

Retail Discussion 2.0

Tuesday, March 10, 2026



Where it ended, so it begins...

- *January retreat – 3 discussion items*
 - *Map of the city – where to focus*
 - *Identification of professional services*
 - *CDRA \$\$ and how can it help*

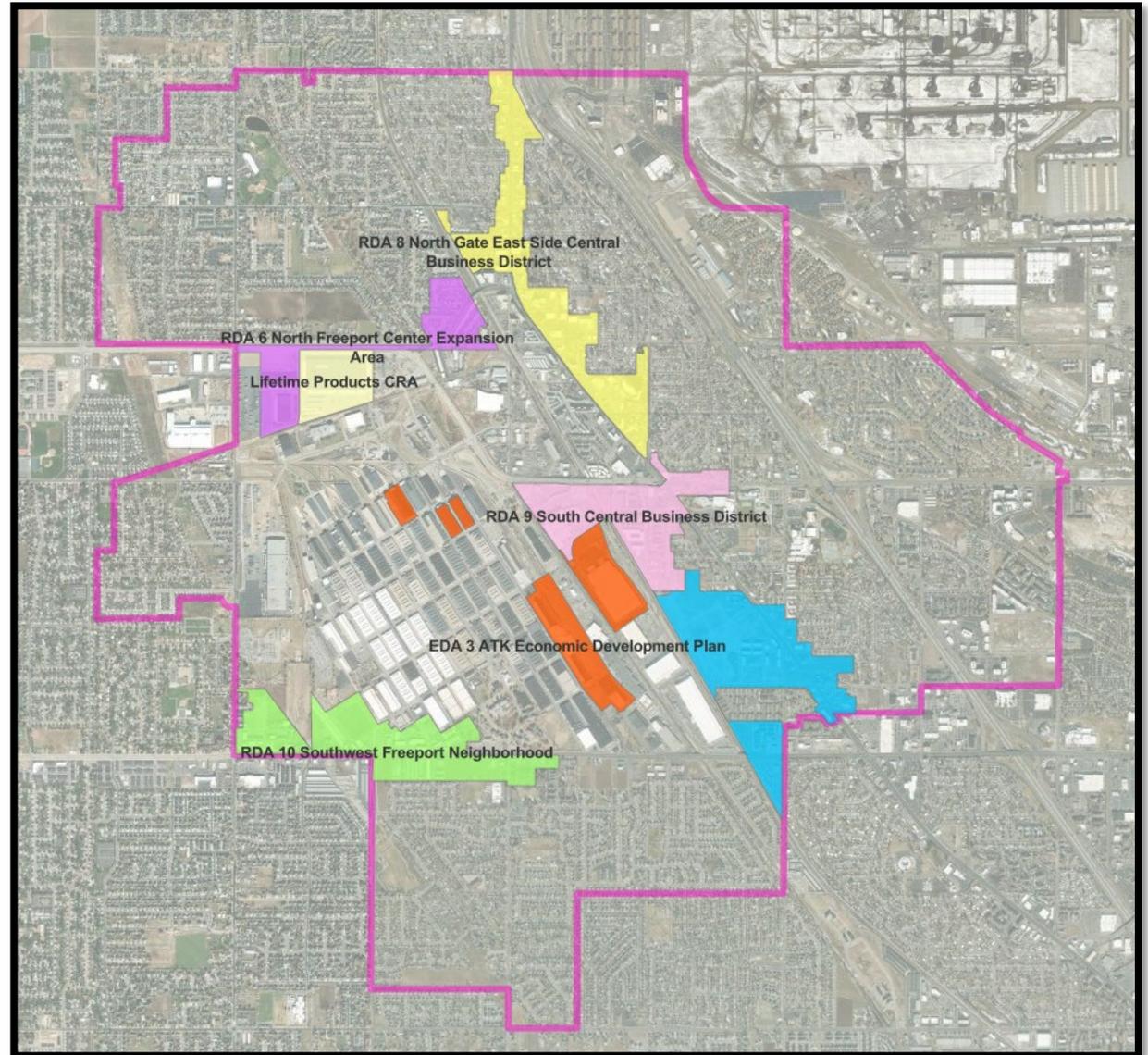


Retail Discussion 2.0

- *CDRA*
 - *Where are they?*
 - *Projects closed or closing?*
- *2015 Study and analysis (needs updating)*
 - *Areas for investing*
 - *Amount of required investment (some we done...some waiting)*
- *Next Steps*
 - *Consider ideas and options for investment*

