Center Point
Community Development Project Area

Project Area Plan

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Redevelopment Agency of Taylorsville City
2600 West Taylorsville Blvd.
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Bonneville Research

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Introduction

The proposed Center Point Community Development Project Area (Center Point CDA or Project Area) created pursuant to Utah Code Ann. §17C-4-101 et seq. (the "Act") is located along Redwood Road between approximately 5300 South and I-215 (see Exhibit A-1 – Center Point CDA Area Map). The Center Point CDA consists of approximately 179.525 acres and is the commercial hub of the City of Taylorsville ("City"). The Project Area is located near the Redwood Road off ramp of I-215, at a point on Redwood Road with substantial traffic counts, and is a gateway to the central west portion of the Salt Lake Valley.

Private property within the Center Point CDA is primarily composed of commercial properties including neighborhood shopping centers, restaurants, general retail, service, vacant commercial, and small scale office buildings. (see Exhibit B-1 – Land Use Map).

Figure 1 – Plaza 5400

Figure 2 – Plaza 5400

Figure 3 – Walmart Shopping Center

Figure 4 – Family Center North

The majority of structures within the Center Point CDA were constructed between the early 1980s and mid-1990s. Very little new construction has taken place since the 1990s with the notable exception of the Walmart.

Section 1 Legal Description of Center Point CDA

The boundaries of the Project Area are as follows:

A part of Section 15 and South Half of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point located South 0°11'57" West 69.12 feet from the Center of Section 15, Township 2 South, Range 1 West; thence South 89°56'13" West 53.02 feet to the northerly right of way of I-215; thence 5 courses along said northerly right of way as follows: (1) South 84°06'22" West 873.30 feet to a 1045.92 foot radius curve; (2) along said curve 294.56 feet to the right delta equals 16°08'09" long cord bears North 87°48'51" West 293.58 feet; (3) North 78°56'06" West 30.56 feet; (4) North 76°43'15" West 375.70 feet; and (5) North 67°15'40" West 138.90 feet to the southwest corner of Parcel 2115151031; thence along the westerly boundary of said Parcel two courses as follows: (1) North 89°56'25" East 40.82 feet and (2) North 0°03'09" West 148.20 feet to the southwest corner of Parcel 211515103; thence along the westerly and northerly sides of said Parcel two courses as follows: (1) North 0°02'55" West 281.79 feet and (2) North 89°56'30" East 191.63 feet to the Northwest corner of Parcel 211517602; thence North 89°56'23" East 285.63 feet to the Northeast corner of Parcel 2115176013, said point also being on the

westerly property line of Parcel 2115176014; thence along the westerly property lines of Parcels 2115176014, 211517602, and 211517601 North 0°02’52” West 337.50 feet; thence South 89°57’05” West 9.77 feet to the west right of way of 1900 West Street; thence North 0°02’59” West 477.12 feet along said west right of way; thence South 89°56’22” West 82.94 feet to the southwest corner of Parcel 2115127004; thence North 0°04’28” West 1351.11 feet along the westerly property line of parcels 2115127004, 2115127003, 2115127002, and 2115127001 to the northwest corner of Parcel 2115127001 and the south right of way of 5400 South Street; thence along the northerly side of parcel 2115127001 North 89°48’56” East 127.05 feet; thence South 45°13’56” East 18.43 feet; thence North 0°00’39” West 119.03 feet to the north right of way of 5400 South Street; thence along said right of way South 89°44’40” West 77.17 feet to the southwest corner of Parcel 2110379013; thence along the west and north sides of said parcel North 0°13’19” West 611.96 feet and North 89°57’05” East 1211.30 feet to the west right of way of Redwood Road; thence North 89°57’05” East 53.18 feet to the westerly side of Parcel 2110451004; thence North 89° 57’05” East 52.86 feet to the easterly assumed right of way of Redwood Road; thence along said assumed right of way line South 0°03’00” East 256.84 feet to a point on the westerly line of Parcel 2110451004; thence four courses along said westerly property line as follows: (1) South 0°03’00” East 275.00 feet to a 25 foot radius curve to the left, (2) Along said curve 2.94 feet, delta equals 6°44’17” Long Cord bears South 3°25’08” East 2.94 feet, (3) North 89°43’32” East 18.62 feet, and (4) South 31°05’15” East 25.85 feet to the northerly right of way of 5400 South Street; thence four courses along said northerly right of way as follows: (1) North 89°53’30” East 264.90 feet to a 11544.20 foot radius curve to the right, (2) Along said curve 631.32 feet Delta equals 3°08’00” and Long Chord bears South 88°32’30” East 631.24 feet, (3) South 86°58’30” East 181.10 feet, and (4) South 87°13’58” East 205.54 feet; thence South 2°30’33” West 198.56 feet to the Northwest corner of Crosspointe Condominiums Part 1- Phase 2 said point also being on the easterly right of way of 1500 West Street;

thence South 183.19 feet along the easterly right of way of 1500 West Street to a point 64.23 feet perpendicularly distant from the northeasterly corner of parcel 21152010250000; thence West 64.23 feet to the northeasterly corner of said parcel, said point also being on the west right of way of 1500 West Street; thence along the northerly line of said parcel West 224.85 feet; thence five courses along the westerly line of said parcel as follows: (1) South 0°00’02” West 353.47 feet; (2) South 45°00’00” West 98.99 feet; (3) West 106.41 feet; (4) South 44°11’34” West 50.21 feet; and (5) South 564.34 feet to a point on the northerly line of parcel 21152510100000; thence along the northerly line of said parcel North 89°53’12” West 814.17 feet to the northwesterly corner of said parcel, said point also being on the east right of way line of Redwood Road; thence two courses southerly along the westerly line of said parcel as follows: (1) South 0°03’47” West 473.28 feet more or less and (2) South 44°42’47” East 22.58 feet more or less to the southwesterly corner of said parcel, said point also being on the north right of way line of Thornhill Drive (5680 South Street); thence two courses southeasterly along the south line of said parcel and the north line of Thornhill Drive as follows: (1) South 89°37’17” East 52.11 feet to a point on a 609.48 foot radius curve to the right and (2) southeasterly along said curve 192.05 feet Delta equals 18°03’14” long chord bears South 80°20’16” East 191.25 feet to the northwesterly corner of parcel 21152520400000; thence along the northerly line of said parcel South 89°51’45” East 1018.90 feet to the northeasterly corner of said parcel said point also being on the west right of way of 1500 West Street; thence along the easterly line of said parcel and westerly right of way of 1500 West Street South 0°08’36” West 40.21 feet; to the Southeast corner of Parcel 211525204; thence two courses along said parcel as follows: (1) North 89°51’45” West 477.16 feet and (2) South 0°08’30” West 349.04 feet to the northeast corner of Parcel 2115251016; thence South 0°08’36” West 425.00 feet to the northerly right of way of I-215; thence seven courses along said right of way as follows: (1) North 54°09’30” West 54.92 feet, (2) North 47°34’26” West 50.00 feet, (3) North 57°56’00” West 139.03 feet to an 805.44 foot radius curve to the left, (4) Along said curve 301.70 feet Delta equals 21°27’43” and Long Chord bears North 58°18’19” West 299.94 feet to the Southeast corner of Parcel 2115251021, (5)

North 71°36’25” West 74.03 feet, (6) North 18°56’34” West 2.28 feet to the southeast corner of Parcel 2115251019; and (7) North 77°57’30” West 276.42 feet to the southwest corner of Parcel 2115251019 and the east right of way line of Redwood Road; thence along the said right of way line South 0°03’47” East 430.20 feet more or less; and thence South 89°56’13” West 53.32 feet to the point of beginning.

Contains 6,719,727 square feet or 154.26 Acres.

A map of the Center 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

Land Uses in the Project Area

Land uses in the Center Point CDA will be those uses allowed by the officially adopted zoning ordinances of the City and the controls and guidelines of this Community Development Project Area Plan.

It is expected that the current uses in the Center Point CDA will be affected by community development as follows: The property within the Project Area is currently zoned Community Commercial (CC), Regional Commercial (RC), Limited Commercial (LC), and Professional Office (PO). Approximately 88% of the property is zoned Regional Commercial. It is expected that much of the commercial building area will be expanded, rebuilt, or renovated. Private and public investment will play a vital role in regard to when rehabilitation will occur. The most common commercial uses in the area are big box retail, variety retail, services, and restaurants. Most of the Center Point CDA area will most likely remain commercial in the future.

