



PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regular meeting at 3:00 p.m., Tuesday, September 21, 2021, in the Murray City Council Chambers at 5025 South State Street, Murray, Utah.

Public Comments can be made in person during the meeting or may be submitted by sending an email (including your name and address) to: rda@murray.utah.gov *All comments are limited to 3 minutes or less and email comments will be read into the meeting record.*

RDA MEETING AGENDA
3:00 p.m., Tuesday, September 21, 2021

- 1. Approval of July 20, 2021 RDA meeting minutes**
- 2. Citizen comments (see above for instructions)**
- 3. Presentation and Discussion of public comments received for the proposed 48th & State Street project (Presenters: Melinda Greenwood and Jill Sherman, Edlen & Company)**
- 4. Project updates (Presenter: Melinda Greenwood)**

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On September 10, 2021, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).



Melinda Greenwood
RDA Deputy Executive Director

Redevelopment Agency of Murray City

July 20, 2021 Meeting Minutes

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July 20, 2021 Redevelopment Agency of Murray City Meeting

The Redevelopment Agency (RDA) of Murray City met on Tuesday, July 20, 2021 at 4:00 p.m. in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Members of the public were able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. *Public comments could be made during the meeting by registering at: <https://tinyurl.com/y2zpuqc7> OR by submitting comments via email at: rda@murray.utah.gov. Comments were limited to 3 minutes or less, and written comments were read into the meeting record.

RDA Board Members

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

Others in Attendance

Blair Camp, RDA Executive Director
Melinda Greenwood, RDA Deputy Executive Director
Jennifer Kennedy, City Council Executive Director
Brooke Smith, City Recorder
Jennifer Heaps, Chief Communications Officer
G.L. Critchfield, City Attorney
Brenda Moore, Finance & Admin. Director
Jay Baughman, Economic Development Specialist

Mr. Cox called the meeting to order at 4:00 p.m.

Approval of the June 15, 2021 RDA meeting minutes

MOTION: Ms. Turner moved to approve the meeting minutes. The motion was SECONDED by Ms. Dominguez.

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

Motion Passed 5-0

Citizen Comments

There were no citizen comments.

Project Updates – Presenter: Melinda Greenwood

Ms. Greenwood stated that the cell phone tower relocation should be completed by the end of August. T-Mobile will go live at the new tower on August 1st and will proceed to demolition after that.

Staff have ordered an appraisal of the Think Architecture site. Once that is completed in roughly six weeks, staff will be able to bring a sales agreement to the Board for their consideration.

The Jesse Knight Legacy Center's subdivision was approved by the Murray Planning Commission on July

1st. They also received verbal acceptance of their clean-up plan from the Utah Department of Environmental Quality. The plan should be approved by the end of July, if not the beginning of August. Ms. Dominguez asked a question regarding the project's timeline. Ms. Greenwood stated that the contractor would need to obtain several permits prior to commencing work that may take a few weeks, but the biggest hurdles to beginning cleanup are now behind them.

The Habitat for Humanity project in the Fireclay Area will be a mixed-use site with a retail store on the bottom level and their corporate offices on the second floor above the retail store. Habitat also plans to put in 100 units of affordable housing on the site through Salt Lake County Housing Connect at 40% AMI. They are seeking affordable housing fund assistance from the RDA for some of the costs associated with the project. Once staff has more information on their funding request, we will bring that information to the Board for their consideration.

Staff has met with Desert Star Playhouse regarding their infrastructure relocation request. Ms. Greenwood met with Mr. Todd in June where he presented revised plans for the expansion of the Theater. His proposal last year was much larger than the plan he is proposing now. Ms. Greenwood expressed concerns about the smaller project not providing the return in property taxes for the city to justify such a large public investment.

Ms. Dominguez asked how much of the infrastructure in the area needs to be redone. Ms. Greenwood stated that there are plans to re-sleeve the sewer line planned for later this year. She explained a difficulty with such a relocation project is that the parking lot for Home 2 Suites would be torn up for several months. The relocations will cost around \$600,000 and Desert Star's new plan will not yield sufficient return on the back end to justify the expense.

Mr. Hill added that besides the issue of maintaining the utility line, this request by Desert Star would *relocate* utility lines, instead of maintaining them where they are as is the current plan. Mr. Todd's request would require the city to move the lines, which is outside the scope of the City's current utility maintenance plans. Ms. Dominguez asked what area Mr. Todd wants the lines relocated to. Ms. Greenwood stated that the lines would likely go to where the City has existing easements or right-of-way. If there no suitable easements existed, the city would have to purchase property. Mr. Hill explained that the lines are currently under Mr. Todd's property. If we were to move them, we would look for a public right-of-way, typically in a city-owned road. Ms. Dominguez stated that with the anticipated growth on that block that she would like to see a plan for updating or moving utilities in the best way for that growth.

Ms. Turner inquired about the city recouping the money spent on relocating the sewer line. Ms. Greenwood stated that the larger project that Mr. Todd originally proposed last year included expanding the building which would bring in more property taxes. His revised plan consists of a stage renovation and a 1,000 square foot dressing room expansion. This smaller plan does not seem to justify the expense of moving the utility lines based on the expected return in property tax revenue. His original 2020 proposal seemed like something the RDA could possibly support.

Staff has received appraisals for the 12 parcels that the RDA owns on the 4800 South and State Street block. The parking analysis has also been completed. Based on the appraiser's report, the land is worth twice the value that Edlen & Co. had anticipated when they submitted their proposal. Edlen also provided an updated cost estimate based on current increase in construction costs and other factors. They are

concerned about being able to attract investors to the project in light of rising costs and have proposed a few solutions to these issues. Edlen will propose these solutions when they meet with Board Members on July 26th. Some of these new proposals include reducing the number of housing units or removing a level of the building.

Ms. Turner stated that the Board needs to decide if the project is still what is best for Murray. Ms. Greenwood stated that Edlen would like to have that be part of the discussion and present their best design to Board Members.

Mr. Hill clarified that the meetings with Edlen on July 26th will not be public meeting of the RDA Board but instead will be small individual meetings. Anything discussed in these meetings that needs the Board's approval will be brought to a future public meeting for discussion and vote.

Mr. Hales expressed his concerns about the cost of the project and is stated he is leaning towards not supporting the project.

Ms. Dominguez asked about the status of the project and what the RDA has agreed to. Ms. Greenwood stated that the Board approved the exclusive negotiation agreement with Edlen in November of last year, and it was fully executed in February of this year. As of right now, the project is at a place where Edlen could have construction-level drawings by September. There is a public open house that could happen in September as well. Both partners have spent money on the project doing studies and analysis, though Edlen has spent much more than the RDA. Mr. Critchfield stated that the negotiation agreement was an agreement to "agree," which we have not yet done. The RDA does not owe Edlen anything if we stop and do not go forward. The RDA Board would have to approve any more agreements.

Ms. Turner stated that she understood that one of the reasons Edlen was chosen as the developer for the project was because they did not ask for any public funds. Ms. Greenwood stated that was one of the considerations. Because of the changing circumstances and negotiating with a development partner, the nature of the project and each side's needs have changed.

Mr. Cox stated that the project has changed many times over the course of the negotiations. As the construction landscape has shifted, the date of the open house has moved out. Now that the project has been more stable, there will be an open house.

The meeting was adjourned at 4:28 p.m.

Minutes drafted by:

Jay Baughman, Economic Development Specialist



TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director *MG*

MEETING DATE: September 21, 2021

RE: **Agenda Item #3: Presentation and discussion of public comments received for the proposed 48th & State Street project**

On August 25th, the RDA hosted a project open house at the Senior Center regarding the proposed project at 48th & State Street. Representatives from Edlen & Company and GBS Architects were there to answer questions, as well as staff from Planning & Zoning, Public Works, Engineering, and the RDA.

The project open house was advertised through:

1. The Mayor's monthly newsletter sent on August 11, 2021
2. A personal invitation letter from Mayor Camp to Murray City:
 - a. Arts Advisory Board
 - b. History Advisory Board
 - c. MCCD Design Review Committee
 - d. Planning Commission
3. A postcard mailing to 282 property owners or affected entities within a 300' radius of the MCCD zone boundaries
4. The City's social media outlets

There were 137 attendees who signed into the open house that evening, and 43 written comments were submitted by the end of the evening. Staff created a webpage (<https://murray.utah.gov/1912/48th-State-Project-Proposal>) and posted all the project information, including project boards, studies, the RFP, RFP response and other materials for the public to view. We also created an online form so individuals could submit comments easily after the open house had ended. We will continue to accept comments through Friday, September 17, 2021.

By Monday, September 13, 2021, 131 responses had been received thorough our on-line forum. Those comments are attached to this memo as well as the 43 written comments from the open house, for a total of 174 comments. Staff have attempted to categorize the most repetitive topics contained in all the comments. After reading comments, staff created the following recurring topic categories:

- Historic preservation
- Infrastructure
- Building design
- High density

- Traffic
- Rentals
- Parking
- Small town
- New development
- Green/walkable space
- Retail
- Townsend home
- Current commercial tenant
- Current residential tenant

Each comment received a checkmark in the corresponding column when the topic was mentioned. Many comments touched on multiple topics, so they received several checkmarks while other comments may not have received any checkmarks. Staff did not attempt to classify a comment as in support of or in opposition to the proposed development and only attempted to distill commonalities between all the comments.

All the comments which were submitted with an address have been mapped, as many comments received did not come from Murray City residents.

Please note that for ease of the RDA Board to read the written comments, staff have typed the written comments submitted at the open house into the same format as online comments. To ensure the integrity of the comments has not been undermined by converting them to typed comments, we have also included scanned copies of all written comments.

Staff will compile all comments received from September 14-17th and send out an addendum to this packet prior to the RDA meeting next week.

Attachments:

1. August 11, 2021, sample invitation letter from Mayor Camp
2. August 25, 2021 mailing labels for 48th & State Street project open house
3. August 25, 2021 RDA Open House Sign in Sheets
4. August 25, 2021 Project Board Displays
5. Map of 48th & State Street Project Comments
6. Public Comments received for the 48th & State Street project
7. Scanned written comments from August 25, 2021 open house

August 11, 2021

Murray City Arts Advisory Board

Murray, UT 84107

Dear Arts Advisory Board Member,

The Redevelopment Agency of Murray is hosting a public open house with developer Edlen & Co. to present and discuss a proposal for a mixed use development project on the southwest corner of 4800 S. State St.

I am reaching out to you with a personal invitation to attend the open house and learn more about the proposed project. This is a great opportunity to ask questions about the proposal. I believe the best way to evaluate the proposed development is to see the renderings and have a conversation with the developer and city staff. I encourage you to make comments at the open house or submit them in writing afterwards. I hope you are able to attend.

Enclosed is additional information about the open house from Edlen & Co. I really hope to see you on **Wednesday, Aug. 25 between the hours of 6-8 p.m. at the Murray Senior Recreation Center, 10 E. 6150 S.** Your input is important to us.

Sincerely,

D. Blair Camp
Murray City Mayor

P.S.

If you are unable to attend the open house, the Redevelopment Agency will make the materials available on the Murray City website beginning Thursday, Aug. 26 through Friday, Sept. 17. Please take a few minutes to look over the proposal and send your comments via email to rda@murray.utah.gov.

EDLEN OPEN HOUSE

8/25/21

Project area + 300' + affected entities

= 282 total

Addresses redacted for privacy

48th & State Project Proposal Open House

August 25, 2021 6:00 – 8:00 pm 10 East 6150 South, Murray, UT

All Visitors Must Sign-In

Name	Address	Contact Info (Optional)
ROLLIN & JEANNE STANFORD		
Edwin Yost		
JACK & JUDY VIVA KLAVERZ		
Eve Marc Verde		
Michael Valentine		
Robert Stefanik		
Dale & Sann Cox		
Kristin Breding		
BILL & SUSAN MORGAN		
Michael Norton		
Margaret Jacobs		
DONNETTA MITCHELL		
STAN & DELLA HARR		
Superior Bank Ballston		
TERESA TOWNSEND BUNTON		
GRACE AMES		
Jillie Geiger		
Bill Fadot		
Lauren & Ruthann Gibbs		
Margaret Horton		
TRAVIS DAVIS		
Derek Sundberg		
David Hayes		
Steve & Lea Edel		
Kaye & Mike Jensen		
Katie Lindquist		
Jess & Aaron Hildreth		
NED HAKER		
PETER HUZA		
Beau Pitt		
Dave Henderson		
Byron Lewis		
MARTHA FITZGERALD		
PAUL FITZGERALD		
Alma mae		
Joe Harris		
Sally Miller		
Lynette Lloyd		
Diane Turner		
Alexander Blocher		

48th & State Project Proposal Open House

August 25, 2021 6:00 – 8:00 pm 10 East 6150 South, Murray, UT

All Visitors Must Sign-In

Name	Address	Contact Info (Optional)
Monica Giles		
Lowryd Amcott		
Brenda Moore		
Elizabeth Strand		
Andy Seaverson		
Jeff Welzien		
Clark Bullen		
Ron + Kris Dunn		
Rebecca Santa Cruz		
Susan S. Swanson		
Andy + Lori Hulka		
Suzanne Dakeman		
Josh Jones		
Joelle Rasmussen		
MARIO RN12		20...
Wendy Parsons Baker		
Amy + Dexter Thomas		
Tom Mikavitz		
DeWayne Barnes		
Stacy Hollis		
Monica Bolwinkel		
JAN Bolwinkel		
Emma + Hans Koepsell		
CAMILLE PRESS		
Lathe Johnson		
Tyler Tolbert		
Teresa + Ricky Flores		
Joyce Jones		
Christy Anderson		
C.E. Kulp		
Ragan Ryan Brimley		
Emily Fischio		
Liberty Kluse		
Kim. G. Taylor		
Brian Ferguson		
Tiffany Danes		
Scott Hales		
Debra Hales		
Matt Schneider		

48th & State Project Proposal Open House

August 25, 2021 6:00 – 8:00 pm 10 East 6150 South, Murray, UT

All Visitors Must Sign-In

Name	Address	Contact Info (Optional)
Evelyn Henning		
Phil Markham		
Bretta Cindy Hales		
Sherry Dethagher		
Kate Burgeon		
Keith Bateman		
Blake Jessop		
Robbi Henry		
DREW YANTHIE		
Alverlee Morgan		
Alan Morgan		
Janice Johnson		
Ken & Diane Rose		
Pam & Bill Cotter		
Lori Edwards		
Janice Strabell		
Michael G.		
David Ecijauff		
Sheri Van Bibba		
DeWitt Prater		
Debby Seutenberg		
John Gaff		
Scott Miller		
J.M. Robinson		
Natalie Gochisour		
Bob Brauoin		
Allison Treador		
Brent Barnett		
Eliot Scher		
David Jones		
Laurel and Enya Fetzner		
Frank & Linda Yana		
Russ & Annie Dow		
Keith Larson		
John M. Kroll		
JAM Bollwinkel		
Pam Sharpe		
Geoff Sawyer		
Casey Phillips		

48th & State Project Proposal Open House

August 25, 2021 6:00 – 8:00 pm 10 East 6150 South, Murray, UT

All Visitors Must Sign-In

MCCD ZONING CODE ALLOWANCES

MURRAY CITY CENTER DISTRICT- CHAPTER 17.170

The MCCD is envisioned as the commercial and cultural center for the community and is intended to enhance physical, social, and economic connections by redeveloping "downtown" into a richer, more vibrant cultural environment. The MCCD emphasizes

- URBAN DESIGN AND STREETSCAPE
- MIXED USE DEVELOPMENT
- PEDESTRIAN ORIENTED DESIGN
- INCREASING RESIDENTIAL AND COMMERCIAL DENSITIES
- SUSTAINABLE, COMPACT AND TRANSIT-ORIENTED USES
- NEIGHBORHOOD SPACES WHICH PROMOTE STREET LIFE AND ACTIVITY

ALLOWED USES

RESIDENTIAL Multi family development including apartments, townhomes, and condominiums

COMMERCIAL A variety of uses including local and chain retail and restaurants and office type uses such as architects, restaurants, banks, and general office

31750 MCCD ZONING CODE		REGULATION	PROPOSED PROJECT	CODE COMPLIANT
HEIGHT MAXIMUM	10 STORIES OR 135'	N/A	6 STORIES 74' (62' ESS MECH.)	<input checked="" type="checkbox"/>
HEIGHT MINIMUM	4 STORIES	4 STORIES	6 STORIES	<input checked="" type="checkbox"/>
DENSITY (RESIDENTIAL)	100 UNITS / ACRE	303 ACRES 303 UNITS / ACRE MAX	262 8647 UNITS / ACRE)	<input checked="" type="checkbox"/>
PARKING	1 SPACE/500 NET USABLE SQUARE FEET 1 PER RESIDENTIAL UNIT	47 COMMERCIAL SPACES 262 RESIDENTIAL SPACES 309 TOTAL REQUIRED	423 SPACES (14 ADDITIONAL)	<input checked="" type="checkbox"/>
COMMERCIAL SPACE	GROUND FLOOR AT A 40' DEPTH	40' DEPTH OF GROUND FLOOR ON STATE STREET 4800 SOUTH 1ND 5TH AVENUE	APPROX 26 000 SF RETAIL ON THE GROUND FLOOR	<input checked="" type="checkbox"/>
OPEN SPACE	5% OF PROJECT AREA CAN INCLUDE LANDSCAPING AND AMENITY SPACES	MINIMUM 19 733 SF (15%)	31 50 SF (24%) TOTAL [PUBLIC SPACE 8 500 SF (26.77%) PRIVATE SPACE 23 250 SF (73.23%)	<input checked="" type="checkbox"/>



PROJECT TIMELINE

REQUEST FOR PROPOSALS (RFP) OPENED:	APRIL 6, 2020
RFP CLOSED: - 5 VALID PROPOSALS RECEIVED	JULY 10, 2020
REVIEW COMMITTEE SELECTS 2 FINALISTS:	AUGUST 2020
REVIEW COMMITTEE INTERVIEWED FINALISTS:	SEPTEMBER 17, 2020
RDA BOARD APPROVED EXCLUSIVE NEGOTIATION AGREEMENT:	NOVEMBER 17, 2020
PROJECT DESIGN AND REVIEW:	DECEMBER 2020 - JULY 2021
PUBLIC OPEN HOUSE:	AUGUST 25, 2021
RDA BOARD REVIEW OF PROJECT AGREEMENTS:	FALL 2021
RDA (TENTATIVE) APPROVAL OF AGREEMENTS:	FALL 2021
PROJECT CONSTRUCTION BEGINS:	SUMMER 2022
PROJECT COMPLETION:	SUMMER 2024



WHAT IS THE REDEVELOPMENT AGENCY OF MURRAY CITY (RDA)?

WHAT IS THE RDA?

The Redevelopment Agency of Murray City (RDA) facilitates quality development efforts in specifically defined project areas. The RDA Executive Director is the Mayor and the RDA Board consists of the City Council members.

