

CINDI L. MANSELL  
CITY RECORDER

**SALT LAKE CITY CORPORATION**

City Recorder

RALPH BECKER  
MAYOR

**CERTIFICATION**

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03/08/2013 01:22 PM \$0.00  
Book - 10115 Pg - 4818-4837  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY RECORDER  
PO BOX 145455  
SALT LAKE CITY UT 84114  
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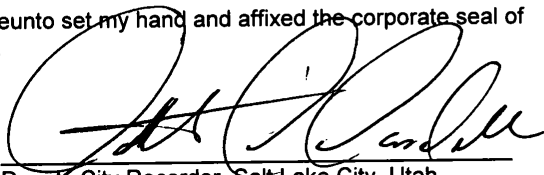
**STATE OF UTAH,**  
City and County of Salt Lake,

I, Scott C. Crandall, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of **Ordinance 8 of 2013** adopting Block 70 Community Development Project Area Plan.

Passed by City Council action of Salt Lake City, Utah on February 19, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 8<sup>th</sup> day of March, 2013.



  
Deputy City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111  
MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515  
TELEPHONE: 801-535-7671 FAX: 801-535-7681

Ent 11592736 BK 10115 PG 4818

SALT LAKE CITY ORDINANCE  
No. 8 of 2013

(Adoption of Block 70 Community Development Project Area Plan)

**An ordinance adopting the Community Development Plan for the Block 70 Community Development Project Area, as approved by the Redevelopment Agency of Salt Lake City, and designating the Plan as the official Community Development Plan for the Block 70 Community Development Project Area.**

**WHEREAS**, the Redevelopment Agency of Salt Lake City (the "Agency"), having prepared a Draft Community Development Plan (the "Draft Plan") for the Block 70 Community Development Project Area, the legal description of which is attached hereto as Exhibit B, pursuant to §§ 17C-4-102 & -103 of the act entitled Limited Purpose Local Government Entities -- Community Development and Renewal Agencies (the "Act"), and having held the required public hearing on the Draft Plan on November 15, 2011 pursuant to § 17C-4-102(1)(d) of the Act, adopted a resolution on February 12, 2013 approving the Draft Plan as the Official Community Development Project Area Plan for the Block 70 Community Development Project Area (see Agency Resolution No. 726.03); and

**WHEREAS**, the Act requires that, before a community development project area plan approved by a redevelopment agency under § 17C-4-104 of the Act may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with § 17C-4-105(1) of the Act; and

**WHEREAS**, the Act also requires certain notice to be given by the community legislative body upon its adoption of a community development project area plan under § 17C-4-106 of the Act;

**NOW, THEREFORE, BE IT ORDAINED BY THE SALT LAKE CITY COUNCIL AS FOLLOWS:**

**SECTION 1.** The Salt Lake City Council hereby adopts the Block 70 Community Development Project Area Plan attached hereto as Exhibit A, as approved by the Agency (see Agency Resolution No. 726.03), as the Official Community Development Plan for the Block 70 Community Development Project Area (the "Official Plan").


**SECTION 2.** The City staff is hereby authorized and directed to publish or cause to be published the notice required by § 17C-4-106(1) of the Act, substantially in the form attached hereto as Exhibit C, whereupon the Official Plan shall become effective pursuant to § 17C-4-106(2)(a) of the Act.

**SECTION 3.** Pursuant to § 17C-4-106(4) of the Act, the Agency may proceed to carry out the Official Plan.

**SECTION 4.** This ordinance shall take effect immediately upon the date of its first publication and recording.

Passed by the City Council of Salt Lake City, Utah this 19 day of  
February, 2013.


  
CHAIRPERSON

ATTEST:  
  
CITY RECORDER



Transmitted to Mayor on February 19, 2013.

Mayor's Action:  Approved.  Vetoed.

  
MAYOR

  
CITY RECORDER

(SEAL)

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date 10-18-12  
By [Signature]

Bill No. 8 of 2013.

Published: March 11, 2013.

