



THE REDEVELOPMENT AGENCY
OF MURRAY CITY

RDA Board Meeting
January 19, 2021, 3:00 p.m.

Email public comments to:
rda@murray.Utah.gov



RDA Meeting Opening Statement

As the Board Chair for the Redevelopment Agency of Murray City, I have determined that due to the continued rise of COVID-19 case counts, holding an in-person meeting with an anchor location presents a substantial risk to the health and safety of those in attendance.

Under these circumstances, Utah State Code 52-4-207(4), allows for electronic meetings to be held without an anchor location so long as the public has an opportunity to view the meeting and submit public comments.

We are holding today's RDA meeting via video conference and the meeting is being livestreamed at www.murraycitylive.com. If you have a public comment to submit to the RDA, please do so via email at rda@murray.utah.gov.



Central Business District

Formed – 1979

- 32-year period

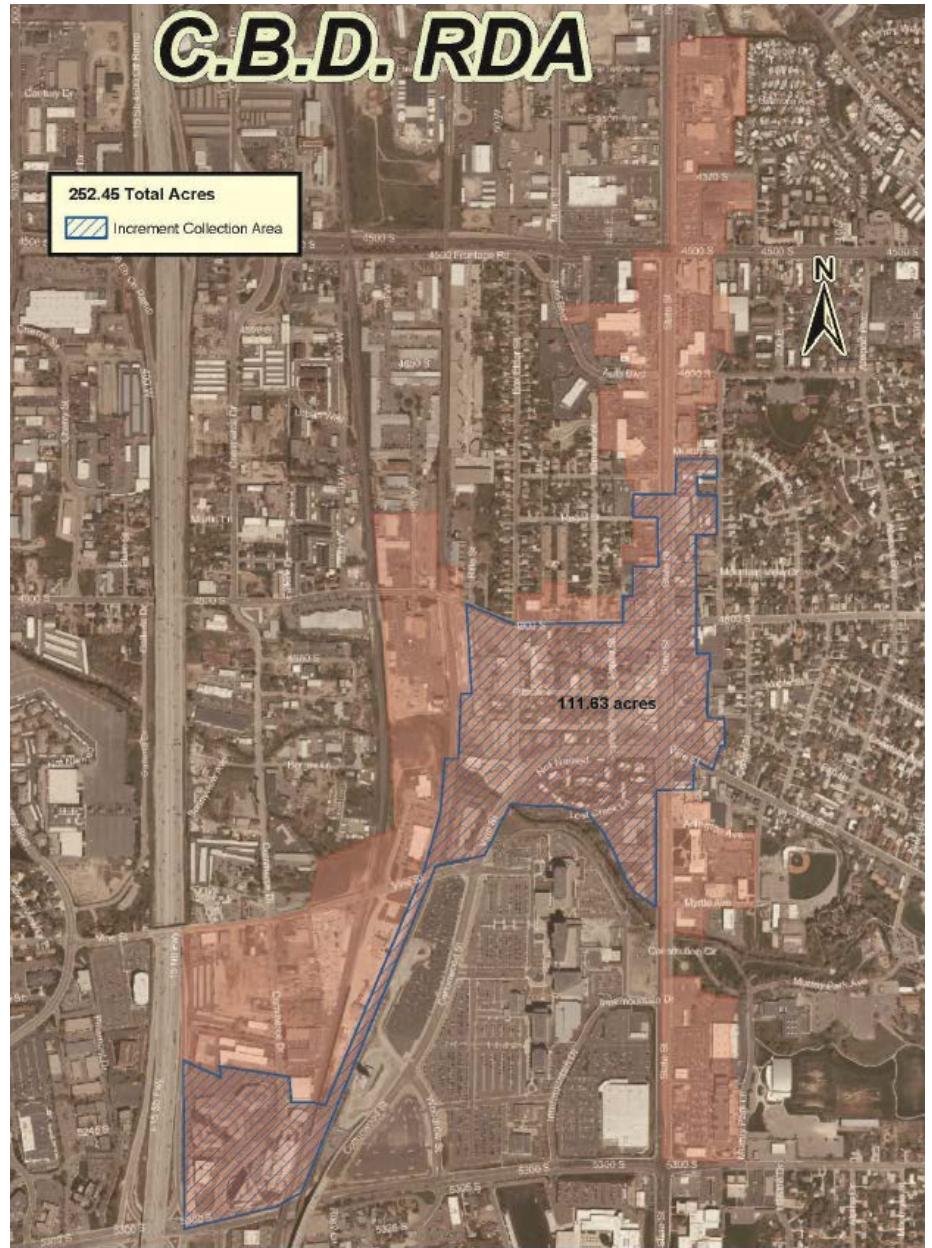
Triggered – 1983

- Expiration in 2014

Renewed – 2010

- Gave an additional 20 years

Expiration – 2034



MCCD Zone

- 2018
 - Height revised from unlimited to 135'
- 2019
 - Survey
 - RDA Workshop
 - Ordinance Revision
 - Simplified process and ordinance
 - Modified historical preservation provisions
 - DRC was kept as part of the process
- 2020 - RFP

