

**Taylorsville North Point
Community Development Project Area**

Project Area Plan - Final

June 2012

Adopted: July 18, 2012

Amended:

Redevelopment Agency of Taylorsville City
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129

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Introduction

Pursuant to 17c-4-103 et seq. (the “Act”), the proposed North Point Community Development Area (North Point CDA or Project Area) is located on Redwood Road between 4100 South and approximately 4380 South (see Exhibit A-1 – North Point Community Development Project Area Map). The North Point CDA is 40.26 acres and is a significant commercial node within the City of Taylorsville (“City”). The area is also located adjacent to the north boundary of the City and as such represents an important gateway into the community from West Valley City. Providing an attractive first impression for people entering the City at this important location will further enhance Taylorsville’s community image and overall economic development strategy.

Private property within the North Point CDA is primarily composed of a combination of assorted commercial properties including neighborhood shopping centers, restaurants, general retail, service, vacant commercial, and small scale office buildings. The North Point CDA also includes one single-family residential structure (see Exhibit B-3 – Land Use Map).



Figures 1 to 4 - Assorted images from the North Point Community Development Area: Carriage Square [upper left]; Meadowbrook Plaza [upper right]; former Ken Garff auto dealership (currently vacant) [lower left]; and small retail buildings at the “gateway” into Taylorsville near 4100 South Redwood Road [lower right].

The majority of structures within the North Point CDA were constructed between the early 1970s and mid-1990s. Very little new construction has taken place since the 1990s (see Figures 5 and 6). A visual comparison shows only one building constructed since 1997: circled in the upper left hand corner is an approximate 200-square foot kiosk.



Figure 5: 1997



Figure 6: 2010

Section 1 Legal Description of North Point CDA

The North Point CDA is enclosed within the following boundaries:

A parcel of land situate in the North half of Section 3, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, Utah, described as follows:

Beginning at the North quarter corner of said Section 3, and running thence North 89°47'45" East 567.79 feet along the section line; thence South 0°16'15" West 896.34 feet to a point on the South line of 4200 South Street; thence North 89°43'45" West 165.40 feet along said South line; thence South 0°03'15" East 467.21 feet to a point on the North line of the MEADOWBROOK FARMS NO. 2 subdivision; thence South 89°56'00" West 344.31 feet along said North line to a point on the East line of 1700 West Street (Redwood Road); thence South 0°03'15" East 1053.63 feet along said East line; thence North 90°00'00" West 352.96 feet to a point on the East line of the EL CAMINO ESTATES NO. 2 subdivision; thence North 0°03'15" West 633.00 feet along said East line to the Southwest corner of Deed Parcel No. 21-03-178041; thence along the South, East, and North lines of said parcel the following three (3) courses: South 89°59'15" East 70.00 feet; North 0°03'15" West 120.00 feet; North 89°59'15" West 71.45 feet to a point on the East line of said EL CAMINO ESTATES NO. 2 subdivision; thence North 2°07'36" West 173.13

feet along said East line to the Northeast corner of said subdivision; thence North 0°00'00" East 384.60 feet to, along, and beyond the East line of the EL CAMINO ESTATES NO. 1 subdivision; thence North 90°00'00" East 80.51 feet; thence North 0°34'08" East 86.66 feet to the Southwest corner of Lot 24 of said subdivision; thence North 3°00'00" West 103.32 feet to a point on the South line of Mantle Avenue; thence 12.13 feet along the arc of a 231.67 foot radius curve to the right (center bears South 3°00'00" East 231.67 feet and long chord bears North 88°30'00" East 12.13 feet through a central angle of 3°00'00") along said South line; thence North 0°00'00" East 162.41 feet to the Northwest corner of Lot 2 of said subdivision; thence North 89°53'45" West 459.28 feet along the North line of said subdivision; thence North 0°02'57" West 752.01 feet to, along, and beyond the West line of the CARRIAGE SQUARE subdivision and to a point on the section line; thence South 89°53'39" East 678.10 feet along said section line to the Point of Beginning.

Contains 1,724,422 sq. ft., or 39.59 acres.

A map of the North Point CDA is attached and incorporated herein as Exhibit A-1.

Section 2 Project Area Characteristics and How They Will Be Affected by Community Development

A. Land Uses in the Project Area

Permitted land uses in the North Point CDA will be those uses permitted by the officially adopted zoning ordinances of the City and the controls and guidelines of this Community Development Plan. A Land Use Map showing the current and intended uses is included in this Plan as Exhibit B-3.

The existing land uses in the North Point CDA are:

EXHIBIT "C-2"			
USES	Area SQ'	ACRES	% OF LAND USE
OFFICE	77,418.32	1.78	4.41%
RESIDENTIAL	19,757.94	0.45	1.13%
RESTAURANT	393,185.88	9.03	22.42%
RETAIL	656,990.68	15.08	37.46%
SERVICE	114,984.79	2.64	6.56%
SHOPPING CENTER	75,417.69	1.73	4.30%
VACANT	33,119.35	0.76	1.89%
PUBLIC R.O.W.	382,883.96	8.79	21.83%
TOTAL CDA PROJECT	1,753,758.61	40.26	100.00%

It is expected that the current uses in the North Point CDA will be affected as follows: Through development some existing structures may be demolished or renovated, new buildings will be constructed and new uses will occur in some existing or new buildings. The permitted uses will likely remain the same; however, there is a potential increase in gross leasable area in both office

and retail commercial development. All anticipated new uses will be compatible with the City's General Plan and the goals and objectives of this Plan.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the North Point CDA is shown on the Project Area map attached as Exhibit A-1. It is expected that development in the Project Area could affect the existing streets as follows: (a) one or more of the existing streets may be improved; (b) one or more new streets may be constructed to further development objectives; (c) intersection improvements will be made throughout the area to enhance flow through the intersections and increase traffic capacity in the area; and (d) access management policies may be implemented throughout the area to enhance flow, mobility, and increase traffic capacity. Redwood Road Mobility and Beautification Enhancement Project – Phase II plans are attached as Appendix E.

C. Population Densities in the Project Area

The North Point CDA contains one residential unit. Exhibit C-4 contains demographic information for the Project Area and areas surrounding the Project Area. The data is broken down by a ¼ mile radius, a ½ mile radius, and a full mile radius, centered at 4200 South Redwood Road (the approximate midpoint of the Project Area).

Within the half-mile radius, there are 4,905 persons residing in 1,823 households. The neighborhood appears to be aging, as 3,603 persons or 73% of the populations are over the age of 18. For the Salt Lake Valley, having less than 30% of the population under the age of 18 is atypical. Approximately 56% of the households are comprised of either one or two persons. The City expects that this area will gentrify with younger families in the next 15 to 20 years.

Approximately 54% of the population within a half-mile radius has attended some college or has a college degree.

The planned changes in the Project Area will not have an effect on the population of the Project Area.

D. Building Intensities in the Project Area

A detailed land use and intensity analysis of all properties within the Project Area was conducted by the Taylorsville Economic Development Team (see Appendix B). Based on the stated objectives of the plan it is anticipated that building intensities in the Project Area will be affected in the following ways:

1. Increased commercial intensities will likely occur through redevelopment and renovation of various existing properties in the Project Area. Properties in the Project Area may be impacted or be altered in a cosmetic (e.g. façade improvement) or functional (e.g. access/parking lot improvement) way, and others may increase the footprint of existing structures, construct additional buildings, or increase height.

2. Under the provisions of the Taylorsville Land Development Code scheduled for adoption by the Taylorsville City Council in spring 2012, properties located in the CC (Community Commercial) designation may have a maximum height of 35'; properties located in the BC (Boulevard Commercial) may have a maximum height of 50' unless the structure is within 250' of a residential district in which case the maximum height is reduced to 40'. The majority of existing buildings in the Project Area are single story structures with a typical height ranging between 15' to 20' in height. Carriage Square contains two two-story structures both of which are less than 30' in height.

Section 3: Standards to Guide the North Point CDA

A. Development Objectives:

The North Point CDA has the following development objectives that will guide community development:

1. Promote and market the Project Area for redevelopment that will enhance the economic health of the community through diversification of the City's commercial tax base;
2. Assist in the expansion, rehabilitation, or re-construction of buildings if sound long-term economic activity can be increased thereby;
3. Encourage redevelopment through the assembly of land into appropriately sized and shaped parcels for expanded economic activity;
4. Provide an attractive "gateway" location at the City's north border.
5. Provide attractive and functional utilities and other infrastructure to attract and encourage expanded business activity;
6. Provide attractive and functional buildings, streetscapes, parking areas and landscaping to attract and encourage expanded business activity;
7. Coordinate and improve the transportation system improvements within the Project Area, including road improvements, access management, pedestrian/bicycle amenities, and potential mass transit services.

B. Design Objectives

Subject to the development objectives and other provisions of this Plan, owners and developers will be expected to achieve to the highest quality of design and development. Each development proposal will be considered subject to:

1. Applicable elements of the City's General Plan;
2. Applicable development ordinances of the City;
3. Applicable building codes of the City;
4. Applicable design standards of the City;
5. Review and recommendation by the City Planning Commission; and
6. Review and recommendation by the Redevelopment Agency of Taylorsville City (the "Agency") to ensure that the development is consistent with this Plan.

A review and analysis of all development proposals will also be made by the Taylorsville Economic Development Team. Each development proposal by an owner or developer must include a site plan, development data and other appropriate material that clearly describes the extent of the proposed development, including land coverage, setbacks, heights, massing, architectural design, off-street parking 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 coordination with the Planning Commission. The particular elements of the design should be such that the overall development of the North Point CDA will:

1. Provide an attractive environment.
2. Blend harmoniously with the adjoining areas.
3. Provide for the optimum amount of open space and well-landscaped areas.
4. Provide parking areas appropriately designed, screened, and landscaped to blend harmoniously with adjacent areas.
5. Provide safe, effective, and attractive pedestrian features.
6. Comply with the provisions of this Plan.

C. Specific Design Objectives

The specific design objectives incorporated below guide the City, developers, and owners to create a unified development, in both form and architectural style. For further details, refer to Appendix E.

1. Building Design Objectives:

New development and redevelopment shall:

- a. Be in harmony with the surrounding area and exhibit a high quality appearance;
- b. Utilize high quality and low maintenance building materials;
- c. Utilize predominantly earth tone colors on all exterior surfaces;
- d. Take into account CPTED (crime prevention through environmental design) principals in order that all buildings and developments provide a safe and secure environment for employees and customers;
- e. Be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls.

2. Site Design Objectives:

New development and redevelopment shall:

- a. Provide attractive and water efficient landscaped areas primarily consisting of shrubs, ground cover, turf, and trees as appropriate to the character of the Project Area;
- b. Provide landscaped, paved, and graded pedestrian areas that afford maximum safety and separation from vehicular traffic;
- c. Use high quality building materials and design for paving, retaining walls, fences, lighting, benches, and other site furnishings;
- d. Incorporate parking lot designs that consider safe and efficient ingress/egress and internal circulation, provide cross access to adjacent properties where appropriate, and be landscaped consistent with Taylorsville Code;
- e. Provide adequate separation and/or buffering of each site from adjacent residential properties;
- f. Provide a signage program that incorporates design consistency with the main structure;
- g. Preserve the desirable existing conditions found on the site through minimized site grading and removal of desirable trees and other vegetation.

3. Public Right-Of-Way Design Objectives:

- a. Public rights-of-way. All streets, sidewalks and walkways within public rights-of-way will be designed to be consistent with current standards and objectives, and be approved by the City.

Section 4 How the Purposes of the State Law Would Be Attained by Community Development

It is the intent of the Agency, with the assistance and participation of private owners, to encourage and accomplish appropriate development within the North Point CDA by methods described in this Plan. This includes the removal or clearance of buildings, structures, or improvements, the construction of new buildings, facilities and infrastructure, rehabilitation or modernizing of existing structures and the use of incentives to maximize appropriate development beneficial to the City. By these methods, the private sector should be encouraged to undertake new development or redevelopment which will strengthen the tax base of the community in furtherance of the objectives set forth in this Plan.

A. Techniques to Achieve North Point CDA Plan Objectives

Possible activities contemplated in carrying out the Plan in the North Point CDA include the acquisition, clearance, construction, or rehabilitation of properties in the Project Area.

1. Acquisition and Clearance: Parcels of real property located in the Project Area may be acquired by purchase at fair market value.
2. Construction: New construction may be initiated in order to encourage additional private sector building and investment.
3. Rehabilitation: Properties determined to be in substandard condition by the Agency and not otherwise intended for development may be sufficiently rehabilitated to insure a reasonable remaining economic life.
4. Creation of special assessment district(s).
5. Implementation of Projects: The Agency shall have the right to approve the design and construction documents of all development within the Project Area to ensure consistency within this North Point CDA Plan. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Projects within the North Point CDA shall be implemented as approved by the Agency and the City.

Section 5 How the Plan Is Consistent with the City's General Plan

This Community Development Plan is consistent with and the proposed development conforms to the City's General Plan in the following respects:

A. General Plan

The North Point CDA is consistent with the City's General Plan which encourages economic sustainability, and the efficient use of land and public infrastructure.

B. Land Development Code

The property within the North Point CDA is currently zoned CC (Community Commercial) and BC (Boulevard Commercial). The City's General Plan envisions that the North Point CDA will continue to be generally commercial in nature. The proposed development is permitted under the current zoning designations adopted by the Taylorsville City Council. If any future zoning designation changes are required, such changes will be submitted to both the Planning Commission and City Council for consideration and approval.

C. Building Codes

The construction of new buildings, improvements, or alterations to existing buildings in the North Point CDA is to be performed in accordance with adopted codes and design standards. Permits for the construction of new buildings or alterations to existing buildings in the North

Point CDA are to be issued by the City prior to commencement of work. All permits issued by the City for new buildings or alterations to existing buildings are to assure continuity with the adopted codes and ordinances of the City.

Section 6 Description of the Specific Projects That are the Object of the Proposed Community Development

The Agency believes on the basis of input received by the Agency from owners of real property within the North Point CDA that a number of development projects may be undertaken by private owners to accomplish the purposes of this Community Development Plan. Areas of focus will be the redevelopment / rebuild and expansion of the Meadowbrook Plaza, revitalization (façade/site improvements) of Carriage Square, implementation of the Redwood Road Mobility and Beautification Enhancement Project – Phase II, and the continuation of business attraction.

Section 7 Ways in Which Private Developers Will Be Selected to Undertake the Community Development

A. Selection of Private Developers

The Agency desires owners of real property in the North Point CDA to undertake development of their property and contemplates that owners will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in development or redevelopment in compliance with the Plan, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or solicitation of written proposals, and by so doing encourage or accomplish the desired development of the North Point CDA.

B. Identification of Developers Who Are Currently Involved in the Proposed Development

The Agency has been contacted by or has been in contact with developers and current property owners within the North Point CDA. The following persons or business entities have expressed interest to participate or become a developer of part of the North Point CDA and are therefore deemed to be potential owner-developers currently involved in the proposed development pursuant to provisions of Section 17C-4-103 of the Act: MBSC, LLC (Meadowbrook Plaza shopping center), Carriage Square Owner Association representative, among others. In general developers may include:

1. **Qualified Owners:** The Agency shall first permit qualified owners within the North Point CDA to participate as developers in the development of the North Point CDA.

2. Other Parties: Regarding all or any portion of the North Point CDA, if owners in the Project Area do not propose development projects, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately develop 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 North Point CDA. 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.

Section 8 Reasons for the Selection of the North Point CDA

The North Point CDA was selected by the Agency as that area within the City having an immediate opportunity to significantly strengthen the economic base of the community, broaden the City's tax base, create a northern "gateway," revitalize aging commercial developments, improve transportation and mobility along Redwood Road and 4100 South, and reduce blighting influences in the community. The North Point CDA contains a portion of the City that is desirable for development because of: (1) a general recognition by the property owners that the North Point CDA needs assistance if the area is to remain economically viable; (2) a recognition by property owners that this portion of the City needs investment of private capital to rehabilitate existing buildings, construct new buildings or provide infrastructure improvements; (3) determination by the City that this area is important to the overall health, vitality, ambiance and stability of the City; (4) goal of the City and community to strengthen retail and employment centers and arrest negative social and economic factors that result from neglected or vacant centers; and (5) the opportunity to commence a public / private partnership to improve this area of the City.

Specific boundaries of the North Point CDA were arrived at by the Agency after a review of the area by members of the Agency staff and in discussion with various stakeholders. 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 further development and improvement of real property within the Project Area and by owners of real property that are contiguous to the Project Area.