HB\_ATT#26081-v1-Ordinance\_adopting\_Block\_70\_CDA\_UPAC.DOC

**EXHIBIT "A"**

**The Block 70 Community Development Project Area**

Project Area Plan

Prepared by the Redevelopment Agency of Salt Lake City

Redevelopment Agency of Salt Lake City  
451 South State Street, Room 418  
P.O. Box 145518  
Salt Lake City, Utah 84114

*BK 10115 PG 4821*

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## **Section 1 – Description of the Community Development Project Area Boundaries**

The community development project area (the “Project Area”) consists of approximately 14.44 acres located south of 100 South, north of 200 South, east of Main Street, and west of State Street (Block 70) and includes the properties lying within the boundaries as depicted on the Project Area Map attached hereto as Appendix A (the “Project Area Map”). The Project Area encompasses all or a portion of the parcels set forth in Appendix B. The legal description of the Project Area is attached hereto as Appendix C. All of the Appendices attached hereto are incorporated herein by reference.

## **Section 2 – Project Area Characteristics and How They Will Be Affected by Community Development**

### **A. Land Uses in the Project Area**

Permitted land uses in the Project Area will be those uses permitted by the officially adopted zoning ordinances of Salt Lake City and guidelines of this Community Development Plan. A Land Use Map showing the current and intended uses is included in this Plan as Appendix D.

The allocation of existing land uses in the Project Area is:

- Commercial 70%;
- Public Streets and Rights-of-Way 30%
- Residential <1%

The Redevelopment Agency of Salt Lake City (the “Agency”) expects that the current uses in the Project Area will be affected as follows:

Through development, some existing structures may be demolished or renovated, new buildings will be constructed, and new uses will occur in some new buildings and on some vacant properties. The permitted uses will remain the same. All anticipated new uses will be compatible with the Salt Lake City Downtown Plan, the Central Community Master Plan, and the goals and objectives of this Project Area Plan.

### **B. Layout of the Principal Streets in the Project Area**

The layout of the principal streets in the Project Area is shown on the Project Area map attached as Appendix A. The Agency expects that the construction of the Utah Performing Arts Center (the “UPAC”), a regional performing arts theater and ancillary facilities, will permanently affect neither the perimeter nor the interior roads of Block 70. The Agency is negotiating arrangements regarding the private alley with abutting property owners.

C. Population Densities in the Project Area

At the publishing of the 2010 Census, there were seven housing units and nine residents on Block 70.

D. Building Intensities in the Project Area

The Agency expects that the building intensities within the Project Area will be affected in the following ways:

- 1) Block 70 consists of 46 parcels. All parcels contain a structure with the exception of the two parcels at 167 South Regent Street (0.07 acres combined), which are vacant. Ten parcels (107,115,125,127, and 135 South Main Street; 22 East 100 South; and 116, 134, and 136 South Regent Street) at the northwest corner of Block 70 will be combined to in connection with the construction of the UPAC and associated mixed-use development.

**Section 3 – Standards That Will Guide Community Development**

A. Development Objectives of the Currently Adopted Downtown Master Plan (adopted February 7, 1995)

1. Performing Arts Complex: Salt Lake has a strong history of support for the arts and its continued support is warranted. The Arts provide a distinct image for Downtown that encourages people who may not otherwise come Downtown to do so. There is a need to provide additional performing arts space. Studies have shown a minimum need for an 850-1000 seat theater, a 350 seat theater, and a 100 seat “black box” theater. These facilities will help maintain Downtown as the cultural center of the Intermountain West.
2. Activities and Amenities, AA-6: Create a theater district by establishing an area of concentrated movie theaters and legitimate theaters.
3. Commitment/Leadership, CL-2: Promote Downtown as a cultural focus by establishing an arts and entertainment district as well as a theater district. This objective may be accomplished by encouraging concentration through zoning.
4. Commitment/Leadership, CL-7: Promote regional focus by combining those services—in this case the performing arts—that are regional in nature.
5. People/24 Hour Population, PT-2: Create an atmosphere of activity and visual interest.
6. People/24 Hour Population, PT-7: Emphasize the existence of cultural differences and uniqueness.