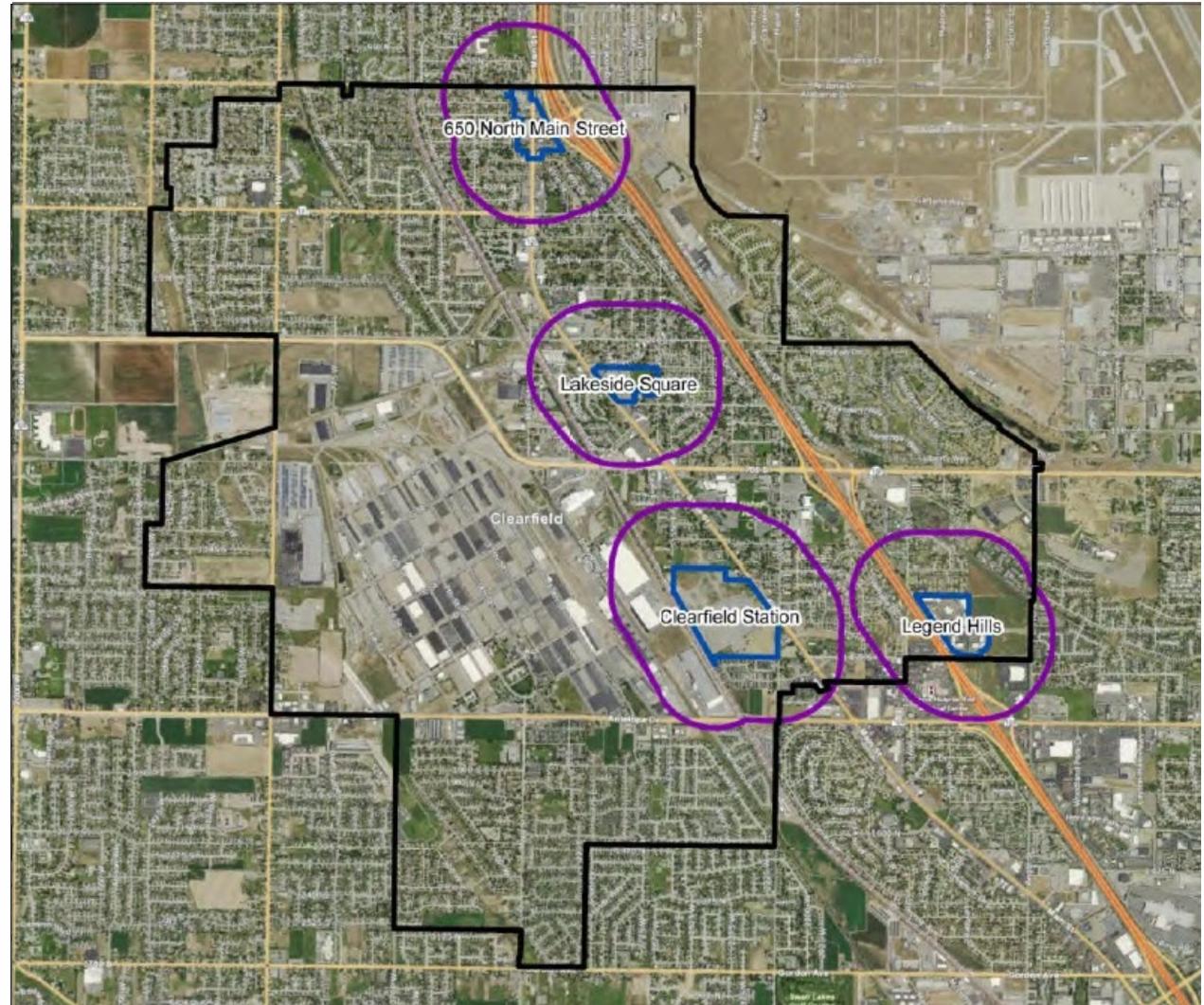
CDRA Project Areas

- *Project Area Awareness*
 - *RDA 7 Ended*
 - *RDA ending 2026*
 - *RDA 9 and 10 ending 2027*
- *Existing (continuing) Areas*
 - *RDA 6*
 - *CDA (Clearfield Station)*
 - *Lifetime*
 - *ATK EDA*