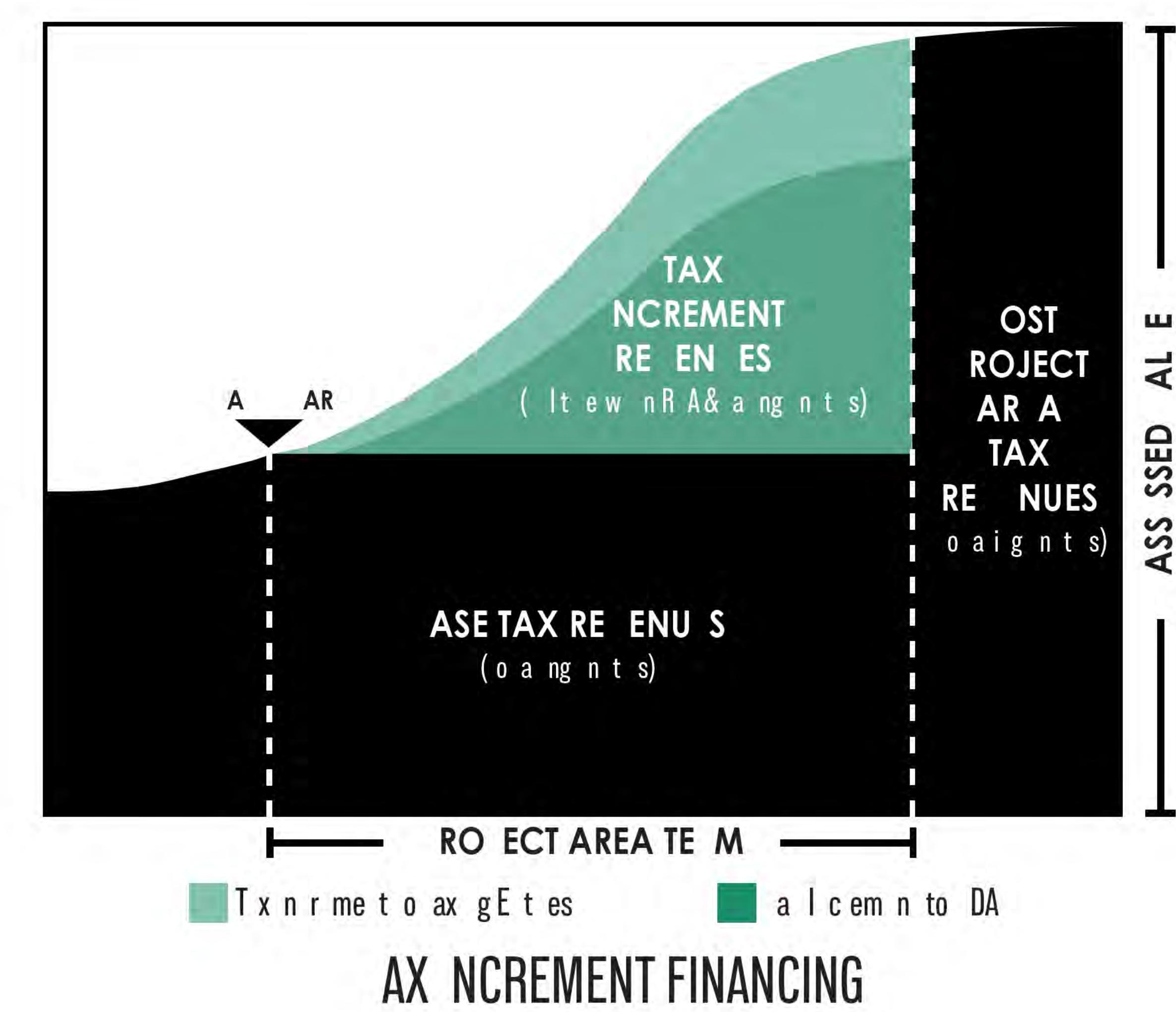
THE RDA'S GOALS INCLUDE

- Increasing Economic Development Opportunities
- Renewing Urban Areas
- Improving The Overall Health And Vitality Of The City
- Reversing Negative Effects Of Blight
- Cleaning Up Contamination
- Increasing Housing Opportunities
- Increasing The City's Tax Base

HOW IS AN RDA FUNDED?

The RDA Board works with other taxing entities (county school districts, water districts, etc.) to create a project area where tax increment is funneled to the RDA. Tax increment is additional property tax revenues generated after the project area is activated. Tax increment is then reinvested into the project area and used to assist projects with development impediments or enhancements such as

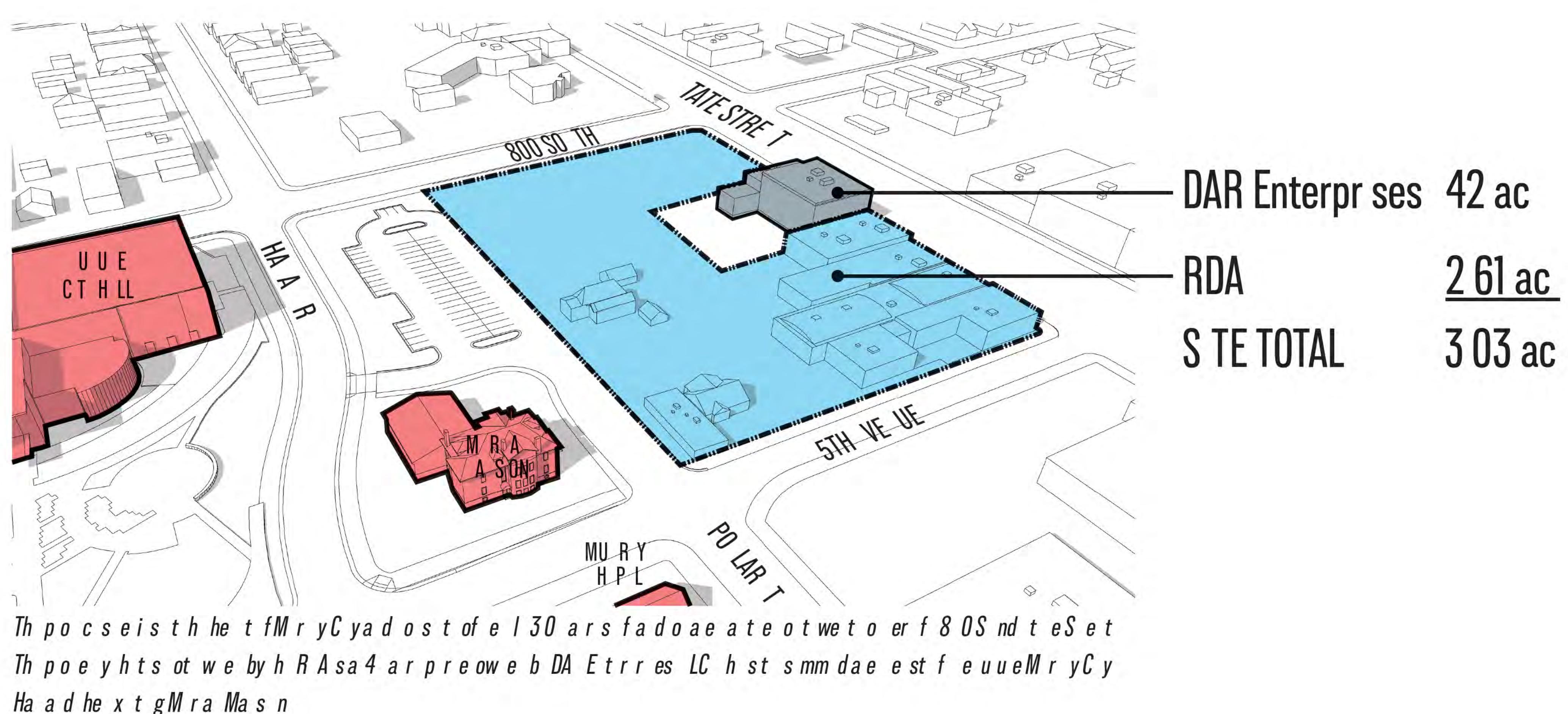
- Environmental Cleanup Costs
- Sustainable Building Practices
- Public Parking
- Demolition Costs
- Relocation Or Establishment Of Utilities
- Affordable Housing
- Right Of Way Costs



PROJECT SITE AND PARTNERS

PROJECT PROPERTY OWNERS

- RDA 261 acres
- DAR Enterprises 42 acres
- SITE TOTAL 303 acres



PROJECT PARTNERS

- REDEVELOPMENT AGENCY OF MURRAY CITY (RDA)
- EDLEN & COMPANY
- DAR ENTERPRISES
- GBD ARCHITECTS

PROJECT CONSULTANTS

ENS GN (CIVIL ENG)

AX OM (STRUCTURAL ENG)

PAE (MECHANICAL ELECTRICAL PLUMBING FIRE SECURITY)

MGBA / THE GRASSLI GROUP (LANDSCAPE ARCHITECT)

LSTEN COU TICS

RWDI (ENVELOPE / WATERPROOFING)

GLUMAC (ENERGY MODELING)

BELLA (LIGHTING DESIGN)

AQUATICS DESIGN GROUP (POOL)

- ZWCK CONSTRUCTION
- COLLIER'S INTERNATIONAL
- AVENUE 5 (PROPERTY MANAGEMENT)



PROPOSED PROJECT

MIXED-USE PROJECT

COMMERCIAL 26 000 SQUARE FEET

RESIDENTIAL 259 000 SQUARE FEET

262 UNITS (FOR RENT)

9 OWNHOMES

253 APARTMENTS

TUDIO 9

1 BEDROOM 76

2 BEDROOM 58

3 BEDROOM 10

PARKING 423 SPACES

HEIGHT 6 STOREYS 74' 0" 62' 0" LESS MECH)

A GROUND FLOOR COMMERCIAL 20' HEIGHT

B RESIDENTIAL FLOORS 05 FLOOR 0 FLOOR

C PARKING 3 STOREYS

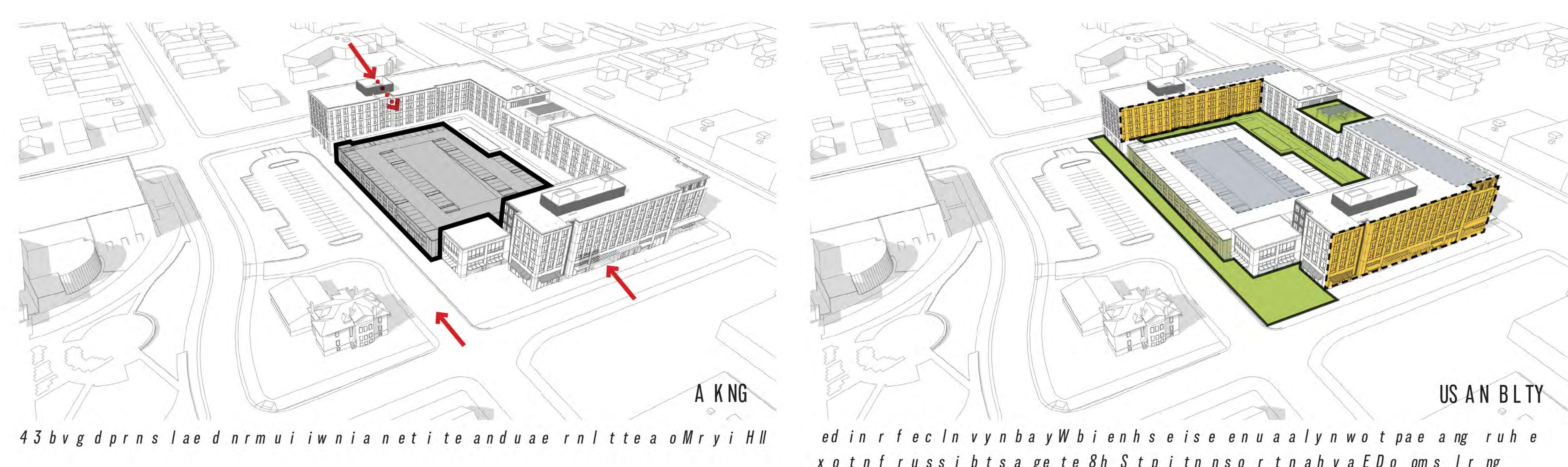
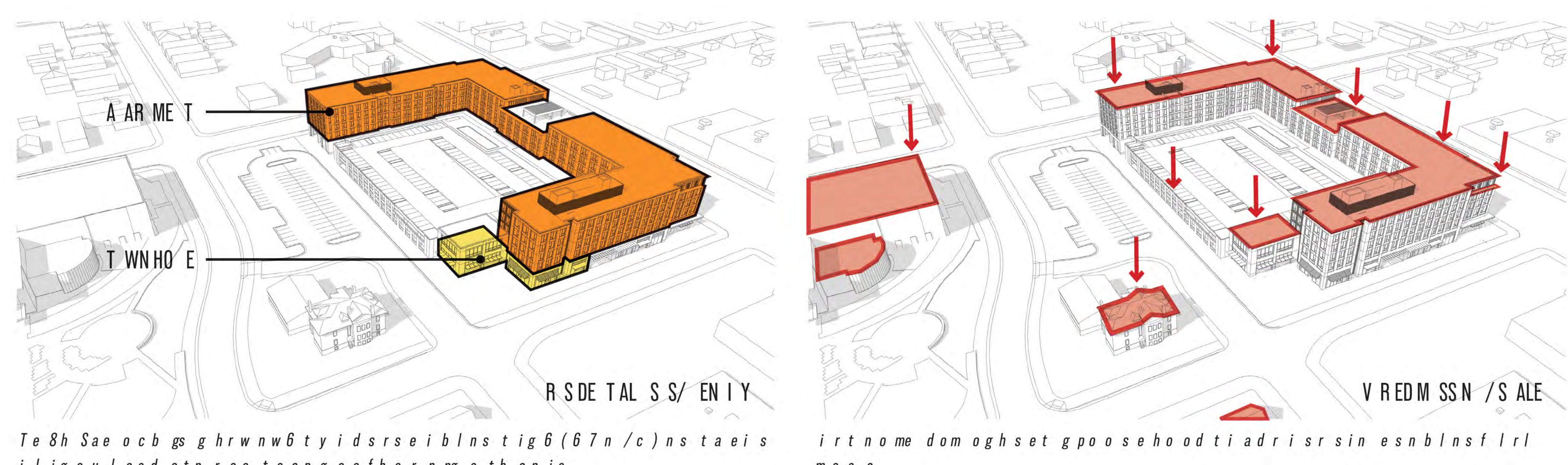
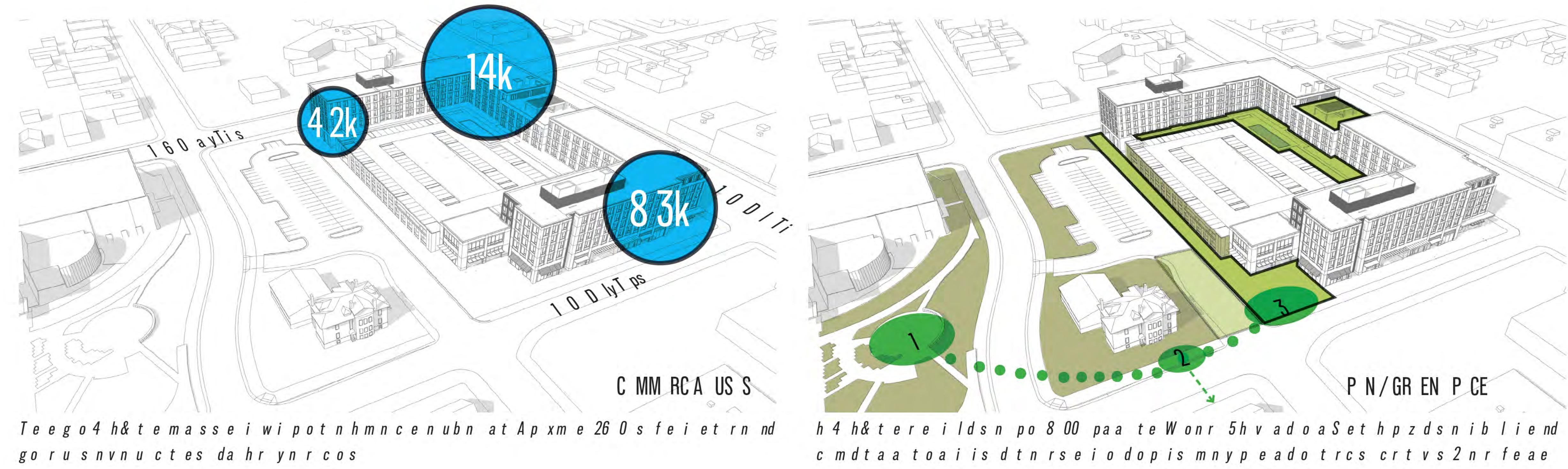
OPEN SPACE / GREEN SPACE 31 750 SF 24% OF TOTAL SITE

PUBLIC PLAZA 8500 SF

PRIVATE RESIDENTIAL (LEVEL 0) 7150 SF

PRIVATE RESIDENTIAL (ROOFTOP) 6100 SF

SUSTAINABILITY LEED FOR HOMES GOLD TO GET CERTIFICATION



PROJECT BENEFITS

PROJECT BENEFITS

PROPERTY TAX REVENUES TO RDA

\$1400 000 (2022 2034)

ANNUAL PROPERTY TAX REVENUES (starting 2035 after RDA expires)

• Murray City School District	\$ 327 000
• Murray City	\$ 15 000
• Salt Lake County	\$ 79 000
• Central Utah Water Conservancy District	\$ 16 000
• Mosquito Abatement District	\$ 700

ANNUAL SALES TAX

\$ 120 000

OBS

• One time construction wages	\$ 27100 000
• Retail restaurant jobs	65 jobs
• On-site property management	6 full time obs

