

MAYOR ERIN MENDENHALL
Executive Director



DANNY WALZ
Director

REDEVELOPMENT AGENCY *of* SALT LAKE CITY

STAFF MEMO

DATE: April 16, 2021

PREPARED BY: Jim Serrine

RE: Redevelopment Agency Semi-Annual Property Report

REQUESTED ACTION: None. Written Briefing

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.

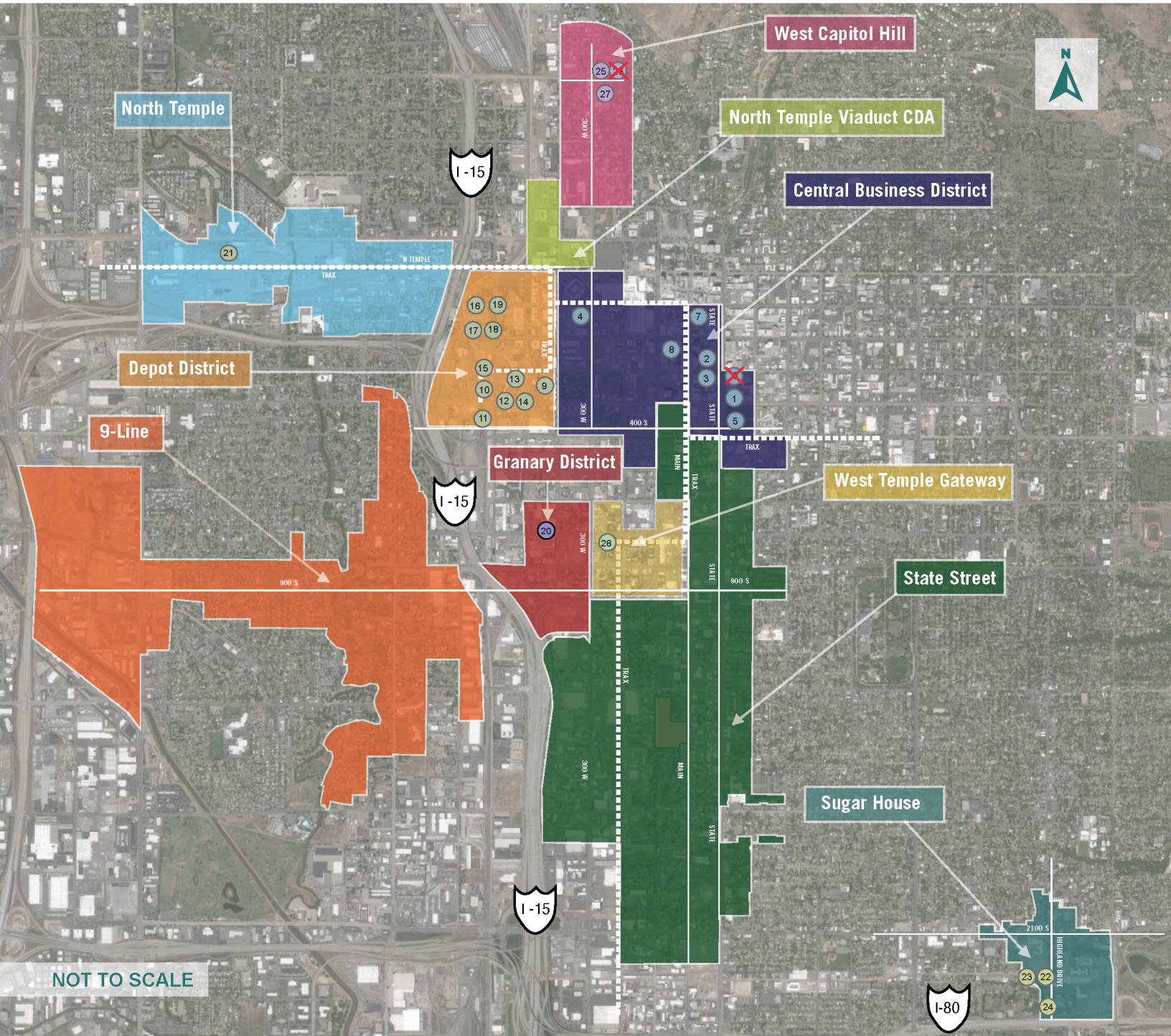
ANALYSIS & ISSUES: The attached report contains a current inventory of all RDA owned properties. The report includes the description, address, parcel ID, size, zoning, and tier category of each property. In addition, the report details the approximate acquisition date, current category of disposition,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