Layout of Principal Streets in the Project Area

The layout of the principal streets in the Center 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 may 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.

Population Densities in the Project Area

The Center Point CDA does not contain residential development. Appendix C contains demographic information for the Project Area and areas surrounding the Project Area. The data is identified by a ¼ mile radius, a ½ mile radius, and one mile radius, centered at 5600 South Redwood Road (the approximate midpoint of the Project Area). Within the ½ mile radius, there are 4,636 persons residing in 1,779 households. The neighborhood appears to be aging, as 3,229 persons or 70% of the populations are over the age of 19. For the Salt Lake Valley, having less than 30% of the population under the age of 18 is atypical. Approximately 54% of the households are comprised of either one or two persons.

Approximately 46% of the population within a ½ mile radius lives in owner occupied housing units, while 10% of all housing units are vacant.

The planned changes in the Project Area will not have an effect on the residential population of the Project Area. Community development is expected to increase the day-time population of the commercial areas as commercial properties are improved/developed.

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 Department (see Appendix B). Based on the stated objectives of this Plan ("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 development, and 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 be impacted or altered by increase the footprint of existing structures, construction of additional buildings, or increase in building height.

2. Under the provisions of the Taylorsville Land Development Code, properties located in the RC (Regional Commercial) designation may have a maximum height of 75'; The majority of existing buildings in the Project Area are single story structures with a typical height ranging between 20' to 30' in height. As mentioned above, existing building heights may change as a result of community development efforts.

Section 3: Standards to Guide the Center Point CDA

Development Objectives:

The following development objectives will guide community development in the Center Point CDA:

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 maintained or increased thereby;
3. Encourage development and redevelopment through the assembly of land into appropriately sized and shaped parcels for expanded economic activity;
4. Recruit new anchor tenants;
5. Develop a "restaurant park" concept;
6. Align economic development activities with transportation improvements;
7. Identify required infrastructure improvements and cost estimates;
8. Provide an attractivelocation at the City's main commercial district;.
9. Provide attractive and functional utilities and other infrastructure to attract and encourage expanded business activity;
10. Provide attractive and functional buildings, streetscapes, parking areas and landscaping to attract and encourage expanded business activity;
11. Coordinate and improve the transportation system improvements within the Project Area, including road improvements, access management, pedestrian/bicycle amenities, and potential mass transit services.

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 (Title 13 of Taylorsville City Code);
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 Department. 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 Center 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.

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 F.

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 minimized 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 and redevelopment within the Center 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 Center Point CDA Plan Objectives

Possible activities contemplated in carrying out the Plan in the Center Point CDA include the acquisition, clearance, construction, or rehabilitation of properties in the Project Area are as follows:

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

A. General Plan

The Center Point CDA is consistent with the General Plan of the City which encourages economic sustainability, and the efficient use of land and public infrastructure. The City General Plan envisions that the Project Area will continue to be generally commercial in nature. 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.

B. Zoning Ordinances

The property within the Center Point Project Area is currently zoned CC (Community Commercial); RC (Regional Commercial), LC (Limited Commercial), and PO (Professional Office). The proposed development is permitted under the current zoning designations adopted by the 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.

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 Center 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 Family Center and Plaza 5400, revitalization

(façade/site improvements) of areas of the Family Center, 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 Center 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 Center Point CDA.

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 Center Point CDA. The following persons or business entities have expressed interest to participate or become a developer of part of the Center Point CDA and are therefore deemed to be potential owner-developers currently involved in the proposed development pursuant to provisions of Utah Code Ann. § 17C-4-103: DDR Corp (Family Center shopping center), The Boyer Company, and Rural Enterprises (Plaza 5400 shopping center), among others. In general developers may include:

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

2. Other Parties: Regarding all or any portion of the Center 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 Center 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 Center Point CDA

The Center 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 central "gateway," revitalize aging commercial developments, improve transportation and mobility along Redwood Road and 5400 South, and reduce blighting influences in the community. The Center Point CDA contains a portion of the City that is desirable for development because of (1) existing access and infrastructure and substantial traffic established declining shopping patterns: (2) a general recognition by the property owners that the Center Point CDA needs assistance if the area is to remain economically viable; (3) 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; (4) determination by the City that this area is important to the overall health, vitality, ambiance and stability of the City; (5) goals 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 (6) the opportunity to commence a public / private partnership to improve this area of the City.

Specific boundaries of the Center 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 Center Point CDA

A. Physical Conditions

The Center Point CDA consists of 179.525 acres including public streets (see Exhibits B-1 and B-2). There are three commercial shopping centers located in the area: The Family Center, Plaza 5400, and the Crosstowne Center shopping center. The Family Center is approximately 834,000 square feet, Plaza 5400 approximately 176,000 square feet, and Crosstowne Center approximately 250,000 square feet. Besides the above shopping centers, there is a professional office development in the Center Point CDA.

Redwood Road is an important arterial street that extends approximately 3,400 lineal feet through the Project Area. Redwood Road has six travel lanes, a landscaped median, has access to almost all of the property in the Center Point CDA, and runs north and south. 5400 South is an important arterial street extending west and east along the north side of the Center Point CDA. 5400 South extends approximately 2,650 lineal feet through the Project Area.

Several of the building façades in the Project 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 have exceeded their useful life. The commercial area is deficient with landscaping. Some on site infrastructure is also dilapidated.

Since the City was incorporated in 1996 only the Walmart / Crosstowne Center, 27.17-acre with approximately 241,200 sf of building located at approximately 5469 Redwood Road, has been developed in the Project Area. The South portion of the Family Center has seen some redevelopment upgrades and façade improvements approximately a decade ago, but the North portion has remained stagnant or declined. The Harmons Center did façade improvements in 2004.

Social Conditions

There are no housing units within the Project Area. Single-family homes border all sides of the Center Point CDA, except for the high school that borders on the northeast. The Center 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.