B. Agency General Goals 2011-2012

1. General Redevelopment Goal #3: Build on local community assets as an anchor for redevelopment.



2. General Redevelopment Goal #8: Encourage the creation of well-maintained public plazas, gathering areas, and open space.

C. Central Business District Redevelopment Project Area Goals 2011-2012

1. Utah Performing Arts Center

D. General Design Objectives

Owners and developers of the UPAC will be allowed flexibility and will be expected to achieve the highest quality of design and development. The UPAC will be subject to (1) appropriate elements of the City's General Plan; (2) the planning and zoning code of the City; (3) other applicable building codes and ordinances of the City; and (4) a review and recommendation by the City Planning Commission when required in the zoning code.

**Section 4 – How the Purpose of State Law Would Be Attained by Community Development**

The Agency desires to create a community development project area plan for the purpose of supporting construction of the UPAC, a regional performing arts theater and ancillary facilities, on Block 70 and infrastructure and development activities to support the planned Cultural Core district. The UPAC will anchor the Cultural Core district, and create a new regional attraction and economic development engine for Salt Lake City.

The UPAC should be considered a catalyst for the future development of North Main Street and beyond. The UPAC represents an opportunity to knit together existing and new development to create an ecosystem of public, private, and civic uses extending to the Gallivan Plaza on the south, up and down North Main, linked to City Creek Center, the historic Utah Theater, the Capitol Theatre, and the Salt Palace Convention Center. The ecosystem will encompass a broad array and rich mix of cultural, commercial, and civic assets to create a revitalized and dynamic heart of Salt Lake City.

Construction of the UPAC will facilitate private development on Block 70 through the construction of an office tower and other mixed-use projects. The office tower is planned as a state-of-the-art iconic building that will be constructed on a scale and scope complementary to the UPAC and City Creek Center. The tower's parking access, functionality and design will be integrated with the UPAC from the foundation through the façade. The estimated development cost of the office component is \$150 million.

The UPAC will create state-of-the-art options for local arts growth, attracting touring Broadway productions sooner, and allowing extended runs and the expansion of the Broadway series in the market. The UPAC also will:

- activate and revitalize Main Street between First South and Second South;

- leverage the economic impact of City Creek Center, the Gateway, 222 South Main and other recent developments;
- create educational opportunities and cultural enrichment statewide, and introduce and attract new and broader audiences to the downtown cultural core; and,
- enhance the Salt Lake City and Utah brands as a place to visit, live, work, and play.

**Section 5 – How the Plan is Consistent with the Community’s General Plan**

The Community Development Plan is consistent with the City’s General Plan in the following aspects:

A. Zoning Ordinances

The property within the Project Area is currently zoned D-1: Central Business. The Project Area is included in the Central Community Master Plan.

B. Building Codes

Construction within the Project Area will comply with the standards set forth in the General Plan of the City and in accordance with the Building Codes adopted by or applicable to the City. All building permits for construction will be issued by the City in order to assure that the new development or redevelopment is consistent with the General Plan of the City.

C. Planning Commission

The Planning Commission has been involved in the Central Community Zoning Map and reviews and approves all land uses within the Project Area.

**Section 6 – Description of the Specific Project that is the Object of the Proposed Community Development**

The UPAC will be an urban infill redevelopment of approximately 2.04 acres of Block 70, bounded by Main Street on the west, Regent Street on the east, 100 South on the north, and 200 South on the south. The Theater could potentially include a 2,500-seat performing arts center with support spaces including an annex space on Regent Street with the possible use for retail, studio/black box, rehearsal space, classrooms, and offices. A mid-block walkway would also connect Main Street and Regent Street. The estimated development cost for the Theater is approximately \$100 million to \$120 million.

**Section 7 – Ways in Which Private Developers Will be Selected to Undertake the Community Development**

A. Selection of Private Developers

The Plan does not include additional incentives to promote development beyond the planned public infrastructure improvements, construction of the UPAC, and infrastructure and development activities to support the planned Cultural Core district. If private developers are needed by the Agency for future development of the block, any such selection will occur by a competitive process consistent with applicable state or city procurement codes.

