

Murray History Advisory Board
Minutes for January 24, 2018

Attendance: Mildred Horton, Laurel Shepard, Wendy Parsons Baker, Sara Roach
Staff: Lori Edmunds
Visitor: Kathleen and Brent Stanford
Excused: Wendy DeMann

1. Minutes for November 28th we approved as written.
2. Tim Tingey, Director of Murray City Administrative and Development Services presented a power point update on the MCCD (Murray City Center District). These updates included:

a. Vision

The MCCD District is 97.67 acres. It runs from approximately from 4800 s. to on the north to the south and east to west from Little Cottonwood creek near Constitution Circle to the UTA/Trax center street and includes City Hall. What used to be called DHOD (Downtown Historic Overlay District) is now defined by code the MCCD with focus on commercial, retail, and historic preservation.

Presently, there is not as an intense focus on the historic preservation component. This was because some of the business owners were unhappy with the restrictions placed on them and several wanted out or asked for the ordinance to be changed. The City then decided to send this through a public meeting process with 13 public meetings and open houses and input including the name change.

100's of people engaged in this process.

b. Ordinance Elements

i. Enhance integrity of Murray City

1. Maintain the historic fabric
2. Creating a true “Downtown or City Center”
3. Create a synergy with the Hospital and Transportation

ii. Create a vibrant neighborhood

1. Create and place to live work and play
2. Provide a mix of quality housing
3. Provide neighborhood services and entertainment including smaller local food, restaurants and coffee shops and destination-oriented entertainment.

iii. Provide an attractive architecture and streetscape

1. Focus on the pedestrian experience
2. Buffer the parking
3. Enhance green corridors and trail connections

iv. Capitalize on transit opportunities

1. Promote alternate modes of transportation including rail, bicycle, and walking
2. Provide access and connections including TRAX, FrontRunner, I-15, I-215, State Street, and bicycles

v. Increase opportunities for growth

1. Involve over time – apply smart growth strategies
2. Make the City Center self sufficient
3. Attract and keep people in Murray
4. Attack a younger demographic

This area is a redevelopment area – state code allows for city and counties to adopt redevelopment areas which provides opportunities to provide funding for reinvestment to incentivize businesses to develop. Most redevelopment areas are blighted areas and are cause for concern as there are environment issues that impede further improvements especially at the smelter areas.

- c. The focus of the area is to create density by requiring minimum height standards on the west side of state street allowing for buildings with multiple stories. Historic preservation is still an important aspect with certain buildings being designated for preservation. However, requirements have been modified allowing for additional criteria to obtain an exception to demolish a historic building. Creating density not through standard one story building but to create height through this area to create a true downtown including an historic preservation element, however these requirements have been relaxed with an exception process for height requirements even though we have selected specific buildings we want to retain.
- d. Trying to create MCCD to augment the IMC center. Tim met with many healthcare officials and they suggested that IMC could be the Mayo Clinic of the west. After visiting Rochester Minnesota, it was noted the economic enhancements that the Mayo Clinic has done for the community, as it has been the driving force for development in that area. The types of things that happen around IMC are very important to the center as they wish to facilitate opportunities for patients and their families. IMC is licensed for 472 beds; over 700,000 patients are treated at the center each year and they employ over 4400 people.
- e. Looking to develop the new City Hall. With pedestrian connection across State Street which is about 5-10 years out. Looking to attract grocery stores, retail stores, office facilities, hotels upper level residential and it is required that the lower level must be commercial. Looking for art centers components which is why we had the opportunity to purchase the Murray Theater through the RDA and through a land transfer it now belongs to the City.
- f. Tim showed properties that have been purchased and those we are trying to acquire which includes Verizon's cell tower that needs to be relocated and are continuing to meet with the Fraternal Order of the Eagles, and the Strasser property representatives. The UTA property on Box Elder and 4800 has a verbal agreement of sale and will be where the new Fire Station will be built, however there are unanticipated environmental challenges with that acquisition.
- g. Hoping to locate the new City Hall Poplar and 5th Ave. If not there, there are other locations being considered.

Wendy asked what happened to the Utah State University center that was supposed to come into the area. Tim said the deal fell through and it was very unfortunate due to timing and costs to build a parking structure.

In addition, 7 years ago we partnered through federal funding, state of Utah and Salt Lake County on a future transportation project to create a north to south connection to alleviate traffic along state street. At that time the city went through a major planning and public input process which included all property owners from Vine St. to 4500 S. that was approved by council as well as other jurisdictions, to look at building a road off Hanauer Street and 4800 S. through to 5th Ave. This would be directly west of the Murray Mansion.

Tim showed us architectural renderings for the new fire station site at 4800 s. Box Elder Street. Other properties acquired are Murray Theater, Murray Mansion, Murray Chapel and Townsend house which may be relocated.