Notable changes since the last report include the following:

- **Eccles Theater and Ancillary Spaces** was reduced by 0.1 acres due to the sale of the land under the Walker Center's parking garage. The sold parcel of 3,111 square feet includes an easement to access the trash compactors and emergency generator used by the theater.
- **255 South State** was sold to Brinshore Development for a mixed use, multi-family housing development.
- Parcels located at **14 and 18 South 600 West** were exchanged with Salt Lake City for a similar property located at **662 West 100 South**.
- Property located at **258 West 500 North** was quitclaimed to Community Housing Services-Capitol Villa LTD. The property transaction corrects property lines in Capitol Villa's parking area from an earlier RDA project.
- Salt Lake City quitclaimed the former **Sugarhouse fire station and facilities maintenance building** to the RDA to be incorporated into the Sugarmont development with the former DI site.

ATTACHMENTS: May 2021 RDA Property Report

RDA-OWNED PROPERTIES



CENTRAL BUSINESS DISTRICT

1. Broadway Center (Parking Garage)
2. Eccles Theater and Ancillary Spaces
3. Gallivan Center Plaza, Parking, and Retail
4. Land - Vivint Arena
5. Metro Condos Parking
- ~~6. 255 S. State Street~~
7. Regent Street at 200 South
8. Utah Theater and Retail Spaces

DEPOT DISTRICT

9. Rio Grande Hotel
10. Station Center Parcel 1
11. Station Center Parcel 3
12. Station Center Parcel 2 & Right of Ways
13. Station Center Parcel 4
14. Station Center Parcel 5
15. Station Center Parcel 6
16. Sun Bar
17. Residence/Vacant Lots
18. HOWA Gardens and Storage
19. HOWA Corporate

GRANARY DISTRICT

20. Gale Street
- NORTH TEMPLE**
21. Overniter Motel
- SUGAR HOUSE**
22. Street Car
 23. S-Line Greenway
 24. Former D.I. + Sugar House Fire Station

WEST CAPITOL HILL

25. Marmalade Development
 - ~~26. Capitol Villa Parking~~
 27. 524 N. Arctic Court
- WEST TEMPLE GATEWAY**
28. W. Montrose Ave.



SLCRDA



Semi-Annual Property Report | May 2021

Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse			
CENTRAL BUSINESS DISTRICT													
1	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	
2	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								
3	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	
		Parking Structure under Gallivan Center Plaza		49 E. Gallivan Ave.	16-06-152-077-6001						3.49		Leased to Boyer-Block 57 Associates LTD
		Retail	228 S. State St.	16-06-152-079-6001	0.27						Retail spaces		
				16-06-152-079-2000	0.27								
4	Land - Vivint 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								
5	Metro Condos Parking (Block 53)	Lower two levels (250 stalls) of an underground parking structure	350 S. 200 E.	16-06-309-001-0000	0.01	0.02	D-1	T-2	1991	Permanent Use	Parking stalls leased to the State of Utah	N/A	
7	Regent St. at 200 S. St.	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	N/A	Entered into a Purchase Agreement with Dakota Pacific Regent, LLC	
		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								
8	Utah Theater and Retail Spaces (Block 69)	Main St. retail spaces (Twisted Roots, Ray's Barber Shop)	158 S. Main St.	15-01-229-070-0000	0.19	0.89	D-1	T-1	2010	Active Disposition	Four retail tenants and vacant historic theater	Entered into a Purchase Agreement with Hines Development.	
		Utah Theater and Main St. retail spaces (Southam Gallery, Becket & Robb)	144 S. Main St.	15-01-229-068-0000	0.7								
TOTAL											# of Project Properties: 7	# of Acres: 31.46	# of Parcels: 21

Color Legend (depicting property use and disposition status)	Permanent Use	Active Disposition	Use Study
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Semi-Annual Property Report | May 2021

Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse		
DEPOT DISTRICT												
9	Rio Grande Hotel, Block 62	Rio Grande Hotel - 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
10	Station Center 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	Temporary public art installation	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										
11	Station Center Parcel 12 & Right of Ways	Vacant building (formally Serta mattress factory)	535 W. 300 S.	15-01-302-018-0000	0.6	0.98	D-3	T-1	2002	Use Study	N/A	To be determined
		Vacant land (formally Serta factory dock area)	535 W. 300 S.	15-01-153-010-0000	0.19							
			15-01-153-011-0000	0.06								
		Vacant land (formally owned by State of Utah)	519 W. 300 S.	15-01-153-006-0000	0.13							
12	Station Center 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	N/A	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							
13	Station Center Parcel 4	Vacant land	336 S. 500 W.	15-01-302-019-0000	0.16	0.47	D-3	T-1	2002	Use Study	N/A	To be determined
			15-01-302-020-0000	0.31								
14	Station Center Parcel 5	Warehouse buildings	502 W. 300 S.	15-01-152-021-0000	1.65	2.21	D-3	T-1	2010	Use Study	Leased to Sportswear Design Group, SLIC "A Place For Your Stuff," Fill the Pot, and parking for Mac. Flats	To be determined
		Paved parking lot area (formally Beehive Brick parking)	250 S. 500 W.	15-01-152-025-0000	0.56							
15	Station Center Parcel 6	Vacant land	233 S. 600 W.	15-01-151-005-0000	0.31	0.8	D-3	T-1	2008	Use Study	N/A	To be determined
		Intermountain Furniture- N warehouse	235 S. 600 W.	15-01-151-008-0000	0.49							
16	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
17	Residence/Vacant Lots (Block 49)	Single family home (vacant)	42 S. 600 W.	15-01-104-004-0000	0.15	0.25	GMU	T-2	2015	Use Study	N/A	Included as part of the Salt Lake Central Station area plan
		Vacant lot	662 W. 100 S.	15-01-103-020-0000	0.1							
DEPOT DISTRICT (continued on next page)												

Color Legend (depicting property use and disposition status)	Permanent Use	Active Disposition	Use Study
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Project Area/Property	Description	Assessor Address	Parcel ID	Acres/Total	Zoning	Tier	Acquired	Use Status	Interim Use	Proposed Reuse
DEPOT DISTRICT (continued)										
18	HOWA Gardens and Storage	Howa Storage Bays	648 W. 100 S.	15-01-103-022-0000	0.5	GMU	2008	Use Study	Leased: gardens - Green Team job training; storage units - multiple tenants	Included as part of the Salt Lake Central Station area plan
		Howa Gardens, NW	636 W. 100 S.	15-01-103-021-0000	0.37					
		Howa Gardens, NE	624 W. 100 S.	15-01-104-013-0000	0.31					
		Howa Gardens, SW	632 W. 100 S.	15-01-103-023-0000	0.34					
		Howa Gardens, S	626 W. 100 S.	15-01-104-015-0000	0.08					
		Howa Gardens, SE	622 W. 100 S.	15-01-104-014-0000	0.27					
19	HOWA Corporate (Block 48)	Howa Offices, N	663 W. 100 S.	15-01-107-042-0000	0.25	GMU	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: 11		# of Acres: 13.85		# of Parcels: 41				

GRANARY												
20	Gale St., Block 24	Vacant land (former Buker Properties)	901 S. Gale St.	15-12-255-001-0000	0.26	0.26	D-2	T-1	2009	Active Disposition	N/A	Under contract negotiations with the Bicycle Collective
TOTAL		# of Project Properties: 1		# of Acres: 0.26		# of Parcels: 1						

