



Gateway to Brownfields Redevelopment

Salt Lake City, UT

On November 1, 2001, the first 60 of 84 retailers, restaurants, and other attractions opened for business at the Gateway, Salt Lake City's new downtown mixed-use development. Where railroad lines once webbed across contaminated brownfields, this \$375 million redevelopment project is revitalizing a 30-acre portion of the neglected west side of Utah's capital city and is the latest project to be completed under Salt Lake's Gateway Land Use and Development Master Plan. Salt Lake City's multiyear project targets a 650-acre blighted industrial area known as the Gateway District. In 1996, the city received a \$200,000 EPA Brownfields Assessment Pilot grant to conduct environmental assessments on the 650 acres. The project was further aided by a \$200,000 EPA Brownfields Supplemental Assistance grant in March 2000 and another \$500,000 resulting from the city's designation as an EPA Brownfields Showcase Community. The master plan for the redevelopment of the Gateway District includes 10,000 new residential units, cultural facilities, commercial developments, and a transportation hub that will link bus, light rail, and commuter rail systems by the year 2005.

Salt Lake City hosted the 2002 Winter Olympic Games, and preparations for this major international event have created a new wave of construction, development, and renovation projects. This included a major overhaul of Interstate 15 in the Salt Lake Valley and has been the driving force behind fast-track cleanup and redevelopment of brownfields in the western section of the city. The 30-acre Gateway development is across the street from the Delta Center, which is home to the Utah Jazz and served as venue for figure skating events during the Olympics. New apartments that were constructed as part of the Gateway mixed-use development housed members of the media covering Olympic events.

The 650-acre area now targeted for restoration once prospered during the mining and railroad booms of the 19th century with railroad manufacturing and maintenance facilities, heavy industry, salvage yards, and warehouses. This history of industrial use left 50 percent of the parcels in the district with environmental contamination, which has contributed to abandonment and the decline of an area now plagued with severe crime and homelessness. Concerns over real and perceived contamination and the lack of basic infrastructure have created a sort of "no man's land" in the western section of the city around the railroad tracks and I-15. Property in the area is undervalued by four times and causing an estimated \$1.6 million loss in annual property taxes.

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An Abandoned building within Salt Lake City's Gateway District.

JUST THE FACTS:

- The Gateway District's history of industrial use left 50 percent of its parcels with environmental contamination that contributed to the area's decline.
- The Brownfields Pilot performed assessments on all 325 of the Gateway District's parcels, and the degree of contamination proved to be far less than expected.
- The first 30 acres have been redeveloped by a company that invested \$375 million to create two million square feet of shops, restaurants, office space, and housing; a 12-screen movie theater; and other attractions, which in the future will include a children's museum and a planetarium.

Salt Lake City has a master redevelopment plan for a 650-acre blighted industrial area known as the Gateway District, enabled in part by a \$200,000 EPA Brownfields Pilot grant that allowed area-wide assessments to be performed. Reuse plans for the area include 10,000 residential units, cultural facilities, commercial developments, and a transportation hub that will link bus, light rail, and commuter rail systems.

The Salt Lake City Pilot performed environmental assessments on all 325 parcels in the Gateway District, and the degree of contamination proved to be far less than expected. The first 30 acres that have been redeveloped are now home to the Gateway, which recently opened for business. This site was developed by the Boyer Company, who invested \$375 million to create two million square feet of shops, restaurants, office space, and housing; a 12-screen movie theater; and other attractions, which in the future will include a children's museum and a planetarium. Adjacent to the retail area is an attractive housing development that includes 350 apartments and 150 condominiums. The apartments are completed and filling fast. The condominiums are still under construction but will soon be available for sale. Of these 500 units, 156 have been specifically designated for low- to moderate-income tenants. The open-air design of the Gateway features tree-lined promenades, park benches, and old-fashioned lampposts and is centered around the historic Union Pacific Depot, which underwent a \$15 million renovation as part of the Gateway development. Retail sales and taxes are expected to generate \$20 million annually, and property taxes will contribute \$5 million to Salt Lake City's revenue. Approximately 7,300 new jobs will be created in the Gateway, and as of spring 2003, nearly 4,000 people are employed at the Gateway. Salt Lake City's TRAX light rail runs directly in front of the Gateway center, and the master plan for the Gateway District includes a transportation hub that will include bus, light rail, commuter rail, and Amtrak services.

Several other projects are in the works for the 650-acre Gateway District, with the goal of creating neighborhoods that combine residential, commercial, retail, community, and open space reuses. This plan includes the 500 West Park Blocks—an \$18.6 million effort that includes overall street and infrastructure improvements and construction of 100-foot-wide, landscaped park blocks. Along 500 West Street, Artspace, Inc., a nonprofit development company, completed their Bridge Project in September 2001. This \$12.4 million project includes 62 affordable housing units, office space for Tree Utah and Volunteers of America, classroom space for the Salt Lake City Community College writing center, a public art gallery, and offices for the Artspace Institute of Art and Imagination. Funding for this project came from many individuals and nonprofit organizations and included \$1.25 million leveraged through the U.S. Department of Housing and Urban Development.

CONTACTS:

For more information contact
U.S. EPA-Region 8 (800) 227-8917
Or visit EPA's Brownfields Web site at:
<http://www.epa.gov/brownfields/>



*A Redeveloped, now-thriving portion of
Salt Lake City's Gateway District.*