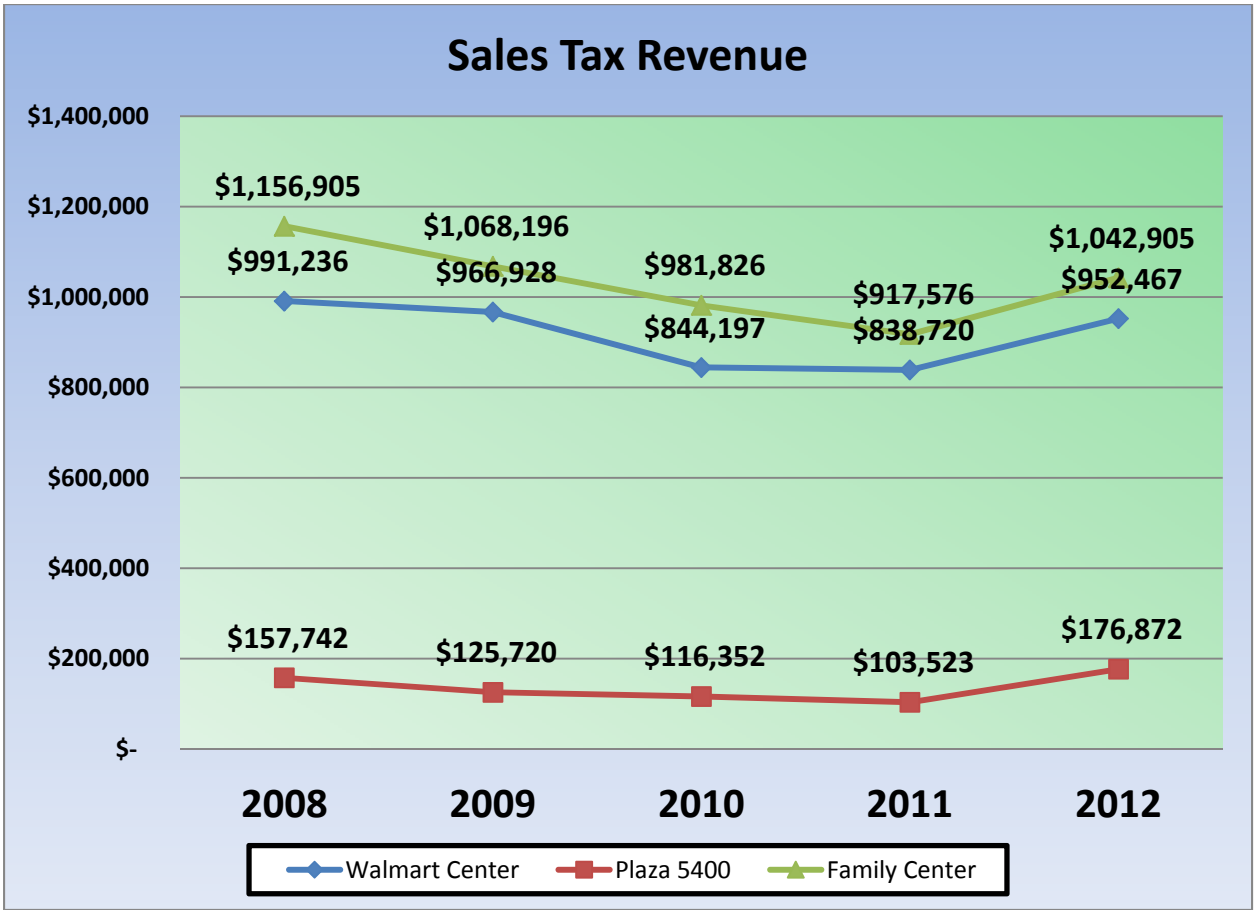
Economic Conditions

The Center Point CDA area has experienced a dramatic loss in annualized sales tax generation over the past three completed years. From 2009 to 2011, the Family Center saw a loss of total annualized sales of 21%, while Plaza 5400 saw a loss of 34% over the same time period, likely resulting in the closing of the anchor, Furniture Warehouse in 2012. The Walmart anchored center had a decrease in annual sales of 15% over the same three year period. The losses in sales do not appear to not be restricted to one type or industry, but rather a general decline over all including restaurants, general retail, soft goods, fitness, electronics, etc. Three times as many businesses in the Family Center showed a decrease in sales over the time period than showed an increase. At Plaza 5400, the only businesses that showed an increase in sales were the movie theater and the Café Rio. All others had a decrease in total sales.

2012 saw an increase in year over year sales in all three shopping centers. Plaza 5400 was the only center of out the three which saw 2012 sales volumes in excess of the base 2009 year (in short, the City has yet to fully recover from the recession). The 2012 increase at Plaza 5400 was due almost entirely by the going out of business sale of Furniture Warehouse. The Family Center had a 10% loss and the Walmart-anchored center had a 4% loss over the four-year period from 2009 to 2012.

Several of the large to mid-sized boxes, especially in the North portion of the Family Center and Plaza 5400, are vacant and have been vacant for some time. The number of retailers that lease spaces between 20,000 square feet to 40,000 square feet has been dwindling over the course of the recession, meaning the leasing options are limited on these buildings, and their useful life has likely expired.

Sales Tax Revenues received by the City from 2009-2012



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 Center Point CDA.

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

Subject to the establishment of the Center 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 property tax increment collections and may under certain conditions use sales tax and capital improvement funds it receives to help pay for costs associated with the

development of the Center 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 Center Point CDA. The Economic Benefit Analysis, Appendix D hereto, is incorporated as a part of this Center 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.

CONCLUSION OF BENEFIT ANALYSIS:

The Center Point CDA meets the requirements set forth in Utah Code title 17C, Chapter 4, Section 103 regarding the proposed Community Development Project Area.

The proposed Center Point CDA facilities in the City are being built (and are contingent on) tax increment being provided by the Redevelopment Agency the City.

The proposed Center Point CDA facilities in the City will provide beneficial influences upon the tax base of the community.

The proposed Center Point CDA facilities in the City will stimulate business and associated economic activity.

The proposed Center Point CDA facilities in the City conform to Taylorville City General Plan.

The proposed Center Point CDA facilities in the City will promote the public health, safety and welfare in the City.

There are substantial economic benefits associated with the Tax Increment Investment by the Agency in the Center Point CDA.

Bonneville Research makes no judgment relative to the impact of the Community Development support on the internal profitability and competitiveness of the project relative to other similar developments.

APPENDIX A

Exhibit A-1

Center Point CDA
Project Area Map

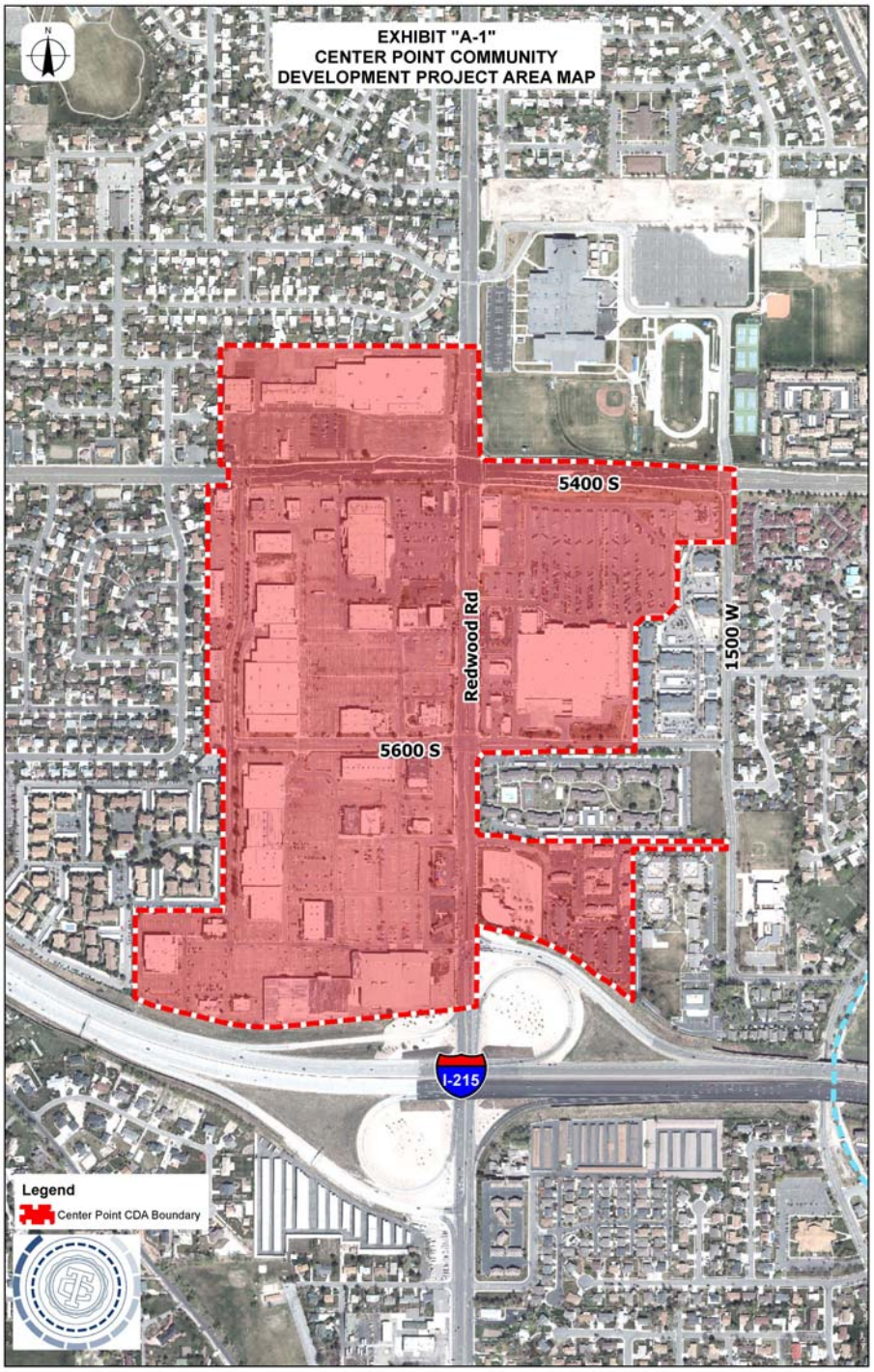


Exhibit A-2

Center Point CDA
Project Area Legal Description

The boundaries of the Project Area are as follows:

A part of Section 15 and South Half of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point located South 0°11’57” West 69.12 feet from the Center of Section 15, Township 2 South, Range 1 West; thence South 89°56’13” West 53.02 feet to the northerly right of way of I-215; thence 5 courses along said northerly right of way as follows: (1) South 84°06’22” West 873.30 feet to a 1045.92 foot radius curve; (2) along said curve 294.56 feet to the right delta equals 16°08’09” long cord bears North 87°48’51” West 293.58 feet; (3) North 78°56’06” West 30.56 feet; (4) North 76°43’15” West 375.70 feet; and (5) North 67°15’40” West 138.90 feet to the southwest corner of Parcel 2115151031; thence along the westerly boundary of said Parcel two courses as follows: (1) North 89°56’25” East 40.82 feet and (2) North 0°03’09” West 148.20 feet to the southwest corner of Parcel 211515103; thence along the westerly and northerly sides of said Parcel two courses as follows: (1) North 0°02’55” West 281.79 feet and (2) North 89°56’30” East 191.63 feet to the Northwest corner of Parcel 211517602; thence North 89°56’23” East 285.63 feet to the Northeast corner of Parcel 2115176013, said point also being on the westerly property line of Parcel 2115176014; thence along the westerly property lines of Parcels 2115176014, 211517602, and 211517601 North 0°02’52” West 337.50 feet; thence South 89°57’05” West 9.77 feet to the west right of way of 1900 West Street; thence North 0°02’59” West 477.12 feet along said west right of way; thence South 89°56’22” West 82.94 feet to the southwest corner of Parcel 2115127004; thence North 0°04’28” West 1351.11 feet along the westerly property line of parcels 2115127004, 2115127003, 2115127002, and 2115127001 to the northwest corner of Parcel 2115127001 and the south right of way of 5400 South Street; thence along the northerly side of parcel 2115127001 North 89°48’56” East 127.05 feet; thence South 45°13’56” East 18.43 feet; thence North 0°00’39” West 119.03 feet to the north right of way of 5400 South Street; thence along said right of way South 89°44’40” West 77.17 feet to the southwest corner of Parcel 2110379013; thence along the west and north sides of said parcel North 0°13’19” West 611.96 feet and North 89°57’05” East 1211.30 feet to the west right of way of Redwood Road; thence North 89°57’05” East 53.18 feet to the westerly side of Parcel 2110451004; thence North 89° 57’05” East 52.86 feet to the easterly assumed right of way of Redwood Road; thence along said assumed right of way line South 0°03’00” East 256.84 feet to a point on the westerly line of Parcel 2110451004; thence four courses along said westerly property line as follows: (1) South 0°03’00” East 275.00 feet to a 25 foot radius curve to the left, (2) Along said curve 2.94 feet, delta equals 6°44’17” Long Cord bears South 3°25’08” East 2.94 feet, (3) North 89°43’32” East 18.62 feet, and (4) South 31°05’15” East 25.85 feet to the northerly right of way of 5400 South Street; thence four courses along said northerly right of way as follows: (1) North 89°53’30” East 264.90 feet to a 11544.20 foot radius curve to the right, (2) Along said curve 631.32 feet Delta equals 3°08’00” and Long Chord bears South 88°32’30” East 631.24 feet, (3) South 86°58’30” East 181.10 feet, and (4) South 87°13’58” East 205.54 feet; thence South 2°30’33” West 198.56 feet to the

Northwest corner of Crosspointe Condominiums Part 1- Phase 2 said point also being on the easterly right of way of 1500 West Street;

thence South 183.19 feet along the easterly right of way of 1500 West Street to a point 64.23 feet perpendicularly distant from the northeasterly corner of parcel 21152010250000; thence West 64.23 feet to the northeasterly corner of said parcel, said point also being on the west right of way of 1500 West Street; thence along the northerly line of said parcel West 224.85 feet; thence five courses along the westerly line of said parcel as follows: (1) South 0°00’02” West 353.47 feet; (2) South 45°00’00” West 98.99 feet; (3) West 106.41 feet; (4) South 44°11’34” West 50.21 feet; and (5) South 564.34 feet to a point on the northerly line of parcel 21152510100000; thence along the northerly line of said parcel North 89°53’12” West 814.17 feet to the northwesterly corner of said parcel, said point also being on the east right of way line of Redwood Road; thence two courses southerly along the westerly line of said parcel as follows: (1) South 0°03’47” West 473.28 feet more or less and (2) South 44°42’47” East 22.58 feet more or less to the southwesterly corner of said parcel, said point also being on the north right of way line of Thornhill Drive (5680 South Street); thence two courses southeasterly along the south line of said parcel and the north line of Thornhill Drive as follows: (1) South 89°37’17” East 52.11 feet to a point on a 609.48 foot radius curve to the right and (2) southeasterly along said curve 192.05 feet Delta equals 18°03’14” long chord bears South 80°20’16” East 191.25 feet to the northwesterly corner of parcel 21152520400000; thence along the northerly line of said parcel South 89°51’45” East 1018.90 feet to the northeasterly corner of said parcel said point also being on the west right of way of 1500 West Street; thence along the easterly line of said parcel and westerly right of way of 1500 West Street South 0°08’36” West 40.21 feet; to the Southeast corner of Parcel 211525204; thence two courses along said parcel as follows: (1) North 89°51’45” West 477.16 feet and (2) South 0°08’30” West 349.04 feet to the northeast corner of Parcel 2115251016; thence South 0°08’36” West 425.00 feet to the northerly right of way of I-215; thence seven courses along said right of way as follows: (1) North 54°09’30” West 54.92 feet, (2) North 47°34’26” West 50.00 feet, (3) North 57°56’00” West 139.03 feet to an 805.44 foot radius curve to the left, (4) Along said curve 301.70 feet Delta equals 21°27’43” and Long Chord bears North 58°18’19” West 299.94 feet to the Southeast corner of Parcel 2115251021, (5) North 71°36’25” West 74.03 feet, (6) North 18°56’34” West 2.28 feet to the southeast corner of Parcel 2115251019; and (7) North 77°57’30” West 276.42 feet to the southwest corner of Parcel 2115251019 and the east right of way line of Redwood Road; thence along the said right of way line South 0°03’47” East 430.20 feet more or less; and thence South 89°56’13” West 53.32 feet to the point of beginning.

Contains 6,719,727 square feet or 154.26 Acres.

