace
- Providing access to good jobs



	Phase I	Phase II
Residential	One tower, 240 units	400 Units
Retail	~20,000 square feet	50,000 square feet
Hotel	270 keys	308 keys
Parking	46 public stalls	1,200 public stalls
Office	x	465,000 square feet
Midblock Walkway	CRA portion	Completed midblock walkway from 300 West to 200 South, and 300 West to 200 West
Schedule	<ul style="list-style-type: none">• Begin construction in 2019• Completed by April 2020	<ul style="list-style-type: none">• Begin construction immediately after Phase I completion• Completed in 3-4 years



JAPANTOWN STREET BACKGROUND

- **Japantown Community Concerns**

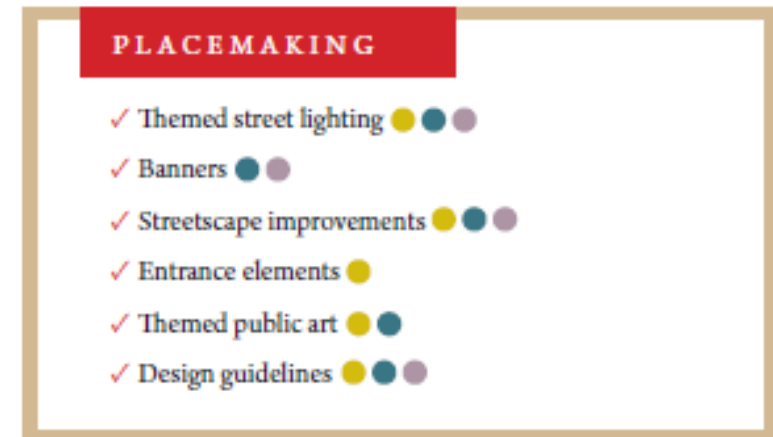
- History of Urban Renewal & Historic Japantown
- Salt Palace Impacts
- West Quarter Design
- Good neighbor concerns for Church functions & festivals

- **Board Actions (July 2018)**

- Resolution adopting Block 67 boundary survey and authorization of a draft Project Area plan for Block 67
- Request for Agency staff to facilitate discussions with the Ritchie Group, Salt Lake County, and the Community about mitigating the impacts of the proposed Block 67 development on the Community.

- **Facilitation Process**

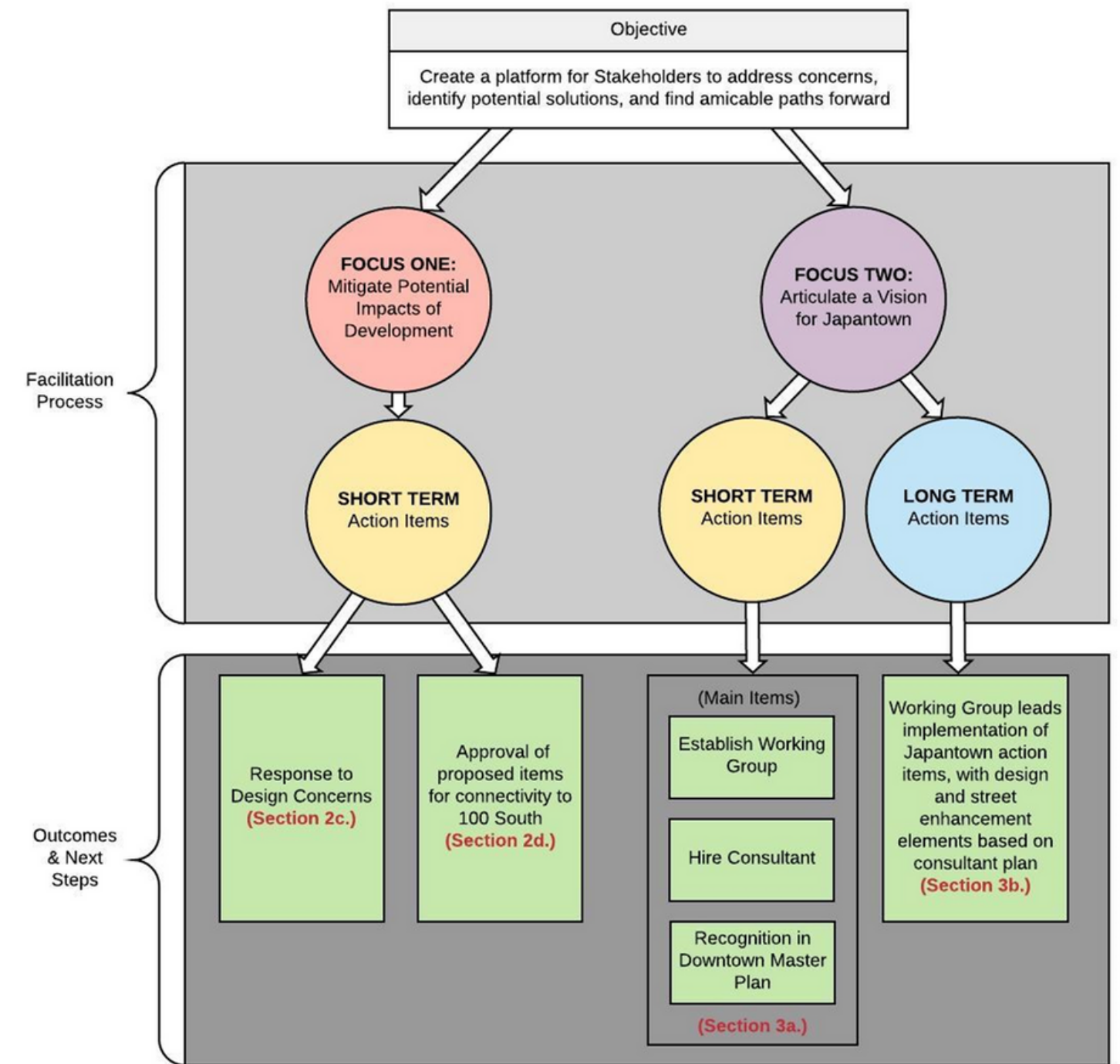
- Agency staff establishes working group
- Main outcomes emerge:
 - (1) “Wish list” of physical improvements for Japantown Street
 - (2) Developer proposed changes to West Quarter project



