

The Redevelopment Agency (RDA) of Murray City met on Tuesday, November 17, 2020 at 3:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The RDA Board Chair has determined that conducting a meeting with an anchor location presents substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

Any member of public may view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. \*If you would like to make public comments during the meeting please register at: <https://tinyurl.com/y2zpucq7> OR you may submit comments via email at: [rda@murray.utah.gov](mailto:rda@murray.utah.gov). Comments are limited to 3 minutes or less, and written comments will be read into the meeting record.

RDA Board Members

Brett Hales, Chair  
Dale Cox, Vice Chair  
Kat Martinez  
Rosalba Dominguez  
Diane Turner

Others in Attendance

Blair Camp, RDA Executive Director  
Melinda Greenwood, RDA Deputy Executive Director  
Janet Lopez, City Council Executive Director  
Jennifer Kennedy, City Recorder  
Doug Hill, Chief Administrative Officer  
Jennifer Heaps, Chief Communications Officer  
G.L. Critchfield, City Attorney  
Jay Baughman, Economic Development Specialist  
Citizens

Mr. Hales called the meeting to order at 3:30 p.m.

1. Approval of the September 15, 2020 RDA meeting minutes

MOTION: Ms. Turner moved to approve the minutes from September 15, 2020 RDA meeting.  
The motion was SECONDED by Ms. Dominguez.

RDA roll call vote:

|               |     |
|---------------|-----|
| Ms. Martinez  | Aye |
| Mr. Cox       | Aye |
| Ms. Dominguez | Aye |
| Ms. Turner    | Aye |
| Mr. Hales     | Aye |

Motion Passed 5-0

2. Citizen Comments

Jim Brass – Murray City, Utah (Email)

While I am familiar with Edlen, and admire their projects, I am concerned with the RDA going forward without input from the citizens and the business community. Also, with Covid-19 changing the retail and dining landscape so dramatically, how do you decide the best mix of businesses? How do you draw people to your project without first determining what will bring them in? How do you bring people downtown in the current pandemic environment?

I like the developer, but before you commit to a project, do the ground work to make it a success. Also, in the rush to do something, anything, do not destroy what makes Murray the place we all love.

Brent Barnett – Murray City, Utah (Email)

The current developer's proposal is an interesting project to consider. Nobody has had time to really study it. Here are a few early thoughts:

1. Refine What Is Meant by a "City Center."

The drawings look very nice. This group seems like a great, talented firm. It is not hard to see, however, that this is not a complete answer for a real bonafide City Center. This first cut appears to be more like a self-contained high-rise neighborhood than a true City Center where residents from all over the city can gather.

2. Address Key Questions.

To improve the plan, perhaps the developer team could use their experience to help us as a city think more about what a true City Center might entail, addressing questions such as:

- What key factors draw people to a downtown?
- How much commercial space is necessary to attract people from all over the city?
- How could a City Center plaza be designed adjacent to a commercial area that would allow restaurants and street music?
- What size of a City Center plaza would be needed to allow gatherings of 800-1000 people?
- How have other cities used a central block to create a sense of community in their cities?

3. Respect and Professionalism.

It would be a really good next step and would show a lot of respect and professionalism if the concepts and goals were first presented to the citizens at a time and in a manner where residents have an opportunity to fully understand the issues and have their questions answered. Is this something this developer has the ability to help with?

4. Enlist Participation of Neighborhoods.

There should, of course, be a special effort on the part of the planners to first ensure that residents in the adjoining neighborhoods have the opportunity to voice their feelings and ideas about the potential use of the city center space. This would show a lot of respect and professionalism to these residents.

Thanks for all you do.

Janice Strobell – Murray City, Utah

Ms. Strobell said the prospect of development along 4800 South and State Street is exciting. She asked the RDA Board to be cautious and not jump into the development prematurely. She asked that they engage the community and get their support before entering into an Exclusive Negotiation Agreement with Edlen Company. She proposed the RDA Board make an investment to implement Downtown Redevelopment's Revitalization Roadmap for the downtown area. It was about one year ago that the City Council was able to hear from Ben Levenger of Downtown Redevelopment. The Revitalization Roadmap will gather input from all stakeholders through surveys; assess existing structures and their adaptability for better uses; identify small, locally owned businesses for reinvigorating the local economy; and create an action plan for revitalization that engages the whole community. This roadmap can be completed in a timely manner.

In addition to the 4800 South and State Street block, there are many parts of downtown that are worn out. By taking time to assess all of downtown, and how to return it to vibrancy, we are multiplying the benefit of the development for our community.

Murray City began as a major smelting hub of the west. It was during the smelting era that ore was brought from the surrounding areas and base metals were extracted. These metals were valuable in the building of the Salt Lake Valley and throughout the west. By applying a comprehensive approach, we can extract and refine our unique downtown gems and promote development that will complement Murray City's character and enhance the community for many generations.

Kathleen Stanford – Murray City, Utah

Ms. Stanford said she thinks there is a big concern about not having public input for this project. The General Plan specifically talks about keeping historic elements and historic preservation. She asked if preservation was part of this agreement. She is part of a non-profit, Murray Historic First Foundation, and their members want to know if their concerns are being heard.

Two years ago, Murray City had to pay one million dollars to a developer who did nothing, because of an exclusive developer agreement. That worries her and she would like more information about this agreement. She thinks the City needs to be very careful. The citizens have not received an explanation of why there is a huge hole on Vine Street and State Street that has no development on it. That hole has been there for seven months and people want

to know why. There are two historic preservation groups in Murray that have not been consulted about this development and she feels it would be wise for the City to do that.

Rachel Morot – Murray City, Utah

Ms. Morot said she is concerned that Murray City will become a carbon copy of all the other generic city centers around the Salt Lake Valley. She has seen the rendering and it has nothing that distinguishes it as being Murray City. There needs to be more input from the citizens of Murray. She does not get the impression that a generic downtown plan is going to represent, or be welcomed, by the people of Murray. She thinks more time, consideration and interaction with the community needs to be done by the City's representatives.

Michael Todd – Murray City, Utah

Mr. Todd asked when the opportunity for stakeholders to have input would be. He supports what the City is trying to do here, but he doesn't know exactly what that is, so it's difficult for him to be involved.

3. Discussion and Consideration of approving 2021 RDA Meeting Dates – Presenter: Melinda Greenwood

Ms. Greenwood said every year the RDA is required to approve a meeting schedule for the upcoming year. She went over the dates for the 2021 meetings noting that they coincide with City Council meetings.

MOTION: Mr. Cox moved to approve the 2021 RDA Meeting Dates. The motion was SECONDED by Ms. Turner.

RDA roll call vote:

|               |     |
|---------------|-----|
| Ms. Martinez  | Aye |
| Mr. Cox       | Aye |
| Ms. Dominguez | Aye |
| Ms. Turner    | Aye |
| Mr. Hales     | Aye |

Motion Passed 5-0

4. Presentation of Retroactive Cleanup Costs for the Jessie Knight Legacy Center, LLC per the August 18, 2020 Participation Agreement for the Property Located Within the Ore Sampling Mill Community Reinvestment Area at 5510 South 300 West – Presenter: Jay Baughman

Mr. Baughman said with the recently approved Participation Agreement with the Jessie Knight Legacy Center they have the ability to submit costs associated with the cleanup of the ore sampling mill site. They have submitted a batch of invoices for reimbursement, which have been reviewed by staff. The invoices cover costs for a variety of items including debris removal, landfill fees, soils testing, engineering, general contractor, architect, labor hours,

equipment and engineering work. The invoices also includes the agreed upon 6% for administrative fees. The total submitted reimbursable costs to date is \$809,013.54. Those costs will be eligible for reimbursement once the project is done and begins generating property tax.

