



Aaron Smith <aaron.smith@loganutah.org>

Fwd: Center Street block development thoughts and questions

1 message

Mike Desimone <mike.desimone@loganutah.org>

Mon, Oct 7, 2019 at 9:11 AM

To: Aaron Smith <aaron.smith@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

----- Forwarded message -----

From: **Kris Larsen** <Kris@als.com>

Date: Fri, Oct 4, 2019 at 8:31 AM

Subject: Re: Center Street block development thoughts and questions

To: Debbie Zilles <debbie.zilles@loganutah.org>

Cc: Holly Daines <holly.daines@loganutah.org>, Mike Desimone <mike.desimone@loganutah.org>, Larsen Coreen <coreenlarsen@gmail.com>

Dear Committee,

As property owners, retailers, and life-long residents of Logan, we are so excited about the proposed improvements to the downtown block. As you consider this proposal, we would like to express our strong support regarding the removal of the Emporium and adjoining buildings as proposed. We agree that conserving historical buildings is important, but we also don't think that every building constructed over the years qualifies it as "historical" and worthy of restrictive and costly preservation. There could not be a more important historical building on Main Street than the beautiful Tabernacle in the heart of downtown Logan. It is the epitome of the history of Cache Valley and we feel that a plaza overlooking this landmark would be the best use to conserve the historical feel of the downtown area. Those of us that have lived here all our lives remember skating at Merlin Olsen Park, shopping along Main Street during the holidays with Christmas music playing from the Tabernacle, sidewalk sales, ice cream at the Bluebird, etc. It is our hope that this project will return the great nostalgic feel and vibrancy that downtown Logan once enjoyed.

We ask that the City support proposals including the funds needed to allow the project to move forward.
Thank You,

Kris and Coreen Larsen
Whitney Olson
Taylor Larsen



Kris Larsen, CEO
Al's Sporting Goods, Inc.
1075 North Main St.
Logan, Utah 84341

435-752-5151 office
435-757-5151 cellular



Amanda Hovey <amanda.hovey@loganutah.org>

Emporium

1 message

The Sportsman <sales@thesportsmanltd.com>

To: amanda.hovey@loganutah.org

Tue, Oct 22, 2019 at 9:54 AM

To whom it may concern,

I am very much in favor of taking down the Emporium and the other close by buildings. It has no historical significance and is in extremely poor repair. The cost to renovate the building will not be of benefit. I remind the committee of other buildings of much more historical significance that WERE torn down such as the Everton's Hardware building and the Wilkenson Office Supply building. The Emporium is far less historically significant than these 2 buildings. Please tear it down and let's move forward.

Thanks,

***Mark Fjeldsted.
The Sportsman***

 **Owner.vcf**
1K



Aaron Smith <aaron.smith@loganutah.org>

Fwd: Historic committee

1 message

Russ Holley <russ.holley@loganutah.org>
To: Aaron Smith <aaron.smith@loganutah.org>

Mon, Oct 28, 2019 at 4:34 PM

----- Forwarded message -----

From: **Joseph Needham** <joeen007@gmail.com>

Date: Mon, Oct 28, 2019 at 4:30 PM

Subject: Historic committee

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>

Greetings,

Coming up on your agenda is the review with a decision of the emporium and adjacent buildings. It is one of Logan's old classic in the historic downtown. As you know over the years it has lost its true historical look and purpose. In the photos dating back to 1955, you can see it offered very little in a historic way being changed to a plain design. For this building to try to be brought back to a true historical look it would cost a lot, also even finding a proper future use in today's retail climate would be even harder. I feel its purpose has come to an end. I would give the Mayor the approval she needs for a redevelopment opportunity, an improved future for downtown.

Some are trying to paint a picture that the city should keep this old structure but with no real plan or that can bring it back to its glory days.

Downtown deserves development and something that can truly make downtown a place to gather, a place for arts, a place to live.

Thanks for your service and strength to make hard decisions.

Sincerely Joe Needham

Russ: Could you see that the committee gets this email, I was unable to find a contact for each member on the city site.
Thanks

--

Russ Holley AICP

Senior Planner

City of Logan

290 North 100 West

Logan, UT 84321

435.716.9023

www.loganutah.org

2 attachments

67-73N_Main-Westward(c.1976).jpg
142K

10/28/2019

Logan City Mail - Fwd: Historic comm



81N_Main-Southward(c.1955).jpg
160K

Background Information to the Emporium

Physical description: What is called the Emporium is today actually two buildings:
The Emporium: 24,000 square feet on two floors and **Plaza 45** 24,000 feet on three floors.

