

SALT LAKE CITY
WORKSHOP
SPRING 2012

 Department of
CITY AND METROPOLITAN PLANNING
THE UNIVERSITY OF UTAH

POLISHING
GEMS





**Polishing Gems:
Prospects for the Granary District**

Salt Lake City Workshop, Spring 2012
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Amy Thompson, Sara Meess, and Alonso Reyna exploring the Granary District.

SALT LAKE CITY
WORKSHOP
MISSION

People co-creating Place with a Purpose: Prosperity for All

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Cover, inside cover, and TOC photos by Nan Ellin.



Raze To Raise

by Nan Ellin

Professor and Chair, Department of City & Metropolitan Planning

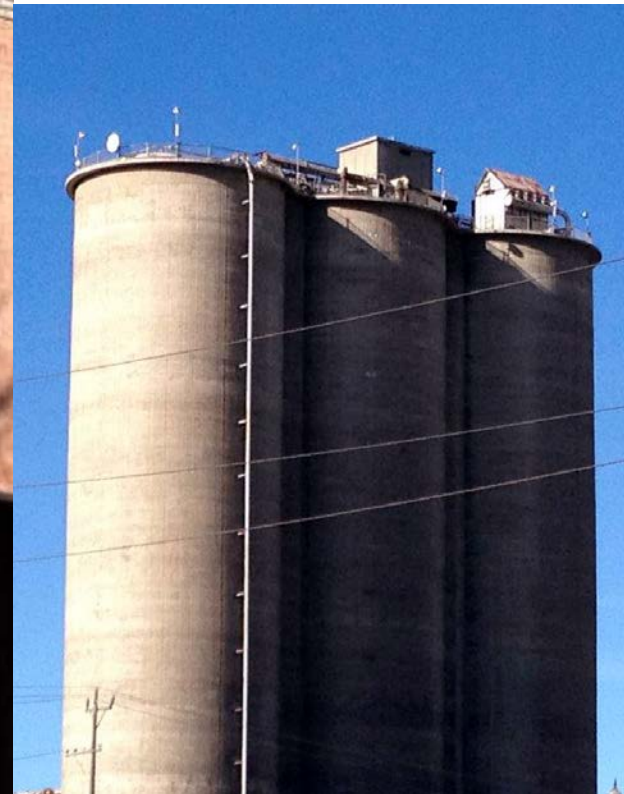
“We don’t want another Gateway” is the common refrain echoed by those who live, work, and play in the Granary District. Almost everyone interviewed over the past year by students in the Salt Lake City Workshop at the University of Utah concurred that the success of the district itself, as well as the value it brings to the region, relies upon protecting and enhancing its unique qualities. Instead of beginning with a *tabula rasa*—a clean (or literally, erased) slate—as the Gateway did, it is essential to recognize these gems and polish them.

Rather than raze what is there to start anew, we can raise up from what already exists.

What are the gemstones of the Granary?

The most vibrant are the people who live and work in the Granary District. The arts, music and design communities provide manifold gems including the Pickle Factory (Beloved Utah Pickle Company), Artspace Commons, Bad Dog Arts (for children 7–12), Vita Brevis and Captain Captain art studios, independent music venue Kilby Court, street art, recording studios and rehearsal spaces, the adaptively reused apartments by Erik Steffensen as well as his own home/studio, soon-to-arrive Atlas Architecture Studio and NoBrow Coffee House, Luminous Animation Studios, Art & Frame shop, camera supply store PictureLine, the Classic Car Museum, and screen-printer SpiltInk.

Other businesses include Level Nine Sports in a respectfully-restored warehouse, Chic and Unique vintage store, Expert Tailors, Zion Upholstery, and Donna Bella Milan salon in an old fire station. Treasured gems are food purveyors such as Ruby Snap Bakery offering scrumptious cookies, El Viroleño that serves the best pupusas in town, and Frida Bistro renowned valley-wide for sophisticated Mexican cuisine. The district is also home to the Red Lotus Buddhist Temple, manufacturers, produce wholesalers, autosshops, a number of non-profit organizations including Wasatch Commu-



nity Gardens and The Foundry, as well as a community garden (in progress) at Artspace Commons.

Everyone agrees we must ensure that current residents and businesses in the Granary District are not displaced. As Trish McBride, a designer at the Pickle Factory, told Keri Williams: “I don’t want to see it gentrified. Gentrification takes the luster out of the dirt.”

The buildings are also gems. More than half are older than 50 years, many of which retain their historic integrity and are eligible for historic designation, and two are listed on the National Register of Historic Places (see “Building Gems”). The unique quality of the Granary District owes in large part to this diverse stock of warehousing, manufacturing, industrial, and office buildings that benefitted from the railroad traversing the area.

Another important gem is the location of the Granary District with its striking mountain views foregrounded by skyline, as well as valued and valuable proximity to freeways and downtown SLC. The 900 West TRAX station adds an additional gem, providing access to public transportation as well as ideal opportunities for transit-oriented development. And the Nine Line, connecting the west and east sides, offers a valued recreational path to be punctuated by parks, gardens, “track shacks” offering food and beverage, and other amenities (see <http://www.slcclassic.com/CED/planning/pages/the9line.htm>; http://slcworkshop.com/projects/nine_line/nine_line.html).

Those we interviewed mentioned a number of other assets such as the quality of light and calmness, affordability, and “creative vibe” of the area, along with the sense that anything is possible.

Several groups of people have been offering more gems through dedicating significant time, energy, insight, creativity, and other resources to the Granary District. One of these is the Kentlands Initiative convened by James Alfandre and Christian Harrison to “crowdsource” the Granary District’s future (<http://granarydistrict.org>). According to this group of over 300 residents, local businesses, and others, “The Granary District is a diverse neighborhood with diverse neighbors. It’s both out of the way and in the middle of it all. The Granary District has always been a productive



Adaptive reuse by Erik Steffensen. Photo by Nan Ellin.

RubySnap storefront. Photo by Nan Ellin.



“The area where our building is now is really isolated. I’d like to see more businesses come in here, make more of a community. We could have more visibility that way... we could have a produce district, with food sales and more retail customers.”

Produce Wholesaler

“This place is an homage to our industrial history, to the dirtiness that happened here. Its archaeological layers need to remain exposed.”

Kinde Nebeker
graphic designer in the Pickle Factory

place, and its brightest future is as a haven for makers—people with dirty hands, big ideas, and warm hearts. It’s gritty, diverse, and grounded” (Kentlands Initiative). The Kentlands Initiative has been hosting regular public meetings to gather input from as many as possible, collectively advance ideas, and build support for them. In April, they hosted a weeklong charrette in a Granary District warehouse to develop a community vision for the neighborhood and are now working to realize this vision.

The Redevelopment Agency (RDA) of SLC designated the Granary District Project Area in 1999, providing a mechanism for redeveloping the area through tax increment financing (TIF). The RDA’s plans for the area aim to “create mixed-use neighborhoods that support commercial businesses and services by improving public infrastructure, removing blight, preserving historic structures, and reclaiming open space.” With the City of Salt Lake, the RDA has been working to bring a streetcar to 400 West and 700 South, allow accessory dwelling units and cottage housing, support business and employment development, and engage in strategic planning. Almost an entire city block that served for 70 years as a parking lot for the City’s fleet of cars and trucks offers a 10-acre gem, a tremendous opportunity. This and other vacant lots throughout the district could be transformed into parks, food truck courts, outdoor recreational areas, renewable energy stations, and much more. Likewise, vacant buildings offer opportunities for adaptive reuse, providing housing, shops, schools, gyms, or whatever else might benefit the community.

