



Brownfields Showcase Community

Salt Lake City, UT

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

Brownfields are abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived contamination. In May 1997, Vice President Gore announced a Brownfields National Partnership to bring together the resources of more than 15 federal agencies to address local cleanup and reuse issues in a more coordinated manner. This multi-agency partnership has pledged support to 16 "Brownfields Showcase Communities"—models demonstrating the benefits of collaborative activity on brownfields. The designated Brownfields Showcase Communities are distributed across the country and vary by size, resources, and community type. A wide range of support will be leveraged, depending on the particular needs of each Showcase Community.

BACKGROUND

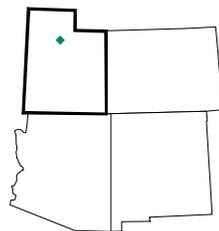
The Brownfields National Partnership has selected Salt Lake City as a Brownfields Showcase Community. The city is targeting the 650-acre Gateway district, which developed during the mining and railroad booms of the 19th century, for revitalization. As railroad tracks, manufacturing and maintenance facilities, heavy industry, salvage yards and warehouses expanded, a no-man's land developed around the tracks and Interstate-15, resulting in shifting land uses and disinvestment. Now, 20% of the Gateway district is vacant land and buildings, and the area is plagued by environmental contamination, severe crime, homelessness, and poor accessibility. Assessments reveal that at least 50% of the district's parcels are contaminated. Property in the area is undervalued by four times, causing an estimated \$1.6 million loss in annual property taxes. Approximately 13% of adults in the Gateway district have less than a ninth-grade education. In one portion of the dis-

trict, more than 50% of the population lives below the poverty level. Through the Gateway Revitalization Initiative, Salt Lake City is working to rejuvenate the blighted industrial district that currently divides the east and west sides of the city into a livable, mixed-use neighborhood.

CURRENT ACTIVITIES AND ACHIEVEMENTS

Since 1978, Salt Lake City has developed sophisticated programs, partnerships and processes to address the issues associated with brownfields and community redevelopment, including partnering with EPA as a Brownfields Assess-

Community Profile



Salt Lake City, Utah

Salt Lake City's Gateway Revitalization Initiative will restore the 650-acre blighted industrial district that divides the east and west sides of the city. Current redevelopment projects within the Gateway include a \$14 million, 5-acre housing and retail center, and a \$15 million transportation hub for bus, railroad, and light rail activity.

ment Demonstration Pilot. Other highlights of Salt Lake City's brownfields program include:

- Completing initial environmental assessments for all of the district's parcels, and completing environmental sampling for 15 of these parcels;
- Cleaning up brownfields parcels in some areas of the Gateway district and restoring them to productive

use, including building the Delta Center sports arena (which employs 1,452 people and generates \$1 million in tax increments annually) and the Triad Center business complex;

- Leveraging \$250 million in private investments in a five-block, 50-acre area of the Gateway district—20 acres of this section are part of an historic warehouse district; and
- Investing more than \$1 million to improve historic Pioneer Park, and creating an active Farmer's Market there.

SHOWCASE COMMUNITY OBJECTIVES AND PLANNED ACTIVITIES

Salt Lake City's integration of its brownfields strategy, transportation improvements, and land use planning is a strong redevelopment model that can be replicated across the country. The city has in place a diverse set of partnerships that will be enhanced through the Showcase Community designation. Increased access to federal resources and a full-time federal staff person will enable more effective coordination of these myriad partnerships, to more efficiently achieve the city's goals. In keeping with the community's vision of returning the Gateway district to more residential and open space uses, Salt Lake City plans to:

- Create a 100-acre green belt between the main railroad tracks and the interstate, along with several smaller parks, which will provide environmental education and recreational opportunities;
- Develop the "Bridge Project," a \$14 million, five-acre center for housing, retail and community-based cultural organizations;
- Build, with Department of Transportation assistance, a \$15 million intermodal transportation hub to bring together Amtrak, Greyhound, local bus service, and commuter and light rails;
- Ensure environmental considerations are addressed in planning for the 2002 Olympic Games, including working with an Olympic Coordinator from EPA and planting new trees in the Gateway district; and
- Ensure that low-income, minority and homeless populations directly and indirectly benefit through housing that is affordable to a mix of income levels.

Contacts

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For more information on the Brownfields Showcase Communities,
visit the EPA Brownfields web site at:

<http://www.epa.gov/brownfields/showcase.htm>