5. Presentation and Discussion of Proposal for RDA-Owned Property at 4800 South State Street – Presenter: Edlen Company (See Attachment 1 for slides used during this participation)

Ms. Greenwood said earlier this year, the RDA put out a Request for Proposal (RFP) for the development for the property located at 4800 South State Street. Five proposals were received and reviewed by in internal committee. The highest scoring development team, Edlen Company, has been invited to present their concept at this meeting.

Mark Edlen, Edlen Company, said they are excited to partner with the RDA on this project. They love urban mixed-use, walkable, and highly sustainable projects. Over the past 25 years they have expanded into numerous markets. They focus exclusively on developments in the pacific northwest and intermountain regions and that serve an inclusive and diverse population. He went over some of the public-private partnerships Edlen Company has been involved with.

Mr. Edlen went over the team that will be working on this project which includes GDB Architects, Zwick Construction, and deChase Miksis.

Dean Pape, deChase Miksis, said his company is focused on construction management and owner's representation. He went over some of the projects deChase Miksis has been involved with.

Katherine Schultz, GBD Architects, said they have been a partner with Edlen Company for two decades.

Eric Calder, Zwick Construction, spoke about Zwick Construction's capabilities and ability to be part of this project.

Craig Mendenhall, GBD Architects, spoke about the design process they use which includes looking at the traffic patterns and walkability of a site.

One idea for this site is to create two buildings with individual identities. The four corners of the site will be anchored with commercial uses and there will be an above ground parking structure. There will also be open space on the site. Their goal is to be flexible and promote the success of the DAR Property's development whether or not it is pulled into this project.

Mr. Mendenhall went over some design concepts. The idea is to promote mixed-use development; encourage vibrant pedestrian oriented design that build active intersections and support future developments; increase the density of the neighborhood; and incorporate

sustainable design. They intend to tuck and hide the services and parking from view. He went over a possible housing floorplan noting that the buildings are organized to create open spaces.

Jill Sherman, Edlen Company, spoke about the public benefits that will be generated by the development. The estimate this project will create 317 temporary construction jobs and 71 permanent construction jobs and could bring in approximately \$270,000 in taxes to the City each year.

The proposal includes an 8,500 square foot public plaza space and 273 housing units.

Matt Bray, GBD Architects, said this project is designed to be multi-modal. There is bike parking located throughout the site. The corners of the site are eroded so neighborhood commercial activities can spill out onto the sidewalk. The south facade along 5<sup>th</sup> Avenue has been setback to encourage sidewalk activities, and the public plaza provides the most direct connection to the Murray Central Station. The project will present an inviting human scale appropriate for the neighborhood and downtown and will respect the established history and existing properties in downtown.

Ms. Sherman said this is early in the process and they anticipate that this project will continue to evolve.

Ms. Turner said she is concerned about the amount parking. She wanted to know if the amount of parking stalls would accommodate the number of units that there are going to be. Ms. Dominguez also expressed concerns with the parking.

Ms. Sherman said their proposal is for apartments. There is a north and a south building for housing. They are proposing 5% studio, 70% one bedroom and 25% two bedroom units for the south building and 3% studio, 84% one bedroom, and 13% two bedroom units for the north building. The majority of units in both buildings are one bedroom.

The proposal assumes one parking space per unit which is 273 parking spaces for the apartments. Parking for retail is two parking spaces for every 1,000 square feet of retail, which is 52 parking spaces for retail. One idea that is being considered is to have some spaces where residents either buy a monthly pass for a designated space or buy a right to park in the garage without a designated space.

Ms. Turner asked if people would be charged to park in the parking structure.

Ms. Sherman replied residents of the apartments would be charged for parking, but no fee would be charged to patrons who come to shop or dine.

Ms. Turner said having only one parking space per unit is concerning to her.

Ms. Dominguez expressed concerns about parking being so far from the units. She feels the residents may try to find parking on the streets or somewhere closer to their unit rather than in the parking structure.

Mr. Mendenhall said all of the retail parking is at the ground level and there are pedestrian connections from the parking garage to State Street and 4800 South. On the west side of the property, there is an overflow parking lot. The second level of the parking garage offers residential access to both the north and south buildings.

Mr. Hales said there are certain areas in the City where people park on the streets where they shouldn't and it jams up everything. He asked the developers if they feel one parking space per unit is enough.

Mr. Edlen said they view Murray City as a city that is in transition, it's not a suburb or the Central Business District (CBD) of Salt Lake City either. In a CBD, like Salt Lake City, they would look at putting between 0.2 and 0.4 stalls per unit in the building. When they have done that, they have found that not all the stalls are used. Part of that is the cost to rent the stalls and part is people using alternative transportation. One space per unit is the highest ratio they have used in a project that they have built. Especially with the proximity of the development to the light rail system. They are also looking forward 20 years from now, when even less vehicles will be used. It is anticipated that one challenge will be with people who won't want to pay for parking and will choose to park on the streets instead.

Ms. Martinez said she is a huge supporter of public transportation but the reality is that in our area, the train hardly runs on Sundays and stops running really early. There are a lot of challenges towards its broad use right now. We have to make sure a parking nightmare is not created with this development. She asked what the estimated cost of these units is projected to be.

Ms. Sherman said they will market rate units. It's difficult to know today what rent will be in two to three years.

Ms. Martinez said she knows space is being held for a historic building in the middle of this project. She asked about the status of that historic building.

Ms. Greenwood said there have been some internal discussions on the best approach to developing the project and the property the RDA owns currently. The consensus is that somehow incorporating the DAR property into the project, rather than completely cutting it out and constructing around it, is the better approach. She's not sure how that would be done but is looking forward to working on it as this process continues. She added that details, such as the parking, haven't been discussed yet. From here on forward is when the interactive process will begin. The exclusive negotiation agreement basically says the parties will work together to get answers to each other's questions and ensure all things have been looked at before the project actually begins.

Mr. Cox said he doesn't want to forget about the families that live in the DAR property. He wants to make sure they are taken care of while the City is working through this process.

Ms. Turner said she is concerned with the plan to ensure the citizens have input on this project. It is important to have public and citizen buy in.

Ms. Greenwood said the plan is to take this through the regular public process which includes site plan reviews and working through the MCCD Design Review Committee and Planning Commission. She hopes within six to nine months, she'll be able to present the RDA Board with a Development and Participation Agreement that will outline all the details of the project that will be negotiated between now and then. A lot of the public process has been done previously where time was spent last year revising the MCCD ordinance.

Mayor Camp said part of the design process will include public input, which he encourages. He assured the RDA Board that there will be public input for this project as it is designed. He asked about the decision to have rental units rather than units that are owned.

Mr. Edlen said their proposal has always been for market rate apartments. Their studies have shown that people moving into a development like this are looking for high quality, affordable, rental units.

Ms. Dominguez said the one area they did not go over was the schedule and she knows the public really wants that information.

Mr. Edlen said they will follow the City and the RDA's lead and they are willing to participate in public processes. They believe in transparency and are open to input and feedback. Once all of the entitlement and permitting processes are done with the City, their expectation is to move forward with construction. Zwick Construction has built a construction schedule for this that they will be happy to share. They have also been thinking about how construction will impact the people at the DAR property as well as other neighboring businesses.

Ms. Dominguez asked what the height restrictions are in the MCCD.

Ms. Greenwood replied there is a height limitation of 135 feet or 13 stories. This proposal is well under that height limitation.

6. Discussion and Consideration of Approving a Resolution of the Redevelopment Agency of Murray City ("RDA") Approving an Exclusive Negotiations Agreement between the RDA and The Edlen Company, LLC. for the Property Located at 4800 South State Street – Presenter: Melinda Greenwood

Ms. Greenwood said this resolution is for an Exclusive Negotiations Agreement that will formalize the negotiating partnership between the RDA and Edlen Company as both parties



work together to figure out the next steps for this project. There is no financial obligation to either party with this agreement. The agreement outlines the steps that will take place to put together a formal Participation and Development Agreement, which will come to the RDA Board for approval.