In addition, six classes from the College of Architecture + Planning at the University of Utah, comprising almost 100 students, turned their gaze to the Granary District this past year. These students have been providing a range of resources including community surveys, research on the social and architectural history of the neighborhood, comparative crime data for the district and other neighborhoods, analysis of soil contamination and remediation recommendations, engagement with the Spanish-speaking community, and investigation of best possibilities from similar districts around the globe regarding integrating nature into the city, maintaining affordability, and introducing renewable energy systems. Sam Katz produced a short video homage to the district, honoring its gems (see “A District Worth Exploring”). Others proposed a range of urban design, landscape, and arts & culture proposals.



View of downtown from the Granary District. Photo by Nan Ellin.

With Mayor Becker, the College hosted the Mayor's Symposium in the Rico warehouse in February, bringing together local and out-of-town experts to instruct, incite, and inspire creative and inclusive approaches to building upon existing assets in the district (see participants on page 39).

A group of architects and planners at VCBO Architecture produced a booklet highlighting "the beautiful side of what is the Granary District in an effort to partner with others passionate about seeing this place become something special" (Greg Walker of VCBO). The AIA Utah Young Architects Forum – which includes artists and planners as well as architects – hosted a Jane's Walk during the June 2012 Gallery Stroll called "Sustain the Granary," in partnership with the Kentlands Initiative and SLC Green Drinks, to showcase existing buildings and promote good design for the district generally.

Finally, the City of Salt Lake formed a Granary District Coordination Committee to unite all who have a stake in the district's future. This committee performs the critical role of weaving together all of the efforts described above as well as any others, preventing us from working at cross-purposes or duplicating efforts, keeping

"This could be the nucleus of Salt Lake City—between downtown and Sugarhouse, between the West and East sides."

Monte Still
Partner, Still-Thorum Architects

"This place has the best of everything: close to downtown, affordable, transportation options, beautiful old warehouses."

Jackie Skibine
Artspace

"This is a suburban rehab center—people come here to recover from suburbia."

Shannon McCallum-Law
resident

The Granary District is comprised of:
109 acres

Land use: 55% industrial, 19% retail, 3% residential, 17% vacant

256 parcels

160 buildings

Total of 1.6 million sq. ft.

Square footage by land use: 85% industrial, 6% office, 5% retail, 2% single-family residential, 1% multi-family residential, 1% other

115 businesses:
19% retail, 15% other services (excluding public administration), 10% accommodation/food service, 10% professional/scientific/technical services; 9% manufacturing; 8% wholesale, 29% other

1,900 employees:
33% accommodation, 15% manufacturing, 14% retail, 48% other

From 2011 RDA report: "West Temple Gateway & Granary District Redevelopment Strategy." This data applies to the Granary District only.

The Granary District and its eastern neighbor extending to Main Street, West Temple Gateway District, are home to a population of approximately 1,100 residents comprising about 345 households.

Average household size: 2.77

Median age: 31

Per capita income: \$12,716

Average household income: \$38,339

Average disposable income: \$32,403

Unemployment rate: 16.5%

High school degree: 20.1%

College degree: 3.1%

From 2011 RDA report: "West Temple Gateway & Granary District Redevelopment Strategy."

RELEVANT LINKS

www.slcrda.com/projectsareas/GD/gd.htm

www.slcrda.com/projectsareas/WTG/wtg.htm

wasatchgardens.org

www.business.utah.edu/the-foundry

www.artspaceutah.org

granarydistrict.org

kentlandsinitiative.org

all apprised of city regulations while heeding recommendations for adjusting these, and learning from each other to inform decision-making and facilitate implementation.

Whether residents, local business owners and employees, city officials, developers, architects, planners, or visitors to the area, most agree that the special qualities of the Granary District should not be forsaken. Instead, we begin with a *tabula plena*, or full slate, by collectively prospecting for existing gems and creatively polishing them, adorning this neighborhood with urban jewels for the benefit of all.

Adapted from an article that appeared in *Architecture and Design SLC—15 Bytes: Utah's Art Magazine*, June 2012

Mural by Trent Call. Photo by Nan Ellin.

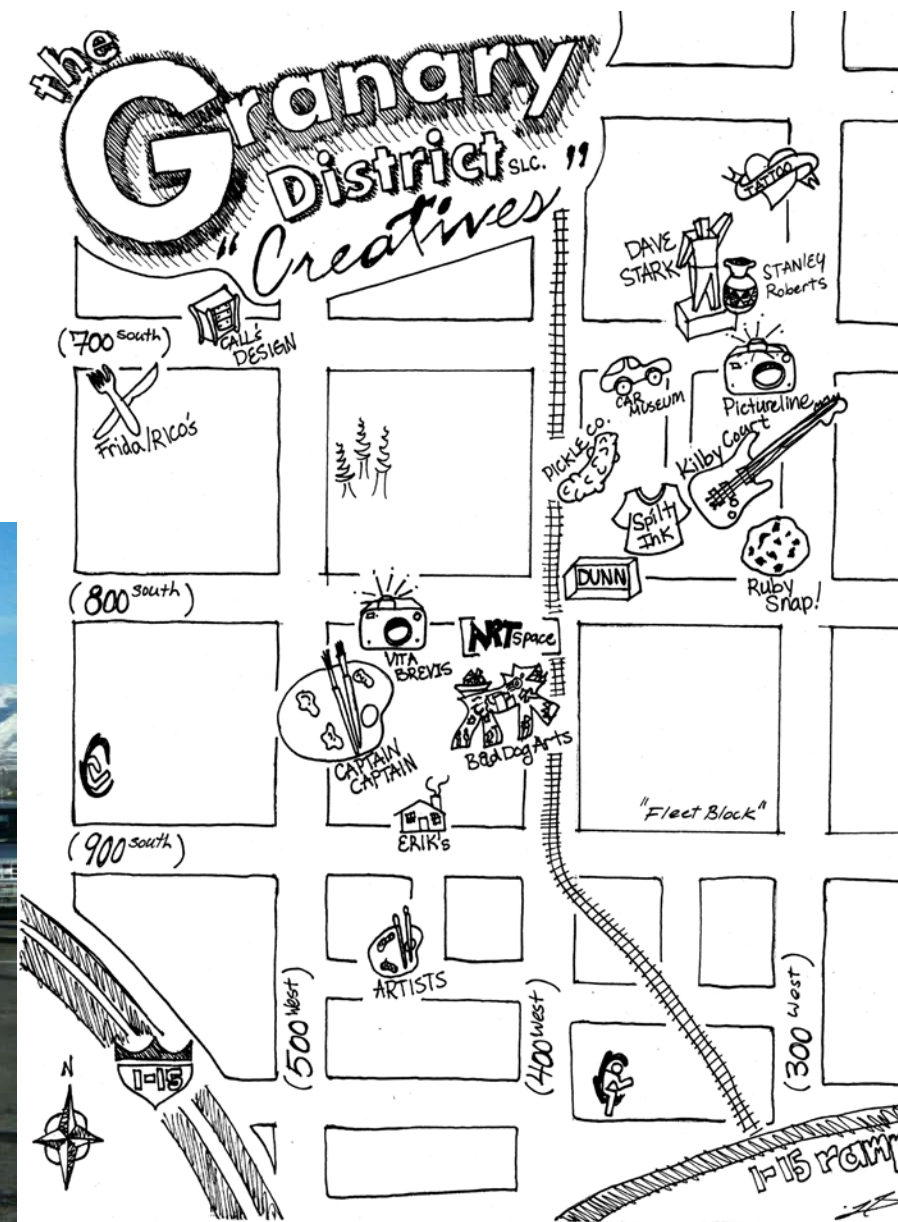


A District Worth Exploring

by Sam Katz
Honors College

On the first day of the SLC Workshop, when I first learned about the boundaries of the Granary District, I wasn't disappointed, but I'll admit I was a little surprised. As far as I was aware, most of the area was just abandoned warehouses, industrial company headquarters, and factories, and I had never felt particularly compelled to explore the place. We decided as a class that a short video featuring those who live and work in the district could be of great value to our investigation of the area's best assets and unique features.