In 1975 the Cache Valley Mall opened for business and downtown Logan was hard hit. Penney's moved from their downtown building, leaving an emptiness and bleak future. Recently, after years of a generally filled downtown, with the City owning the Emporium and closing it, a dark shadow has again fallen on the downtown.

In around 1977, Ray Malouf and two partners bought what is called the Emporium for \$150,000. Gene Needham had also bid \$150,000, but the partners knew of a clause that would release Penney's from the obligation to restore a central wall that would save Penney's \$80,000; Malouf won the bid.

Having bought the building, the partners undertook a grand restoration. They spent over a \$1,000,000; it went beyond their budget. The lender, Logan Savings and Loan, would not wait for the partners to work things out and sued to claim building. Jack Nixon and Gene Needham were asked to go to district court in Ogden in behalf of Logan's Savings and Loan. The Savings and Loan won the case and turned around and sold the building to Sheryl McKay and John Booth, who put in the Copper Mill restaurant for \$600,000.

Over many years Booth and McKay enjoyed a successful business. In time they leagued with others to try to develop a downtown banquet/conference center. Along with DeLoy Hansen, they were frustrated. Instead, DeLoy built a hotel and office structures at Seventh South Main and worked with Booth and Mckay to put in a new restaurant to be called "Elements."

The restaurant partners did not want to turn over their highly successful restaurant to anyone, who might come and take over their place. They decided "to ruin" the restaurant They tore out the kitchen; the cooler room, carpet, electrical, the booths, even the sheet rock. They left their once pleasant restaurant in total and stark emptiness. Booth told people he was getting his revenge on the downtown that had blocked him. The second floor, where the restaurant had been, remains today, stir empty.

The building came up for sale again. The City bought it. Holly Daines became mayor with the determination to put Logan's library on the upper floors, but later changed her mind. Both buildings are now completely locked up by the City. The City asked about a dozen tenants, who wanted to stay, to leave the buildings; the buildings have been dark and empty, hurting the rest of downtown Logan for two and one half years. The mayor retired into a year and one half private consultation period with Dan Lofgreen, an out-of-town developer. She kept her planning secret. With little or no consultation with the downtown property owners, in the summer of 2019, the mayor presented her plan.

The Mayor's plan: She would tear out the Emporium and Plaza 45. She would install 136 apartments over the existing parking and replace the parking with three or four-story terrace parking. In the key retail space, where the Emporium and Plaza 45 have been; she would have an ice skating pond and a children's water play area. In response to her plan:

Time is needed to come to a downtown consensus of what can and should be done:

The mayor is ignoring that since the Mall, for forty years, downtown Logan's buildings have been generally filled with tenants. Right now, except for the Emporium, there are almost no vacancies. Retail has been the historic reason for the downtown. Nothing has changed from this except her lack of faith in the downtown. The Emporium is needed to support all businesses in the downtown.

Among others, George Daines, Vint Larsen, Dave Williams, Brice Bosworth, and Gene Needham oppose this plan being accepted without other plans being drawn up and considered. These downtown owners would ask the Historical Preservation committee to deny permission to the mayor to tear down the building until other plans can be brought forward to be considered. There are already some plans being proposed.

First Plan Being Forwarded: George Daines would investigate removing the U & I Furniture and Al's Frames and Trophies buildings and settling them in the Emporium. Parking would be placed where these businesses' buildings have been.

A Second Plan: Gene Needham would propose to do something like what he had in mind in 1977. There would be a reconfiguration of the spaces of the Emporium and Plaza 45 to accommodate up to eighteen 2,000 to 3,000 sq ft retail spaces. These spaces would be made available to be sold to individual businesses. Needham feels that ownership of one's business space allows for the special contribution that the downtown can make to local retail. Either offices or apartments could be on the second and third floors of Plaza 45.

Discussion needs to be made between various store owners, investors, and property owners. Retail is a coming and going. It is fluid and must constantly reconfigure itself. Some people feel the Mall is not doing well and may go out. We have lost Kmart, Shopco, Sears, Bed, Bath and Beyond and some others. We need to keep retail as alive and well as possible to draw retail money to Logan. The downtown needs the Emporium to expand and support downtown's existing retail. Fort Collins, Colorado is an example of abundant retail stores along a mile strip of stores on both sides the streets, similar stores are also available to Logan if proper locations are created.

