

REDEVELOPMENT OF THE

HISTORIC NORTHWEST PIPELINE BUILDING & SITE

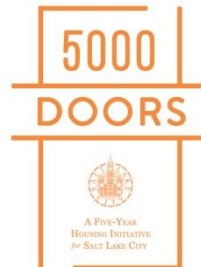
315 East 200 South



SALT LAKE CITY

Housing and Neighborhood
Development

*A Division of Community and
Economic Development*



1. RENTAL ASSISTANCE
5-Year Goal: Provide assistance to 750 households
2. HOMEOWNERSHIP ASSISTANCE
5-Year Goal: Provide assistance to 150 households
3. AFFORDABLE HOUSING PRESERVATION
5-Year Goal: Preserve 1950 units
4. AFFORDABLE HOUSING DEVELOPMENT
5-Year Goal: Develop 1850 units
5. PERMANENT SUPPORTIVE HOUSING DEVELOPMENT
5-Year Goal: Develop 300 units

**HOUSING
ASSISTANCE
+
AFFORDABLE
HOUSING UNITS**



\$10,000 or less per year

EXTREMELY LOW-INCOME SENIORS AND PEOPLE WITH DISABILITIES

AFFORD HOUSING COSTS UP TO \$250 PER MONTH

PEOPLE 65 YEARS AND OLDER, PEOPLE WITH DISABILITIES, PEOPLE WHO LIVE ON A FIXED INCOME SUCH AS SOCIAL SECURITY





\$14,500 to \$19,000 per year for an individual

LOW-WAGE WORKERS

AFFORD HOUSING COSTS BETWEEN \$360 AND \$475 PER MONTH

FAST FOOD COOK, CHILDCARE PROVIDER, SKI PATROL, VISUAL/PERFORMANCE ARTIST, VETERINARY ASSISTANT, CUSTODIAN, CHILDCARE PROVIDER, HOTEL CLERK, CASHIER

We are planning for the future to ensure that Salt Lake City is a place where everyone has an affordable place to call home. — Mayor Ralph Becker



\$27,500 to \$41,000 per year for a family of four

LOW-INCOME FAMILIES

AFFORD HOUSING COSTS BETWEEN \$690 AND \$1,025 PER MONTH

HOME HEALTH AIDE, ACCOUNTING CLERK, LEGAL SECRETARY, PHYSICAL THERAPY ASSISTANT, TRUCK DRIVERS, FLIGHT ATTENDANT, AUTOMOTIVE MECHANIC, KINDERGARTEN TEACHER

\$41,000 to \$55,000 annually per year for a family of four

MODERATE-INCOME FAMILIES

AFFORD HOUSING COSTS BETWEEN \$1,025 AND \$1,375 PER MONTH

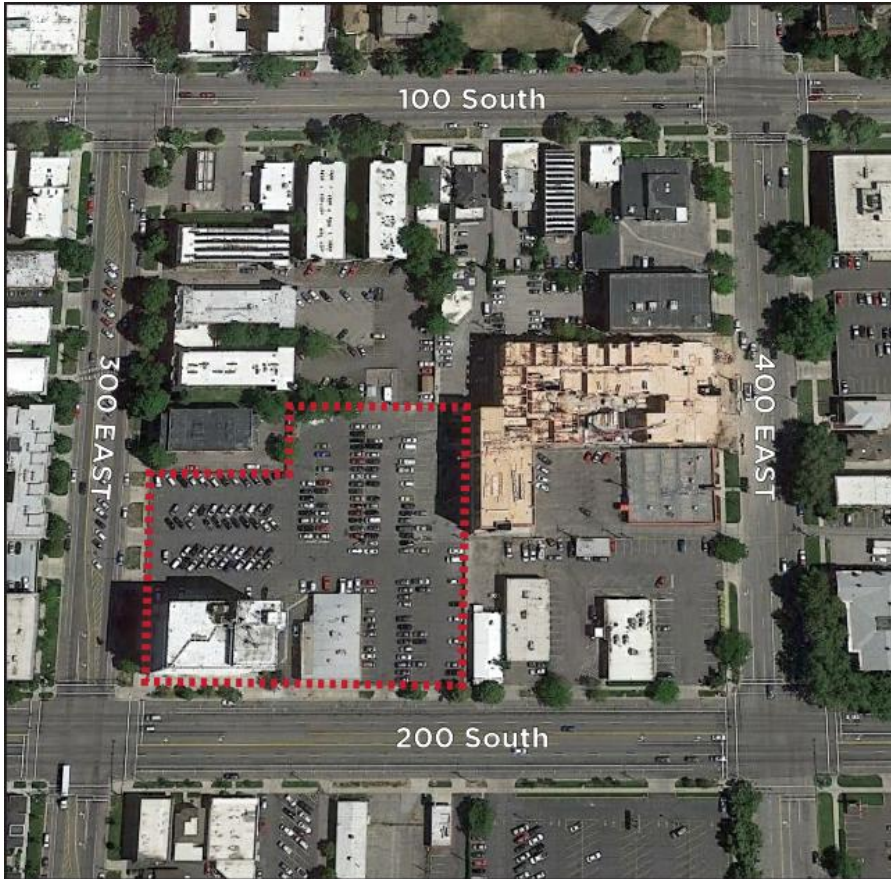
SPECIAL EDUCATION TEACHER, GRAPHIC DESIGNER, ELECTRICIAN, SALES REPRESENTATIVE, CHEF, CHIROPRACTOR, PROBATION OFFICER, SOCIAL WORKER, MICROBIOLOGIST