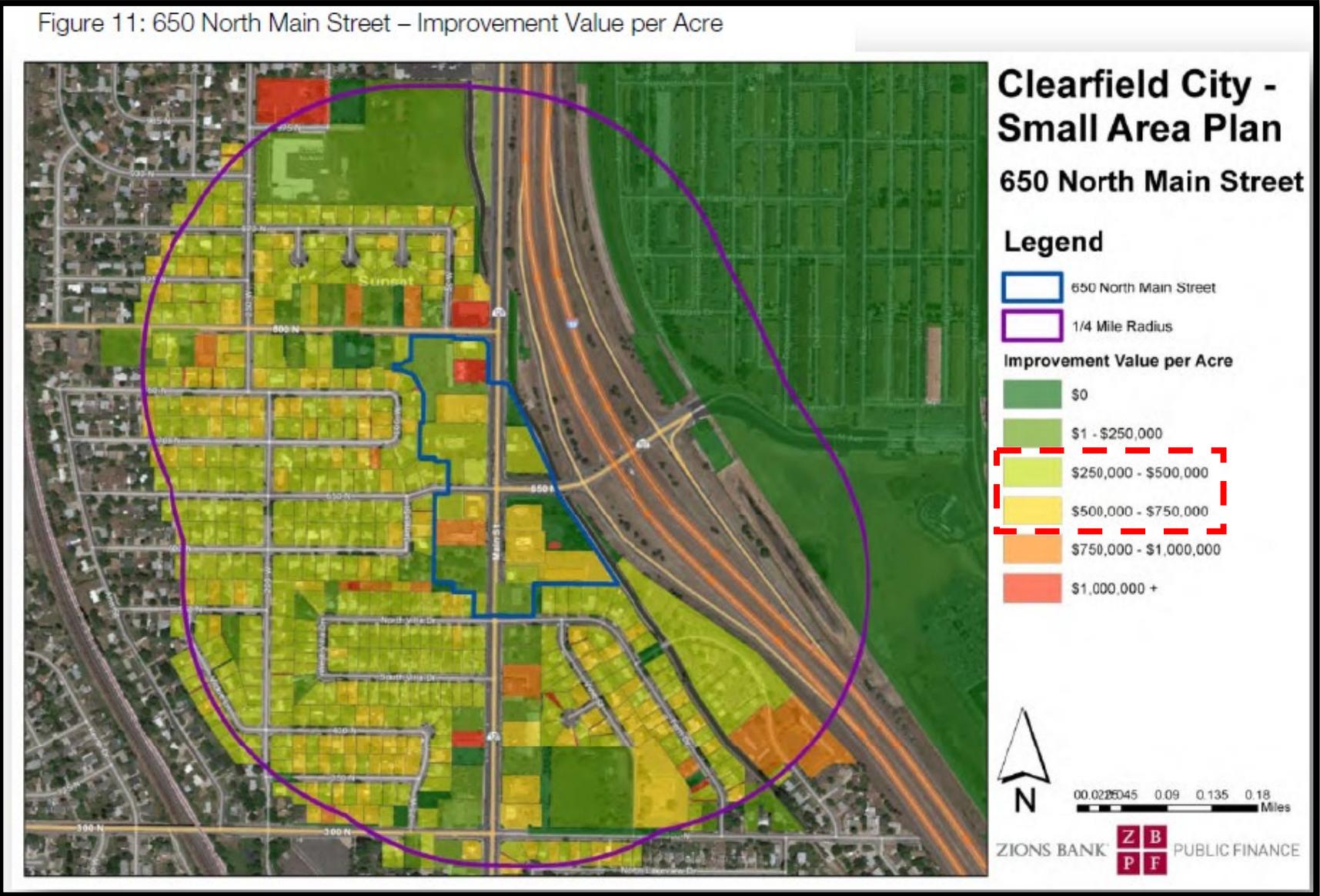
Market Study - Revisited

- *Market Study 2015*
- *Areas for investment*
 - *Need incentives*
- *Pearls/Nodes:*
 - *650 North*
 - *Clearfield Station (project)*
 - *Lakeside (project)*
 - *Legend Hills (project)*



