



TAB
Technical Assistance
to Brownfields

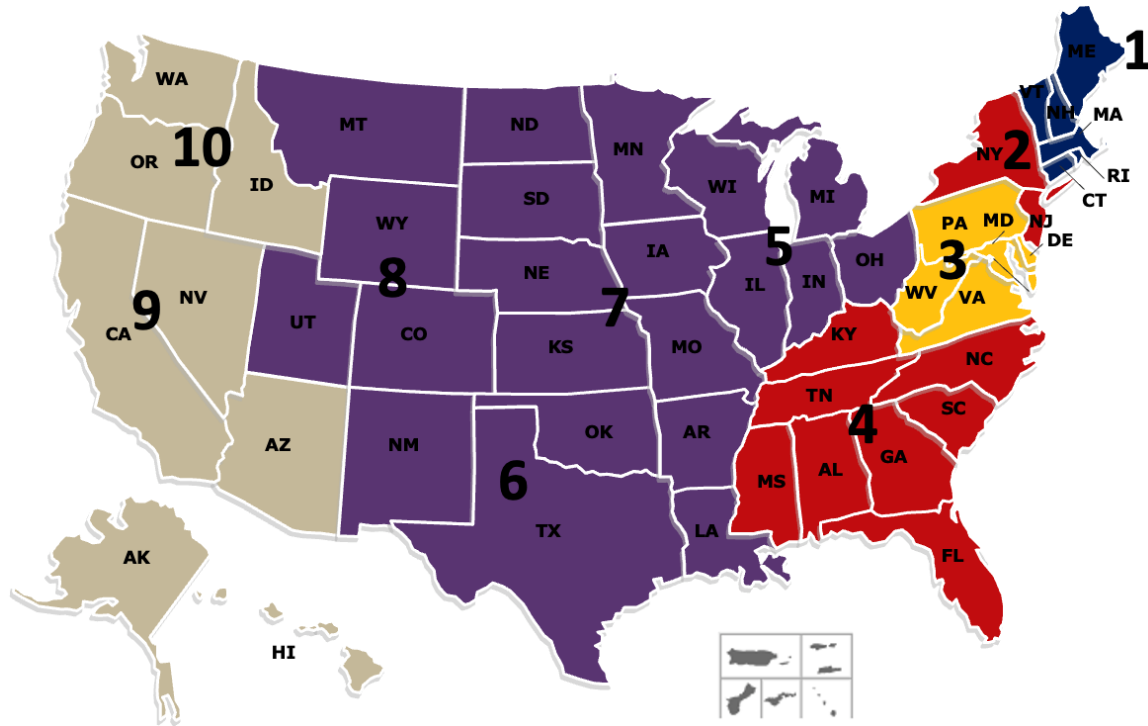
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Home Sweet Brownfield: Using P3s to Redevelop Brownfield Sites

Tuesday, October 14th
Salt Lake City, UT

ksutab.org

Technical Assistance to Brownfields (TAB)



What is TAB?

- A national program funded by U.S. EPA
- Dedicated TAB services provider for each EPA region & a dedicated TAB services provider for all federally recognized Tribes & Alaska Native villages
- Services provided are **FREE** and tailored to address specific community needs
- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process
- Planning, environmental and economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) and online resources
- And much, much more...

Who are the TAB Service Providers?

[University of Connecticut](#) – EPA Region 1

[New Jersey Institute of Technology \(NJIT\)](#) – EPA Regions 2 & 4

[The West Virginia University](#) – EPA Region 3

[Kansas State University](#) – EPA Regions 5, 6, 7 & 8

[Center for Creative Land Recycling \(CCLR\)](#) – EPA Regions 9 & 10

[KSU – ITEP – ANTHC](#) – Tribal TAB



Speakers



Maggie Belanger

*CHSR Senior Director & TAB
Program Director, KSU TAB*



Kate Lucas, AICP

Assistant Director, KSU TAB



Bill Rees

*Section Manager
VCUP/Brownfields Section,
Utah DEQ*



Tammy Hunsaker

*Director, Community and
Neighborhoods, Salt Lake City*

We Want to Hear Your Feedback

Please provide feedback on today's event:

1. Click this link
https://kstate.qualtrics.com/jfe/form/SV_6hPS3qy7AvoFZjw
2. Click the link provided in the chat box
1. Scan this QR image from your smartphone





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Brownfields 101

Have you seen any of these sites?



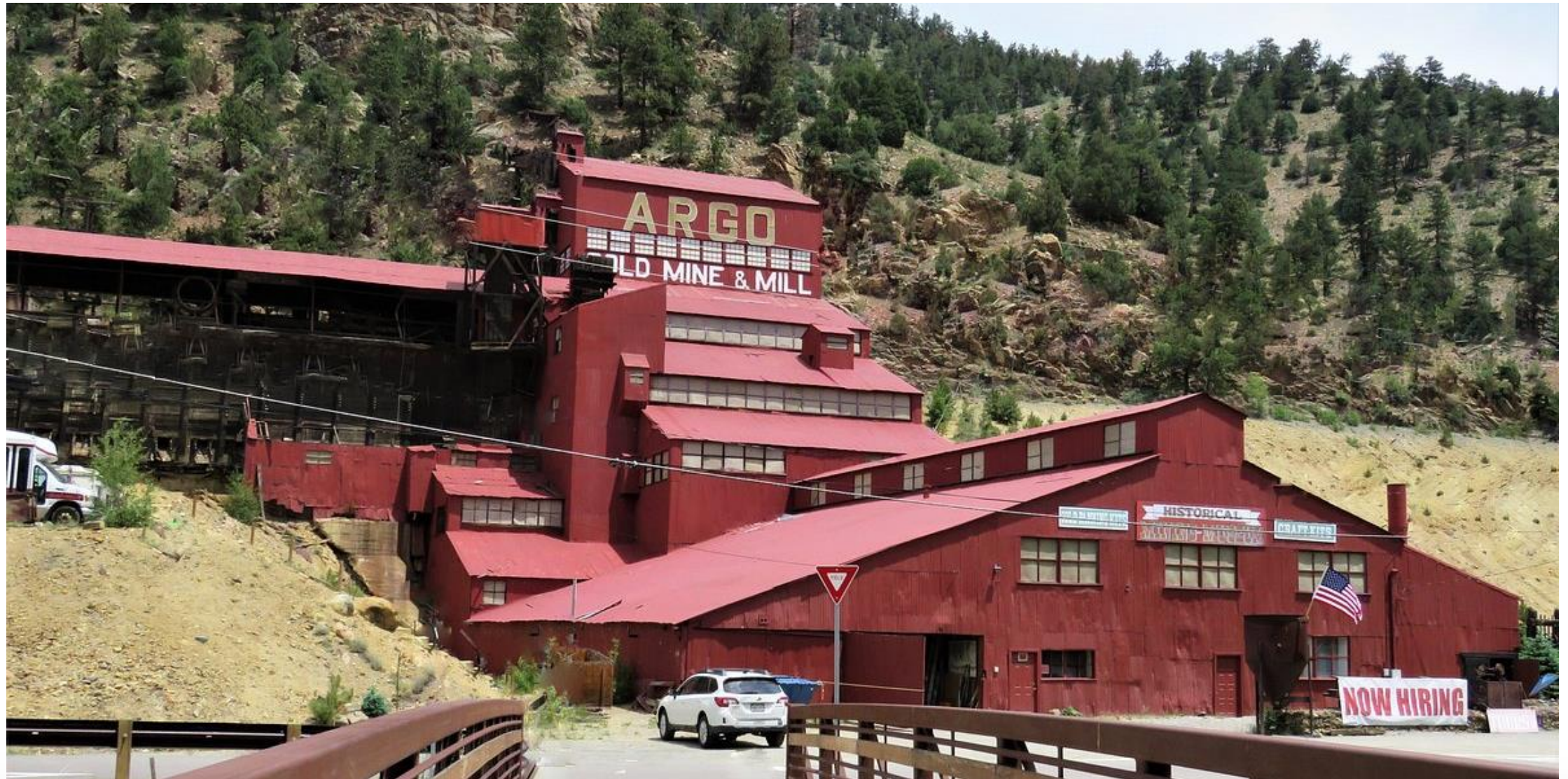














Legal Definition of Brownfields

- “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”
- (Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).



Brownfields Defined

- A brownfield project is a redevelopment project that is often impeded by environmental concerns
- A site with low to moderate levels of contamination that can range in size
- Typical contaminants include petroleum, asbestos, lead paint, mold, meth lab contaminants, mine-scarred lands, and more



What is CERCLA???

- Stands for the Comprehensive Environmental Recovery, Compensation, and Liability Act
- Also known as the “Superfund” law
- Originally passed in 1980; amended in 1986, again in 2002 with the Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law); amended again in 2018 with the Brownfields Utilization, Investment, and Local Development Act (BUILD Act)



Why was CERCLA established?

- Love Canal, Niagara Falls, New York
- Incomplete canal was used for municipal and industrial dumping from the 20s through the 40s
- The Hooker Chemical Company sold the property to the local school district in 1953 for \$1; sale agreement included liability limitation clause
- A school was completed on the site in 1955; 800 homes and 240 apartments were constructed by the 1970s



Why was CERCLA established?

- Construction activities disturbed the clay cap that was used to cover the industrial waste
- Waste leached into water, resulting in pooling contaminated water in basements, yards, and at the school
- Health studies found increased rates of miscarriages, birth defects, certain cancers, and chromosomal damage
- Residents began campaigning for action; by 1978 it had received national attention and was declared a federal health emergency



Beginnings of CERCLA

- Under CERCLA, liability is:
 - Strict – “Industry best practices” and non-negligence are not valid excuses
 - Joint and Several – one party can be held liable for all contamination if it’s not possible to determine who contributed
 - Retroactive – applies to releases that occurred prior to the passage of CERCLA
- Created a tax on chemical and petroleum industries to fund the program (expired in 1995; reauthorized for 10 years in 2022)
- Sites can be listed on the National Priority List (NPL), which include the most contaminated, highest-priority sites
- Intent is for “potentially responsible parties” (PRPs) to be held responsible for the contamination they caused



Unintended Consequences of CERCLA

- For 20+ years after the passage of CERCLA, it had a chilling effect on industrial/commercial property sales and redevelopment
- Under CERCLA, innocent purchasers would be financially liable for the cost of cleanup, even if they did not contribute to it
- Little legal differentiation between Superfund sites and brownfield sites
- Deindustrialization and offshoring beginning in the 1950s contributed to huge number of properties sitting vacant or underutilized
- By the late 1990s, this was recognized as a problem and “Bona Fide Prospective Purchaser” (BFPP) protections were established
- In order to qualify, purchasers must complete environmental due diligence or “All Appropriate Inquiry” (AAI)



What is AAI??