Ms. Turner asked who was on the RFP Committee.

Ms. Greenwood replied no one from outside the City or RDA was on the committee. The committee was composed of herself; Mr. Hales; Mr. Cox; Mayor Camp; Jared Hall, Planning Division Manager; Jennifer Heaps, Communications and PR Director; and Doug Hill, Chief Administrative Officer; Danny Astill, Public Works Director and Trae Stokes, City Engineer were there for their technical expertise. G.L. Critchfield, City Attorney and Brooke Smith, Purchasing Agent, were also there as support staff.

MOTION: Mr. Cox moved to approve a Resolution of the Redevelopment Agency of Murray City ("RDA") Approving an Exclusive Negotiations Agreement between and the RDA and The Edlen Company, LLC. for the Property Located at 4800 South State Street. The motion was SECONDED by Ms. Martinez.

RDA roll call vote:

|               |     |
|---------------|-----|
| Ms. Martinez  | Aye |
| Mr. Cox       | Aye |
| Ms. Dominguez | Nay |
| Ms. Turner    | Nay |
| Mr. Hales     | Aye |

Motion Passed 3-2

7. Project Updates

There were no project updates.

The meeting was adjourned at 5:22 p.m.

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Jennifer Kennedy, City Recorder

# Attachment 1



## TEAM QUALIFICATIONS & PROJECT HISTORY



**GERDING EDLEN**  
PEOPLE • PLANET • PROSPERITY

**EDLEN & CO.**

EDLEN KRAGE SHERMAN  
IMPACT REAL ESTATE





## TEAM QUALIFICATIONS & PROJECT HISTORY

**EDLEN & CO.**

EDLEN KRAGE SHERMAN  
IMPACT REAL ESTATE



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2

## TEAM QUALIFICATIONS & PROJECT HISTORY

**EDLEN & CO.**

EDLEN KRAGE SHERMAN  
IMPACT REAL ESTATE



CITY  
CREEK

Consulted with  
Property Reserve, Inc. &  
Taubman on the residential  
component of City Creek Center



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3



TEAM QUALIFICATIONS & PROJECT HISTORY



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TEAM QUALIFICATIONS & PROJECT HISTORY

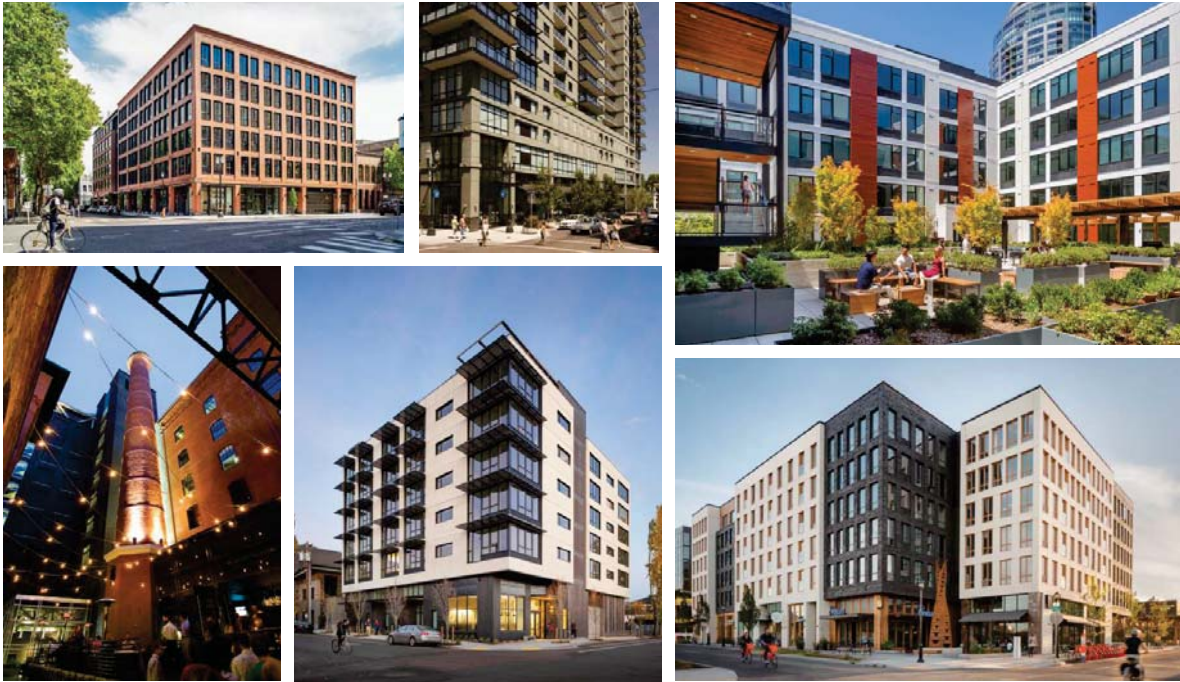


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## TEAM QUALIFICATIONS & PROJECT HISTORY

# GBD



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6

## TEAM QUALIFICATIONS & PROJECT HISTORY

# ZWICK CONSTRUCTION



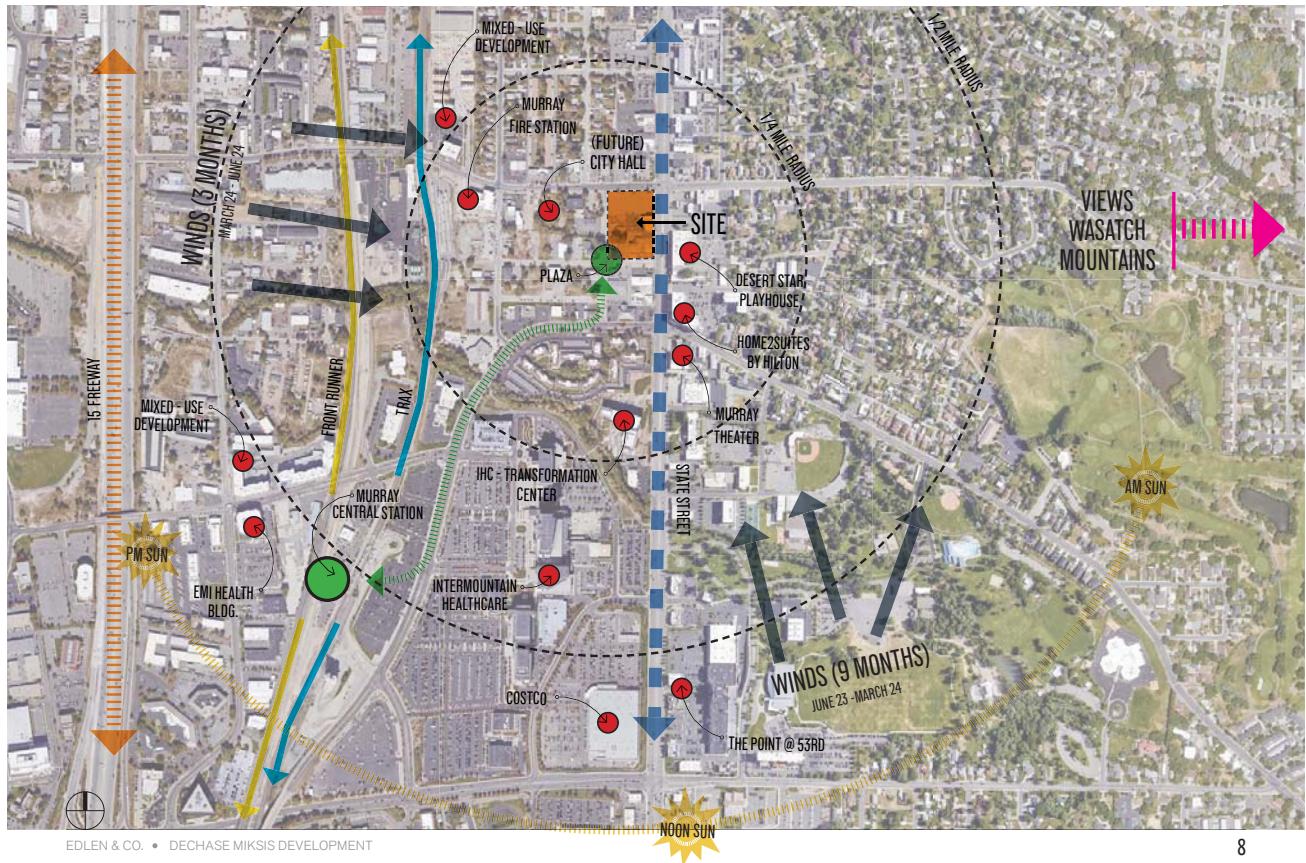
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7