MUNICIPAL ENERGY TAX REVENUES

\$ 23 000

CLASS C ROAD FUND REVENUES

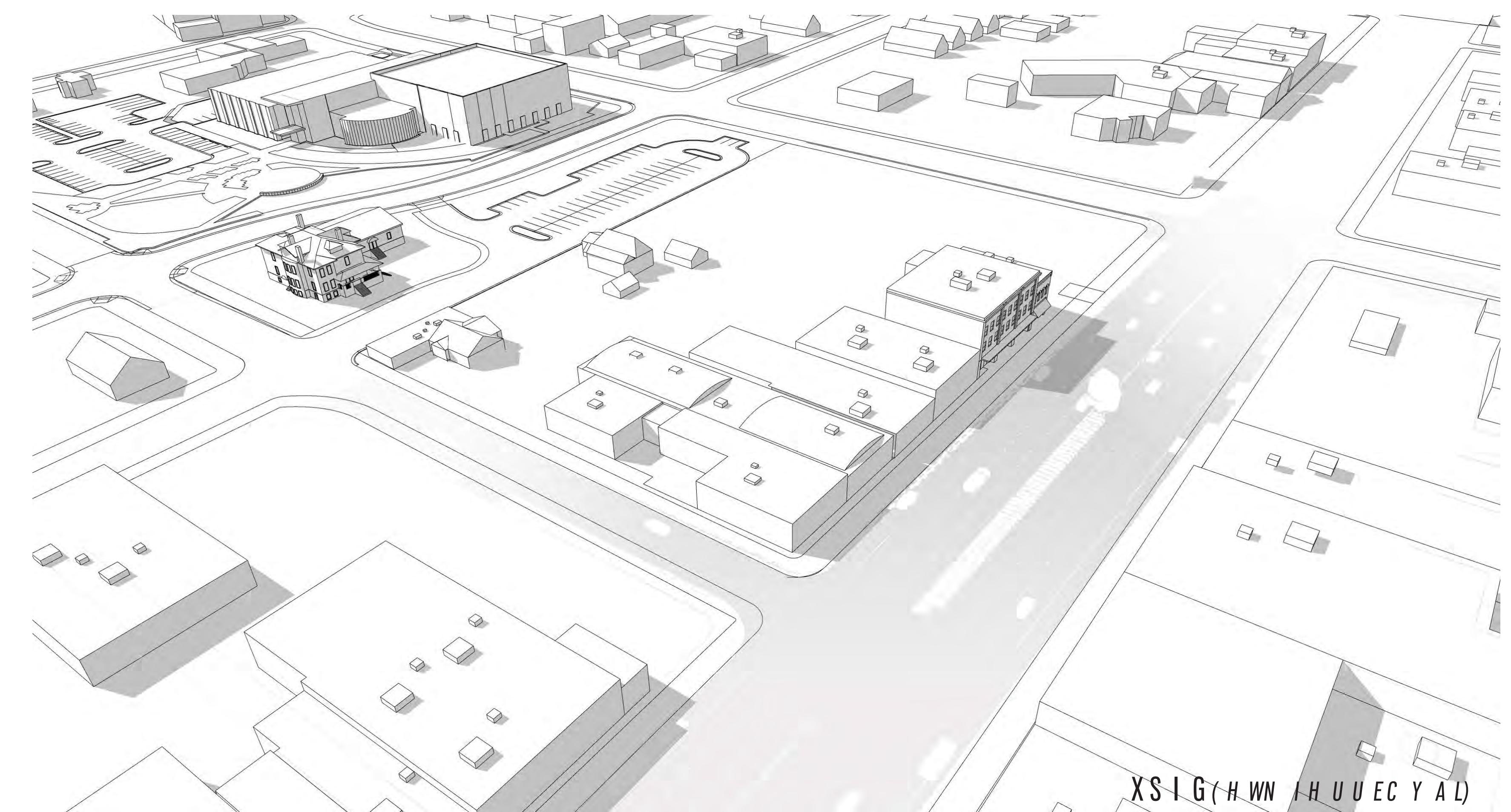
\$ 19 000

SUSTAINABLE (LEED Gold Certification (TARGET GOAL))

NEW / UNIQUE LIVABILITY OPTIONS TO MURRAY

SMART AND ACTIVE DOWNTOWN

NEW 8500 SF OF PUBLIC OPEN SPACE



CENTRAL BUSINESS DISTRICT (CBD) PROJECT AREA INFORMATION

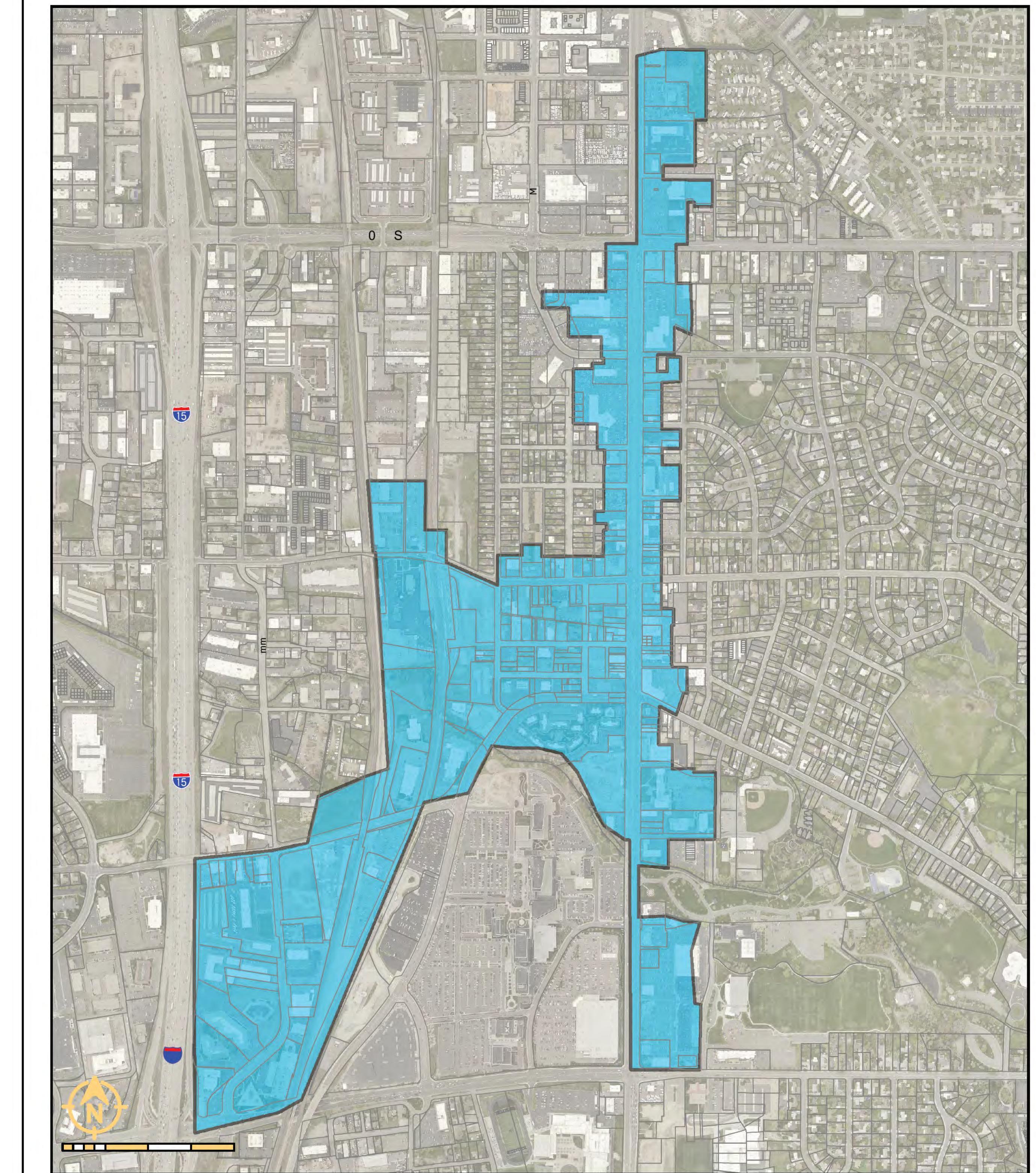
ACREAGE	264 (220 net and 44 in right of way)
YEAR ESTABLISHED	1979
INITIAL YEAR OF TAX INCREMENT COLLECTION	1983
INITIAL TAX INCREMENT TIME FRAME	32 Years (expiring on 2044)
INCREMENT COLLECTION EXTENSION	2010 for 20 years (from 2014)
LAST YEAR OF TAX INCREMENT COLLECTION	2034

PURPOSE OF THE CENTRAL BUSINESS DISTRICT (CBD):

- Revitalize downtown area
- Encourage development projects that will generate increment
- Demolition of buildings removing substandard improvements

BENEFITS OF CBD TO TAXING ENTITIES

- Increased property value
 - 175% increase since 1983
 - 13.7% increase in 2019
 - 8.3% increase in 2020
- Elimination of blighted properties
- Cleanup of contaminated sites
- Pursues sustainability standards
- \$400,000 annual payment to Murray City School District



CBD (Central Business District)
Murray City



HISTORIC ARCHITECTURAL CHARACTER



Mu a i o e o o y a e t w n i Uah n t e o y c m m n y n he at a a e a y t e t a Sat a eC y t h a e u s a t l m x d o m m r a/ s d n a l e e p m n t i h a s d n t o u t o n v g n t e u p r o r o f o m e c l b l n s

TeHs ry p t r s ud: Wak gTu o Mu ay so cBsns Ds it E tdb May AnK kpe aed y u s n C lwy d uRcads u l h db Mu ay iy 004



TRADITIONAL ARCHITECTURAL ELEMENTS / MATERIALS

Su yn t e p a t h e e r e e a p e v e n a c i e t r l t r u e s h t a e o n d e e a n d t g a e d n o h e e w p o e t e s n t a t c o h s o c c a a t r n d e m e n s f M r a y t y

VOL ME + VAR ETY + COL R

REGU AR EPET TON OF PENIN S + BULD NG ORMS
PROM NENT BASE

FA ADE DEPTH

VAR AT ON IN HE GHT PROV DES V SUAL RE IEF
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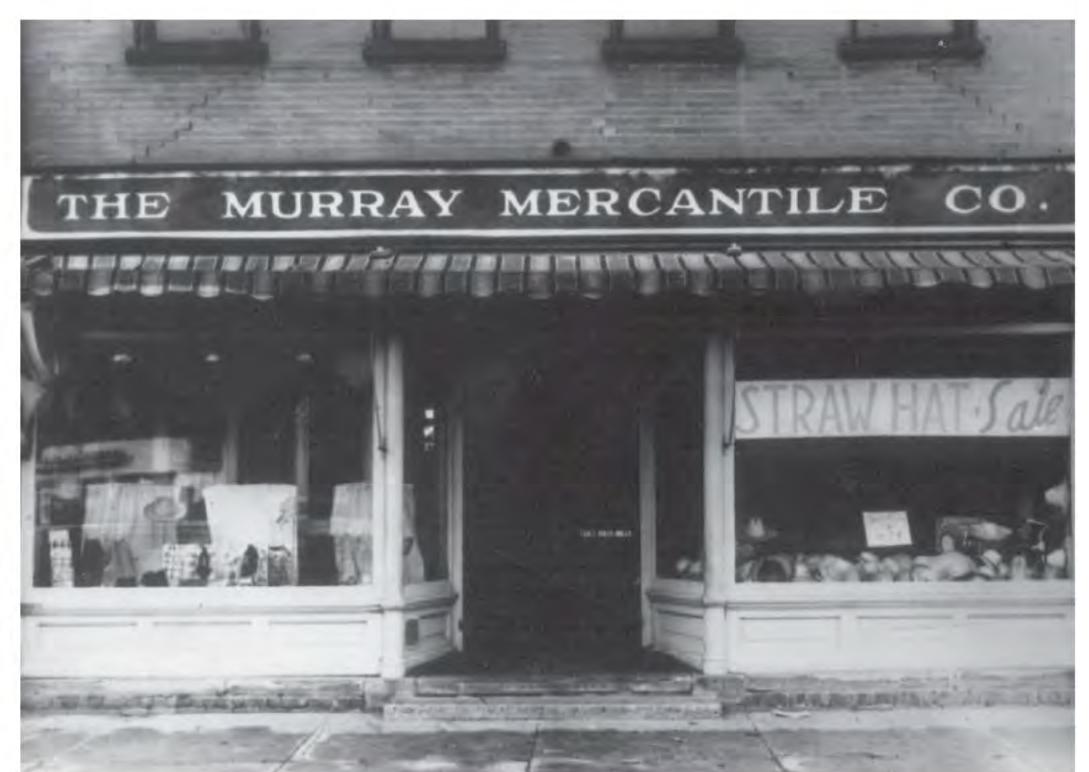
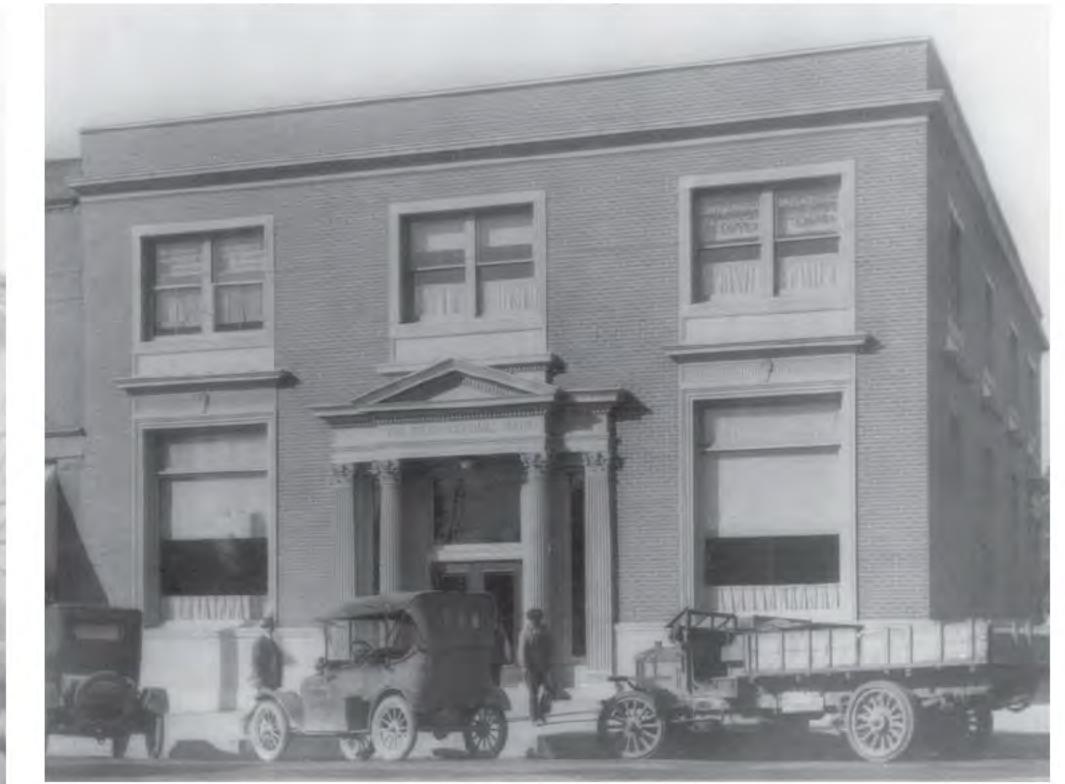
STO EFRONTS / PED STR AN CALE

ART CUL TED AND VAR ED BUI DING EN RIES
INS T LONG STRE TSCAPE ND T ORNERS)

BR CK FACAD S ND P L STERS SE ARAT NG W NDOWS
WINDOWS GROUPED / ORGAN ZED VE CIA LY
CANOPY AR ETY AND DEPTH

I ENT FI BLE TOP

DECOR T VE AIN ED M LL WORK



SUSTAINABILITY



WHAT IS LEED?

THIS PROJECT COULD BE THE 1ST LEED FOR HOMES GOLD CERTIFIED APARTMENT BUILDING IN MURRAY CITY AND IN UTAH

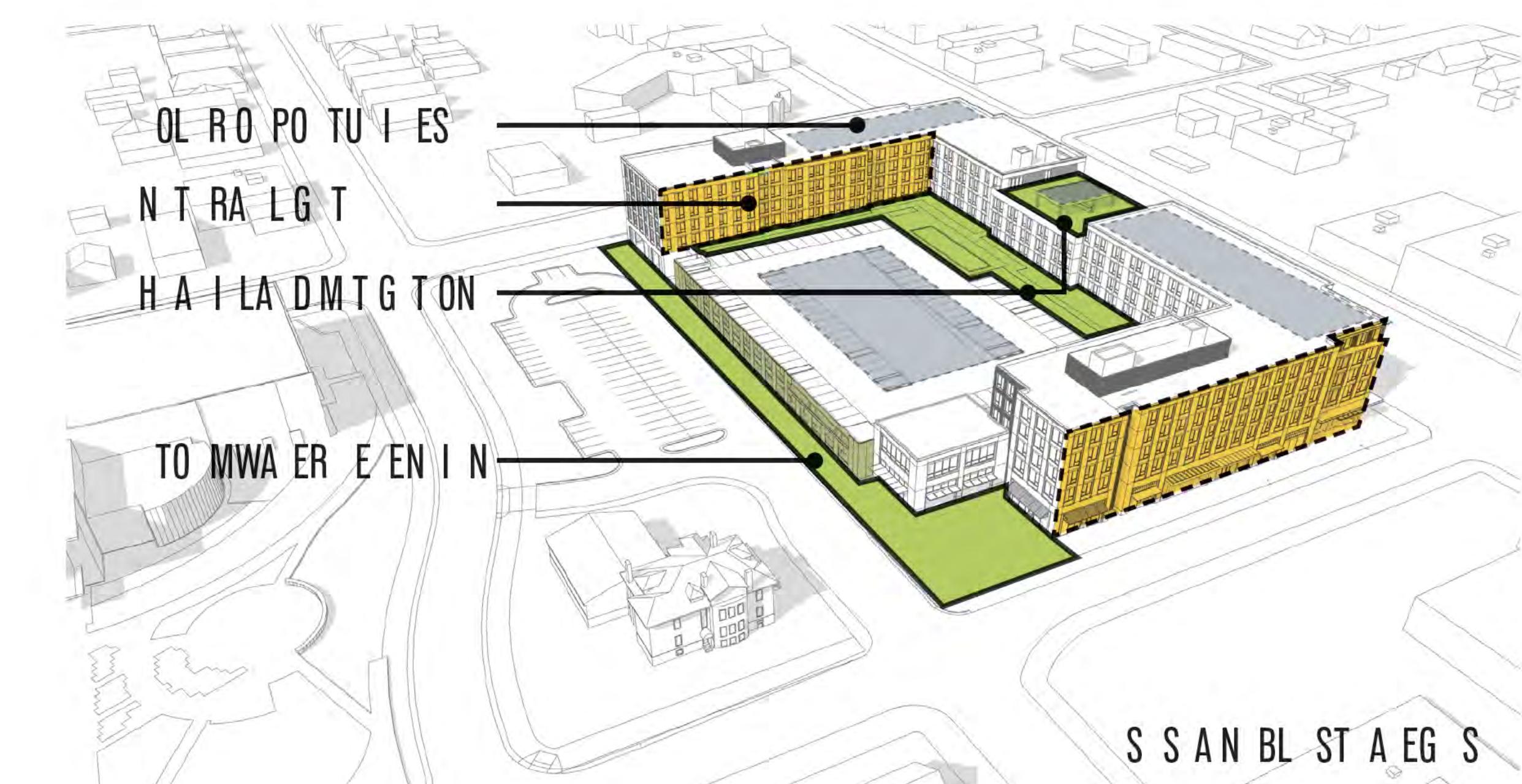
LEED (LEEDERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) is the most widely used green building rating system in the world and provides a framework for healthy, highly efficient and cost saving buildings.

LEED certification is a globally recognized symbol of sustainability achievement and leadership.

Millions of people are living, working and earning in LEED certified buildings around the world.

Since 1996, Edlen & Company has developed \$5 billion of residential and commercial buildings including 7000 residential units and millions of square feet of mixed-use office housing and retail space and has completed LEED certified projects including 3 Platinum and 49 Gold and 5 Silver.

GBD Architects has realized more than 25 million square feet of LEED Platinum projects along with the first commercially mixed-use Passive House building in the United States and committed to the AIA's 2030 challenge to stay on the path to carbon neutrality.



All buildings are subject to the climate which they are placed and climate responsive design principles at a high level of sustainability.