Addressing Salt Lake City's housing shortage for low and moderate-income households.



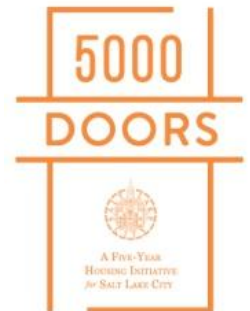
NORTHWEST PIPELINE BUILDING & SITE



The City will be selecting a development partner to collaborate on a vibrant mixed-income, mixed-use project located at the historic Northwest Pipeline Building and 2.7-acre site.

Project components are envisioned to include:

- **Historic Preservation**
- **Mixed-Income Housing**
- **Permanent Supportive Housing**
- **Neighborhood Commercial**
- **Open Space**



HISTORIC NORTHWEST PIPELINE BUILDING



The historic Northwest Pipeline Building, also known as the former Salt Lake City Public Safety Building, is one of Utah's finest examples of the International Style in commercial architecture.

- Built between 1957 & 1958
- Modern Movement - International Style
- Designed by Slack and David Winburn
- National Register of Historic Places - 2010



HISTORIC PRESERVATION



before



after



after

REDEVELOPMENT COMPONENT: HISTORIC PRESERVATION OF THE NORTHWEST PIPELINE BUILDING

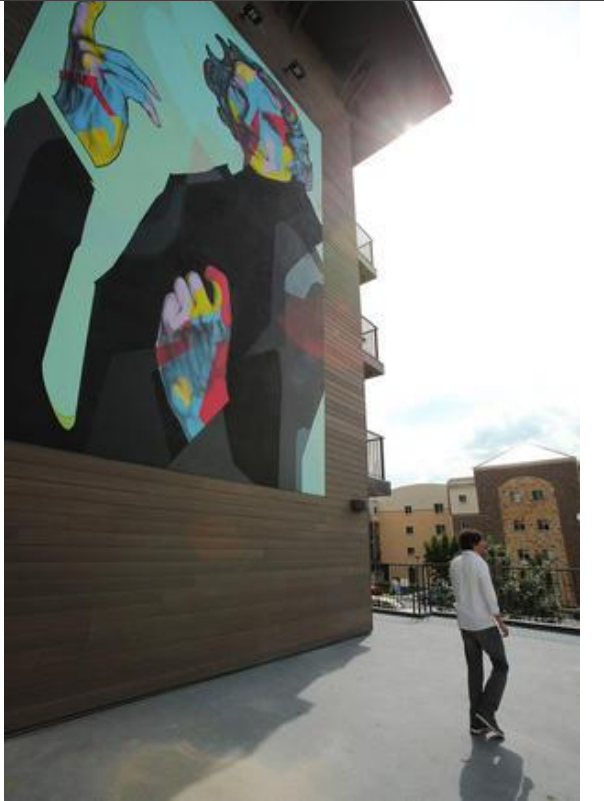
Example:

Structure Lofts

San Diego, CA

Originally constructed in the 1960s as an office building, the Structure Lofts were preserved and redeveloped in 2014 as mixed use housing with ground floor commercial.

MIXED-INCOME HOUSING



REDEVELOPMENT COMPONENT: MIXED-INCOME HOUSING

Example:

North Sixth

50 North 600 West, Salt Lake City

The North Sixth Apartments provide housing opportunities for a mix of incomes – including the formerly homeless to those earning six figures.

PERMANENT SUPPORTIVE HOUSING: WHAT IS IT?



On-site social services help residents maintain healthy and stable lives.



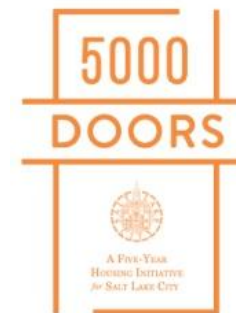
No other method is proven more effective than supportive housing for ending chronic homelessness.



