



Kaysville Downtown Community Reinvestment Area (CRA)

August 24, 2021

ZIONS PUBLIC FINANCE INC.



Guiding Principles

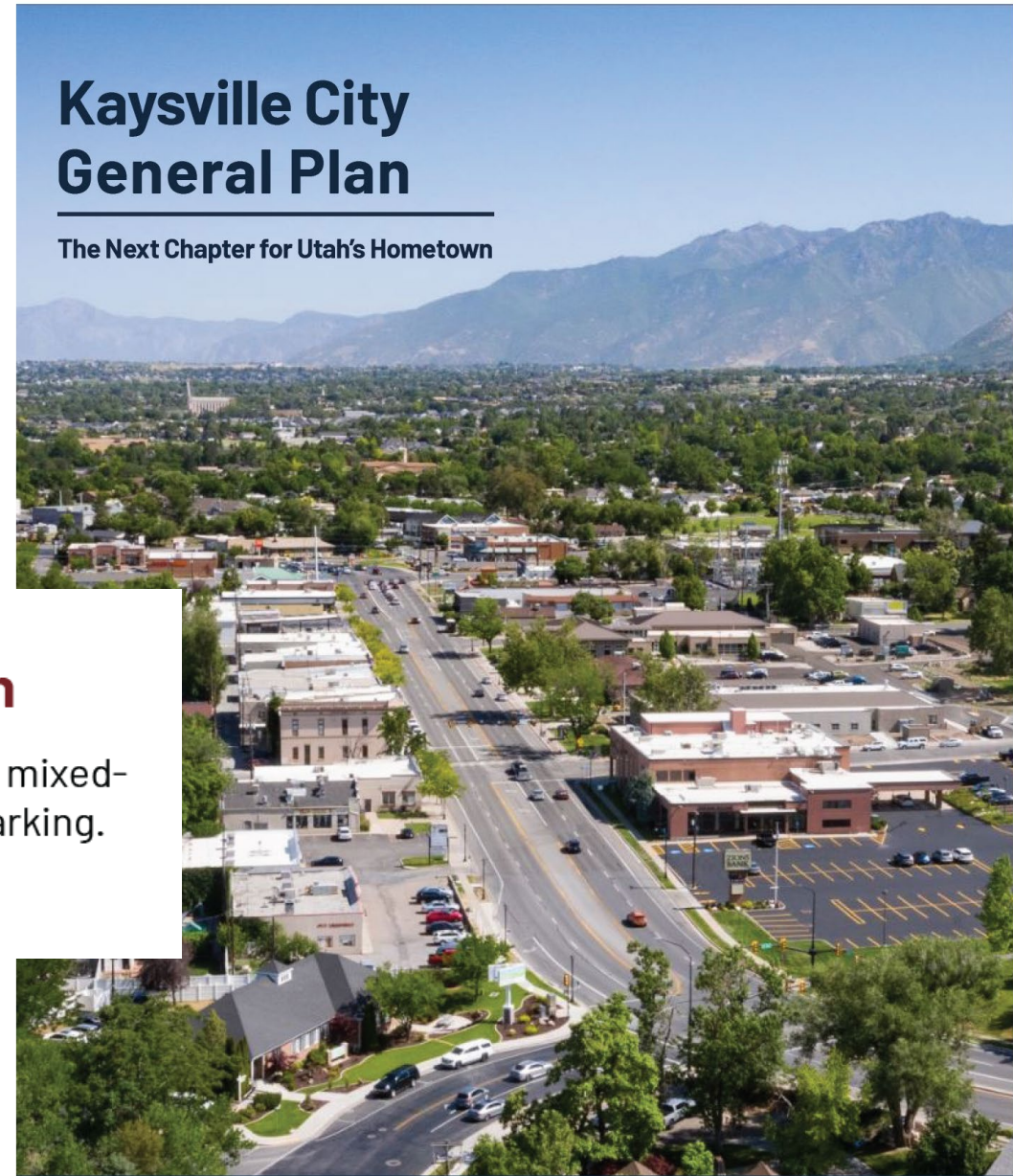


Enrich our city center and downtown

We will enhance our city center with commercial and mixed-use development and investing in streetscape and parking.