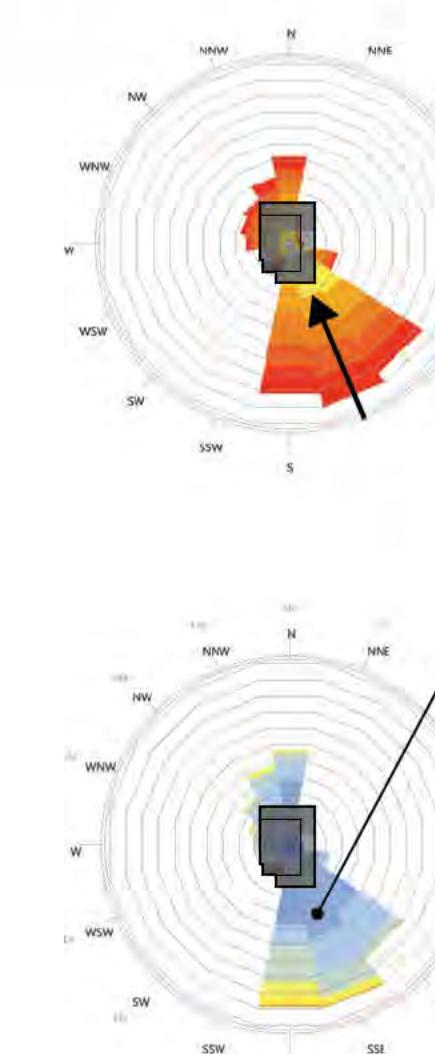
This is a comprehensive strategy valuing numerous points and measures that aim to enhance comfort, occupant health and well-being while creating a durable, embodied carbon energy and water use well-being standard practice.

Water conservation strategies such as low-flow plumbing fixtures and stormwater (rain and snow) capture and reuse for landscaping can be implemented once the site is established in a municipality. Applied principles allow for a highly efficient climate that receives only 21 inches of rainfall yearly.

Understanding local sun, wind and precipitation can be leveraged in a natural ventilation and cooling while also reducing solar loads.

Up to far as having excellent thermal insulation if solar/photovoltaic panels.

The site accessible to multiple top ins (Rail 1/2 mile from Murray Center Station) bus UTA micro transit (pilot) bike walking.





CONCEPTUAL RENDERING [NORTHEAST CORNER 4800 SOU H / TATE STREET]



EDLEN & CO.



CONCEPTUAL RENDERING [SOUTHEA T CORNER 5 H AVENUE / STATE STREET]



EDLEN & CO.



CONCEPTUAL RENDERING [ALONG STATE STREET]



EDLEN & CO.

EXTERIOR MATERIALS

PROJECT MATERIALS

Temporary materials and prototypes have been used throughout the design process. The team has been working closely with the architect and contractor to develop a final material palette that is both functional and aesthetically pleasing.



BRICK MASONRY AC FIC CL Y (DARK RON SPOT)



BRICK MASONRY MUTUAL MA ERI LS (PEWTER) SMOOTH HC T



BRICK MASONRY MUTUAL MA ERI LS (PEWTER) M SS ON CUT



BRICK MASONRY AC FIC CL Y (MED UM RON SPOT)



BRICK MASONRY MUTUAL MA ERI LS (A PEN) SMOOTH CUT



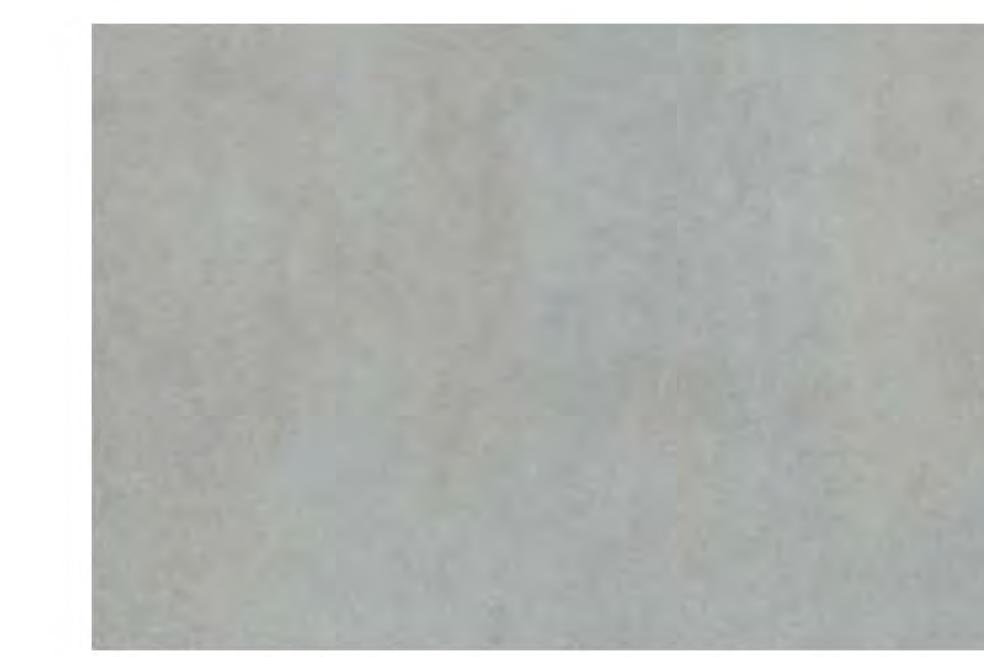
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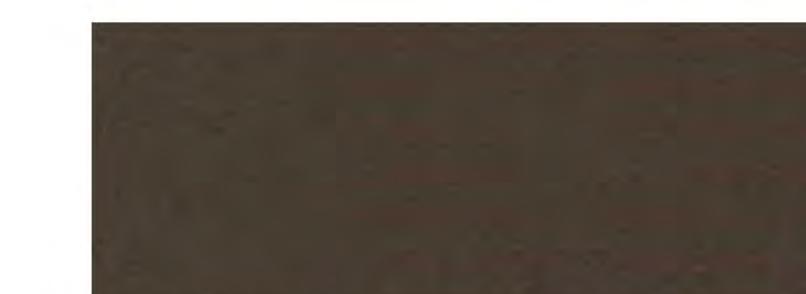
AMBER 753 RESIDENTIAL LOBBY EN RY



AMBER 751



STUCCO SMOOTH FIN SH (H RD ROW L)



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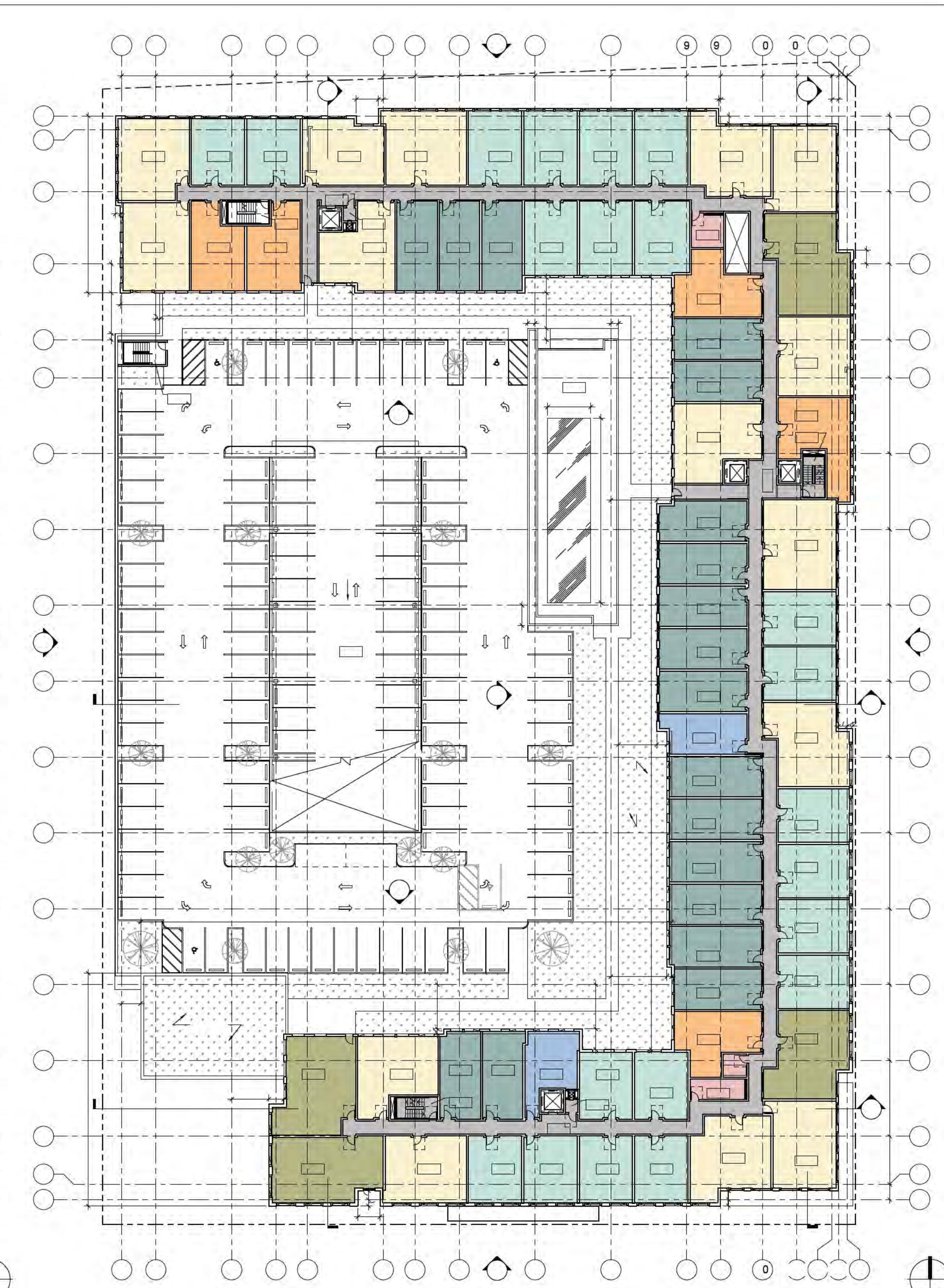
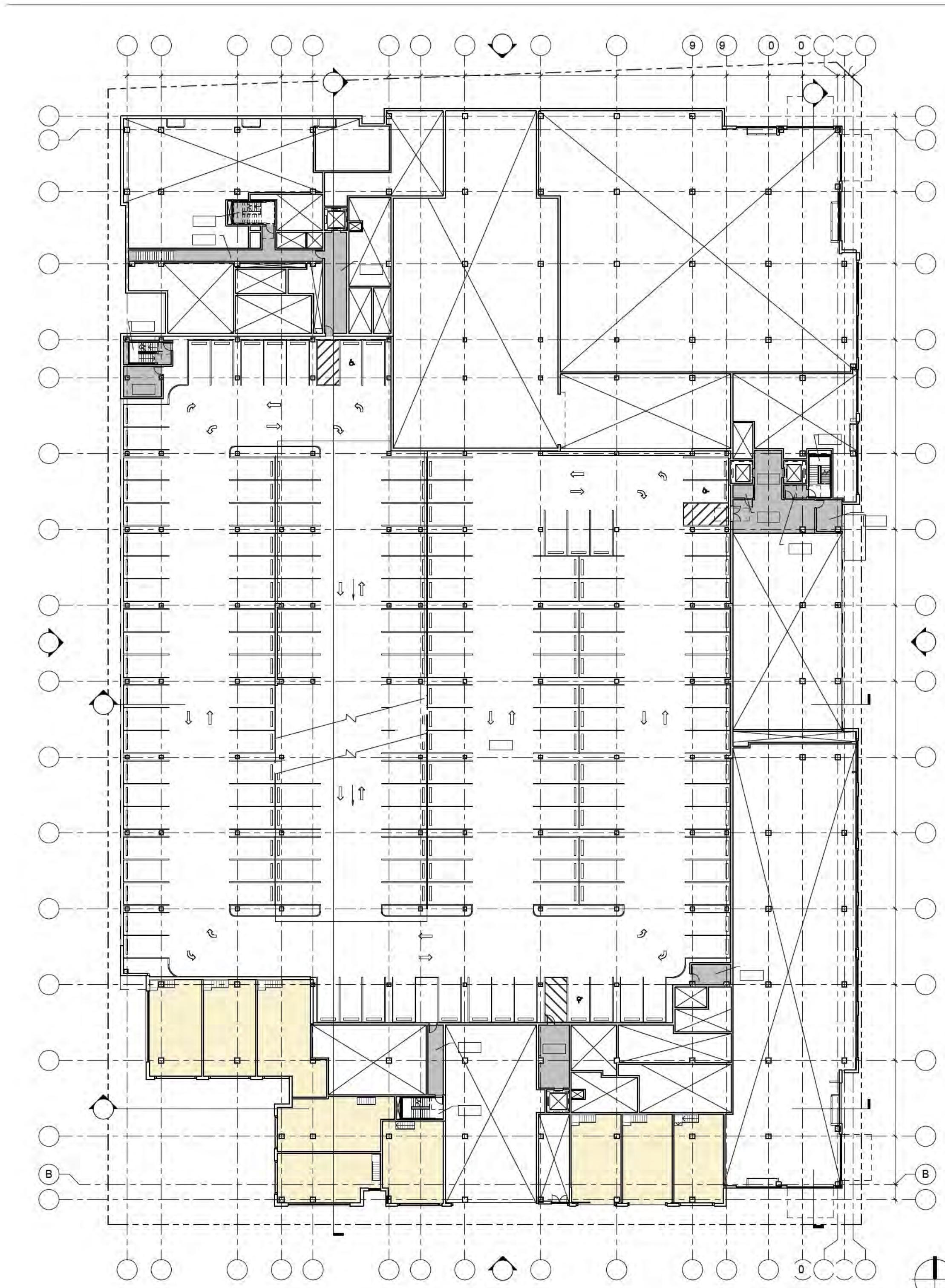
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PRECAST CONCRETE BACK AGGREGATE



FLOOR PLANS

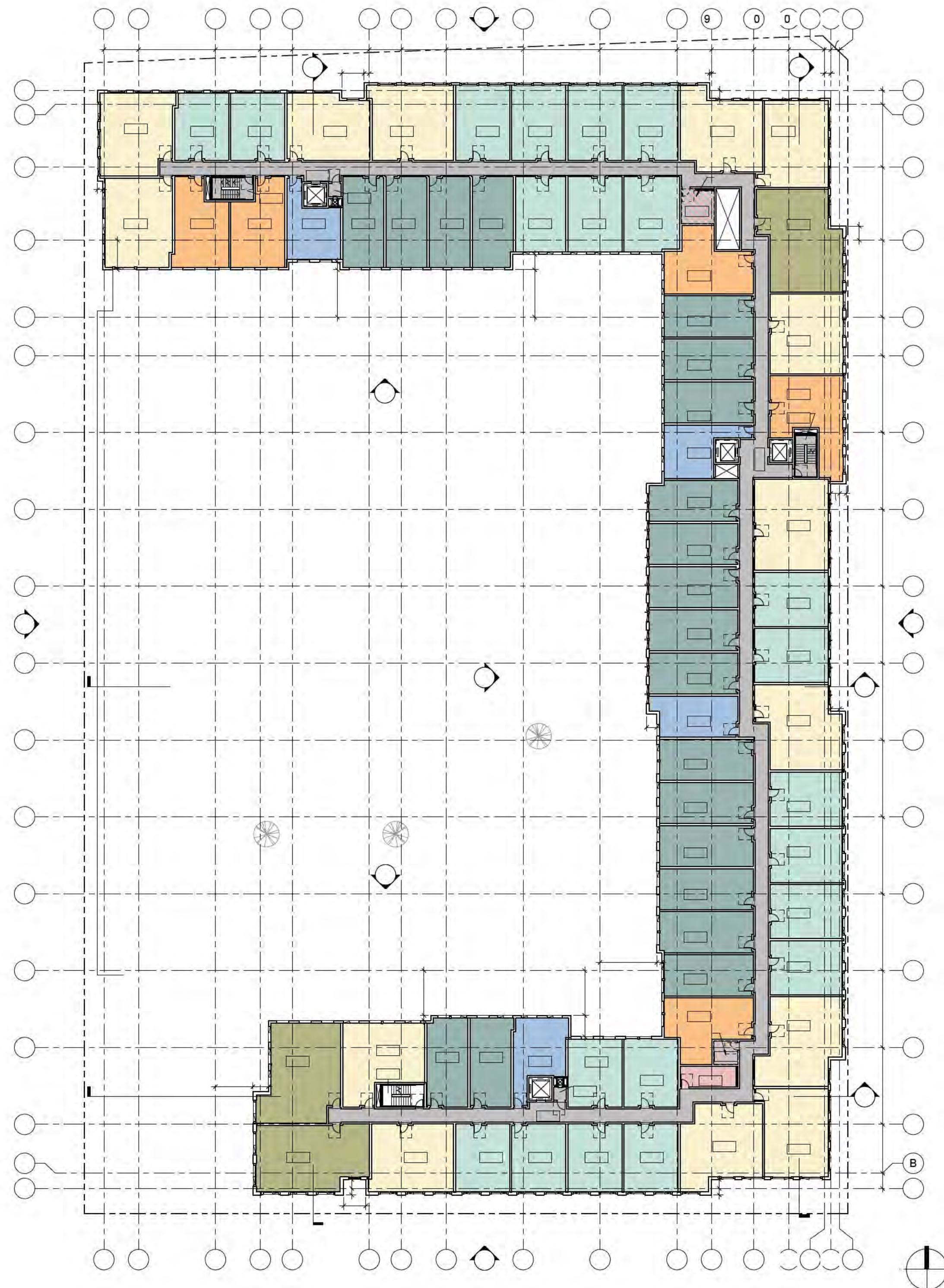


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EDLEN & CO.