Section 9 Description of the Physical, Social, and Economic Conditions Existing in the North Point CDA

A. Physical Conditions

The North Point CDA consists of 40.26 acres including public streets (see Exhibit C-2). There are two commercial shopping centers located in the area which are named Carriage Square (8.33 acres) and Meadowbrook Plaza (8.57 acres). Carriage Square is 35 years old and approximately 133,000 square feet. Meadowbrook Plaza is 38 years old and approximately 100,000 square feet. There is also a 3.24-acre vacant automobile sales lot within the North Point CDA. Besides the above shopping centers, there are a total of 25 main buildings or accessory buildings in the North

Point CDA. All individual buildings are less than 9,000 square feet in total area (except the shopping centers). There are a total of four single-standing office buildings located in North Point CDA.

Redwood Road is an important arterial street that extends 2,410 lineal feet through the Project Area. Redwood Road has six travel lanes, a median lane, has access to almost all of the property in the North Point CDA, and runs north and south. Landscaping and infrastructure amenities will be future significant improvements along Redwood Road. Redwood Road may also be redesigned to allow bus rapid transit or other mass transit system. 4100 South is an important arterial street extending west and east along the north side of the North Point CDA. 4100 South extends 1,250 lineal feet, and 4200 South extends 790 lineal feet through the Project Area. The City desires to reduce traffic congestion and improve traffic access in this area. West Valley City is located north of North Point CDA.

Many of the building faces in the North Point area are semi-dilapidated or dilapidated. Because of the age of the buildings or structures, many of the buildings are in need of repair, rehabilitation or should be razed and rebuilt. The commercial area is deficient with landscaping. Some on site infrastructure is also dilapidated.

Since the City was incorporated in 1996 only one building has been developed in the Project Area (a small kiosk in Carriage Square) and one addition was built onto a commercial restaurant building. Two other commercial buildings have new exterior façades. The remainder of the North Point CDA area has remained stagnant.

B. Social Conditions

There is only one single-family home in the Project Area. There are no other housing units within the Project Area. Single-family homes border the west side perimeter of the North Point CDA, except for one lot. Two large apartment complexes border along the east side of the North Point CDA. Single-family homes border a small portion of the east side. The North Point CDA area has the potential to be rehabilitated to allow residents a close destination to additional commercial goods and services that businesses provide. The anticipated commercial renovation will provide a higher quality of life for residents.

C. Economic Conditions

The North Point CDA area has seen a decrease in value over the past several years. In particular, the assessed valuation for the Project Area has dropped from \$46,240,580 in 2008 to \$41,729,630 in 2011. For the four years in this valuation period, the Project Area saw a loss of \$4,510,950 or 9.7%. For the same period of time, the Project Area has experienced a 2+% annualized average loss in sales tax generation.

In general the Project Area is declining at a significant rate, loss of revenues, loss of valuation, and loss of business plagues the Project Area. A decline in physical aesthetics has accompanied the decline in the centers productivity, as age and deferred maintenance has taken its toll.

The City believes that without prompt attention and investment into the Project Area, the decline will worsen and become too overwhelming to handle in five to ten years. As such, the implementation of a community development area and its associated implementation measures are critical at this point.

See Appendix D for an Economic Benefit Analysis of the North Point CDA.

Section 10 Description of any Tax Incentives Offered to Private Entities for Facilities Located in the North Point CDA

Subject to the establishment of the North Point CDA, 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 the proposed development.

The Agency may use the City's share of any property tax increment collections and may under certain conditions use sales tax and capital improvement funds to help pay for costs associated with the development of the North Point CDA. These funds may be used for such items as public infrastructure improvements, Agency requested off-site improvements and upgrades and on-site upgrades, land write downs, desirable Project Area improvements and other items as approved by the Agency. Payment to the City or a developer 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 receives funds, the Agency expects to pay the City or developer for the agreed upon amount over time as the Agency receives property tax increment or sales tax proceeds pursuant to interlocal agreements entered into with taxing entities. Subject to the provisions of the Act and the interlocal agreements, the Agency may agree to pay for eligible costs and other items for any period of time the Agency may deem to be appropriate under the circumstances.

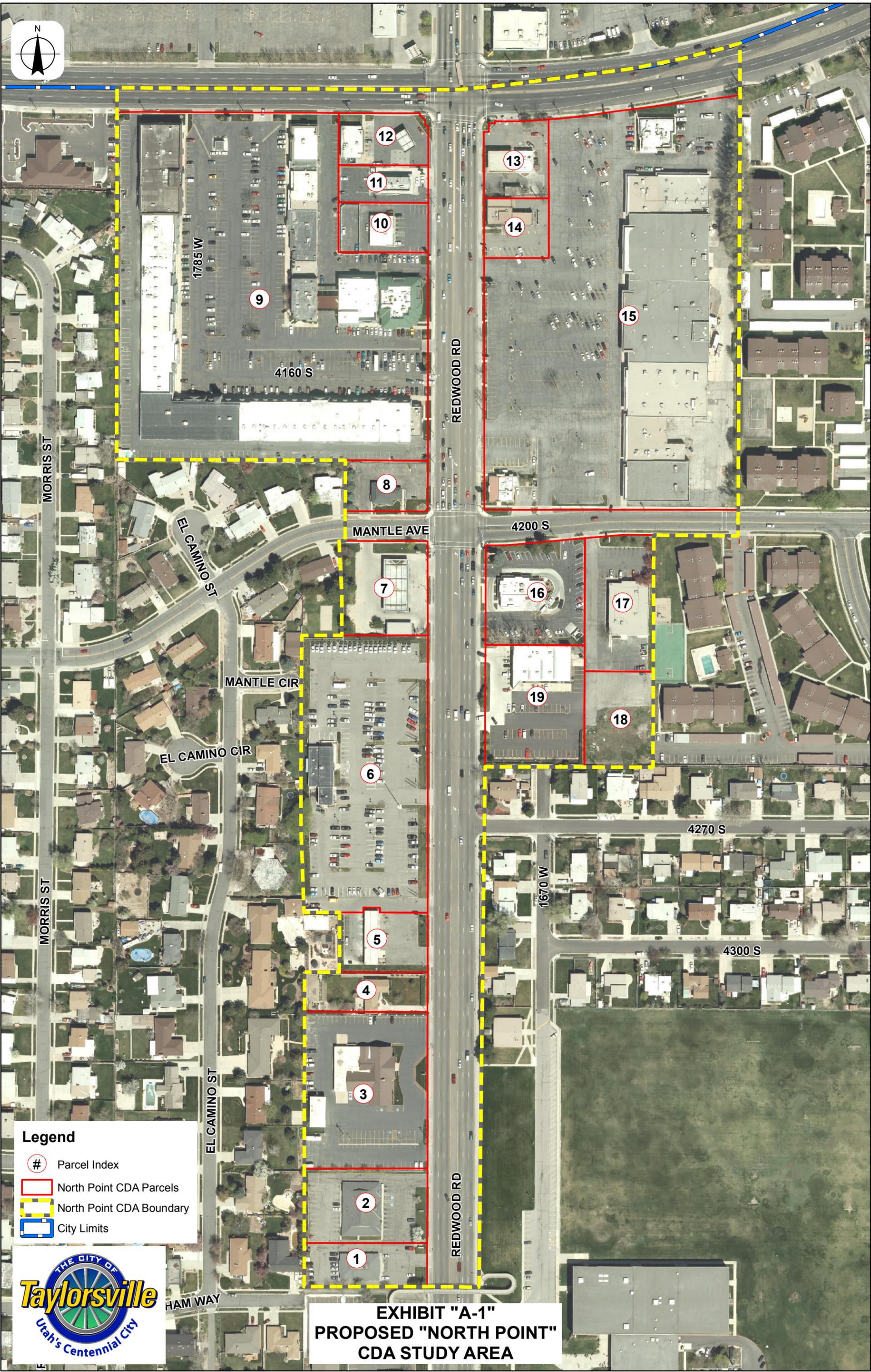
Section 11 Analysis of the Anticipated Public Benefit to Be Derived from the Community Development

It is anticipated that a significant public benefit will be derived from the proposed development within the North Point CDA. The Economic Benefit Analysis, Appendix D hereto, is incorporated as a part of this North Point CDA Plan. It provides an analysis and description of the anticipated public benefit to be derived from the community development, including:

- (a) the beneficial influences upon the tax base of the community; and
- (b) the associated business and economic activity likely to be stimulated.

APPENDIX A

**North Point Community Development
Project Area Map**



Legend

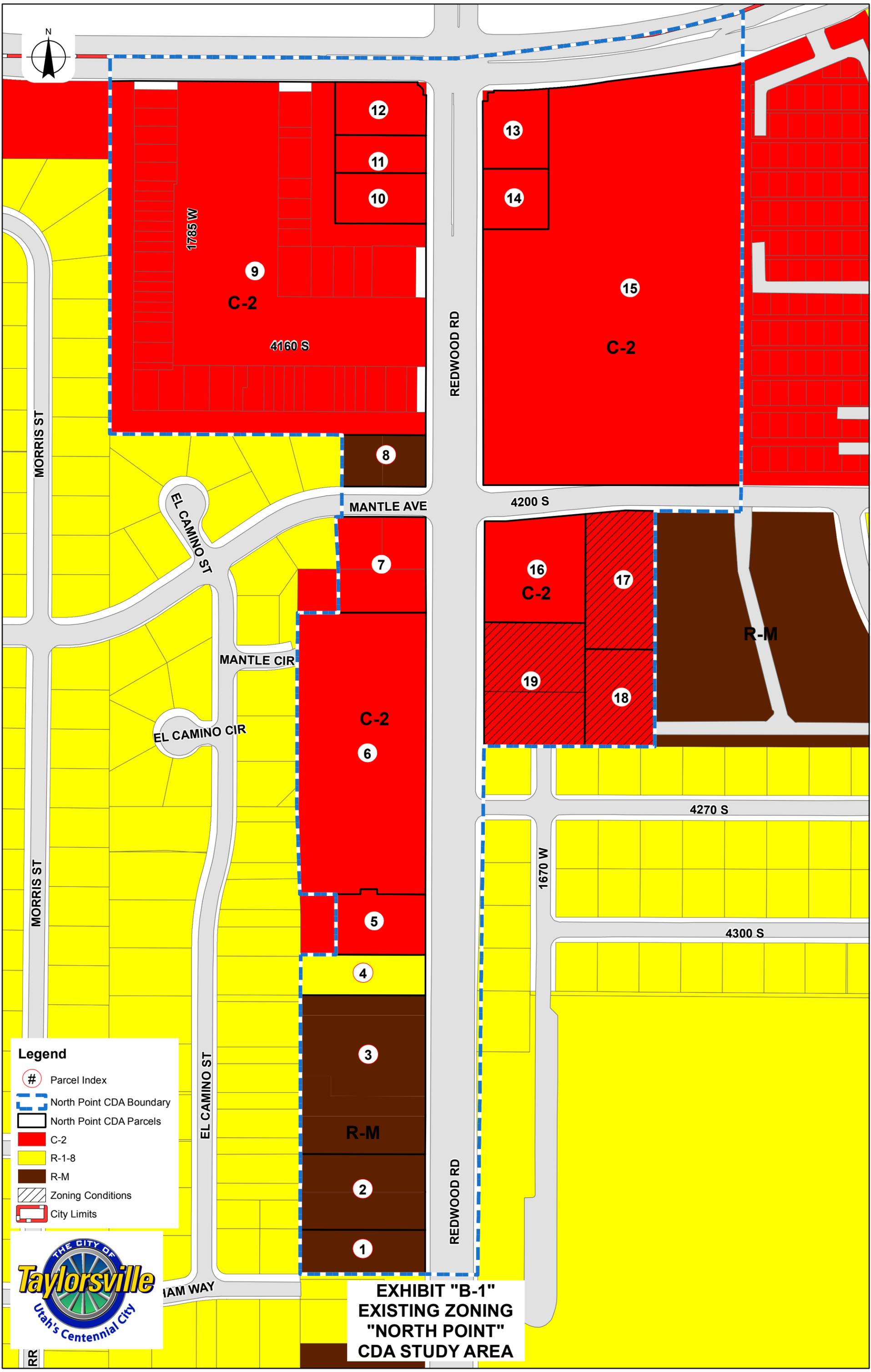
- # Parcel Index
- North Point CDA Parcels
- North Point CDA Boundary
- City Limits



EXHIBIT "A-1"
PROPOSED "NORTH POINT"
CDA STUDY AREA

APPENDIX B

**North Point Community Development
Project Area Land Use Maps**

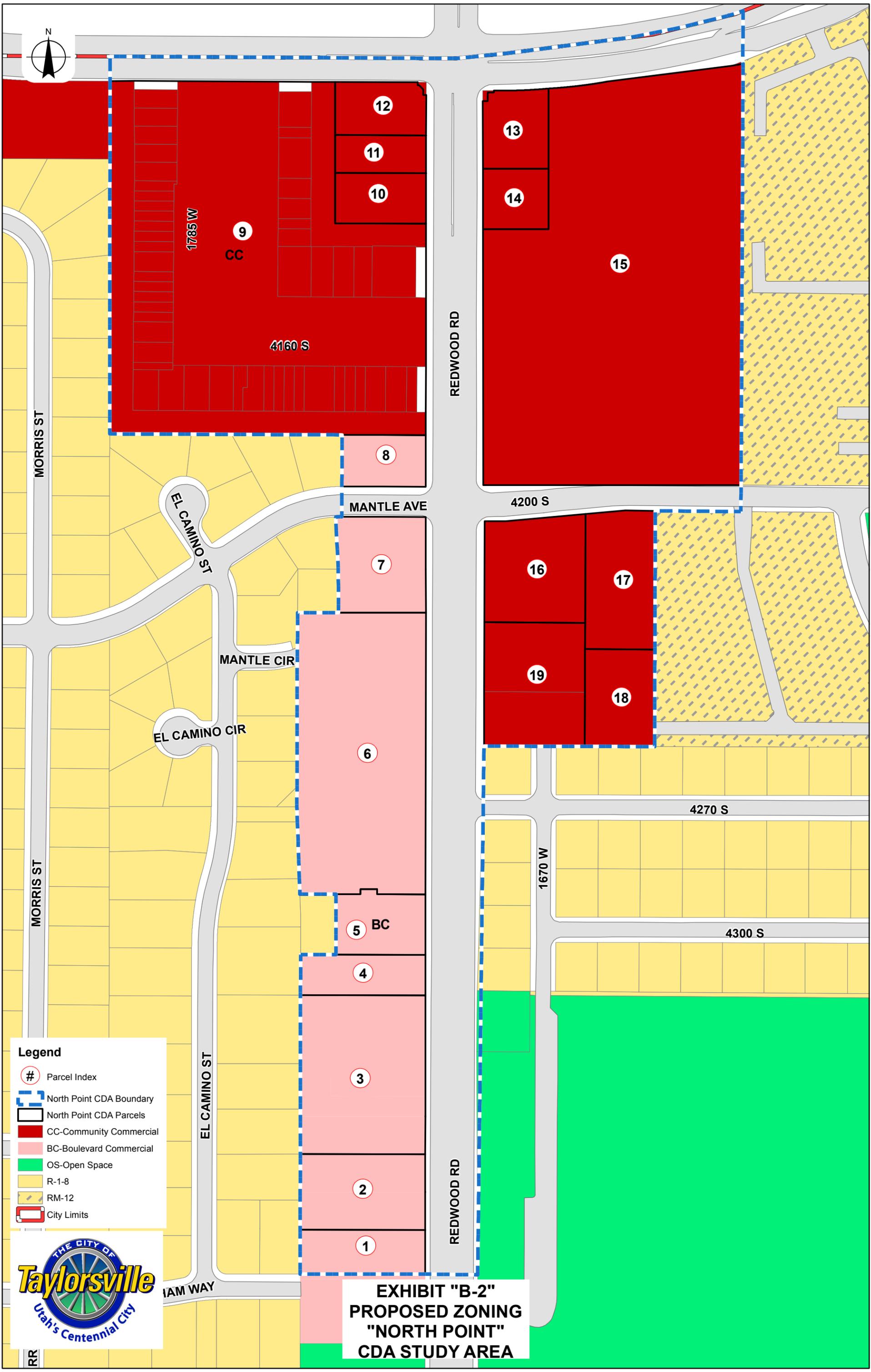


Legend

- # Parcel Index
- North Point CDA Boundary
- North Point CDA Parcels
- C-2
- R-1-8
- R-M
- Zoning Conditions
- City Limits