- All Appropriate Inquiry (AAI) is “the process of evaluating a property's environmental conditions and assessing potential liability for any contamination”
- Provides protections to owners, buyers, developers and users of brownfield sites, aka “Bona Fide Prospective Purchaser” (BFPP) protections
- Involves conducting a Phase I Environmental Site Assessment (ESA), followed by a Phase II ESA if necessary
 - Must be compliant with the ASTM E1527-21 standard
- A Hazardous Building Material Survey may also be necessary to determine extent and location of common but hazardous building materials such as lead based paint and asbestos



Environmental Site Assessments



- Phase I Environmental Site Assessment
 - “Paper study”
 - Review of property transactions, city directories, fire insurance maps, and existing environmental records
 - Site visit and interviews
 - Findings and recommendations
 - Identification of Recognized Environmental Conditions (RECs), Historical RECs (HRECs) and Controlled RECs (CRECs)
 - Data gaps, if any, and their significance
 - 180-day shelf life
- Phase II Environmental Site Assessment
 - Testing soil, soil gas, air, groundwater, surface water, etc. to confirm or resolve RECs
- Additional investigations, as needed



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Common Contaminants



Asbestos

- Was used commercially from the late 1800s to the late 1980s
- Fibers released into the air pose potential risk to human health
- Commonly found in attic and wall insulation, vinyl floor tiles and mastic, roofing and siding shingles, textured paint and patching compounds, hot water and steam pipe blankets, etc
- Costly to abate due to labor required

Lead Based Paint

- Used in more than 38 million homes until it was banned for residential use in 1978
- Adults and children can get lead into their bodies by breathing in lead dust from deteriorated LBP
- Health impacts from lead can happen at lower concentrations than previously thought, EPA issued updated lead guidance in 2024
- Children ages 0-6 are the most susceptible to impacts from lead





Mercury

- Common household items can contain mercury such as antiques, appliances, barometers, lightbulbs (CFL), thermometers and thermostats
- Mercury-containing items should be isolated, labeled, and taken to a mercury recycler or consolidation site
- Avoid trying to remove mercury from items and CFLs should not be crushed
- Mercury from broken devices can safely be cleaned up in small quantities by homeowners with large quantities potentially requiring professional abatement



Polychlorinated biphenyls (PCBs)

- Manufactured in the U.S. from 1929 until 1979 when banned by the Toxic Substances Control Act; hundreds of industrial and commercial applications
- Can be found in products and materials produced prior to the 1979 ban including transformers/ capacitors, electrical equipment, light ballasts, caulking, and floor finish
- Do not readily breakdown once in the environment which means that they can remain for long periods of time and can be carried long distances from the source of contamination



A typical pre-1979 PCB-containing fluorescent light ballast (FLB)



A typical Non-PCB containing fluorescent light ballast. The ballast has a "No PCBs" marking on the top of the ballast and the text "electronic ballast". Only magnetic fluorescent light ballasts contained PCBs.



Coal Ash

- Coal ash are produced by the burning of coal in coal-fired power plants
- By-products include fly ash, bottom ash, boiler slag, flue gas desulfurization material
- Contains contaminants like arsenic, cadmium, and mercury
- Can be reused to create environmental, economic and product benefits and is supported by EPA



Petroleum

- Contamination typically associated with abandoned above or underground storage tanks (AST or UST)
- Of estimated 450,000 brownfields sites in U.S., approximately one-half are thought to be impacted by petroleum contamination
- Types of sites include not only old gas stations but auto service businesses, factories, mill sites, shipyards, transit stations, and junk yards





Tetrachloroethylene (PCE)

- Widely used for dry-cleaning fabrics and metal degreasing operations
- Inhalation of fumes can lead to short and long term health effects
- Common source of soil and groundwater contamination at dry cleaner facilities
- Cleanup often includes combination of source removal (excavation of contaminated soil) and groundwater remediation (soil vapor extraction or in situ chemical treatment)





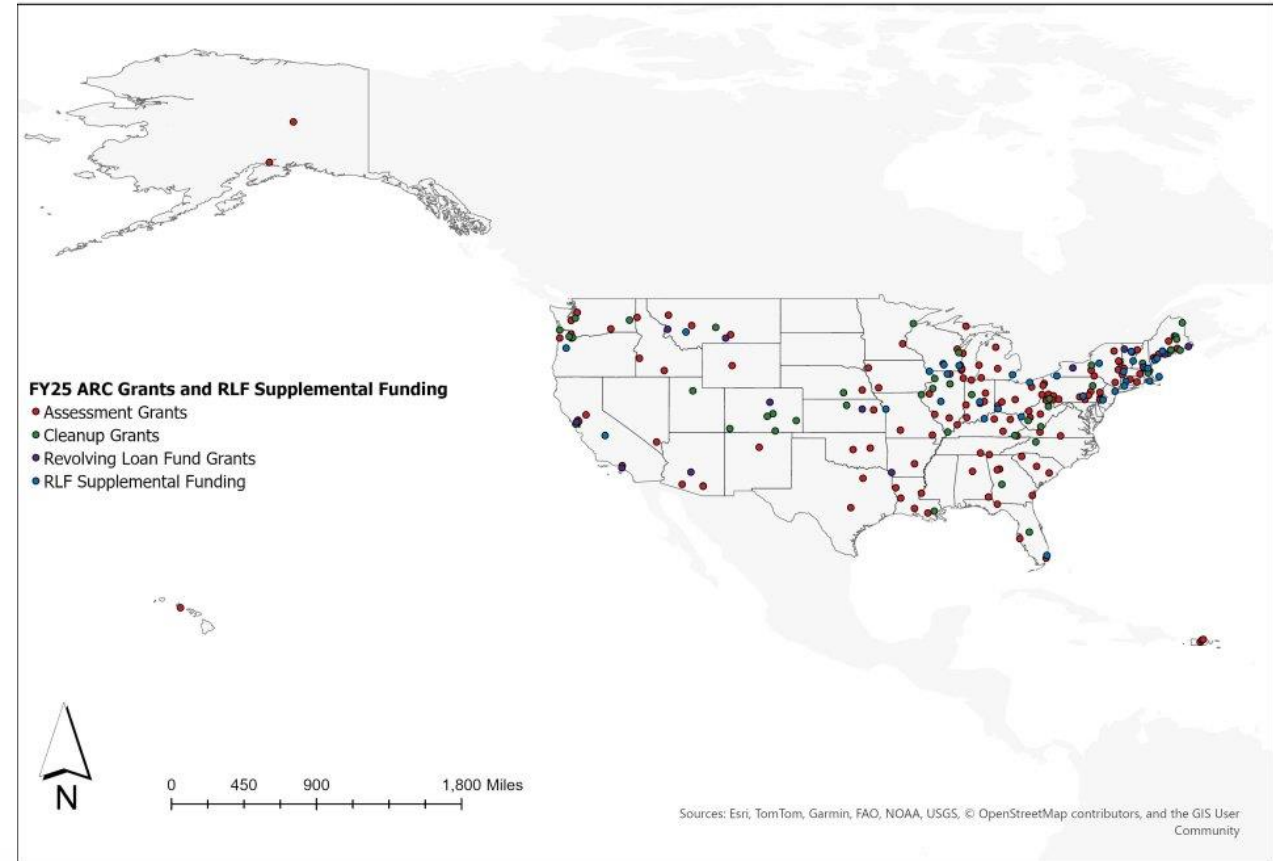
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Federal-Level Resources

Types of EPA Brownfield Grants

- Assessment
 - Offered **annually** in September
- Cleanup
 - Offered **annually** in September
- Multipurpose
 - Offered **biennially** in September
- Revolving Loan Fund
 - Offered **biennially** in September
- Job Training Grants
 - Offered **annually** in June/July

FY 2025 Brownfields Assessment, Revolving Loan Fund, Cleanup Grants and RLF Supplemental Funding



Background Information - Eligibility

- General purpose unit of local government (i.e. city, county, town, school district, special district, local public authority, council of governments, etc.)
- Land clearance authority or similar
- Regional council
- Redevelopment agency
- State
- Federally recognized tribe or Alaska Native Regional/Village Corporation
- 501(c)3 non-profit or LLC with all non-profit members
- Qualified community development entities
- Non-profit colleges, universities, and higher-ed institutions



Other Resources

- EPA – Land Revitalization Technical Assistance
 - community visioning and engagement
 - site design
 - market studies
 - project financial planning
- EPA Targeted Brownfields Assessments (TBAs)
 - EPA provides free Phase Is, Phase IIs, HBM Surveys, and cleanup planning to communities and non-profits
 - Simple online application
 - Ownership not required





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State-Level Resources

Why Develop Brownfields?

- Potential economic returns, increased tax base
- Job creation
- Community revitalization
- Protect public health
- Create open space, parks
- Remove blight
- Recycle land, re-use infrastructure
- Protect environment



Old Town Transit Center – Park City

Brownfields in Action



Through an Assessment Grant held by the Uintah Basin Association of Governments, an environmental assessment was conducted at the property. No contaminants were identified. The results of the assessment were provided to the property owner and a prospective buyer. Having this information enabled the property sale to proceed and a new auto parts store now operates there.

“Although this may not seem like a lot of jobs, for a rural area whose workforce is relatively small and limited the addition of 10 jobs is vital for a local economy”

Uintah Basin Association of Governments

Brownfields Tools and Resources

- **Voluntary Cleanup Program (VCP)** – oversight program, DEQ issues a COC.
- **Enforceable Written Assurance (EWA)** – issued to a bona fide prospective purchaser, pre-acquisition tool.
- **Technical Assistance** – assistance with EPA Brownfields grants, Targeted Brownfields Assessments, help stakeholders.
- **State Assessment Grant** – awarded in 2022 allowing assessments across the state.
- **Infrastructure Investment and Jobs Act** – cleanup funding (Snow College).
- **Partnerships** - UST Program, Superfund assist with EWAs and Reasonable Steps letters. EPA Removal Program.



Mayflower – Self Financing Under the VCP

Cleanup of a large waste rock pile facilitated redevelopment of this planned ski village and extension of Deer Valley.



Ogden Business Exchange – EPA Grants and Utah VCP

Cleanup under the Revolving Loan Fund and VCP helped facilitate the cleanup of the old stockyards into a business park.



Hyatt Regency, SLC Convention Hotel – UST Closure and EWA



An EWA with a Reasonable Step to obtain an NFA letter helped facilitate the development of this hotel in downtown SLC, which was the suspected location of a former gas station in the 1940s-1960s



Helper Auditorium - Assessment LRTA Planning and Cleanup



Getting Started

- Identify a site or a portion of the community that is underutilized, blighted, has uncertainty due to its history, etc.
- Plan ahead as assessment, cleanup and redevelopment takes time. Think years ahead to the extent possible. Even if resources are not currently available, take steps to position the site for future work as soon as possible.
- Consider area-wide planning to better understand the sites, issues and explore future uses for the area of interest.
- Conduct Phase I and Phase II assessments to help remove uncertainty.
- Explore grant opportunities and partnerships with the DEQ and EPA for assessment and cleanup work.





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Brownfields and Housing

Background

- Redeveloping Brownfields into housing is possible, can help address housing shortages, and alleviate challenges with new construction.
- The process should start with due diligence and often involves significant environmental assessment, cleanup and monitoring.
- State Response Programs typically oversee the cleanups and issue a closure letter upon completion. Over the last five years, almost half the enrolled sites in the Utah VCP have a residential component.
- These properties range from historical industrial properties, mining sites and older residential neighborhoods. Often, the development will become a catalyst for further change in the community.
- Various parcels are banked together. Many sites are under 10-acres.



Vision for Housing



Vision for Housing



Initial Observations

- Cities will often be a partner in some sort to the development since they tend to have access to more State, Federal grant funding and technical assistance.
- Most Brownfields residential developments tend to follow a high density transit oriented or mixed use model (e.g., first floor commercial and residential above the first floor).
- Different lenders seem to have different requirements regarding site closure and institutional controls. Sometimes it is best to talk to the lender, figure out what is needed and then work backwards.
- Not all parties conduct due diligence in advance of property acquisition – this is a mistake and makes cleanups a challenge. Ensure environmental due diligence is conducted in advance.



Technical Issues to Consider

- The nature and extent of contamination can impact the development and future decisions. Does the contamination go off-site? Cleanups with volatile organics on the property may be different than those with metals since volatiles can be more mobile in groundwater.
- Residential cleanups have various exposure pathways that need to be addressed. Surface soil, community gathering and gardens.
- Site cleanup levels should be protective of the exposure pathways and steps taken to break complete pathways. New lead screening level.
- Vapor mitigation. Active versus passive design if volatiles organics are present?
- Who will manage the site in perpetuity if waste is left in place (e.g., under a parking lot), does it include a Home Owners Association?



Remedial Action



North Temple Project, SLC



Former gas station. Soil excavation meets protective levels leading to site closure



Capital Square, Ogden

Former Laundromat. Soil excavation,
groundwater treatment and vapor mitigation.



Park City Heights



Mine scarred land. Soil excavation to an on-site repository. On-going management.



Meadowbrook, Ogden



Conglomerate of older homes consisting of oil change pit and asbestos. Cleanup included excavation and abatement.



PUBLIC - PRIVATE PARTNERSHIPS

NADO // OCTOBER 2025



IS AFFORDABLE HOUSING ATTAINABLE?