APPENDIX B

Exhibit B-1

Center Point CDA
Project Area Land Use Map

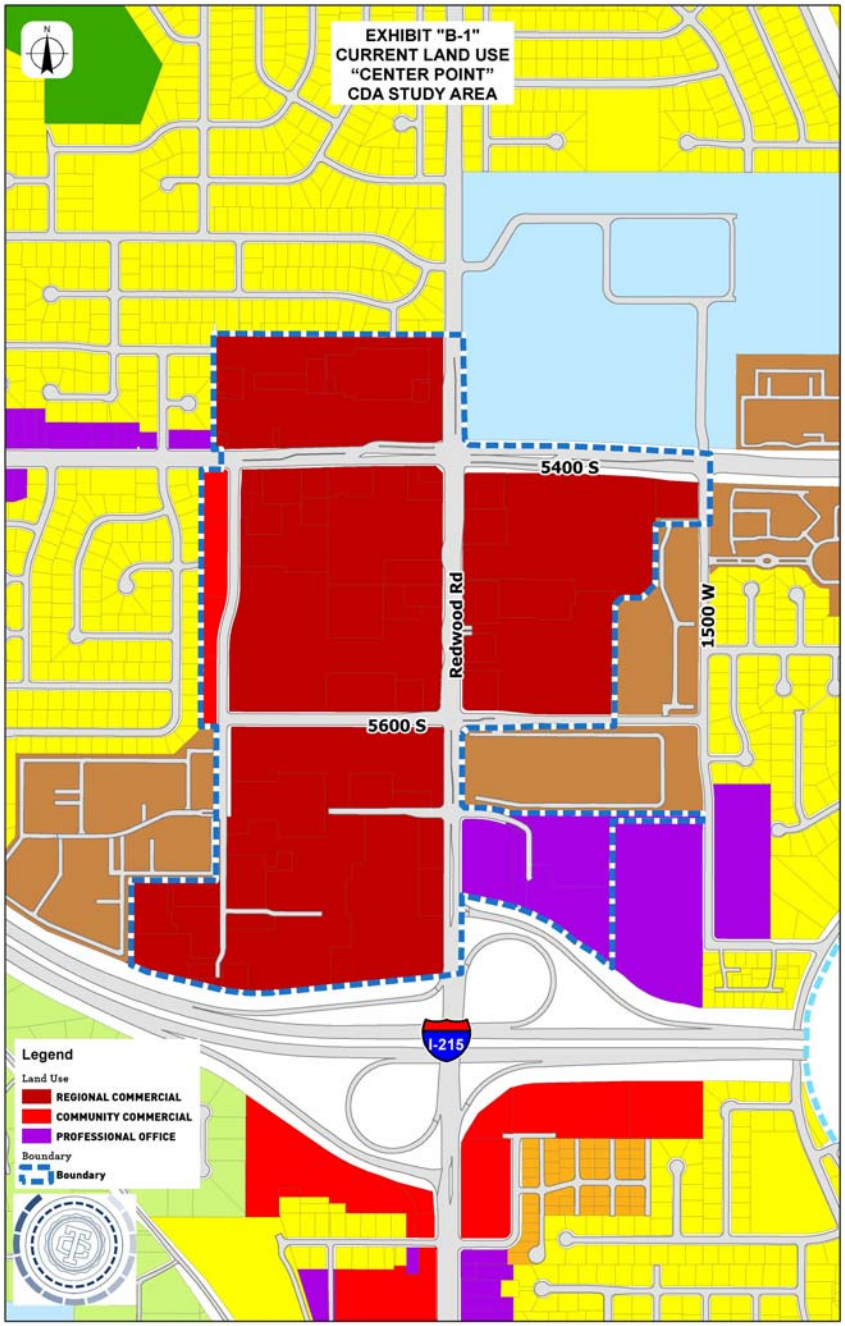
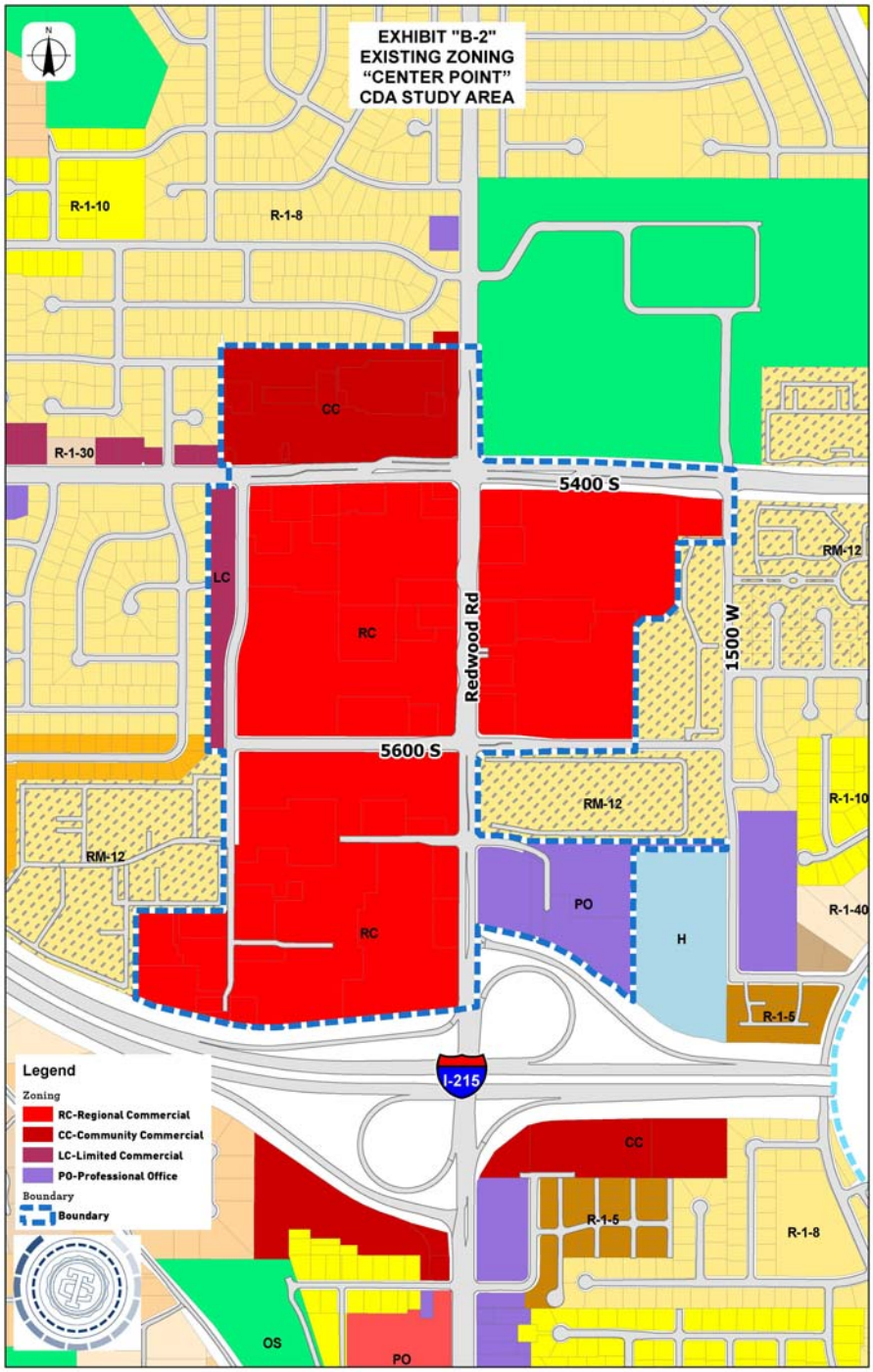