## VICINITY PLAN

SURROUNDING DEVELOPMENTS  
CONNECTIONS TO TRANSIT



8

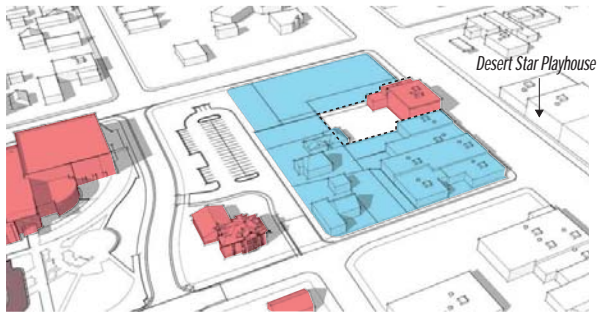
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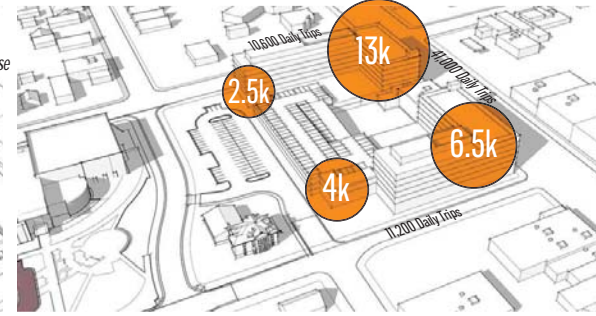
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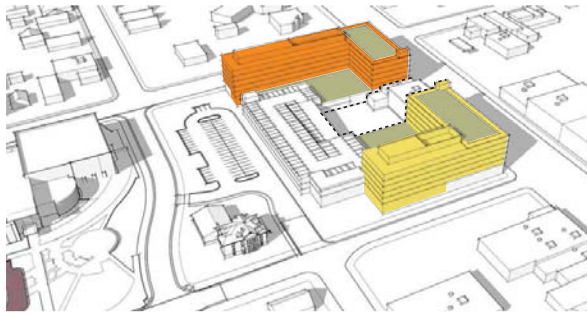
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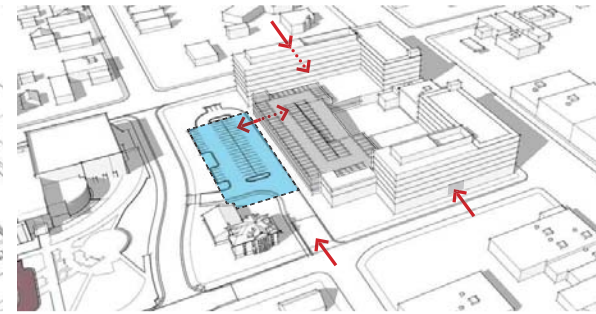
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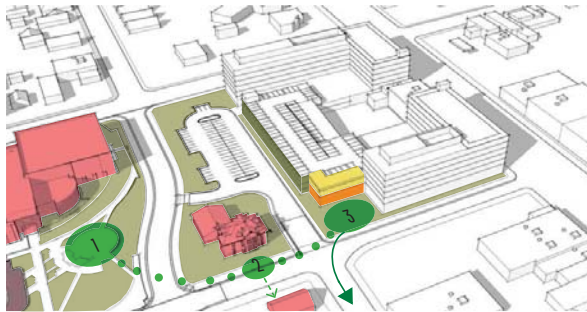
### 2 - RESIDENTIAL USES/DENSITY