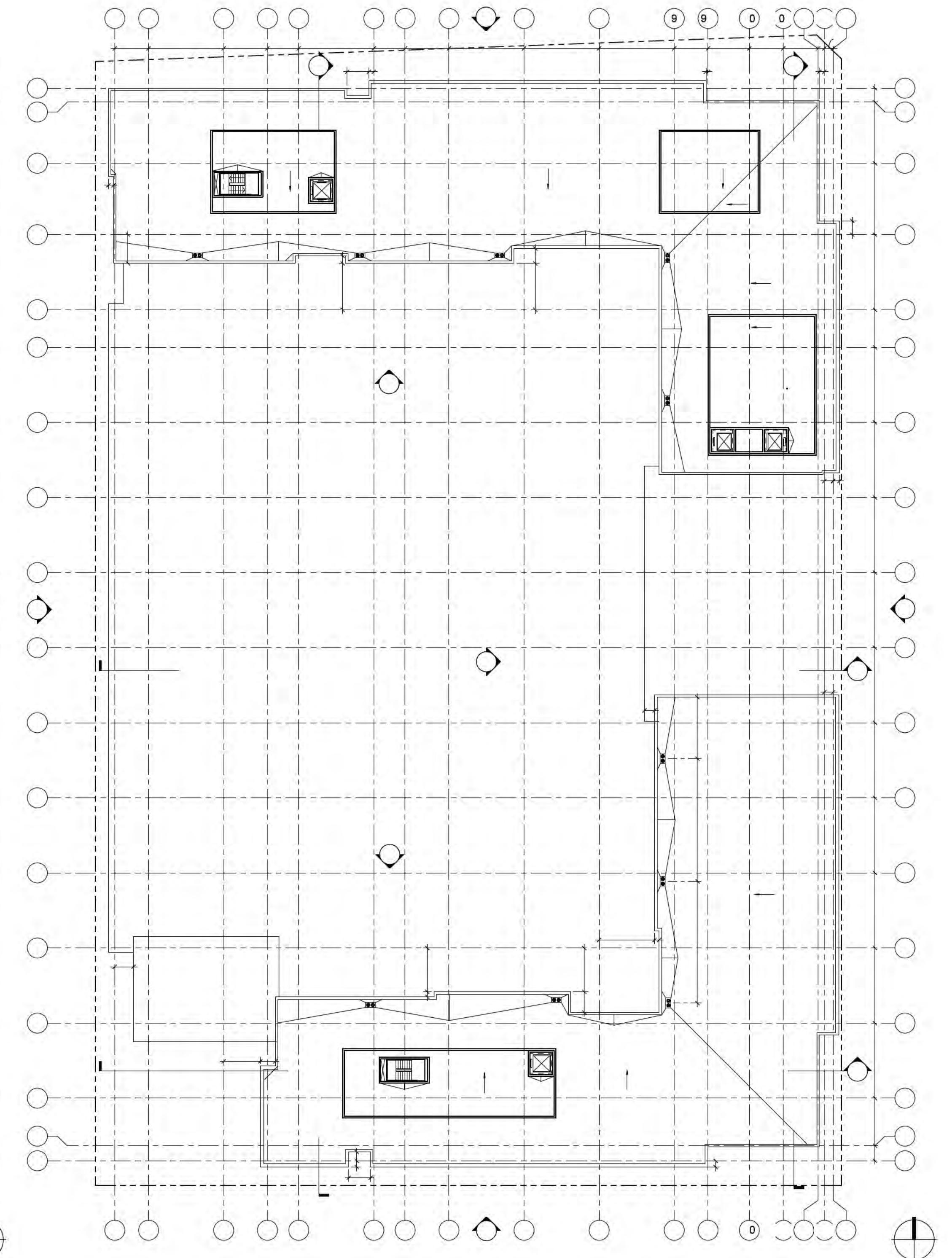
FLOOR PLANS



LEVEL 04 05



LEVEL 06



ROOF

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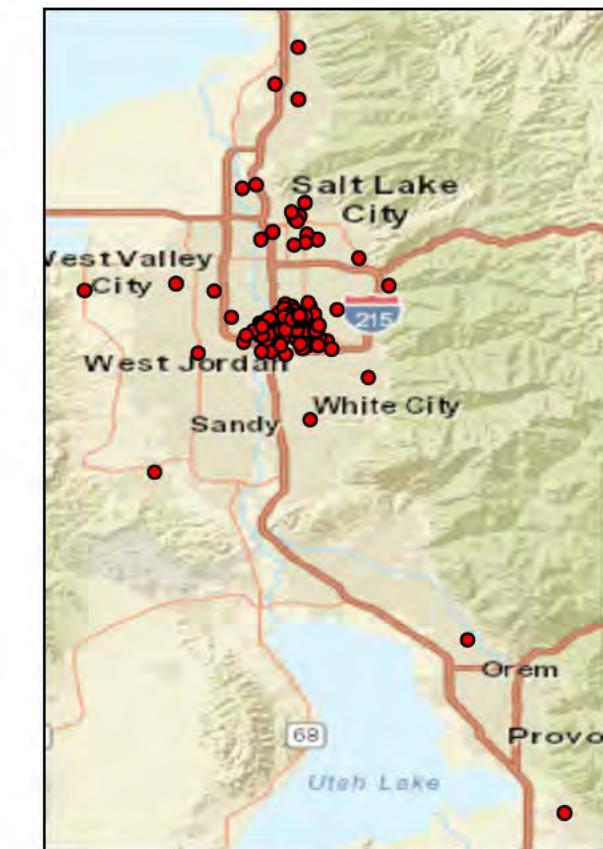
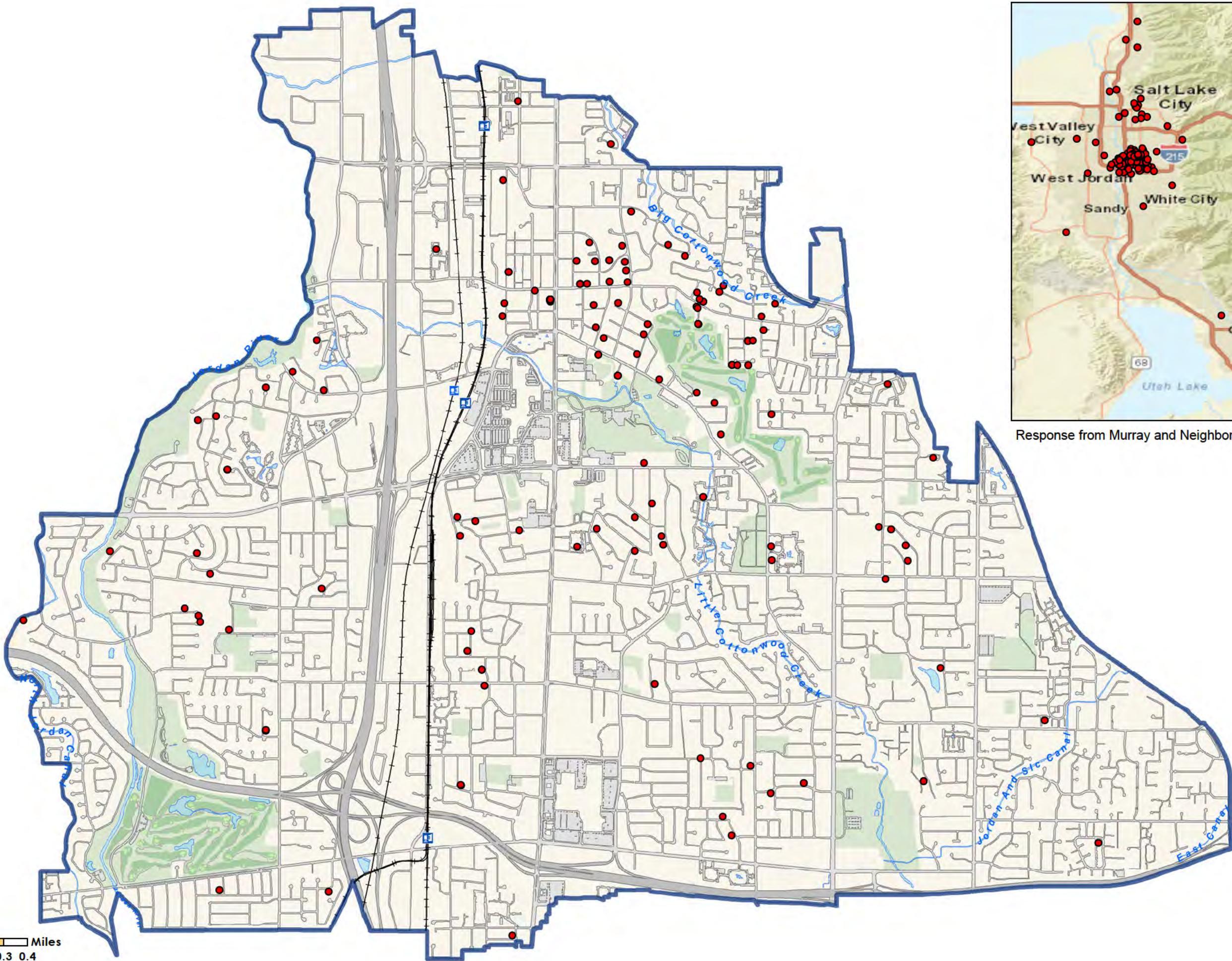




MURRAY

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GIS Division
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Murray, Utah 84123
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sources deemed reliable.



48th & State Project Response

Name	Please Provide Your Comments	Historical Preservation	Infrastructure	Building Design	High-Density	Traffic	Rentals	Parking	Small Town	New Development	Green/Walkable Space	Retail	Townsend Home	Current Commercial Tenant	Current Residential Tenant
Josh Jones	This project destroys culture and hurts us by not preserving community focused centers and not protecting and promoting small businesses. We don't need more housing. Government should not exist just to make itself bigger.								✓						
Eliot Setzer	Either save the (2 - and/or 3 - story) historic buildings, or build at least 12 stories to compensate for them.			✓											
Ronald Dunn	"Modern" looks like something I could see anywhere that a new development has been built. Nothing distinctive. The infrastructure isn't being enlarged. Traffic will become worse schools & parks, for example, the Murray rec. center are not being enlarged. Murray's livability is being sacrificed for a few tax \$. In this case, I am afraid that benefits are much less than the costs (& not strictly in \$ terms). I have lived in my house in Murray for 35 years. A number of my neighbors have decided Murray no longer is the place to live. They have moved to South Jordan, Herriman, Draper, etc. (more desireable suburbs, apparently) Sad but that is not the reality that the Planning Dept. looks at, preferring to be pro-development to an extreme.			✓	✓	✓									
Kristine Dunn	Our downtown will look like every other area where new construction goes it. It is slack and pack and zoning is changed to meet what the builder wants to do. Money talks always Not impressed. I think the old buildings need to come down, not worth trying to save. But big 4 story boxes is not a creative alternative.			✓						✓					
Drew Van Dyke	Obviously I'm biased being a current resident in the historic 100 year old Harker building, but it does sadden me that no considerations have been made for our structure or its residents. I've been told that the RDA would "make arrangements" for existing tenants, but the truth is, you are uprooting Murray City residents & forcing them to leave. Knowing the demographic personally, I can verify that this decision will force most of us to leave the city, incapable of affording rent within Murray city limits. This decisions a blatant statement that we are of no value to Murray. You are choosing to support a Portland based group of developers who live 700 miles from the project site & the future tenants of this unaffordable bldg over the people who live there now. Money talks, as it always has. The prospect of money has always overshadowed the value of human lives, especially demographics who often need support the most. I'm not hopeful that anything I've written will make a difference - but- hopefully you can own up to the consequences of this decision	✓													✓
Michael Jensen	Project looks good!										✓				
Bill Wright	I like the concept of providing retail shops at the bottom and apartments (or preferably condos) above. We need a grocery store in the project (especially for all the tenants moving in.) The brick construction is very impressive. I'm concerned about the available parking space. I own space directly south of the project and I'm afraid people will park in my lot so my patrons will need to find some available space								✓		✓				
Susan Wright	I like the design IT complements THE Buildings ON THE EAST SIDE of STATE. I Don't like the idea of more Apartments AND more CARS in the area. We own parking lots JUST SOUTH of the PROJECT AND IM concerned ABOUT tenants using my parking. THE Grocery STORE is A good idea, more greenspace would be nice IT'S definitely AN improvement BUT CONDOMINIUMS would Be A Better fit for the neighborhood. ownership is ALWAYS					✓	✓	✓		✓	✓				
Bob Beavdoin	Good concept that will fit the area. Concern about 48ths interection & the traffic. MOVE FORWARD					✓				✓					
Janice Blanchard	I'm disappointed to see the area so conjeted. Murray has always been so pleasant, it seems to me this plan looks like a big downtown low cost apartment block that will attract all kinds of people that will make this property like a slum area - not the place people will be proud to live in and love to claim mas the city peaceful city we now love to call Murray. I do not care for this plan									✓					
Bobbi Henry	There is insufficient infrastructure for traffic. If there was a traffic study it was done in the middle of the night. Currently a peak hours it takes 2 turns of the light to get in to state st. from Vine or 4800 So. I own 3 houses in this area besides the duress to city services. I can see no benefit for the residents. No one has listed the benefits for murray Residents, only benefits for the developers.					✓									
Rebecca Santa Cruz	Block 1: the title says it all. Forty-eighth and state street is the center of downtown Murray and should reflect that in whatever project is built there. It should be a gathering hub for the community that will promote vibrant businesses - restaurants, shops, and specialty stores that will grow up around it. We are lucky to still have an identifiable main street in Murray that doesn't look like every other street in the suburbs south of Salt Lake. It would be a mistake to lose that unique identity. With a little vision, it could attract new businesses and make murray an even greater place to live than it is now. "The Main Street Project" would be a prefect fit for redeveloping the space. An apartment building will not serve as a gathering place for people in the community. It takes a public, city owned space and coverts it into what is essentially a private property. The nature of the building's small apartments builds in a transitory population, that will move on as soon as they get tired of a one room apartment that looks out on a parking lot. Murray is a special place - lets keep it that way. Let's make Block 1 the hub of a new vibrant city center. Let's remind the Murrayites that they are leaves that are a part of the				✓					✓	✓				
DeLynn Barney	As a long time resident of (50+ yrs) Murray I am disusted with the whole sale distruption of the truly historic style/nature of downtown murray city under the guise of development. One parking stall/unit - I forsee overflow parking onto city hall parking and streets. This proposed structure is flat with little style/structural appeal (in fitting) seven stories taller than other near by structures. *Can anything be done abt cars parking for club 48th and other bars that 4800s especially those on the southeast corner of 48th and box elder. Between the corner and the drive way for sterling const. With vehicles there it is hazardous to see to the right/east at that inter section. This highlights the parking problem at Fire Clay, at appartments in Vine and commerace infront of empty businesses. How could a business hope to do busines when it is difficult to find parking in front of and around these appartments. - just say no-	✓								✓					
Dick Sundberg	Leave it Historical - There is already to much crammed living (Fireclay) and thos place around the hospital	✓													
Darlene & Dan Morgan	It looks a lot like "FireFox" too much too crowded. Please Let's do charming- more of community gathering spot										✓				
Craig Ames	Shame on you for not using Utah architect & only 2 Utah consultants														
Jack VanKlaveren	* L ke to be notified of public hearing meetings * Traffic concerns on 4800 South & Vine * Open public spaces * Retail parking							✓		✓					
Judy VanKlaveren	I would like to see Murray developed like Holladay - I understand there needs to be growth but we don't need apartments. Build some high-end condos like Holladay (low profile) Retail businesses on the bottom - I so worry about traffic problems						✓	✓	✓						
Thelma Simmons Ben	(illegible) live on 4800 So. I am not in favor of having more traffic on this street I would like you to preserve the old historic Murray. I was born here 99 years ago and moved back 16 years ago	✓						✓							
Brenda Pierce	The RDA money should go to Utah contractors, etc the traffic will be a nightmare trax Station should be closer							✓							
Elizabeth Girard	I understand Murray's desire & the benefit of redevelopment and tax-increment financing but I don't believe the proposal allows Murray to retain its historic character. I saw what happened in SLC with TOD and housing density and it has made many of the historic neighborhoods - which were unique, provided affordable housing, and had the potential to become great amenities - reinforcing a sense of place - become corridors that are Anywhere, U.S.A. Surely Murray can learn from these errors. I hope that if the RDA can find a developer who can provide something that saves more than the Calhoun Mansion and weaves together the old with the new Murray will remain the distinctive community that it is now. I may not be a Murray resident but	✓													
	My name & Address are not important! I don't want emails from Edlen nor the City. 1.61 parking spaces per unit. Not enough - those include, I assume, parking for Retail, etc. not enough (looks At FireClay) No Architectural interest in the Buildings. How do they relate to Murray? They don't. Just more Architecture from Portland changed to placate Murray. There are some good ideas but no common theme. Absolutely nothing says 'murray' to me. No central gathering place!! Crowded State Street. Who would want to go there? not I.					✓				✓					

Name	Please Provide Your Comments	Historical Preservation	Infrastructure	Building Design	High-Density	Traffic	Rentals	Parking	Small Town	New Development	Green/Walkable Space	Retail	Townsend Home	Current Commerical Tenant	Current Residential Tenant
Susan Sprouse	It's too big. Ruins the murray culture heritage. Too modern for our city.			✓					✓						
Tyler	<p>It appears that Edlen has invested a significant amount of resources to ensure that the property will be an amenity to the area. Both in terms of the living options the development will provide to its direct residents, and the every day amenities that will be available to the local neighborhoods. The energy efficiency of the design seems to be an overlooked aspect of the development that will be a benefit not only to the residents, customers, and citizens of Murray but to the entire world!</p> <p>The project looks great Edlen and team! We are excited to see it come out of the ground!</p>											✓			
Margaret Horton	I wish there were more walkable areas with more landscaping and have it look more like the Holladay downtown. Historic replication development. It doesn't look inviting for people to walk around, shop, enjoy outdoor concerts, and maybe have 2 levels of living on the top of the historic replication, not 5 floors!! Parking seems like it would be inconvenient when visiting the mixed use development. It would spill out onto the surrounding neighborhoods.			✓				✓			✓				
Rich Brown	I think the project is beautiful and will tie in well with Murray City. It looks well designed, I will feel safe walking in that neighborhood. I'm also excited for the diversity with shopping and retail stores. I think this project will benefit the all in the community.									✓		✓			
Kacey Murphy	This type of development is exactly what Murray needs to push for. Adding housing to a stressed market and commercial ground floor to a dilapidated "downtown" area seems like a win-win for the city, residents, and businesses. It is replacing a surface parking lot and two buildings that are not viable for what the future of the area needs. I believe the design could definitely be less bland. Part of the reason for the push back is purely do to the fact that old school buildings were more ornate and pleasing to look at, so I do feel like better design elects could be used to enhance this development. I wanna stay again, I really believe this is the type of development Murray should be pushing for in this area. Thank you			✓											
Emma Koepsell	This is exciting! Based on the information provided, I'd like to put a vote towards a more historic look and feel for this new development. Thank you for the opportunity to give feedback!			✓						✓					
Lauren Gibbs	When I walked over and looked at the old pictures of Historic downtown Murray I saw buildings with commercial on the bottom and residential on top. For their day they would have been high rise buildings. When you look at the purposed plan it is for the same thing but with modern construction. It will be replacing old worn down unsafe buildings that right now have limited use. You have a builder that will do it, I say build it.									✓					
Ruthann Gibbs	As a lifelong resident of Murray, I have fond memories of downtown Murray. It's time to make new memories with up-to-date, safe structures that will revitalize the area. As it currently stands, it's not an area that I frequent. Build it.									✓					
Emily Fischio	I need time to compile my thoughts but I am 100% opposed to the proposed plans for this project. My parents have been a part of this community for 50+ years and live directly east of this. It makes them and my 5 others siblings that also live in Murray sick to our stomachs.														
Kirsten Bahr	<p>After reading through all the reports and documents associated with this project I believe that this proposal need a complete overhaul. The building is pretty ugly and does not fit in with historic downtown Murray City. It's way too tall for the area, I think for a location like this with one story single family homes within sight of this building it will degrade the homes in the area. We can do better than this. Do we want this to be Murray City downtown to just another downtown Salt Lake City or Sugarhouse. If you chose Salt Lake City or Sugarhouse you are in the wrong city. We should look to our Holladay neighbors for some inspiration. They have the downtown businesses, the community, the good looking downtown....with no eye sores.</p> <p>With this project, there is also not enough parking spaces for the units. As someone who has lived in apartments before and visit people who live in them now it is very frustrating to come home to no parking or to visit family only to have to walk a mile to get to the apartment. If we want a nice and inviting place to live we shouldn't have to fight for parking, not to mention there needs to be more than one parking space per unit. I have been to too many buildings now day that only have 1 space per unit, there are cars parked down the road, on both sides, and creates a safety hazard for everyone. And with all the cars being broken into lately wouldn't it be better to provide a safe place to leave your vehicle without the fear of someone breaking into it all the time.</p> <p>The traffic analysis isn't large enough for what is going to happen. There are large neighborhoods right next to these apartments that will suffer from the extra traffic brought on by high density living and more commercial spaces. The kids in my neighborhood already can not play in the front yard due to people driving like it's a non-residential street. No parent should have to worry about their child like that and no child should never get the experience of playing night games or hockey in front of their house. I have also come home to road rage drivers driving 2-3 times the speed limit in my neighborhood!! We can't have more traffic on these road without changing the rules on how we can regulate it. Our residential roads are not shortcuts.</p> <p>And with 262 units how is the city infrastructure supposed to support it? I realize the state of Utah is bringing cities to put up more high density housing, but do we actually have the resources to handle it? As a city that wants to cut back on water usage we sure are adding more and more water usage to the system. Murray city has already seen an uptick in crime, if we don't do this right we will see more and more crime. How is the small town Murray City Police Department going to handle it? Do they have the manpower? I sure don't want to see more crime than there already is, if anything I would like to see less!!</p> <p>Completely overhaul this proposal....this whole project. It doesn't follow the key points of the proposal that went out and it doesn't have the spirit of this city. We need to do it right or not at all.</p>			✓	✓	✓	✓	✓							
Casey Phillip	After being informed about how the city and the committees are going to help us with housing, I actually think this proposal will bring a lot of good for Murray.									✓					