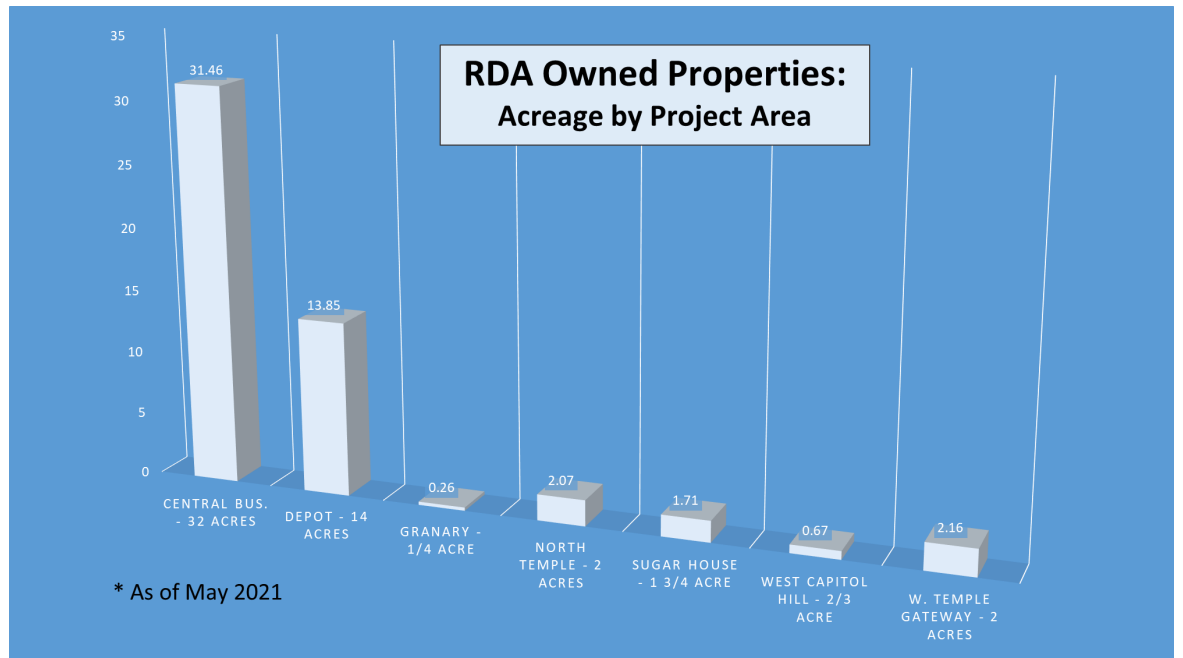
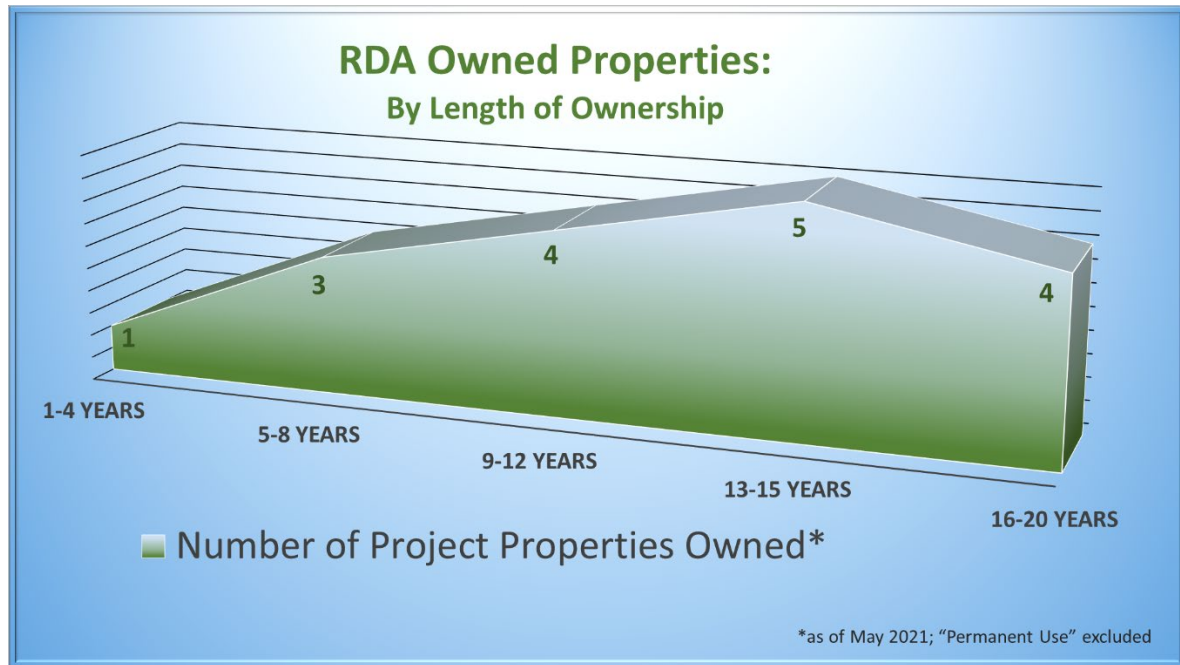
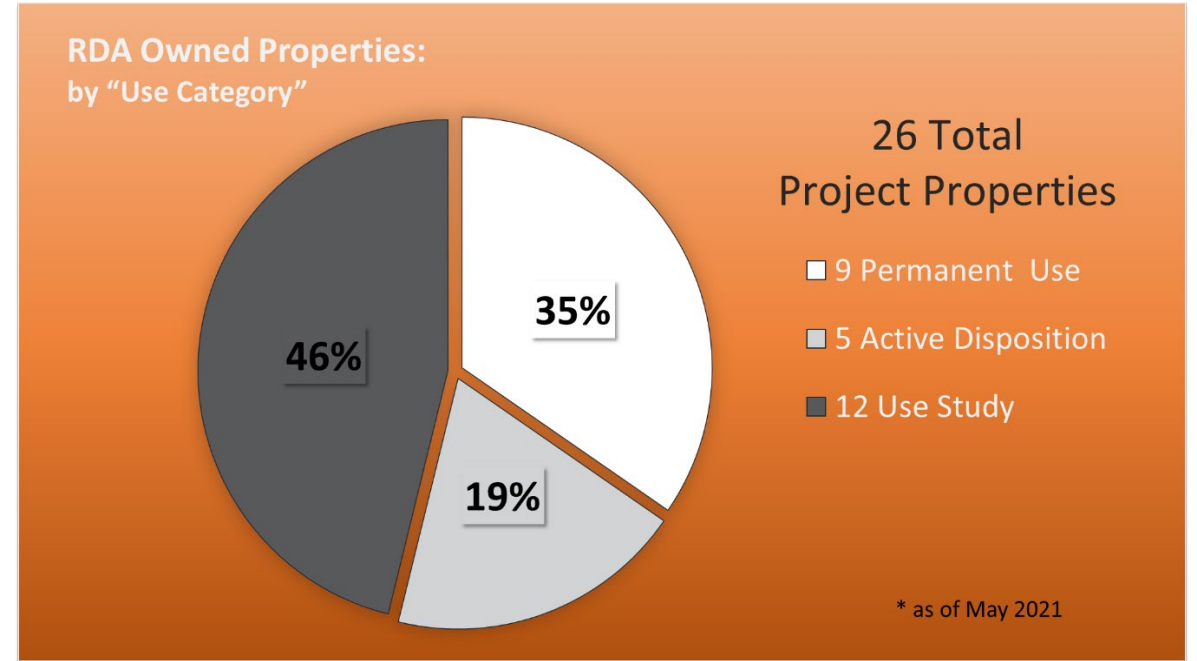
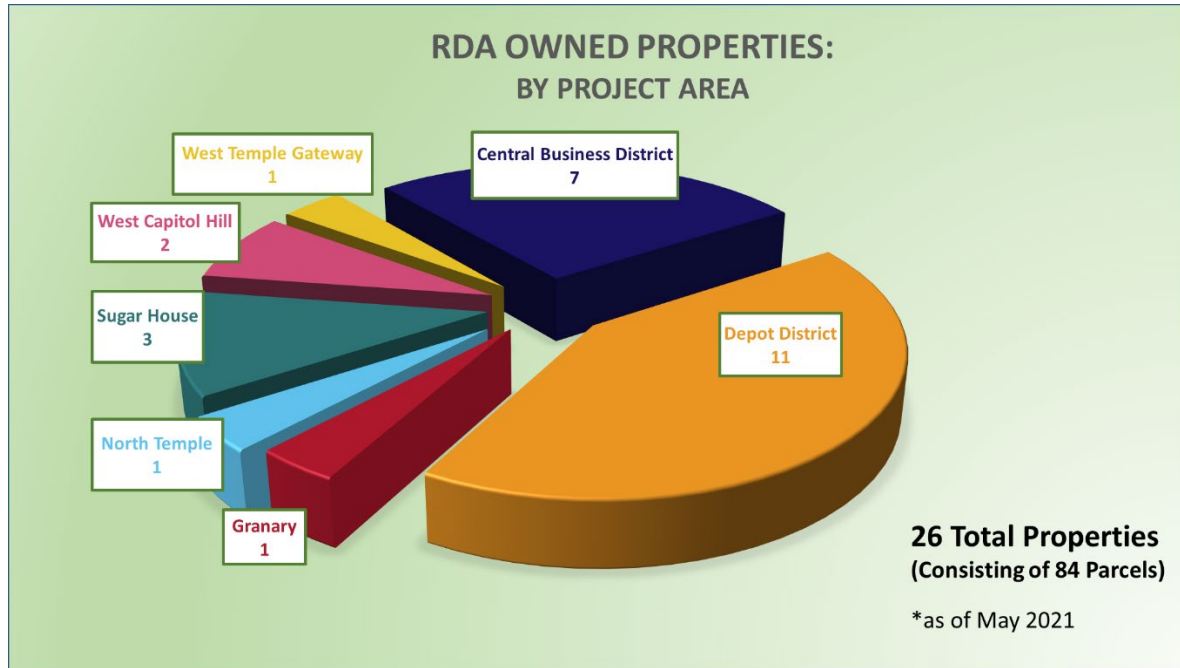
NORTH TEMPLE												
21	Overniter Motel	Former motel, lot, and single family house(all vacant)	1500 West North Temple	08-34-476-017-0000	2.07	2.07	TSA-MUEC-C	T-1	2017	Active Disposition	N/A	Entered into a purchase agreement with Brinshore Development/HAME for a mixed use, multi-family development.
TOTAL		# of Project Properties: 1		# of Acres: 2.07		# of Parcels: 1						