Studies show supportive housing increases chances of staying clean and sober by over 80%.

A **20-year study of 7,500 supportive housing units** found that neighborhoods with supportive housing **have higher real estate values** than comparable neighborhoods without affordable housing.

Supportive Housing has a direct positive impact on the value of nearby buildings, specifically buildings within a 500 foot radius.



MIXED-INCOME, PERMANENT SUPPORTIVE HOUSING



REDEVELOPMENT COMPONENT: MIXED-INCOME / PERMANENT SUPPORTIVE HOUSING

Example:

Civic & Morrison

Portland, OR

The Civic, a 261-unit market-rate condominium building, is successfully located next to the Morrison, a 140 unit low-income and permanent supportive housing apartment building. Together, the Civic and Morrison create a successful mixed-income community with 40,000 sq ft of ground floor commercial.

PERMANENT SUPPORTIVE HOUSING



REDEVELOPMENT COMPONENT: PERMANENT SUPPORTIVE HOUSING

Example:
Richardson Apartments
San Francisco, CA

The Richardson mixed-use permanent supportive housing development provides safe and secure housing to assist formerly homeless individuals lead stable and productive lives. The Richardson increased local property values and reduced the total number of people experiencing homelessness in the city.



REDEVELOPMENT POSSIBILITY: PUBLIC PLAZA

Example:
Central Wharf Plaza
Boston, MA

The Central Wharf Plaza—shaded by twenty-six mature mixed-species oaks— provides the public with a 0.5-acre oasis in the middle of downtown Boston.



REDEVELOPMENT POSSIBILITY:
**RESIDENT COURTYARD /
COMMON SPACE**

Example:
Greenhouse Apartments
Seattle, WA

Seattle's Greenhouse Apartments provides residents with a large courtyard for outdoor relaxing and entertaining.

NEIGHBORHOOD COMMERCIAL

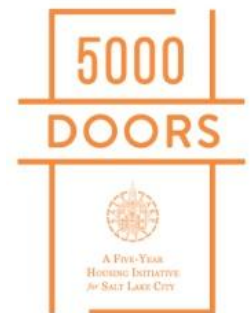


REDEVELOPMENT POSSIBILITY:
**NEIGHBORHOOD
COMMERCIAL**

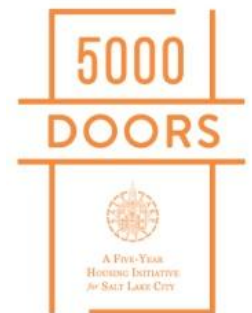
Example
Richardson Apartments
San Francisco, CA

The Richardson Apartments includes a bakery, Hays Valley Bakeworks, to serve residents of the surrounding neighborhood.

- Door to Door - immediate neighbor contact
- Community Meeting - Central City Neighborhood Council
- Selection Committee:
 - Representatives from the City
 - Michael Akerlow, Housing and Neighborhood Development Director
 - Elizabeth Buehler, Homeless Services Coordinator
 - Sean Fyfe, City Architect
 - Redevelopment Agency Representative
 - Representatives from the Community
 - Michael Iverson, Chairman of Central City Neighborhood Council
 - Kathy Bray, Volunteers of America
 - Amy Rowland, National Development Council
 - Glenn Bailey, Crossroads Urban Center



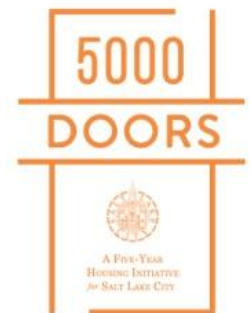
- Finalizing Public Input
- Publicly Market Property for Development - Create a Request for Proposal (RFP)
- Release of the RFP:
 - Friday, August 21st, 10:30 AM at the site
- Respondents to Submit Proposals
- Evaluation of Proposals by Project Selection Committee
- Selection Committee forward Recommendations to Mayor for Developer Selection
- Developer selected for Project ~ November 2015



REDEVELOPMENT FEATURES

1. HISTORIC PRESERVATION
2. MIXED-INCOME HOUSING
3. NEAR TRANSIT & SERVICES
3. NEAR EMPLOYMENT OPPORTUNITIES
4. HIGH QUALITY FINISHES
5. INNOVATIVE DESIGN
6. NEIGHBORHOOD AMENITIES

**HOUSING
OPPORTUNITIES
+
NEIGHBORHOOD
LIVABILITY**



FOR MORE INFORMATION

TODD REEDER

Capital Asset Development Manager

HOUSING *and* NEIGHBORHOOD DEVELOPMENT DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7115

EMAIL todd.reeder@slcgov.com

www.slcgov.com/hand