EXHIBIT "B-1"
EXISTING ZONING
"NORTH POINT"
CDA STUDY AREA

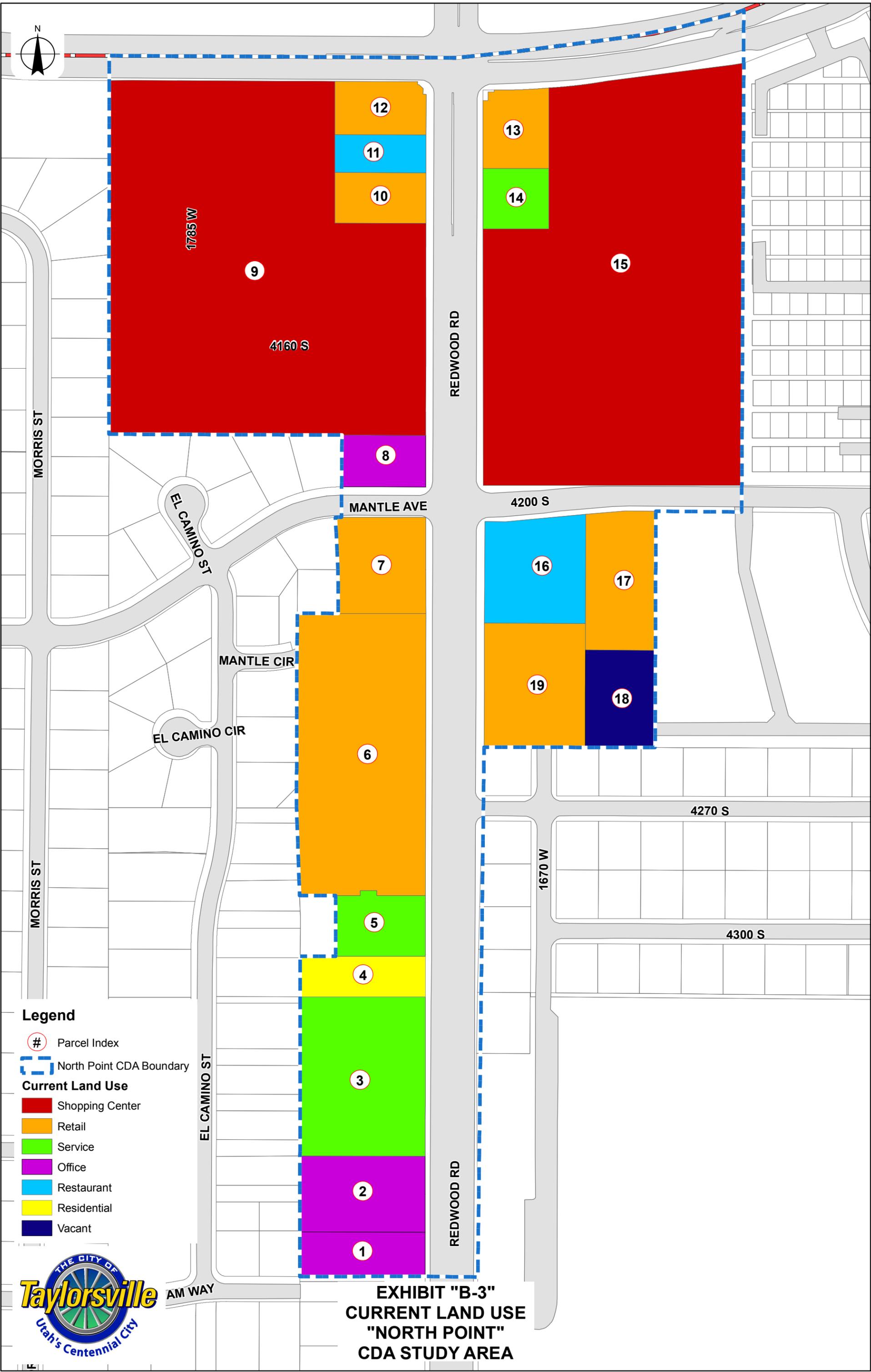


Legend

- # Parcel Index
- North Point CDA Boundary
- North Point CDA Parcels
- CC-Community Commercial
- BC-Boulevard Commercial
- OS-Open Space
- R-1-8
- RM-12
- City Limits



EXHIBIT "B-2"
PROPOSED ZONING
"NORTH POINT"
CDA STUDY AREA



Legend

- # Parcel Index
- North Point CDA Boundary
- Current Land Use**
- Shopping Center
- Retail
- Service
- Office
- Restaurant
- Residential
- Vacant



EXHIBIT "B-3"
CURRENT LAND USE
"NORTH POINT"
CDA STUDY AREA

APPENDIX C

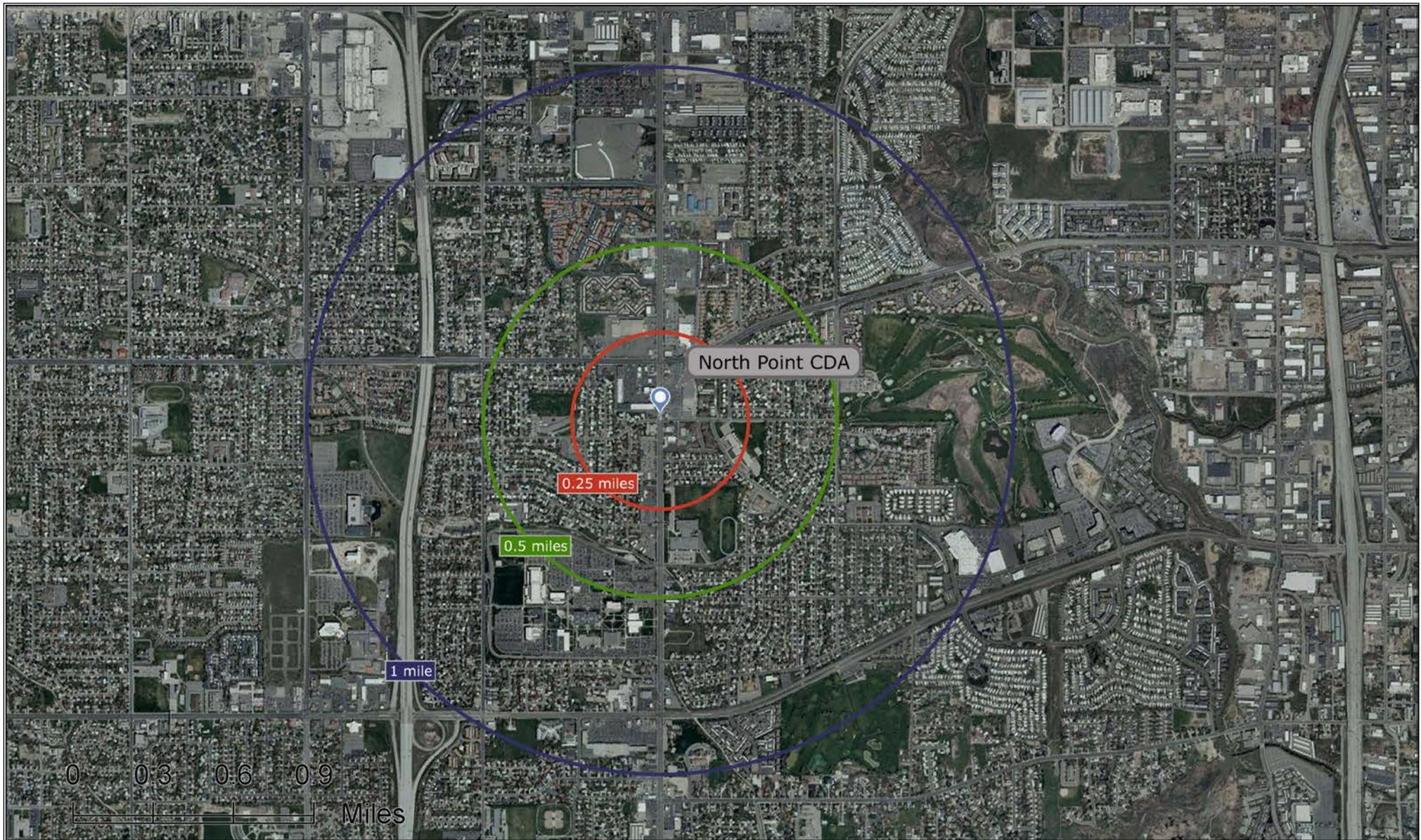
Demographics

EXHIBIT "C-1"
NORTH POINT TAYLORSVILLE CDA

CDA PROJECT AREA		PUBLIC R.O.W		PRIVATE LOT		BUILDING	TOTAL BUILDING	TOTAL PARKING	TOTAL VACANT	TOTAL LANDSCAPE	TOTAL PARCEL %			
Area SQ'	ACRES	Area SQ'	ACRES	Area SQ'	ACRES	BUILDING COUNT	BLD Area SQ'	PARKING LOT AREA SQ'	VAC AREA SQ'	LAND AREA SQ'	% BUILDING	% PARKING	% LANDSCAPE	% VACANT
1,753,758.61	40.26	382,883.96	8.79	1,370,874.65	31.47	28.00	322,536.96	903,446.69	15,742.24	129,148.76	23.53%	65.90%	9.42%	1.15%
CDA PROJECT %														
		% PUBLIC R.O.W.	21.83%	% PRIVATE	78.17%									

PARCELS							BUILDING FOOTPRINT		PARKING AREA	VACANT	LANDSCAPE	PERCENT AREA				
PROP #	PARCEL#	OWNER	ADDRESS	LAND USE	LOT Area SQ'	LOT ACRES	NUMBER OF BUILDINGS	BLDG Area SQ'	PARKING LOT AREA SQ'	VA AREA SQ'	LS AREA SQ'	% BUILDING	% PARKING	% LANDSCAPE	% VACANT	PROP #
1	21-03-178-029	MC DOUGAL, RICHARD N &	4370 S REDWOOD RD	Office	21,689.44	0.50	1	4,240.55	15,488.98	0.00	1,959.91	19.55%	71.41%	9.04%	0.00%	1
2	21-03-178-028	MCDUGAL, MARK	4360 S REDWOOD RD	Office	37,064.31	0.85	1	8,219.57	22,711.33	0.00	6,133.41	22.18%	61.28%	16.55%	0.00%	2
3	21-03-178-026	MC DOUGAL FUNERAL HOMES	4350 S REDWOOD RD	Service	77,818.70	1.79	2	14,126.77	57,456.50	0.00	6,235.43	18.15%	73.83%	8.01%	0.00%	3
4	21-03-178-023	HARWOOD, LEO E & BETH F	4306 S REDWOOD RD	Residential	19,757.94	0.45	1	2,394.51	1,491.44	0.00	15,871.99	12.12%	7.55%	80.33%	0.00%	4
5	21-03-178-042	L & V LLC	4298 S REDWOOD RD	Service	21,565.86	0.50	1	2,956.85	13,992.76	0.00	4,616.25	13.71%	64.88%	21.41%	0.00%	5
6	21-03-178-040	E & K ENTERPRISES, L L C	4238 S REDWOOD RD	Retail	141,013.68	3.24	1	5,448.83	110,096.27	0.00	25,468.58	3.86%	78.07%	18.06%	0.00%	6
7	21-03-178-038	4216 REDWOOD ROAD LLC	4216 S REDWOOD RD	Retail	33,119.35	0.76	2	6,489.84	17,241.29	0.00	9,388.22	19.60%	52.06%	28.35%	0.00%	7
8	21-03-129-008	SANTIAGO S OFFICE INC	4190 S REDWOOD RD	Office	16,929.57	0.39	1	2,211.51	10,674.84	0.00	4,043.22	13.06%	63.05%	23.88%	0.00%	8
9	21-03-128-118	CARRIAGE SQUARE PROPERTY	4166 S 1785 W	Shopping Center	386,744.14	8.88	4	129,744.00	245,815.20	0.00	11,184.93	33.55%	63.56%	2.89%	0.00%	9
10	21-03-128-033	OCLFPK LLC	4128/30 S REDWOOD RD	Retail	17,999.89	0.41	1	2,861.14	15,138.75	0.00	0.00	15.90%	84.10%	0.00%	0.00%	10
11	21-03-128-032	K ASSOCIATES, ET AL	4124 S REDWOOD RD	Restaurant	13,499.60	0.31	1	2,637.76	10,861.83	0.00	0.00	19.54%	80.46%	0.00%	0.00%	11
12	21-03-128-148	ORA W & LOIS B JENSEN, LTD	4110 S REDWOOD RD	Retail	18,664.58	0.43	2	3,863.48	12,531.05	0.00	2,270.04	20.70%	67.14%	12.16%	0.00%	12
13	21-03-201-016	TESORO WEST COAST COMPANY	4111 S REDWOOD RD	Retail	20,002.05	0.46	3	3,996.17	13,707.19	0.00	2,298.69	19.98%	68.53%	11.49%	0.00%	13
14	21-03-201-003	CONTINENTAL BUILDING COMPANY	4135 S REDWOOD RD	Service	15,600.23	0.36	1	3,654.54	9,893.89	0.00	2,051.80	23.43%	63.42%	13.15%	0.00%	14
15	21-03-201-004	M.B.S.C., LLC	4191 S REDWOOD RD	Shopping Center	375,185.98	8.61	3	108,806.09	247,344.71	0.00	19,035.18	29.00%	65.93%	5.07%	0.00%	15
16	21-03-203-012	MC DONALD S CORPORATION	4217 S REDWOOD RD	Restaurant	41,148.71	0.94	1	3,981.05	29,521.41	0.00	7,646.26	9.67%	71.74%	18.58%	0.00%	16
17	21-03-203-018	KENT, MARJORIE M; TR	1649 W 4200 S	Retail	37,652.92	0.86	1	8,387.57	23,904.15	0.00	5,361.21	22.28%	63.49%	14.24%	0.00%	17
18	21-03-203-021	JUAREZ, ANGEL	4255 S REDWOOD RD	Vacant	26,586.81	0.61	0	0.00	10,844.57	15,742.24	0.00	0.00%	40.79%	0.00%	59.21%	18
19	21-03-203-020	AUTOZONE INC	4235 S REDWOOD RD	Retail	48,830.87	1.12	1	8,516.72	34,730.52	0.00	5,583.63	17.44%	71.12%	11.43%	0.00%	19
					LOT Area SQ'	LOT ACRES		BLD Area SQ'	PARK AREA SQ'	VA AREA SQ'	LS AREA SQ'					
					1,370,874.65	31.47	28.00	322,536.96	903,446.69	15,742.24	129,148.76					

EXHIBIT "C-2"			
LAND USE	Area SQ'	ACRES	% OF LAND USE
OFFICE	77,418.32	1.78	4.41%
RESIDENTIAL	19,757.94	0.45	1.13%
RESTAURANT	393,185.88	9.03	22.42%
RETAIL	656,990.68	15.08	37.46%
SERVICE	114,984.79	2.64	6.56%
SHOPPING CENTER	75,417.69	1.73	4.30%
VACANT	33,119.35	0.76	1.89%
PUBLIC R.O.W.	382,883.96	8.79	21.83%
TOTAL CDA PROJECT	1,753,758.61	40.26	100.00%





Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.25 miles radius

Latitude: 40.6797
 Longitude: -111.93888

	2000	2010	2000-2010 Annual Rate
Population	933	907	-0.28%
Households	346	345	-0.03%
Housing Units	359	361	0.06%

Population by Race	Number	Percent
Total	906	100.0%
Population Reporting One Race	874	96.5%
White	706	77.9%
Black	28	3.1%
American Indian	10	1.1%
Asian	34	3.8%
Pacific Islander	36	4.0%
Some Other Race	60	6.6%
Population Reporting Two or More Races	32	3.5%

Total Hispanic Population	134	14.8%
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Population by Sex	Number	Percent
Male	424	46.7%
Female	483	53.3%