*Students from the SLC Workshop Spring 2012
From left to right: Sam Katz, Joseph Hernandez,
Julie Henry, Ashley Edgette, J. Luke Beckstead,
Alonso Reyna, Amy Thompson, and
Sara Meess. Photo by Nan Ellin.*



Creatives Map by J. Luke Beckstead.

Almost right off the bat, I discovered that Kilby Court, my favorite music venue in the city, was located within the Granary District's boundaries. Immediately, the area's stock rose in my eyes. What I learned through the course of my on-foot expedition and interviews in the Granary District is that Kilby Court is just a small part of a larger picture, and just a taste of what the area has to offer.

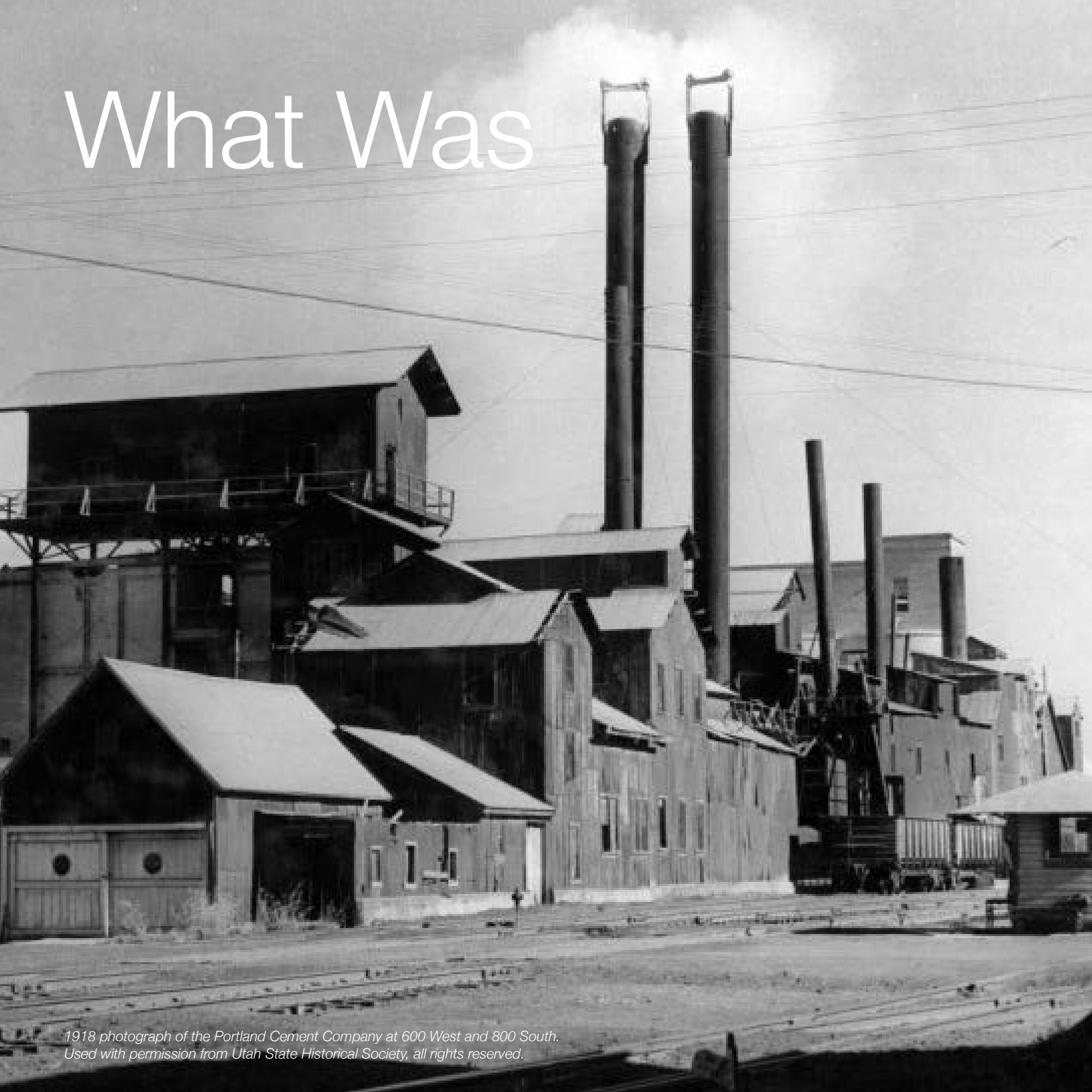
I found myself in cafés and shops, work studios and residences, train-yards, scrap-yards and warehouses. The enthusiasm of my interviewees was contagious. Amid the district's brilliantly varied landscape of forged-metal window frames, concrete walls, railroad tracks, and peeling paint, I began to discern a distinct feeling; the "character" of the district that local artist and entrepreneur Erik Stefensen seeks so ardently to preserve.

I now find myself making weekly trips to the area for purposes totally unrelated to our planning workshop, whether to sample another delicious morsel from Ruby Snap, to photograph the district's incredible graffiti murals, or to record the sounds of its train-yards. The Granary District is one of the hidden gems of this city, and its many facets are worth taking some time to explore.

Take a look at the video: "The Granary District: An Homage."

http://www.youtube.com/watch?v=KfM_iPPWn9c&feature=youtu.be

What Was



1918 photograph of the Portland Cement Company at 600 West and 800 South.
Used with permission from Utah State Historical Society, all rights reserved.



1911 Sanborn map showing the block between 600 and 700 South, 400 and 500 West (labeled on the map as 3rd St. W. and 4th St. W., respectively).

View of 400 West, facing south from near 600 South. Used with permission from Utah State Historical Society, all rights reserved.



Digital Image © 2001 Utah State Historical Society. All rights reserved.

Urban History

by Joseph Hernandez
Department of City & Metropolitan Planning

The Granary District has a unique history that continues to shape its streets, buildings, and overall atmosphere. During the early settlement of Salt Lake City, the Granary District was used for farming. However, the character of the district changed quickly as railroads arrived in Salt Lake City. By the late 1800s, several rail lines converged in the Granary, attracting industrial activity. The Granary soon became a center of warehousing and manufacturing. Numerous rail spurs connected the railroads to businesses in the Granary, resulting in a distinctive urban form and building typology. The Utah Pickle Company epitomizes this typology, with a rail spur

running along the building's south side. Residential neighborhoods developed in and around the Granary during the late 1800s and early 1900s to house workers for the area's industry. The Granary retains its industrial character today, with activity ranging from light manufacturing to art and craft production.