Kaysville City General Plan

The Next Chapter for Utah's Hometown



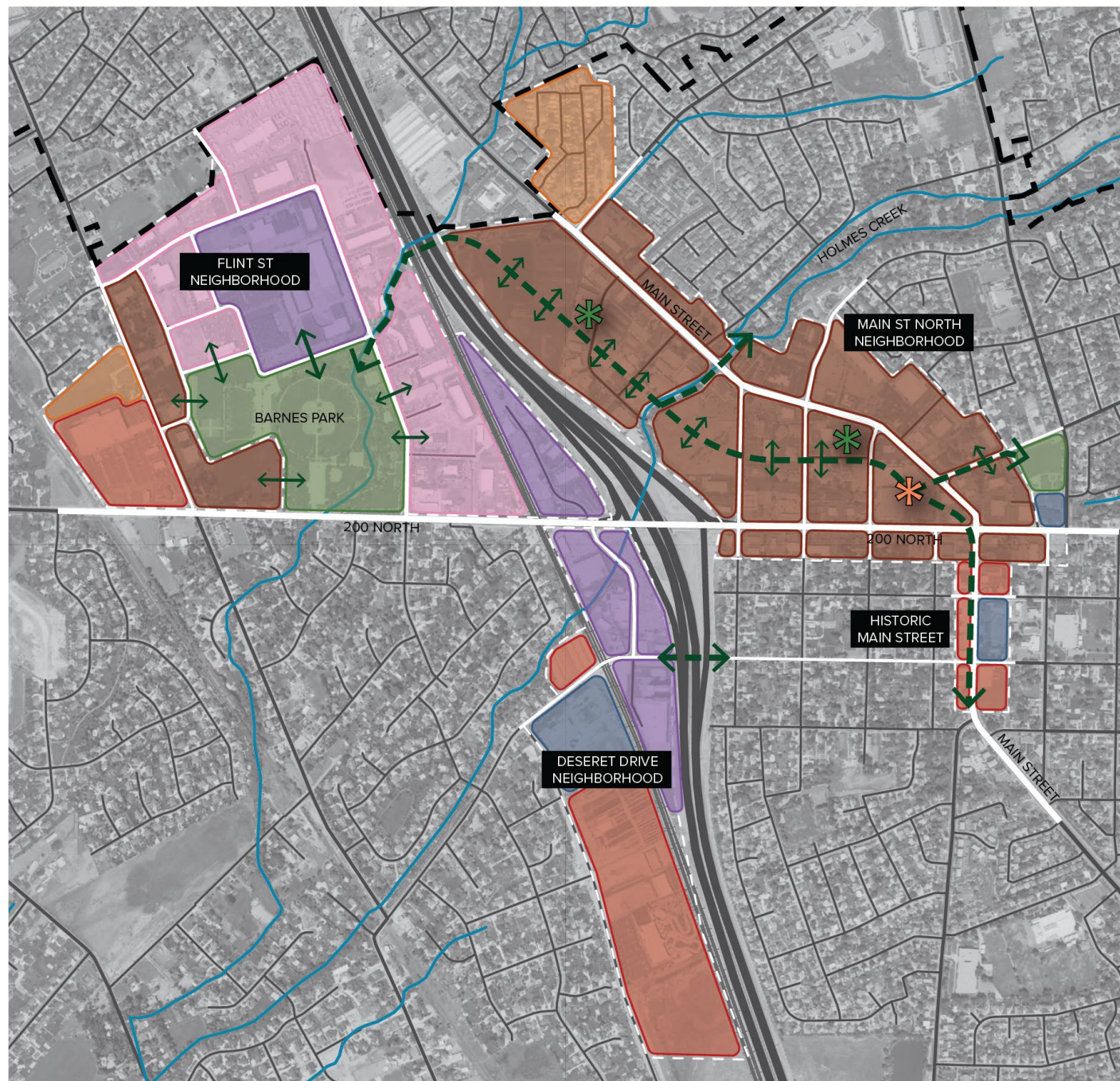
Adopted August 18, 2022



KAYSVILLE GENERAL PLAN

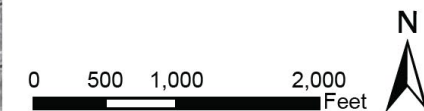
MAP 2.4 - CITY CENTER

PREFERRED CONCEPT



- Commercial/Office
- Mixed Use - Commercial/Residential
- Residential
- Mixed Use - Light Industrial/Residential
- Light Industrial/Business Park
- Park/Open Space
- Civic