Population by Age	Number	Percent
Total	907	100.0%
Age 0 - 4	71	7.8%
Age 5 - 9	68	7.5%
Age 10 - 14	60	6.6%
Age 15 - 19	62	6.8%
Age 20 - 24	64	7.1%
Age 25 - 29	69	7.6%
Age 30 - 34	58	6.4%
Age 35 - 39	52	5.7%
Age 40 - 44	52	5.7%
Age 45 - 49	56	6.2%
Age 50 - 54	65	7.2%
Age 55 - 59	48	5.3%
Age 60 - 64	41	4.5%
Age 65 - 69	38	4.2%
Age 70 - 74	38	4.2%
Age 75 - 79	36	4.0%
Age 80 - 84	19	2.1%
Age 85+	10	1.1%
Age 18+	670	73.9%
Age 65+	141	15.5%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	35.1
Male	33.8
Female	36.2
White Alone	39.2
Black Alone	20.0
American Indian Alone	32.5
Asian Alone	33.3
Pacific Islander Alone	17.5
Some Other Race Alone	26.9
Two or More Races	19.2
Hispanic Population	26.3

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.25 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Households by Type		
Total	345	100.0%
Households with 1 Person	67	19.4%
Households with 2+ People	278	80.6%
Family Households	258	74.8%
Husband-wife Families	185	53.6%
With Own Children	76	22.0%
Other Family (No Spouse Present)	73	21.2%
With Own Children	32	9.3%
Nonfamily Households	20	5.8%
All Households with Children	125	36.2%
Multigenerational Households	21	6.1%
Unmarried Partner Households	17	4.9%
Male-female	15	4.3%
Same-sex	2	0.6%
Average Household Size	2.63	

Family Households by Size		
Total	259	100.0%
2 People	100	38.6%
3 People	57	22.0%
4 People	49	18.9%
5 People	24	9.3%
6 People	19	7.3%
7+ People	10	3.9%
Average Family Size	3.05	

Nonfamily Households by Size		
Total	86	100.0%
1 Person	67	77.9%
2 People	15	17.4%
3 People	2	2.3%
4 People	2	2.3%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.18	

Population by Relationship and Household Type		
Total	907	100.0%
In Households	907	100.0%
In Family Households	804	88.6%
Householder	236	26.0%
Spouse	169	18.6%
Child	319	35.2%
Other relative	63	6.9%
Nonrelative	16	1.8%
In Nonfamily Households	103	11.4%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.25 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Family Households by Age of Householder		
Total		259 100.0%
Householder Age	15 - 44	104 40.2%
Householder Age	45 - 54	50 19.3%
Householder Age	55 - 64	40 15.4%
Householder Age	65 - 74	33 12.7%
Householder Age	75+	32 12.4%

Nonfamily Households by Age of Householder		
Total		86 100.0%
Householder Age	15 - 44	25 29.1%
Householder Age	45 - 54	15 17.4%
Householder Age	55 - 64	14 16.3%
Householder Age	65 - 74	16 18.6%
Householder Age	75+	16 18.6%

Households by Race of Householder		
Total		346 100.0%
Householder is	White Alone	293 84.7%
Householder is	Black Alone	10 2.9%
Householder is	American Indian Alone	3 0.9%
Householder is	Asian Alone	10 2.9%
Householder is	Pacific Islander Alone	7 2.0%
Householder is	Some Other Race Alone	16 4.6%
Householder is	Two or More Races	7 2.0%
Households with	Hispanic Householder	35 10.1%

Husband-wife Families by Race of Householder		
Total		185 100.0%
Householder is	White Alone	158 85.4%
Householder is	Black Alone	3 1.6%
Householder is	American Indian Alone	1 0.5%
Householder is	Asian Alone	6 3.2%
Householder is	Pacific Islander Alone	5 2.7%
Householder is	Some Other Race Alone	9 4.9%
Householder is	Two or More Races	3 1.6%
Husband-wife Families with	Hispanic Householder	21 11.4%

Other Families (No Spouse) by Race of Householder		
Total		72 100.0%
Householder is	White Alone	57 79.2%
Householder is	Black Alone	4 5.6%
Householder is	American Indian Alone	1 1.4%
Householder is	Asian Alone	2 2.8%
Householder is	Pacific Islander Alone	1 1.4%
Householder is	Some Other Race Alone	4 5.6%
Householder is	Two or More Races	3 4.2%
Other Families with	Hispanic Householder	10 13.7%

Nonfamily Households by Race of Householder		
Total		87 100.0%
Householder is	White Alone	77 88.5%
Householder is	Black Alone	2 2.3%
Householder is	American Indian Alone	1 1.1%
Householder is	Asian Alone	2 2.3%
Householder is	Pacific Islander Alone	1 1.1%
Householder is	Some Other Race Alone	3 3.4%
Householder is	Two or More Races	1 1.1%
Nonfamily Households with	Hispanic Householder	3 3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.25 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Total Housing Units by Occupancy

Total	357	100.0%
Occupied Housing Units	345	96.6%
Vacant Housing Units		
For Rent	7	2.0%
Rented, not Occupied	1	0.3%
For Sale Only	3	0.8%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	0	0.0%
For Migrant Workers	0	0.0%
Other Vacant	1	0.3%
Total Vacancy Rate	4.4%	

Households by Tenure and Mortgage Status

Total	345	100.0%
Owner Occupied	263	76.2%
Owned with a Mortgage/Loan	182	52.8%
Owned Free and Clear	81	23.5%
Average Household Size	2.52	
Renter Occupied	82	23.8%
Average Household Size	2.99	

Owner-occupied Housing Units by Race of Householder

Total	263	100.0%
Householder is White Alone	239	90.9%
Householder is Black Alone	2	0.8%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	7	2.7%
Householder is Pacific Islander Alone	3	1.1%
Householder is Some Other Race Alone	8	3.0%
Householder is Two or More Races	4	1.5%
Owner-occupied Housing Units with Hispanic Householder	20	7.6%

Renter-occupied Housing Units by Race of Householder

Total	81	100.0%
Householder is White Alone	53	65.4%
Householder is Black Alone	8	9.9%
Householder is American Indian Alone	3	3.7%
Householder is Asian Alone	3	3.7%
Householder is Pacific Islander Alone	3	3.7%
Householder is Some Other Race Alone	8	9.9%
Householder is Two or More Races	3	3.7%
Renter-occupied Housing Units with Hispanic Householder	15	18.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.48
Householder is Black Alone	2.80
Householder is American Indian Alone	3.00
Householder is Asian Alone	3.20
Householder is Pacific Islander Alone	4.86
Householder is Some Other Race Alone	3.50
Householder is Two or More Races	3.00
Householder is Hispanic	3.46

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.5 miles radius

Latitude: 40.6797
 Longitude: -111.93888

	2000	2010	2000-2010 Annual Rate
Population	4,897	4,905	0.02%
Households	1,826	1,823	-0.02%
Housing Units	1,892	1,919	0.14%

Population by Race	Number	Percent
Total	4,906	100.0%
Population Reporting One Race	4,715	96.1%
White	3,436	70.0%
Black	159	3.2%
American Indian	69	1.4%
Asian	315	6.4%
Pacific Islander	168	3.4%
Some Other Race	568	11.6%
Population Reporting Two or More Races	191	3.9%

Total Hispanic Population	1,091	22.2%
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Population by Sex	Number	Percent
Male	2,373	48.4%
Female	2,532	51.6%

Population by Age	Number	Percent
Total	4,906	100.0%
Age 0 - 4	440	9.0%
Age 5 - 9	360	7.3%
Age 10 - 14	315	6.4%
Age 15 - 19	341	7.0%
Age 20 - 24	428	8.7%
Age 25 - 29	465	9.5%
Age 30 - 34	367	7.5%
Age 35 - 39	298	6.1%
Age 40 - 44	295	6.0%
Age 45 - 49	301	6.1%
Age 50 - 54	298	6.1%
Age 55 - 59	234	4.8%
Age 60 - 64	200	4.1%
Age 65 - 69	162	3.3%
Age 70 - 74	148	3.0%
Age 75 - 79	133	2.7%
Age 80 - 84	76	1.5%
Age 85+	42	0.9%
Age 18+	3,603	73.5%
Age 65+	561	11.4%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	31.4
Male	30.6
Female	32.4
White Alone	35.1
Black Alone	23.8
American Indian Alone	25.7
Asian Alone	33.5
Pacific Islander Alone	21.2
Some Other Race Alone	25.5
Two or More Races	16.9
Hispanic Population	25.3

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.5 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Households by Type		
Total	1,823	100.0%
Households with 1 Person	432	23.7%
Households with 2+ People	1,391	76.3%
Family Households	1,254	68.8%
Husband-wife Families	872	47.8%
With Own Children	388	21.3%
Other Family (No Spouse Present)	382	21.0%
With Own Children	197	10.8%
Nonfamily Households	137	7.5%
All Households with Children	666	36.5%
Multigenerational Households	107	5.9%
Unmarried Partner Households	119	6.5%
Male-female	105	5.8%
Same-sex	14	0.8%
Average Household Size	2.69	

Family Households by Size		
Total	1,253	100.0%
2 People	460	36.7%
3 People	285	22.7%
4 People	242	19.3%
5 People	125	10.0%
6 People	81	6.5%
7+ People	60	4.8%
Average Family Size	3.23	

Nonfamily Households by Size		
Total	569	100.0%
1 Person	432	75.9%
2 People	111	19.5%
3 People	15	2.6%
4 People	7	1.2%
5 People	2	0.4%
6 People	1	0.2%
7+ People	1	0.2%
Average Nonfamily Size	1.26	

Population by Relationship and Household Type		
Total	4,905	100.0%
In Households	4,905	100.0%
In Family Households	4,187	85.4%
Householder	1,212	24.7%
Spouse	842	17.2%
Child	1,658	33.8%
Other relative	341	7.0%
Nonrelative	134	2.7%
In Nonfamily Households	717	14.6%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.5 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Family Households by Age of Householder		
Total	1,255	100.0%
Householder Age 15 - 44	621	49.5%
Householder Age 45 - 54	231	18.4%
Householder Age 55 - 64	173	13.8%
Householder Age 65 - 74	124	9.9%
Householder Age 75+	106	8.4%
Nonfamily Households by Age of Householder		
Total	569	100.0%
Householder Age 15 - 44	255	44.8%
Householder Age 45 - 54	101	17.8%
Householder Age 55 - 64	82	14.4%
Householder Age 65 - 74	61	10.7%
Householder Age 75+	70	12.3%
Households by Race of Householder		
Total	1,824	100.0%
Householder is White Alone	1,403	76.9%
Householder is Black Alone	54	3.0%
Householder is American Indian Alone	22	1.2%
Householder is Asian Alone	97	5.3%
Householder is Pacific Islander Alone	35	1.9%
Householder is Some Other Race Alone	171	9.4%
Householder is Two or More Races	42	2.3%
Households with Hispanic Householder	313	17.2%
Husband-wife Families by Race of Householder		
Total	871	100.0%
Householder is White Alone	674	77.4%
Householder is Black Alone	18	2.1%
Householder is American Indian Alone	6	0.7%
Householder is Asian Alone	58	6.7%
Householder is Pacific Islander Alone	22	2.5%
Householder is Some Other Race Alone	78	9.0%
Householder is Two or More Races	15	1.7%
Husband-wife Families with Hispanic Householder	155	17.8%
Other Families (No Spouse) by Race of Householder		
Total	383	100.0%
Householder is White Alone	269	70.2%
Householder is Black Alone	17	4.4%
Householder is American Indian Alone	6	1.6%
Householder is Asian Alone	19	5.0%
Householder is Pacific Islander Alone	7	1.8%
Householder is Some Other Race Alone	50	13.1%
Householder is Two or More Races	15	3.9%
Other Families with Hispanic Householder	90	23.6%
Nonfamily Households by Race of Householder		
Total	570	100.0%
Householder is White Alone	460	80.7%
Householder is Black Alone	19	3.3%
Householder is American Indian Alone	10	1.8%
Householder is Asian Alone	20	3.5%
Householder is Pacific Islander Alone	6	1.1%
Householder is Some Other Race Alone	43	7.5%
Householder is Two or More Races	12	2.1%
Nonfamily Households with Hispanic Householder	68	12.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 0.5 miles radius

Latitude: 40.6797
 Longitude: -111.93888

Total Housing Units by Occupancy

Total	1,911	100.0%
Occupied Housing Units	1,823	95.4%
Vacant Housing Units		
For Rent	62	3.2%
Rented, not Occupied	3	0.2%
For Sale Only	15	0.8%
Sold, not Occupied	1	0.1%
For Seasonal/Recreational/Occasional Use	1	0.1%
For Migrant Workers	0	0.0%
Other Vacant	6	0.3%
Total Vacancy Rate	5.0%	

Households by Tenure and Mortgage Status

Total	1,823	100.0%
Owner Occupied	1,050	57.6%
Owned with a Mortgage/Loan	768	42.1%
Owned Free and Clear	283	15.5%
Average Household Size	2.80	
Renter Occupied	773	42.4%
Average Household Size	2.55	

Owner-occupied Housing Units by Race of Householder

Total	1,051	100.0%
Householder is White Alone	904	86.0%
Householder is Black Alone	10	1.0%
Householder is American Indian Alone	2	0.2%
Householder is Asian Alone	59	5.6%
Householder is Pacific Islander Alone	12	1.1%
Householder is Some Other Race Alone	46	4.4%
Householder is Two or More Races	18	1.7%
Owner-occupied Housing Units with Hispanic Householder	108	10.3%

Renter-occupied Housing Units by Race of Householder

Total	772	100.0%
Householder is White Alone	499	64.6%
Householder is Black Alone	44	5.7%
Householder is American Indian Alone	19	2.5%
Householder is Asian Alone	38	4.9%
Householder is Pacific Islander Alone	23	3.0%
Householder is Some Other Race Alone	125	16.2%
Householder is Two or More Races	24	3.1%
Renter-occupied Housing Units with Hispanic Householder	205	26.5%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.53
Householder is Black Alone	2.89
Householder is American Indian Alone	2.77
Householder is Asian Alone	3.16
Householder is Pacific Islander Alone	4.54
Householder is Some Other Race Alone	3.22
Householder is Two or More Races	2.95
Householder is Hispanic	3.26

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Ring: 1 mile radius

Latitude: 40.6797
 Longitude: -111.93888

	2000	2010	2000-2010 Annual Rate
Population	18,757	19,334	0.30%
Households	7,108	7,241	0.19%
Housing Units	7,365	7,638	0.37%

Population by Race	Number	Percent
Total	19,334	100.0%
Population Reporting One Race	18,546	95.9%
White	13,099	67.8%
Black	552	2.9%
American Indian	280	1.4%
Asian	1,330	6.9%
Pacific Islander	592	3.1%
Some Other Race	2,693	13.9%
Population Reporting Two or More Races	788	4.1%

Total Hispanic Population	4,969	25.7%
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Population by Sex	Number	Percent
Male	9,560	49.4%
Female	9,774	50.6%

Population by Age	Number	Percent
Total	19,335	100.0%
Age 0 - 4	1,809	9.4%
Age 5 - 9	1,426	7.4%
Age 10 - 14	1,143	5.9%
Age 15 - 19	1,314	6.8%
Age 20 - 24	1,822	9.4%
Age 25 - 29	2,027	10.5%
Age 30 - 34	1,589	8.2%
Age 35 - 39	1,203	6.2%
Age 40 - 44	1,152	6.0%
Age 45 - 49	1,190	6.2%
Age 50 - 54	1,147	5.9%
Age 55 - 59	977	5.1%
Age 60 - 64	813	4.2%
Age 65 - 69	597	3.1%
Age 70 - 74	438	2.3%
Age 75 - 79	326	1.7%
Age 80 - 84	229	1.2%
Age 85+	133	0.7%
Age 18+	14,262	73.8%
Age 65+	1,723	8.9%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	30.4
Male	29.8
Female	31.1
White Alone	33.6
Black Alone	25.2
American Indian Alone	25.3
Asian Alone	33.1
Pacific Islander Alone	23.2
Some Other Race Alone	25.2
Two or More Races	15.6
Hispanic Population	24.5

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
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Households by Type		
Total	7,241	100.0%
Households with 1 Person	1,905	26.3%
Households with 2+ People	5,336	73.7%
Family Households	4,745	65.5%
Husband-wife Families	3,221	44.5%
With Own Children	1,455	20.1%
Other Family (No Spouse Present)	1,524	21.0%
With Own Children	816	11.3%
Nonfamily Households	591	8.2%
All Households with Children	2,568	35.5%
Multigenerational Households	391	5.4%
Unmarried Partner Households	536	7.4%
Male-female	473	6.5%
Same-sex	63	0.9%
Average Household Size	2.67	

Family Households by Size		
Total	4,745	100.0%
2 People	1,738	36.6%
3 People	1,121	23.6%
4 People	878	18.5%
5 People	500	10.5%
6 People	264	5.6%
7+ People	244	5.1%
Average Family Size	3.25	