#### **Section 8 – Reasons for the Selection of the Project Area**

The Project Area boundaries were selected to generate funds to contribute to the cost of the construction of the UPAC and infrastructure and development activities to support the planned Cultural Core district. The Project Area will include all of Block 70 in Downtown Salt Lake City with boundaries from Main Street to State Street and from 200 South to 100 South. Currently, Block 70 is in the Central Business District Urban Renewal Project Area but tax increment is not collected on this Block based on the original terms of the Central Business District Project Area, which limited the area of collection to 100 acres. Establishing the Project Area will allow the Agency to collect tax increment generated from properties on Block 70 including the office tower and mixed-use developments that will be constructed as part of the UPAC project. Because the construction of the UPAC will benefit property values and create significant potential for development in the area, it makes sense to capture incremental values from selected taxing entities to assist in funding the project.

The site was also selected because of its central location in downtown. The site is within a couple blocks of Abravanel Hall, home of the Utah Symphony, and Capitol Theatre, the home of the Utah Opera and Ballet West. Additionally, the original Utah Theater is located on Main Street directly across from the site. Block 70 will provide an important anchor to these venues as well as Rose Wagner and other performance halls that make up the Cultural Core of Downtown Salt Lake City.

#### **Section 9 – Description of the Physical, Social and Economic Conditions Existing in the Project Area**

##### **A. Physical Conditions**

The Project Area consists of approximately 14.44 acres including public streets. Of this total acreage, 0.64 acres are publically owned—the Redevelopment Agency of Salt Lake City owns 0.20 acres at 125 and 127 South Main Street and the approximately 0.44 acres that remain are public streets and rights-of-way . The balance of the acreage is privately owned.

**B. Social Conditions**

There are seven residential units within the Project Area. No new residential units are planned to be constructed as a part of the UPAC.

**C. Economic Conditions**

The properties within the Project Area are commercial in nature, with a mix of retail, office, and restaurant uses.

**Section 10 – Description of any Tax Incentives Offered to Private Entities for Facilities Located in the Project Area**

Because of the limited purpose of the Project Area Plan to fund a specific project and infrastructure and development activities related to the establishment of a Cultural Core, the Agency will not be able to offer development incentives to particular projects or developers.

**Section 11 - Analysis of the Anticipated Public Benefit to be Derived from the Community Development**

The Agency retained AECOM Economics, a nationally recognized economic consulting firm, to conduct an economic impact analysis on the proposed UPAC and ancillary office development. The economic impacts will be generated on an ongoing basis from both the operations of the new UPAC, as well as from a new office tower downtown. There will also be significant short-term economic benefits as the buildings are constructed.

Quantitative economic impact calculations from the construction of the UPAC and ancillary office development include:

- \$9.4 million per year in total economic output expansion on an ongoing basis as a result of the UPAC.
- \$5.4 million per year in additional economic output due to the office tower, for a total project economic impact of \$14.8 million annually.
- 168 permanent jobs created.
- Over 4,000 jobs create during the construction, with a one-time expansion of the economy of almost \$500 million.
- Over \$1,000,000 in annual incremental property tax revenue will be generated by the office component of the project.

Additional measures that are harder to quantify but will have significant impacts on the derived public benefit are:

- Significant visitor-attracting synergies with other major developments downtown including City Creek Center and the Gateway.
- The investment of almost \$200 million in private and public money into the project will attract additional private investment downtown.
- Increased attractiveness of downtown will increase property values, benefiting both private businesses and local governments.
- The addition of a state-of-the-art cultural performing arts facility will add to the quality of life for Utah residents and advance the branding and economic development efforts of all levels of government.

**Section 12 – Description of Interlocal Agreement between Salt Lake City and the Agency**

Salt Lake City Corporation will issue special revenue bonds to fund a portion of the costs of the design and construction of the UPAC. The City will execute an Interlocal Agreement with the Agency to require the use of a portion of the Project Area’s tax increment for the debt service on the bonds.

