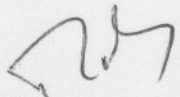


## COUNCIL TRANSMITTAL



**TO:** Rocky J. Fluhart  
Chief Administrative Officer

**DATE:** July 5, 2005

**FROM:** Rick Graham, Director  
Public Services Department

**SUBJECT:** Sorenson Unity Center Progress Update

**STAFF CONTACT:** Rick Graham, Director 535-7774  
Public Services Department or  
Kay Christensen 535-7677

**DOCUMENT TYPE:** Briefing

**RECOMMENDATION:** None at this time

**BUDGET IMPACT:** None

**BACKGROUND/ DISCUSSION:** We last reported to you on Sorenson Unity Center progress in October, 2004. As I told you at that time, the Mayor asked me to direct the Sorenson Unity Center Project. I have been assisted in this effort by Kay Christensen, Janet Wolf, Sam Guevara, Steve England, and Rosanita Cespedes (the City Unity Team). In the last few weeks, Boyd Ferguson has joined our team to assist us as we begin to prepare Memorandums of Understanding with Center partners and make other decisions and agreements that require legal consultation.

In December 2002, the Mayor announced a proposal to resolve the Main Street Plaza controversy. That proposal resulted in the donation by the Church of Jesus Christ of Latter-day Saints ("The Church") of 2.17 acres of land adjacent to the Sorenson Center and a commitment by the Alliance for Unity to donate \$4 million in funds to build the Unity Center on the land. (James Sorenson also donated 2.37 acres of land near the existing Sorenson Center and \$500,000 to assist with the building of the Unity Center.) In return, the City agreed to relinquish to the Church the easement over the Main Street Plaza. On June 10, 2003 the City Council voted to accept the proposal by abandoning the easement and the City received a donation of \$4,500,329 to design, build and furnish the Unity Center. Those funds were placed in an interest bearing City trust account (interest

earned to May 2005, \$172,248.05). On September 16, 2003 the Council voted to authorize the expenditure of \$300,000 from the Fund for the purpose of beginning the planning and design of the project.

After negotiating for a year, we have been successful in obtaining the two privately owned properties (1361 South 900 West and 1367 South 900 West) totaling .92 acres that lie between the property donated by the Church of Jesus Christ of Latter-day Saints and the existing Sorenson Center. These properties have been tied up in a private legal dispute which delayed our purchase and forced a delay in our project schedule. In Budget Opening #5, the City Council authorized the expenditure of \$320,000 of Unity Center Trust funds to purchase the properties with the understanding that a private donor would reimburse the full cost to the City. The actual cost to the City was \$316,803. James Sorenson subsequently donated \$320,000 to the City to cover the cost. The facility could have been constructed without these two properties but the design would have been compromised significantly and everyone working on this project believes the enhanced quality of the building and the site will be well worth the slight delay.

Because of Mr. Sorenson's generosity and his commitment to the Glendale and Poplar Grove neighborhoods, the new facility will be known as the Sorenson Unity Center. The entire area bounded by 8<sup>th</sup> West on the east and 9<sup>th</sup> West on the west and Riley Elementary on the South and California Avenue on the north, will be known as the Sorenson Multi-Cultural Unity Campus. This includes the existing Sorenson Center.

#### THE BUILDING

The following information could vary slightly as detailed design continues, but it is not expected to change significantly.

The Sorenson Unity Center will be approximately 26,500 square feet. That space will include a 6,000 square foot health and fitness center with strength and conditioning equipment, an exercise studio, dressing areas with restrooms, showers and lockers.

The black box theatre will be 3,073 square feet, including storage and a box office. The seating will be moveable and will accommodate between 200 and 300 people. Two green rooms, including a restroom will take additional space. We are in the process of working with theatre professionals to determine what design features are necessary to make the black box marketable and, eventually, self-supporting.

The space includes three classrooms, averaging 750 square feet, a classroom computer lab and an open use adult computer lab.

A full service dental clinic will require 2240 square feet.

The additional space includes a drop-in child care center, administrative offices, a kitchen, restrooms, a lobby area, and mechanical and electrical space.

The cost per square foot is approximately \$120, but the dental clinic and black box theatre will cost at least \$50 more per square foot.