Building Gems

by Sara Meess

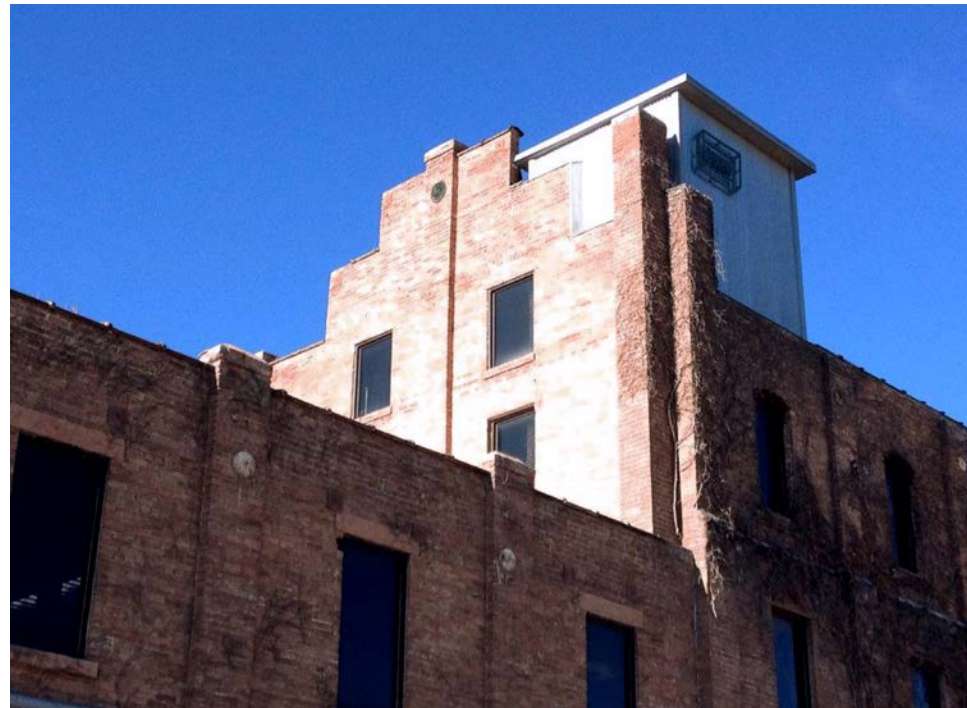
Masters of City & Metropolitan Planning
with Julie Henry and Amy Thompson
Department of City & Metropolitan Planning

Historically, activity in the Granary District was driven by the area's proximity to the railroad, which attracted warehousing, manufacturing, and industrial uses. Many buildings in the Granary continue to represent this history. An architectural inventory of southwestern Salt Lake City in the 1980s resulted in the documentation of 249 buildings in the Granary. Of the documented buildings, 84 were more than 50 years old, 123 were less than 50 years old, and 42 were of indeterminate age. Of the 84 historic buildings, 56 retained historic integrity, and continued to reflect their periods of construction and the historic development of the Granary; 28 buildings had been altered significantly and lacked historic integrity. Since the 1980s inventory, many more buildings in the Granary have reached the 50-year mark and are now considered of historic age. Buildings in the Granary include warehouses and offices from the early twentieth century, some of which have Classical or Victorian elements. The Granary also has a fine collection of mid-twentieth century warehouses and commercial buildings. Two buildings in the Granary are currently listed on the National Register of Historic Places: the 1909 Silver Brothers' Iron Works Office and Warehouse (550 W 700 S) and the 1910 Fifth Ward Meetinghouse (740 S 300 W). Many of those who live and work in the Granary deeply value the neighborhood's character, and hope to see the area's historic buildings preserved and adapted to new uses as the area redevelops.



*Midwest Casket Co. building on 600 South.
Photo by Nan Ellin.*

Dunn Associates building. Photo by Kentlands Initiative.



What Is



Wall in Granary District. Photo by Kaitlin Barklow.

Borderland

by Ashley Edgette and Alonso Reyna
Honors College

The Granary District is a borderland: a gritty space that is neither East, nor West Salt Lake, but both. It is a location in the middle of the city where knowledge, culture, language, food, and arts are transported between East and West. The residents, workers, business owners, and artisans of the Granary reside in the crossroads between these two regions.

Borderland assets are the intermingled cultures, languages, foods, classes, incomes, and politics forged in these crossroads. The Granary District is rich with borderland assets including: Latina/o-White Communities; Spanish-English; Low Income-Budding Upper Income; Council District 4 (Downtown)-Council District 5 (Ballpark); and others.

Cultivating relationships between these cultures, languages, income groups, and districts can build connections in the borderland that are physical, economic, political, and social. Current connections in the Granary include, but are not limited to: 8th and 9th South, which go under the freeway and act as permeable paths between East and West Salt Lake; University Neighborhood Partners (UNP), which connects Granary District residents to the University of Utah; Frida Bistro and El Viroleño, which connect Eastside residents to the Westside of Salt Lake culturally through food; and Artspace Commons, which contributes to bridging the income gap between East and West communities.

Salt Lake City must not misuse the borderland or take it for granted. There are many perceived barriers (social, economic, physical, political) between the Eastside and Westside. When and where these barriers are replaced by permeable membranes, a borderland becomes a gift that builds vibrant relationships and neighborhoods.

* Anzaldúa, Gloria. "To live in the borderlands means you," *Borderlands/La Frontera: The New Mestiza*. 3rd ed. San Francisco: Aunt Lute, 2007, 216-7.

"Cuando vives en la frontera
people walk through you, the
wind steals your voice,
you're a burra, buey, scapegoat,
forerunner of a new race,
half and half—both woman and
man, neither—a new gender..."

Gloria Anzaldúa*

Studebaker at the Classic Car Museum on 700 South. Photo by Kaitlin Barklow.



Creatives

By J. Luke Beckstead
Honors College

At face value, it may seem neglected, void of significance, but truth be told there is much to appreciate in the area known as the Granary District. One specific group of people who have valued the area for years is the artists. Over the last few months, I have come to know several artists within the district's boundaries and have learned their stories including what they love about the area.

When Poor Yorick Studios moved further south, Skylar Nielsen bought property in the area and converted the space for himself and several other artists into Vita Brevis and Captain Captain Studios. Over a decade later, Captain Captain has become home to some of Salt Lake's favorite artists. The price was right, but the Granary offers more than affordability. The proximity and relative isolation of the Granary District are traits many artists find appealing. As Steve Larson explains, "The area is close to everything one could need, yet it is removed enough to create separation necessary to concentrate on artwork." Tessa Lindsey adds, "There is a sense you can still discover things in this neighborhood." And she is right: the mix of buildings, murals, and people all add to the allure of the Granary.

So does Kilby Court, still perhaps the best music venue in the city just for its sheer cool factor. Where else in Salt Lake can you catch an indie show in a garage down an alley? Down the same alley there are a few residents, a half-pipe, and the screenprinting shop: Spilt Ink. The owners of Spilt Ink, Jeremy and Andrew, are first to admit they are not artists, but I

*Sculpture at Dave Starks Metal Art on 700 South.
Photo by J. Luke Beckstead.*



Mural by Trent Call at the Spilt Ink screenprinting shop on Kilby Court. Photo by J. Luke Beckstead.



Mural by Trent Call at the Spilt Ink screenprinting shop on Kilby Court. Photo by J. Luke Beckstead.



*Sculpture at Dave Starks Metal Art on 700 South.
Photo by J. Luke Beckstead.*

would argue they are at the least "artistic craftsmen". And they too find the Granary appealing for its proximity, charm, and most of all, the opportunities it presents.

The Granary's proximity, price, grit, and mystery are some of its most attractive qualities to the "creatives" who call it home. Whether its artists, musicians, or craftsmen, the Granary District has allowed imaginative people to flourish for many years and hopefully years to come.

