

Housing and Transit Reinvestment Zone - 2024

Applicant	Marcus Lee
Applicant ID	APP-091028
Company Name	Salt Lake City Corporation
Recipient Address	Salt Lake City Corporation 451 S State Street, Room 118 Salt Lake City, UT 84111
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Email	marcus.lee@slc.gov
Status	Submitted

Applicant Information

Question: Name of the City

Salt Lake City

Question: Name of the HTRZ Project

Salt Lake Central HTRZ

Question: Contact name

Kate Werrett

Question: Contact email address

kate.werrett@slc.gov

Question: Contact telephone number

801-535-6491

Please provide the contact information of the person to assist in scheduling the meeting, if different from the contact person listed above

Question: Secondary Contact name

Not Answered

Question: Secondary Contact email address

Not Answered

Question: Secondary Contact telephone number

Not Answered

Project Details

File upload is a TWO STEP process

1. Select File
2. Upload File

If you do not see the file upload date, it did not successfully upload. If you have more than one file to upload for this question, click "Choose File" again after you have uploaded the previous file for this question. Save the page before moving on to the next section. Individual attachments should not exceed 20 MB. Files uploaded with password protection will not be reviewed.

Question: Please specify the county location of the project

Salt Lake County

Question: Please specify if this application is a:

- Commuter rail station application
- Light rail station application
- County of a first class with a bus rapid transit station

Question: Please specify the station is:

- An existing station
- A proposed station

Question: If the station is proposed at time of submission, please upload copies of the metropolitan planning organization's adopted long-range transportation plan and the relevant public transit district's five-year plan for our verification.

No Attachments

Question: Please provide an executive summary of the project including the proposed location and benefit to the community

The proposed HTRZ includes 116.71 acres of developable land within a ½-mile radius of the Utah Transit Authority's ("UTA") Salt Lake Central Station, which is located just west of Salt Lake City's Central Business District. The station is commonly referred to as the Intermodal Hub as it provides access to Frontrunner commuter rail, TRAX light rail, local bus, Amtrak, and Greyhound services. Additional connections of the proposed HTRZ to the University of Utah ("U of U") and Granary District are being recommended by the recently concluded TechLink TRAX Study, which was funded by a federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant awarded to a partnership of UTA, Salt Lake City, and the U of U, Wasatch Front Regional Council ("WFRC"), and Utah Department of Transportation ("UDOT").

The wealth of existing and future transit service complements parallel projects planned to occur within or adjacent to the HTRZ area, such as the redevelopment of approximately 16.07 acres owned by the Redevelopment Agency of Salt Lake City ("RDA") and 25.79 acres of UTA-owned property, a plethora of private housing development, as well as Salt Lake City's investment in alternative transportation modes via initiatives like the 200 South Reconstruction project, 400 South bikeway, and Green Loop linear park and urban trail. There will be heavy investment in infrastructure and site improvements, including the reconstruction of streets adjacent to the Salt Lake Central Station, to prime the HTRZ for high density development.

Question: Please summarize the municipality proposed terms for approval. Consider the percentage rate, number of years and other requirements such as affordable housing that the committee will be asked to approve

We are proposing 80% tax increment capture over 28 years between the two phases, estimated to be \$587.3 million. The phased approach accommodates the readiness of some developers to begin construction in the next few years while anticipating that it will take longer for plans to be established for other parcels in the HTRZ. Affordable housing minimums will be met with 174 units at up to 60% AMI, and 521 units at up to 80% AMI. The RDA will encourage additional units with other RDA affordable housing programs currently in operation.

Question: Upload the proposal

[241115 Salt Lake Central HTRZ Application.pdf](#) (11/15/2024, 3:18 PM)

Approval Committee Details

Please help us identify the following individuals, by providing a name, email address and telephone number, that are in-part required by 63N-3-605 (2) to participate in approving this application:

1. one representative from each municipality that is a party to the proposed housing and transit reinvestment zone, designated by the chief executive officer of each respective municipality;
2. a member of the board of trustees of a large public transit district;
3. one member designated by the chief executive officer of each county affected by the housing and transit reinvestment zone;
4. two representatives designated by the school superintendent from the school district affected by the housing and transit reinvestment zone; and
5. one representative, representing the largest participating local taxing entity, after the municipality, county, and school district.

Additionally, please provide contact information for the assessor and auditor of the county affected by the HTRZ - 63N-3-604(3)(a)(i):

1. Assessor for the county affected by HTRZ; and
2. Auditor for the county affected by HTRZ.

Please use this [template](#) to provide your contacts

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Question: Desired date of approval meeting (please allow 5 to 7 weeks for review of your application)

12/6/2024

Question: Please upload the contact list using the template provided in the section above.

[HTRZ Contacts SL Central.xlsx](#) (11/15/2024, 3:30 PM)

Declaration of Truth and Accuracy

Any misrepresentation or fraud made in connection with this application may result in criminal prosecution, civil liability, and/or other penalties, including disqualification from this program. The electronic signature below indicates my intent to be bound by the terms of this program and has the same force and effect of a non-electronic signature (see Utah Code § 46-4-201).

Question: Name

Marcus Lee

Question: Title

Project Coordinator