The building design you will see on the 12<sup>th</sup> of July is carefully planned to offer, within the limits of space and funding, everything identified as a priority in our extensive public process. It is designed to be open and welcoming. The lobby area will be a place where the rich and varied cultures represented in the community can be showcased and celebrated.

The building will meet high performance standards and will be LEED certified (LEED stands for Leadership in Energy and Environmental Design, and it is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The standard is set by the USGBC, the United States Green Building Council. A building is LEED certified when it meets certain standards in sustainable site development, water and energy conservation, material selection, and indoor environmental quality). The goal is to meet this standard without impacting comfort and productivity.

The design will have a CPTED study (Crime Prevention Through Environmental Design) and will comply with all ADA requirements.

#### PARTNERS AND PROGRAMMING

Discussions and negotiations are continuing at an accelerated pace now that the property issue is settled and we are in a position to make agreements.

We are in negotiation with the following organizations to partner with us in space dedicated to their use:

Salt Lake Donated Dental Services- We have drafted an MOU to memorialize our agreement with Donated Dental. This is a wonderful organization that currently operates a dental clinic in the same building as the 4<sup>th</sup> Street Clinic. They will be losing their lease at that location and will move to the Sorenson Unity Center. The 4<sup>th</sup> Street Clinic will begin to operate dental service for the homeless population that is currently approximately 20% of Donated Dental's patient load. Donated Dental will serve the low income residents of the Poplar Grove and Glendale communities with a full service dental clinic.

Salt Lake Community College/ATC- We have been working with Salt Lake Community College for over a year to plan their participation in the Sorenson Unity Center. We have planned three (3) classrooms and administrative space for their use. We have also had discussions with the Applied Technology College and that organization may share a 4<sup>th</sup> space, a technology education lab, with the Community College. The Community College is currently in transition, awaiting the arrival of a new president. In the event SLCC is unable or decides not to participate, we will turn to other options to fill the

classrooms. In any event, there will be a substantial education component at the Sorenson Unity Center.

Tooth and Nail Theatre- We are working with Roger Benington, who founded and directs Tooth and Nail Theatre, to construct a black box theatre that will be marketable to the local theatre community. Roger studied directing at the Julliard School and holds a Master of Fine Arts degree in theatre directing from the University of Utah. He teaches at Waterford School in Sandy and directs plays that are performed at the Rose Wagner Theatre. He has confirmed that the Rose Wagner theatres are often beyond capacity and that a new venue would be welcomed. We are exploring with him the mutual benefits of having him manage and market our black box theatre. He would direct plays to be performed there, market the theatre locally and nationally, and offer a variety of theatre education programs for children and young adults.

Salt Lake County- Salt Lake County currently manages the pool at the Sorenson Center. Glen Lu, County Parks and Recreation Division Director, has expressed great interest in managing the Sorenson Unity Center Health and Fitness Center. We are in negotiations with the County and expect a speedy and favorable outcome. This does not impact our intent to seek ZAP funds to build a larger health, fitness and recreation center on the northeast corner of the Sorenson Multi-Cultural Campus. When that facility becomes a reality, the Sorenson Unity Center space can be converted to another use.

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We have had discussions with numerous organizations that could provide services or programming on a limited basis, such as, for example, a dance class on Tuesdays and Thursdays, or a free legal clinic on Wednesday evenings. Such discussions are tentative at this point, because these activities will not require specialized building features, but will function in space as it is available. The goal we have set in this area is to provide programs and services identified as needed or desired during the community process. Among the groups we have contacted:

University of Utah

University Neighborhood Partners/Irene Fisher  
School of Music  
Department of Modern Dance  
Children's Dance Theatre  
Theatre Department  
Career Services  
Department of Psychology  
Academic Outreach and Continuing Education  
Law School  
Business School

Valley Mental Health

Utah Arts Alliance

Bad Dog Rediscovered America

The Community Writing Center

Human Pursuits

The Salt Lake Civic Institute

Utah Minority Community Information and Education Center

The Salt Lake Civic Institute

Wasatch Community Gardens

TIMELINE

Design and Construction Documents: July-October

Bidding and Awarding of Contracts: November-December

Construction: January-August 2006

Grand Opening: September 2006