Nonfamily Households by Size		
Total	2,496	100.0%
1 Person	1,905	76.3%
2 People	468	18.8%
3 People	70	2.8%
4 People	33	1.3%
5 People	10	0.4%
6 People	9	0.4%
7+ People	1	0.0%
Average Nonfamily Size	1.30	

Population by Relationship and Household Type		
Total	19,334	100.0%
In Households	19,329	100.0%
In Family Households	16,094	83.2%
Householder	4,660	24.1%
Spouse	3,157	16.3%
Child	6,339	32.8%
Other relative	1,252	6.5%
Nonrelative	686	3.5%
In Nonfamily Households	3,236	16.7%
In Group Quarters	5	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	5	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

S Redwood Rd, Salt Lake City, UT, 84123
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Family Households by Age of Householder		
Total		4,745 100.0%
Householder Age	15 - 44	2,496 52.6%
Householder Age	45 - 54	891 18.8%
Householder Age	55 - 64	689 14.5%
Householder Age	65 - 74	408 8.6%
Householder Age	75+	261 5.5%

Nonfamily Households by Age of Householder		
Total		2,495 100.0%
Householder Age	15 - 44	1,117 44.8%
Householder Age	45 - 54	470 18.8%
Householder Age	55 - 64	421 16.9%
Householder Age	65 - 74	253 10.1%
Householder Age	75+	234 9.4%

Households by Race of Householder		
Total		7,241 100.0%
Householder is	White Alone	5,498 75.9%
Householder is	Black Alone	189 2.6%
Householder is	American Indian Alone	87 1.2%
Householder is	Asian Alone	393 5.4%
Householder is	Pacific Islander Alone	132 1.8%
Householder is	Some Other Race Alone	770 10.6%
Householder is	Two or More Races	172 2.4%
Households with	Hispanic Householder	1,376 19.0%

Husband-wife Families by Race of Householder		
Total		3,221 100.0%
Householder is	White Alone	2,403 74.6%
Householder is	Black Alone	62 1.9%
Householder is	American Indian Alone	25 0.8%
Householder is	Asian Alone	225 7.0%
Householder is	Pacific Islander Alone	87 2.7%
Householder is	Some Other Race Alone	355 11.0%
Householder is	Two or More Races	64 2.0%
Husband-wife Families with	Hispanic Householder	661 20.5%

Other Families (No Spouse) by Race of Householder		
Total		1,523 100.0%
Householder is	White Alone	1,051 69.0%
Householder is	Black Alone	57 3.7%
Householder is	American Indian Alone	26 1.7%
Householder is	Asian Alone	73 4.8%
Householder is	Pacific Islander Alone	28 1.8%
Householder is	Some Other Race Alone	239 15.7%
Householder is	Two or More Races	49 3.2%
Other Families with	Hispanic Householder	408 26.8%

Nonfamily Households by Race of Householder		
Total		2,496 100.0%
Householder is	White Alone	2,044 81.9%
Householder is	Black Alone	70 2.8%
Householder is	American Indian Alone	35 1.4%
Householder is	Asian Alone	94 3.8%
Householder is	Pacific Islander Alone	17 0.7%
Householder is	Some Other Race Alone	176 7.1%
Householder is	Two or More Races	60 2.4%
Nonfamily Households with	Hispanic Householder	307 12.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

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Total Housing Units by Occupancy

Total	7,654	100.0%
Occupied Housing Units	7,241	94.6%
Vacant Housing Units		
For Rent	268	3.5%
Rented, not Occupied	11	0.1%
For Sale Only	70	0.9%
Sold, not Occupied	9	0.1%
For Seasonal/Recreational/Occasional Use	11	0.1%
For Migrant Workers	0	0.0%
Other Vacant	44	0.6%
Total Vacancy Rate	5.2%	

Households by Tenure and Mortgage Status

Total	7,241	100.0%
Owner Occupied	4,083	56.4%
Owned with a Mortgage/Loan	3,181	43.9%
Owned Free and Clear	902	12.5%
Average Household Size	2.74	
Renter Occupied	3,158	43.6%
Average Household Size	2.58	

Owner-occupied Housing Units by Race of Householder

Total	4,082	100.0%
Householder is White Alone	3,446	84.4%
Householder is Black Alone	42	1.0%
Householder is American Indian Alone	16	0.4%
Householder is Asian Alone	239	5.9%
Householder is Pacific Islander Alone	44	1.1%
Householder is Some Other Race Alone	221	5.4%
Householder is Two or More Races	74	1.8%
Owner-occupied Housing Units with Hispanic Householder	480	11.8%

Renter-occupied Housing Units by Race of Householder

Total	3,158	100.0%
Householder is White Alone	2,053	65.0%
Householder is Black Alone	146	4.6%
Householder is American Indian Alone	70	2.2%
Householder is Asian Alone	154	4.9%
Householder is Pacific Islander Alone	88	2.8%
Householder is Some Other Race Alone	549	17.4%
Householder is Two or More Races	98	3.1%
Renter-occupied Housing Units with Hispanic Householder	896	28.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.44
Householder is Black Alone	2.95
Householder is American Indian Alone	2.90
Householder is Asian Alone	3.30
Householder is Pacific Islander Alone	4.43
Householder is Some Other Race Alone	3.50
Householder is Two or More Races	2.96
Householder is Hispanic	3.43

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Market Profile

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	0.25 miles	0.5 miles	1 mile
Population Summary			
2000 Total Population	951	4,937	19,009
2000 Group Quarters	0	0	36
2010 Total Population	957	5,161	20,320
2015 Total Population	988	5,400	21,530
2010-2015 Annual Rate	0.64%	0.91%	1.16%
Household Summary			
2000 Households	346	1,870	7,178
2000 Average Household Size	2.75	2.64	2.64
2010 Households	358	1,970	7,707
2010 Average Household Size	2.67	2.62	2.63
2015 Households	372	2,064	8,170
2015 Average Household Size	2.66	2.62	2.63
2010-2015 Annual Rate	0.77%	0.94%	1.17%
2000 Families	278	1,285	4,688
2000 Average Family Size	3.04	3.17	3.22
2010 Families	275	1,266	4,695
2010 Average Family Size	3.01	3.22	3.28
2015 Families	280	1,293	4,853
2015 Average Family Size	3.01	3.24	3.30
2010-2015 Annual Rate	0.36%	0.42%	0.66%
Housing Unit Summary			
2000 Housing Units	356	1,953	7,452
Owner Occupied Housing Units	76.0%	50.8%	51.9%
Renter Occupied Housing Units	21.8%	45.9%	44.1%
Vacant Housing Units	2.3%	3.3%	4.0%
2010 Housing Units	372	2,077	8,078
Owner Occupied Housing Units	73.3%	49.3%	50.7%
Renter Occupied Housing Units	22.9%	45.5%	44.7%
Vacant Housing Units	3.8%	5.2%	4.6%
2015 Housing Units	388	2,182	8,583
Owner Occupied Housing Units	72.9%	49.4%	50.8%
Renter Occupied Housing Units	22.9%	45.2%	44.4%
Vacant Housing Units	4.1%	5.4%	4.8%
Median Household Income			
2000	\$45,000	\$39,516	\$39,371
2010	\$62,283	\$56,297	\$55,021
2015	\$73,301	\$65,751	\$63,906
Median Home Value			
2000	\$130,702	\$133,601	\$124,843
2010	\$174,777	\$180,418	\$167,659
2015	\$205,526	\$210,610	\$196,259
Per Capita Income			
2000	\$16,519	\$16,077	\$16,762
2010	\$23,598	\$23,202	\$23,295
2015	\$27,330	\$27,171	\$27,185
Median Age			
2000	31.7	28.8	28.3
2010	32.2	29.8	29.8
2015	32.4	30.8	30.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
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	0.25 miles	0.5 miles	1 mile
2000 Households by Income			
Household Income Base	350	1,862	7,182
<\$15,000	10.0%	14.1%	12.1%
\$15,000 - \$24,999	8.9%	14.4%	14.7%
\$25,000 - \$34,999	16.0%	15.3%	16.5%
\$35,000 - \$49,999	21.7%	21.2%	22.7%
\$50,000 - \$74,999	29.1%	23.1%	21.9%
\$75,000 - \$99,999	8.3%	7.4%	7.1%
\$100,000 - \$149,999	4.9%	3.8%	4.2%
\$150,000 - \$199,999	1.1%	0.6%	0.5%
\$200,000+	0.0%	0.2%	0.2%
Average Household Income	\$49,700	\$44,267	\$44,375
2010 Households by Income			
Household Income Base	358	1,972	7,707
<\$15,000	5.3%	7.5%	6.5%
\$15,000 - \$24,999	5.3%	8.8%	8.9%
\$25,000 - \$34,999	6.4%	9.4%	9.5%
\$35,000 - \$49,999	17.6%	15.6%	17.9%
\$50,000 - \$74,999	25.1%	25.9%	28.5%
\$75,000 - \$99,999	28.5%	21.6%	17.2%
\$100,000 - \$149,999	7.8%	8.0%	8.6%
\$150,000 - \$199,999	3.1%	2.4%	2.3%
\$200,000+	0.8%	0.8%	0.8%
Average Household Income	\$67,907	\$62,302	\$61,801
2015 Households by Income			
Household Income Base	372	2,063	8,169
<\$15,000	3.8%	5.7%	5.1%
\$15,000 - \$24,999	4.0%	6.9%	6.8%
\$25,000 - \$34,999	4.6%	6.7%	6.9%
\$35,000 - \$49,999	10.5%	9.4%	10.7%
\$50,000 - \$74,999	28.5%	30.3%	33.5%
\$75,000 - \$99,999	28.5%	21.6%	17.2%
\$100,000 - \$149,999	13.2%	13.6%	14.4%
\$150,000 - \$199,999	5.6%	4.5%	4.2%
\$200,000+	1.3%	1.3%	1.2%
Average Household Income	\$78,130	\$72,999	\$72,106
2000 Owner Occupied Housing Units by Value			
Total	264	964	3,883
<\$50,000	0.0%	1.3%	7.0%
\$50,000 - \$99,999	16.3%	12.9%	20.6%
\$100,000 - \$149,999	67.0%	63.3%	51.5%
\$150,000 - \$199,999	14.4%	19.4%	18.8%
\$200,000 - \$299,999	2.3%	3.0%	1.9%
\$300,000 - \$499,999	0.0%	0.1%	0.2%
\$500,000 - \$999,999	0.0%	0.0%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$129,100	\$132,577	\$121,104
2000 Specified Renter Occupied Housing Units by Contract Rent			
Total	85	913	3,311
With Cash Rent	97.6%	99.2%	99.4%
No Cash Rent	2.4%	0.8%	0.6%
Median Rent	\$668	\$586	\$588
Average Rent	\$623	\$573	\$584

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Rings: 0.25, 0.5, 1 miles radii

Latitude: 40.6797
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	0.25 miles	0.5 miles	1 mile
2000 Population by Age			
Total	951	4,940	19,010
0 - 4	7.8%	8.4%	9.0%
5 - 9	7.5%	6.8%	6.8%
10 - 14	8.0%	6.9%	6.1%
15 - 24	15.9%	19.9%	20.7%
25 - 34	15.1%	17.7%	18.9%
35 - 44	13.4%	13.4%	13.0%
45 - 54	9.8%	9.9%	10.9%
55 - 64	9.9%	7.8%	7.3%
65 - 74	9.0%	6.4%	4.5%
75 - 84	3.4%	2.6%	2.2%
85 +	0.3%	0.3%	0.4%
18 +	72.1%	73.7%	74.1%
2010 Population by Age			
Total	956	5,160	20,318
0 - 4	8.6%	9.0%	9.2%
5 - 9	7.5%	7.5%	7.8%
10 - 14	6.6%	6.2%	6.6%
15 - 24	14.6%	14.9%	14.4%
25 - 34	17.3%	22.4%	22.6%
35 - 44	12.7%	12.2%	12.8%
45 - 54	11.3%	10.4%	10.0%
55 - 64	8.0%	7.5%	8.1%
65 - 74	7.0%	5.4%	5.0%
75 - 84	5.4%	3.8%	2.7%
85 +	1.0%	0.9%	0.8%
18 +	73.6%	74.2%	73.2%
2015 Population by Age			
Total	991	5,399	21,532
0 - 4	8.7%	9.0%	9.2%
5 - 9	7.9%	7.8%	7.9%
10 - 14	7.3%	6.8%	7.0%
15 - 24	13.0%	14.1%	14.8%
25 - 34	17.4%	20.8%	19.6%
35 - 44	14.2%	14.0%	14.7%
45 - 54	10.1%	9.5%	9.5%
55 - 64	8.7%	7.9%	7.9%
65 - 74	6.5%	5.5%	5.6%
75 - 84	5.0%	3.6%	2.8%
85 +	1.3%	1.0%	0.9%
18 +	72.5%	73.1%	72.4%
2000 Population by Sex			
Males	49.0%	50.9%	50.8%
Females	51.0%	49.1%	49.2%
2010 Population by Sex			
Males	49.0%	50.8%	50.7%
Females	51.0%	49.2%	49.3%
2015 Population by Sex			
Males	48.7%	50.6%	50.6%
Females	51.3%	49.4%	49.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 28, 2012

Made with Esri Business Analyst



Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Rings: 0.25, 0.5, 1 miles radii

Latitude: 40.6797
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	0.25 miles	0.5 miles	1 mile
2000 Population by Race/Ethnicity			
Total	950	4,938	19,009
White Alone	84.6%	77.9%	77.8%
Black Alone	1.1%	1.5%	1.4%
American Indian Alone	1.1%	1.6%	1.7%
Asian or Pacific Islander Alone	5.9%	7.2%	7.0%
Some Other Race Alone	4.9%	8.5%	8.5%
Two or More Races	2.3%	3.3%	3.6%
Hispanic Origin	10.5%	17.1%	17.6%
Diversity Index	41.8	56.3	56.8
2010 Population by Race/Ethnicity			
Total	955	5,161	20,321
White Alone	78.2%	70.1%	70.0%
Black Alone	2.0%	2.5%	2.4%
American Indian Alone	1.3%	1.8%	1.9%
Asian or Pacific Islander Alone	7.3%	8.7%	8.5%
Some Other Race Alone	8.0%	12.5%	12.7%
Two or More Races	3.2%	4.3%	4.6%
Hispanic Origin	17.2%	25.6%	26.6%
Diversity Index	56.1	69.2	69.8
2015 Population by Race/Ethnicity			
Total	988	5,399	21,530
White Alone	75.8%	67.7%	67.6%
Black Alone	2.3%	2.8%	2.7%
American Indian Alone	1.4%	1.8%	1.9%
Asian or Pacific Islander Alone	7.9%	9.3%	9.1%
Some Other Race Alone	9.1%	13.7%	13.9%
Two or More Races	3.5%	4.6%	4.8%
Hispanic Origin	19.9%	28.9%	30.1%
Diversity Index	60.6	72.6	73.2
2000 Population 3+ by School Enrollment			
Total	928	4,748	18,004
Enrolled in Nursery/Preschool	2.2%	1.6%	1.8%
Enrolled in Kindergarten	1.1%	1.1%	1.3%
Enrolled in Grade 1-8	12.5%	10.8%	10.4%
Enrolled in Grade 9-12	8.4%	7.5%	6.1%
Enrolled in College	5.7%	7.5%	6.9%
Enrolled in Grad/Prof School	0.2%	0.2%	0.3%
Not Enrolled in School	69.9%	71.3%	73.2%
2010 Population 25+ by Educational Attainment			
Total	600	3,222	12,598
Less Than 9th Grade	2.8%	4.3%	5.3%
9th to 12th Grade, No Diploma	9.0%	9.6%	10.0%
High School Graduate	33.2%	32.5%	31.2%
Some College, No Degree	30.8%	28.5%	27.2%
Associate Degree	11.0%	10.3%	10.0%
Bachelor's Degree	11.5%	11.6%	12.4%
Graduate/Professional Degree	1.7%	3.2%	4.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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	0.25 miles	0.5 miles	1 mile
2010 Population 15+ by Marital Status			
Total	740	3,990	15,520
Never Married	22.7%	28.3%	29.6%
Married	62.4%	55.6%	51.2%
Widowed	4.7%	4.0%	3.7%
Divorced	10.1%	12.2%	15.5%
2000 Population 16+ by Employment Status			
Total	732	3,863	14,804
In Labor Force	68.9%	69.8%	72.5%
Civilian Employed	64.5%	65.9%	69.1%
Civilian Unemployed	4.1%	3.8%	3.4%
In Armed Forces	0.3%	0.2%	0.1%
Not In Labor Force	31.1%	30.2%	27.5%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	90.1%	90.9%	91.8%
Civilian Unemployed	9.9%	9.1%	8.2%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	91.8%	92.5%	93.2%
Civilian Unemployed	8.2%	7.5%	6.8%
2000 Females 16+ by Employment Status and Age of Children			
Total	394	1,970	7,324
Own Children < 6 Only	9.4%	12.1%	13.0%
Employed/in Armed Forces	4.6%	6.0%	6.7%
Unemployed	0.0%	0.2%	0.6%
Not in Labor Force	4.8%	5.9%	5.6%
Own Children <6 and 6-17 Only	6.1%	5.5%	5.9%
Employed/in Armed Forces	2.8%	3.2%	3.4%
Unemployed	0.5%	0.4%	0.2%
Not in Labor Force	2.8%	2.0%	2.3%
Own Children 6-17 Only	13.2%	13.9%	13.9%
Employed/in Armed Forces	10.7%	10.5%	10.3%
Unemployed	0.0%	0.0%	0.1%
Not in Labor Force	2.5%	3.4%	3.4%
No Own Children < 18	71.3%	68.4%	67.2%
Employed/in Armed Forces	40.1%	39.2%	41.9%
Unemployed	1.5%	2.1%	2.1%
Not in Labor Force	29.7%	27.1%	23.1%
2010 Employed Population 16+ by Industry			
Total	490	2,704	10,828
Agriculture/Mining	0.0%	0.0%	0.1%
Construction	5.9%	8.6%	8.7%
Manufacturing	8.8%	10.4%	10.7%
Wholesale Trade	2.9%	2.7%	3.0%
Retail Trade	12.2%	11.0%	11.6%
Transportation/Utilities	9.8%	8.6%	7.9%
Information	2.0%	2.3%	2.5%
Finance/Insurance/Real Estate	9.2%	9.2%	9.0%
Services	42.7%	42.0%	41.0%
Public Administration	6.5%	5.2%	5.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 28, 2012