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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-1	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-1	2013	Permanent Use	S-Line/Parley's Trail Greenway	N/A
24	Sugarmont Plaza	Retail shopping center and parking (former DI)	2234 S. Highland Dr.	16-20-252-008-0000	0.85	1.61	CSHBD1	T-1	2012	Use Study	N/A	Undergoing fit study analysis for redevelopment.
		Former Sugarhouse Fire Station (West)	1085 E. Simpson Ave.	16-20-252-001-0000	0.32		PL		2021		Temporary library location	
		Former Sugarhouse Fire Station (East)	1085 E. Simpson Ave.	16-20-252-002-0000	0.14						Temporary library location	
		SLC Facilities Maint. Bldg	1113 E. Simpson Ave.	16-20-252-003-0000	0.21						SLC Facilities	
		East Parking Area	1104 E. Sugarmont Dr.	16-20-252-005-0000	0.09						Temporary library parking	
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	Future Park
27	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												
28	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-2	2008	Use Study	Leased shop and storage to Bulldog Sheetmetal Fabrication	RDA staff has completed due diligence and considering options and schedule for marketing the property
				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							
		Vacant land	244 W. 800 S.	15-12-207-012-0000	0.1							
				252 W. Montrose Ave.	15-12-206-015-2000						0.09	
		264 W. 800 S.	15-12-207-013-0000	0.84								
		765 S. 300 W.	15-12-207-002-0000	0.22								
TOTAL		# of Project Properties: 1		# of Acres: 2.16		# of Parcels: 11						
COMBINED TOTALS		# of Project Properties: 26		# of Acres: 52.2		# of Parcels: 84						

