

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: January 18, 2012

AGENDA ITEM: Economic Development Department Quarterly Report

PUBLIC HEARING REQUIRED – YES ___ NO X

RESOLUTION/ORDINANCE REQUIRED:

ORDINANCE ___ RESOLUTION ___ NONE X

PRESENTER: Donald Adams, Economic Development Director

ISSUE SUMMARY:

Overview of current projects and activities by Economic Development staff and ED Team members.

COMMISSION / ADVISORY BOARD RECOMMENDATION:

CITY ATTORNEY (Approved as to form): N/A

ACTION REQUIRED: For information only

CONTACT INFORMATION: Don Adams / 801.558.8795 / dadams@taylorsvilleut.gov

ATTACHMENTS:

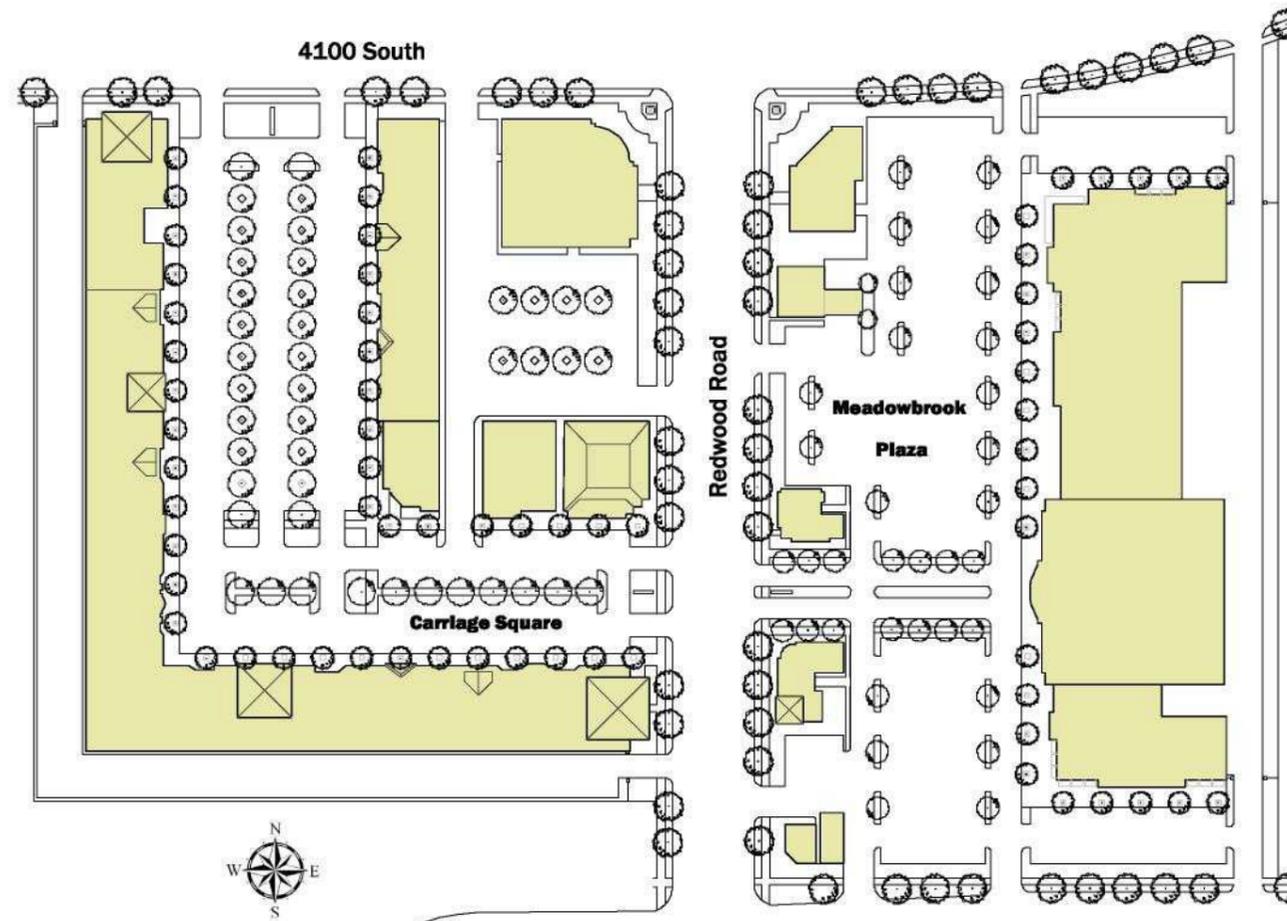
1. ED Projects List_January 2012
2. 4100 South Redwood
3. 4800 South
4. 6100 Redwood
5. West Point
6. Westwood Village