Exhibit B-2

Center Point CDA
Project Area Zoning Map

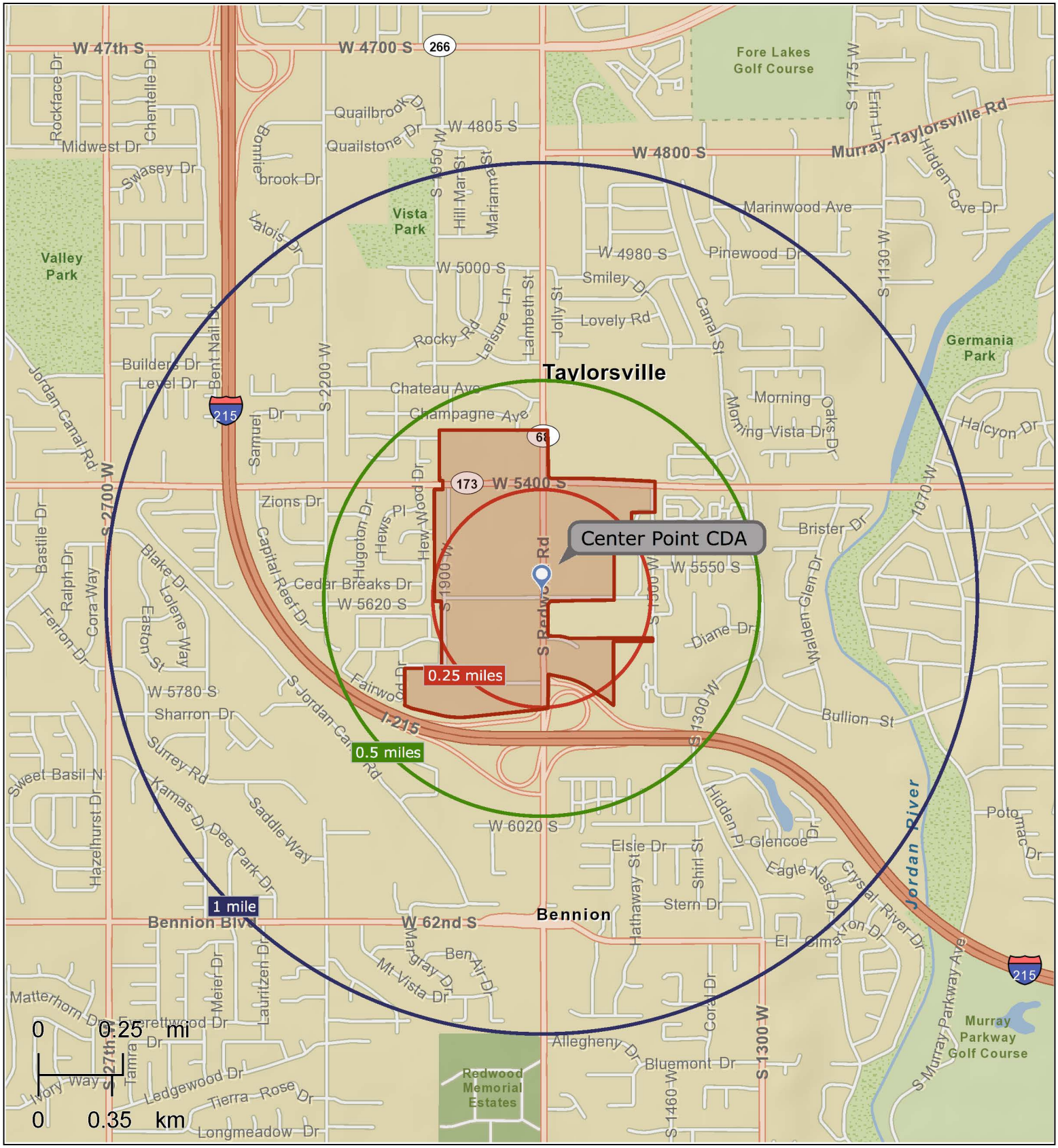


Bonneville Research

APPENDIX C

Demographics

C-1 Dempgraphics Map



September 11, 2013

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C-2

Market Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 0.25 mile radius

Latitude: 40.64933
Longitude: -111.9389

	0.25 miles	0.5 miles	1 mile
Population Summary			
2000 Total Population	731	4,739	14,805
2010 Total Population	709	4,560	14,590
2012 Total Population	719	4,636	14,751
2012 Group Quarters	2	4	41
2017 Total Population	755	4,893	15,419
2012-2017 Annual Rate	0.97%	1.09%	0.89%
Household Summary			
2000 Households	331	1,782	4,677
2000 Average Household Size	2.20	2.66	3.16
2010 Households	334	1,751	4,884
2010 Average Household Size	2.12	2.60	2.98
2012 Households	339	1,779	4,940
2012 Average Household Size	2.12	2.60	2.98
2017 Households	358	1,884	5,191
2017 Average Household Size	2.10	2.60	2.96
2012-2017 Annual Rate	1.10%	1.15%	1.00%
2010 Families	191	1,205	3,691
2010 Average Family Size	2.87	3.18	3.44
2012 Families	189	1,204	3,681
2012 Average Family Size	2.87	3.17	3.44
2017 Families	205	1,296	3,912
2017 Average Family Size	2.84	3.16	3.43
2012-2017 Annual Rate	1.61%	1.48%	1.22%
Housing Unit Summary			
2000 Housing Units	371	1,905	4,859
Owner Occupied Housing Units	47.2%	50.2%	70.3%
Renter Occupied Housing Units	42.0%	43.3%	26.0%
Vacant Housing Units	10.8%	6.5%	3.7%
2010 Housing Units	383	1,966	5,167
Owner Occupied Housing Units	45.7%	48.6%	68.7%
Renter Occupied Housing Units	41.5%	40.5%	25.8%
Vacant Housing Units	12.8%	10.9%	5.5%
2012 Housing Units	386	1,980	5,213
Owner Occupied Housing Units	42.0%	45.6%	66.2%
Renter Occupied Housing Units	45.9%	44.2%	28.6%
Vacant Housing Units	12.2%	10.2%	5.2%
2017 Housing Units	405	2,077	5,454
Owner Occupied Housing Units	41.2%	45.3%	66.1%
Renter Occupied Housing Units	47.2%	45.4%	29.1%
Vacant Housing Units	11.6%	9.3%	4.8%
Median Household Income			
2012	$46,842	$43,538	$55,740
2017	$58,045	$51,607	$68,793
Median Home Value			
2012	$192,188	$180,159	$197,448
2017	$225,490	$203,428	$223,733
Per Capita Income			
2012	$25,770	$20,549	$23,969
2017	$30,302	$23,843	$27,490
Median Age			
2010	31.4	30.4	33.2
2012	31.6	30.6	33.4
2017	31.8	30.9	34.0

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.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

July 29, 2013

Market Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

	0.25 miles	0.5 miles	1 mile
2012 Households by Income			
Household Income Base	339	1,779	4,940
<$15,000	14.7%	14.1%	8.4%
$15,000 - $24,999	3.2%	7.0%	6.3%
$25,000 - $34,999	13.6%	12.3%	10.5%
$35,000 - $49,999	21.8%	24.8%	18.3%
$50,000 - $74,999	18.3%	16.6%	20.6%
$75,000 - $99,999	10.0%	10.0%	14.1%
$100,000 - $149,999	11.2%	11.2%	15.3%
$150,000 - $199,999	6.8%	3.3%	4.2%
$200,000+	0.3%	0.6%	2.2%
Average Household Income	$62,155	$57,238	$70,279
2017 Households by Income			
Household Income Base	358	1,884	5,191
<$15,000	14.0%	13.9%	8.1%
$15,000 - $24,999	2.2%	5.4%	4.6%
$25,000 - $34,999	9.2%	8.5%	7.2%
$35,000 - $49,999	17.6%	20.7%	14.9%
$50,000 - $74,999	17.0%	15.9%	18.6%
$75,000 - $99,999	15.1%	15.3%	19.9%
$100,000 - $149,999	14.2%	14.6%	18.4%
$150,000 - $199,999	10.3%	4.9%	5.8%
$200,000+	0.3%	0.8%	2.5%
Average Household Income	$72,710	$66,176	$80,171
2012 Owner Occupied Housing Units by Value			
Total	162	903	3,451
<$50,000	0.6%	0.6%	0.6%
$50,000 - $99,999	8.0%	6.6%	4.5%
$100,000 - $149,999	21.0%	21.2%	15.1%
$150,000 - $199,999	24.7%	35.9%	31.4%
$200,000 - $249,999	27.2%	21.6%	25.0%
$250,000 - $299,999	9.9%	7.8%	11.7%
$300,000 - $399,999	6.8%	5.0%	9.0%
$400,000 - $499,999	1.9%	1.2%	2.2%
$500,000 - $749,999	0.0%	0.1%	0.4%
$750,000 - $999,999	0.0%	0.1%	0.1%
$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$197,517	$188,775	$210,476
2017 Owner Occupied Housing Units by Value			
Total	167	941	3,603
<$50,000	0.6%	0.4%	0.4%
$50,000 - $99,999	6.0%	6.2%	4.0%
$100,000 - $149,999	12.0%	15.2%	10.7%
$150,000 - $199,999	15.0%	26.4%	21.8%
$200,000 - $249,999	32.9%	27.2%	27.8%
$250,000 - $299,999	16.8%	13.2%	17.1%
$300,000 - $399,999	12.6%	8.7%	13.6%
$400,000 - $499,999	3.6%	2.4%	4.0%
$500,000 - $749,999	0.6%	0.2%	0.6%
$750,000 - $999,999	0.0%	0.2%	0.2%
$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$230,579	$211,474	$234,516

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.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