JAPANTOWN STREET BACKGROUND

Agency staff proposes two paths to address the concerns and implement the ideas identified through the facilitation process:

- **Focus One:** Mitigate potential impacts of the development & move the West Quarter project along in a timely manner, including proposed design changes and connectivity to Japantown Street.
- **Focus Two:** Articulate a vision for Japantown Street, including establishing a Working Group and partnering with a design consultant to create collaborative vision for Japantown Street.
- **Board Actions (Dec 2018 - Dec 2019):**
 - Approved identified mitigation steps to move West Quarter project forward
 - Adopted a resolution expressing support for the proposed visioning process and finalizes \$100,000 in CBD placemaking funds for consultant
 - Additionally, the Board conducted a straw poll for the City Council to vote to amend the Downtown Master Plan to recognize Japantown
 - Approved City and County Interlocal Agreements
 - Approved West Quarter Tax Increment Reimbursement Agreement



November 2018 Agency Staff Board Memo Graphic of West Quarter Project & Japantown Street Paths Forward



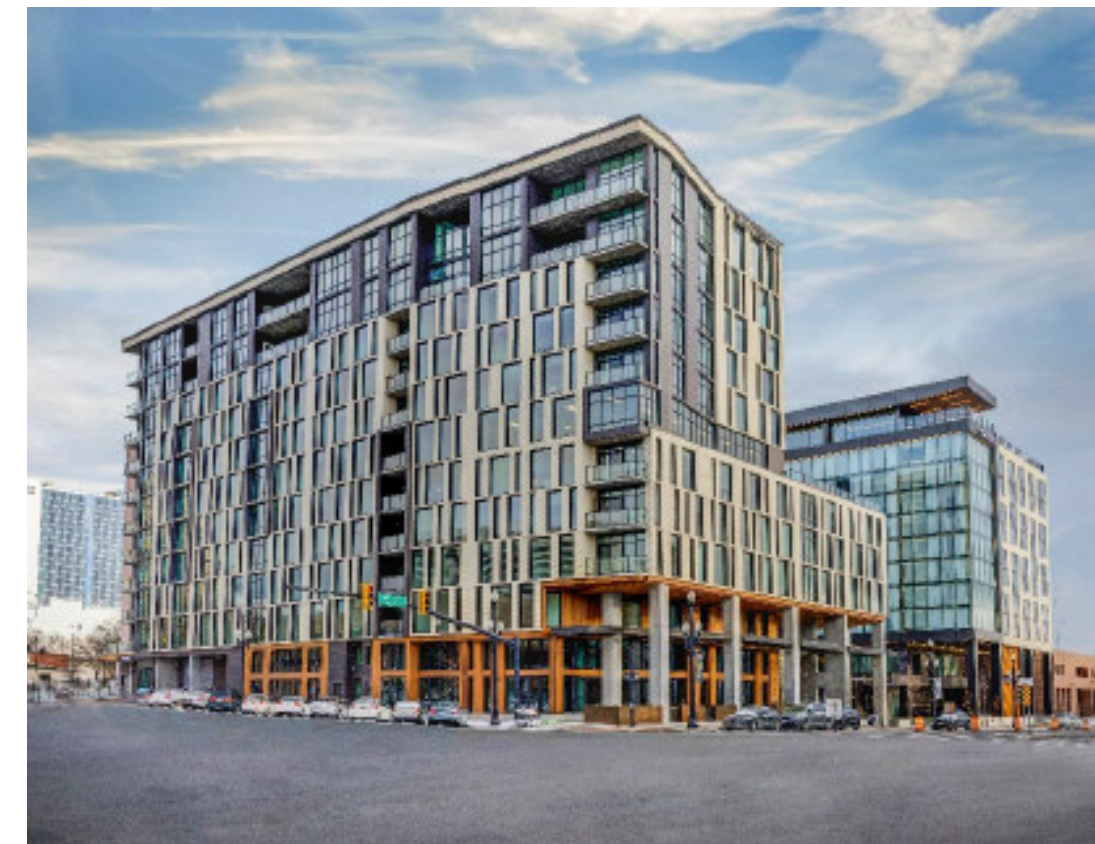
BOARD REQUIREMENTS FOR PARTICIPATION

Japantown Requirements:

- **Design Improvements**
 - Setback for NW corner
 - Parking garage knock out panels
 - Loading functions moved within building
- **Good Faith Conditions**
 - Trash pickup
 - Deliveries/festivals
 - Retail along 100 South
 - Landscaping along 100 South
- **Adjacent Property Improvements**
 - Regrade, repave, connect storm drains SLBT & JCC parcels
 - Create connection between Japantown Street and West Quarter Project

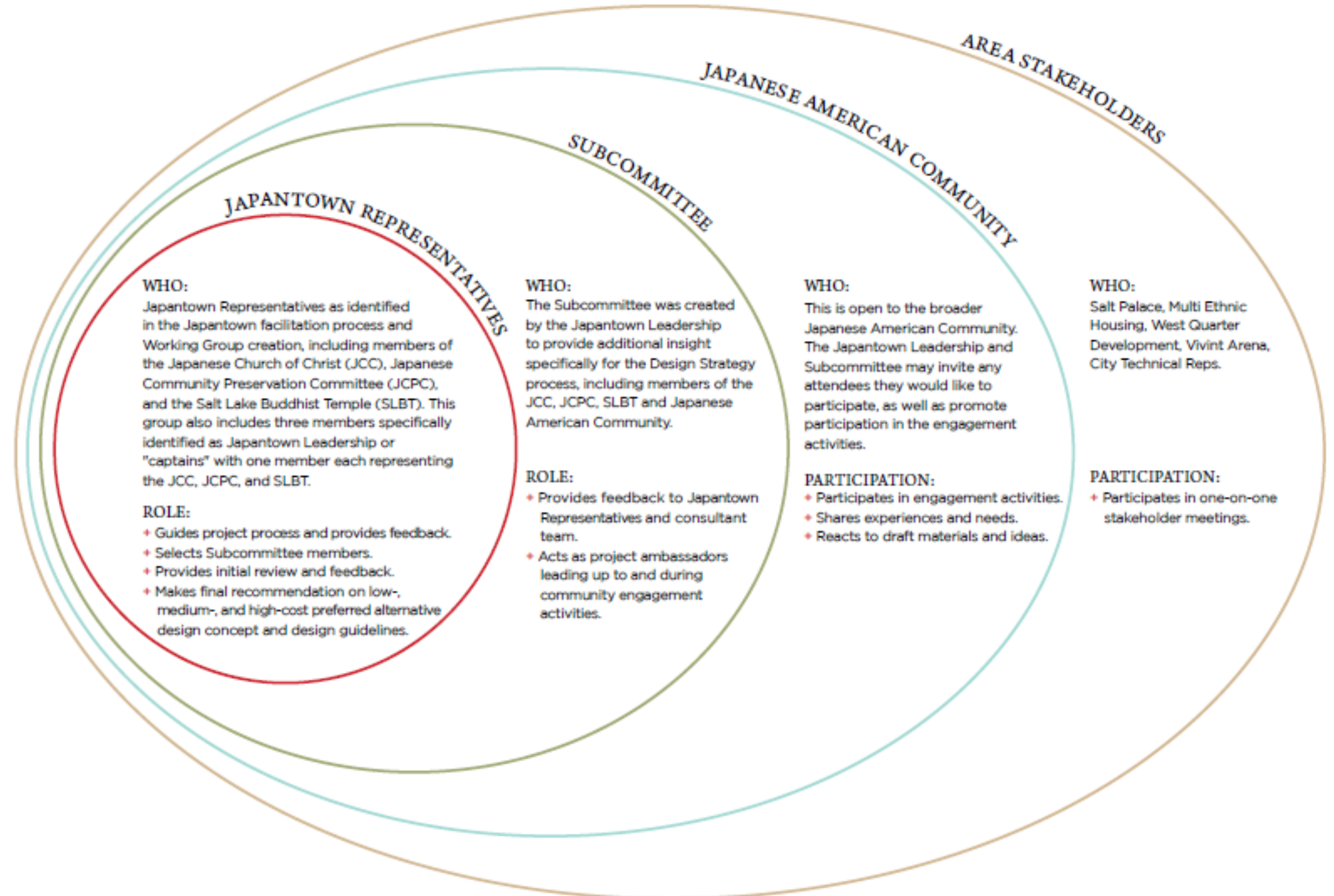
Project Requirements:

- Midblock walkway
- Public parking stalls
- Phase II conditions
- Considerations for Japantown
- Tax increment set aside of 10% for Japantown Street improvements



JAPANTOWN DESIGN STRATEGY

- Agency partners with GSBS Architects
- Extensive engagement process (2020 - 2021)
 - Started with “wish list” from facilitation process
 - Identified community Captains & Subcommittee
- Outcomes:
 - Japantown vision, goals, & design guidelines
 - Community priorities
 - Preferred street design
 - Phasing
 - Preliminary budget estimate



JAPANTOWN DESIGN STRATEGY

Japantown's Vision & Goals

VISION

- ✓ Preserve future economic development and tourism opportunities
- ✓ Allow area churches to grow and thrive
- ✓ Preserve and create something for future generations of Japanese Americans

GOALS

- ✓ Create placemaking on Japantown Street
- ✓ Design a festival street
- ✓ Create a non-church related gathering place on Japantown Street
- ✓ Improve walkability of Japantown Street

Okage sama de

"I am who I am because of you"

A place of remembrance and respect

A place that thrives over time

A place of inclusion

DESIGN GUIDEPOSTS

A PLACE OF VIBRANCY

A PLACE OF GENERATIONS

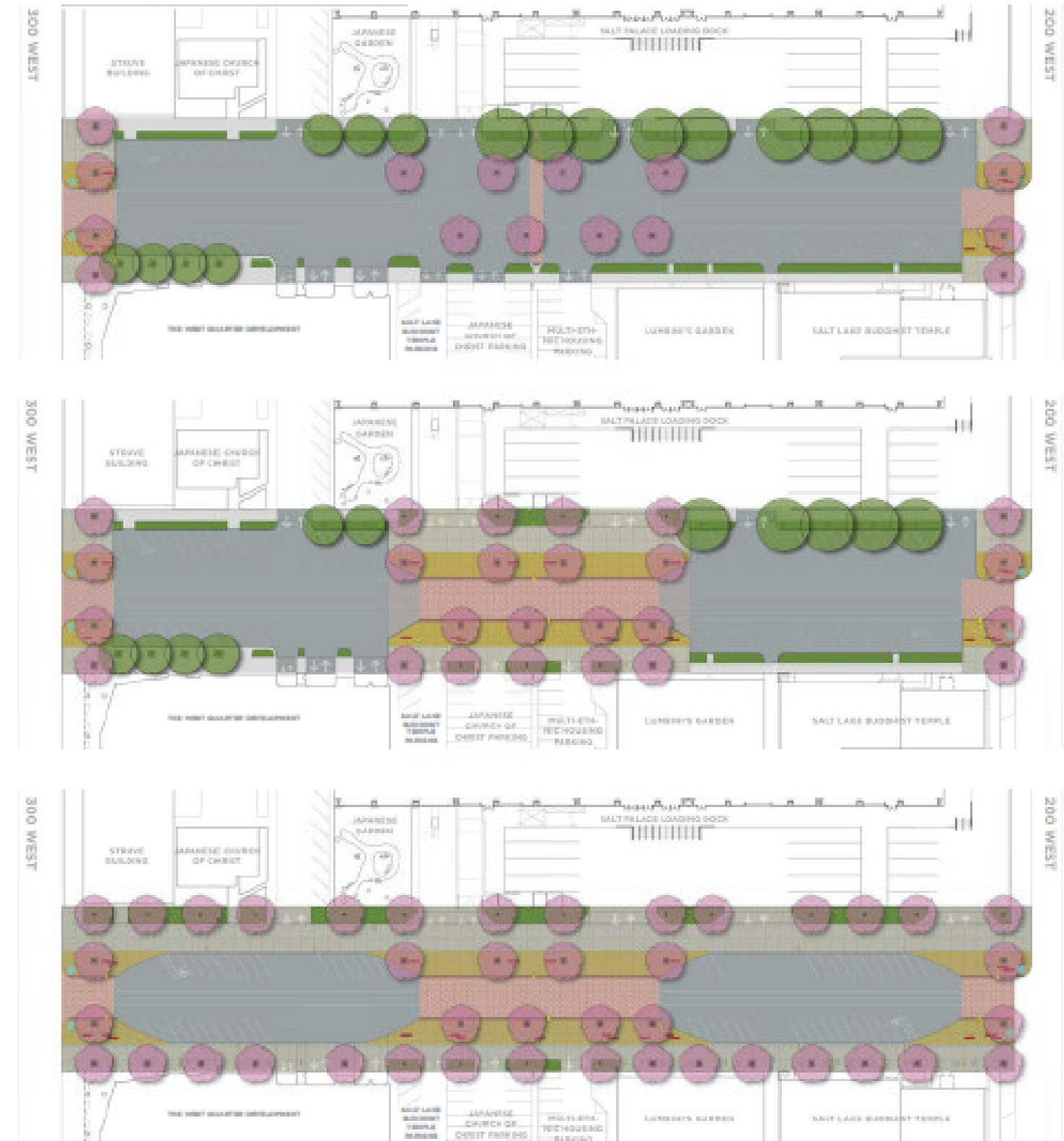
A PLACE OF GATHERING

A PLACE OF SENSES

A PLACE OF INTRINSIC BEAUTY

JAPANTOWN DESIGN STRATEGY

- Preferred concept identifies Community priorities including functionality, safety, and place making
- Phase Progression: Each phase builds on itself, so as each phase is funded the improvements made in the previous phase do not need to be removed
- Each phase builds towards the final vision