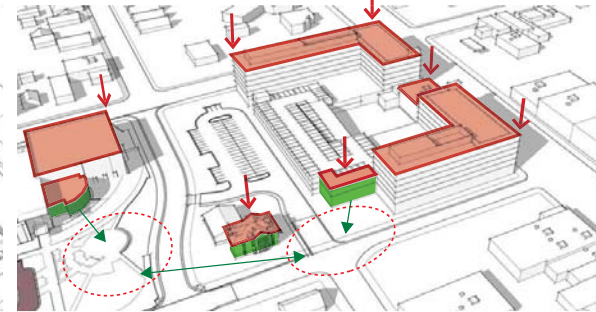
### 4 - PARKING



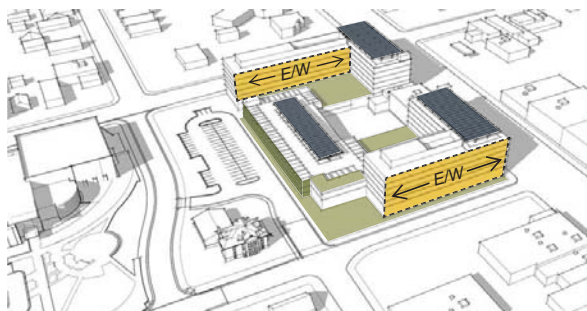
### 5 - PUBLIC/OPEN SPACE



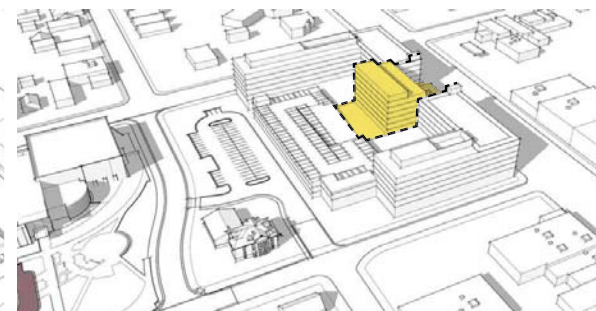
### 7 - ECLECTIC SCALE



### 6 - SUSTAINABILITY

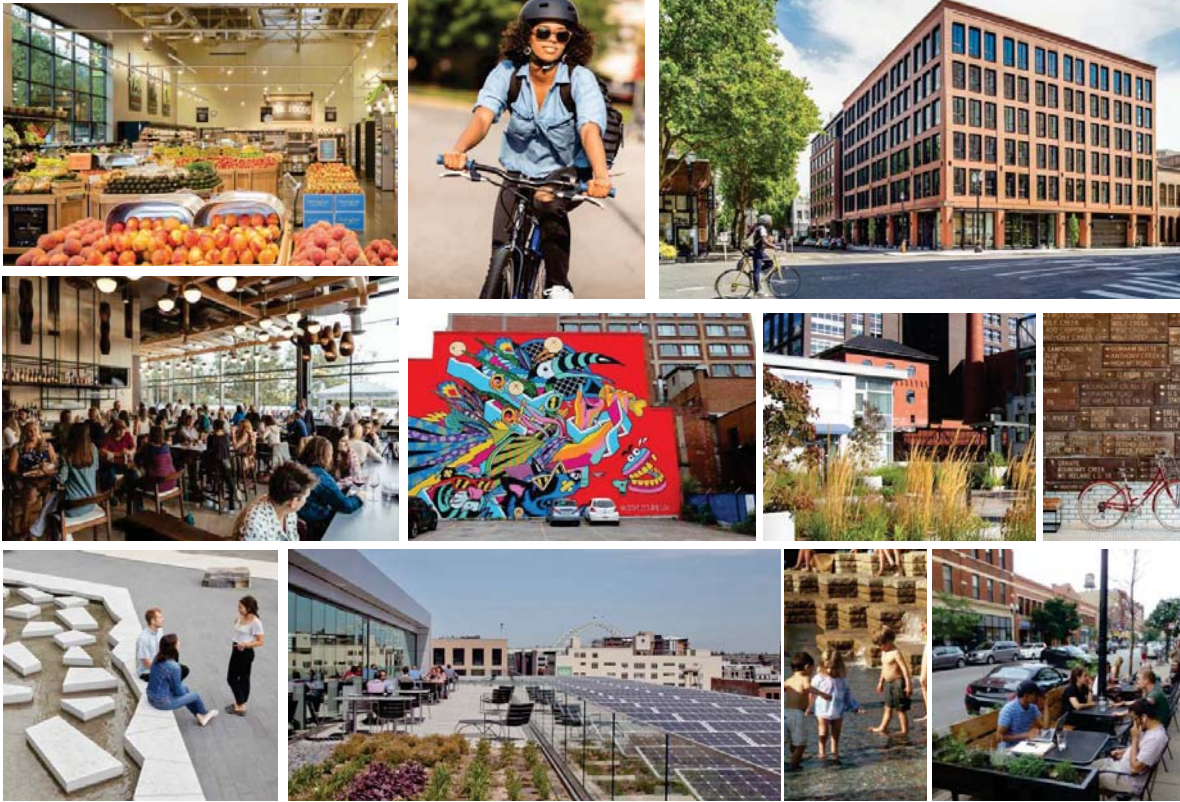


### 8 - INFILL • ADAPTIVE RE-USE





## VISION



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## 5TH AVE & STATE STREET



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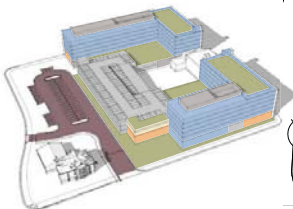
13

FLOOR PLAN  
LVL 01

- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below

FLOOR SUMMARY:

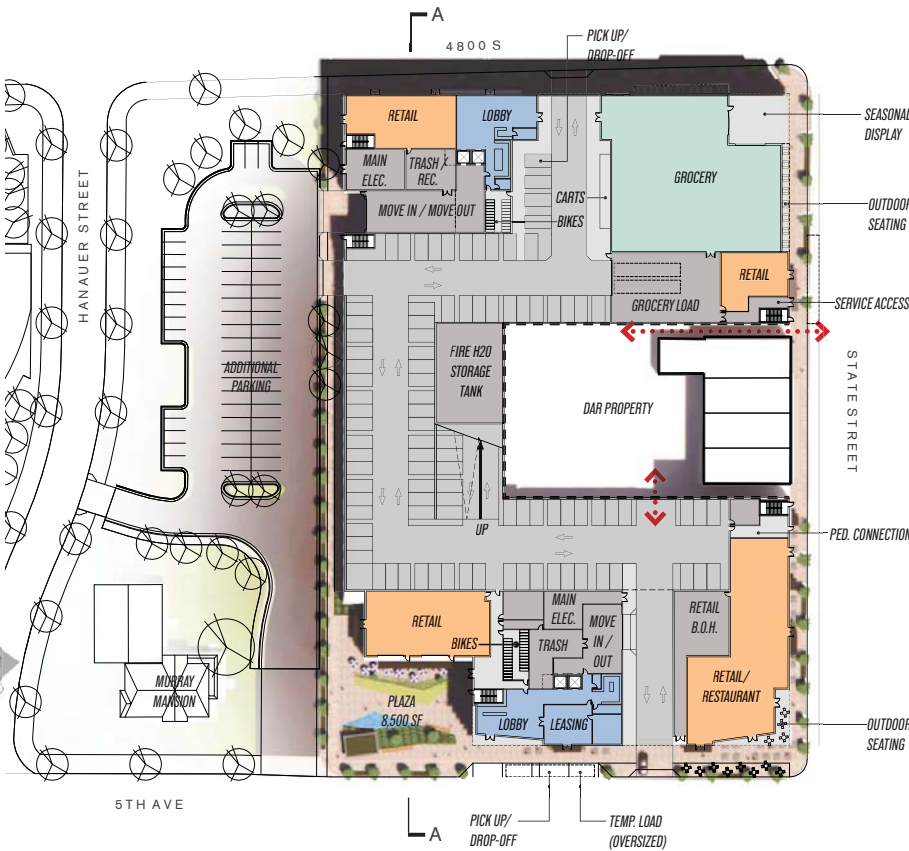
Parking Stalls: 95  
Parking GSF: 41,907 sf  
Retail: 14,038 sf  
Grocery: 11,983 sf



view from the southwest

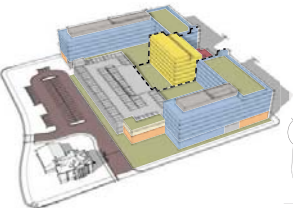


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DAR INTEGRATION  
LVL 01

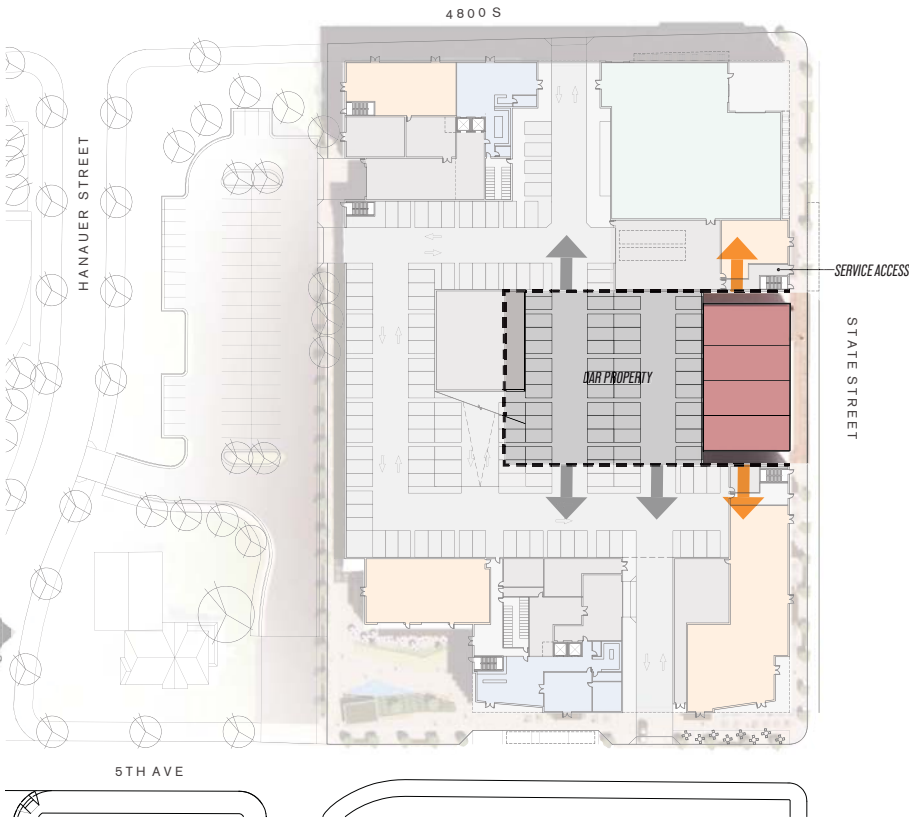
- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below
- Adaptive Re-use