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Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Rings: 0.25, 0.5, 1 miles radii

Latitude: 40.6797
 Longitude: -111.93888

	0.25 miles	0.5 miles	1 mile
2010 Employed Population 16+ by Occupation			
Total	489	2,704	10,827
White Collar	63.0%	56.8%	55.9%
Management/Business/Financial	8.4%	7.8%	9.8%
Professional	15.5%	14.4%	14.0%
Sales	13.1%	11.6%	11.2%
Administrative Support	26.0%	22.9%	20.9%
Services	12.5%	15.1%	16.8%
Blue Collar	24.5%	28.1%	27.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	5.3%	7.3%	7.6%
Installation/Maintenance/Repair	3.3%	4.0%	4.0%
Production	7.2%	8.8%	8.0%
Transportation/Material Moving	8.8%	7.9%	7.6%
2000 Workers 16+ by Means of Transportation to Work			
Total	472	2,531	10,057
Drove Alone - Car, Truck, or Van	79.9%	76.8%	77.9%
Carpooled - Car, Truck, or Van	15.9%	16.5%	15.5%
Public Transportation	1.7%	2.1%	1.9%
Walked	1.1%	2.2%	1.9%
Other Means	0.4%	1.4%	1.1%
Worked at Home	1.1%	1.0%	1.7%
2000 Workers 16+ by Travel Time to Work			
Total	474	2,529	10,058
Did not Work at Home	98.9%	99.0%	98.3%
Less than 5 minutes	3.4%	2.8%	2.4%
5 to 9 minutes	9.7%	10.2%	9.3%
10 to 19 minutes	39.9%	39.9%	41.1%
20 to 24 minutes	20.7%	18.0%	18.8%
25 to 34 minutes	17.1%	18.9%	18.3%
35 to 44 minutes	2.1%	2.3%	2.5%
45 to 59 minutes	3.4%	3.6%	3.1%
60 to 89 minutes	2.1%	2.6%	2.0%
90 or more minutes	0.6%	0.8%	0.8%
Worked at Home	1.1%	1.0%	1.7%
Average Travel Time to Work (in min)	19.5	20.4	20.2
2000 Households by Vehicles Available			
Total	347	1,877	7,194
None	3.6%	7.6%	6.9%
1	27.2%	36.8%	38.2%
2	41.7%	36.2%	40.4%
3	19.0%	14.0%	11.0%
4	5.1%	3.1%	2.0%
5+	3.1%	2.2%	1.5%
Average Number of Vehicles Available	2.1	1.8	1.7

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
 Rings: 0.25, 0.5, 1 miles radii

Latitude: 40.6797
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	0.25 miles	0.5 miles	1 mile
2000 Households by Type			
Total	345	1,873	7,179
Family Households	80.6%	68.6%	65.3%
Married-couple Family	62.6%	51.7%	47.9%
With Related Children	29.3%	25.3%	24.1%
Other Family (No Spouse)	18.0%	16.9%	17.4%
With Related Children	10.7%	10.5%	11.2%
Nonfamily Households	19.7%	31.2%	34.7%
Householder Living Alone	15.4%	23.4%	26.2%
Householder Not Living Alone	4.1%	7.9%	8.5%
Households with Related Children	39.9%	35.8%	35.4%
Households with Persons 65+	26.3%	17.7%	13.8%
2000 Households by Size			
Total	346	1,870	7,178
1 Person Household	15.3%	23.5%	26.2%
2 Person Household	34.3%	32.7%	32.0%
3 Person Household	20.7%	17.8%	16.4%
4 Person Household	13.0%	12.3%	12.6%
5 Person Household	8.9%	7.2%	6.9%
6 Person Household	4.0%	3.4%	3.1%
7 + Person Household	3.7%	3.2%	2.8%
2000 Households by Year Householder Moved In			
Total	346	1,877	7,194
Moved in 1999 to March 2000	15.9%	35.2%	34.8%
Moved in 1995 to 1998	26.0%	27.2%	32.6%
Moved in 1990 to 1994	9.8%	7.9%	10.7%
Moved in 1980 to 1989	14.7%	9.8%	8.7%
Moved in 1970 to 1979	11.0%	7.2%	6.9%
Moved in 1969 or Earlier	22.5%	12.7%	6.4%
Median Year Householder Moved In	1991	1996	1997
2000 Housing Units by Units in Structure			
Total	358	1,964	7,473
1, Detached	73.2%	48.6%	37.1%
1, Attached	2.0%	1.5%	10.0%
2	0.6%	1.0%	1.6%
3 or 4	2.2%	8.0%	8.5%
5 to 9	4.2%	12.7%	10.4%
10 to 19	11.5%	14.6%	14.4%
20 +	6.4%	12.4%	11.9%
Mobile Home	0.0%	1.2%	6.0%
Other	0.0%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	357	1,964	7,474
1999 to March 2000	0.0%	0.9%	1.7%
1995 to 1998	2.5%	7.6%	14.9%
1990 to 1994	6.4%	6.4%	5.8%
1980 to 1989	13.4%	30.2%	27.1%
1970 to 1979	15.7%	17.9%	28.0%
1969 or Earlier	61.9%	36.9%	22.4%
Median Year Structure Built	1967	1977	1980

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 28, 2012

Made with Esri Business Analyst



Market Profile

S Redwood Rd, Salt Lake City, UT, 84123
Rings: 0.25, 0.5, 1 miles radii

Latitude: 40.6797
Longitude: -111.93888

	0.25 miles	0.5 miles	1 mile
Top 3 Tapestry Segments			
1.	Aspiring Young Families	Young and Restless	Young and Restless
2.	Cozy and Comfortable	Aspiring Young Families	Cozy and Comfortable
3.		Cozy and Comfortable	Main Street, USA
2010 Consumer Spending			
Apparel & Services: Total \$	\$597,466	\$3,108,524	\$12,097,733
Average Spent	\$1,669.59	\$1,577.94	\$1,569.81
Spending Potential Index	70	66	66
Computers & Accessories: Total \$	\$79,291	\$409,069	\$1,589,759
Average Spent	\$221.57	\$207.65	\$206.29
Spending Potential Index	101	94	94
Education: Total \$	\$445,321	\$2,255,313	\$8,675,392
Average Spent	\$1,244.43	\$1,144.84	\$1,125.72
Spending Potential Index	102	94	92
Entertainment/Recreation: Total \$	\$1,135,726	\$5,680,661	\$21,992,791
Average Spent	\$3,173.73	\$2,883.61	\$2,853.79
Spending Potential Index	98	89	89
Food at Home: Total \$	\$1,560,668	\$8,057,803	\$31,397,128
Average Spent	\$4,361.21	\$4,090.29	\$4,074.10
Spending Potential Index	97	91	91
Food Away from Home: Total \$	\$1,154,525	\$5,969,264	\$23,245,317
Average Spent	\$3,226.26	\$3,030.11	\$3,016.32
Spending Potential Index	100	94	94
Health Care: Total \$	\$1,242,056	\$6,044,054	\$23,329,685
Average Spent	\$3,470.87	\$3,068.07	\$3,027.27
Spending Potential Index	93	82	81
HH Furnishings & Equipment: Total \$	\$630,725	\$3,145,719	\$12,184,519
Average Spent	\$1,762.53	\$1,596.82	\$1,581.07
Spending Potential Index	86	78	77
Investments: Total \$	\$525,834	\$2,520,894	\$9,589,517
Average Spent	\$1,469.42	\$1,279.65	\$1,244.34
Spending Potential Index	84	74	72
Retail Goods: Total \$	\$8,269,886	\$41,683,956	\$161,988,319
Average Spent	\$23,109.80	\$21,159.53	\$21,019.66
Spending Potential Index	93	85	85
Shelter: Total \$	\$5,640,245	\$28,808,285	\$111,837,984
Average Spent	\$15,761.39	\$14,623.61	\$14,512.13
Spending Potential Index	100	93	92
TV/Video/Audio: Total \$	\$436,446	\$2,261,393	\$8,808,192
Average Spent	\$1,219.63	\$1,147.92	\$1,142.95
Spending Potential Index	98	92	92
Travel: Total \$	\$656,530	\$3,184,443	\$12,226,645
Average Spent	\$1,834.64	\$1,616.48	\$1,586.53
Spending Potential Index	97	85	84
Vehicle Maintenance & Repairs: Total \$	\$330,323	\$1,678,057	\$6,527,355
Average Spent	\$923.07	\$851.81	\$846.99
Spending Potential Index	98	90	90

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 28, 2012

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APPENDIX D

Economic Benefit Analysis of the North Point Community Development Project Area

Purpose

The Agency has identified a 40.26-acre area along the commercial areas of Redwood Road from 4100 South to approximately 4400 South as an area having potential economic growth. The economic growth opportunities are being precipitated by a number of private sector changes currently or soon to be underway in the area.

In order to establish a mechanism to assist with economic growth and development and to ensure the compatibility of this growth with the City's vision and goals, the Agency proposes establishing the North Point Community Development Project Area.

The North Point CDA provides an opportunity for the City to direct certain funds and resources to:

1. Encourage renovation and retention of existing businesses
2. Encourage new businesses to locate in this area
3. Provide infrastructure improvements to entice business expansion
4. Protect existing businesses from encroachment by undesirable developments
5. Create positive public spaces (placemaking)

For these reasons, the Agency adopted a resolution authorizing the preparation of a project area plan for the 40.26-acre North Point CDA.

Background

In 2006 the Utah Legislature adopted Senate Bill 196 which enabled municipalities to create a community development area (CDA), now codified as 17C, Chapter 4.

Intent language in the Act indicates that CDAs provide effective economic development tools which enable cities to:

- Encourage new capital investment by helping existing businesses to renovate or expand;
- Recruit new businesses by using CDA dollars for marketing and promotion; land assembly; land write-down; etc.
- Create new revenue sources from recruitment and expansion of businesses. Thereby cities, counties, and school districts are able to fund programs while encouraging the development of new tax base as a benefit to existing taxpayers.

In order to establish a CDA, a municipality must include a "description of the anticipated public benefit to be derived" (§17C-4-103(11)). The description must include:

- (a) The beneficial influences upon the tax base of the community; and
- (b) The associated business and economic activity likely to be stimulated; and
- (c) Other information that the Agency determines to be necessary or advisable.

Strengths, Weaknesses, Opportunities, and Threats

The Redevelopment Agency has identified the following economic opportunities and concerns in the North Point CDA Project Area: 1) Taylorsville has the opportunity to bring an established, Utah-owned company into Taylorsville to occupy and operate out of a currently vacant building on Redwood Road; 2) The Meadowbrook Shopping Center, a 38-year old, 100,000 square foot retail center, is in desperate need of reinvestment; and 3) The shopping center known as Carriage Square has been in a consistent state of decline for several years.

Both Meadowbrook Plaza and Carriage Square would benefit greatly from façade improvements and general site improvements allowing the centers to attract better quality tenants and improve the viability of the shopping centers and the general area of 4100 South and Redwood Road in Taylorsville.

The Agency sees an opportunity to retain the existing businesses and facilitate their expansion and provide opportunities to attract other quality commercial retail and office developments.

Many of the properties in the North Point CDA are presently under-utilized. Deferred maintenance has negatively impacted both property values and the City's sales tax revenues.

The following economic benefits are anticipated from the development of projects within the North Point CDA:

- Increased sales tax revenue (based on the local option sales tax distribution of 0.5 percent);
- Increased real property taxes from higher land values;
- Increased income tax from an expanded employment base
- Increased personal property taxes (on equipment, etc.) from expanded operations.

In the analysis below, it is important to note that while property tax data for individual parcels and businesses is public information, sales tax data for individual businesses is confidential and cannot be released without the express agreement of the business owners. The Utah State Tax Commission will only release sales data in aggregate, and requires that at least four businesses be combined into a single category.

Project Description

The North Point CDA area consists of 31.7 acres not including public streets. There are two commercial shopping centers located in the area, which are named Carriage Square (8.33 acres) and Meadowbrook Plaza (8.57 acres). Carriage Square is 35 years old and approximately 133,000 square feet. Meadowbrook Plaza is 38 years old and approximately 100,000 square feet. There is also a 3.24-acre vacant automobile sales lot within the North Point CDA. Besides the above shopping centers, there are a total of 25 main buildings or accessory buildings in the Project Area. All individual buildings are less than 9,000 square feet in total area (except the shopping centers). There are a total of four single-standing office buildings located in the North Point CDA.

Tax Base

Potential new and expanded commercial developments which could occur in the North Point CDA Project Area have potential to increase annual sales by \$15,000,000. Based on this projection, the resulting point of sales tax increase to Taylorsville could be \$75,000 annually. In addition to sales tax revenues, development in the North Point CDA could also provide many beneficial influences upon the tax base of Taylorsville in the form of property and personal property.

Besides the direct benefits to Taylorsville, revenues could also increase for the Granite School District, Salt Lake County, and other special taxing districts.

Sales Tax

As mentioned above, point of sales tax revenues paid to Taylorsville from expanded economic development could increase by \$75,000 annually. This figure includes projects that are currently envisioned in the North Point CDA. The figure could grow higher if other major retail developments materialize in the Project Area.

Personal and Property Tax

Renovation of Carriage Square, and expansion/redevelopment of Meadowbrook Plaza, redevelopment of an existing vacant property into a new location for an established, Utah-owned company, and renovation spurred by the above mentioned developments will increase personal and property tax collections. Increased personal and real property tax collections based on Taylorsville's tax rate of 0.001794 could result in an annual increase of \$30,000. Development on other vacant or under-utilized parcels in the North Point CDA would add to this potential increase.

Associated Economic Activity

Associated economic activities could take many forms. Among them are:

- Businesses retained
- Businesses dislocated
- Businesses remodeled
- Businesses expanded
- New businesses recruited

Activities could be segmented into those which occur within the North Point CDA, and those in surrounding areas (the "ripple effect"). All associated activities will impact Taylorsville's current and future tax base.

Redevelopment

A significant portion of the North Point CDA could be considered under-utilized and declining in taxable value. The North Point CDA is also suffering from much of its retail property aging well beyond its "effective life." The "effective life" of retail property is estimated to be

approximately fifteen years. Redevelopment of these properties can renew their “effective life,” and as these properties redevelop, it is expected that the City will gain incremental property and sales tax benefits.