Bad Dog Arts

by Amy Thompson and Ashley Edgette

In 1979, sculptor Stephen Goldsmith established Artspace to renovate two dilapidated buildings on Pierpont Avenue in downtown Salt Lake City into affordable artists' housing and workspace. Artspace expanded over the years, contributing to revitalize the neighborhood, support artists, and build community in the area. As Goldsmith says, "Artspace wasn't successful because of buildings or even art necessarily; it was successful because it was a community built upon listening."

Artists Michael Moonbird and Victoria Lyons moved into a third floor live-work space in the renovated Rubber Company building and began teaching at the Artspace Institute of Art and Imagination, a program founded by Goldsmith and Katherine Moore to bring youth into artists' studios as apprentices for the summer.

Moonbird and Lyons loved creating art with youth and after three summers of teaching for the Institute, asked themselves, "What if we did this year-round?" Fellow Artspace filmmakers, sculptors, painters, and cartoonists pooled \$500 in two weeks to kick start Bad Dog Arts in 1997. Living in one room of their loft, Moonbird and Lyons used the rest to work with children ages 5 to 18, making masks, collages, and drawings.

Bad Dog Arts logo by Michael Moonbird.



"Urban Flavor" by Kalan, age 12.



"Sun" by Presley, age 5.



Artspace Rubber Company building. Photo by Artspace Utah.



Since then, Bad Dog has been wildly successful. Taking advantage of an opportunity to have a larger space with a storefront, two classrooms, and a gallery, Bad Dog moved in 2010 to the first new Artspace building, Artspace Commons, located in the Granary District. Bad Dog Arts brings hundreds of youth into the area on a weekly basis (and recently introduced an adult workshop as well), engaging them in "using their own creative wisdom to navigate their ever-changing environments" (see <http://baddogarts.org>).

Artspace

by Jackie Skibine

Artspace Director of Development

The largest new development in the Granary District is Artspace Commons, a mixed-use project opened in September 2010 with residential and commercial space. Artspace Commons provides affordable housing and emphasizes sustainability. The 102 residential units all have washer/dryers, granite countertops, hardwood floors and private balconies. The 50,000 square feet of commercial space includes artist studios, offices, and retail.

Currently, there are twelve nonprofits at the Commons including many environmental agencies attracted to the building's sustainable features. The Commons is Gold LEED certified for features such as highly efficient insulation, solar hot water system, non-emitting paints, secure bike storage, showers in commercial restrooms, balcony flooring made from recycled tires, and solar photovoltaic window awnings.

Situated on the corner of 800 South and 400 West, the Commons is sustainable, inclusive, and alive with creative energy. Developed by the nonprofit Artspace, this location was selected for the Commons because of its affordability, larger land parcels, access to a nearby TRAX station, and adjacency to downtown.

Construction of Artspace Commons.



Artspace Commons.



Vacant lot on 600 South. Photo by Kaitlin Barklow.



What Could Be

Seeding the Granary

by Amy Thompson

From the Granary's gritty, industrial, industrious, and creative roots, much can grow. Through engaging community members and other stakeholders, some common themes began to emerge. Most significant were the opportunities for food production and purveying ("grub in the Granary"), greening the Granary, renewable energy, electronic arts, indoor aspects of outdoor recreation (e.g. climbing gyms, outdoor sports retailers), and expanding upon existing arts activities and the adaptive reuse of buildings.

Putting the Grain in Granary

	Relationships		Dignity
	Nature		Self-Organizing
	Organic		Integrated
	Agility		Listening
	Complexity		Embodied Energy
	People		Culture



Vegan food truck, Salt Lake City.



The Chow Truck, Salt Lake City.

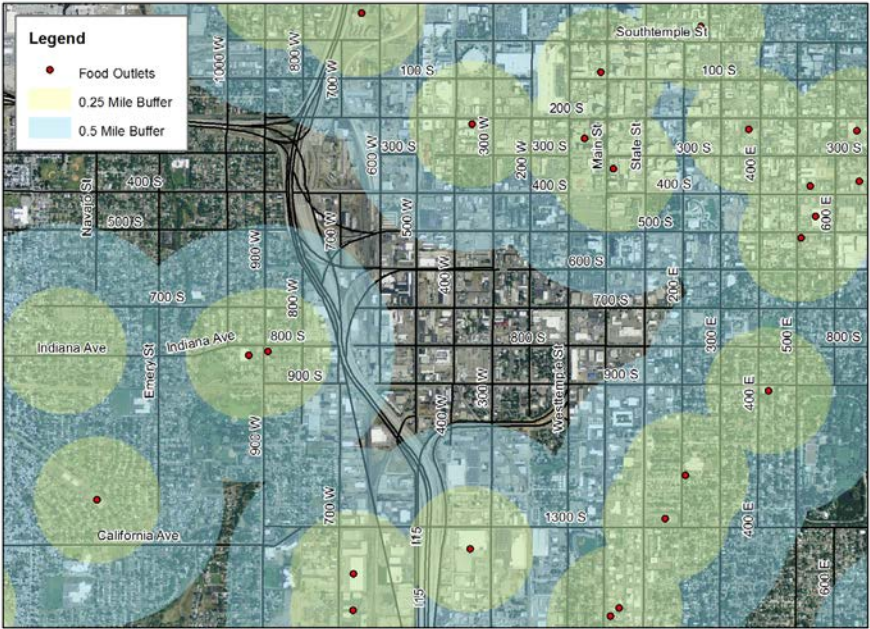
Grub in the Granary

by Amy Thompson

From a current "food desert," the Granary could become a thriving part of the local food scene—unique in the Salt Lake Valley. Food carts and trucks are gaining momentum and fueling a culinary revolution. Artisanal, quirky, and independent, they are in many ways the perfect symbol of what the Granary District is all about. What makes the street food scene so distinctive and appealing is the way vendors continually push traditional boundaries, so that around the country, entire food cart villages have taken root to offer increasingly varied cuisine. Where else could you find vegan fire grilled jackfruit tacos, Asian sliders, truffle oil garlic fries with sea salt, raw chocolate, and the city's best coffee—all in the same location?

Street food vending can play an important role in entrepreneurial start-ups, while presenting opportunities for successful restaurants to extend operations beyond the walls of their establishments. The street food system also enables vendors to create a strong cooperative ethic among each other. Mobile food vendors represent an innovative low-cost revitalization tool; food trucks and carts are interim and mobile land use that activates streetscapes, promotes commercial activity, and brings the local community together—enticing them with distinct flavors.

Food Deserts



Map of food deserts in Salt Lake City. Icons are food resources, buffered by 0.25, 0.5, and 1 mile. Data compiled by Jacob Splan; map prepared by Sara Meess.

Rail Garden

by Julie Henry and Amy Thompson

The inactive rail line that runs along 400 West is a prime location with exciting possibilities for adding green space to the Granary on a provisional basis, until it is converted into a streetcar line. Utah native grasses, shrubs, and flowers could be planted to fill in the empty spaces along the train track with something beautiful. A garden planted with water-wise plants would be inexpensive and require minimal maintenance. A Rail Garden on 400 West could be a demonstration garden that provides information and tips for gardeners. Semi-annual events could be held at the garden, such as a “Bulb Fest,” where community members come together and plant bulbs for the upcoming season. The new garden would preserve the existing character of the area by incorporating the historic rail line, and would be a gathering space. Planting a Rail Garden would require little investment, but would reap large dividends.



Union Pacific rail car. Photo by Kentlands Initiative.