view from the southwest



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## FLOOR PLAN

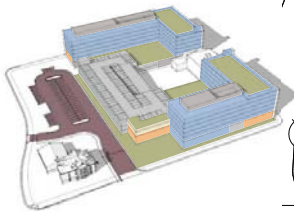
### MEZZ. LVL

- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below

#### FLOOR SUMMARY:

Parking Stalls: 95

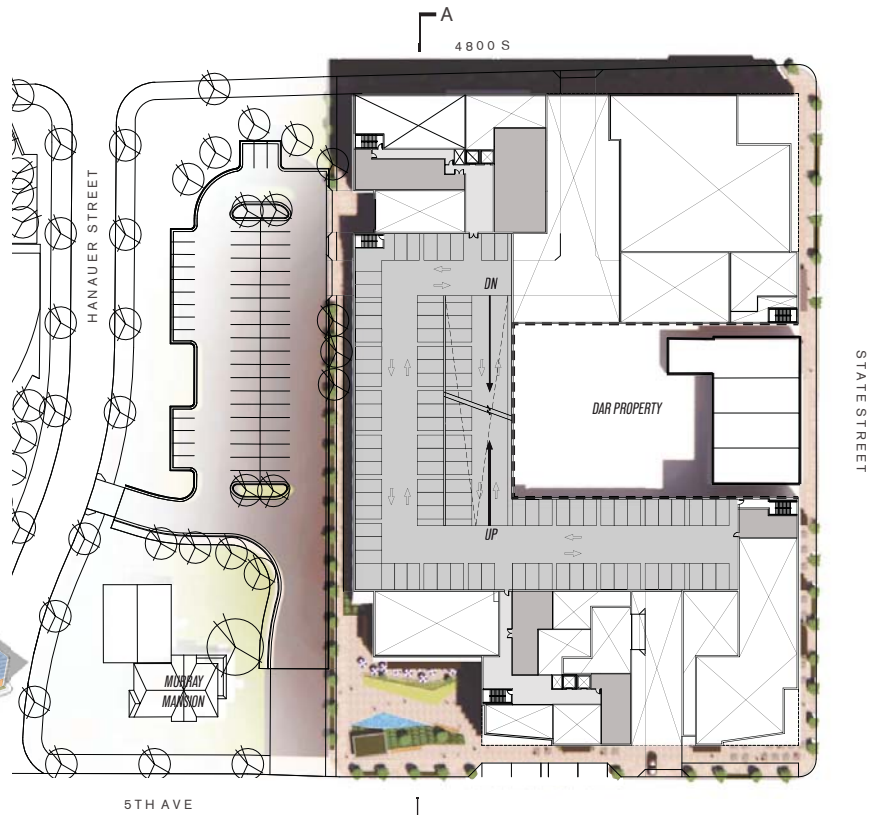
Parking GSF: 36,065 sf



view from the southwest



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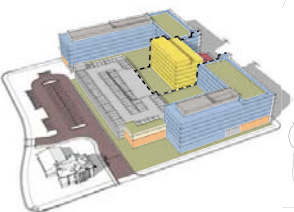


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## DAR INTEGRATION

### MEZZ. LVL

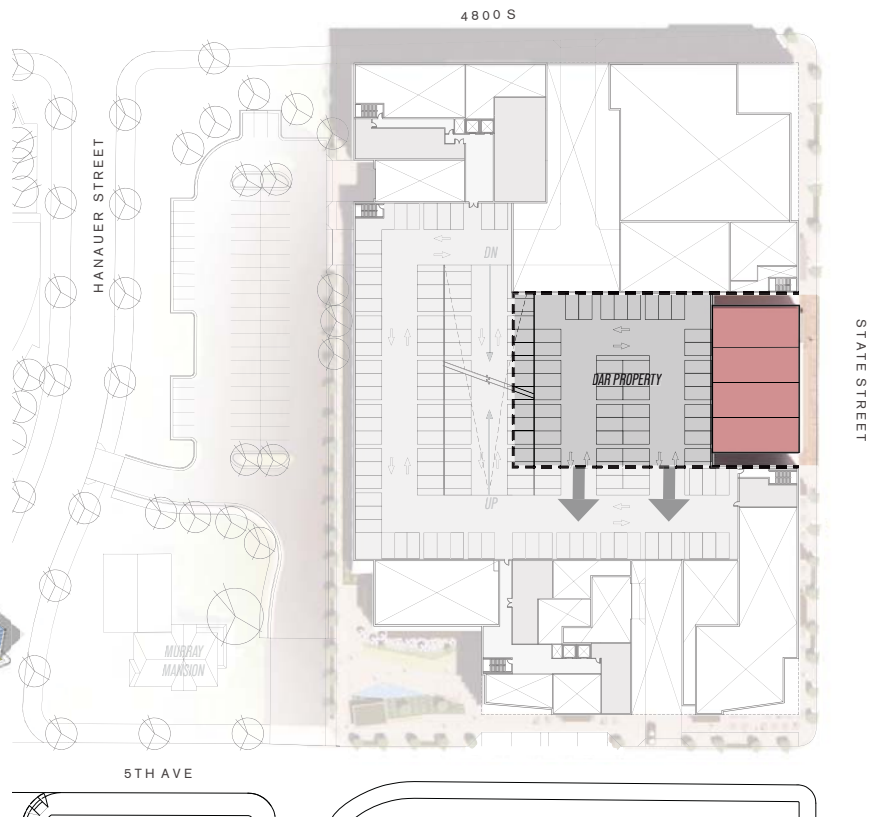
- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below
- Adaptive Re-use



view from the southwest



EDLEN & CO. • DECHASE MIKSIS DEVELOPMENT



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## FLOOR PLAN LVL 02-03

- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below

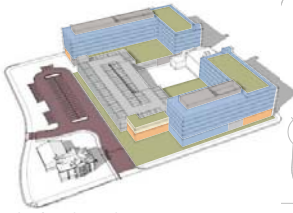
### FLOOR SUMMARY:

North Landscaping: 13,179 sf

North Housing Units: 30

South Landscaping: 10,437 sf

South Housing Units: 23



view from the southwest



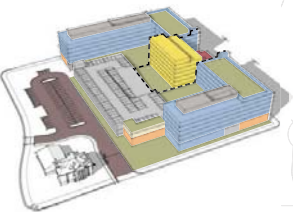
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## DAR INTEGRATION LVL 02

- Housing
- Grocery
- Retail/Restaurant
- Amenity
- Landscaping/Paving
- Circ. / Support
- Parking
- Service
- Open to Below
- Adaptive Re-use

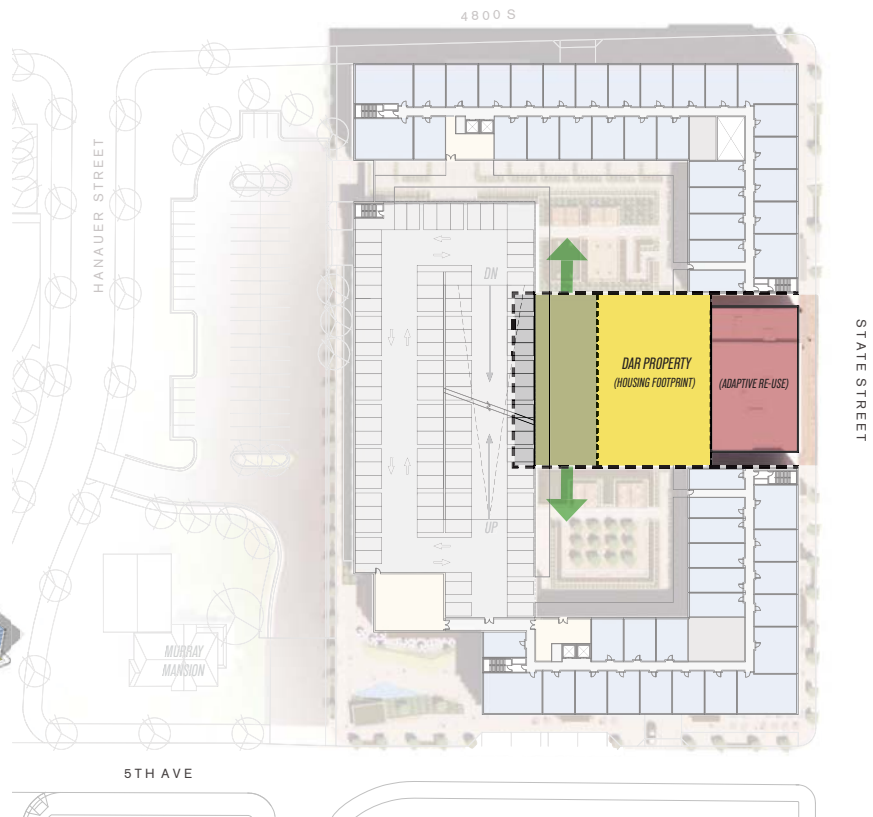


view from the southwest



0 40' 80'

