

1400 NORTH MAIN COMMUNITY REINVESTMENT PROJECT AREA PLAN

DATED JUNE 15, 2023

Redevelopment Agency of the City of Logan, Utah

1400 North Main Community Reinvestment Project Area

INTRODUCTION

1. Pursuant to the provisions of the Community Reinvestment Agency Act (Act), U.C.A. §17C-5-103, the governing body of the Redevelopment Agency of the City of Logan (Agency) authorized the preparation of a draft community reinvestment project area plan by adopting a survey area resolution containing a description and map of the geographic area located within the Agency's boundaries where a community reinvestment project area may be appropriate; and

2. Pursuant to that resolution the following Project Area Plan has been drafted to meet the requirements of U.C.A. §17C-5-105.

1400 NORTH MAIN COMMUNITY REINVESTMENT PROJECT AREA PLAN

Definitions

As used in this Project Area Plan:

- A. The term "**Act**" shall mean and include the Community Reinvestment Agency Act as found in Title 17C, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of the City of Logan as designated by the City to act as a redevelopment agency.
- C. The term "**City**" shall mean the City of Logan, Utah.
- D. The term "**community**" shall mean the community of the City of Logan, Utah.
- E. The term "**Project Area**" shall mean the 1400 North Main Community Reinvestment Project Area.

Other terms not defined shall have the definitions as are set forth in the Act or when appropriate the definitions set forth in the Logan Land Development Code.

SECTION 1: DESCRIPTION OF BOUNDARIES AND MAP OF THE PROJECT AREA

The Project Area is to be located approximately in the area between 1250 North and 1400 North and Main Street and 200 East; the area between 1120 North and 1250 North and 150 East and 200 East; and the area between 1000 North and 1120 North and 100 East and 200 East. A boundary description and a map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

SECTION 2: GENERAL STATEMENT OF THE LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

A. General Statement of Land Uses in the Project Area

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Project Area Plan. A Future Land Use Map for the Project Area Plan is included as Exhibit "B" and is made a part of this Project Area Plan

The existing uses within the Project Area are commercial and residential.

It is expected that the currently permitted land uses in the Project Area may change in some of the residential areas for purposes of effecting the redevelopment of the Project Area and the City or a developer may propose zoning ordinance amendments in order to aid in or promote redevelopment.

It is expected that the current uses for the Project Area will be affected by redevelopment of the Project Area as follows: An increase in the volume and intensity of commercial uses; an increase in the volume and intensity of multi-family residential uses; the elimination of blighted structures; and the addition of open space areas.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. The public street network will consist primarily of 200 East and Main Street between 1000 North and 1400 North and 1000 North, 1250 North and 1400 North between Main Street and 200 East. As part of future development in the Project Area, 1300 North may be added between Main Street and 200 East. It is expected that the Project Area, at full build-out, will contribute approximately 12,160 additional daily vehicle trips onto the adjoining City street network. It is not expected that the development of this Project Area will exceed capacity of existing principal streets.

C. Population Densities in the Project Area

There are no unusual population densities currently found within the boundaries of the Project Area. Although it is expected that the residential population density will increase by redevelopment of the Project Area, mainly through multi-family residential projects and commercial uses and activity will increase the daytime business population, this will result in a net positive for the Project Area.

D. Building Intensities in the Project Area

It is expected that the building intensities within the Project Area will be affected by redevelopment as follows: Building intensities will increase as some of the vacant or underdeveloped parcels are developed. Blighted structures will be eliminated.

SECTION 3: STATEMENT OF STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT

A. Statement of Development Objectives

1. Remove structurally substandard buildings or improvements to facilitate new construction and the return of the Project Area to a higher and more productive economic use.
2. Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements.
3. Rehabilitate buildings if sound long-term economic activity can be assured thereby.
4. Eliminate environmental deficiencies, including: irregular lot configurations, improper drainage, weeds and excessive vegetation, overcrowding of the land, potential environmental hazards, and underutilized land.
5. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and developers.
6. Promote and market the Project Area for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base of the community through diversification.
7. Provide utilities, curbs, sidewalks, street trees and site landscaping to give the area a new look and to attract business activity.
8. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.

9. Provide access management to the area to facilitate better traffic circulation and reduce traffic hazards. The Agency shall work with the City to recommend ways to improve traffic circulation within and abutting the Project Area.
10. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.
11. Promote more walking and less driving through new development areas, which allow greater opportunity to walk within the Project Area. Provide improved pedestrian circulation systems to allow greater pedestrian access from surrounding areas.
12. Coordinate and improve the public transportation system, including streets and public transit services.
13. Eliminate the blighting factors and blighting influences in the Project Area.
14. Promote cross-accesses between developments.