Name	Please Provide Your Comments	Historical Preservation	Infrastructure	Building Design	High-Density	Traffic	Rentals	Parking	Small Town	New Development	Green/Walkable Space	Retail	Townsend Home	Current Commerical Tenant	Current Residential Tenant
Angela Hruza	<p>I would like to submit my comments for this atrocious ugly building that you're trying to burden us with on 48th and state. This is a travesty to the city of Murray. This is one of the most prime real estate lots in the state and you want to rush into this half baked development and destroy this beautiful bedroom community with ugly 250+ unit apartments. This will increase crime, traffic, utilities, burden on the schools, police and fire department. The tiny apartments will not attract responsible citizens nor are they large enough for families. Why on earth would you ever do that? I worked and saved to be able to move into a beautiful, clean, safe bedroom community - Murray, Utah.</p> <p>The master plan calls for a preserved historic downtown, walking spaces, retail spaces, a place we would want to spend time with our children and our families. I am completely against ANY subsidy or tax deferral for these greedy developers. Developers will come and go. Developers will build what we the citizens decide, not the other way around.</p> <p>Holladay city has a beautiful, vibrant, booming downtown, utilizing multiple use condos and retail space that feeds the tax base. This will be a drain on Murray, City. This will NOT attract business. This will NOT attract families. This will NOT generate tax income for the city of Murray. Yes this will take hard work and time to get it right. But Murray is worth it. Please stop this from happening!</p>			✓		✓									
Ashley Chlepas	I am against this plan for 4800 S State. We need more small businesses than we do high rises or housing. Keep the original charm of our city								✓						
Amber	This also increases the cost of living while not raising the job market by even a 10th of a percent. The job income projected could. It even efforts to live in the apartments in the area now. With an increase in living cost due to renovations and increase in property tax this renovation does nothing for the Murray people. The ones that need it and the ones that make this city great.														
Lanae Lewis	I'm not opposed to high density housing as long as it's done right and in the right location. I don't feel like the proposed area is right for the number of rental spaces being offered. I want downtown Murray to keep it's small town, historic charm and feel. I'd love to see more open space with restaurants and areas to invite people, not keep them away because of parking and over crowding. The renditions of the proposal are beautiful but not small town and historic feel by any means. I also worry about the infrastructure needed to support a development that size in that location. I see something like this project in the empty space where Shopko used to be off state street and around 5900 s. Again, I'm not opposed to high density, but I am opposed to high density defining what down town Murray has to offer. We can do better and offer more for the future.		✓	✓						✓	✓				
Andrew Valdez	I'm against this proposal would like the city to keep its original charm thx guys									✓					
Peter Hruza	Please stop this disaster from happening. This development will be a drain on our city. It will burden our schools, our police department, our fire department, water, sewer and utilities. The list can go on. This will produce very little revenue. This is prime real estate that the citizens of Murray should enjoy. Let us stick to the master plan and create a downtown with open space, walking paths, historic feel, retail shops, restaurants where families will want to gather. This kind of plan worked great for the city of Holiday, Helper, Brigham City and other cities. It will work even better for Murray because of our central location. I know this will take extra work, but it's well worth it to have a beautiful place where families will want to come and spend their money and time. Keep our bedroom community safe, clean and beautiful!		✓									✓	✓		
Ben Lai	The current design does not match the historic nature of State Street and the historic residential neighborhood of Murray. It needs to be redesigned completely.			✓											
Drew Van Dyke	<p>While I appreciate the opportunity to submit feedback, this is likely a futile courtesy provided to Murray city residents to give the false impression that we have any say in the outcome.</p> <p>Having just left the Murray City Senior Center where the meeting was conducted, I feel confident that every RDA member I spoke with is in full support of demolition - they simply haven't voted yet. The decision-making process for these types of proposals appear collective and inclusive, but seldom are.</p> <p>I have already submitted a handwritten feedback form outlining my disappointment in Murray city's willingness to displace current residents, knowing that none of them can afford to stay. I mention it again because very few people care enough to say anything at all. The affluent attendees I sat amongst were more concerned about a "high-end Harmons" and "cute shops and boutiques" than they were the human lives impacted by demolition. Although Edlen & Co. claims to develop "affordable housing," they clearly misunderstand the term. The new units would be comparable to the exorbitant housing prices downtown, forcing current tenants to leave the area entirely.</p> <p>Aside from Murray's obvious disinterest in supporting current residents, the city appears equally disinterested in preserving aesthetic. The new structure is a monotonous mixed-use monstrosity like every other building currently being constructed in the Salt Lake Valley. The primary difference is in the decided developers. Salt Lake opts to support local development agencies, while Murray opts for Oregon-based ones.</p> <p>Regarding the proposal design, there is nothing that sets it apart. There is also nothing that complements the existing historic buildings surrounding it. The massive size of the new structure would offset the entire block, causing State Street to lose it's current charm and quaintness. Nothing about the proposal reflects the architecture or scale of the remaining east side. But, given Murray's excitement for eradicating history and individuals living below a certain income - I'd imagine it's only a matter of time before those buildings are demolished also. ;)</p>														
Nancy Buist	As a lifelong resident of Murray, it saddens and sickens me to see buildings and businesses be torn down, and the lot either ends up an empty lot with weeds or another high rise or apartments. If they're going to update downtown Murray, at least make it look somewhat like it used to, instead of an office complex!!	✓		✓						✓					

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Jenelle Elizabeth Kling	<p>It's nice to see a plan that would start next summer and be done in two years. That said, it feels like it rips every last piece of Murray history away, except the Murray Mansion. Is that really necessary? Is there any way to keep some of the historic downtown facade? I'm thinking about Provo City downtown. The buildings needed updating but look fantastic now. Also, the green space in front of the city hall is fabulous, but could we add cafes and Retail? (Especially supporting LOCAL BUSINESSES, not just chains). That would be great in my opinion. Another consideration is parking. It seems like there's barely enough for the residents. Where would people park that would come from State Street traffic? I would also suggest signs from State Street with the arrows pointing to different attractions. Hardly anybody even knows that the Murray Mansion is there now, it seems like, including Murray residents. Another consideration is pedestrian traffic. Is there any way a skybridge can connect East and West sides of State Street? Is there any room for multi-story parking on the east side of State Street? My last comment is about the type of residential property being offered. Apartment space makes sense to get people there, but I would like to see a higher percentage of the property available to own, not just to rent. Thank you for your consideration.</p>	✓		✓				✓			✓	✓				
kristine Lavon	<p>It would be nice to use that space to create a space where people come to eat and do activities. No more apt. please. We already have enough high density, traffic, and crime. Not to mention drought that won't be getting any better. Maybe a comedy club, art walk, mystery theater, skating, bowling. Murray museum. We have enough retail but not enough entertainment. Lets make a place where people come spend their money for the day then go home! O yeah, Please set a good example and only plant drought tolerant native landscaping to conserve water. No grass, except a small area for the dogs to stop and get some fresh water. Thanks for listening!</p>				✓							✓				
Charles Turner	Are they all rental apartments? Will there be any owner apartments?					✓										
Brian Jenson	<p>Point #1: I'm 100% in favor with replacing the old dilapidated buildings along State and 4800 S, but there is nothing about the design of this project that conveys a uniqueness or home-town feel that I would expect to see in the largest development of our city. The "modern" design of these buildings makes me feel like I'm in downtown Salt Lake... and I don't want to feel like I'm in downtown Salt Lake. I am certainly not a "preservationist", but I really love the flyer they handed out tonight because the design of Holladay's city center has the exact feel we should be looking for in downtown Murray. The design of the 48th & State building looks like a giant colorless rubix cube. How boring. Murray can do better! I highly recommend going back to the drawing board... just please don't pick a design as horrible as the puke yellow Homes 2 Suites across the street or as out of place as the southern Utah sandstone Kem C Gardner IHC building next to the hospital. Some consistency in downtown area building designs would be appreciated by those who have to drive these streets every day.</p> <p>Point #2: Thank you for NOT selecting the 10 story high-rise proposal that was presented a year or two ago. Six stories is more realistic although two or three would be preferable. I just can't imagine all the additional traffic this development AND the new city offices are going to bring to my little corner of State and 4800 S. I heard that the housing density wasn't going to be as tight as previously planned so that's good news too. I'm just hopeful that this development will attract higher end residents because our local elementary school is already overloaded with students from low income housing. We need to "diversify" into the higher end of the income spectrum. Condos would be fantastic but tonight I was advised that they are "too expensive" from a litigious perspective. That's unfortunate because we already have plenty of apartments in the area. Condos would help with the uniqueness of the design and might help attract higher end tenants.</p> <p>Point #3: Please see what you can do to land Trader Joe's as the grocery store tenant! If you do, my family will spend lots of money there!</p> <p>My wife and I have lived in Murray since we bought our first home in 2008. We moved our growing family to a fantastic neighborhood near downtown Murray in 2016 and intended to stay here for the rest of our lives. I truly hope these comments are considered because we will have to live with whatever decisions are made.</p>				✓	✓			✓	✓						
Hans	If there is a possibility of getting a Trader Joe's or something similar, that would be great. The options for more walkability and community building areas were definitely more enticing than the large corporate buildings. Maybe you could push out the bars near Box Elder too and make the new area more family friendly.											✓				
Michael Allen Gray	<p>My husband and I moved to Murray from NYC in 2014 and have no vested interest in the outcome of the Redevelopment Proposal. I do care about my neighbors and listen to their concerns for the future.</p> <p>I think any future plans need to include funding to provide direct transportation from Downtown SLC to Murray City.</p> <p>With preservation in mind, we must make the Historical Buildings worth visiting. We cannot stop progress but we can help create lifestyle that will attract the type of student, young couple or retiree that appreciate the historical buildings and open space that attracted Kennecott Copper Company Employees"; moving to Murray was always about "movin on up to the Eastside".</p> <p>I'd be happy to offer other opinions by phone or text at 404-583-5461</p> <p>Compromise is key.</p>															
Amanda Wiggins	<p>When I moved to Murray two years ago I loved the white church off of Vine Street as well as the beautiful downtown with the old theater and the ballet buildings. Since then the white church has been demolished which baffles me as it is important to retain historical buildings. I was saddened that I never got a picture as I meant to. When I drive through Holliday I am impressed by the beauty of the older buildings and wish Murray could have the same feel. Downtown Salt Lake retains a bit, but they keep tearing down old buildings and the newer ones don't have the same charm.</p> <p>Please keep the historical buildings within the design. It is important to remember where you come from and where you're going. I grew up fourteen years overseas mostly in Europe and especially loved living in towns and visiting places that had existing features from many years ago. It is a disservice to Murray and the citizens if it is all razed to make way for the new.</p>	✓										✓				
Forrest Barth	Why are there no ownership opportunities, only rentals? Renters don't care about the community in the long run.						✓									
Laurel Shepard	I appreciate all that Edlen has done and trust their ability to be environmentally conscious. I would prefer that the building and area, though, look more historic. Old Murray has been almost entirely eliminated and I would like to see homage paid to its look. More brick, less glass, Old style windows (looking), green space, pediments on the roof, etc. I'm also concerned about the amount of parking being allocated per apartment. Very few families only have one car. We don't have a good mass transit system like Portland and would need more parking. Preferably subterranean. I am encouraged by having a grocery at this facility, it would bring back more of the sense of a neighborhood. The outside esthetics need to fit the historic feel of Murray.			✓								✓				

Name	Please Provide Your Comments	Historical Preservation	Infrastructure	Building Design	High-Density	Traffic	Rentals	Parking	Small Town	New Development	Green/Walkable Space	Retail	Townsend Home	Current Commercial Tenant	Current Residential Tenant
Camille Press	Murray can do better than this. This project isn't helping the city reach its full potential. We don't need a high density apartment complex, but we need a beautiful, walkable destination that attracts businesses and people to spend money at those businesses. Yes, Elden made an attempt to generally preserve the historic look in their plans and made the first floor of the building for commercial use, but MCCD really needs to go back to the drawing board with Elden. Elden can definitely build the downtown that we need, but this proposed project completely misses the mark. Is it true that this proposal is in a response to an RFP sent by Murray city without public input? What a wasted effort to get this far in the planning process and then having to start over. Public feedback needs to be collected much earlier in the process. The city needs to update its master plan. Let's do this!				✓						✓	✓			
Stephanie Mace	OPPOSED to the development														
Mary Ann Kirk	The scale of this project is way too tall for here. Dwarfs everything around it. Belongs further west. Let's create a sense of place that is smaller scale and allows for key historic buildings to coexist together. Murray's past built environment allows the community to acknowledge its past while moving forward. The design lacks character with little feeling that says "this is Murray." The downtown vision needs to be revisited. Don't throw the baby out with the bath water.			✓											
Tristin Arellano	I'm just wondering what happens to the current tenants of this building? I don't see anything about it in all this paperwork. What if we can't afford to move and have nowhere else to go? We just get booted to the street?														✓
Johnny Hollingshead	I office directly to the west of this property. I am super excited the city has shown so much interest in the gentrification of this area. This stands to be a consible improvement. Great job Team Murray!!									✓					
Mo Rogers	As a long time Murray resident I am asking our town's leadership to please not allow profit driven real estate developers to dictate the direction, layout and feel of our community. I am asking you to vote no on high density housing and congestion in our town square. I am asking you to be very deliberate in how our town expands because these are decisions that will permanently change what it means to live in our community. Once the developers have the cash from their project in hand, their interest in our community ends and we will have to live with the results for generations. I appreciate your consideration. Mo Rogers				✓										
Joseph Silverzweig	I think this is headed in the right direction! Love the sustainability. Love the density. Too much parking but I'm the only guy who thinks that. My critiques: I think Murray citizens want Victorian architectural features. A little money spent on high-contrast precast concrete ornament would really help people settle down and stop talking about LEGO, etc. Check out Ebinger Elementary in Chicago for what I'm talking about. My biggest critique is walkability. There's no invitation into the space unless you live there and no place to gather. I'd really like to see a few grassy throughways so people can walk in and among the buildings. I bet the businesses will love being able to have patio space protected from State Street road noise, too.										✓	✓			
Lynda Brown	Murray has to grow... and that growth has to happen vertically. It has to be in more multiple family dwellings. The land proposed is not being used productively now and is stagnant and non profitable to the city. As long as the plans for the housing complex are aesthetically pleasing, and as it contains some spaces for commerce and shopping as I believe it does.. then I think it should be approved. As long as State Street can handle the traffic it will create, I also see no problem. Any opposition to it based on how it looks is nullified by the huge hospital and medical complexes just down the road which wiped out any views of the sky long ago.					✓					✓	✓			
Heather Eliaba	I would love to see the parking go underground and the current area marked for parking become a park, splash pad, or other green space for the community to use. I also wish it wasn't so tall, right there on state street. The Home2 hotel on Vine and State St. is monstrous, overwhelming and just feels suffocating. It ruins the view of our gorgeous mountains! Not to mention the Home2 building is hideous in design. Can you reduce the height of this proposed project? I'd also love to see a little better attempt to make the facade look and feel like the historical Murray downtown with charm and character. Have you been to Jackson Hole lately? Their town square is absolutely awesome and a huge tourist destination. The building aren't too tall, but have the look and charm of a historical place in time. It literally feels like you've traveled back in time, but with all the modern conveniences of today. Mostly, I'm concerned about how this impacts our schools. This is just one of many high density housing projects that just keeps adding to the load on our schools. Is the city considering how this impacts schools as well? Thank you!			✓											
Anthony Teramana	I have family that lives in Murray and I'm there frequently. If there were more townhomes and apartments I would consider living there after I graduate from the U, but the forced single-family zoning and NIMBYs are a HUGE downside. We should be begging for projects like these to make our community more vibrant, walkable, and to reduce traffic. My only complaint about this project is that it has too much parking. State street is such an awful place to be, but I hope projects like this (and maybe some bike lanes???) could change that.											✓			