**Economic Development
Retail Project Tracking List
January 1, 2012**

Project Name	Status	Preferred GLA	Retail Classification	Proposed Location
Achilles	cold	30,000 - 50,000	Furniture	Plaza 5400, Family Center, West Point
Adonis	cold	5,000	Casual sit down restaurant	Family Center, Crosstowne Square, West Point
Aegeus	warm	70,000-80,000	apparel - children's, apparel - men's, apparel - women's, off-price/outlet stores	Plaza 5400, Family Center, West Point
Aegyptus	warm	4,000	Casual quick serve restaurant	Family Center, Crosstowne Square
Agamemnon	cold	1 acre pad site	Drive thru fast food	Family Center, Westwood, West Point
Alecto	prospect not interested	1 acre pad site	Drive thru fast food	Meadowbrook, Westwood, West Point, Family Center
Althaea	warm	.75+ acre pad site	Drive thru fast food	Meadowbrook, West Point, Sorenson
Amazons	hot	2,000	Casual quick serve restaurant	Family Center
Ancile	prospect not interested	1,200	Casual quick serve restaurant	Family Center, Crosstowne Square, Millstone Plaza
Andromeda	prospect not interested	2,000	Casual quick serve restaurant	Family Center, Crosstowne Square, Millstone Plaza
Antigone	warm	55,000-65,000	Entertainment	Family Center, Plaza 5400,
Aphrodite	cold	2,000-3,000	Casual quick serve restaurant	Family Center, Plaza 5400, Millstone Plaza
Apollo	prospect not interested	2,000	candy/ice cream/yogurt	Family Center, Crosstowne Square, Millstone Plaza
Arachne	cold	7,500	Casual sit down restaurant	Family Center
Ares	warm	2,000-3,000	Casual quick serve restaurant	Plaza 5400, Crosstowne Square, Family Center
Argus	warm	65,000-70,000	Grocery	Family Center
Arion	cold	55,000	art supplies/crafts/hobbies	Plaza 5400
Artemis	prospect not interested	120,000-150,000	hardware/home improvement	Family Center
Athena	cold	75,000-90,000	restaurants/bars	Family Center
Atlas	prospect not interested	1 acre pad site	Drive thru fast food	Family Center, Taylorsville Town Center
Atreus	prospect not interested	1 acre pad site	Drive thru fast food	Meadowbrook, Westwood, West Point, Family Center
Atropos	prospect not interested	1 acre pad site	Drive thru fast food	Meadowbrook, Westwood, West Point, Family Center
Aurora	warm	1,200-1,500	Fast casual restaurant	Family Center, Plaza 5400, Crosstowne Square
Auster	cold	1 acre pad site	Drive thru fast food	Family Center
Avernus	cold	4,000-5,000	Sit down restaurant	Family Center
Bacchus	prospect not interested	7,500-9,000	Sit down restaurant	Family Center, UDOT
Boreas	prospect not interested	2,000	bakeries/bagels/pretzels, coffee bars/juice bars, fast casual restaurants	Family Center, Plaza 5400, Crosstowne Square, Millstone Plaza
Cadmus		2,000-2,500	Sit down restaurant	Family Center, Plaza 5400, Crosstowne Square, Millstone Plaza
Calliope	prospect not interested	7,000-7,500	Sit down restaurant	Family Center
Calypso	prospect not interested	2,750-3,500	fast casual restaurant	Family Center, Plaza 5400, Crosstowne Square
Cassandra		6,000-8,500	restaurants/bars	Family Center, West Point
Castor		2,500	restaurants/bars	Family Center
Ceres		3,000-4,000	fast casual restaurants	Crosstowne Square, Plaza 5400, Family Center
Chaos		29,000-65,000	apparel - children's, apparel - men's, apparel - women's, bed and bath linens, home decor/lamps/drapes	Family Center, Plaza 5400, West Point
Clio	cold	90,000-100,000	Supermarket	West Point
Clotho	hot	1,000-1,500	candy/ice cream/yogurt	Family Center, Crosstowne Square, Millstone Plaza
Creon		45,000-115,000	movie theaters	Family Center, Plaza 5400
Cupid		26,000-30,000	Supermarket	Plaza 5400, Westwood, West Point
Cyclops		8,000-20,000	hardware/home improvement	Meadowbrook, West Point
Daedalus		50,000-90,000	movie theaters	Plaza 5400, Family Center
Daphne		60,000-100,000	movie theaters	Plaza 5400, Family Center