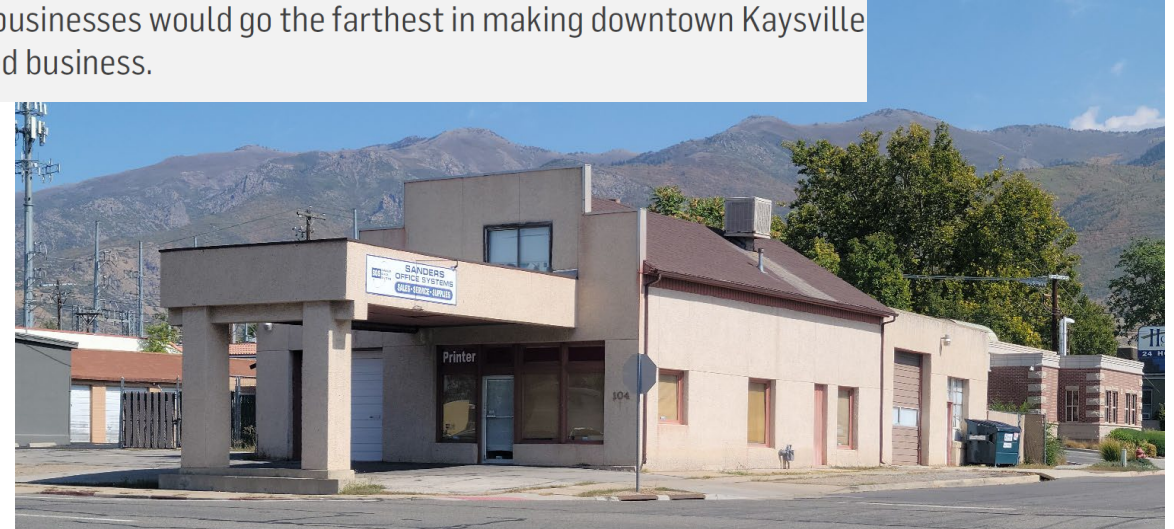
- Community Hub
- Neighborhood Park
- Trail/Greenway
- City Boundary





A FACELIFT WOULD IMPROVE DOWNTOWN

Landscaping improvements, rehabilitated buildings, and new businesses would go the farthest in making downtown Kaysville a better place to visit. Restaurants were a commonly requested business.



- Revitalize one of the few remaining downtowns in Davis County
- Preserve City's heritage
- Facades are in disrepair
- Infrastructure is deteriorating and lacking
- Redevelopment – largely built out with few green fields remaining in City
- Impacts from COVID-19
 - Higher demand for online purchasing
 - Less space needed for retail
- Increased safety
 - Lighting, Sidewalks, Signage, Parking, People Gathering
- Low building values due to aging sites – obstacle for retail recruitment