- Each phase includes elements of each type of prioritized improvement so that the Community may see tangible progress in each area as early as the first phase, and throughout each phase.
- Preliminary estimates roughly \$7.5M+ (2020)



Phases 1 through 3 of the Japantown Design Strategy

JAPANTOWN DESIGN STRATEGY

HISTORY & STORY-TELLING ELEMENTS:

- + Historical markers and plaques
- + Culturally-inspired patterns, colors, textures
- + Banners and other graphic or photo imagery

ART ELEMENT / ENTRY MONUMENT:

- + Entry monuments or iconic sculpture at ends of street
- + Art integrated with other placemaking elements

FUNCTIONAL PLACEMAKING ELEMENTS:

- + Trees and landscape planting
- + Benches
- + Bollards
- + Tree grates
- + Utility elements such as manhole covers and trench drains



STATUS UPDATE

Existing Funds in Action:

- \$250,000: Design Documents Phase 1-3 with GSBS
 - Convening committee of City Departments for overall coordination
- \$100,000: Public Art
 - Working with Arts Council
 - Alignment with potential implementation

Proposed Funds for Next Steps:

- Budget FY25 Request
 - \$100k Construction documents, Phase I
 - \$300k public art
- Project Area Tax Increment

Ongoing:

- Community partnership
- Tabling at Nihon Matsuri Festival (Sat., April 27)
- Features & Awards



University of Utah
Magazine

Revitalizing Japantown



**BEEHIVE AWARD OF
EXCELLENCE:**

JAPANTOWN DESIGN GUIDELINES
REDEVELOPMENT AGENCY OF SALT LAKE CITY &
GSBSREDEVELOPMENT AGENCY OF SALT LAKE
CITY & GSBS



Board Members, Agency Staff, & Community Members sharing the Japantown Design Strategy at the Obon Festival, July 2022



THANK YOU