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Jake Trumbo	You should reconsider this planning project. Tearing down old buildings ruins the historic feel and "soul" of your city. For what? Another boring square multi-use apartment building that only enriches developers. It will be too late to do anything when you realize you drive down your city's streets and see nothing but bland mediocrity. The past is important and those building and ones like them speak to us all and remind us of what was so they we can share a sense of community. Murray all out of vacant lots or empty gas stations and strip malls? Pretty sure those could be replaced and everyone would be glad for the eyesore to be gone.	✓													
Camilla Rosenberger	This fabulous storefront street must be saved and have affordable rent for businesses to provide good, valuable commercial services and for the city to retain the unique flavor of Murray. A little beautification and care goes a long way! Once this block is gone, you can't get it back. Noticeably, SLC used to be quaint and interesting";a beautiful city "" it's now hideous and unrecognizable. Please save this block!! It's one of the last recognizable blocks in the Valley. Money talks, but is it worth it in the end? Build this monstrosity one block west or where there's an empty parking lot. Character brings people to towns and cities. Why are we destroying what so many cities are trying to preserve? (Seattle, Portland, Orange (CA), Boulder, Denver".)	✓													
Wendi Pettett	What are we as a community without our history? We need our history to tell us who we were and guide us to who we will become. Our historic buildings play an important part in this narrative. They tell us about the architect, tradesmen, material and energy put into constructing the building. They also tells us about the people worked, lived, or walked through the doors. When we lose a building, we lose these stories, we lose our history. Murray has already lost so many important historic buildings and houses, we can't stand to lose anymore. The proposed demolition of these building will take away Murray's history, it's stories, and the communities sense of place. It will take away my sense of place. I ask that you please reconsider demolishing these buildings and instead look to adaptive reuse. In addition, please revisit your historic preservation code and bring it back to what it once was so Murray's historic built environment will remain intact for me to show my daughter the buildings, have her touch them, and tell her the stories of the past. Thank you for your time.	✓													
Olivia Gregson Ball	Please preserve historic Murray! Historical buildings are something so many cities are beginning to demolish. We need these buildings, they preserve ours heritage and allow how far we have come to be able to be a seen. Many buildings have seen both world wars, the depression, the lives of women go from skirts, to pants, to mini skirts. They've seen women get the right to vote. They've seen the polio vaccine and the wide spread use of penicillin. The buildings contain wisdom that we can give to our children and their children.. Downtown can be integrated into a new look if you're bound and determined to give Murray a face lift. But these buildings are classics and timeless, the ones you build in their place will likely be considered ugly in 20 years and probably won't last 40. Buildings are apart of history that you can touch, smell, and feel. It connects us to those in the past. To take that away from future generations is to disconnect an already disconnected generation. It's a physical connection to our past, and it's a tragedy to take that from them.	✓													
Glade Sowards	Please keep historic buildings in place. Sugarhouse's redevelop has been an utter disaster and has ruined everything that was charming about that neighborhood. Please don't make the same mistakes. Keep all new buildings small and appropriately-sized for the neighborhood.														
Clarisa Johnston	I oppose of the 48th/state street project. It is the historic character that brings me to the area. At least propose to keep the current facade to be integrated within the project. The current character could embrace old town feeling that draws interest. Like visiting old town Park City or Santa Barbara. Keep the charm!														
David A	Please do not move forward with the proposal. These historic buildings must be preserved.	✓													
Ellen Mitchell	Please do not allow the total desecration of the old Murray downtown. We have enough glass and metal structures. Do not make Murray another Sugarhouse.														
Martha Henderson	The area of 48th & State needs to be a desirable area to live, shop and walk to. Much of the area is populated by residents who would take advantage of an area they could walk to and enjoy. The proposal on the flyer is UGLY, UNINTERESTING AND with ZERO IMAGINATION. The suggestion for it to be designed similarly to the Murray/Holladay road center where 3 Cups and Harmons are. For the love of all that's holy, could you get a good coffee joint in there? I'd walk to that place every day if we had a 3 Cups!			✓											
Brian Somers	I have a business location at Main Street and Fireclay Avenue, a short distance from Murray's historic downtown core. Our neighborhood is packed with exactly the sort of modern, mixed use buildings proposed for the 48th and State project. Some are better than others, but most are bland and unremarkable";exactly like proposed 48th and State development. Importantly, the building in our neighborhood replaced underutilized industrial buildings or other blighted areas, so the bland buildings actually improved the neighborhood. Our neighborhood also contains a Trax station, so the high density, multi-use nature of the buildings are more in line with the principles of a vaunted transit-oriented development. The 48th and State development is too far to be within comfortable walking distance to a Trax station, so the density is also hard to justify. The utterly unremarkable building proposed for the 48th and State development is not replacing blight, but, rather, some of the few historic buildings that give Murray's downtown any character and sense of place. Tearing down these unique and interesting structures and replacing them with another monolithic slab of a building would make Murray's downtown resemble the bland commercial cores of nearly every other suburban community in Salt Lake County""where you scarcely know in which city you find yourself because they're all full of boxy, modernistic, multi-use buildings like the one proposed. Decimating Murray's historic downtown and foolhardy and irresponsible. Underutilized historic buildings can be adapted""creating more revenue opportunities while not obliterating what makes a city's core unique and desirable. The 48th and State development should be shelved.														
Laurel Hansen	Is is the money? Why does Murray have to take part in the overgorging of Salt Lake Valley into a mess of more apartments, more congestion, more poor air quality, more crime, etc. Pretty soon we won't be able to move about freely.											✓			
Douglas Day	Please do not tear down the beautiful historic buildings in downtown Murray. These historic buildings are part of a whole community fabric That should be preserved, utilized, and saved for all to enjoy. I'm surprised that your city council cannot see the gem that Murray city is and would disregard What other towns and cities would love to have in such beautiful historic Architecture. I've always enjoyed coming to your beautiful town for this very reason. We often fail to see the beauty that we already have instead focusing on making a quick buck on the cheap and new. Do not make this irreversable mistake.	✓										✓			

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Daren Rasmussen	<p>My current thoughts on the proposal:</p> <p>Pros: 1) Thoughtfully & artfully rendered design; 2) Tremendous Effort in utilizing statistics and in producing a great urban design and attractive street front. 3) Buildings & architecture efficiently created to address parking and open space behind and on corners. 4) Mixed use incorporated to anticipate a micro-economy; 5) Reduced density and increased parking from minimum "standards".</p> <p>Cons: 1) Doesn't quite adequately address a comfortable historic home-town feel with greater than 3 stories and the more urban type historic street fronts; 2) Micro-economy design doesn't necessarily draw the rest of the community or visitors to this location; 3) Density is still too high for an "historic downtown" design; 4) I'm not convinced that there is enough parking for the residents (everyone likes to have a car still), their periodic guests, commercial employees, and their patrons.</p> <p>Solutions: 1) Could reduce density even more, make sure there is not only enough parking, but plenty of parking for both residents, guests, commercial employees, & patrons (This density is great for areas increasingly further away from City Center/ State Street and it only takes once or twice trying to find parking to dissuade future downtown visits; 2) Continue tweaking the street front design just a little bit more to make it feel even more like a hometown historic Murray (current design is great, but add a pseudo gable front or two) and have only 3 stories (4 max); 3) Have a rendition (sculpture or other artistic item) of a model T or two along State Street (This would be even easier as bookends to a few parking spaces along State Street and/or if the building structure was set back just a little more).</p> <p>--Daren Rasmussen</p>			✓	✓			✓							
Robert F Stefanik	<p>As one of the people that I've in the building that would be torn down I have to say this idea is wasteful and unnecessary. A lot of historic downtown Murray is already gone and what little that is left needs to be saved. As the housing market keeps raising the need for affordable housing is in more demand. The building that would be built only would have market value apartments which mean people like and others in the building would have no way of still living in Murray as we would have to move out or go homeless. On top of tearing down the apartments I live in which is 100 years old you would be tearing down buildings with history to Murray that can't be replaced at all. Why tear down these buildings when there is an empty lot next to them that can have a new building put there. They dig and do under ground parking it can be done as there is federal money that can be used to remove contaminated dirt and replace with new. There is money also to restore and upkeep the buildings by historical credits which would bring and save the city money. If we look at Logan and Holladay both cities have focused on old designs and old buildings to bring people to the city to spend money. People drive through Murray to go to Holladay in which we can get them to stop if these and other old historic buildings were saved and restored for people to enjoy and open shop in. Logan has a historical theater district that brings money in and we can do the same with the Murray, Desert Star, and restore Wright's custom back into a theater to do the same and also use the theaters for Sundance which brings millions into the State. Please do not tear these historic buildings down as once they are gone they are gone.</p>	✓													
Emily Strobell	<p>This is not the right development for Downtown Murray. There needs to be much more input from citizens rather than developers doing what they want and washing their hands of the future of the building. Murray has the opportunity to have a unique downtown area that distinguishes it from most of the surrounding cities. But we need to things right and not quickly.</p>									✓					
Jaime Petersen	<p>The historic district is such a small area and there is so much land a little further south on State Street that could really be a better fit for this project. The shopping centers are screaming for a makeover but instead Murray city is hell bent on destroying what is left of the historic district. My grandparents' house was demolished for the parking lot of the new city hall which was devastating for me and my family.</p>	✓													
Ira N Hinckley	Just say NO to gutting what remains of Murray's historic downtown!	✓													
Laura Strobell	<p>I do not support this development. I do not support this because it is too many stories and will demolish all of the historical charm of historic Murray. I support integrating the existing architecture of historic Murray into new developments. I support a vibrant image for Murray that focuses on family, history and culture. Not the corporate image this development fosters. I love what makes Murray different from Sandy, West Jordan and other new cities. Murray should not lose what makes it special otherwise there will be no reason for people to want to move here or spend their money here. Thank you.</p>				✓					✓					
		52	10	51	12	23	6	18	42	43	18	22	1	0	5



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Ronald Dunn, 01/01/23
Address REDACTED
Email REDACTED

Please Provide Your Comments

"Modern" looks like something I could see anywhere that a new development has been built. Nothing distinctive. The infrastructure isn't being enlarged. Traffic will become worse. Schools & parks, for example, the Murray Rec. center are NOT being enlarged. Murray's livability is being sacrificed for a few tax \$. In this case, I am afraid that benefits are much less than the costs (not strictly in \$ terms).

Please continue comments on back if necessary.

I have lived in my house in Murray
for 35 years. A number of my neighbors
have decided Murray no longer is the
place to live. They have moved to
South Jordan, Herriman, Draper, etc.
(more desirable suburbs, apparently)
Sad but that is not the reality
that the Planning Dept. looks at,
preferring to be pro-development to
an extreme.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Russell Dow

Address _____

Email _____

Please Provide Your Comments

I AM EXCITED FOR DEVELOPMENT - I HAVE BEEN
WAITING TOO LONG AND I AM TIRED OF LOOKING AT A DE-
GRADED CITY WITH MURRAY AND BECAUSE BE SO SPACIOUS.
I WOULD LOVE AND BE FOND OF SOMETHING SIMILAR TO
WHAT HAMILTON HAS SUCCEDED WITH DOWNS, I WANT CLOTHES,
AND I WOULD SUPPORT A HISTORICAL LOOK AND BE WILLING
TO KEEP SOME STRUCTURES THAT CONTRIBUTED TO THAT CLOTHES
IF ECONOMICALLY FEASIBLE. I WANT AUTHORITIES LIKE RESTAURANTS
AND GROCERY STORES THAT I CAN WORK IN; I HAVE LIVED IN
MURRAY AND OWNED PROPERTY IN MURRAY FOR 30 YEARS. I HAVE
LIVED IN MURRAY FOR ALMOST MY ENTIRE LIFE. MY GRANDMOTHER

Please continue comments on back if necessary.

Worked in Murray in the 30's & 40's and I enjoyed listening to his stories about this old city but that charm is gone. I am embarrassed that we have not done more to keep it nice now that it is taking so long. We have been talking about ideas for redevelopment for too long and I will support any city leader that wants us down that path of making Murray beautiful again in the very near future. Please make this happen, Murray is uniquely positioned to be the gem of Salt Lake County.

Thank You,

Russ

A solid black rectangular box used to redact a signature.



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All Fields Are Required. Comments accepted through 09/17/2021.

Name DREW VAN DYKE

Address REDACTED

Email REDACTED

Please Provide Your Comments

OBVIOUSLY I'M BIASED BEING A CURRENT RESIDENT IN THE HISTORIC 100 YEAR OLD HARKER BUILDING, BUT IT DOES SADDEN ME THAT NO CONSIDERATIONS HAVE BEEN MADE FOR OUR STRUCTURE OR ITS RESIDENTS. I'VE BEEN TOLD THAT RDA WOULD "MAKE ARRANGEMENTS" FOR EXISTING TENANTS, BUT THE TRUTH IS, YOU ARE UPROOTING MURRAY CITY RESIDENTS & FORCING THEM TO LEAVE. KNOWING THE DEMOGRAPHIC PERSONALLY, I CAN VERIFY THAT DECISION WILL FORCE MOST OF US TO LEAVE THE CITY, INCAPABLE OF AFFORDING RENT WITHIN MURRAY CITY LIMITS. THIS DECISION IS A BLATANT STATEMENT THAT WE ARE OF NO VALUE TO MURRAY, YOU ARE CHOOSING TO SUPPORT A PORTLAND BASED GROUP OF DEVELOPERS WHO LIVE 700 MILES FROM THE PROJECT SITE & THE FUTURE TENANTS OF THIS UNAFFORDABLE BLDG OVER THE PEOPLE WHO LIVE THERE NOW. MONEY TALKS, AS IT ALWAYS HAS. THE PROSPECT OF MONEY HAS ALWAYS OVERSHADOWED THE VALUE OF HUMAN LIVES, ESPECIALLY DEMOGRAPHICS WHO OFTEN NEED SUPPORT THE MOST. I'M NOT HOPEFUL THAT ANYTHING I'VE WRITTEN WILL MAKE A DIFFERENCE - BUT - HOPEFULLY YOU CAN OWN UP TO THE CONSEQUENCES OF THIS DECISION WITHOUT BRUSHING THEM, AND ALL OF OUR LIVES, UNDER THE RUG PRETENDING THAT THIS PROPOSAL WILL ONLY HAVE POSITIVE IMPACTS. Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Brenda Pierce

Address 

Email 

Please Provide Your Comments

The RDA money should go to Utah contractors, etc.

The traffic will be a nightmare

trax station should be closer

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Thelma Simmons-Bankoff

Address

Email

Please Provide Your Comments

As I live on 4800 Is. I am
not in favor of having more
Traffic on the street

I would like you to preserve
the old historic Merry.

I was born here 99 yrs ago
and moved back 16 years
ago

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Kristine Dunn

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Our downtown will look like every other area where new construction goes in. It is stack and pack and zoning is changed to meet what the builder wants to do. Money talks always

Not impressed. I think the old buildings need to come down, not worth trying to save. But big 4 story boxes is not a creative alternative.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Susan Sprause

Address

Email

Please Provide Your Comments

It's too big. Ruins the
murray culture heritage.
Too modern for our city.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Eliot Setzer

Address: [REDACTED]

Email:

Please Provide Your Comments

Either save the (2- and for 3-story) historic buildings, or build at least 12 stories to compensate for them.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Josh Jones

Address: _____

Email _____

Please Provide Your Comments

This project destroys culture and hurts us by not preserving community focused centers and not protecting and promoting small businesses. We don't need more housing. Government should not exist just to make itself bigger.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

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All Fields Are Required. Comments accepted through 09/17/2021.

Name Judy VanKlaveren

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

I would like to see Murray developed like Halladay -
I understand there needs to be growth but we don't need apartments. Build some high end condos like Halladay (low profile)
Retail businesses on bottom -
I so worry about traffic problems - ~~moving vehicles~~

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name JACK VAN KLAVEREN

Address

Email

Please Provide Your Comments 

Please Provide Your Comments CONCERN
* (Like to be notified) of PUBLIC HEARING
MEETINGS.

* TRAFFIC CONCERN'S (a)

4800 SOUTH 1/2 VINE

* Open Public Spaces

* RETAIL PARKING

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Eve MARY VERDE

Address

Email

Please Provide Your Comments

I have lived in Murray for nearly 40 yrs. I have chosen to live in this area because I enjoy the quaintness and historic look that Murray has always had.

I live on 4800 S. & this proposal of high-rise apts. will make it nearly impossible to get out of our PUD. Traffic is already horrendous, and this proposal will magnify the problem significantly.

I want the Murray City officials to protect the integrity of historical Murray and preserve our historic downtown area. Please follow the example of Holladay & →

Please continue comments on back if necessary.

make this build out something we can all be proud of. Don't make the mistake that Superhouse made & ruin our wonderful city by building hundreds of apartments that will do nothing but add to the traffic congestion and water problems.

Please add me to your email list and notify me of future zoning & planning meetings. Thank you for your consideration.

Gene Ward Verde



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Martha Fitzgerald

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Murray City has always had a friendly feel to it. We have lived in Murray area 58 years
fabulous years! The old Murray park with the County Fair every year to meet new and visit with old friends and neighbors. This highrise is NOT the Murray City Center we want to see. How about a friendly walking Murray with theater and great restaurants

Please continue comments on back if necessary.

over ➤

Something to attract people
here for the culture, entertain-
ment, restaurants ect-ect. more
of a walking community like
they have done in Holiday.
plenty of parking for people
to come in and enjoy the community
spend their money and go home.
I don't want to see the traffic
this proposal will bring to Murray
and surrounding areas.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name K. Shure

Address 

Email

Please Provide Your Comments

- Too modern and flat for a historic segment of Murray City (location); needs a more retro feel
- Needs more green on the strip by state street
- Less monolithic
- I do enjoy the garden on top of the building

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name O.M. Robinson

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

- ☛ I have serious concerns about the effect this proposed project would ~~not~~ have on local residential street parking - ie will the parking be adequate, safe and convenient to use for new tenants, businesses.
- ☛ I have serious worries that the size, style + placement of this proposed project will not work well / fit with the current area - historically and w/ traffic +

Please continue comments on back if necessary.



infrastructure limitations:

a change in scale, location
and possibly style would
address my concerns.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Daniel W. Prook

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

I'm sorry, if you build this, then Murray has lost a great opportunity. We don't need more apartments with little retail space.

The city needs to renovate with old and new. Make the area truly "walkable" not extra room on the sidewalk.

See Back for lost opportunities

Please continue comments on back if necessary.

~~We~~ have the best mall
in the city, and we are not
utilizing its location.

- Build a World Class theatre w/
under ground parking, and above
add a cinema like Holiday
- Add the theatre .
- The Dining Destinations
will come! The People will come!?
- Why outside developers.
- Why is there so many
people submitting suggestions
but they are not citizens of Murray
- Affordable Housing does not
bring in money to a community!
Let the citizens vote! /
not the city council!



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name CRAIG AMES

Address

Email

Please Provide Your Comments

Shame on you for not
using UTAH ARCHITECTS
ONLY 2 UTAH CONSULTANTS

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Ken Rose

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

- ① Initially developers said city would not need to pay anything - now asking for 6 million.
- ② Continuing a disturbing trend in Valley of high density rental properties.
- ③ Traffic going east & west on 4800 S. would be a nightmare already busy

We would like it to look more like it has in the past - more historic.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name David W. Eckhoff, PhD, PE

Address

Email

Please Provide Your Comments

There is at least one, and perhaps two, historic homes on the Western Side of the proposed development that do not appear to be protected. This is almost criminal! I have lived/been in several major US cities where redevelopment has gone to great lengths to preserve and highlight historically significant structures. It's really not that difficult. Think about & do it!

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Helen Lai

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

The current design is not acceptable. It does not blend in with the historic nature of State Street and the historic district of Murray. It needs to be redesigned. Please reject the developer's design.