B. General Design Objectives

Subject to the development objectives and other provisions of this Plan, owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain the highest quality design and development. Each proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the design and development standards of the City's land development code; (3) other applicable building codes and ordinances of the City; and (4) a review and recommendation by the appropriate decision-making body to ensure that the development is consistent with this Project Area Plan.

Each development proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, landscaping, building heights, bulk and designs, off-street parking and loading areas, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the appropriate decision-making body. The particular elements of the design should be such that the overall redevelopment of the Project Area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space and landscape in relation to new buildings, and the surrounding area;

4. Provide parking areas, appropriately screened and/or landscaped to blend harmoniously with the area;
5. Provide pedestrian areas that safely link buildings with parking areas and neighboring public streets;
6. Provide adequate off-street parking to service the proposed development;
7. Promote improved transportation and circulation options including the use of mass transit; and
8. Comply with the provisions of this Plan.

C. Specific Design Objectives and Controls

1. Building Design Objectives:

- a. All new buildings shall be designed utilizing a wide range of materials and design elements that are in harmony with the adjoining areas, other new development and consistent with the City's land development code. Standard design solutions for local and national retailers shall not be used for architecture or site improvements. New buildings and site designs shall be exemplary of the highest design standards.
- b. The design of buildings shall take optimum advantage of available views and topography.
- c. Buildings within the Project Area shall be designed and placed to act as significant landmarks in the Project Area and the City.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

- a. All open spaces, pedestrian walks and interior drives shall be landscaped and designed as an integral part of an overall site design, properly related to existing and proposed buildings, area topography, views, access, and circulation needs, etc.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- c. Landscaped, paved, and accessible pedestrian walks shall connect building entrances to streets, parking areas, and adjacent buildings on the same site.
- d. The location and design of pedestrian walks shall afford maximum safety and separation from vehicular traffic.

- e. Materials and design of paving, retaining walls, fences, curbs, benches, and other accoutrements, shall be of good appearance, easily maintained, and indicative of their purpose.
 - f. All landscapes and open spaces shall be designed and installed to conserve the use of water and where practical, should maximize the use of on-site water for irrigation of open space areas.
3. Parking Design Objectives:
- a. Parking areas shall be designed as an integral part of the overall site design with careful regard to orderly arrangement, topography, and ease of access.
 - b. Parking areas shall be adequately landscaped to provide shade and to reduce large expanses of paved areas.
 - d. Large parking and service areas adjacent to public streets shall be landscaped as per the City's land development code.
4. Landscape Design Objectives:
- a. A coordinated landscaped design incorporating a continuous and integrated treatment for open space, roads, paths, and parking areas shall be a primary objective.
 - b. Primary landscape treatment shall consist of a variety of plant materials and shade trees as appropriate to the character of the Project Area and as determined by the City and the Agency.
5. Project Improvement Design Objectives:
- a. Public rights-of-way. All streets, sidewalks and park strips within public rights-of-way shall be approved by the City and shall be consistent with minimum City right of way cross section requirements.
 - b. Lighting and signs. All site lighting shall be "dark sky friendly" and all exterior lighting shall be configured to conceal the source of light from public streets. All signage shall be consistent with the City's land development code.
 - c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.
 - d. Stormwater. All developed areas will provide stormwater improvements consistent with city stormwater and engineering standards.

e. Natural and existing site amenities such as streams, rivers, significant stands of trees, topographic features, or wetlands shall be integrated into the overall site design.

SECTION 4: HOW THE PURPOSES OF THE COMMUNITY REINVESTMENT AGENCY ACT WILL BE ATTAINED BY THE IMPLEMENTATION OF THIS COMMUNITY REINVESTMENT PROJECT AREA PLAN

It is the intent of the Agency, with the assistance and participation of private owners, to remove the development challenges from the Project Area by the methods described in this Project Area Plan. Such methods may include the removal, clearance, renovation or rehabilitation of blighted buildings, structures, or improvements and the implementation of land use regulations that will encourage the highest and best use of private property. Private development will be encouraged to undertake new development or redevelopment which will strengthen residential housing and the tax base of the community in furtherance of the objectives set forth in the Act.

SECTION 5: HOW THE COMMUNITY REINVESTMENT PROJECT AREA PLAN IS CONSISTENT WITH THE LOGAN GENERAL PLAN

This Project Area Plan is consistent with, and the proposed development conforms to Logan's General Plan in the following respects:

A. Zoning Ordinances

The property within the Project Area is primarily zoned Commercial (COM). The proposed development is generally permitted under the current zoning classifications of the City; however, the City is proposing to adopt a new overlay zone specific to this Project Area in order to address the unique nature of this Project Area and to better facilitate optimum development.