LOW-INCOME SENIOR

30% AMI
< \$25,800 Income

Childcare worker, Cashier,
Part-time Desk Clerks,
Janitor, Library Technician,
Fixed-income Disability

MAXIMUM MONTHLY
HOUSING BUDGET =
\$645



SINGLE MOM
WITH ONE CHILD

60% AMI
< \$58,920 Income

Loan Officer, Massage
Therapist, Medical Assistant,
Counselor, Bank Teller,
Childcare Worker

MAXIMUM MONTHLY
HOUSING BUDGET =
\$1,470



DOUBLE-INCOME
FAMILY OF FOUR

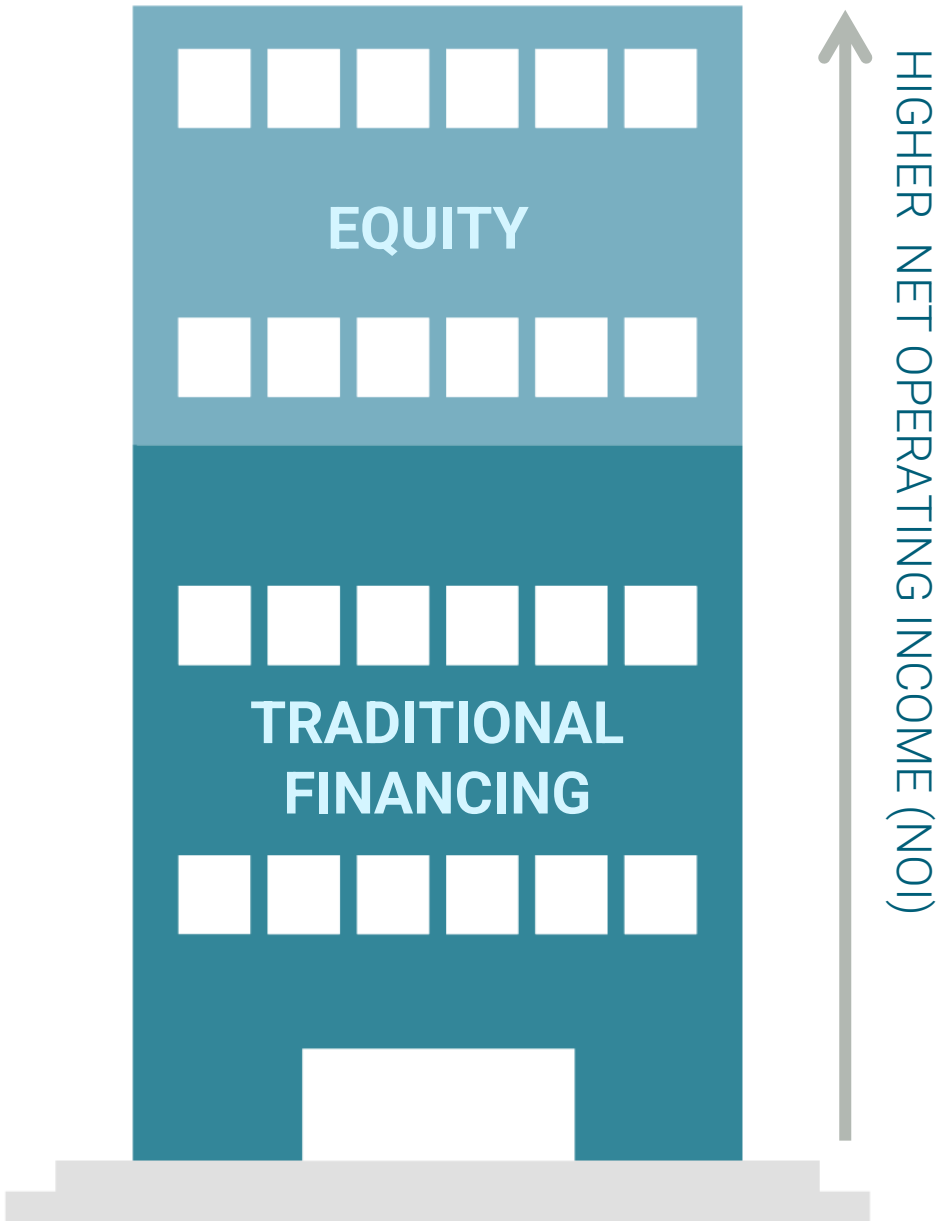
80% AMI
< \$98,150 Income

Construction Worker, Bill
Collector, Cabinetmaker,
Customer Service
Representative

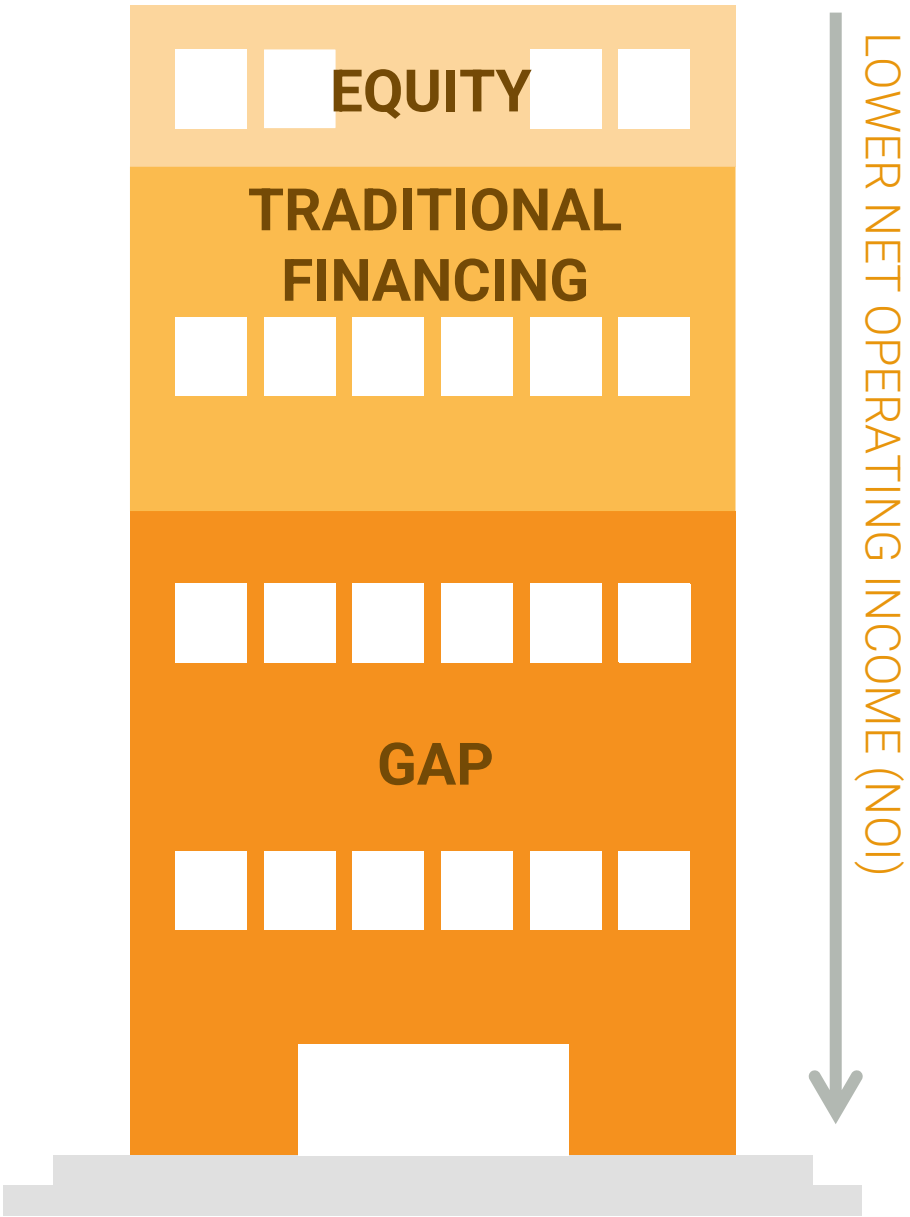
MAXIMUM MONTHLY
HOUSING BUDGET =
\$2,450

IDENTIFYING THE GAP

Market Housing



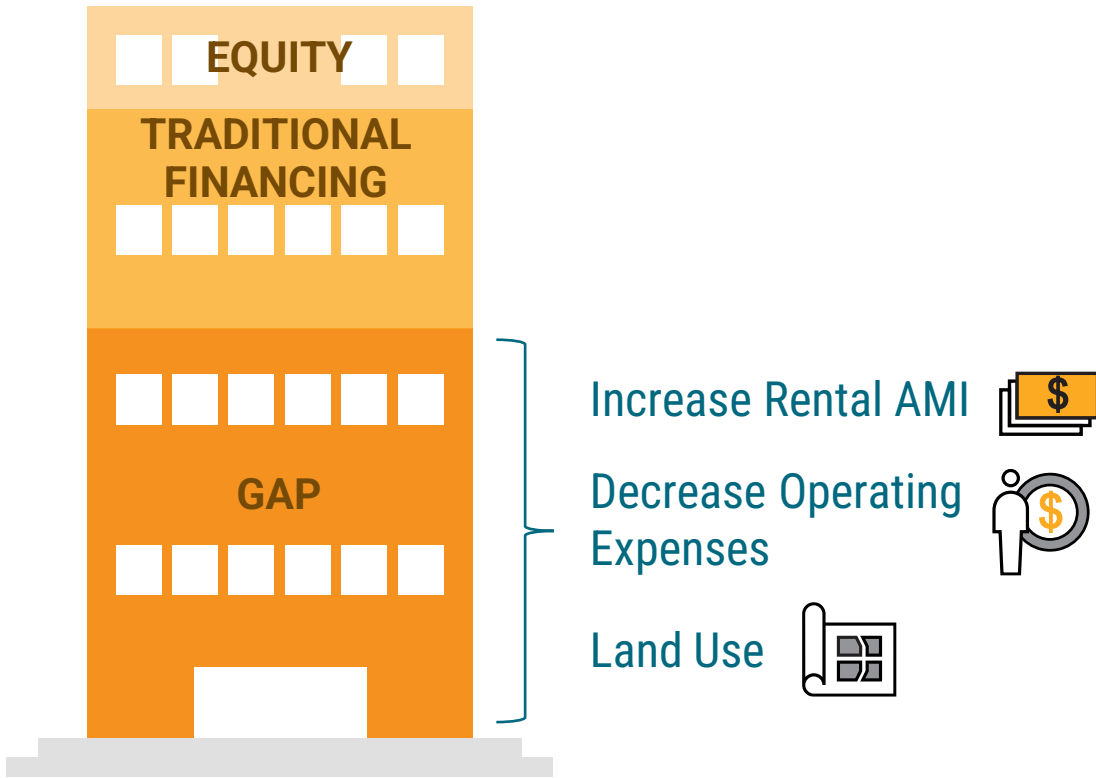
Affordable Housing



HOW TO FILL THE GAP?