4100 South and Redwood Road Vicinity

Survey of Current Conditions



Possible Redevelopment Scheme

Carriage Square (built 1977)

Redevelopment strategies for Carriage Square include:

- Focus on retaining small business orientation
- Façade upgrades utilizing contextual designs and higher quality building materials [1,2]
- Flat work improvements including new parking lot with landscaped islands [3,4] and wider sidewalks with streetscape features such as trees and street furnishings
- More effective business signage for the Redwood Road and 4100 South frontages
- Improve garbage collection areas

Meadowbrook Plaza (built 1974)

Redevelopment strategies at Meadowbrook Plaza include:

- Significant remodel or complete redevelopment of inline tenant spaces utilizing enhanced levels of design and materials [8,9]
- Repositioning pads
- Improving parking lot to increase functionality and aesthetics [3,4]

Corner/Gateway

The intersection of 4100 South and Redwood Road represents the primary north side gateway into Taylorsville. Currently the intersection is framed by two gas stations and very poor streetscape quality. Redeveloping one or both corners of the intersection [6,7] and constructing a new gateway feature will greatly enhance this important location.

Streetscape

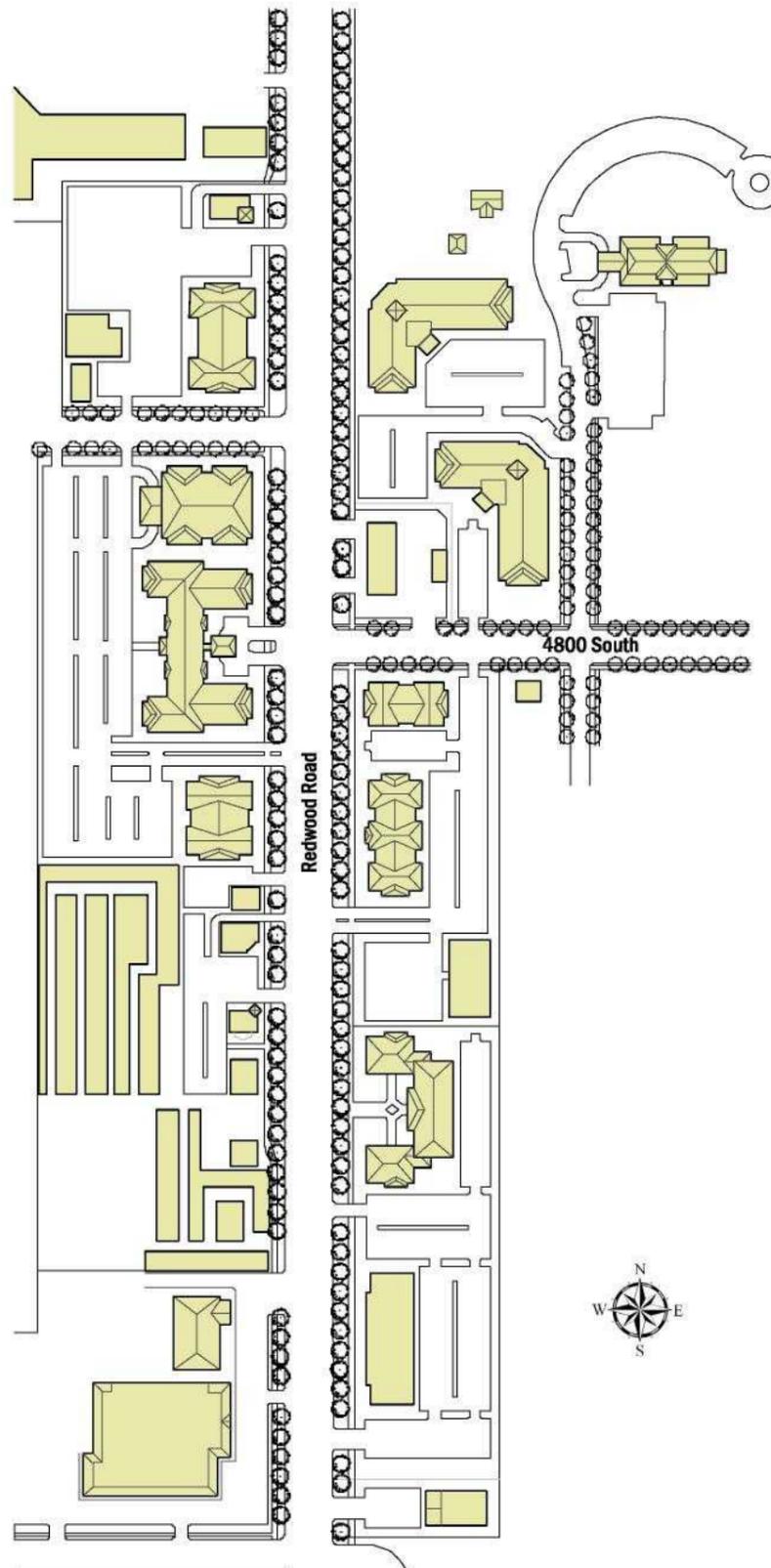
The current Redwood Road streetscape in this vicinity is in very poor condition and is planned to be reconstructed. The new streetscape will be consistent with recent improvements on Redwood Road between 5400 South and I-215 and include such features as street trees and other landscape improvements, street furnishings (garbage cans, benches, etc.), bus bench shelters, and underground utilities [5].

What Could New Development Look Like?



4800 South Redwood Road Vicinity

Survey of Current Conditions



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Economic Development Task Force

What Could New Development Look Like?



Possible Development Scenario at the Intersection of 4800 South and Redwood Road

This site (outlined in red below) is located on the west side of Redwood Road at the terminus of 4800 South and the proposed 4800 South Historic District. As such, the site represents an important opportunity for the City to greatly enhance this economic development district by making a strong "visual" statement. A prominent, well designed, multi-story structure symmetrical to the 4800 South axis could greatly enhance the visual quality of this district and set a strong precedence for future land use and urban design.