Proposed rail garden on 400 West.
Photosimulation by Julie Henry.

Outdoor Products—Salt Lake City has long been a leader as the center of the outdoor recreation and outdoor products industry. The City has hosted the annual Outdoor Retailer Trade Show for over 15 years which brings over 40,000 industry professionals and leaders to the City. The OR show has helped launch Utah and Salt Lake City as a superior location for companies creating, manufacturing, distributing and selling outdoor recreational products. Proximity to the great Utah outdoors and an unique urban environment which allows various types of businesses to co-exist is a good fit for the Granary.

Energy and Environmental Companies—Renewable energy businesses, smart grid technologies, engineering and professional services dealing with energy and the environment is a business cluster that is growing in Utah and will continue to do so as energy prices rise, renewable energy becomes more prevalent, and like-minded companies desire to locate in reasonable proximity to one another. Utah has no existing cluster center for these businesses engaged in research, design, development and servicing the energy and environmental industry cluster and the Granary is a central location to service the region.

Digital Media/Electronic Arts—Salt Lake City is home to a growing number of businesses engaged in animation, film, games, mobile applications and many other variations of the fast growing digital media world. Growing and clustering businesses in this area builds upon the many artists, studios and other professionals that currently work in and near the Granary District. The new and nearby Salt Lake Community College Digital Media Center can help provide an educational component to this cluster.

Software and Technology—Utah is a national leader in software and technology development, but one that has not always had a large presence in the urban core of the State. The Granary offers an opportunity for technology companies to cluster in an urban environment and provide the human interaction and dynamic work environment that the creative talent in those businesses desire.

Level Nine Sports. Photo by Nan Ellin.

Business Opportunities

by Bob Farrington

Economic Development Director, Salt Lake City

Salt Lake City’s Economic Development Strategy is rooted in geography and placemaking, and finding appropriate and compatible businesses and employment opportunities to fit those objectives and conditions. The geography of the Granary District, characterized by its large number of older warehouse buildings, industrial history, artists and industrial craft community, proximity to downtown and nearby neighborhoods, transit and highway access, and its raw and unpolished personality lend itself to certain kinds of businesses and jobs that can enhance the well-being of our residents.

Salt Lake City is well positioned to match several business clusters to the assets of the Granary District. In addition to the local retail businesses and other local services that exist or will flourish in the District, there are other employment and business opportunities in the Granary. Some of the best opportunities are businesses in the outdoor products industry, energy and environmental companies, digital media, and technology companies. These business clusters fit the existing built environment, are compatible with the broader goals and objectives of the District, attract the kinds of workers that desire the environment that is represented by the Granary, and are the jobs of the future which also drive additional housing demand in the District.



Renewable Energy

by Sara Meess

When we think of renewable energy, we may picture wind turbines on a high ridge, or a vast array of solar panels in the desert. We often think of renewable energy sources as requiring large amounts of land, at some distance from human settlement. However, cities are increasingly bringing renewable energy generation into urban areas. Renewable energy can be produced on a variety of scales within our cities – from small (solar-powered parking meters), to large (geothermal heating of buildings). Producing renewable energy in urban areas can lead to reduced energy costs and cleaner environments. Bringing renewable energy into our cities also reduces the need for costly transmission from remote locations. Furthermore, urban renewable energy projects can engage and involve citizens with the development of alternative energy sources.

The Granary District offers an opportunity to explore renewable energy sources in Salt Lake City. It has large vacant areas which could provide land for renewable energy projects. New construction in the Granary could incorporate renewable energy features, and existing buildings could be retrofitted. One promising avenue for renewable energy in the Granary District is solar power. Solar power has great potential in urban areas, in part because it can be incorporated into building and site design. For example, Artspace Commons (located in the Granary) has solar panels on its window awnings and a solar hot water system. Parking covered with elevated solar panels (or “solar canopies”) is also becoming more common in urban areas; one successful example is at the Cincinnati Zoo. Looking at case studies and best practices from other cities can help guide solar development in the Granary. Local support is also available. Salt Lake City has set a goal of facilitating ten megawatts of solar power production by 2015. The Salt Lake City Solar project encourages development of solar power by connecting interested parties to various incentives and technical assistance. More information about the program is available here: <http://www.slcgovsolar.com/>.

Solar panels at Artspace Commons. Photo by MJSA Architects.



“Ave Maria” mural, by El Mac and Retina, located on the Guthrie Building in downtown Salt Lake.

Solar canopies over parking at the Cincinnati Zoo. Photo by the Cincinnati Zoo.



The 337 Project formerly located at 337 South 400 East.

Art in the Streets

by Amy Thompson

The Granary is off the beaten path—its raw, edgy character attracts a vast array of local artists and artisans. Given the creative prowess of this district, there are tremendous opportunities for bringing art into the public spaces through murals, projections onto walls, lighting displays, and much more. For instance, Salt Lake’s local art phenomena, the 337 Project, was a collective effort of 143 local artists who transformed forty-two rooms of a building that was set to be demolished into a giant work of art. People lined up around the block to visit this project and the 337 Project grew into a full blown arts organization, collaborating with other organizations around the city on other arts projects. The Granary District is ripe for realizing further public creative artwork.

Adaptive Reuse

by Joseph Hernandez

Where does neighborhood integrity start? Can one variable stand out as the sole source of integrity? From talking with residents of the Granary District, and walking through the area, it exudes the uniqueness of a place rich with history and character. Although most of the buildings in the Granary have not been historically designated, they all have character that enhances the integrity of the district. Many residents would like to have a coffee shop and casual restaurant in the area, so I contemplated how best to provide these while also preserving the unique character of this neighborhood through the “adaptive reuse” of an existing building.

According to Salt Lake County, the old Ed’s Place restaurant on 700 South is known as “vacant Ed’s Place.” I saw this building as unique with its mid-twentieth century diner façade and adjacent side alley. Bringing this building back to life, it could offer outside dining along with a flexible interior to accommodate a market, coffee shop, daycare center, yoga studio, or other uses. Inspired by the work of artist Candy Chang in New Orleans, the side alley could become a place for all to express their desires for the Granary District and read about others’ wishes.

Ed’s Place on 700 South. Photo by Joseph Hernandez.



A photo collage of the “I Wish This Was” launch project in New Orleans. Collage by Candy Chang, Civic Center.



One scenario. Credit: Envision Utah



Streetcar and Walkable Urbanism

by Christie Oostema

*Assistant Instructor—Adjunct, Department of City & Metropolitan Planning
Deputy Planning Director, Envision Utah*

Our region is implementing the Wasatch Choice for 2040, our regional vision for transportation, housing and jobs. Working with a range of partners and stakeholders, Envision Utah is facilitating processes at six demonstration sites across the Wasatch Front, exploring options for land use where we have made, or are planning to make, significant public transportation investments. One of these sites is the planned location of Salt Lake City’s Downtown Streetcar, which is envisioned to enhance and accelerate walkable, transit-oriented redevelopment in the city’s downtown core and in the Granary District to the south and west. The study will include an examination of potential land use scenarios along various alternative routes to maximize sustainability and will build on the plans and momentum of recent efforts in the Granary District. The process delivers several tools for implementing the aspirations of residents and other stakeholders, including Envision Tomorrow + (ET+), a scenario-modeling tool that can assess a wide array of measures, from walkability to fiscal feasibility; a regional form-based code that can work with ET+ and be calibrated to the Granary District; a regional housing plan that can encourage

discussion about anticipated housing needs; and a transit-oriented development due diligence check list and process to overcome financial barriers to walkable, urban, mixed use development.