I personally like an Art Deco look. The new redesign should look old-school with palladian windows. Please consult

Please continue comments on back if necessary.

with Historic Murray First Foundation.
(801-503-7646)

~~Patricia~~

The new buildings should have some throw-back design to honor the old Carnegie Library and church that were demolished.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Carrie & Alan Morgan

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

It looks a lot like "Five Fox"
Too much too crowded. Please
Let's do #charming - more
of community gathering spot

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name DICK SUNDBERG

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Leave it Historical -

There is already too much
CRAMMED LIVING (FIRECLAY) AND
thus place around the HOSPITAL

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Steve Brown

Address:

Email

Email [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Although ~~there~~ the proposal looks nice I fear this will be another fireclay development. It is going to be a drain on our already stretched resources. From recent planning and finance meetings I've attended I know crime will further increase requiring ANOTHER full time police officer to be hired as well as more firefighters to handle emergency

Please continue comments on back if necessary.

calls. I reject this proposal
because it will further
strain our resources. ~~and will~~
~~with~~ The increased tax revenue
will not outweigh the increased
expenses put on the city.
How much more taxes shall I
have to pay? I lived in Murray
my whole life, very disappointed
in all the multifamily buildings.
Don't forget, more condensed population
equal higher crime rates!



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name DELYNN BARNEY

Address REDACTED

Email REDACTED

Please Provide Your Comments

As A long TIME RESIDENT OF (SO+)
MURRAY, I AM DISCUSSED WITH
THE WADIE SALE DISTRACTION OF
THE TRULY HISTORIC NATURE OF
DOWNTOWN MURRAY CITY UNDER THE
GUIDE OF DEVELOPMENT.

ONE PARKING STALL/UNIT - I FORSEE
OVER FLOW PARKING ON THE CITY HALL PARKING
AND STREETS.

THIS PROPOSED STRUCTURE IS FLAT
WEM LITTLE STYLE/STRUCTURAL APPEAL
(IN FING) SEVEN STORIES
Please continue comments on back if necessary.

(OVER)

TAUER THAN OTHER NEAR BY STRUCTURES

*CAN ANYTHING BE DONE ABOUT
CARS PARKING ~~FOR~~ CLUB 48TH
AND OTHER BARS THAT CONGEST
4800S ESPECIALLY THOSE ON THE
SOUTH EAST CORNER OF 48TH AND
Box Elder, ~~THE~~ BETWEEN THE
CORNER AND THE DRIVE WAY
FOR  ~~BOX ELDER~~ STERLING CONST.

WITH VEHICLES
THERE IT IS
IS HAZARDOUS
TO SEE TO THE
RIGHT ^{EAST} AT THAT INTER SECTION,
THIS HIGHLIGHTS THE PARK-
ING PROBLEMS AT FIRE CLAY,
AT THE APARTMENT ON VINE
AND COMMERCIAL IN FRONT OF EMPTY BUSINESS
HOW CAN A BUSINESS ^{QUICKLY} HOPE TO
DO BUSINESS WHEN IT IS DIFF-
ICULT TO FIND PARKING IN FRONT
OF AND AROUND THE APARTMENT
— JUST SAY NO —



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Heydon Kalders

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

- No plan for an already congested traffic area
- No plan for additional burden on water. We are a well built city - you have to account for strain on our aquifer.
- 65 retail jobs with and restaurant jobs when those industries are already unable to fill positions?
- The outside design is hideous and does not fit with the historic area.
- Why is everything for rent not to own?
- Nothing else in the area is even close to 6 stories. It would be much better with existing design.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Matt Schneider

Address

Email

Please Provide Your Comments

1 - Why rentals? More rental properties only benefit the owners not average people.

2 - Are there any infrastructure plans for traffic or our water supply?

3- Six stories is too tall. M'urray is
supposed to have the small town feel.

4. The design is TERRIBLE and looks nothing like the historic downtown.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Reberca Santa Cruz

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Block 1: the title says it all: Forty-eighth and state street is the center of downtown Murray and should reflect that in whatever architecture project is built there. It should be a gathering hub for the community that will promote vibrant businesses- restaurants, shops, and specialty stores that will grow up around it.

We are lucky to still have an identifiable main street in Murray that doesn't look like every other street in the suburbs south of Salt Lake. It would be a mistake to lose that unique identity. With a little vision,
Please continue comments on back if necessary.

it could attract new businesses and make Murray an even greater place to live than it is now. The Main Street Project would be a perfect fit for redeveloping the space. An apartment building will not serve as a gathering place for people in the community. It takes a public, city owned space and converts it into ^{what is essentially} private property. The nature of ~~its~~ the building's small apartments builds in a transitory population, that will move on as ~~soon~~ as they get tired of a one room apartment that looks out on a parking lot.

Murray is a special place - let's keep it that way. Let's make Block 1 a the hub of a new vibrant city center. Let's remind the Murrayites that they are ~~roots~~ leaves that are a part of the Murray tree, and that tree has deep roots - deep enough ~~for~~ to grow into a dynamic future.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Tiffany Daines

Address

Email

Please Provide Your Comments

Please don't ruin the
small town feeling of
murray by erecting a
huge complex

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name DONNETTA MITCHELL

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

1. CONCERN ABOUT INCREASED TRAFFIC ON 4800 SO – EXTENDING EAST AND FURTHER CREATING TRAFFIC CONGESTION AT 4800 SO & ATWOOD BVD. WHAT IS BEING DONE TO ADDRESS THIS?
2. I AM CONCERNED THAT THIS DEVELOPMENT WILL DIMINISH THE QUALITY OF LIFE FOR CITIZENS.
3. NOT AFAN OF "DENSITY". CREATES

Please continue comments on back if necessary.
TRAFFIC & OTHER PUBLIC SAFETY ISSUES.
— OVER —

4800 So ~~WEST~~ EAST OF STATE
IS ALREADY A PROBLEM WITH
TRAFFIC, WHAT IS THE PLAN
TO ADDRESS THIS??



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Bobbi Henry may
Address [REDACTED]
Email [REDACTED]

Please Provide Your Comments

There is insufficient
infrastructure for traffic.
If there was a traffic
study it was done
in the middle of
the night. Currently
a peak hours set takes
2 turns of the light to
get in to State St. from
Vine or 4800 So. 2 own
3 houses in this area

Please continue comments on back if necessary.

Besides the dues to
City services.

I can see no
benefit for the
residents. No one
has listed the
benefits for Murray
Residents, only
benefits for
the developers



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Cheryl milgrom

Address

Email

Please Provide Your Comments

Please do not build another
stack + pack apartment
"modern" structure in murray
Preserve the historic downtown

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name _____

Address _____

Email _____

Please Provide Your Comments

My name & address are not important!
I don't want emails from Edlen
nor the city,
1,61 parking spaces per unit. Not
enough - those include, I assume,
parking for retail, etc not
enough (look at FirstClay)
No architectural interest in the
Buildings. How do they relate
to Murray? They don't. ~~most~~
more Architecture from Portland

Please continue comments on back if necessary.

changed to placate Murray.
There are some good ideas

but no common theme.
Absolutely nothing says
murray to me.

No central gathering
place!!

crowded STATE STREET.
Who would want
to go there? not I.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Elizabeth Giraud, AICP

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

I understand Murray's desire + the benefit of ~~the~~ redevelopment and tax-increment financing but I don't believe the proposal allows Murray to retain its historic character. I saw what happened in SLC with TOD and housing density and it has made many of the historic neighborhoods - which ~~were~~ unique, provided affordable housing, and

Please continue comments on back if necessary.

had the potential to become →

great amenities - ~~that~~
reinforcing a sense of place
become corridors that are
anywhere, U.S.A. Surely Murray
can learn from these errors.
I hope that if the RDA can
find a developer who can provide
something that saves more than
the Calhoun Mansion and weaves
together the old with the new
Murray will remain the distinctive
community that it is now.
I may not be a Murray resident
but I love Murray. Please keep
working (and I know it's hard) to
find a more compatible solution.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Jessica Blanchard

Address

Email

Please Provide Your Comments

I'm disappointed to see the area so congested. Murray has always been so pleasant, it seems to me this plan ~~still~~ looks like a big downtown low cost apartment block that will attract all kinds of people that will ~~soon~~ make this property like a slum area - not the place people will be proud to live in and have to claim as the ~~most~~ peaceful city we now have. Please continue comments on back if necessary. I do not care for this plan.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name BOB BEAUVOIR

Address

Email

Please Provide Your Comments

GOOD CONCEPT THAT WILL
FIT THE AREA.

CONCERN ABOUT 48th S
INTERSECTION + THE
TRAFFIC MOVE FORWARD

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name SUSAN WRIGHT

Address

Email

Please Provide Your Comments

I like the design it complements THE
BUILDINGS ON THE EAST SIDE OF STATE. I
DO NOT like the idea of more APARTMENTS AND
MORE CARS IN THE AREA. WE OWN parking lots just
SOUTH of THE PROJECT AND I'M concerned ABOUT
TENANTS using my parking. THE grocery store is
A good idea, more greenspace would be nice.
IT'S definitely an improvement BUT
CONDOMINIUMS would be a better fit for
THE neighborhood. ownership is always better.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Annie Dow

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Excited for redevelopment! It has been a long time coming. We have lived in Murray for nearly 30 years & have been waiting for this for years.
Things I would like to see:

- more nod to the historical charm of downtown Murray on the exterior of new buildings (even if just facade)
Please build something special enough that we won't want to tear it down
In 75 years. Please have the buildings reflect the style + scale
Please continue comments on back if necessary.
of downtown Murray (basically a small town in a big city - not a big city)

- would love to see a neighborhood grocery store like a small Harmon's (like they have in Holladay) + other walkable restaurants of quality.
- if we want this area to be something walkable + welcoming it needs to be designed that way
- please do not preserve what is there <sup>(old
bridges)</sup> that is a time + \$ waster. Just build something with quality + charm that will make our city ~~area~~ center special + reflect the charm + history it was built on.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Bill Wright

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

I like the concept of providing retail shops at the bottom and apartments (or preferably condos) above. We need a grocery store in the project (especially for all the tenants moving in). The brick construction is very impressive. I'm concerned about the available parking space. I own space directly south of the project and I'm afraid people will park in my lot so my patrons will need to find some available

Please continue comments on back if necessary. space



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Kristin Breding

Address: [REDACTED]

Email [REDACTED]

Please Provide Your Comments

I think more housing is great for our citizen's. I think we need to be strategic about our placement of high density housing. Preserving our historic landmarks are important. Over all I think more housing is great and I want it to be placed in areas best for our community.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required

Name Natalie Gochnour

Address

Email

Please Provide Your Comments

I support this development as an important investment in the future of Murray. I would encourage the developers to add 1-2 additional historical elements to the design to demonstrate their commitment to the past and the many residents who desire more "historical character" in the development. Perhaps the developers

Please continue comments on back if necessary.

Should also consider a "historical endowment" to help resource the preservation of the remaining "history" in this important area of Murray such as the Murray Theater. Sit down with the opposition, listen, and find common ground.

Thanks for investing in
our city!

Natalie Brock



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Monica Giles

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

Let's get going on a nice project!
I would LOVE a nice small grocery store.
WWWWWW

No taller than what is proposed.
As much green space as we can afford.
Trees, benches, planters.
No low income.

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Michael Jensen

Address

Email

Please Provide Your Comments

Project looks good!

Please continue comments on back if necessary.



Feedback: 48th & State Project Proposal

The RDA and Edlen & Company would like to hear your thoughts or feedback on the proposed 48th & State Project!

All Fields Are Required. Comments accepted through 09/17/2021.

Name Blake Jessop

Address [REDACTED]

Email [REDACTED]

Please Provide Your Comments

This area has been underdeveloped for way to long. The buildings are ~~too~~ long past their economic life. A new development is needed. The cost of land along State Street requires a more substantial development to make it financially feasible.

Please continue comments on back if necessary.



TO: RDA Board

THROUGH: Mayor Blair Camp, RDA Executive Director

FROM: Melinda Greenwood, RDA Deputy Executive Director *MG*

MEETING DATE: September 21, 2021

RE: Agenda Item #4 September 2021 Project Updates

A brief update on current RDA projects is provided below.

1. **4800 South State Street Project** – On August 25th, a project open house was held at the Senior Center. There were 137 attendees who signed in and 43 written comments were received that evening. Additional comments have been received thorough our on-line forum. This information will be provided in a separate memo.

The Brownfields Coalition is finalizing the pre-demolition assessment (such as looking for asbestos or lead paint) for of all the RDA-owned properties. They are also finalizing the cleanup cost assessment. These studies should be completed by September 30.

Edlen is continuing its process to obtain financing for the project through HUD.

2. **Jessie Knight Legacy Center** – On August 11, 2021, Utah State DEQ sent the attached letter to the Jessie Knight Legacy Center team, which granted approval to their Final Materials Management Plan. The group will need to get a land disturbance permit and a Storm Water Pollution Prevention Permit approved through the Public Works department and is hopeful to start cleanup in November.
3. **Think Architecture** – Staff is working with Corey Solum, owner of Think Architecture to bring a funding request forward to the board at a future meeting. Exact details of the request are to be determined.
4. **Habitat for Humanity/Restore Project (4470 South Main Street)** – Habitat for Humanity, Salt Lake County Housing Connect and Michael Brodsky of Hamlet Development have partnered on a mixed-use project at the northwest corner of 4500 South and Main Street. The 3-acre site would become a mixed-use development consisting of 100 units of affordable housing at the 40% AMI level and a Restore thrift store. The project team has done an initial analysis of exigent off-site development costs and hope to have the RDA contribute some of the affordable housing set aside monies to help make the project financially feasible. Staff is working with the project team to create a funding request which will be brought to the RDA Board for consideration.

5. **Utah State Statute 17C-1-416: Extension of collection period of project areas impacted by COVID-19 emergency—Requirements—Limitations** – In October's meeting I'd like for the Board to discuss the possibility of extending the collection period of the Central Business District for an additional two years through 2036. At this past legislative session, a law was passed allowing RDA Boards to extend collections if the project area has been impacted by the COVID-19 pandemic. The state statute is attached.

If you have any questions about these projects or any other RDA questions, please contact me at 801-270-2428 or mgreenwood@murray.utah.gov.

Attachments:

1. August 11, 2021 letter RE: Final Material Management Plan, Revision 1 for the Former Ore Sampling
2. Utah State Statute 17C-1-416



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF WASTE MANAGEMENT
AND RADIATION CONTROL

Douglas J. Hansen
Director

August 11, 2021

Jeff Fitzmayer
Semper Environmental, LLC
9906 Wildflower Road
Sandy, UT 84092

RE: Final Material Management Plan, Revision 1 for the Former Utah Ore Sampling

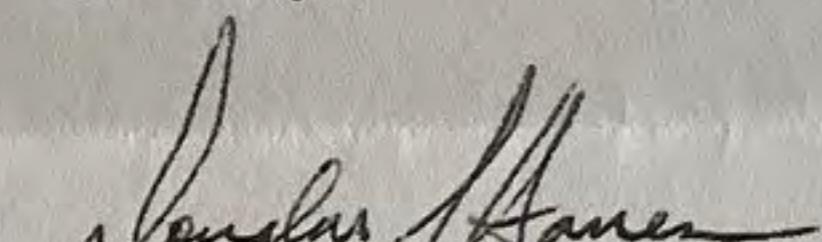
Dear Mr. Fitzmayer:

The Division of Waste Management and Radiation Control has reviewed the Final Material Management Plan, Revision 1 for the Former Utah Ore Sampling, received on July 16, 2021. This plan is hereby approved for implementation.

Please notify the Division seven days prior to the start of work at the property to give my staff the opportunity to oversight the effort.

If you have any questions, please call Heather Mickelson at (801) 536-4277.

Sincerely,


Douglas J. Hansen, Director
Division of Waste Management and Radiation Control

DJH/HLM/wa

c: Angela C. Dunn, MD, MPH, Health Officer, Salt Lake County Health Dept.
Dorothy Adams, Deputy Director, Salt Lake County Health Dept.
Ron Lund, Environmental Health Director, Salt Lake County Health Dept.
Paige Walton, Senior Scientist and Program Manager, AQS (Email)
Ken Merrell, President, CCI, Inc.
Phil Goble, Division of Waste Management and Radiation Control, UDEQ

DSHW-2021-011285

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Effective 8/31/2020

17C-1-416 Extension of collection period for project areas impacted by COVID-19 emergency -- Requirements -- Limitations.

(1) For purposes of this section:

- (a) "COVID-19 emergency" means the same as that term is defined in Section 53-2c-102.
- (b) "Extension period" means the period of an impacted project area's project area funds collection period that is the result of an extension under this section.
- (c) "Impacted project area" means a project area:
 - (i) from which an agency expects to receive tax increment;
 - (ii) that is subject to a project area funds collection period;
 - (iii) that is subject to a project area plan that was adopted on or before December 31, 2019; and
 - (iv) in which the agency determines the conditions resulting from the COVID-19 emergency will likely:
 - (A) delay the agency's implementation of the project area plan; or
 - (B) cause the agency to receive an amount of tax increment from the project area that is less than the amount of tax increment the agency expected the agency would receive from the project area.
- (d) "Tax increment" includes additional tax increment as that term is defined in Section 17C-1-403.

(2)

- (a) Subject to Subsection (3), an agency may extend the project area funds collection period of an impacted project area for a period not to exceed two years from the day on which the project area funds collection period ends if:
 - (i) the board adopts a resolution on or before December 31, 2021, describing:
 - (A) the conditions resulting from the COVID-19 emergency that the board determines will likely delay the implementation of the project area plan or reduce the amount of tax increment that the agency receives from the impacted project area;
 - (B) why an extension of the project area funds collection period is needed; and
 - (C) the date on which the extension period will end; and
 - (ii) no later than November 1 of the year immediately preceding the year in which the project area funds collection period, not including any extension under this section, ends, the agency mails or electronically submits a copy of the resolution described in Subsection (2)(a)(i) to:
 - (A) the State Tax Commission;
 - (B) the State Board of Education;
 - (C) the state auditor;
 - (D) the auditor of the county in which the impacted project area is located; and
 - (E) each taxing entity affected by the agency's collection of tax increment from the impacted project area.
- (b) Notwithstanding any other provision of law, an agency is not required to obtain taxing entity or taxing entity committee approval to extend a project area funds collection period under this section.
- (c) An extension of a project area funds collection period under this section takes effect on the day on which the agency mails or electronically submits a copy of the resolution described in Subsection (2)(a)(i) to each entity specified in Subsection (2)(a)(ii).

(3)

- (a) This section does not allow an agency to change:

- (i) the amount or percentage of tax increment that the agency is authorized to receive from the impacted project area in the final two years of the project area funds collection period; or
- (ii) the cumulative dollar amount of tax increment that the agency is authorized to receive from the impacted project area, if the agency's receipt of tax increment is limited to a maximum cumulative dollar amount.

(b) An agency that extends a project area funds collection period under this section shall use any tax increment received during the extension period in the same manner as provided in:

- (i) the project area plan; and
- (ii)
 - (A) the project area budget; or
 - (B) the resolution or interlocal agreement authorizing the agency to receive tax increment from the impacted project area.

(c)

- (i) An extension of a project area funds collection period under this section does not automatically extend the payment of tax increment under a previously approved participation agreement for the extension period, regardless of any contrary term in the participation agreement.
- (ii) An agency that extends a project area funds collection period under this section may only extend the payment of tax increment under a previously approved participation agreement for the extension period by:
 - (A) amending the previously approved participation agreement; or
 - (B) entering into a new participation agreement.

(d) Nothing in this section limits the right of an agency to extend the agency's collection of tax increment as otherwise provided in this title.

Enacted by Chapter 11, 2020 Special Session 6