To do well, retail business groupings, such as Malls, strip stores, and older downtown retailers need anchor stores to drive traffic to them. The Emporium location has been an ongoing **anchor store building** since it was remodeled into a single space for J. C. Penney's over seventy years ago. It is a historical building and an economically important retail structure.

The ultimate reason for tearing down the Emporium is to build 136 apartments on four floors and a four-story parking; these structures will crowd the downtown. They impose great pressure onto spaces already taken by historical retail. The terrace and apartments would do away with a large portion of the traditional ground floor parking, greatly limiting parking for the front retail stores. Two apartment complexes have now been approved, both one block away from the downtown.

The mayor reported that the apartments and parking terrace were going to cost an unprecedented \$28,000,000. Those immediately affected by the new plans with adverse parking and restrictive pedestrian circulation are those most determinedly against the proposed abrupt changes: the buildings, four stories into the air, will greatly change the atmosphere and hamper the convenient parking-to-door parking that has been in place for decades.

The request to tear down the Emporium to make room for the apartments appears as premature, if not an unwelcome change. The idea of a library went away rather quickly. Who is to say that this apartment proposal won't also go away somewhat quickly? To create a hole in the historical facade of our downtown buildings seems unfaithful to history. To want to install an ice skating pond in the open space and have a water play area for children does not seem appropriate nor reason for destroying one of Logan downtown's iconic structures that could still support the retail of the downtown.

Logan's downtown has always been based in retail. It is true that retail is changing. There are four kinds of retail in America today: Internet, Mall stores, Box stores, strip-mall stores and traditional downtown mom and pop stores. These forms of retail are parallel to each other; they may go on alongside each other for a very long time.

While the Internet-Amazon type of retail is now the newest and most glamorous, it hasn't displaced the other forms of retail. The one that seems to be declining the most is the Mall. The Box store, such as Walmart or Sam's Club, is very strong. The Internet continues to grow. However, none of the kinds of shopping experiences seem to have complete and singular dominion over the market. In a real way, Internet has only displaced the older mail order system that was also very strong at one time.

Internet does not depend on parking; the other forms of retail do. Other kinds of retail are all benefited by a major store, an anchor, to bring customers to their individual vicinities. Downtown Logan is such a retail circumstance that needs an anchor store. It most importantly needs an anchor store in its very center block. Also, it needs the kind of convenient "parking by door" kind of parking that now exists and has been in place since the late 1960s.

The center parking lot to Logan's most important retail block belongs to the property owners that ring around the block. The city was unaware of this ownership and has not responded to this ownership. This merchants' ownership stops the City's plan to change the downtown. The City need to deal with circumstance; it does not have right to develop the apartments and the parking terrace without permission. Owners want to stop the mayor's idea until the City has addressed ownership to the land.

The mayor conceived the idea and has presented it as the best thing to do by her own say so. The developer has been handed millions of dollars. She is only the current leader of Logan. She may not run for office again? The next mayor will surely be stuck with what she begins. Her plans even indicate that not everything can be achieved in the initial two to three years of construction. The whole project threatens to change forever the downtown. It certainly diverts it away from its historical mission of retail.

When in the first town meeting this project was finally presented, and the great amount of money to be spent was announced, it dazzled many attending the meeting. The mayor, at other times, when asked why she is doing what she is replied, "why, retail has changed so much!" The sense of her position is that she does not have faith in downtown Logan. She thinks that Box stores and the Internet have overtaken and destroyed small retail. This is just not true. There has been a resurgence of small store retail all across the nation.

The Emporium deserves to be preserved. It can again be a vital support to the seventy or so other retail/office buildings of the downtown. The city should be asked to divest itself of its ownership. To tear it down will be a very great loss to the community. It represents incomplete thinking and planning and will change the old downtown forever.

OPPOSITION TO TEARING DOWN EMPORIUM:

PRESENT CITY PLAN NOT THE BEST PLAN:

IT WOULD BE DESTROYING LOGAN'S LARGEST DOWNTOWN HISTORICAL ANCHOR BUILDINGS: THE EMPORIUM AND PLAZA 45. ALL BRICK AND MORTAR RETAIL SPACES NEED ANCHORS AROUND THEM TO DRIVE TRAFFIC.