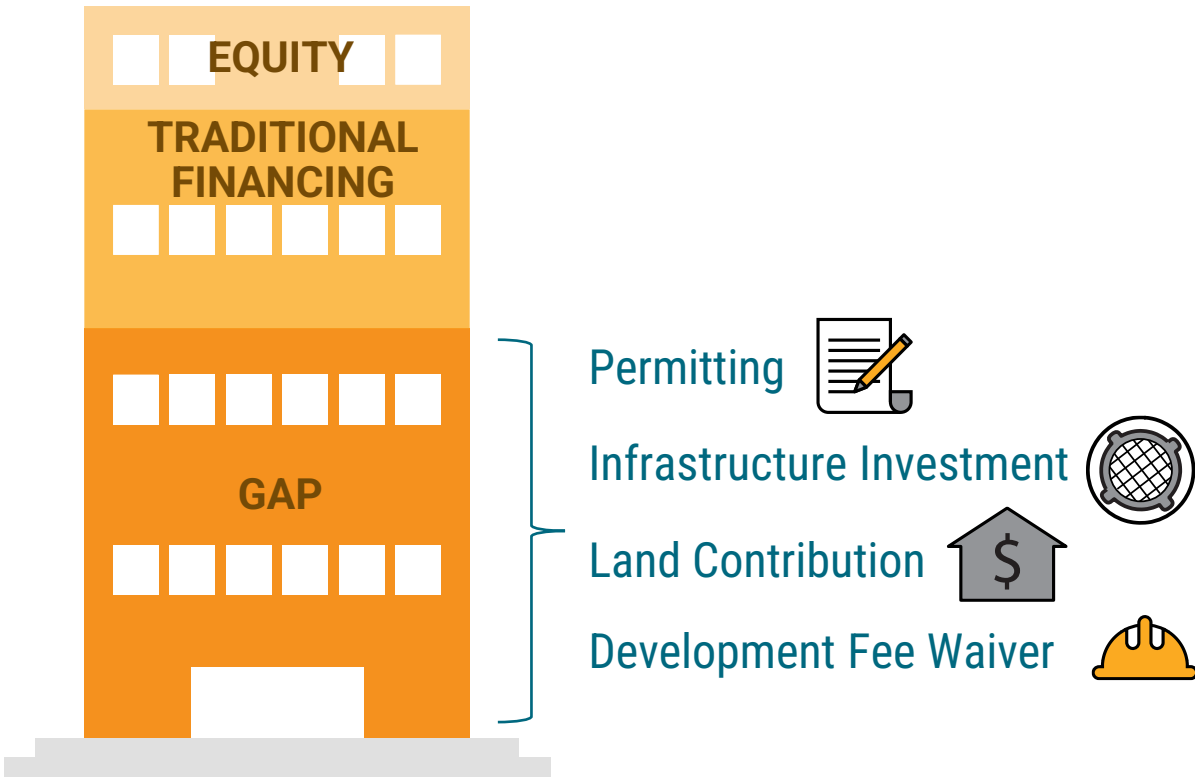
INCREASE NOI

(Fill the gap by generating more revenue)



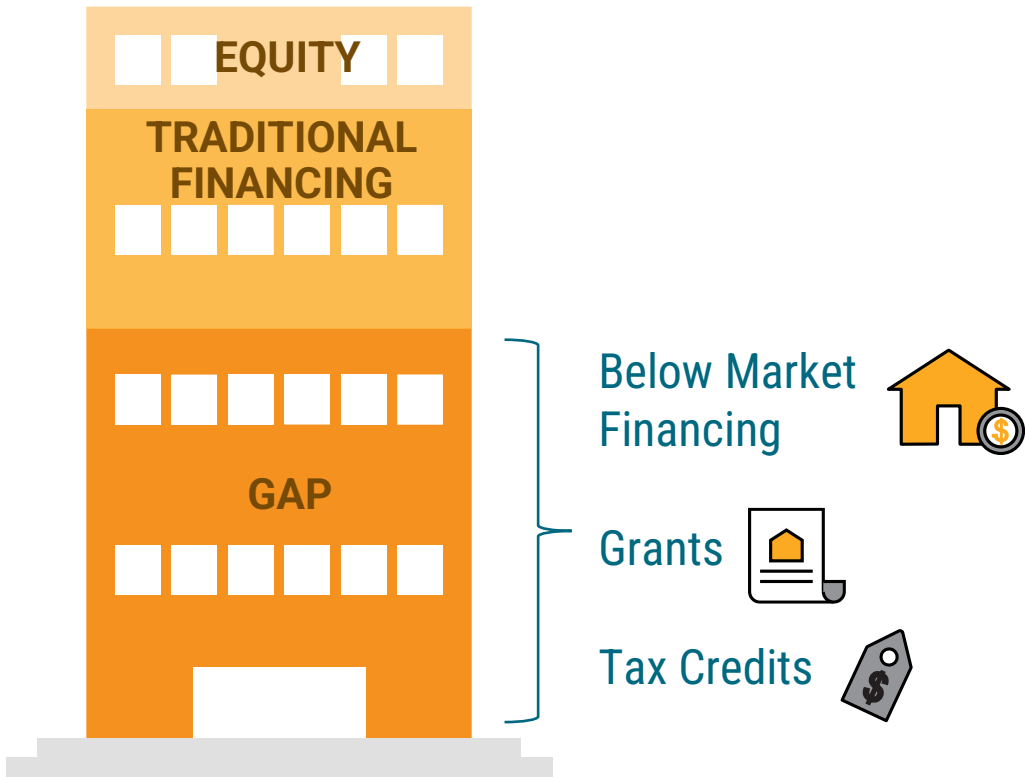
DECREASE DEVELOPMENT COSTS

(Fill the gap by lowering the cost to build)



PUBLIC FUNDING

(Fill the gap with public financing and subsidies)



CAPITOL HOMES APARTMENTS

1749 SOUTH STATE STREET



Developer Partnerships: Housing Assistance Management Enterprise (Housing Authority of Salt Lake City)

Funding Partnerships: Utah Housing Corporation // Redevelopment Agency of Salt Lake City (SLC RDA) // State of Utah

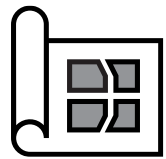
CAPITOL HOMES APARTMENTS // REDEVELOPMENT

SENATE BILL 34: (f) Allow higher density in commercial corridors.

Desired Outcome

Acquire and remove an undesirable land use; replace with a mixed-income project that strengthens State Street as a commercial corridor.

Project Details



Land Use: Commercial Corridor (CC)

Reduced Parking, Setback Reduction,
Design Review Process for Additional Height



Project Cost: \$23.7 Million

Impact/permit fee waiver
61% of costs provided by public funds
Public funds per affordable unit (62): \$234,000



Units: 93 residential, 62 affordable
AMI: 25% to Market Rate, Average 43%



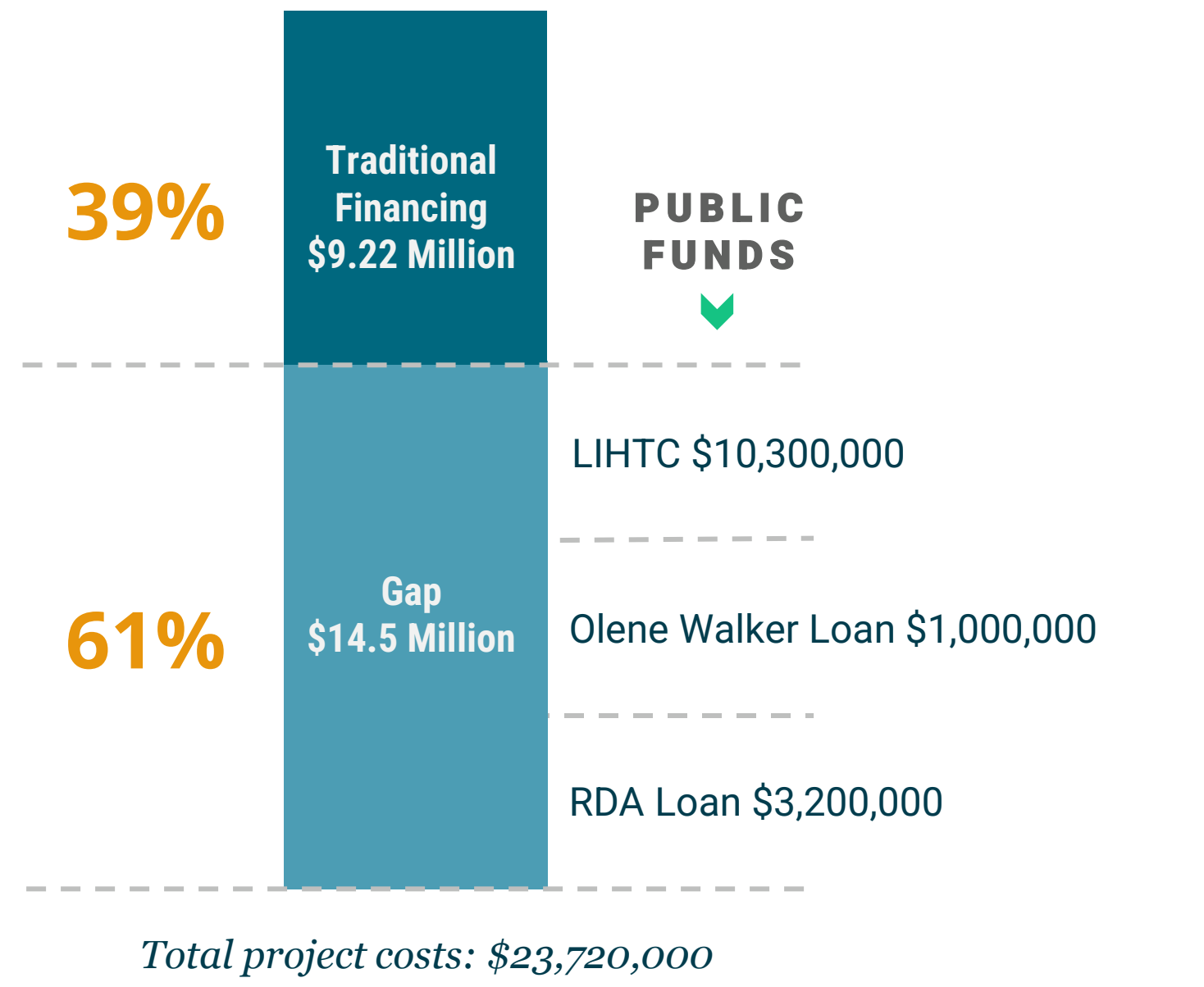
CAPITOL APARTMENTS // INTERIM USE

TRANSITIONAL HOUSING



CAPITOL APARTMENTS // FUNDING STACK

SOURCES OF FINANCING			
SOURCE	TOTAL SOURCE	TOTAL SOURCE PER UNIT (93)	PUBLIC SOURCE PER AFFORDABLE UNIT (62)
Non-Public Funding	\$9,220,000	\$99,000	N/A
Public Funding	\$14,500,000	\$156,000	\$234,000
TOTAL	\$23,720,000	\$255,000	\$234,000



THE EXCHANGE

330 EAST 400 SOUTH



Developer Partnerships: Giv Group // Domain Companies

Funding Partnerships: Utah Housing Corporation // Salt Lake City // Redevelopment Agency of Salt Lake City (SLC RDA) // State of Utah

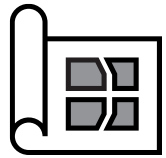
THE EXCHANGE // TRANSIT ORIENTED DEVELOPMENT

SENATE BILL 34: (g) Higher density near transit.

Desired Outcome

Utilization of surplus City-owned land for a transit-oriented development with a mixed-income housing and affordable commercial space.