B. Building Codes

The construction of all new buildings and improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the International Building Codes adopted by the City. All building permits for construction will be issued by the City to ensure compliance with minimum City development standards.

SECTION 6: DESCRIPTIONS OF THE SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECTIVE OF THE PROPOSED COMMUNITY DEVELOPMENT

The Agency believes based on current proposals from owners of real property within the Project Area that many redevelopment projects may be undertaken by private owners to accomplish the purposes of this Project Area Plan. Among the redevelopment proposals which the Agency believes are possible is the development of a mix of large and small retail, restaurants, hotel, entertainment, and higher density housing.

SECTION 7: WAYS IN WHICH PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND PRIVATE DEVELOPERS CURRENTLY INVOLVED

A. Selection of Private Developers

The Agency has previously adopted Owner Participation Guidelines for all redevelopment projects within the City, which Guidelines permit owners of real property, or tenants having the rights of ownership of real property, a preference in undertaking redevelopment within the Project Area. The Agency contemplates those owners of real property within the Project Area will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in the redevelopment in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other real property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods, and by doing so to encourage or accomplish the desired redevelopment of the Project Area. Property owners will always have the option not to participate in redevelopment.

B. Identification of Developers who are Currently Involved in the Proposed Community Development

The Agency has been contacted by or has been in contact with some of the current property owners within the Project Area. Some property owners have expressed an interest to participate or become a developer of part of the Project Area, and project submittals are being prepared by said property owners.

1. Qualified Owners

The Agency shall first permit qualified owners within the Project Area to participate as developers in the redevelopment of the Project Area.

2. Other Parties

Regarding all or any portion of the Project Area, if owners in the Project Area, as described in Subparagraph A above, do not propose redevelopment projects acceptable to the Agency, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately redevelop all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into, nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Project Area Plan for the Project Area.

SECTION 8: THE REASONS FOR THE SELECTION OF THE PROJECT AREA

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more new projects which would develop the area in an appropriate manner and broaden the tax base of the community and provide needed housing units. The Project Area contains a portion of the City that is desirable for redevelopment because of: (1) a general recognition by the owners and the public that the Project Area is under developed and needs assistance if the area is to reach its development potential; (2) a recognition and growing support by property owners that this portion of the City needs the reinvestment of private capital to rehabilitate existing buildings or construct new buildings or infrastructure improvements; (3) a desire to extend the commercial successes of adjoining commercial projects into these areas; and (4) the opportunity to commence a public-private partnership to improve this area of the City.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, including legal staff, and input from property owners. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the further development of real property located within the Project Area.

SECTION 9: THE DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

A. Physical Conditions

The Project Area consists of approximately 52.76 acres of privately owned land as shown on the Project Area portion of the Project Area map. The physical characteristics of the Project Area may generally be classified as that area of the City which is located between Main Street and 200 East and between 1000 North and 1400 North, excluding the west half of the block between 1000 North and 1250 North, the Home Depot parcel, and some small perimeter parcels as shown on the Project Area map. The Project Area consists of a mixture of commercial uses, including an underperforming retail mall, older residential units, and open, undeveloped areas.

B. Social Conditions

The Project Areas has favorable access to community resources as it is located at one of the busiest intersections in Cache County and is a prime commercial and residential location with easy access to Utah State University, health care facilities, employment centers, shopping, and public transit. The limited residential structures in the Project Area are older and generally not high quality and the current commercial development is underperforming. The demographics of

the few residents within the Project Area tend to be younger families or individuals accessing the more affordable rents. Residential turnover rates are high as residents transition from school or to better employment. Crime rates are typical to other areas within the City. Based on the central location within Cache County and the proximity to community resources, the Project Area, if properly developed, has the potential to increase social cohesion and to be a gathering place for the entire community with a substantial increase in the number and quality of housing units.

C. Economic Conditions

The Project Area is primarily zoned Commercial (COM) and based on its prime location is significantly underperforming its economic potential.

SECTION 10: A DESCRIPTION OF ANY TAX INCENTIVES OR OTHER FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS FOR PROJECTS LOCATED IN THE PROJECT AREA

The following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers in consideration for constructing and operating proposed development. The Agency may offer other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use a combination of permit and fee waivers, tax increment from the Project Area and tax increment from other project areas as allowed by law, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as demolition costs, public infrastructure improvements, on-site upgrades, land write downs, and other items as approved by the Agency. Payment to the City or developer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receive funds, the Agency expects to pay the City or developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances. The Agency may also use affordable housing funds for qualifying projects.