RFP – 48th & State Street

- Draft to Board – March 21, 2020
- Board comments received – March 25, 2020
- Response memo sent – April 7, 2020
- RFP opened – April 6, 2020
- RFP closed – July 10, 2020
 - 5 proposals received
- RFP Review Committee - Mayor Camp, Doug Hill, Jennifer Heaps, Chair Hales, Vice Chair Cox, Melinda Greenwood, Jared Hall, Danny Astill, Trae Stokes
- RFP Award November 19, 2020
 - The Edlen Company, LLC
 - 3-2 Vote

THE REDEVELOPMENT AGENCY OF MURRAY CITY
MASTER PLANNED DOWNTOWN DEVELOPMENT SERVICES
REQUEST FOR PROPOSALS (RFP)
For the Development of
48th & State – Murray City Center District

I. Objective

The Redevelopment Agency of Murray City (the “RDA”), a political subdivision of the State of Utah, is soliciting sealed proposals from qualified firms to provide development proposals for property owned by the RDA, located at 4800 South State Street and zoned Murray City Center District (MCCD).

The development proposal should promote a mix of uses which are sustainable, efficient, convenient, mutually beneficial, and come together to create a cohesive neighborhood rich with commercial, restaurant, civic, cultural and residential spaces to promote street life and activity. The ideal development proposal will include pedestrian oriented design, with strong connections to transit and a walkable design that supports a safe, interesting, comfortable and purposeful walk.

II. Background

The project site (the “Site”) lies at the heart of Murray City and consists of nearly 3 acres of land located at the southwest corner of 4800 South and State Street. The project area is composed of 13 parcels of land, 12 of which are owned by the RDA. The property which is not owned by the RDA is a 0.42 acre parcel owned by DAR Enterprises, LLC. The Site is within the RDA Central Business District project area and is immediately east of the future Murray City Hall. The area fronts State Street, a major thoroughfare for Murray and the Salt Lake City region, and lies 7 miles south of downtown Salt Lake City.



A. Murray City Demographics and Economic Profile

Murray City has strong economic resiliency and diverse opportunities in multiple industries. Its population of nearly 50,000 residents and 20,000 households, enjoys a rich employment base and a central location which makes Murray City a prime regional retail locale. The median annual income in Murray is \$61,143, which is eight percent higher than the State’s median annual income.

Regulations vs. Market Considerations

MCCD Ordinance

- Density
- Height
- Public Improvements
- Parking
- Uses
- Design (Building scale; traditional materials)
- Process

Market/Financial

- Density
- Height
- Rental vs. Ownership
- Commercial Space Tenancy
- Design

Process

New construction requires “Design Review Approval”

- Pre-application Conference – the applicant submits materials and staff performs a general concept review, giving input on the process, design standards and other elements to prepare for a full application.
- Design Review Application – after a full and complete application is received, staff prepares to schedule the review. Input sought from city department staff. There are two public meetings for review:
 - 1) DESIGN REVIEW COMMITTEE - The application is prepared and scheduled for review and recommendation by the MCCD Design Review Committee (DRC).
 - 2) PLANNING COMMISSION - The application is prepared and scheduled for review and a decision by the Planning Commission. The Planning Commission’s review is a public hearing (notices are mailed to all property owners within distance as prescribed by ordinance and public comment is taken at the meeting.)

Standard of Review

The Planning Commission's "standard of review" for Design Review Approval is:

17.170.040(c) states (in part): The Planning Commission shall review the plans for conformance with the requirements of this title and the MCCD Design Guidelines. The City shall determine the following before approval is given:

- 1) The project is in general conformance with the current Murray City General Plan.
- 2) The project is in general conformance with the specific area plan, if any, adopted for the area.
- 3) The project conforms to the requirements of the applicable sections of the land use ordinance.
- 4) The project does not jeopardize the health, safety, or welfare of the public.
- 5) The project is in harmony with the purpose fo the MCCD zone and adheres to the principles of the design guidelines.

Design Guidelines

“The guidelines shall be consulted during the review of proposed development in order to provide guidance, direction and options which will further the stated purposes of the MCCD. Wherever practicable, development should adhere to the objectives and principles contained in the Design Guidelines.”

Parking

Residential

Number of bedrooms per unit	Current maximum allowed parking	Proposed maximum allowed parking
2 bedrooms or less	1.25	1.5
More than 2 bedrooms	1.4	2



Non-Residential

- Minimum: 1 space / 500 square feet
- Maximums: between 1 space / 265 – 350 square feet

Parking may exceed allowed maximums in parking structures or within the building envelope, as approved by the Planning Commission.

Timeline

- Approvals Process Completed – Winter 2021
- Construction – Spring 2022
- Opening – Spring 2024