Project Details



Land Use: Urban Neighborhood Transit Station (TSA-UN-C)

Reduced Parking, Setback Reduction, Lot Coverage, Permitted Development, Design Review Process



Project Cost: \$125 Million

Impact/permit fee waivers

40% of costs provided by public funds

Public funds per unit: \$123,000



Units: 412 residential, 184 affordable

AMI: 40% to Market Rate

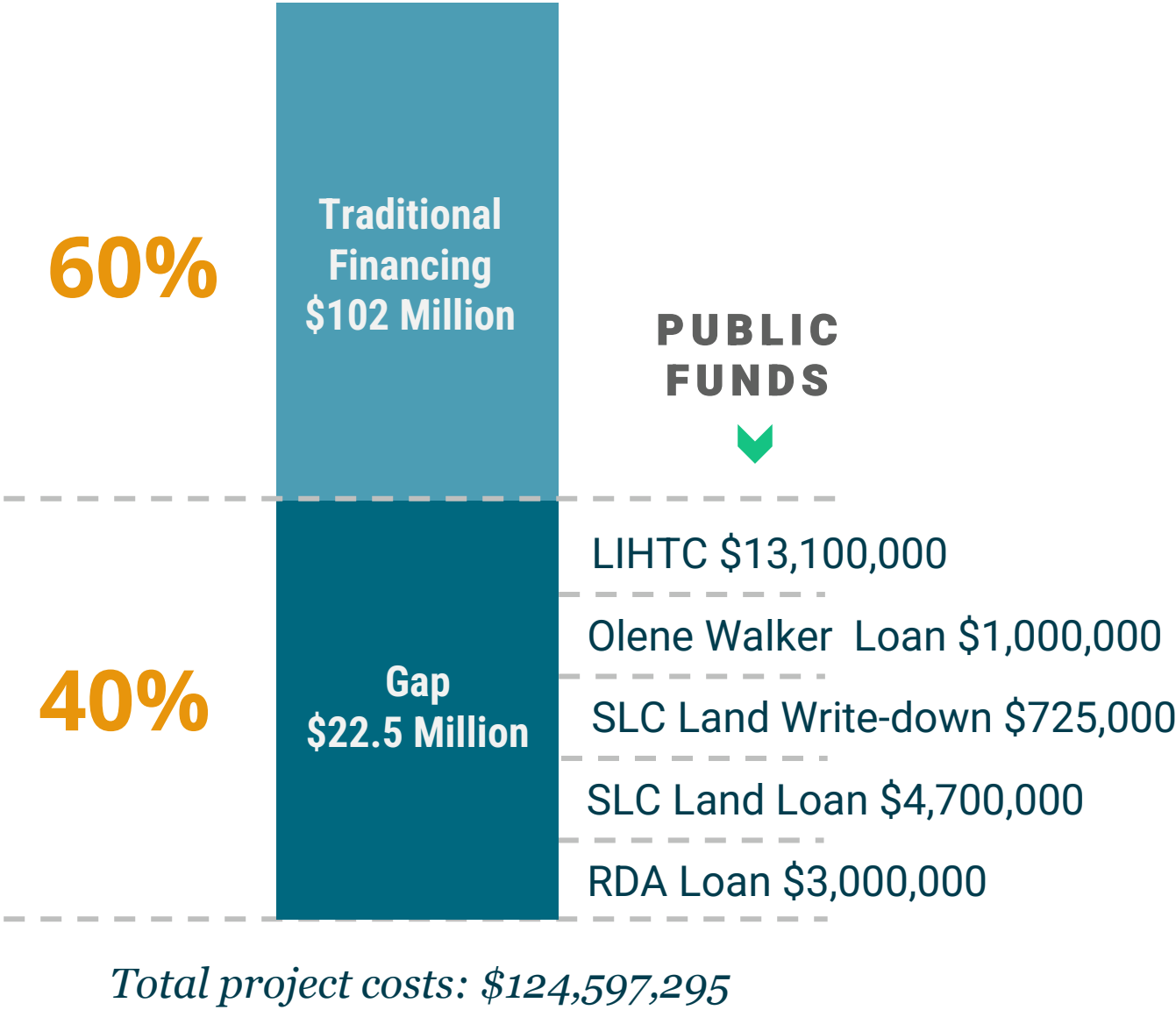
Housing Affordability Policy Summit



THE EXCHANGE // FUNDING STACK

SOURCES OF FINANCING

SOURCE	TOTAL SOURCE	TOTAL SOURCE PER UNIT (412)	PUBLIC SOURCE PER AFFORDABLE UNIT (184)
Non-Public Funding	\$102,050,000	\$248,000	N/A
Public Funding	\$22,525,000	\$55,000	\$123,000
TOTAL	\$124,575,000	\$303,000	\$123,000



DENVER STREET APARTMENTS

770 SOUTH DENVER STREET



Developer Partnerships: Housing Authority of Salt Lake City // Volunteers of America // Giv Group
Funding Partnerships: Utah Housing Corporation // Salt Lake City

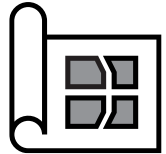
DENVER STREET APARTMENTS // ADAPTIVE REUSE

SENATE BILL 34: (c) Rehab housing stock.

Desired Outcome

Conversion of existing housing stock to permanent supportive housing for vulnerable adults with special needs.

Project Details



Land Use: Residential Multi-Family Zoning District (RMF-35) (PSH + Clinical Services)

Rehabilitation, Permitted Development



Project Cost: \$3.9 Million

Impact/permit fee waivers

90% of costs provided by public funds

Public funds per unit: \$158,000



Units: 22 residential

AMI: <50% (focus on <30%)

Housing Affordability Policy Summit

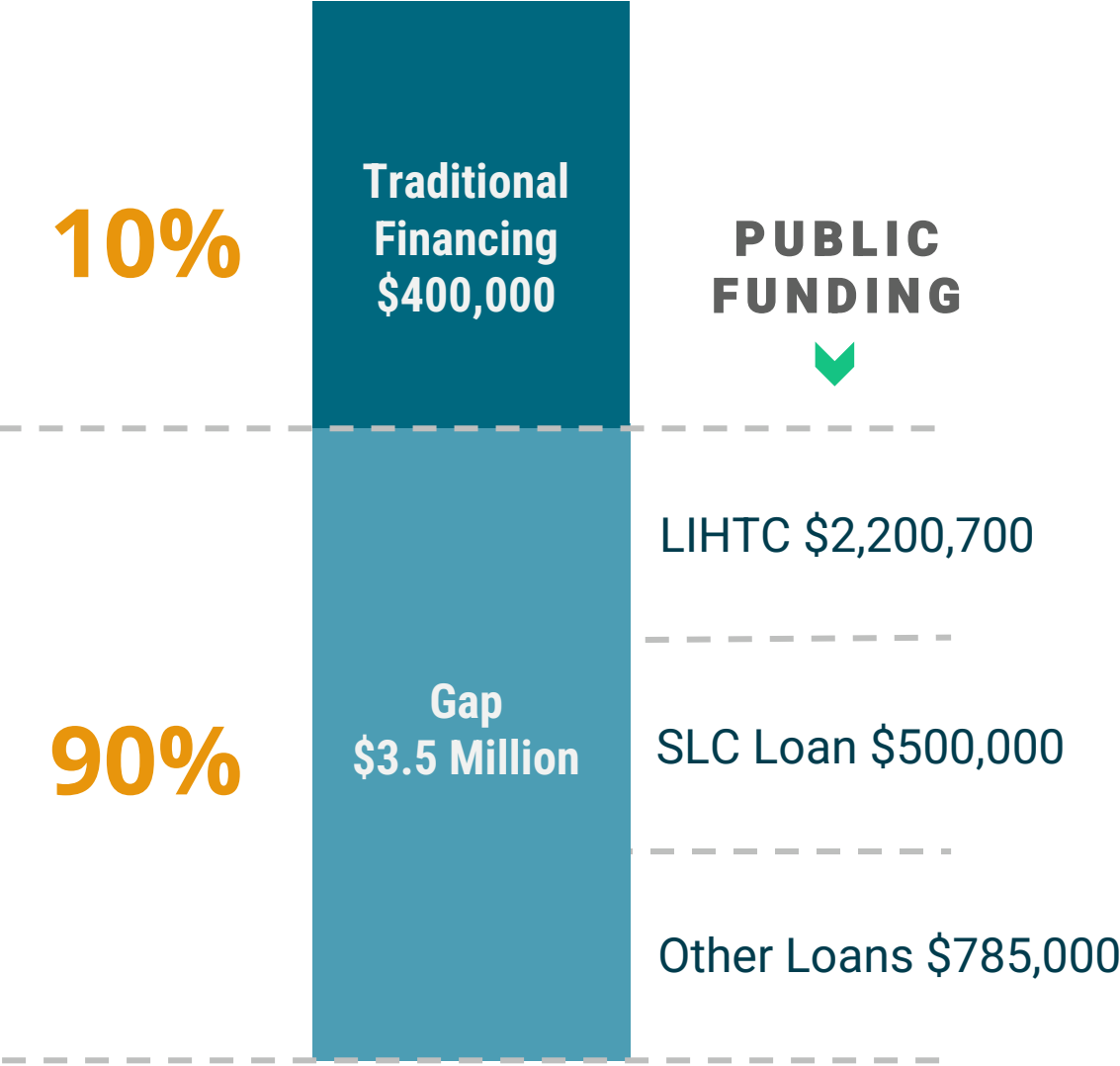


DENVER STREET APARTMENTS // FUNDING STACK

SOURCES OF FINANCING

SOURCE	TOTAL SOURCE	TOTAL SOURCE PER UNIT (22)	PUBLIC SOURCE PER AFFORDABLE UNIT (22)
Non-Public Funding	\$400,000	\$18,000	N/A
Public Funding	\$3,485,700	\$158,000	\$158,000
TOTAL	\$3,885,700	\$176,000	\$158,000

Note: Public Funding includes loans from Volunteers of America and Housing Authority of Salt Lake City "Other Loans"