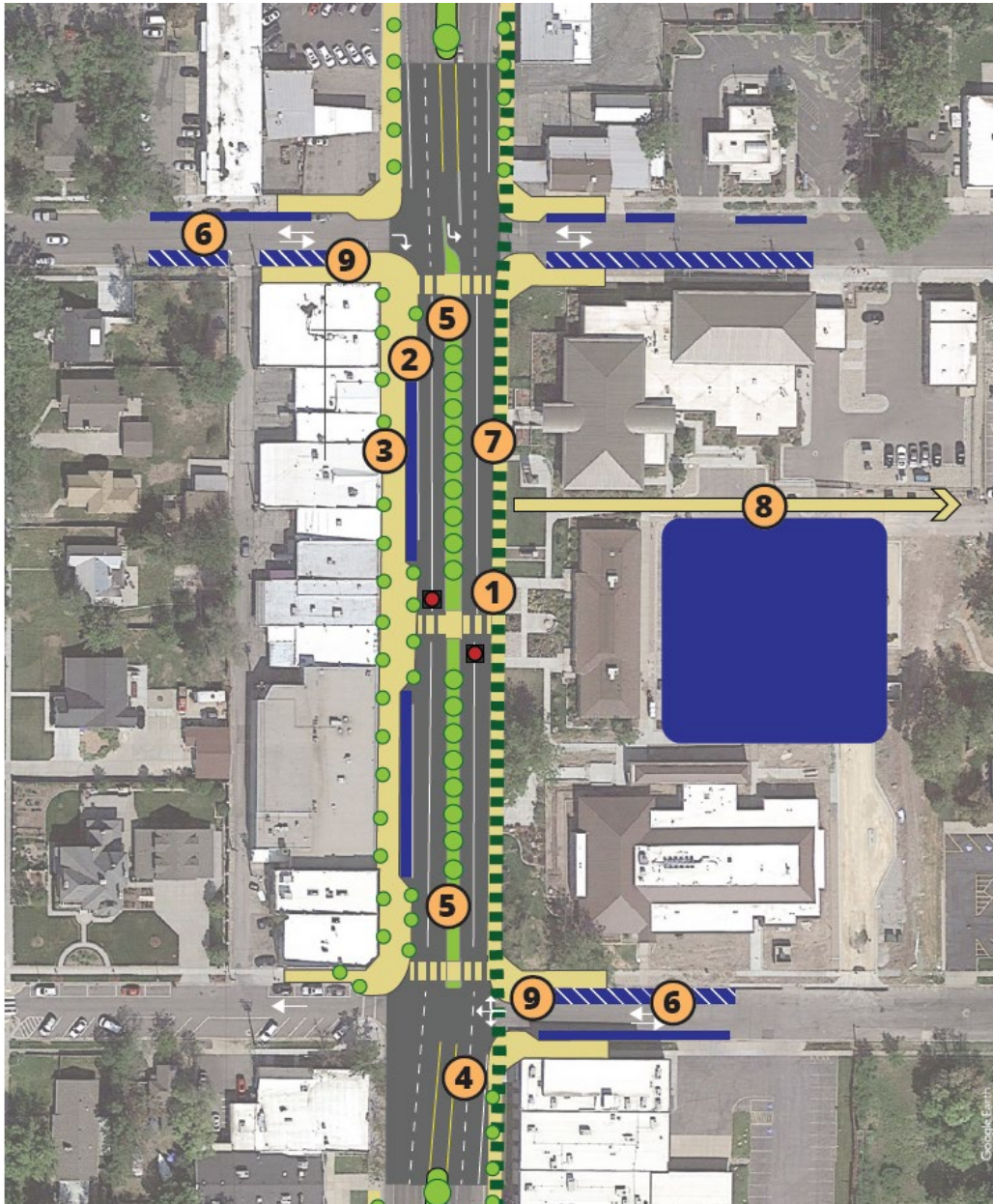
- Development/Redevelopment of Downtown Kaysville and City Center
- Implementation and facilitation of Mixed Use projects
 - Office, Flex Office, Retail, and Residential Uses
- Parking Upgrades
- Property acquisition
- Facade Improvements
- Relocation/Location assistance
- Infrastructure Improvements
- Traffic, circulation and parking studies