EDLEN & CO. • DECHASE MIKIS DEVELOPMENT



PUBLIC BENEFITS - JOBS & TAXES



FISCAL AND ECONOMIC IMPACTS OF PROPOSED MURRAY CITY DEVELOPMENT

This analysis considers both fiscal and economic impacts to Murray City from the proposed development. Fiscal impacts include increased property, sales, municipal energy and Class B/C road funds to the City while economic impacts include increased jobs created and wages paid.

Proposed Development  
This fiscal and economic impacts analysis is based on the following proposed development:

| TABLE 1: PROPOSED RESIDENTIAL DEVELOPMENT |         |                |         |
|---|---------|----------------|---------|
| Housing South                             | Units   | Housing North  | Units   |
| Studio                                    | 5       | Studio         | 4       |
| 1 BD - Urban                              | 25      | 1 BD - Urban   | 29      |
| 1 BD                                      | 62      | 1 BD           | 105     |
| 2 BD                                      | 23      | 2 BD           | 20      |
| Total                                     | 115     | Total          | 158     |
| GSF                                       | 141,022 | GSF            | 168,809 |
| GSF Parking                               | 104,479 | GSF Parking    | 34,986  |
| Parking Stalls                            | 264     | Parking Stalls | 78      |

In addition to the residential development, there are plans for 11,983 square feet of grocer space and 14,038 square feet of other retail space.

Total costs for the above development are \$35,678,615 for the North Building and \$35,330,443 for the South Building. Soft costs have been calculated as 30% of hard costs. Land costs are based on 116,173 square feet at a cost of \$20 per square foot. Taxable value is calculated as 55 percent of market value for residential, based on the primary residential exemption; commercial is taxed at the full 100 percent of market value. The last adjustment is a 10 percent reduction for assessed values to reflect the fact that assessed values are usually less than full market values.

| TABLE 2: TAXABLE VALUE           |                |                |              |
|----------------------------------|----------------|----------------|--------------|
| Taxable Value                    | North Building | South Building | Total        |
| Land                             | \$1,161,730    | \$1,161,730    | \$2,323,460  |
| Hard Costs - Resi                | \$24,238,000   | \$24,784,000   | \$49,022,000 |
| Hard Costs - Comm                | \$2,313,450    | \$1,499,625    | \$3,813,075  |
| Soft Costs                       | \$7,965,435    | \$7,885,088    | \$15,850,523 |
| Total Costs                      | \$35,678,615   | \$35,330,443   | \$71,009,058 |
| Total Taxable Value              | \$21,499,385   | \$20,831,809   | \$42,331,188 |
| Assessor's Value (10% Reduction) | \$19,349,447   | \$18,748,622   | \$38,098,069 |

One South Main Street, 18<sup>th</sup> Floor, Salt Lake City UT 84133-1904 Telephone: 801.844.7373 Fax: 801.844.4484

ANTICIPATED CREATION OF JOBS

CONSTRUCTION JOBS:

- >> 317 Jobs
- >> \$21.1 million in wages

PERMANENT JOBS:

- >> 71 Jobs
- >> 65 Retail / 6 Property Management
- >> \$2.84 million in wages
- >> Multiple effect due to employees spending wages in Murray

ESTIMATES ON THE SALES TAX BASE ENHANCEMENT:

- Projected sales tax revenue project at \$114,194
- >> \$61,425 from increased population
- >> \$52,769 from revenue

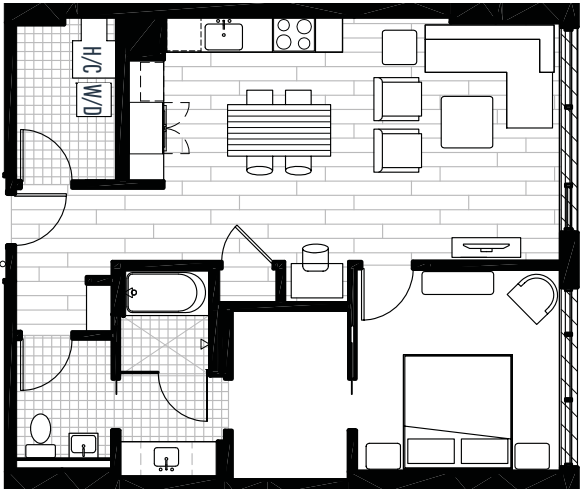
ESTIMATE OF TAXABLE VALUE OF PROPERTY UPON COMPLETION:

- >> North Building: \$19,349,447 million
- >> South Building: \$18,748,622 million

PUBLIC BENEFITS - OPEN SPACE



# PUBLIC BENEFITS - HOUSING



TYPICAL UNIT

|                      |            |
|----------------------|------------|
| <b>HOUSING SOUTH</b> | 2 BED: 25% |
| Units: 119           | 1 BED: 70% |
| Avg Unit: 744 sf     | STUDIO: 5% |
| <b>HOUSING NORTH</b> | 2 BED: 13% |
| Units: 154           | 1 BED: 84% |
| Avg Unit: 723 sf     | STUDIO: 3% |
| <b>HOUSING TOTAL</b> |            |
| Units: 273           |            |
| Avg Unit: 732 sf     |            |



AMENITY



KITCHEN

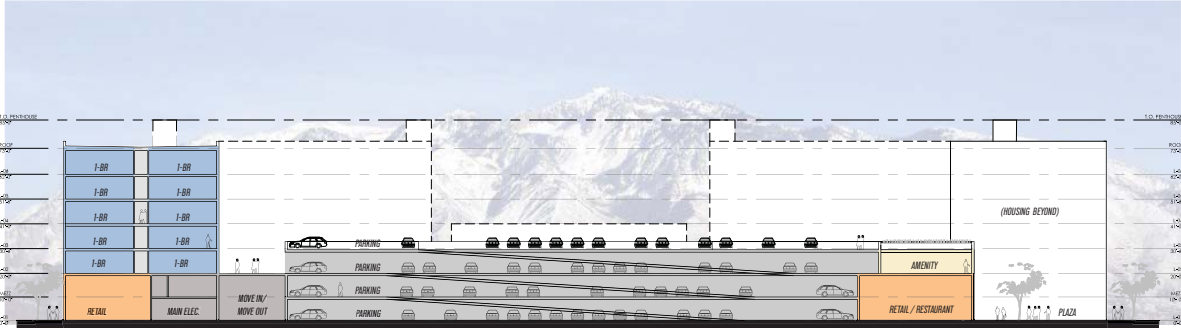


LIVING

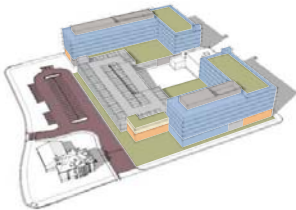


LOBBY

# PUBLIC BENEFIT - PARKING



■ Housing    ■ Retail / Restaurant    ■ Amenity    ■ Circ / Support    ■ Parking    ■ Service