Total project costs: \$3,885,000



Tammy Hunsaker

Director, Department of Community and Neighborhoods

Tammy.Hunsaker@slc.gov

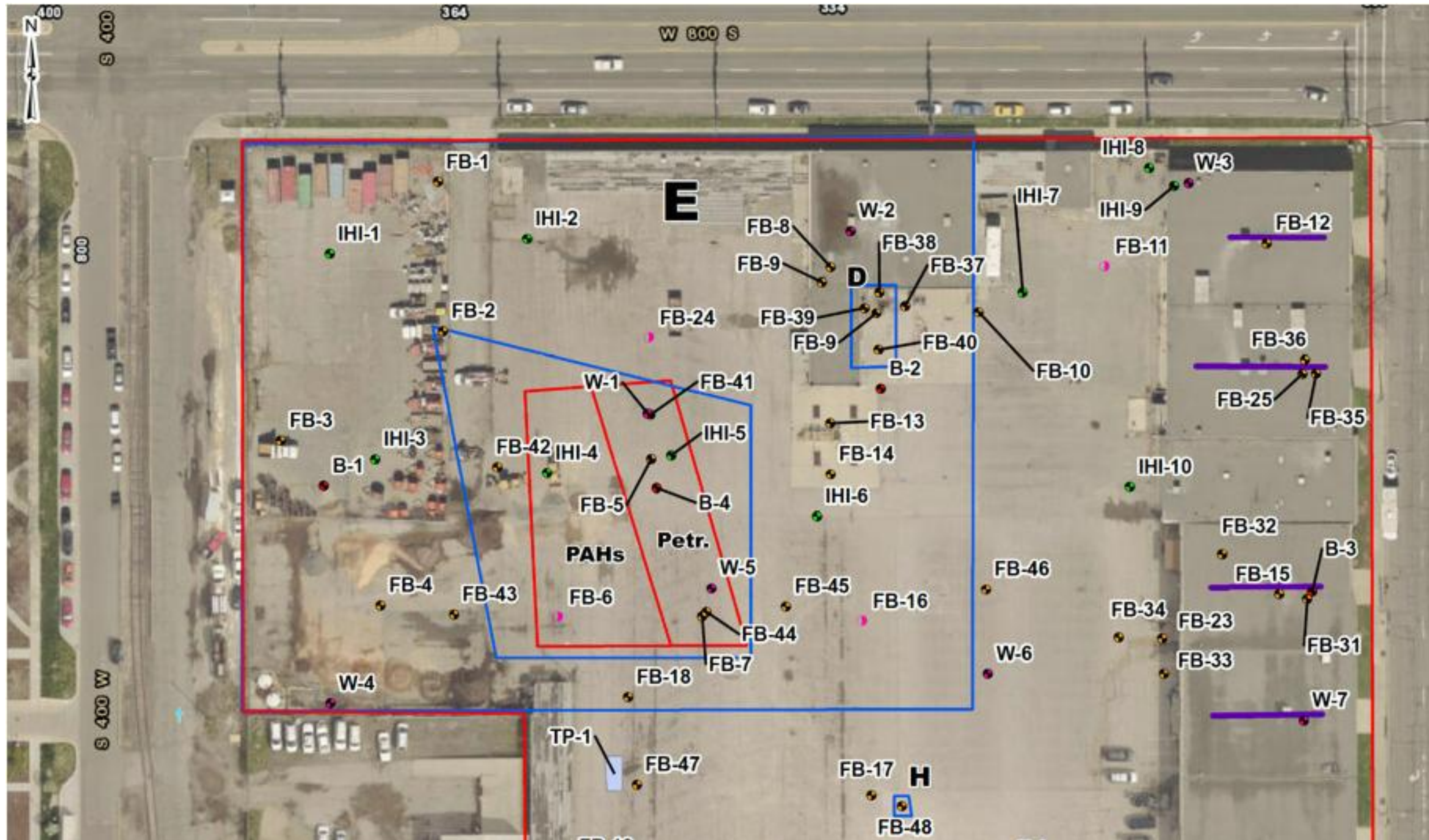


FLEET BLOCK DEVELOPMENT

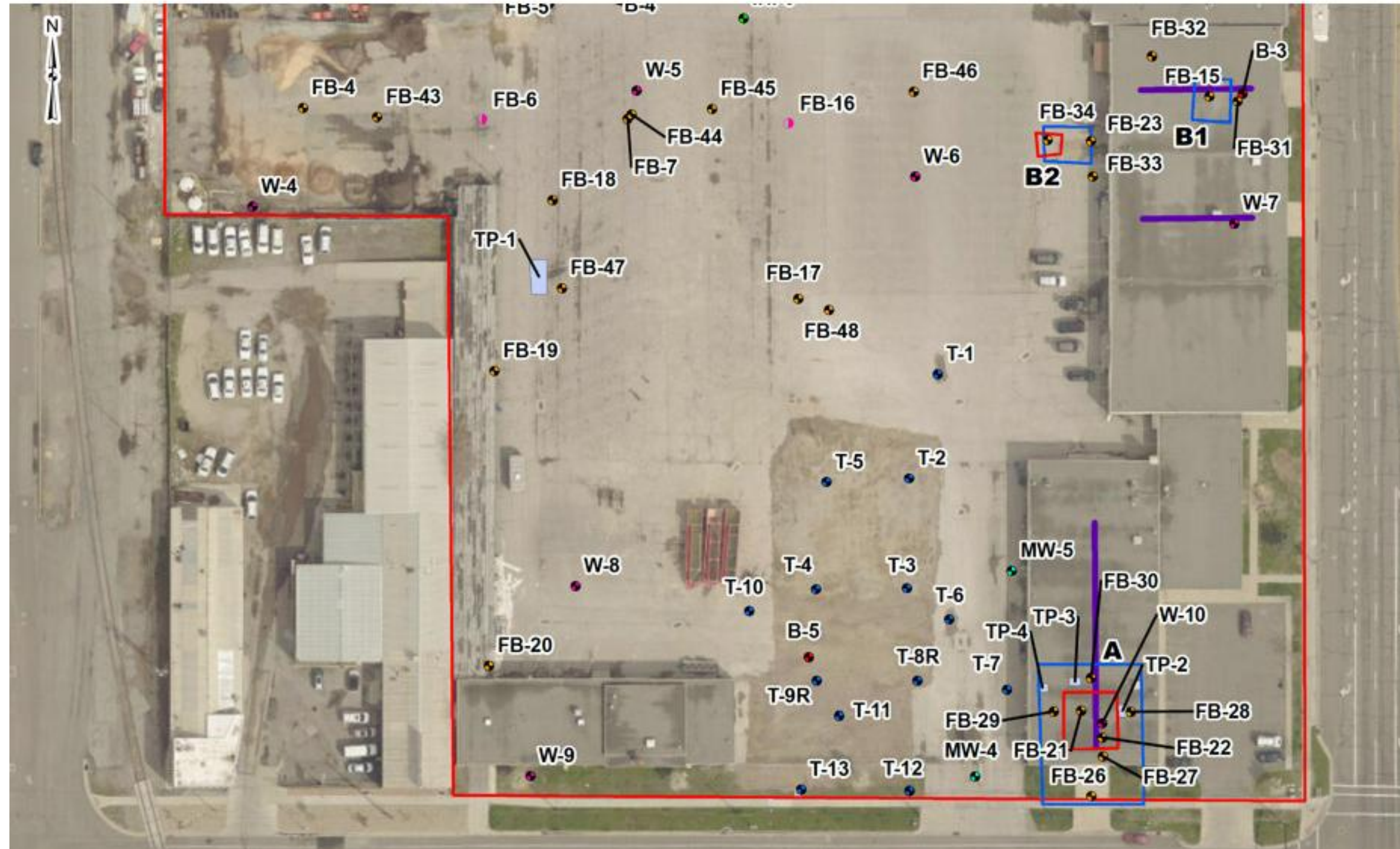
NADO // OCTOBER 2025



ENVIRONMENTAL CONDITIONS - NORTH



ENVIRONMENTAL CONDITIONS - SOUTH



Murals may change Salt Lake City's plans for this run-down block

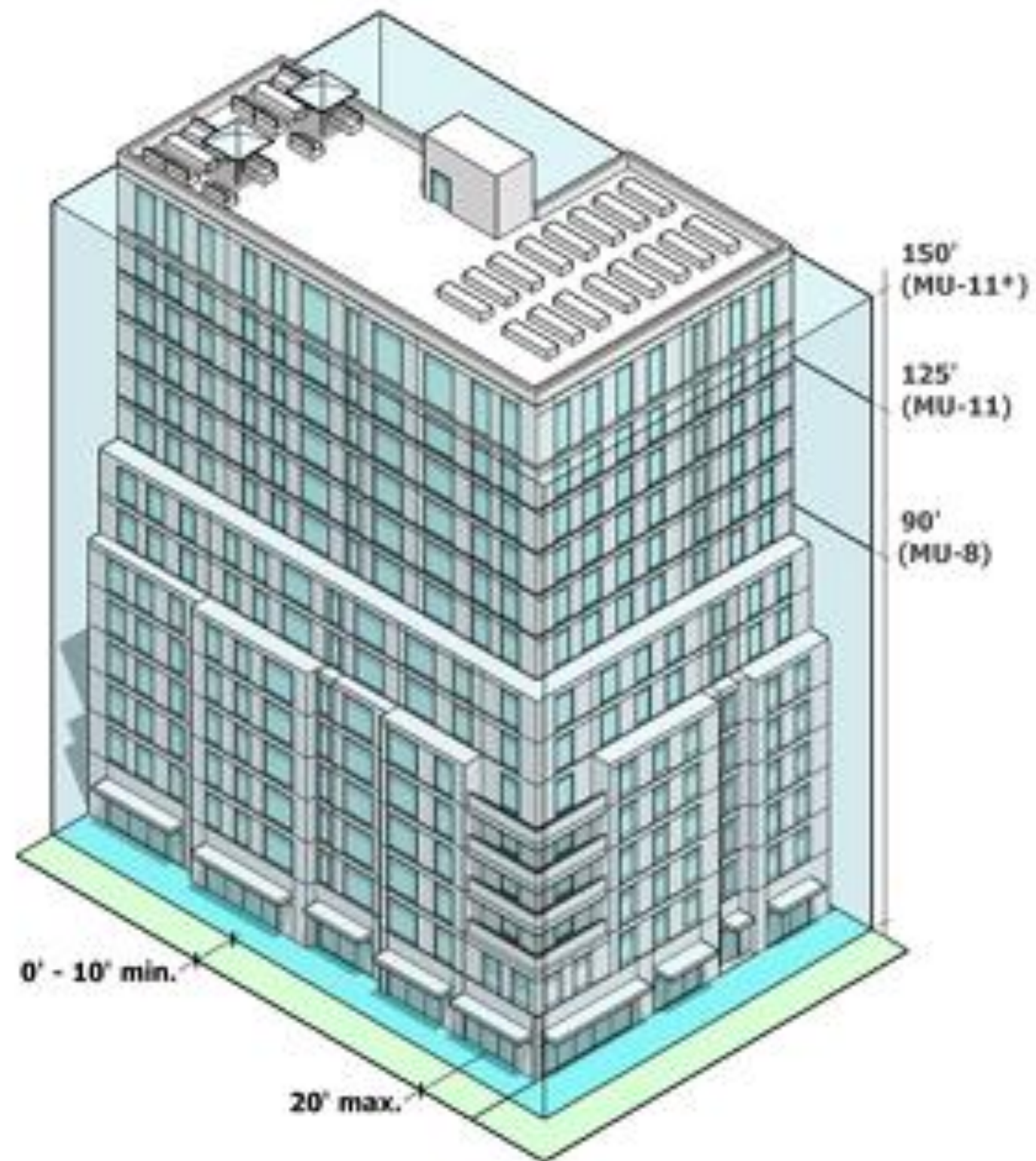
By  Tony Semerad | Nov. 22, 2020, 8:06 a.m. | Updated: 8:55 p.m.

 Comment

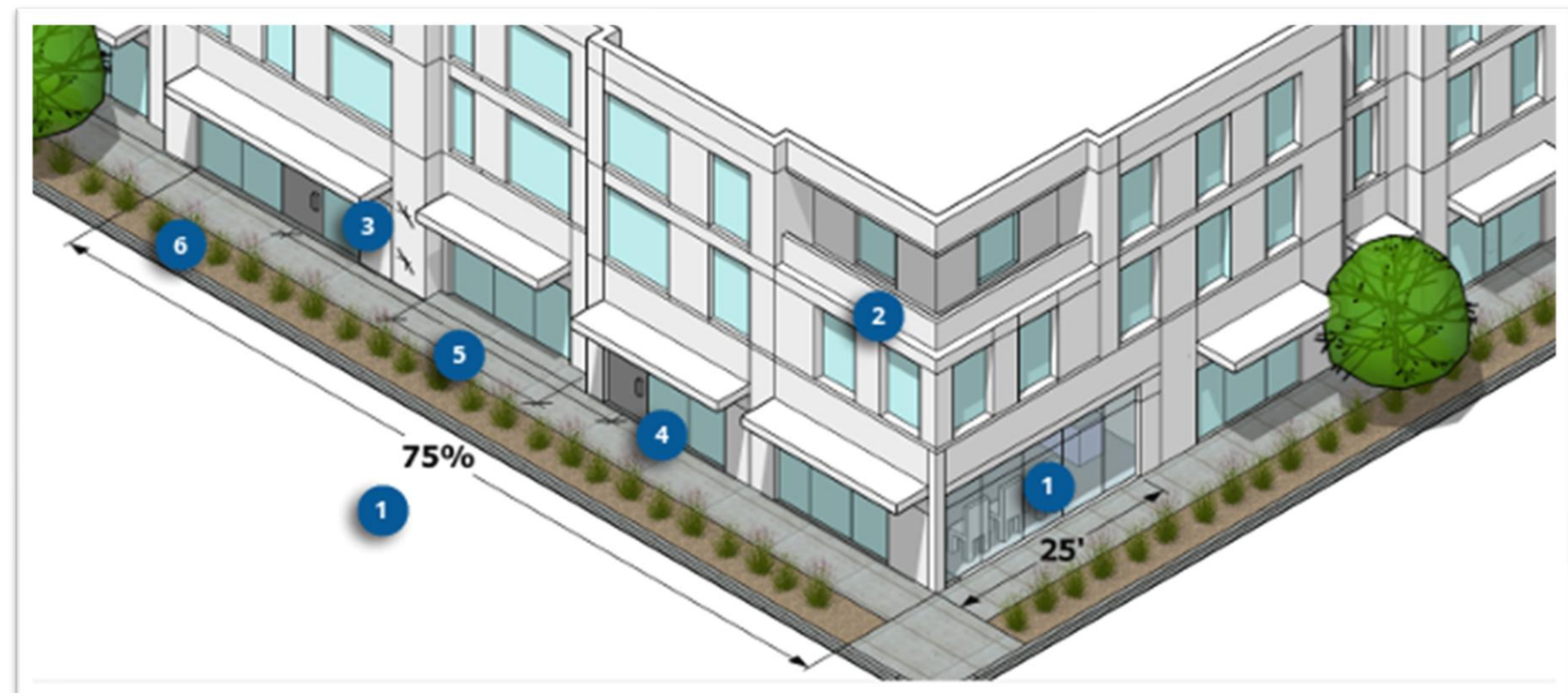


(Rick Egan | The Salt Lake Tribune) The murals on the Fleet Block, along 300 West and 800 South in Salt Lake City, Thursday, Nov. 19, 2020.

