



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

**Common Questions and Answers
Regarding Murray City Downtown Redevelopment**

1. Question: Why is the City pursuing a downtown master plan/vision and redevelopment project?

Answer: The Mayor and Murray City Council along with the Redevelopment Agency of Murray believe this area is an important asset to the community. The goal of this project is to evaluate market factors and physical characteristics of the area and to establish strategies to aid in revitalization. Other reasons include the following:

- The Murray General Plan completed in 2003 after citizen input included analysis of the area and concluded that there is a need for “efforts to transform historic downtown”;
- Intermountain Medical Center and Utah Transit Authority (UTA) investment enhances economic development opportunities for the area;
- In the past two years there has been significant developer interest, including Gerding Edlen in Portland corporate headquarters opportunities and commercial possibilities including theater groups, restaurants, office and hotel groups;
- A Citizen Survey completed in August 2008 with 400 respondents indicated that more than three-quarters of the residents feel it is somewhat or very important to have a central location in historic downtown with shopping, housing, and government offices;
- Property owners and elected officials requested re-evaluation of policies in the downtown.

2. Question: What is the role of the City and the Redevelopment Agency in this process?

Answer: This downtown project will be pursued as a cooperative effort between Murray City and the Redevelopment Agency. Both entities provide important resources and are working closely to do the following:

- Facilitate redevelopment efforts in the downtown through public investment projects;
- Administer projects/programs to assist in economic development. The Agency promotes economic development by working with businesses to increase the jobs available in the community and the state as a whole;
- Encourage private and public investment in previously developed areas that are underutilized.

3. Question: What are the proposed boundaries of the downtown area?

Answer: Please see attached map.

4. Question: Why did the City partner with Gerding Edlen Development?

Answer: Gerding Edlen Development expressed interest in developing in Murray City. Gerding Edlen is a full service development firm with a strong nationwide reputation for their expertise in completing sustainable projects. In September 2008 the Redevelopment Agency negotiated a Conceptual Development Agreement with Gerding Edlen Development to evaluate the area, which was completed. The evaluation included:

- Site visits and Stakeholder Meetings with Utah Transit Authority, Intermountain Healthcare, Utah Department of Transportation, City and Redevelopment Agency;
- Market Analysis to gather relevant market demand data;
- Evaluation of economic viability of redevelopment in the area;
- Preparing conceptual plans and potential strategies for the area.

5. Question: What does the City hope to accomplish in the downtown area?

Answer: Information from numerous meetings, market analysis, and discussions with the History Board, Arts Advisory Board, Design Review Committee, Murray City and RDA Committee resulted in draft strategies and conceptual plans to take to property owners and the public. The City hopes to:

- Enhance the integrity of Murray City – maintain the historic fabric, create a true downtown/civic center establishing synergy with the new hospital and transportation opportunities;
- Create a vibrant neighborhood – a place to live, work and play with a mix of quality housing, neighborhood services and entertainment including smaller local restaurants and coffee shops and destination oriented entertainment;
- Provide attractive architecture and streetscape – pedestrian experience, buffer the parking, enhance green corridors and trail connections;
- Capitalize on transit opportunities – promote alternate modes of transportation including rail, bicycle, and walking connections including TRAX, Frontrunner, I-15 and I-215;
- Increase opportunities for growth – apply small growth strategies, make the city center self-sufficient and keep people in Murray;
- Set a standard for sustainability – adopt standards that promote sustainability while maintaining affordability.

Preparation of an ordinance to implement these strategies is also being drafted.

6. Question: When will construction begin? What is the timeline for the project and the anticipated completion date?

Answer: There is not a defined redevelopment project scheduled at this time so there is no anticipated start or completion date. However, the City has been working with a number of private investors with interest in developing in the area and will continue to market the area for redevelopment opportunities. The City is also currently working to lay the groundwork through ordinance changes and public investment opportunities which will help to facilitate private investment in the area. The project will be ongoing and will likely be accomplished in phases.

7. Question: What kind of transportation opportunities will be available in this area?

Answer: The vision outlines a number of alternate modes of transportation including rail, bicycle and walking. The City and Utah Transit Authority (UTA) have discussed adding another TRAX stop for the downtown in the future. However, much more development would need to occur before this would be considered. The City and UTA have also adopted a locally preferred alternative route for a future bus rapid transit line running from Salt Lake Community College to the hospital and connecting into this downtown area.

8. Question: How will the revitalization efforts be financed?

Answer: The City and Redevelopment Agency of Murray will partner with private developers and will consider redevelopment agency funds to enhance infrastructure and site development improvements. The City will also continue to explore additional public financing options for the project.

9. Question: Will historic preservation continue to be part of the plans for this area?

Answer: Historic preservation will be a part of the downtown but there are modifications to the Zoning Ordinance which focus on significant historic buildings. A significant building has at least two of the following:

- Has major historical significance associated with significant events, activities, or persons in the history and development of Murray;

- Has major architectural significance by reflecting a particular architectural style or time period at least 50 years or older and retains its character defining elements;
- Any alterations that have compromised its character defining features can reasonably be reversed in whole or part.

Demolition of significant buildings is not allowed except under certain specific circumstances and the Planning Commission approval is required for changes to exterior, relocation or demolition of significant buildings.

10. **Question:** How will the proposed changes to the zoning ordinance affect property owners in the downtown?

Answer: The proposed ordinance includes the following design elements:

- No maximum residential density;
- No maximum height;
- *Minimum* height of 40 feet for new buildings;
- Maximum height of 50 feet within 150 feet of a residential zoning district;
- The proposed code will allow for buildings to be placed close to street with pedestrian entrances on the street;
- Parking lots are to be located to the side or rear of buildings or within parking structures;
- Blank walls are limited to 50 percent of street frontage;
- Required parking reduction is allowed when buildings and sites are near to transit opportunities;
- Existing uses and developments are allowed to remain until the property owner chooses to redevelop.

11. **Question:** Who do I contact to give input or get information about the downtown?

Answer: You may contact representatives of the Community and Economic Development Department at (801) 270-2420 or get information from the Murray City website including Facebook and Twitter.