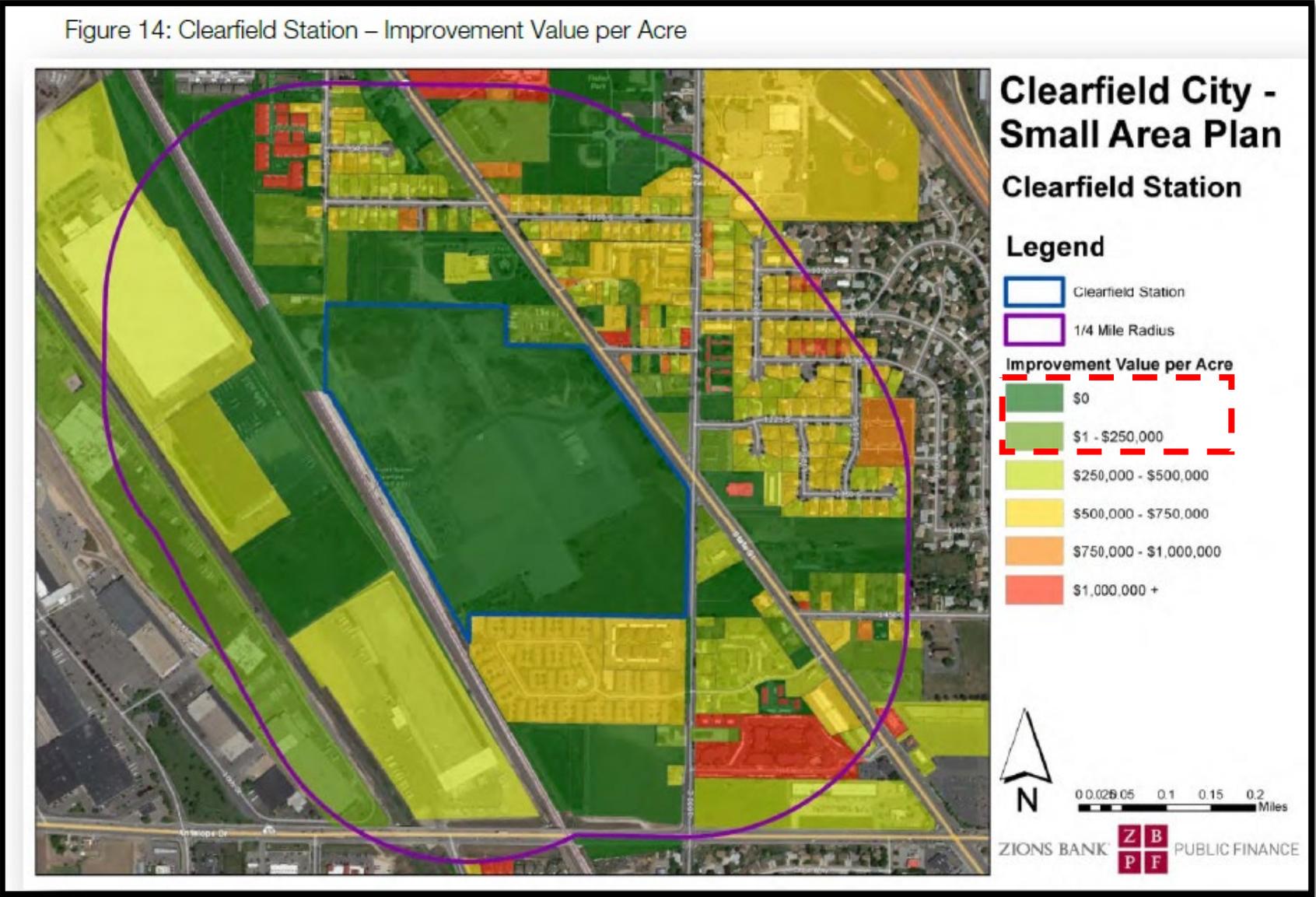
Needed incentives (2015) – 650 North

Figure 11: 650 North Main Street – Improvement Value per Acre



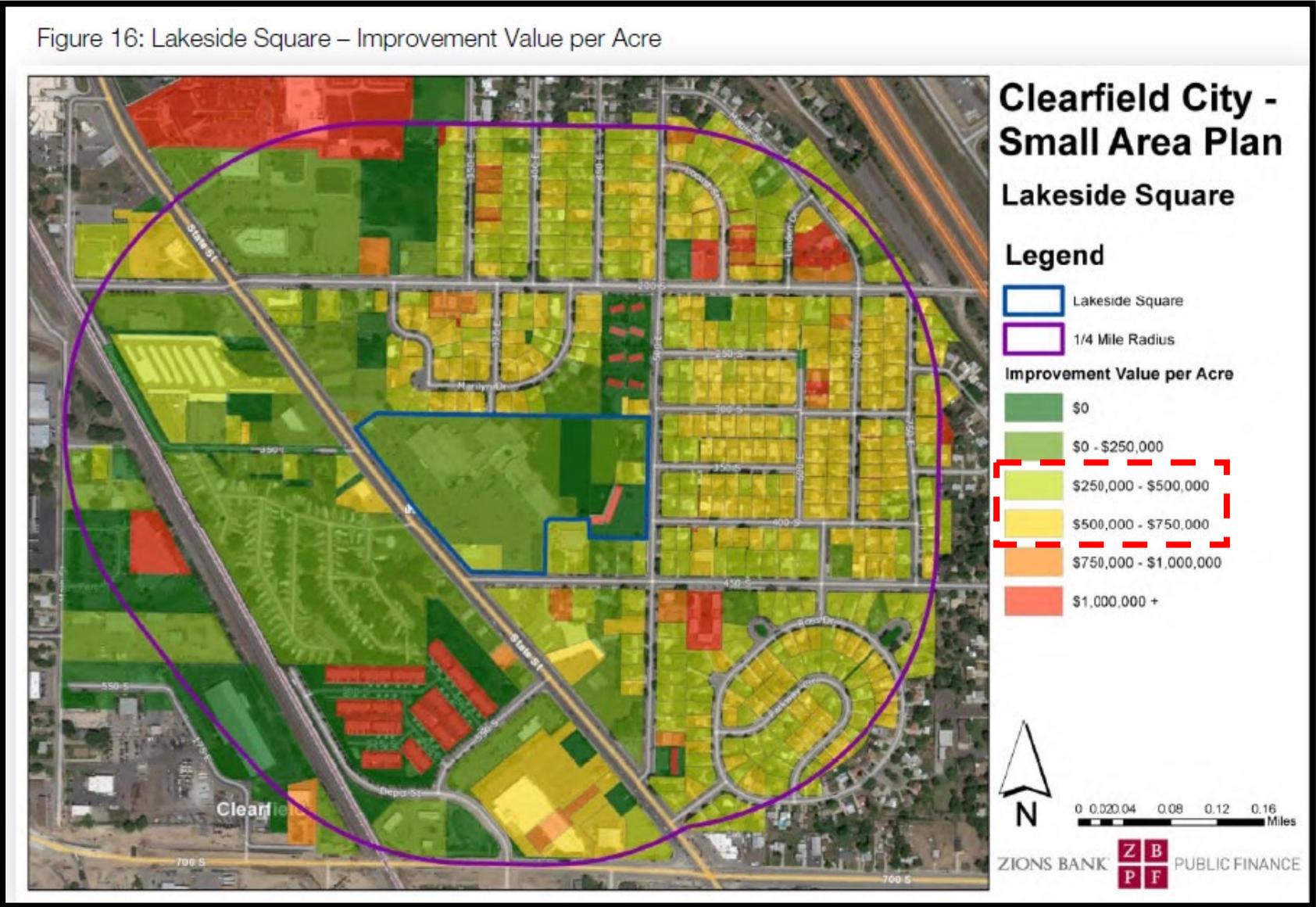
Needed incentives (2015) – Clearfield Station