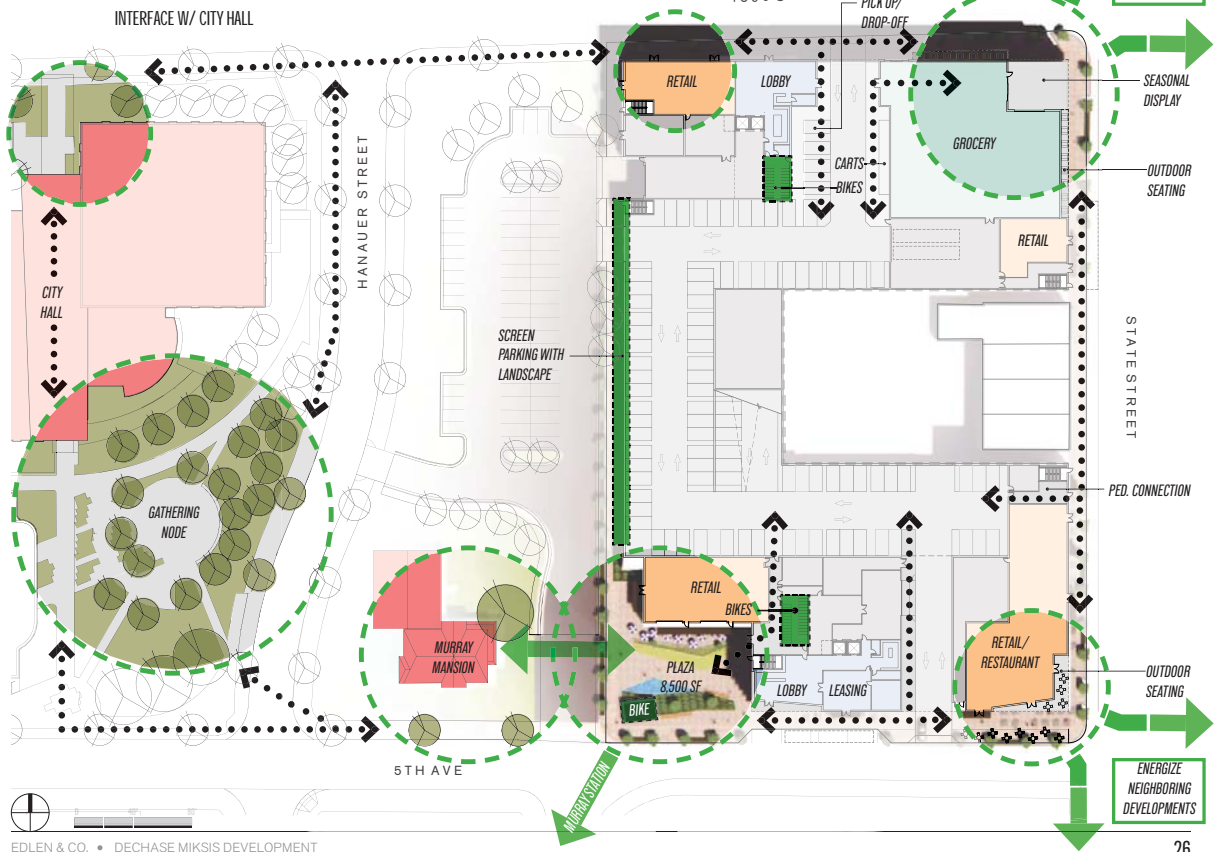
| MAX ALLOWABLE PARKING |            |
|-----------------------|------------|
| Housing 1.25/unit     | 341        |
| Retail 1/ 500 sf      | 130        |
| <b>Total</b>          | <b>471</b> |
| Delta                 | -129       |
| TARGET PARKING STALLS |            |
| Housing 1/unit        | 273        |
| Retail 1/ 500 sf      | 52         |
| <b>TOTAL TARGET</b>   | <b>325</b> |
| <b>TOTAL PROVIDED</b> | <b>342</b> |
| ADA Stalls Required   | 8          |
| Delta from Target     | 17         |
| Avg. GSF/Stall        | 408        |



PRECEDENT IMAGERY: PARKING SCREEN



## PEDESTRIAN FLOW/ WALKABILITY



26

## VIBRANT AND ACTIVE DOWNTOWN



4800 S & STATE STREET

## ACTIVATED OPEN SPACES



## 5TH AVE PLAZA

EDLEN & CO. • DECHASE MIKSIS DEVELOPMENT

33

# THANK YOU



EDLEN & CO.

DECHASE  
MIKSIS

GBD

ZWICK  
CONSTRUCTION



## COMPLIES WITH LOCAL ZONING

### MAIN ENTRIES

- » Main entries are pedestrian scaled, easily located, and provide a strong connection to the street.
- All building entries meet ADA requirements and are covered with canopies, awnings, or recessed entries.
- Entry doors are provided on both facades at corners.

### NEIGHBORHOOD COMMERCIAL USES

- » Commercial uses occupy the width of the ground floor with a minimum depth of 40'.

### OPEN SPACE

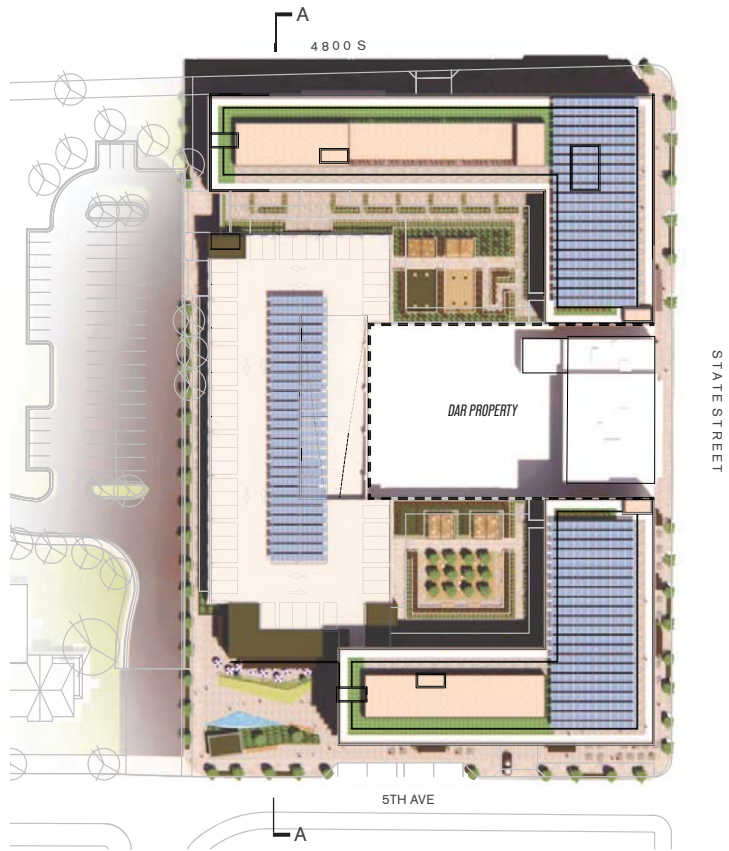
- » We have provided a prominent, centrally located public plaza to unify residential and commercial uses.
- » Buildings are organized to create outdoor spaces.
- » 15% of the site area is developed as landscaped setbacks, public plaza, and walkways.

### PARKING

- » Parking, loading, trash collection, and recycling are located to the side or rear of the building.
- » Minimum parking, carpooling, and bike requirements are met on site. We would like to use the future surface parking lot to the West to help with peak parking demand.

### DENSITY

- » Although we have prioritized density, we do not exceed 100 units/acre.



0 40' 80'