July 29, 2013

Market Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

	0.25 miles	0.5 miles	1 mile
2010 Population by Age			
Total	709	4,561	14,589
0 - 4	8.3%	9.1%	7.9%
5 - 9	6.5%	7.8%	7.3%
10 - 14	6.3%	6.6%	6.8%
15 - 24	15.8%	15.9%	15.0%
25 - 34	20.2%	19.3%	15.8%
35 - 44	12.4%	12.9%	11.9%
45 - 54	15.5%	12.6%	14.0%
55 - 64	10.4%	9.6%	12.0%
65 - 74	3.0%	4.0%	5.8%
75 - 84	1.3%	1.6%	2.5%
85 +	0.4%	0.6%	0.9%
18 +	75.0%	72.1%	73.4%
2012 Population by Age			
Total	718	4,637	14,751
0 - 4	8.4%	9.1%	7.8%
5 - 9	6.4%	7.7%	7.2%
10 - 14	6.1%	6.4%	6.6%
15 - 24	15.6%	15.7%	14.8%
25 - 34	20.6%	19.7%	16.1%
35 - 44	12.0%	12.5%	11.6%
45 - 54	15.2%	12.3%	13.6%
55 - 64	10.9%	10.1%	12.6%
65 - 74	3.1%	4.3%	6.2%
75 - 84	1.3%	1.6%	2.5%
85 +	0.6%	0.6%	0.9%
18 +	75.6%	72.5%	74.0%
2017 Population by Age			
Total	754	4,890	15,418
0 - 4	8.4%	9.1%	7.8%
5 - 9	6.5%	7.7%	7.1%
10 - 14	6.2%	6.5%	6.6%
15 - 24	14.6%	14.8%	13.9%
25 - 34	21.1%	20.0%	16.3%
35 - 44	11.8%	12.3%	11.3%
45 - 54	14.2%	11.4%	12.6%
55 - 64	11.7%	10.6%	13.2%
65 - 74	3.7%	5.2%	7.5%
75 - 84	1.3%	1.6%	2.6%
85 +	0.5%	0.7%	1.0%
18 +	75.6%	72.7%	74.3%
2010 Population by Sex			
Males	353	2,275	7,232
Females	356	2,285	7,358
2012 Population by Sex			
Males	359	2,318	7,328
Females	360	2,317	7,422
2017 Population by Sex			
Males	378	2,449	7,669
Females	377	2,443	7,750

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

July 29, 2013

Market Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

	0.25 miles	0.5 miles	1 mile
2010 Population by Race/Ethnicity			
Total	710	4,561	14,590
White Alone	78.5%	76.6%	83.2%
Black Alone	2.3%	1.7%	1.3%
American Indian Alone	0.8%	0.9%	0.6%
Asian Alone	8.7%	5.5%	4.1%
Pacific Islander Alone	1.0%	1.3%	1.3%
Some Other Race Alone	5.4%	10.7%	6.6%
Two or More Races	3.4%	3.3%	2.9%
Hispanic Origin	13.7%	22.8%	15.2%
Diversity Index	52.2	61.7	48.4
2012 Population by Race/Ethnicity			
Total	719	4,636	14,752
White Alone	77.9%	75.8%	82.6%
Black Alone	2.2%	1.7%	1.3%
American Indian Alone	0.8%	0.9%	0.7%
Asian Alone	9.0%	5.6%	4.3%
Pacific Islander Alone	1.0%	1.3%	1.3%
Some Other Race Alone	5.6%	11.2%	6.9%
Two or More Races	3.5%	3.4%	3.0%
Hispanic Origin	14.2%	23.7%	15.9%
Diversity Index	53.4	63.0	49.9
2017 Population by Race/Ethnicity			
Total	754	4,892	15,420
White Alone	75.6%	73.6%	80.8%
Black Alone	2.5%	1.8%	1.4%
American Indian Alone	0.9%	1.0%	0.7%
Asian Alone	9.8%	6.1%	4.7%
Pacific Islander Alone	0.9%	1.3%	1.3%
Some Other Race Alone	6.4%	12.5%	7.8%
Two or More Races	3.8%	3.7%	3.4%
Hispanic Origin	15.9%	26.2%	17.8%
Diversity Index	57.5	66.6	53.7
2010 Population by Relationship and Household Type			
Total	709	4,560	14,590
In Households	99.7%	99.9%	99.7%
In Family Households	79.1%	86.3%	89.2%
Householder	23.6%	25.0%	25.6%
Spouse	17.8%	18.0%	20.1%
Child	32.2%	35.8%	36.3%
Other relative	3.8%	5.2%	5.0%
Nonrelative	1.7%	2.4%	2.1%
In Nonfamily Households	20.7%	13.6%	10.5%
In Group Quarters	0.3%	0.1%	0.3%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.3%	0.1%	0.1%

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. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

July 29, 2013

Market Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

	0.25 miles	0.5 miles	1 mile
2010 Households by Type			
Total	334	1,751	4,884
Households with 1 Person	36.8%	25.2%	19.6%
Households with 2+ People	63.2%	74.8%	80.4%
Family Households	57.2%	68.8%	75.6%
Husband-wife Families	43.1%	49.6%	59.1%
With Related Children	20.7%	26.1%	28.3%
Other Family (No Spouse Present)	14.1%	19.2%	16.4%
Other Family with Male Householder	2.7%	5.8%	5.1%
With Related Children	1.8%	3.2%	2.6%
Other Family with Female Householder	11.4%	13.4%	11.3%
With Related Children	6.6%	8.6%	6.9%
Nonfamily Households	6.0%	5.9%	4.8%
All Households with Children	29.0%	38.2%	38.1%
Multigenerational Households	3.3%	5.1%	6.1%
Unmarried Partner Households	4.5%	5.3%	4.5%
Male-female	3.9%	4.8%	4.0%
Same-sex	0.6%	0.5%	0.5%
2010 Households by Size			
Total	334	1,753	4,884
1 Person Household	36.8%	25.2%	19.6%
2 Person Household	27.8%	28.8%	30.7%
3 Person Household	12.3%	17.2%	18.1%
4 Person Household	12.0%	14.5%	15.0%
5 Person Household	6.0%	8.0%	8.5%
6 Person Household	3.0%	3.8%	4.9%
7 + Person Household	2.1%	2.6%	3.3%
2010 Households by Tenure and Mortgage Status			
Total	334	1,751	4,884
Owner Occupied	52.4%	54.5%	72.7%
Owned with a Mortgage/Loan	46.4%	45.1%	57.2%
Owned Free and Clear	6.0%	9.4%	15.5%
Renter Occupied	47.6%	45.5%	27.3%

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.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

July 29, 2013

Demographic and Income Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 0.25 mile radius

Latitude: 40.64933
Longitude: -111.9389

Summary	Census 2010	2012	2017
Population	709	719	755
Households	334	339	358
Families	191	189	205
Average Household Size	2.12	2.12	2.10
Owner Occupied Housing Units	175	162	167
Renter Occupied Housing Units	159	177	191
Median Age	31.4	31.6	31.8

Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.98%	1.72%	0.68%
Households	1.10%	1.81%	0.74%
Families	1.64%	2.00%	0.72%
Owner HHs	0.61%	1.86%	0.91%
Median Household Income	4.38%	3.15%	2.55%

	2012		2017	
Households by Income	Number	Percent	Number	Percent
<$15,000	50	14.7%	50	14.0%
$15,000 - $24,999	11	3.2%	8	2.2%
$25,000 - $34,999	46	13.6%	33	9.2%
$35,000 - $49,999	74	21.8%	63	17.6%
$50,000 - $74,999	62	18.3%	61	17.0%
$75,000 - $99,999	34	10.0%	54	15.1%
$100,000 - $149,999	38	11.2%	51	14.2%
$150,000 - $199,999	23	6.8%	37	10.3%
$200,000+	1	0.3%	1	0.3%
Median Household Income	$46,842		$58,045	
Average Household Income	$62,155		$72,710	
Per Capita Income	$25,770		$30,302	

	Census 2010		2012		2017	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	59	8.3%	60	8.4%	63	8.4%
5 - 9	46	6.5%	46	6.4%	49	6.5%
10 - 14	45	6.3%	44	6.1%	47	6.2%
15 - 19	52	7.3%	50	7.0%	50	6.6%
20 - 24	60	8.5%	62	8.6%	60	8.0%
25 - 34	143	20.1%	148	20.6%	159	21.1%
35 - 44	88	12.4%	86	12.0%	89	11.8%
45 - 54	110	15.5%	109	15.2%	107	14.2%
55 - 64	74	10.4%	78	10.9%	88	11.7%
65 - 74	21	3.0%	22	3.1%	28	3.7%
75 - 84	9	1.3%	9	1.3%	10	1.3%
85+	3	0.4%	4	0.6%	4	0.5%