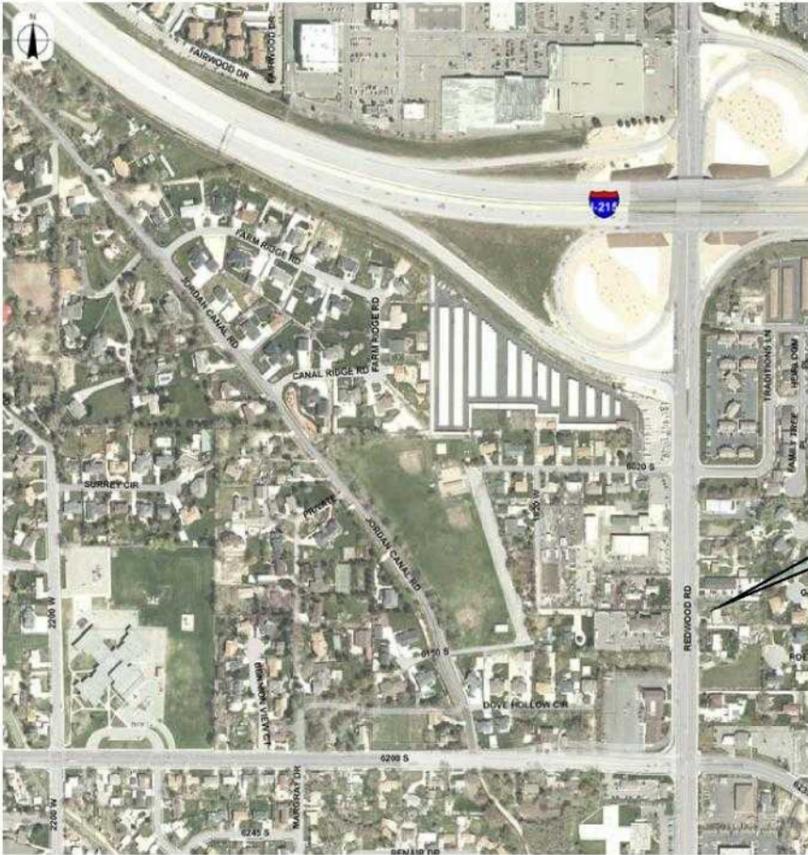
This scenario, based on an existing building in Salt Lake City (Emeritus 100 South 600 East), illustrates how a well designed and properly placed structure could "set the tone" for future development in the vicinity of 4800 South and Redwood Road. 1: Aerial Photo with the Emeritus superimposed on the Taylorsville site 2: Birds eye view looking up 4800 South 3: 3-D model of the Emeritus 4,5,6: Images illustrating the design and massing of the structure.

6200 South Redwood Road

What Could New Development Look Like?



Location of new commercial access road



Survey of Current Conditions



Possible Development Scheme

Proper access and Access management is a key to future development along this section of the Redwood Road corridor.

Shared access drives connecting all developments, reduces congestion on Redwood Road and links businesses together. All of these conveniences attract office users and customers.