Figure 14: Clearfield Station – Improvement Value per Acre



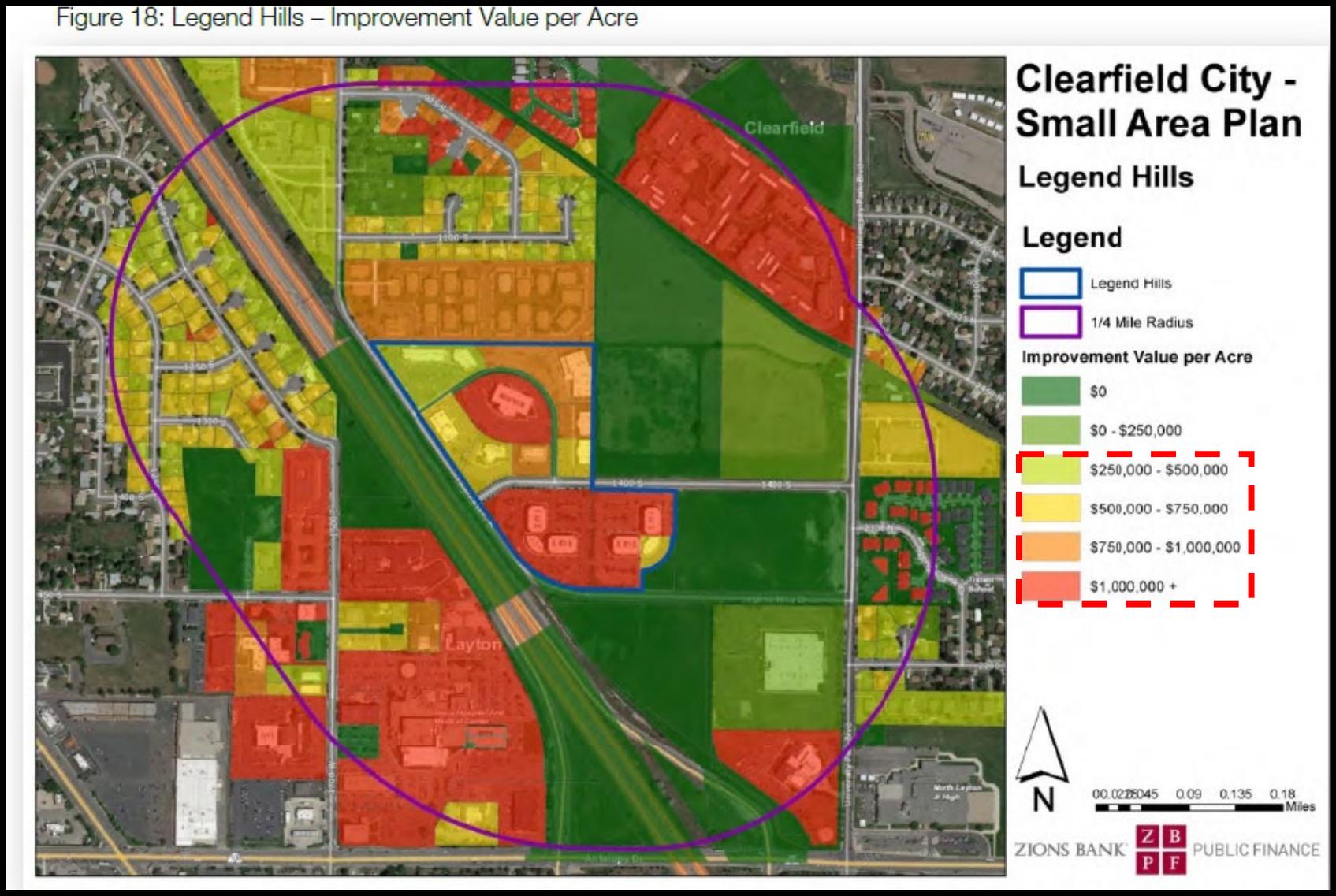
Needed incentives (2015) – Lakeside

Figure 16: Lakeside Square – Improvement Value per Acre



Needed incentives (2015) – Legend Hills

Figure 18: Legend Hills – Improvement Value per Acre



Next Steps:

- *Update to 2015 Market analysis – City Wide*
- *Downtown Small Area Plan (City Hall Clearfield Town Square)*
- *Establish incentive amount (nexus to project areas)*
 - *SB 228 – CRA Amendments - Waiting for final language*
 - *How much is too much?*
- *Allocated incentives to projects area identified by Council*
- *Retail incentives still must qualify*
- *Integrating development with planning efforts (Active transportation projects/trails)*
- *City Center Master Plan - \$90K to \$250K*
- *Infrastructure needs - assist commercial/retail*