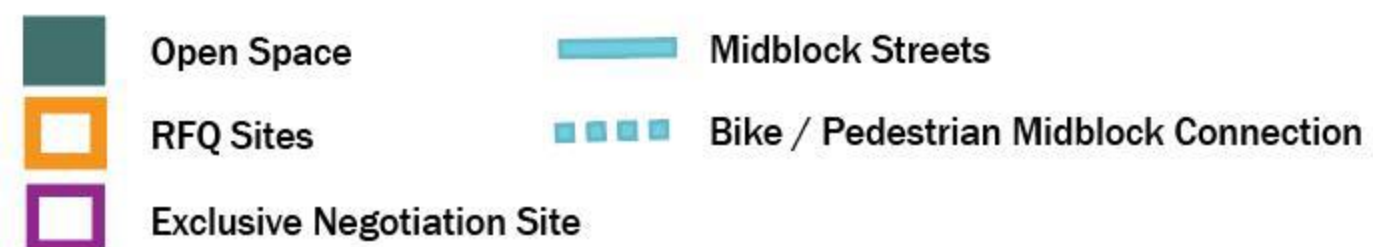
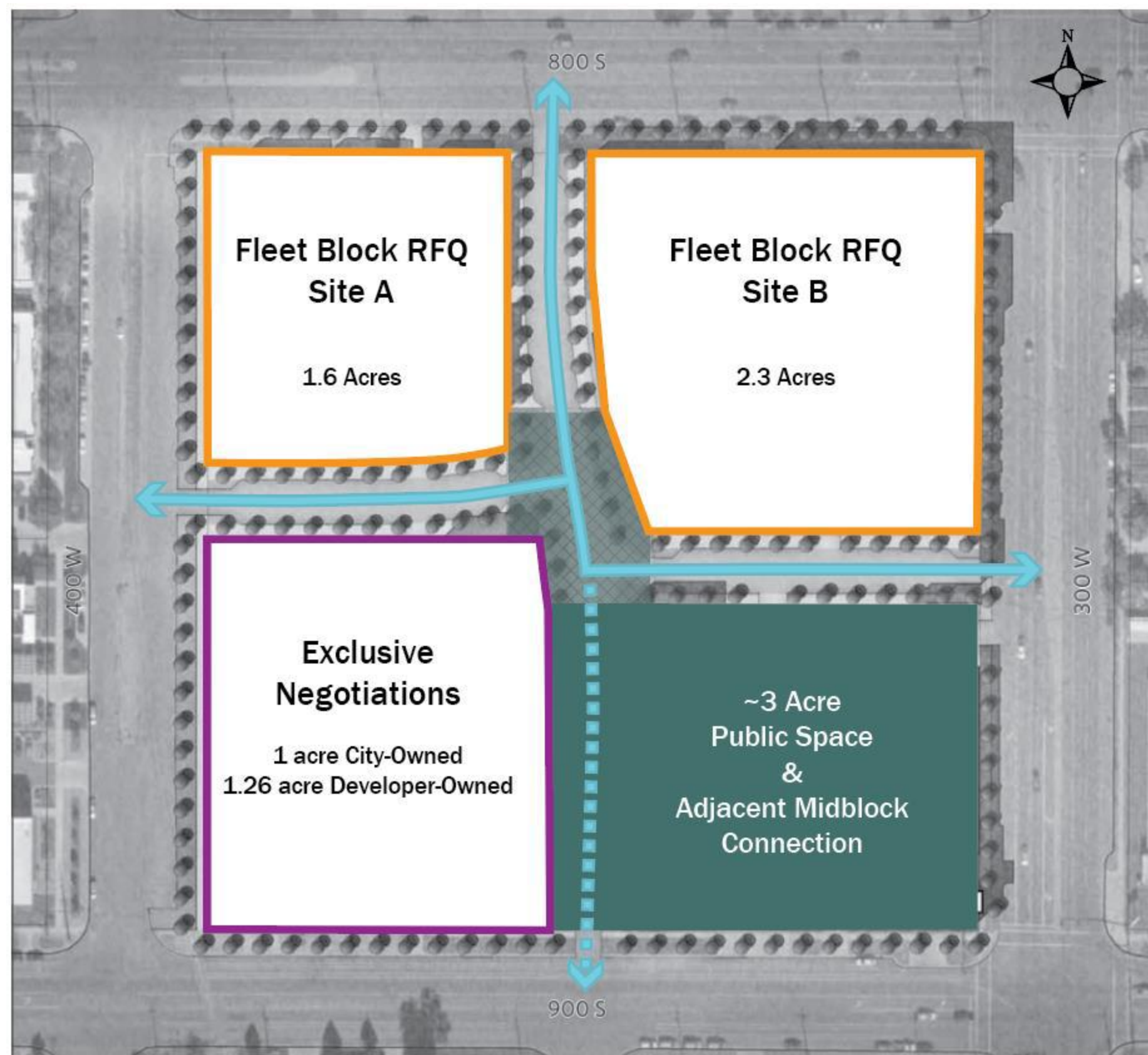
ZONING



MU-11
Upzoning Approved 2023
85' by right
Up to 186' with Planning Commission
approval and incentives



LAND USE



SALT LAKE CITY



REQUEST FOR
QUALIFICATIONS/PROPOSALS
FOR THE DEVELOPMENT OF
FLEET BLOCK
800 SOUTH between 300-400 WEST

ISSUED: March 31, 2025
DUE: May 30, 2025

RFQ INTENT

To identify two Development Teams with varied perspectives and abilities that hold a similar vision and ethos for development.

The selected Development Teams will work collaboratively with the City as well as with one another.

The goal is to create an urban node that is a vibrant, walkable community containing mixed-income housing, retail, service-oriented businesses, engaging public spaces, and multi-modal travel options.

COMMUNITY BENEFITS AGREEMENT

EXHIBIT "E"

Menu of Public Benefits

Note: This list is not comprehensive. Additionally, the City does not expect Development Teams to integrate all of the items on this list; rather, this list is provided as a resource for Development Teams to utilize specific community benefits and to generate ideas from. Community benefits may be modified due to the outcome of the CBA negotiations

- **Architecture and Urban Design**
 - Design buildings that reflect the rich and diverse culture of the broader Salt Lake City community.
 - Prioritize high-quality, original architecture that avoids monolithic forms.
 - Incorporate public-facing outdoor art that enhances visual engagement.
 - Exceed ADA minimums by applying universal design principles in all public and private spaces. Which may include accessible units on the ground floor.
 - Create multi-generational environments that serve people of all ages—from children to seniors.
 - Ensure spaces are well-lit and inviting to support a safe and vibrant nighttime experience.
 - Incorporate design elements that encourage community and neighborliness, avoiding design elements that foster isolation.
 - Provide public amenities that activate and integrate with streets and public squares.
 - Include clean, safe, and accessible public restrooms for users of the public square.
- **Transportation & Parking**
 - Prioritize access to the 9 Line, Green Loop, and public transit.
 - Expand availability of shared micro-mobility options such as bike-share, e-bikes/scooters, and car-share services.
 - Invest in high-quality bicycle and active transportation infrastructure and amenities.
 - Incorporate wayfinding and signage to support mobility for all users, including people with disabilities and those for whom English is not a first language.
 - Optimize land use with shared parking strategies and demand management approaches.
 - Locate all required parking within structures, not surface lots.
- **Anti-Displacement**
 - Prioritize and market units to specific households including recently displaced households, generational resident households, households with children, local workforce households, and/or unit-sized matched households.
 - Prioritize commercial leases for businesses displaced or at risk of displacement from the city.
 - Participate in eviction diversion efforts and provide on-site housing assistance resources.
- **Residential – Homeownership / Equity Sharing**
 - Incorporate development into a Community Land Trust.



highways to homeownership.
by cooperatives to support tenant ownership and

and units across a mix of income levels.
for housing.
units (three bedrooms or more) with family-oriented

n and innovative housing typologies.

cial space and sublease at affordable rates.
ercial units to support new business incubation.
nts to essential neighborhood and mission-driven
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stance to support local, minority-owned businesses
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mercial ownership through a Community Investment

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air quality standards through air monitoring, material
l low-formaldehyde products), improved ventilation, and
tion that reduce indoor particulate matter and carbon

ances and eliminate on-site fossil fuel combustion.
ible energy generation.
ndard of energy efficiency, targeting carbon-neutral or

ndscaping and advanced stormwater management

th bird-safe glass, pollinator gardens, and native



- A CBA is a contract between a developer, the City, and key representatives from a broad community coalition
- Details the project’s contributions to the community.
- May include the following:
 - affordable housing,
 - family-sized housing,
 - commercial space prioritized for neighborhood-serving businesses, nonprofits, or locally owned businesses,
 - Or local hiring practices.

DESIGN AND CONSTRUCTION



- Developers will be responsible for the design, construction, and financing of their projects, with approval from City.
- Developers will be required to enter the Volunteer Cleanup Program through that Utah State Department of Environmental Quality.
- Developers will continue to coordinate with the community.

Mercy Housing



RESIDENTIAL PROGRAM

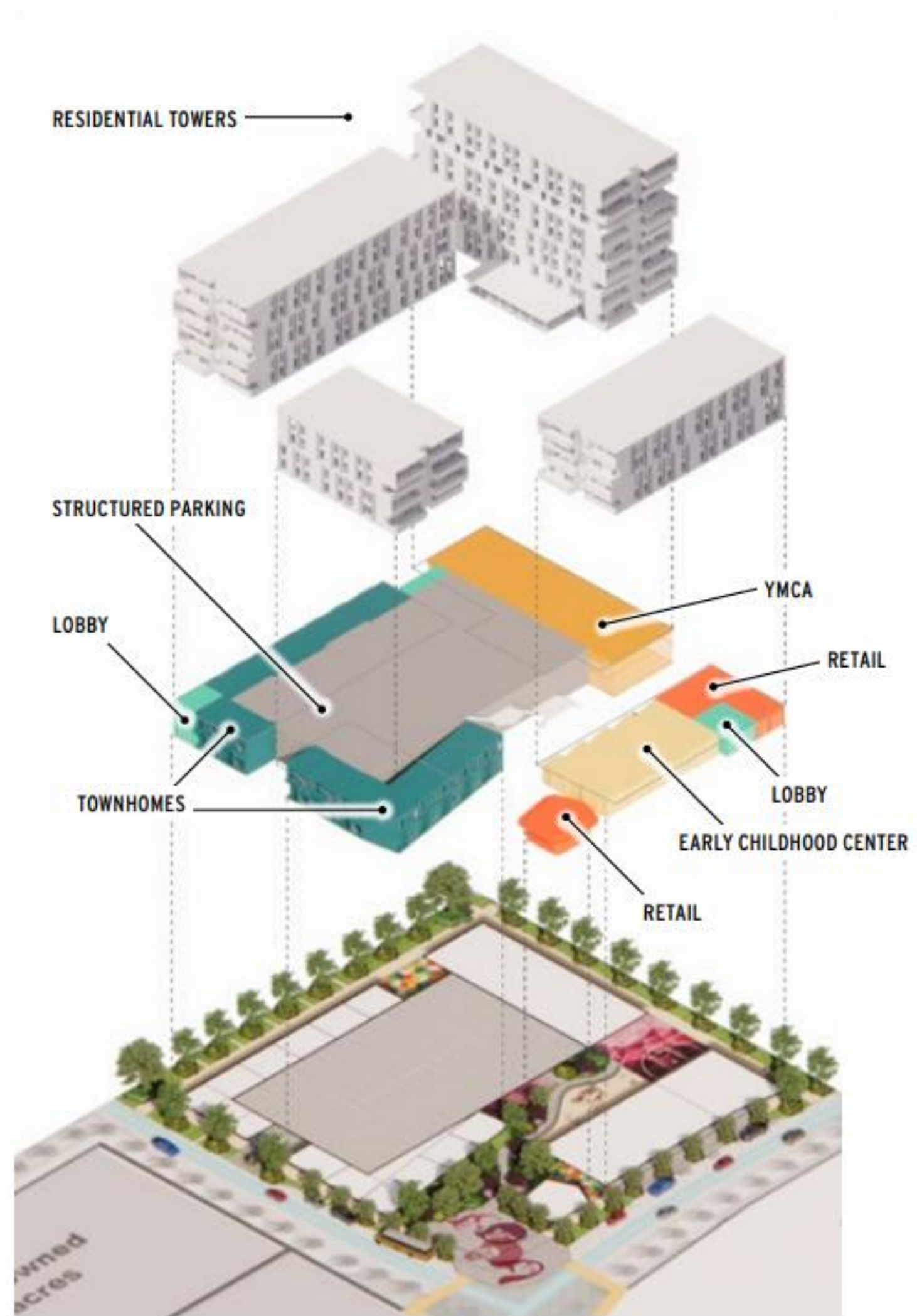
- 12% 3+ Bedrooms
- 50-120% AMI, 63% of Units 70% AMI or below
- 35 Homeownership Units (including some ground floor townhomes), partnership with Habitat for Humanity. Open to more homeownership.
- Mercy Housing Residential Service Programming, includes housing retention services, financial literacy, etc.