Business District

by Alonso Reyna and Ashley Edgette

A neighborhood business district in the Granary could provide economic stability, amenities, and visual anchors for community members. Successful business districts create identity, vitality, and a sense of place for residents. A neighborhood business district could also contribute to stabilizing commercial and residential property values, supporting equitable development (see next article).

Ultimately, creating a business district in the Granary is not Salt Lake City's decision. The City and other partners can foster dialogue, build relationships, and provide support for the Granary, but the decision will be made by the business community itself. A Granary Business District could, and should, only exist as an outcome of meaningful conversation and collaboration among the small and big business owners of the neighborhood.

Questions to initiate a business district:

- What types of businesses exist and what are the specific needs of each?
- What are innovative ways to engage them to form a Business District?
- How can the Granary learn from other Business Districts in SLC?

To ensure a vital, vibrant, and safe neighborhood, a Granary Business District would be a tremendous asset.



9th and 9th Business District (top)
15th and 15th Business District (middle)
Broadway Business District (bottom).
Photos by Lance Tyrrell.

Equitable Development

by Alonso Reyna and Ashley Edgette

The Granary District is an historically working-class neighborhood and houses many industrial, automotive, and warehousing businesses. The neighborhood is also transforming as new development and new residents are slowly but surely making their way past 3rd West. As the Granary evolves, it is important that current workers, residents, and businesses are not displaced.

Equitable development begins with rent stability, both for housing and businesses. One tool to protect businesses from the rising rents is inclusionary zoning and more specifically, Below Market Rate Ordinances, which require developers to provide a certain percentage of units at below market rates. Equitable development also relies upon strong partnerships among people, businesses,

and non-profit organizations in the district. Building these relationships requires thoughtful and consistent communication to ensure the products of any change happening within the district are a synthesis of the communities' ideas as a whole.

Equitable Development by Pyatok Architects,
Oakland, CA.



Preserving the Creatives

by J. Luke Beckstead

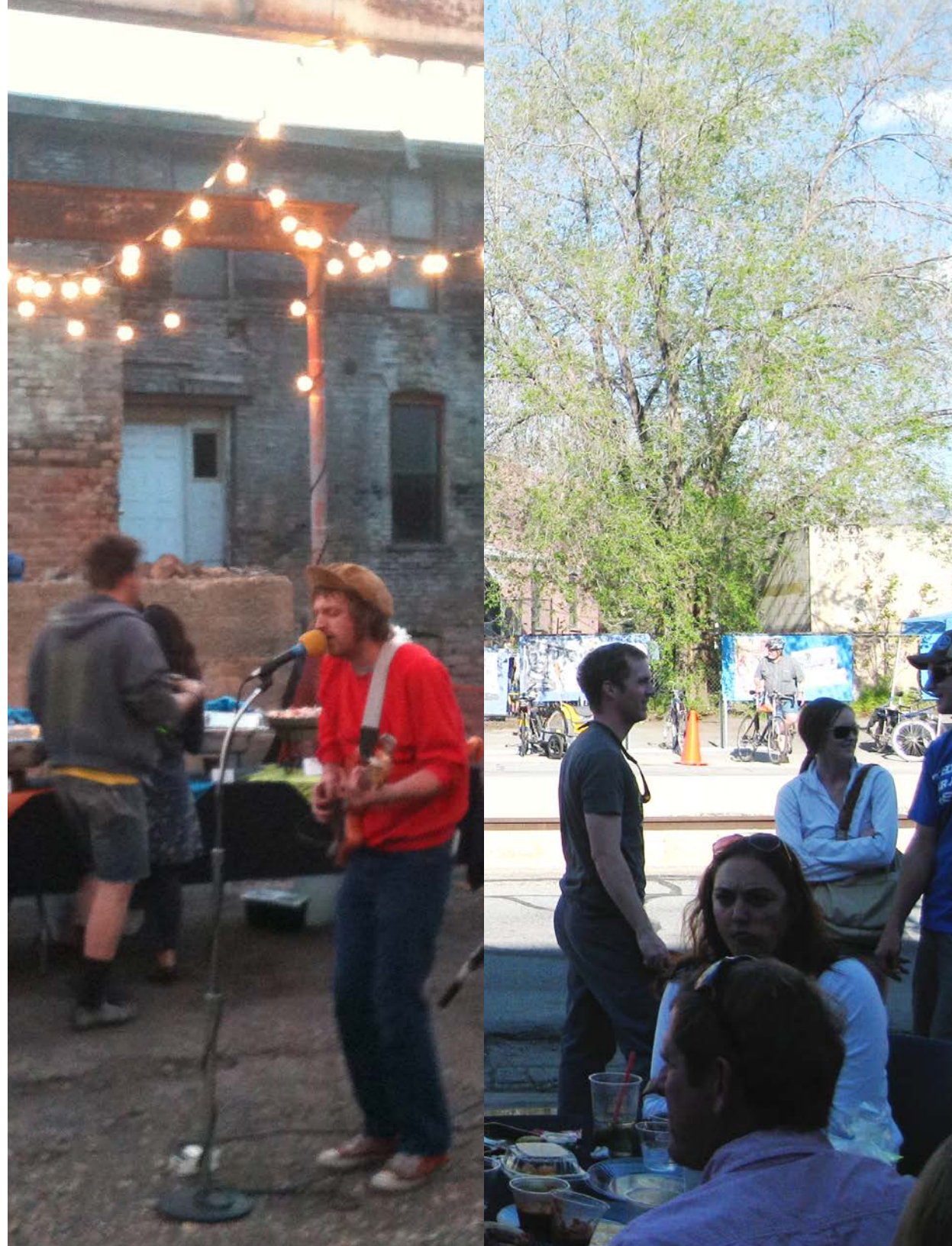
Development can have many undeniable beneficial impacts, but not without risk of losing the identity of the area, and the Granary is not immune. As often the story goes: area is cheap and full of vacant industrial buildings, artists move in, the middle class takes notice, money follows, prices rise, and those previously there can no longer afford to stay. While this pattern has been repeated many times around the U.S., I have wondered how and if the artist community in the Granary can survive an injection of development.

Salt Lake City Mayor Ralph Becker stated in his 2012 State of the City, “I will ask the Council to fund an ‘arts incubator’ program for individual artists and emerging arts organizations that will give ‘breathing room’ for artists to share their work.” What a great opportunity this could be for the Granary! Many cities have examples of successful incubators for artists, such as one started many years ago in Arlington, VA where the city allotted rent-free facilities to performing artists in exchange for a ticket surcharge and other small fees. This is an alternative to an artist grant program in the sense that the city uses its space as an asset instead of cash—rendering an unused property useful, adding vibrancy to an area, and preventing displacement.

To further stake the value of the creatives in the Granary, the district could participate more fully in the city’s Gallery Stroll. This would contribute to raising awareness about the area and allow those who live and work there to demonstrate their pride of place.

Too often, people look at the Granary and ask what’s wrong or what’s missing. But there is already something there we do not want to lose. And while artists are not the only ones vulnerable to displacement, the artistic community is essential to the health and well-being of the Granary.

*Kentlands Initiative Charrette after party at the Pickle Factory.
Photo by Nan Ellin.*



If I Lived Here...