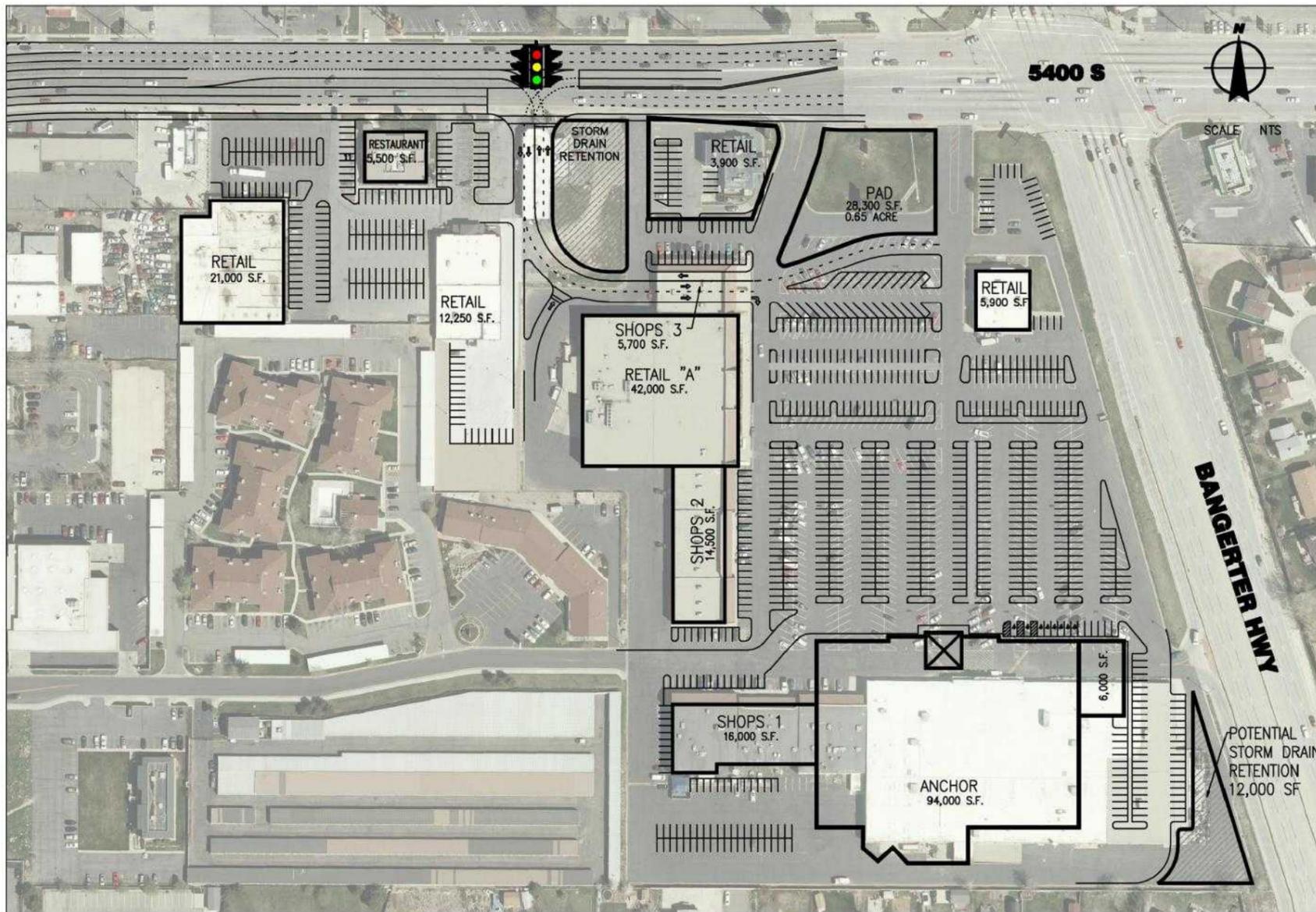
Future developments could include Class A and B office, hotel, restaurants and support services.

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West Point Shopping Center

5400 South & Bangerter Highway Vicinity

What Could New Development Look Like?



Survey of Current Conditions



Possible Development Scheme

Facade, on-site improvements, landscape upgrades, additional signage, and off site improvements are all contemplated in the renovation of the West Point Shopping Center.

The West Point Shopping Center requires two anchor tenants - most likely in the form of grocery or general merchandise (80k-90 k SF and 45k SF respectively) and approximately 40k SF of retail shop space. An additional pad space is also an option as noted on the site plan.

The City will be installing a signalized intersection in early 2012 to access the center. The signal is upgrading access to the center after the Bangerter ramp closure.

Anchor tenant and incentive package discussions are active. Pad users actively discuss options with the city and the Center's owner.

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Westwood Village & Taylors Landing

4700 South and I-215 Vicinity



What Could New Development Look Like?



Survey of Current Conditions



Possible Development Scheme

This is a regional location with freeway access and visibility. The smaller centers do not capitalize on these features.

Combine both centers into one.

Re-align traffic signal to create better access and ease congestion.

Redevelop Pad sites at new intersection

Look for larger anchor tenant, perhaps a general merchandise store such as a Target or Smith's Marketplace

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