Urban Circulators:
Peer Roundtable, part 1

D.J. Baxter - Redevelopment Agency of Salt Lake City
Sugar House Streetcar and Greenway
Salt Lake City
City of South Salt Lake
Utah Transit Authority
Sugar House Streetcar and Greenway

**Background**

- Partnership Among:
  - Salt Lake City
  - South Salt Lake City
  - UTA
- $26 million federal grant
- Phase 1:
  - Two miles long
  - Runs along 2230 South
  - From Central Pointe TRAX station (200 West) in South Salt Lake to McClelland Street (1040 East) in Sugar House
- Seven stops 0.3 miles apart
- Service every 15 minutes for peak hours, every 30 minutes for off-peak hours
- Construction began in April 2012, scheduled to open in December 2013

U.S. Secretary of Transportation Ray LaHood signing the check for the Sugar House Streetcar
Sugar House Streetcar and Greenway
WFRC Transit Projects, 2011-2040
Sugar House Streetcar and Greenway

Phase 1
Sugar House Streetcar and Greenway

Before

After
Sugar House Streetcar and Greenway

Rendering of the Sugar House Streetcar and Greenway at 700 East
Sugar House Streetcar and Greenway

Rendering of the Sugar House Streetcar and Greenway at 800 East
Sugar House Streetcar and Greenway

The Private Sector Response: Streetcar-Influenced Development

1. Granite Furniture
2. Sugar House Crossing
3. Liberty Village
4. Sugar House Apartments
5. Westminster
6. Wilmington
7. Sugar House Center
Sugar House Streetcar and Greenway

The streetcar corridor’s greenway will also add an additional **5.76 acres of public green space** to the area’s neighborhoods.

### Summary of Streetcar-related Private Development in Sugar House

Construction of the streetcar accelerated or is partially responsible for the creation of **over 1,000 residential units** and nearly **2 million square feet** of redevelopment on seven sites (resulting in **$400 million** in private investment) in the Sugar House Business District.

### Private Investment Planned Within 0.5 Miles of Sugar House Streetcar Terminus

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Residential Units</th>
<th>Square Footage</th>
<th>Private Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>Retail</td>
<td>Office</td>
</tr>
<tr>
<td>Granite Furniture</td>
<td>1050 East 2100 South</td>
<td>-</td>
<td>20,000</td>
<td>30,000</td>
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<tr>
<td>Sugar House Crossing</td>
<td>2130 South 1100 East</td>
<td>211</td>
<td>207,000</td>
<td>56,000</td>
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<tr>
<td>Liberty Village</td>
<td>2150 South McClelland</td>
<td>171</td>
<td>134,000</td>
<td>1,200</td>
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<tr>
<td>Sugar House Apartments</td>
<td>1985 South 1200 East</td>
<td>70</td>
<td>70,000</td>
<td>-</td>
</tr>
<tr>
<td>Westminster</td>
<td>2162 South 1300 East</td>
<td>44*</td>
<td>67,000</td>
<td>8,500</td>
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<tr>
<td>Wilmington Phase I North</td>
<td>1201 East Wilmington</td>
<td>112</td>
<td>100,000</td>
<td>50,000</td>
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<tr>
<td>Wilmington Phase I South</td>
<td>1201 East Wilmington</td>
<td>100</td>
<td>100,000</td>
<td>10,000</td>
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<tr>
<td>Sugar House Center West</td>
<td>Simpson and Highland</td>
<td>250</td>
<td>200,000</td>
<td>95,000</td>
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<tr>
<td>Sugar House Center East</td>
<td>Simpson and Highland</td>
<td>100</td>
<td>300,000</td>
<td>150,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1014</strong></td>
<td><strong>1,178,000</strong></td>
<td><strong>390,700</strong></td>
<td><strong>305,000</strong></td>
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</tbody>
</table>

*Student housing units; equivalent to 164 beds*
Sugar House Streetcar and Greenway

Phase 2
Locally Preferred Alternative

East to Highland via both Sugarmont and Simpson; then north to 1700 South, with stops at the Sugar House Monument, Hollywood Avenue, and Garfield Avenue.
Sugar House Streetcar - Governance
Keys to Success Among Partners

• Build Synergy
  – Open Communication
    • Three most important keys to success are 1) communication, 2) communication, 3) communication
    • Hard to communicate by email as it is only one way and lacks body language – use face to face if possible
  – Put the People on the Task Who Can Solve the Issues
    • Mayors/GMs meeting to set vision and policy direction
    • Attorneys to draft the ILA to give others a place to begin
  – Take on the Tough Issues Instead of Putting them Off
    • Operations and Maintenance
    • Capital Cost Sharing
  – Set Schedule Early and Stick to it as a Team!
Keys to Success Among Partners

• Build Synergy
  – Shared goals
    • Share in the risk and rewards from the beginning
    • “Alliance Agreement” – 5 partners – UTA/SLC/SSL/Designer/Contractor
  – Co-Location
    • Constant Communication
    • Owner/Contractor/Designer/Stakeholders in one location
    • Water cooler talk
  – Build each other up/Continual Partnering
    • Have some fun together
    • Celebrate Success/Awards
    • Partnering early and often
Questions?

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