Imagining the Granary District's Near Future

by Keri Williams

Masters of City & Metropolitan Planning

A crisp fall morning, I wake up to the sun streaming into my second story window, and to the smell of fresh coffee. Quickly completing my routine, I walk into the hallway outside my apartment and pick up a note left for me earlier in the day by my neighbor, who leaves for her job around 4:30 a.m. every day. “Hey sweetie! Come by the bakery this afternoon and we’ll talk about the evening plan.”

I walk down the stairs as the java smell gets stronger, and at the bottom, turn left into the door of the coffee shop above which I live. It’s a small place, only 3 tables and a counter, but it’s always busy. I pick up my cup, nod at the proprietor, take my daughter’s hand, and walk out the door onto the street.

The sun is climbing, but we walk along in the shade of tall street trees as we mark the sights on our way to her school. In winter, this walk is fast, as we keep our heads down and collars up. In spring, it can sometimes take longer, as we avoid the rain by walking under the awnings that protrude from storefronts along the block, window shopping or waving at our favorite business owners along the way. Today is just right for walking down the middle of the sidewalk, the shops to our right, the trees and curb to our left.

We’ve left a little extra time to stop at the small produce stand on the corner, and pick up a banana or plum to munch on as we make our way. As we browse the fruit, Lily’s friend Sarah pulls up on her bike, in the bike lane next to us. Her mom is behind her, riding a cargo bike with Sarah’s brother Max in the bucket. They’re on their way to school too, and Lily hops in the bucket to hitch a ride. “I’ll see you at the garden!” I call to her as the procession of bikes pulls around the corner and out of sight.

I carry my produce to the streetcar stop, where I board the train going south to Sugarhouse. It’s not too crowded; most of the commuters have already gone to work and the car is pleasantly

*Block Party in the Granary District organized by
Kentlands Initiative. Photo by Nan Ellin.*

empty. Ten minutes later, I get off in front of my office and unlock the door. It seems like I've been at my desk working only about half an hour when my phone alarm goes off with the message "Tomatoes" showing up on the screen. I gather my things and get on the trolley again, taking it back to my neighborhood and the community garden around the corner from Lily's school.

When I arrive, Lily's teacher waves to me from the tomato patch, where 25 third graders are busy examining the plants for ripe pickings. The school's plot in this garden is one of the best tended—all the classes take turns weeding, watering, and harvesting, retrieving the produce for their lunches. Because it's a co-op elementary school, we parents are involved in every aspect of the curriculum, including unusual activities like this one. I kneel down and help Lily twist a ripe tomato off the vine, watching her drop it into her basket. We've had a huge yield this year, and the students have decided to bring the excess vegetables and fruits to the shelter a few blocks away, adding it to their kitchen. We gather our baskets and start the walk down to the shelter, shading our eyes with our hands as we watch for our favorite sites.

First we pass the furniture store, and Adam stops his hammering in the workshop part of the building to take a fresh tomato, thanking the kids for the snack. Adam's family opened this store 75 years ago, and have been making and selling furniture here ever since. A while ago, his daughter and her family moved into the apartment above the store, and Adam and his wife live on the top floor. They have a single vehicle between all of them—a van with the store's logo on the side of it, used for family errands and outings as well as deliveries. Adam's fingers are dark with furniture stain, and his shop smells like wood and polish.

Next we listen for the music that tells us we're getting close to the recording studio. As we approach, Wendy and her band are just coming out from a recording session, so the place is quiet, except for their excited chatter. Tomatoes all around for the singers and guitarists, before they head back inside. The children take another minute to look at the album covers plastered all over the walls of the studio building, begging to go inside the record shop attached to it. Another day, we might take a field trip there, but today we're on an errand. As we walk along, Mrs. Garcia calls to us from her third floor window across the street, "You dropped something!" I turn around to see a child's sweatshirt in the middle



Bicycles outside Chic & Unique on 300 West. Photo by Kaitlin Barklow.

of the sidewalk. I thank her as I go back to pick it up and smile to myself; not much goes unnoticed in my neighborhood. There always seem to be eyes above doorways or behind walls, watching all the activity here.

It wasn't so long ago that no one would have been walking down this block, but revitalization efforts have put more types of businesses in the area, with greater diversity of residents and workers, who have all kinds of activity patterns throughout the day. No longer is the street deserted during the day, and populated only by the homeless waiting for a meal in the evenings.

We arrive in the lobby of the shelter and George comes out to greet us. The kids point out the sign to a new classmate who hasn't been here before: "Granary Home." Under the name are listed all the organizations who give time or resources to help out here—our students are proud to point out the name of their school and classroom, and explain that when they aren't bringing food here, they sometimes come to put up new artwork or plant the small garden that grows between the street and the sidewalk.

After delivering our bounty and being thanked by George and his staff, we shepherd the kids back onto the street and to the park on the next corner. In decades past, this park had a pretty bad reputation for being a drug dealer's paradise, but today we're reaping the rewards of community efforts to clean it up. New playground equipment was donated by the bank down the street; they realized that the investment would be well worth it if the community began using the park more. We play for a few minutes, and then walk back to the school. I tell Lily goodbye; another co-op parent will be with her and the other kids this afternoon at the after-school program.

I decide not to go back to the office, but instead finish the phone calls and emails I have to do at my apartment. Taking the long way around, I walk past the police precinct and remind the desk sergeant about this evening. I pass the glass factory, the engineering firm, the cab company, and the Indian market, all before arriving at the bakery where my neighbor works. She's just finishing her shift, baking bread there since before dawn. She looks tired, but is excited about the evening to come. We go over all the arrangements and realize that amazingly, everything seems to be in order.

Arriving home, I finish my work for the day and pack up the

Level Nine Sports at 400 West and 700 South. Photo by Kaitlin Barklow.

picnic dinner that Lily and I will share. Into the basket go sandwiches made from the bread from the bakery I just visited along with cold cuts from the deli a block away, fresh fruit from the stand I stopped at earlier in the day, and a bottle of wine I had bought last week from the winery down the street. We'd stop for cupcakes on our way back to the park, I decided. Lily arrived home in time to change her clothes and we made our way down to the park with our picnic basket and blanket.

As we walked to the park, we were joined by a throng of people disembarking the streetcar. Some were going home, some were coming to work in the cement or glass factories. Some were, like us, carrying baskets and chairs to the park. We joined the crowd on the sidewalk and made our way into the park, where the movie screen was already being set up. The city councilman for our district caught my eye and gave me a thumbs up, acknowledging that our Community Event Committee had pulled off another successful "Evening in the Park." We'd been doing this all summer, either showing movies or hosting flea markets, art fairs, music festivals, and farmer's markets for the local businesses and residents. The bike parking, I saw, was almost full—we'd have to provide another rack or two pretty soon. We spread our blanket and dinner on the grass, and I remembered when this empty lot next to the park had been full of drug paraphernalia and garbage, a dumping ground for the area. Cleanup efforts over the past few years had really turned it around, making it usable for evenings like this one.

The sun started to go down, the movie flickered onto the screen, and I looked around me. I saw people who had lived here for years, and others that didn't live here at all, but came for the movie. I reflected on my day in the Granary District, and again experienced the satisfaction I'd found so many days before, of being part of a great community.

*Sculpture on 400 West. Photo by
Kaitlin Barklow.*



SALT LAKE CITY WORKSHOP SPRING 2012

Sara Meess
J. Luke Beckstead
Ashley Edgette
Joseph Hernandez
Julie Henry
Sam Katz
Alonso Reyna
Amy Thompson
SLC Workshop Director: Nan Ellin
Publication Designer: Joseph Briggs

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slcworkshop.com

Rail line along 400 West. Photo by Kaitlin Barklow.