**Section 13 – Description of Interlocal Agreement among Agency, Salt Lake City, and Salt Lake City School District**

The City and the District will consent to the Agency’s receiving 70% of their shares of the tax increment for a period of 25 years for the purpose of repaying the City for amounts paid in respect of debt service on special revenue bonds issued by the City (the “Bonds”) the proceeds of which are used to pay for Project Costs, and infrastructure and development activities to support the planned Cultural Core district. The District will consent to the Agency’s receiving tax increment from both its basic levy and its local levy.

Upon completion of the 25 years, the Agency will cease collecting the City’s and the District’s share of tax increment under the Interlocal Agreement and all additional tax increment will be paid to the City, and the District in accordance with their shares.

Other taxing entities may elect to participate in the financing of the Costs of the Projects by entering into other interlocal agreements pursuant to which such entities will share their tax increments as provided therein.

**APPENDIX A: PROJECT AREA MAP**



## APPENDIX B: Project Area Parcel Descriptions

Parcel Number	Record Owner
16-06-105-002-0000	PROPERTY RESERVE INC
16-06-105-003-0000	REDEVELOPMENT AGENCY OF SALT LAKE CITY
16-06-105-004-0000	REDEVELOPMENT AGENCY OF SALT LAKE CITY
16-06-105-009-0000	39/42 LLC
16-06-105-010-0000	WEBER, STEVEN
16-06-105-011-0000	HOPE PROPERTIES, LLC
16-06-105-020-0000	159 LLC
16-06-105-021-0000	BAMBERGER CO
16-06-105-022-0000	SPEROS ENTERPRISES
16-06-105-023-0000	WCH LLC
16-06-105-024-0000	BROWNSTONE ASSOCIATES LLC
16-06-105-028-0000	SUBURBAN LAND RESERVE INC
16-06-105-029-0000	UTAH POWER & LIGHT CO
16-06-105-030-1001	SUBURBAN LAND RESERVE INC
16-06-105-032-1001	SUBURBAN LAND RESERVE INC
16-06-105-034-1001	SUBURBAN LAND RESERVE INC
16-06-105-036-0000	39/42 LLC
16-06-105-038-1001	39/42 LLC
16-06-105-039-0000	WELLS FARGO BANK; TR JMD TRUST
16-06-105-040-0000	HAYS, LARRY J, LAWRENCE J, III & PATRICK G, TRS (JT)
16-06-105-041-2000	WCH LLC
16-06-105-043-0000	39/42 LLC
16-06-105-044-0000	PROPERTY RESERVE, INC
16-06-105-045-0000	PROPERTY RESERVE, INC
16-06-105-046-0000	SUBURBAN LAND RESERVE INC
16-06-105-048-0000	STONESTREET, PAULA
16-06-105-049-0000	PROPERTY RESERVE INC
16-06-105-050-0000	SUBURBAN LAND RESERVE INC
16-06-106-003-0000	FEDERAL RESERVE BANK OF SAN FRANCISCO
16-06-106-004-0000	PROPERTY RESERVE, INC
16-06-151-003-0000	SUBURBAN LAND RESERVE INC
16-06-151-004-0000	SUBURBAN LAND RESERVE INC
16-06-151-006-0000	HSIA, ALICE; TR
16-06-151-009-0000	PROPERTY RESERVE, INC
16-06-151-010-0000	150 S STATE LLC
16-06-151-011-0000	KLC, GENEVA W; LIFE, ET AL
16-06-151-012-0000	M N V HOLDINGS

16-06-151-015-0000	DEE'S INC
16-06-151-016-0000	DEE'S INC
16-06-151-018-0000	SUBURBAN LAND RESERVE INC
16-06-151-021-0000	PROPERTY RESERVE, INC
16-06-151-022-0000	DEE'S INC
16-06-151-023-0000	PROPERTY RESERVE, INC
16-06-151-025-0000	PROPERTY RESERVE INC
16-06-151-028-0000	MM&G INVESTMENTS LLC
16-06-151-029-0000	PROPERTY RESERVE INC