Other elements of the MCCD code concepts include providing attractive, compatible, architecture and street scape which doesn't mean that everything has to look the same from an architectural point of view. We encourage a mix of different looks in the area, buffered parking –,enhanced green corridors and trail connections, to enhance the walkability the sidewalks will be wide, to allow for restaurants, with dining – capitalize on transit and the important relationship connection with TRAX and frontrunner, primary entrances must be identifiable, building entrances covered with canopies, step back, window, minimum height stipulations on the west side of state street cannot be one story. Height restrictions on the west side of State Street must be 40' or 4 stories with podium element.

Wendy asked about the corridor though Hanauer is there going to be walkability – will traffic cause problem to pedestrians? The design pattern is one of the grid system. Design standards are important there will be buffered parking, the sidewalks will be wide, and studies show that the grid system of north to south streets meeting east and west streets are more conducive to walkability. This is not a major arterial road, this is a couplet element, so Box Elder and Hanauer streets will be a part of a transportation network with future one-way streets running north and south.

Laurel asked that with the added street if there would be an access to the Murray Mansion. Tim explained that there would be. Tim also explained that Poplar may be vacated and be a walking part of the district as open space or park to a certain point allowing accessibility to Well Fargo and the Wrights' businesses, but that this needed to be decided by council.

Wendy said that at one point 4800 was to be a TRAX stop but it is too close to the other stops. This may be a possibility in the future but it is more likely there will be a bus rapid transit system connecting Salt Lake Community College in Taylorsville to the Intermountain Medical Center and the downtown area of Murray.

Laurel -Will there be residential in this area? There must be lower level commercial and residential is allowed in upper levels of new development. This is currently being proposed. At the soccer site area, where there is currently a proposal for a 62 year of age and older housing project.

Tim then went on to discuss the Ore Sampling Mill that is located off I-15 and south 5300 S. There has been approval for Community Reinvestment area to invest tax dollars because it is a blighted area.-There are environmental challenges to clear the property of the contaminants. Tim has met with representatives of the Department of Environmental Quality, Nuclear Radiation Division working through the process. There has been a proposal for entrepreneurial center to be built on the site with local developers and investors from Texas.

Missing pilaster update was given, and the property is in a legal situation and will be addressed after those issues are taken care of which are completely separate from the missing pilasters.

The City Council approved a new member to the board to replace Wendy DeMann. She was out of town.

The museum location will not be decided until a final decision where the new City Hall will be located. Tim suggested that the location is an important aspect to the relocation of City Hall and Mildred reminded us that while giving the museum tours the children seem to really connect and be interested in the City Council Chambers and the Mayors office and felt we should not exclude the option of locating the museum inside the new City Hall. Tim said we were looking at a variety of options including the Murray Chapel or the Mansion as they will hopefully be a part of the new civic center area with City Hall.

The museum update was not given as Jennifer was excused to due a death in the family.

Lori gave us an update on Murray Theater. Historic architect, Rob Pett, and his firm have been hired to prepare a schematic for Murray City. After both resident/stakeholders meetings, some areas are being explored. The decision was made to rehabilitate it to serve the needs of the art groups of Murray and rent the space out to other organizations. The 300-350 seating will be permanent. The side wings near the stage will need to be taken out and revisions to the stage area will be huge as there needs to be a crossover in the back of the stage. There is also not sufficient dressing rooms or restrooms available for cast members. The plans are to lower the stage and pull it forward a few feet. The ticket booth will be kept. The two front/west rooms could be used for programming, art exhibits, etc. The upstairs will be used specifically for staff offices. Hopefully this will be the beginning of the “art hub” of Murray. Parking of course is an issue so that will be considered. Wendy Parsons Baker reminded that we have TRAX nearby. We are not able to use the theater for any events. We need to use the marquee to advertise our events.

Lori updated the board on the Jordan River Historic Trail signage and the Murray Canal Trail signage. She put them on the CIP plan for this coming year together for approximately \$25,000.

Interviewing for future staff are being held this week and the new person will be with us at our next meeting.

We have several painting Matt Madsens art upstairs that need to be refurbished. She researched and found out that it will be quite costly as there is not anyone in Utah that does it well. They would have to be flown in from out of town. She was told that sometimes trying to restore old paintings make them look worse. She will do more research.

Syanna has resigned as the chair due to other things. Sara was asked to be the new chair and agreed. Lori would like to turn the meeting over to the chair to run the meeting. Lori and the chair will set the agenda together and then the chair will run the meeting with staff support.

Demolition of 123 W. 5300 S. request. It was within the historical period, but not on the register.

History Day on the hill will be on February 27th. Jennifer and the new hire will be attending. All are invited.

Lori will work on updating the 5 year plan and bring those updates next month.

The next meeting will be held on Wednesday, February 28th.

Meeting was adjourned.