EXISTING STREET



VISION CONCEPT

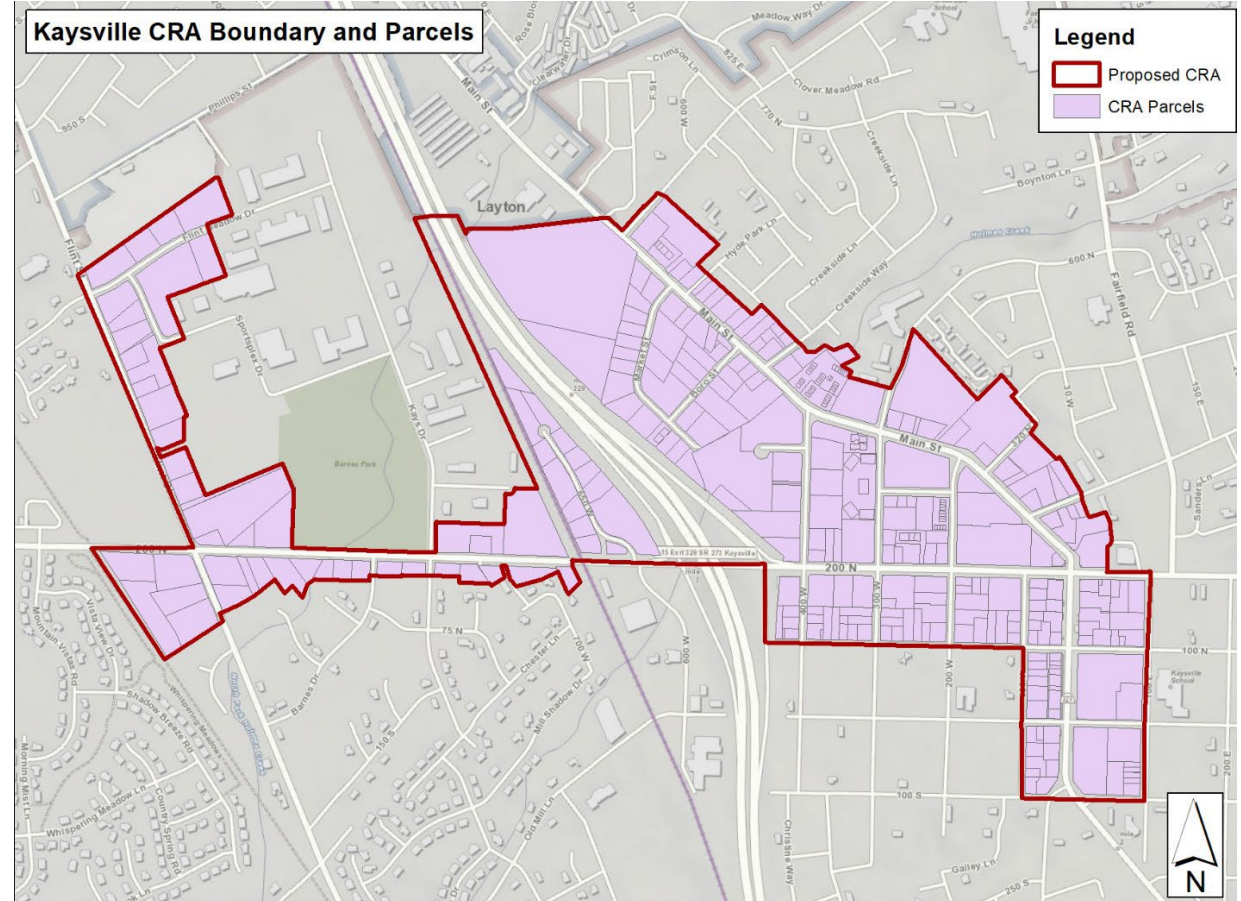


CENTRAL BLOCK

- ① Move HAWK signal and crosswalk from Center Street to mid-block between Center Street and 100 North
- ② Extend curb on west side in central block of Historic Main Street
- ③ Preserve the majority of on-street parking on west side of central block with time-restricted or pay spaces - with the exception of the north and south ends and middle, where pedestrian area curb extensions would take the place of an estimated six spaces.
- ④ Lane shift to east so that travel lanes are against existing east curb in central block; begin shift on north and south blocks
- ⑤ Median in central block with pedestrian refuges at mid-block, 100 North and Center Street, and "super street" access management extension
- ⑥ Stripe diagonal parking on one side of Center Street and 100 North (with parallel on the other side)
- ⑦ East side shared use path to connect with other planned pathways, especially to the south
- ⑧ Intuitive, direct pathway through the civic block, linking Main Street to the parking lot and beyond to the Recreation Center and Senior Center and Kaysville Elementary, with supportive wayfinding to parking and downtown locations
- ⑨ Curb extensions into cross streets at the corners of Center Street and 100 South, similar to the existing curb extensions at Center Street on west side of Main Street

\$2,363,000

KAYSVILLE CITY DOWNTOWN CRA



- 355.88 acres in Project Area
- 50% / 15 years (City 100%)
- \$4.8M

- Participation
 - Taxing Entities 50% for 15 years
 - City – 100% for 15 years
- 2025 trigger
- \$4.8M increment projection
 - \$2.5 Main Street Improvements
 - \$1.5 business relocation assistance
 - Property assembly
 - Admin
 - Housing – what is plan for AH\$
 - Zoning code revision