SECTION 11: DESCRIPTION OF ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE DEVELOPMENT

A. Public Benefit Analysis

The following is an analysis of the public benefit to be derived from the financial assistance and other public subsidies provided to participants for proposed development in the Project Area:

1. An evaluation of the reasonableness of the costs of the proposed Project Area development shows that it is consistent with development costs of other similar developments. There will be added costs for development because of the necessity to demolish existing buildings and the potential of relocation costs for current businesses.

2. Efforts that have been, or will be made, to maximize private investment include owners' commitment to achieve high quality design throughout the development and to add features and amenities to maximize value to the surrounding development and the community at large. Specifically, the Agency will seek public dedication of pedestrian corridors and enhanced development features along the walkways and other pedestrian friendly features in the specific projects.

3. The rationale for use of the Project Area funds is based on the need to further enhance a prime commercial corridor in the City, strengthen the tax base, and to increase the affordable to moderate housing supply.

4. An analysis of whether the proposed Project Area development might reasonably be expected to occur in the foreseeable future solely through private investment demonstrates that this would not occur. The development of the existing mall site will not occur without public assistance. Street and utility infrastructure improvements needed to encourage private investment will not likely occur without the Project Area.

5. An estimate of the total amount of Project Area funds that the Agency intends to spend on Project Area development and the length of time over which the Project Area funds will be spent is \$13,000,000.00 over 20 years.

B. Beneficial Influences upon the Tax Base of the Community

Real property tax revenue and sales tax is projected to increase the tax base of the community and/or the state as a result of the Project Area development. As a result of development in the Project Area, by the year 2045, the annual property tax alone is expected to increase by about \$900,000.00 over and above the estimated 2022 \$383,702.00 property tax amount.

C. Associated Business and Economic Activity Likely to Be Stimulated By the Development

Please refer to the information set forth above. Also, other direct and indirect benefits will accrue to various businesses whose products or services are currently underutilized, that will be needed by those constructing improvements in the area. Additionally, induced benefits are expected to accrue to businesses such as existing food services, business services, specialty retail and retail services as personal income is generated as a result of the development, construction, and sales activities within the project area.

D. Adoption of the Proposed Community Reinvestment Project Area Plan is Necessary and Appropriate

Based on the analysis set forth herein, it is concluded that the adoption of the proposed Community Reinvestment Project Area Plan is necessary and appropriate to facilitate the undertaking of the proposed Project Area development.

SECTION 12: OTHER REDEVELOPMENT PLAN OBJECTIVES AND PROVISIONS

The proposed Community Reinvestment Project Area Plan will be subject to interlocal agreements with the other taxing entities.

EXHIBIT "A"

A Community Reinvestment Project Area description for Logan City in Block 1, Plat "D" Logan Farm Survey, situated in the East Half of Section 27 and the West Half of Section 28, Township 12 North, Range 1 East, Salt Lake Base & Meridian, Cache County, Utah. Said area described as follows:

Commencing at Logan City Monument 238 at the Southeast corner area of 1200 North and 200 East and running North 01° 01' 39" West 1764.74 feet to Logan City Monument 233 at the Northwest corner area of 1400 North and 200 East; Thence, South 07° 24' 16" West 100.62 feet to the right-of-way intersection of the current South line of 1400 North and current West line of 200 East also being the **POINT OF BEGINNING**;

Thence, South along the current West line of 200 East to the intersection with the North Line of Cache Valley Blvd. (1250 North);

Thence, Southwesterly across Cache Valley Blvd. to the intersection of the South line of Cache Valley Blvd. and the West line of 200 East;

Thence, continuing South along the West line of 200 East to the intersection with the North line of 1000 North;

Thence, West along the North line of 1000 North to the Southeast corner of Cache Valley Plaza subdivision recorded with Cache County as No. 761098;

Thence, North along the East line of Cache Valley Plaza to the Southwest corner of Jameston Commerce Park subdivision recorded with Cache County as No. 657033;

Thence, continuing North to the Northwest corner of said subdivision;

Thence, East along the North line of Jameston Commerce Park to the Southwest corner of

Lot 1, Marketplace Subdivision recorded with Cache County as No. 755506;

Thence, North along the West line of Lot 1 to the intersection with the South line of Cache Valley Blvd;

Thence, continuing North on an extension of the West line of Lot 1 to the intersection with the North line of Cache Valley Blvd;

Thence, West along the current North line of Cache Valley Blvd to the intersection with the East line of Main Street;

Thence North along the East line of Main Street to the Intersection with the current South line of 1400 North;

Thence, East along the South Line of 1400 North to the **POINT OF BEGINNING**.

Project Area contains: 2,234,477 Sq. Ft or 51.296 Acres, more or less



Exhibit B
Future Land Use Plan

~ Main Street to 200 East & 1000 North to 1400 North