**EXHIBIT B**

**Block 70 Community Development Project Area Legal Description**

Block 70, Plat 7, Plat 'A'

Bounded by the intersection street monument line references:

Beginning at a point that is S89°57'47"W 68.88 feet and N00°02'13"W 67.45 feet from the northwest Corner of Block 70, Plat 7, Plat 'A' of Official Salt Lake City Survey and is the street monument at the intersection of First South Street and Main Street; thence N89°58'22"E 793.89 feet along monument line to the street monument at the intersection of First South Street and State Street; thence S00°01'43"E 791.83 feet along monument line to the street monument at the intersection of Second South Street and State Street; thence S89°58'19"W 793.77 feet along monument line to the street monument at the intersection of Second South Street and Main Street; thence N00°02'13"W 791.84 feet along monument line to the street monument at the intersection of first South Street and Main Street and is the point of beginning. Contains 628,896.42 sq. ft. or 14.44 acres.

**EXHIBIT C**

**Notice of Adoption of Ordinance No. 8 of 2013 by the Salt Lake City Council**

Pursuant to Section 17C-4-106(1), Utah Code, the Salt Lake City Council (the "City Council") is providing this notice with respect to Ordinance 8 of 2013 which was passed by the City Council on February 19, 2013, adopting the Block 70 Community Development Project Area Plan for the Block 70 Community Development Project Area, as approved by the Salt Lake City Redevelopment Agency (the "RDA"), as the Official Community Development Project Area Plan for the Block 70 Community Development Project Area (the "Official Plan"), and directing that the notice of adoption be given as required by law. Ordinance 8 of 2013 and the Official Plan shall become effective upon publication of this notice (the "Effective Date") at which time the RDA may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the office of the Salt Lake City Recorder's Office located at 451 South State Street, Room 415, Salt Lake City, Utah during regular office hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. For a period of 30 days after the Effective Date of the Official Plan (the "30-Day Period"), any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After the 30-Day Period, no person may contest the Official Plan or procedure used to adopt it for any cause.

Published: 3-11-13



Cindi Mansell, City Recorder

## **APPENDIX C: PROJECT AREA LEGAL DESCRIPTION**

Block 70, Plat 7, Plat 'A'

Bounded by the intersection street monument line references:

Beginning at a point that is S89°57'47"W 68.88 feet and N00°02'13"W 67.45 feet from the northwest Corner of Block 70, Plat 7, Plat 'A' of Official Salt Lake City Survey and is the street monument at the intersection of First South Street and Main Street; thence N89°58'22"E 793.89 feet along monument line to the street monument at the intersection of First South Street and State Street; thence S00°01'43"E 791.83 feet along monument line to the street monument at the intersection of Second South Street and State Street; thence S89°58'19"W 793.77 feet along monument line to the street monument at the intersection of Second South Street and Main Street; thence N00°02'13"W 791.84 feet along monument line to the street monument at the intersection of first South Street and Main Street and is the point of beginning. Contains 628,896.42 sq. ft. or 14.44 acres.

# Central Community Zoning Map

**Map Legend**

	Historic Preservation Overlay District		I Institutional
	Institutional Overlay District		OS Open Space
	South State Street Center Overlay District		P Public Lands
	F.O. Field Sign Overlay District		R1-2 Duplex Lands
	Data Center Sign Overlay District		R1-5000 Single Family Residential
	Downtown Main Corridor Overlay District		R2 Single and Two-family Residential
	BP Business Park		R4DU Residential/Office
	CB Community Business		R8 Residential/Business
	CC Commercial		R10F-30 Low Density Multifamily Residential
	CN Neighborhood Commercial		R10F-45 Moderate Density Multifamily Residential
	CS Community Shopping		R10F-75 High Density Multifamily Residential
	D-1 Central Business District		RO Residential/Office
	D-2 Downtown Support District		SR-1 Special Development Program Residential
	D-3 Downtown Warehouse/Residential		SR-3 Special Development Program Residential
	D-4 Secondary Central Business District		TC-75 Transit Center
	GOU Gateway Mixed Use		U1 Urban Residential