THE PLAN HURTS STREET LEVEL PARKING.

THE PARKING TERRACE THAT IS PROJECTED TO BE BUILT IS TOO DISTANT TO HELP SUPPORT TRADITIONAL PARKING NEEDS THAT WILL BE LOST.

IT WAS A MISTAKE TO HAVE THE CITY BUY THE EMPORIUM. THE OPEN MARKET SHOULD HAVE HAD TIME TO PERFORM ITS MAGIC. THE CITY RUSHED THE REMAINING TENANTS OUT AND HAVE LOCKED UP THE BUILDING TO THE GREAT HURT OF THE REST OF THE DOWNTOWN FOR TWO YEARS. THE CITY IS FORCING THE DEMOLITION OF THE EMPORIUM. THEY HAVE NOT DONE THEIR HOMEWORK.

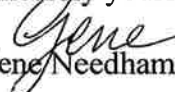
BEFORE TEARING DOWN THE EMPORIUM, THERE ARE OTHER PLANS THAT SHOULD BE MADE AS PUBLIC AS THE CITY'S PLAN, FOR EXAMPLE:

INSTEAD OF TEARING DOWN THE EMPORIUM AND PLAZA 45 THAT ARE BOTH ON MAIN STREET, TEAR DOWN THE LESS USEFUL BUILDINGS ON FIRST NORTH STREET. PUT THOSE BUSINESSES INTO THE EMPORIUM.

WHEN THE EMPORIUM WAS ON THE TAX ROLLS IN 2014, IT BROUGHT IN \$45,020 IN TAXES. THE MONTHLY INCOME WAS \$34,860. THE EMPORIUM CAN BE USEFUL AGAIN IF THE CITY WOULD SELL IT IN THE OPEN MARKET. IT WILL BE A GREAT HISTORICAL LOSS AS THE PROPOSED PLAN WILL PUT A BIG HOLE IN THE HISTORICAL DOWNTOWN FACADE OF BUILDINGS.

ALL THE BUILDINGS FACING ALONG MAIN STREET ARE THE MOST VALUABLE RETAIL BUILDINGS IN THE DOWNTOWN AND KEPT TOGETHER HELP MAKE LOGAN HISTORICALLY SIGNIFICANT.

Sincerely yours,


Gene Needham



Amanda Hovey <amanda.hovey@loganutah.org>

Emporium Demolition1 message

Vint Larsen <sales@alstrophies.com>
To: amanda.hovey@loganutah.org

Wed, Nov 13, 2019 at 1:45 PM

HPC Members,

Here are some of the mandates that the HPC standards were established upon:

Historic preservation plays a key role in the vitality and quality of life of a community by reducing negative environmental impacts and significantly contributing to a community's economic health. Rehabilitation of historic buildings can be a useful tool for economic development as it contributes to job growth, household income, and increased property values. Across the nation, the preservation of buildings and architecture has yielded strong community pride and identity. Historic resources offer a unique quality and rich connection to a community's past while providing context for its future. Community identity is in a constant struggle due to competition with today's fast-paced and conventional form of urban development. Historic sites and buildings, specifically in the Historic District, provide an understanding of the culture and lifestyle that existed as the City has evolved. These resources define the fabric of historic Logan and reflect the community's past development patterns and values. This special identity provides a baseline of understanding a community's character that can provide inspiration and direction for future development. "To diminish these resources by allowing the decline of their context (the downtown) would result in a significant cultural and social cost" (Logan General Plan

Downtown Logan is uniquely important because it defines the image and quality of central Logan and stands as a powerful representation of the economic boon that triggered the City's enduring success.

With the city's request for you to approve the demolition of the Emporium and adjacent buildings, and to replace these buildings with a modern splash pad/ice skating rink with a plaza and high rise apartment buildings across the street from the Historic Tabernacle, if approved, I believe the time has come to do away with the Historic District here in Downtown since the city and its organizations are allowed to do whatever they want. I should also have the same freedom from oversight and regulation that the city enjoys. The purpose of the HPC has been corrupted and it is time to end the program. Take one last look at the Design Standard front page photo, because if you approve this, that view will be forever lost!

I was going to attend the meeting Monday, but I am tired of fighting for the Downtown I love and grew up in, while the mechanism that was designed to protect it lets it slip away. The city apparently already has the green light since they have moved the electrical boxes weeks ago.

Sadly,

Vint Larsen