Color Legend (depicting property use and disposition status)	Permanent Use	Active Disposition	Use Study
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167-169 S. REGENT STREET

- Central Business District
- 3 total parcels
- .13 total acres
- D-1 zoning
- Tier 1
- Acquired 2013

DESCRIPTION

Former drivers' lounge and parking area for Newspaper Agency Corporation (NAC)

STATUS

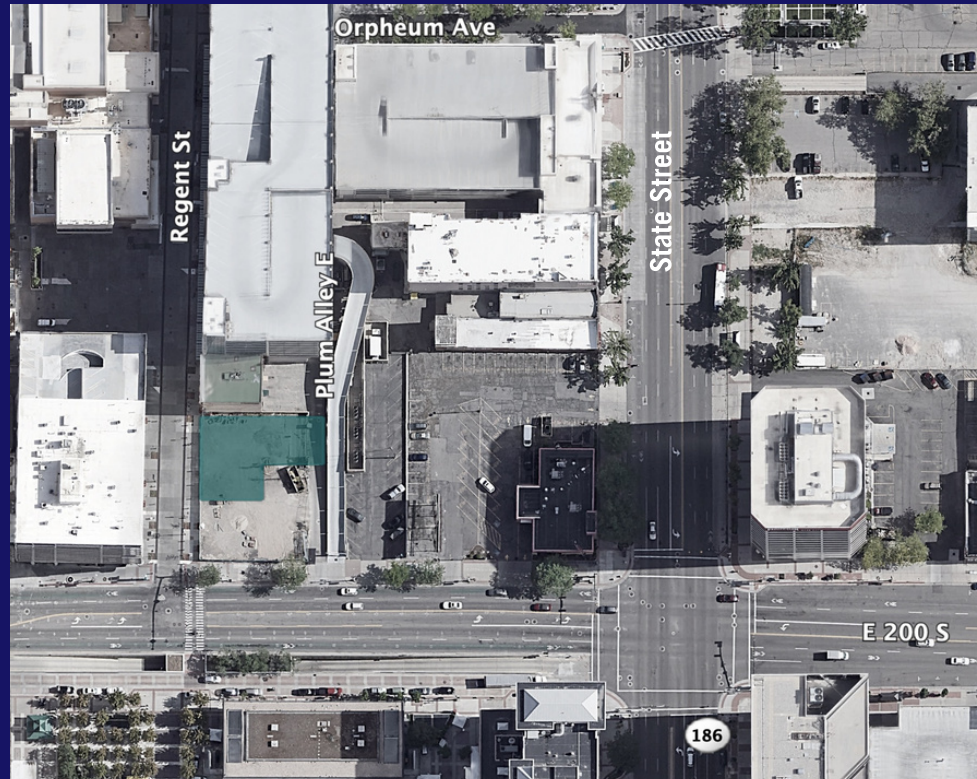
Active disposition

INTERIM USE

Vacant land

PROPOSED REUSE

In purchase agreement with Dakota Pacific Regent, LLC for hotel development



144-158 S. MAIN STREET

- Central Business District
- 2 parcels
- .89 total acres
- D-1 zoning
- Tier 1
- Acquired 2010

DESCRIPTION

Inactive Utah Theater building with retail spaces fronting Main Street

STATUS

Active disposition

INTERIM USE

Four retail tenants

PROPOSED REUSE

In purchase agreement with Hines for largely market-rate residential tower with mid-block walkway



901 S. GALE STREET

- Granary District Project Area
- 0.26 total acres
- D-2 zoning
- Tier 1
- Acquired 2009



DESCRIPTION

Former site of Buker Properties; Directly south of Fleet Block

STATUS

Active disposition

INTERIM USE

Vacant land

PROPOSED REUSE

RDA is negotiating development with non-profit entity



1500 W. NORTH TEMPLE

- North Temple Project Area
- 2.07 acres
- TSA-MUEC-C zoning
- Tier 1
- Acquired 2017



DESCRIPTION

Former Overniter Motel buildings and lot; single-family home

STATUS

Active disposition

INTERIM USE

Vacant

PROPOSED REUSE

RDA has entered into a purchase agreement with developer for a mixed-use, multi-family development



524 N. ARCTIC COURT

- West Capitol Hill Project Area
- .11 total acres
- SR-1A zoning
- Tier 1
- Acquired 2015

DESCRIPTION

Narrow lot south of historic single-family home renovated by Preservation Utah/RDA in 2018

STATUS

Active disposition

INTERIM USE

Vacant

PROPOSED REUSE

New infill single-family home; Preparing RFP for construction