Businesses Retained

Attracting new businesses to the North Point CDA and surrounding areas and revitalizing the existing businesses are expected to encourage existing businesses to continue to operate at their locations by invigorating the economic climate of the Project Area and increasing the profitability of the businesses for the benefit of the business itself as well as Taylorsville.

Businesses Dislocated

It is not anticipated that there will be closures of any existing businesses surrounding the North Point CDA due to activities associated with the CDA implementation.

Businesses Remodeled and Expanded

Within the North Point CDA and the surrounding area it is expected that the influence of business improvement underway in the North Point CDA will likely encourage other business and property owners to expand, remodel, and renovate.

New Businesses Recruited

Recruiting new business to the North Point CDA is the cornerstone of this CDA. It is anticipated that having a new business occupy previously vacant property will have a positive effect on the entire Project Area.

Economic Costs

New business recruitment and existing business remodeling are not expected to have any substantive effect on costs of providing services for Taylorsville.

Net Benefits

Net benefits further include fiscal benefits to surrounding businesses via increased clientele, corresponding improvements by adjacent property owners, greater community pride, and additional tax revenue to Taylorsville City, Granite School District, the State of Utah and other taxing entities.

Purpose for the Appropriation and Conformity with Public Purposes

The primary purposes for the Agency offering an incentive are to 1) retain existing commercial developments that might otherwise relocate outside of Taylorsville; 2) attract new business development; and 3) stimulate adaptive reuse. Development of the North Point CDA is in

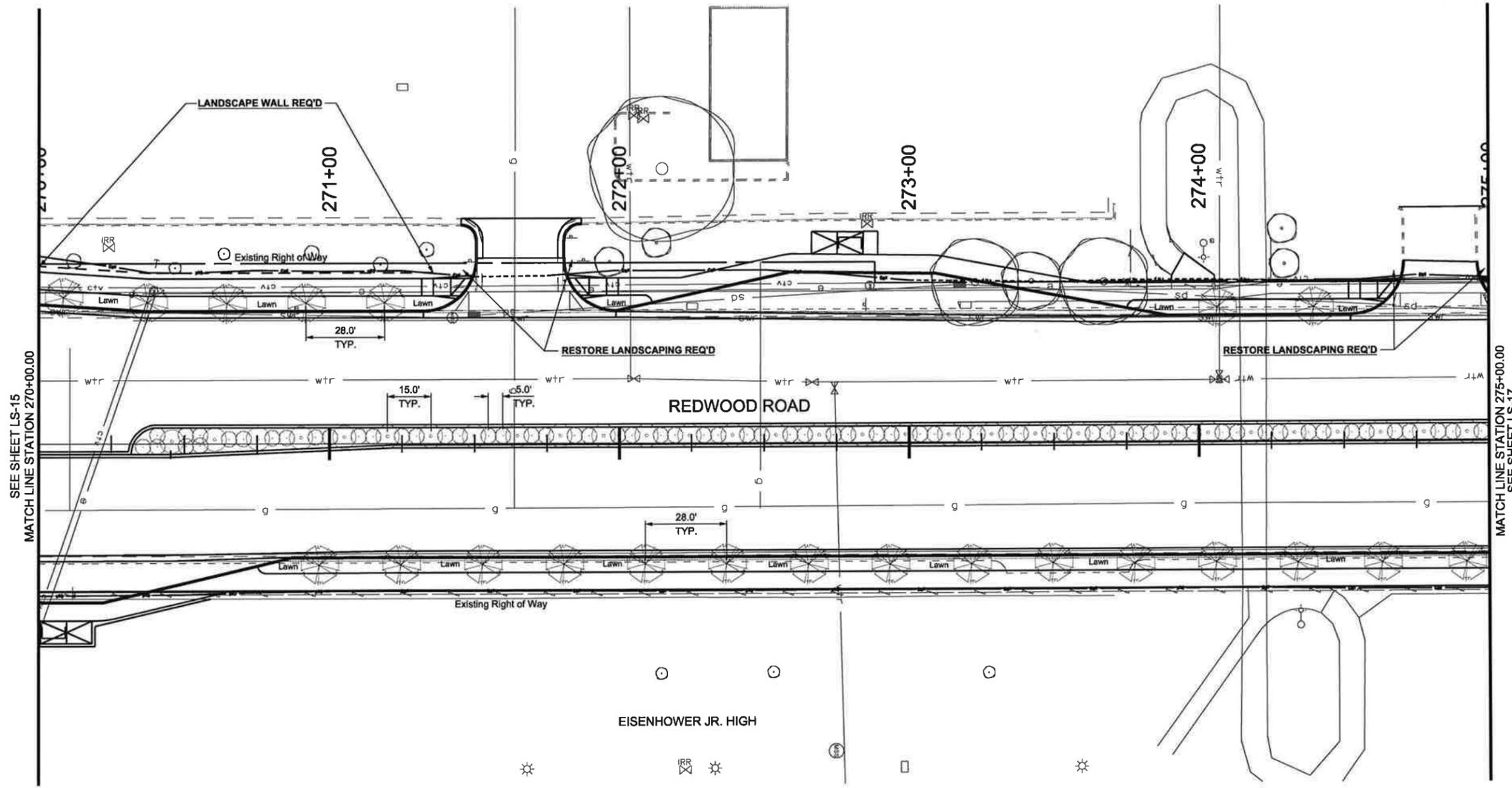
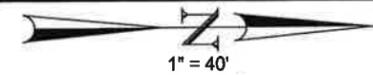
conformity with the City's General Plan. Because of the relatively high price of acquiring expansion sites in the area, it is reasonable to assume that businesses would not have expanded in the City or would not have relocated to Taylorsville "but for" the proactive actions of the Agency. Without involvement of the public sector, it is possible that existing businesses would look at other, more favorable locations for business expansion.

Need for the Appropriation

The Agency feels strongly that any incentives offered are a necessary response to address a potentially critical economic situation. It also feels strongly that without such incentives, these new developments, remodels, and expansions would not occur.

APPENDIX E

Landscape Design Redwood Road Mobility and Beautification Enhancement Project – Phase II



SEE SHEET LS-15
MATCH LINE STATION 270+00.00

MATCH LINE STATION 275+00.00
SEE SHEET LS-17

LANDSCAPE LEGEND

PLANT - 2 INCH CALIPER REQ'D

TREES	BOTANICAL	COMMON	CONT	CAL
	Malus x 'Rudolph'	Rudolph Crab Apple	B & B	2" Cal
	Malus x 'Red Barron'	Red Barron Crab Apple	2" Cal. B & B	
	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	2" Cal

PLANT - NO. 5 CONTAINER REQ'D

SHRUBS	BOTANICAL	COMMON	CONT
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
	Spiraea x bumalda 'Limemound' TM	Limeound Spirea	5 gal
	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal
	Weigela florida 'Tango'	Tango Weigela	5 gal

PLANT - NO. 1 CONTAINER REQ'D

GRASSES	BOTANICAL	COMMON	CONT
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal

GROUND COVERS	BOTANICAL	COMMON	CONT
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal @ 18" oc

TURF SOD REQ'D

Lawn: Kentucky Bluegrass Sod

CONTRACTOR FURNISHED TOPSOIL REQ'D

Install 4" depth of topsoil for all Turf Sod. Install 32" depth of topsoil in all medians, see sheets LS-22 & LS-23.

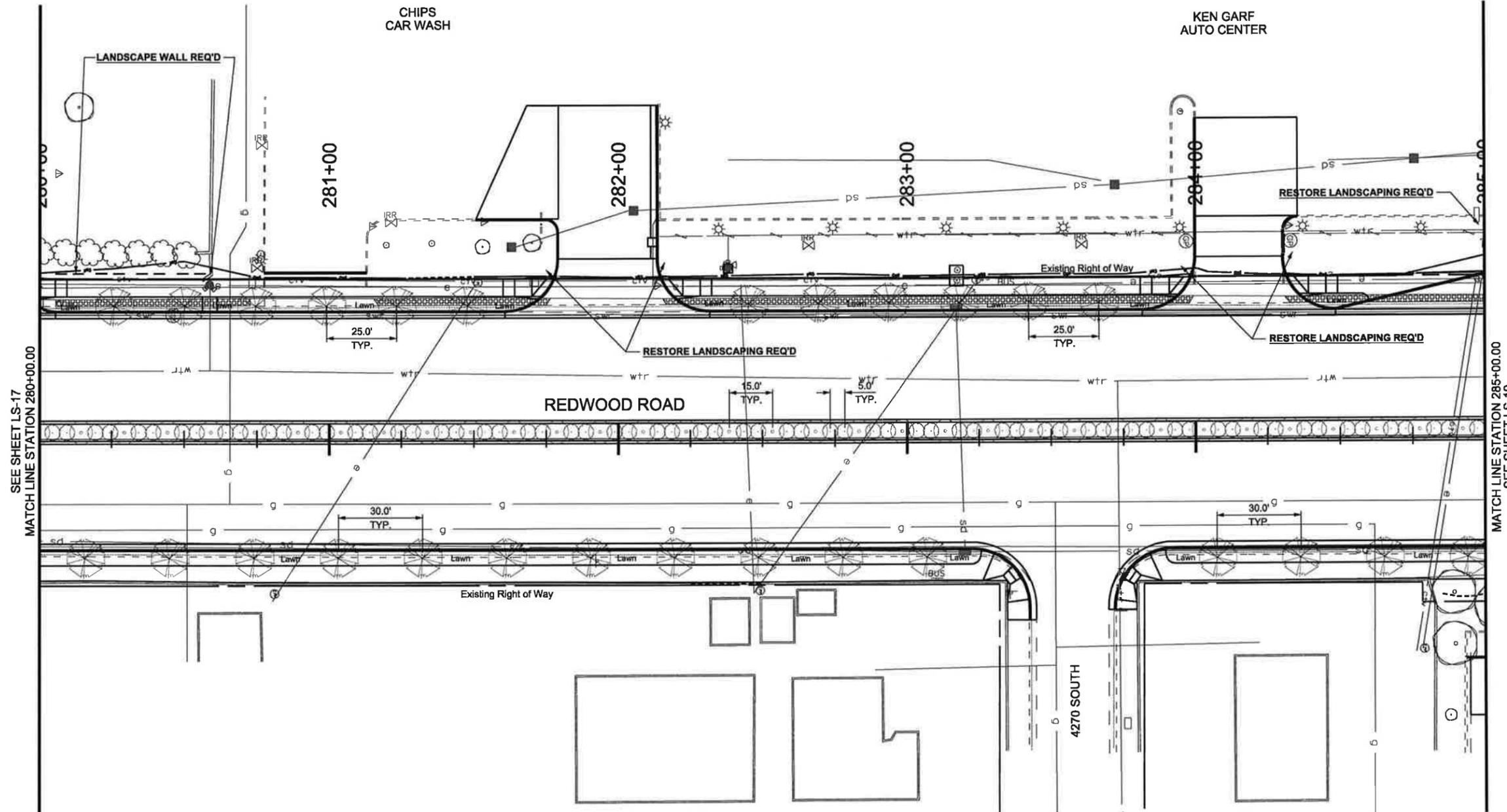
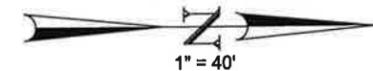
ROCK MULCH REQ'D

Install 3" depth of 3/4" - 1-1/4" Southtown rock cobble mulch in all median planter beds.

NOTES:

- DIMENSIONS GIVEN FOR THE PLANTINGS (TREES AND SHRUBS) ARE MEANT AS A GUIDE. PLACE THE PLANTINGS EVENLY IN THE MEDIAN/PARK STRIP AREA.
- FOR IRRIGATION PLAN SEE IR SHEETS.
- FOR LANDSCAPE DETAILS SEE SHEET LS-22 AND LS-23.

UTAH DEPARTMENT OF TRANSPORTATION		ROADWAY DESIGN	
PROJECT NUMBER	PROJECT	APPROVED	PROFESSIONAL ENGINEER
DRAWN BY	QC CHECKED BY	DATE	DATE
REVISIONS		NO.	DATE
REVISIONS		APPROVED BY	REMARKS
REDWOOD ROAD MOBILITY & BEAUTIFICATION ENHANCEMENT - PHASE 2			
LANDSCAPE PLAN			
SHEET NO. LS-16			



SEE SHEET LS-17
MATCH LINE STATION 280+00.00

MATCH LINE STATION 285+00.00
SEE SHEET LS-19

LANDSCAPE LEGEND

PLANT - 2 INCH CALIPER REQ'D

TREES	BOTANICAL	COMMON	CONT	CAL
	Malus x 'Rudolph'	Rudolph Crab Apple	B & B	2" Cal
	Malus x 'Red Barron'	Red Barron Crab Apple	2" Cal. B & B	
	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	2" Cal

PLANT - NO. 5 CONTAINER REQ'D

SHRUBS	BOTANICAL	COMMON	CONT
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
	Spiraea x bumalda 'Limemound' TM	Limeound Spirea	5 gal
	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal
	Weigela florida 'Tango'	Tango Weigela	5 gal

PLANT - NO. 1 CONTAINER REQ'D

GRASSES	BOTANICAL	COMMON	CONT
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal

GROUND COVERS	BOTANICAL	COMMON	CONT
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal@ 18" oc

TURF SOD REQ'D

Lawn: Kentucky Bluegrass Sod

CONTRACTOR FURNISHED TOPSOIL REQ'D

Install 4" depth of topsoil for all Turf Sod. Install 32" depth of topsoil in all medians, see sheets LS-22 & LS-23.

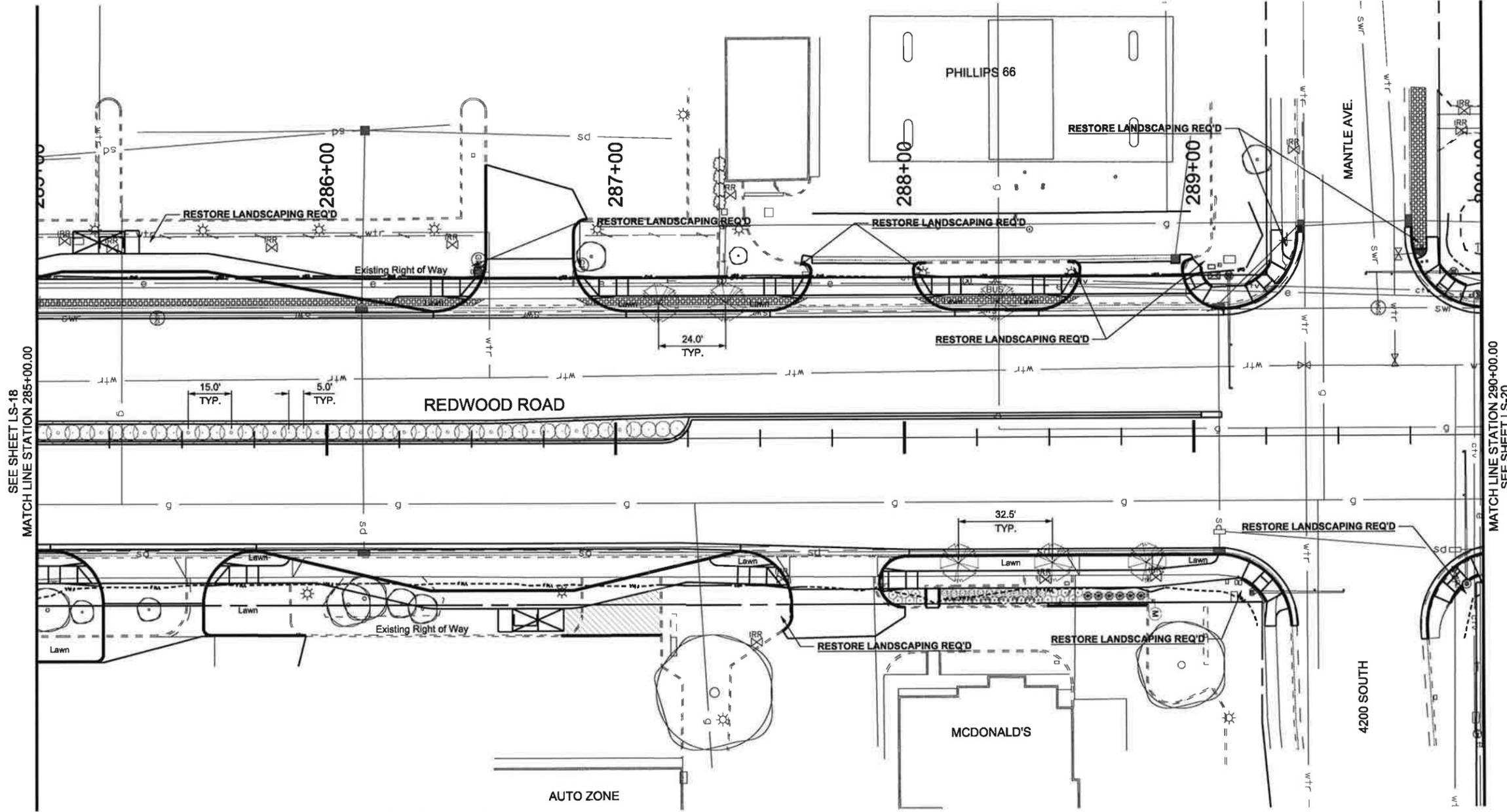
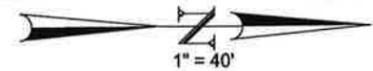
ROCK MULCH REQ'D

Install 3" depth of 3/4" - 1-1/4" Southtown rock cobble mulch in all median planter beds.