Residential Program Breakdown:

UNIT TYPE	#	%	SF
Studio	12	5%	540/Unit
1 Bedroom	95	40%	670/Unit
2 Bedrooms	105	44%	840/Unit
3 Bedrooms	18	8%	1,100/Unit
4 Bedrooms	10	4%	1,300/Unit
TOTAL UNITS	240	100%	191,130
PARKING SPACES	185		

Concept Unit Mix / Program Summary:

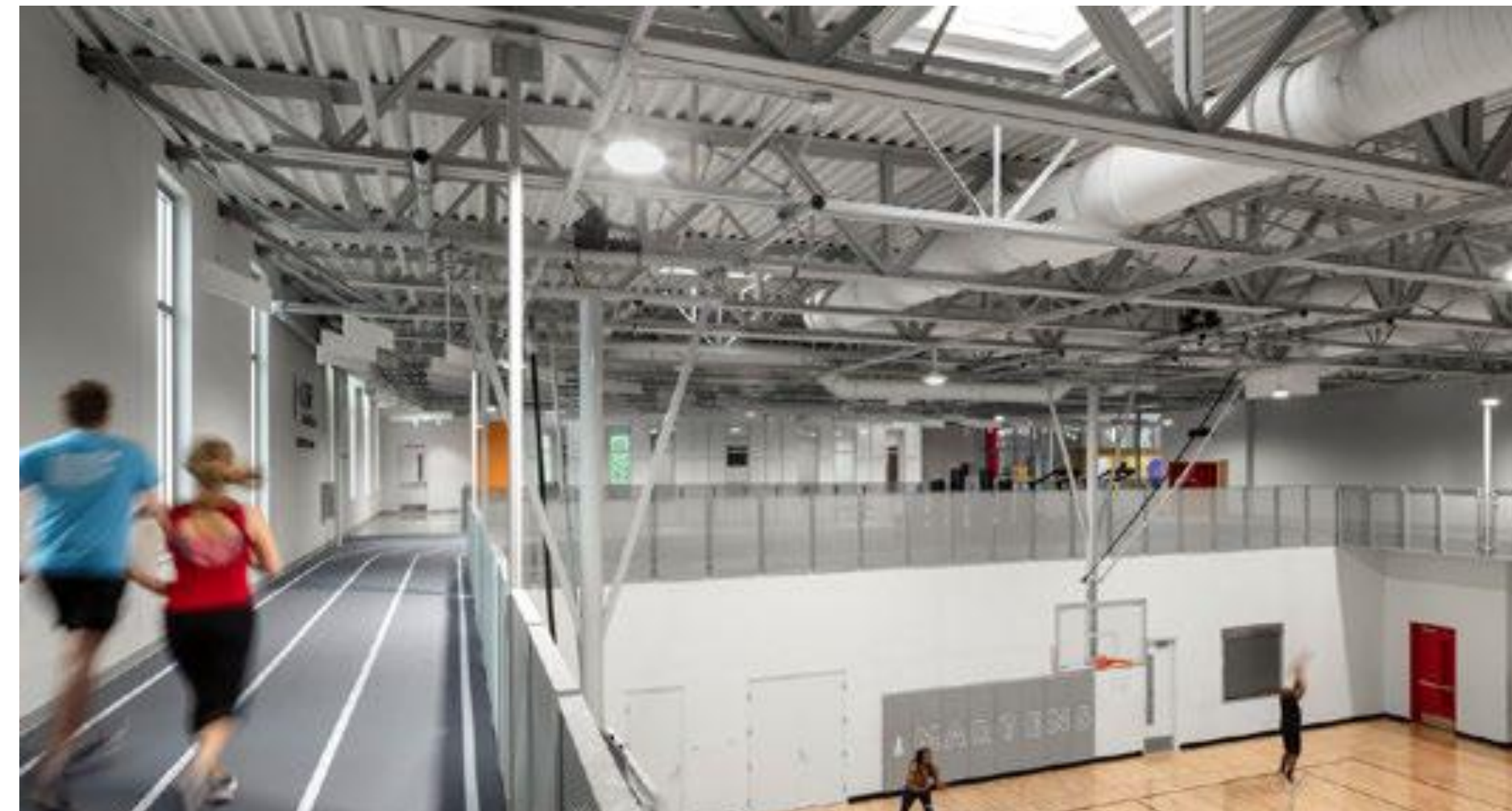
AMI TARGET AVERAGE*	TOTAL RENTAL UNITS	AFFORDABLE	WORKFORCE / MARKET	AVG RENT/UNIT (2025 AMI rent limits)	HOME OWNERSHIP UNITS
50%	45	45		\$1,300 - \$2,160	
60%	46	46			
70%	49	49			
80%	26		26	\$2,150 - \$3,300	
100%	26		26		
120%	28		28		
N/A				N/A	35
TOTAL	220	140	80		35





COMMERCIAL PROGRAM

- YMCA Youth and Family Center (10K SF)
- YMCA Early Childhood Education Center (6K SF)
- Social Enterprise Retail and Arts Space. (2K and 3K SF) Donate the space to collective ownership model for aspiring artists or entrepreneurs or a youth-focused enterprise such as a café.



BRINSHORE DEVELOPMENT



RESIDENTIAL PROGRAM

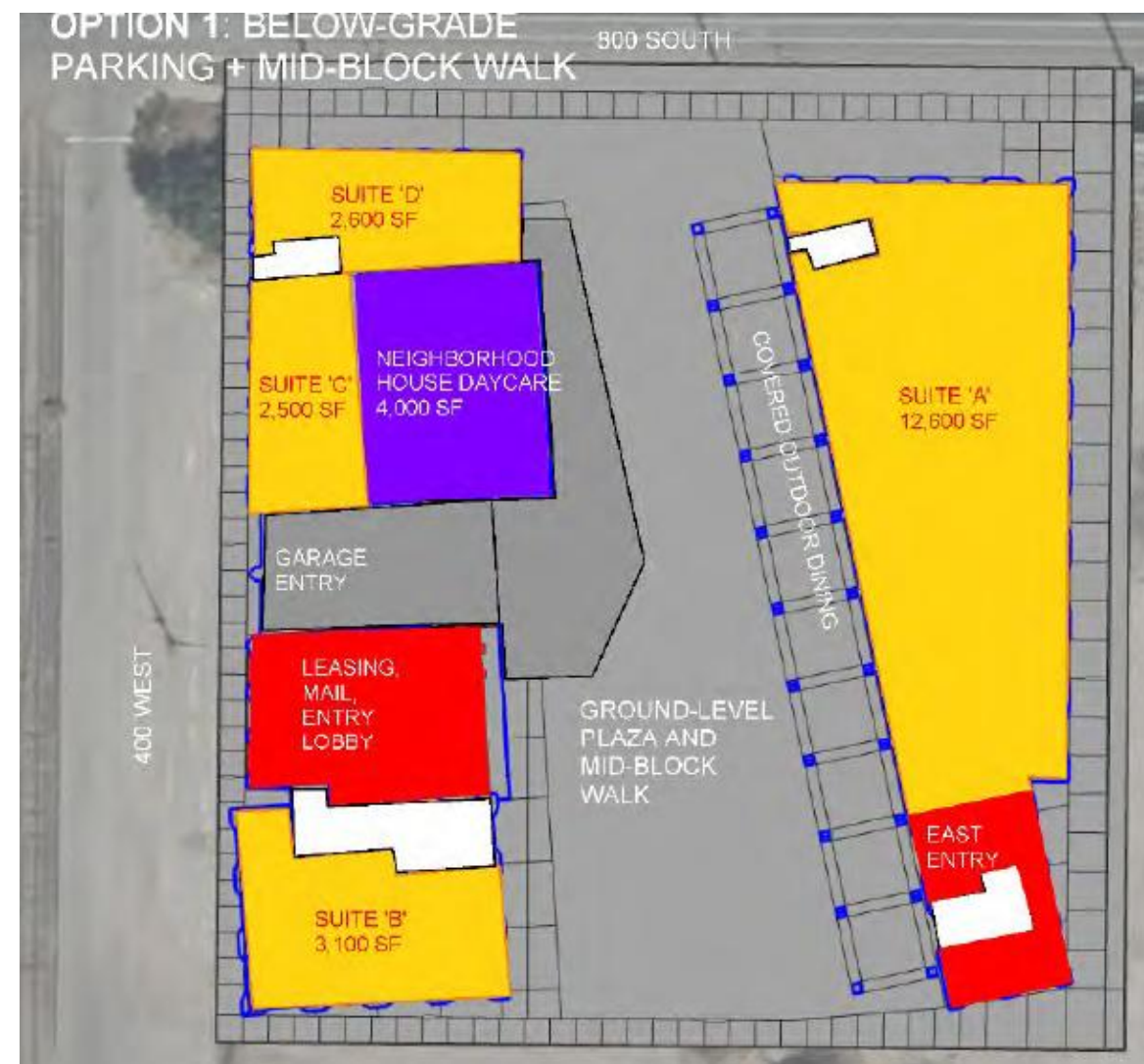
- 32% 3+ Bedrooms
- 170 units 20-80% AMI. 30 market rate units.
- 76 units Project-Based Vouchers from HASLC

Unit Type	25% AMI	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Market	Total
1BR	5	4	2	17	12	10	3	2	10	65
2BR	0	7	5	7	12	20	8	2	10	71
3BR	0	6	3	9	6	15	2	2	10	53
4BR	0	2	4	5	0	0	0	0	0	11
Total	5	19	14	38	30	45	13	6	30	200



COMMERCIAL PROGRAM

- Affordable Daycare – Neighborhood House (4K SF)
 - Sliding scale, serving 40-50 children
- Coworking incubator space (4K SF)
- Food and Beverage, Retail, Studios, Market (21K SF total)





FLEET BLOCK
Next Steps

COOPERATION AGREEMENT

- Outlines key milestones and deadlines
- Requires staff-level design review
- Requires negotiation on the Community Benefits Agreement (CBA)

COMMUNITY BENEFIT AGREEMENT

- Siobahn Locke – Japantown, facilitated community engagement
- Identify community representatives and facilitate/mediate negotiations between developers and community
- Request a procurement waiver to directly award

MIDBLOCK STREETS

- Contracted with Avenue Consulting
- Concept complete by end of October
- RFQ for Construction Documents



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2. Click the link provided in the chat box
1. Scan this QR image from your smartphone



Contact Info

Maggie Belanger

KSU TAB
maggiejessie@ksu.edu

785.532.0782

Kate Lucas, AICP

KSU TAB
katelucas@ksu.edu

817.565.2885

Bill Rees

Utah Department of Environmental Quality
brees@utah.gov

385.391.8120

Tammy Hunsaker

Salt Lake City
Tammy.Hunsaker@slc.gov

801.535.6230

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Thank You

For joining us for this presentation. Please get in touch if you have any questions or comments: katelucas@ksu.edu

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