



Work Session Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Katia Pace, Principal Planner

Date: October 30, 2013

Re: RDA Presentation of the Marmalade Block
East side of 300 West between 500 and 600 North

Overview

The Redevelopment Agency of Salt Lake City (RDA) will present a brief overview of the Marmalade Block, an RDA project located along the east side of 300 West between 500 and 600 North. The total size of the project is approximately four acres. The southwestern corner of the site will be occupied by the new Salt Lake City Public Library Marmalade Branch (0.5 acres) the remainder of the site will be occupied by 2.8 acres of mixed-use residential and commercial development and 0.7 acres of public open space.

The RDA plans to make the Marmalade Block a phased, mixed-use development—anchored by the Marmalade Branch Library and featuring housing, office, open space, and limited retail opportunities. The library is conceived to be the first phase of this larger public/ private development.

Background

The RDA has owned this property for many years. The most recent attempt to redevelop this property started in the summer of 2010 when the Salt Lake City Public Library (SLCPL) determined that it would locate the Marmalade Library on the Marmalade Block. Since then, the RDA is preparing the property for development. It has prepared a conceptual site plan and has entered into a Memorandum of Understanding with the SLCPL. Recently, the RDA held RFQ interviews and selected two of the developers for the Marmalade Block.

In July, the RDA received preliminary approval for the Marmalade District Subdivision for 5 lots and the Marmalade Library received approval from the Historic Landmark Commission for a building on the southwest corner of the block. In August, the Marmalade Library received a Conditional Use approval from the Planning Commission.

Purpose for this Presentation

The RDA is looking for the Historic Landmark Commission to give early input to the development of the site.

The RDA has formulated design guidelines for this project to ensure that as different entities develop the site, cohesiveness is maintained. The RDA is aware that the design guidelines created for this project will serve to complement the City's adopted guidelines; (1) the Residential Design Guidelines Preservation Handbook, (2) the Commercial Design Guidelines, and (3) Design Guidelines for Signs.

As development continues at this site the Historic Landmark Commission should be informed as to how the overall project fits together and what the RDA's vision is.

Attachments

Attached please find a copy of the Conceptual Drawing and a Concept Plan of the Marmalade Block.



300 WEST

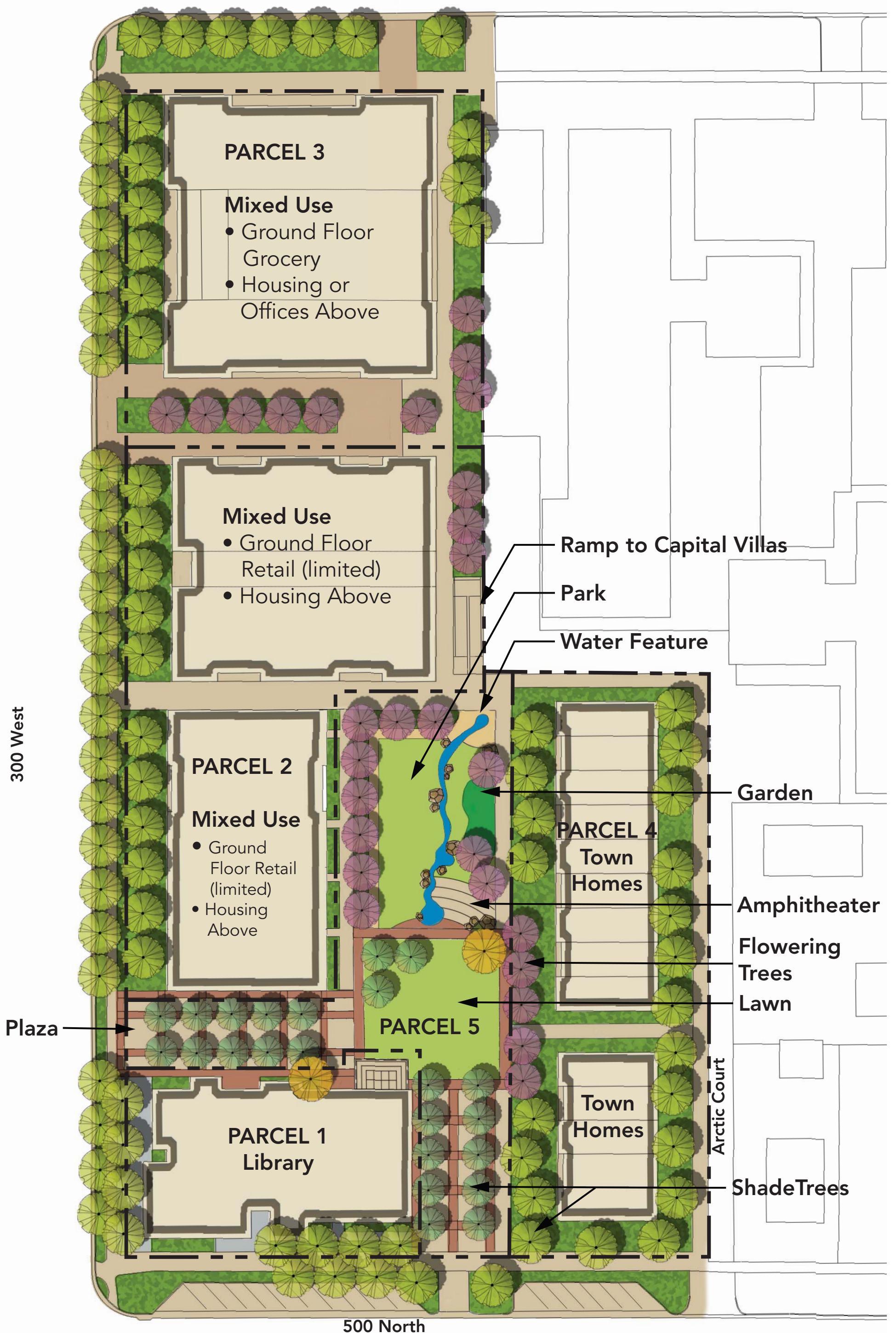
500 NORTH

CMD
2013



600 North

300 West



500 North

Schematic Plan View