NOTES:

- DIMENSIONS GIVEN FOR THE PLANTINGS (TREES AND SHRUBS) ARE MEANT AS A GUIDE. PLACE THE PLANTINGS EVENLY IN THE MEDIAN/PARK STRIP AREA.
- FOR IRRIGATION PLAN SEE IR SHEETS.
- FOR LANDSCAPE DETAILS SEE SHEET LS-22 AND LS-23.

UTAH DEPARTMENT OF TRANSPORTATION		ROADWAY DESIGN	
DRAWN BY	QC	DATE	APPROVED BY
MM/DD/YY	DATE		
PROFESSIONAL ENGINEER			
REVISIONS			
NO.		DATE	
APPROVED			
PROJECT NUMBER			
PROJECT			
LANDSCAPE PLAN			
REDWOOD ROAD MOBILITY & BEAUTIFICATION ENHANCEMENT - PHASE 2			
SHEET NO.		LS-18	



SEE SHEET LS-18
MATCH LINE STATION 285+00.00

MATCH LINE STATION 290+00.00
SEE SHEET LS-20

LANDSCAPE LEGEND

PLANT - 2 INCH CALIPER REQ'D

TREES	BOTANICAL	COMMON	CONT	CAL
	Malus x 'Rudolph'	Rudolph Crab Apple	B & B	2" Cal
	Malus x 'Red Barron'	Red Barron Crab Apple	2" Cal. B & B	
	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	2" Cal

PLANT - NO. 5 CONTAINER REQ'D

SHRUBS	BOTANICAL	COMMON	CONT
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
	Spiraea x bumalda 'Limemound' TM	Limemound Spirea	5 gal
	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal
	Weigela florida 'Tango'	Tango Weigela	5 gal

PLANT - NO. 1 CONTAINER REQ'D

GRASSES	BOTANICAL	COMMON	CONT
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal

GROUND COVERS	BOTANICAL	COMMON	CONT
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal @ 18" oc

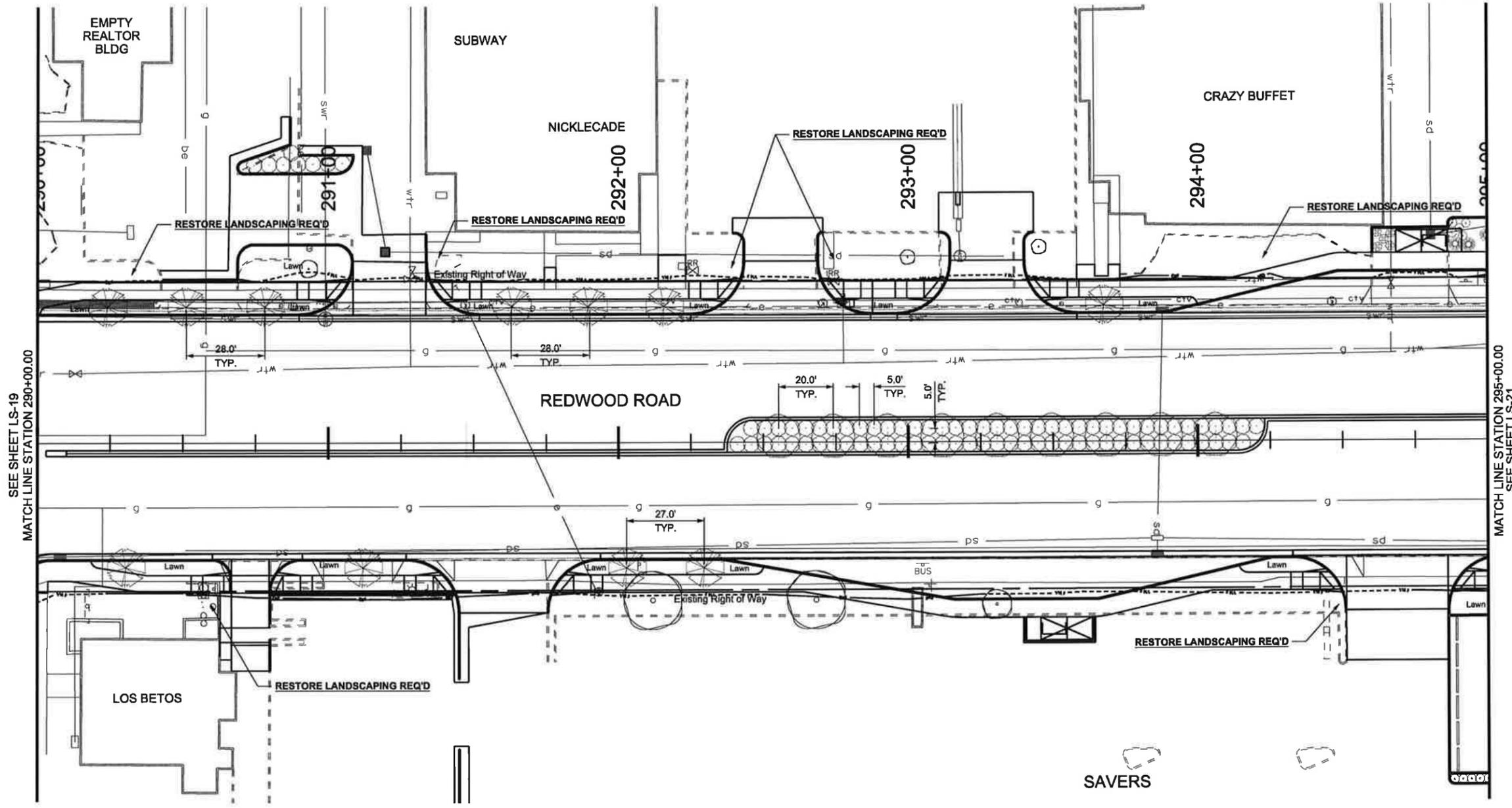
TURF SOD REQ'D
Lawn: Kentucky Bluegrass Sod

CONTRACTOR FURNISHED TOPSOIL REQ'D
Install 4" depth of topsoil for all Turf Sod. Install 32" depth of topsoil in all medians, see sheets LS-22 & LS-23.

ROCK MULCH REQ'D
Install 3" depth of 3/4" - 1-1/4" Southtown rock cobble mulch in all median planter beds.

- NOTES:**
- DIMENSIONS GIVEN FOR THE PLANTINGS (TREES AND SHRUBS) ARE MEANT AS A GUIDE. PLACE THE PLANTINGS EVENLY IN THE MEDIAN/PARK STRIP AREA.
 - FOR IRRIGATION PLAN SEE IR SHEETS.
 - FOR LANDSCAPE DETAILS SEE SHEET LS-22 AND LS-23.

UTAH DEPARTMENT OF TRANSPORTATION		ROADWAY DESIGN	
PROJECT NUMBER	P/N	APPROVED	PROFESSIONAL ENGINEER
DRAWN BY	MM/DD/YY	DATE	APPROVED BY
QC CHECKED BY	NO.	DATE	REMARKS
LANDSCAPE PLAN			
SHEET NO. LS-19			



SEE SHEET LS-19
MATCH LINE STATION 290+00.00

MATCH LINE STATION 295+00.00
SEE SHEET LS-21

LANDSCAPE LEGEND

PLANT - 2 INCH CALIPER REQ'D

TREES	BOTANICAL	COMMON	CONT	CAL
	Malus x 'Rudolph'	Rudolph Crab Apple	B & B	2" Cal
	Malus x 'Red Barron'	Red Barron Crab Apple	2" Cal. B & B	
	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	2" Cal

PLANT - NO. 5 CONTAINER REQ'D

SHRUBS	BOTANICAL	COMMON	CONT
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
	Spiraea x bumalda 'Limemound' TM	Limeound Spirea	5 gal
	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal
	Weigela florida 'Tango'	Tango Weigela	5 gal

PLANT - NO. 1 CONTAINER REQ'D

GRASSES	BOTANICAL	COMMON	CONT
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal

GROUND COVERS	BOTANICAL	COMMON	CONT
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal @ 18" oc

TURF SOD REQ'D

Lawn: Kentucky Bluegrass Sod

CONTRACTOR FURNISHED TOPSOIL REQ'D

Install 4" depth of topsoil for all Turf Sod. Install 32" depth of topsoil in all medians, see sheets LS-22 & LS-23.

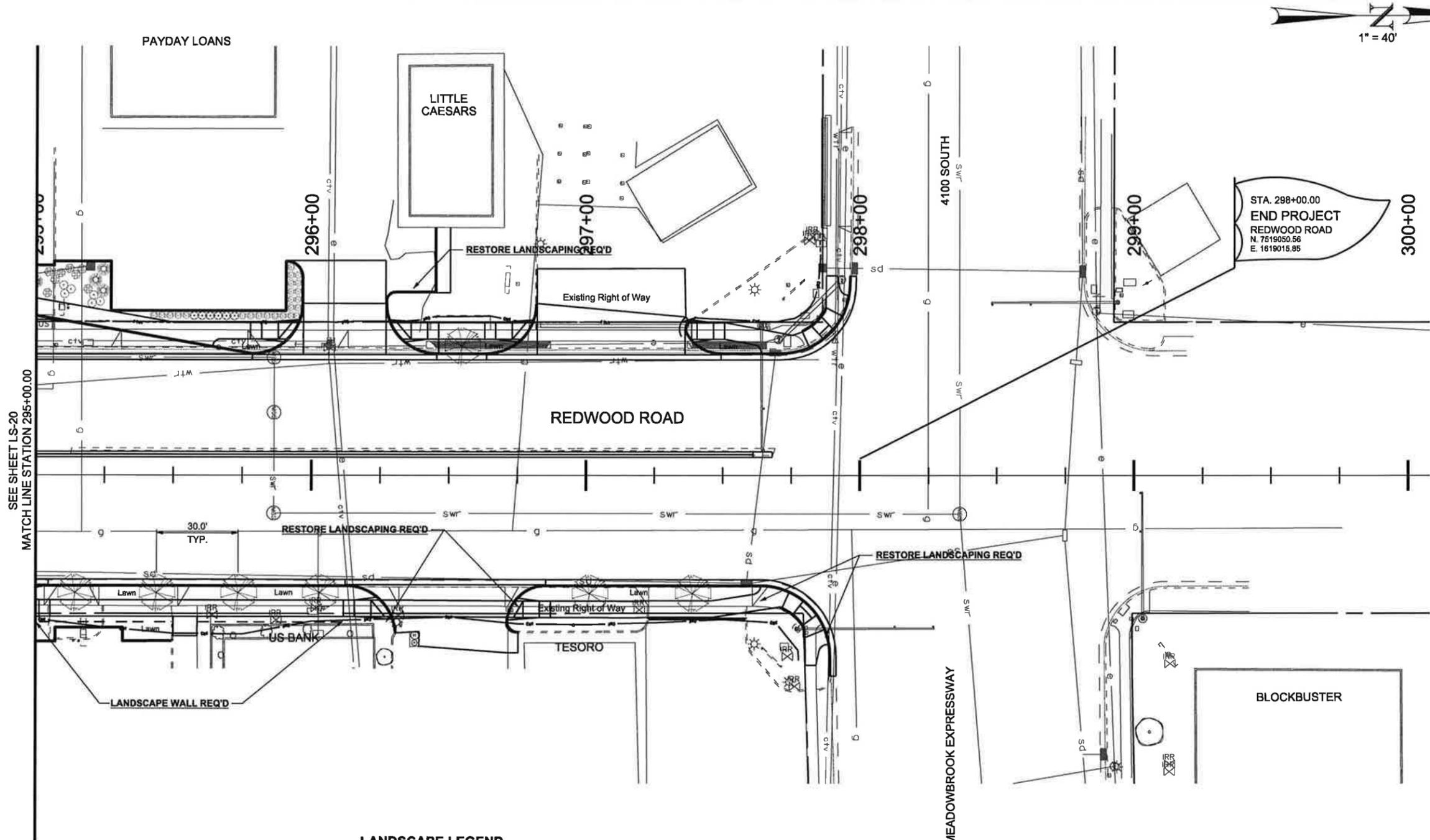
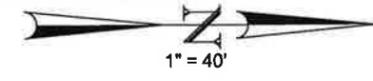
ROCK MULCH REQ'D

Install 3" depth of 3/4" - 1-1/4" Southtown rock cobbles mulch in all median planter beds.

NOTES:

- DIMENSIONS GIVEN FOR THE PLANTINGS (TREES AND SHRUBS) ARE MEANT AS A GUIDE. PLACE THE PLANTINGS EVENLY IN THE MEDIAN/PARK STRIP AREA.
- FOR IRRIGATION PLAN SEE IR SHEETS.
- FOR LANDSCAPE DETAILS SEE SHEET LS-22 AND LS-23.

UTAH DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN		REVISIONS
APPROVED	PROFESSIONAL ENGINEER	NO. DATE APPROVED BY
DRAWN BY	QC CHECKED BY	REMARKS
MM/DD/YY	DATE	
PROJECT NUMBER	PROJECT	
LANDSCAPE PLAN	REDWOOD ROAD MOBILITY & BEAUTIFICATION ENHANCEMENT - PHASE 2	
SHEET NO. LS-20		



SEE SHEET LS-20
MATCH LINE STATION 295+00.00

LANDSCAPE LEGEND

PLANT - 2 INCH CALIPER REQ'D

TREES	BOTANICAL	COMMON	CONT	CAL
	Malus x 'Rudolph'	Rudolph Crab Apple	B & B	2" Cal
	Malus x 'Red Barron'	Red Barron Crab Apple	2" Cal. B & B	
	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	2" Cal

PLANT - NO. 5 CONTAINER REQ'D

SHRUBS	BOTANICAL	COMMON	CONT
	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
	Spiraea x bumalda 'Limemound' TM	Limeound Spirea	5 gal
	Cytisus scoparius 'Moonlight'	Moonlight Broom	5 gal
	Weigela florida 'Tango'	Tango Weigela	5 gal

PLANT - NO. 1 CONTAINER REQ'D

GRASSES	BOTANICAL	COMMON	CONT
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal

GROUND COVERS	BOTANICAL	COMMON	CONT
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal @ 18" oc

TURF SOD REQ'D
Lawn: Kentucky Bluegrass Sod
CONTRACTOR FURNISHED TOPSOIL REQ'D
Install 4" depth of topsoil for all Turf Sod. Install 32" depth of topsoil in all medians, see sheets LS-22 & LS-23.

ROCK MULCH REQ'D
Install 3" depth of 3/4" - 1-1/4" Southtown rock cobble mulch in all median planter beds.

NOTES:

- DIMENSIONS GIVEN FOR THE PLANTINGS (TREES AND SHRUBS) ARE MEANT AS A GUIDE. PLACE THE PLANTINGS EVENLY IN THE MEDIAN/PARK STRIP AREA.
- FOR IRRIGATION PLAN SEE IR SHEETS.
- FOR LANDSCAPE DETAILS SEE SHEET LS-22 AND LS-23.

UTAH DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN

REDWOOD ROAD MOBILITY & BEAUTIFICATION ENHANCEMENT - PHASE 2

LANDSCAPE PLAN

PROJECT NUMBER	PIN	APPROVED	PROFESSIONAL ENGINEER
PROJECT NUMBER	MM/DD/YY	DATE	DATE
PROJECT NUMBER	CC	CHECKED BY	DATE
PROJECT NUMBER	NO.	DATE	APPROVED BY
PROJECT NUMBER	REMARKS		

SHEET NO. **LS-21**