	Census 2010		2012		2017	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	557	78.5%	560	77.9%	570	75.6%
Black Alone	16	2.3%	16	2.2%	19	2.5%
American Indian Alone	6	0.8%	6	0.8%	7	0.9%
Asian Alone	62	8.7%	65	9.0%	74	9.8%
Pacific Islander Alone	7	1.0%	7	1.0%	7	0.9%
Some Other Race Alone	38	5.4%	40	5.6%	48	6.4%
Two or More Races	24	3.4%	25	3.5%	29	3.8%
Hispanic Origin (Any Race)	97	13.7%	102	14.2%	121	16.0%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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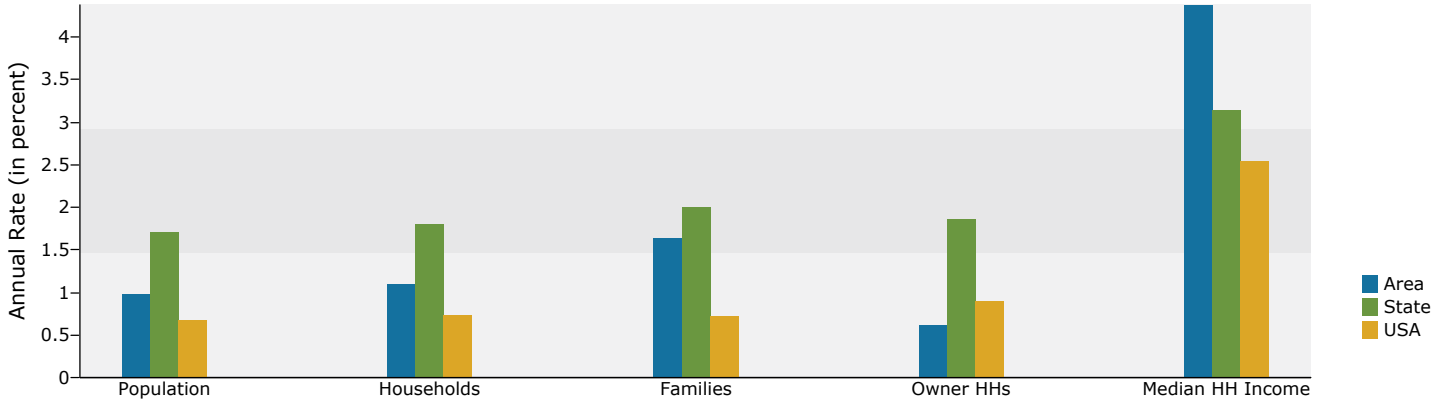
Demographic and Income Profile

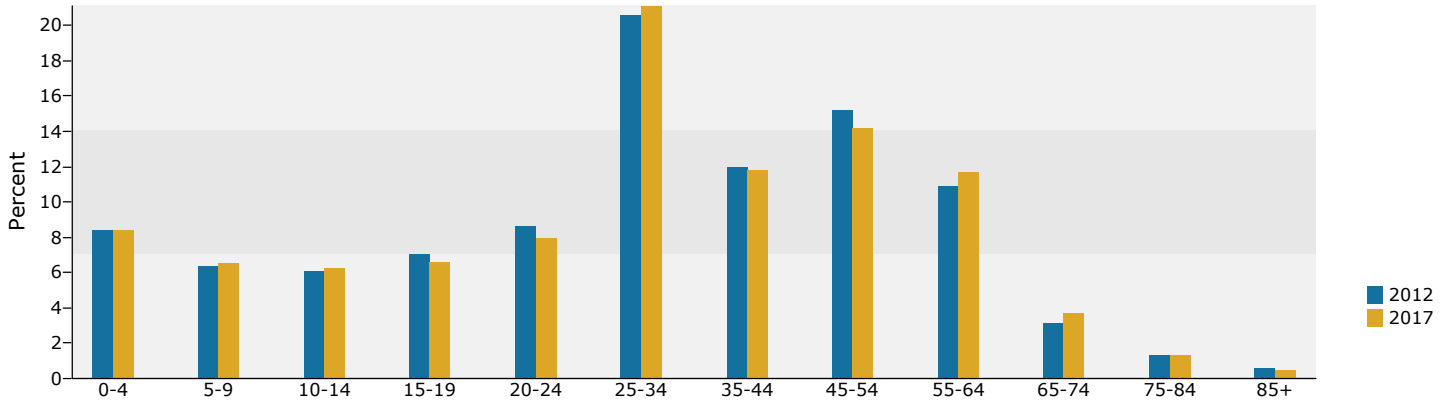
Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 0.25 mile radius

Latitude: 40.64933
Longitude: -111.9389

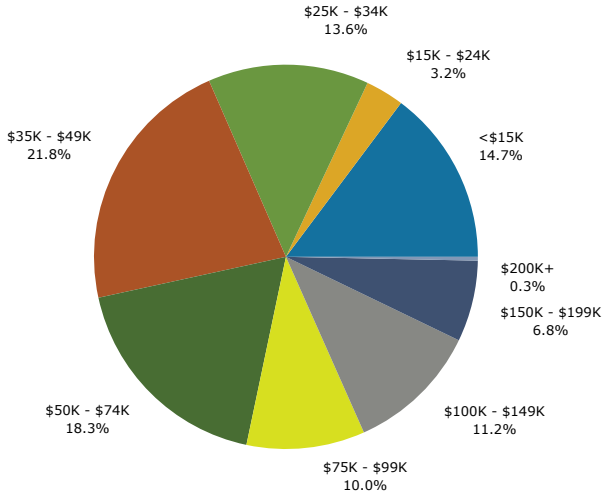
Trends 2012-2017



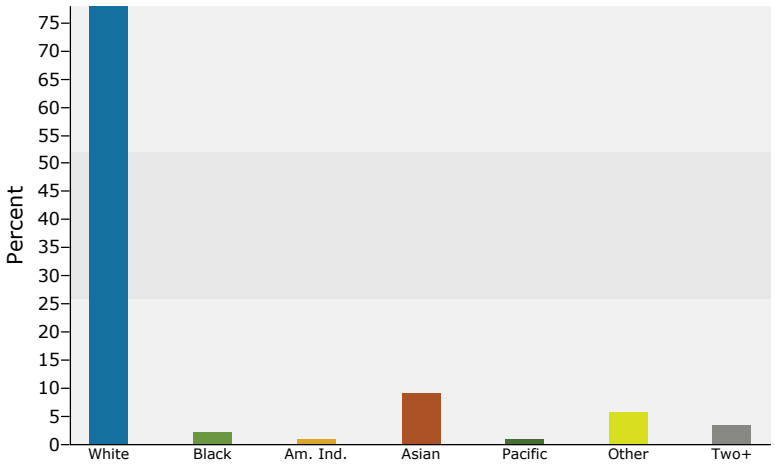
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 14.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Demographic and Income Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 0.5 mile radius

Latitude: 40.64933
Longitude: -111.9389

Summary	Census 2010	2012	2017
Population	4,560	4,636	4,893
Households	1,751	1,779	1,884
Families	1,205	1,204	1,296
Average Household Size	2.60	2.60	2.60
Owner Occupied Housing Units	955	903	941
Renter Occupied Housing Units	796	876	942
Median Age	30.4	30.6	30.9

Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.08%	1.72%	0.68%
Households	1.15%	1.81%	0.74%
Families	1.48%	2.00%	0.72%
Owner HHs	0.83%	1.86%	0.91%
Median Household Income	3.46%	3.15%	2.55%

	2012		2017	
Households by Income	Number	Percent	Number	Percent
<$15,000	251	14.1%	261	13.9%
$15,000 - $24,999	125	7.0%	102	5.4%
$25,000 - $34,999	219	12.3%	161	8.5%
$35,000 - $49,999	442	24.8%	390	20.7%
$50,000 - $74,999	295	16.6%	299	15.9%
$75,000 - $99,999	178	10.0%	288	15.3%
$100,000 - $149,999	200	11.2%	275	14.6%
$150,000 - $199,999	58	3.3%	92	4.9%
$200,000+	11	0.6%	15	0.8%
Median Household Income	$43,538		$51,607	
Average Household Income	$57,238		$66,176	
Per Capita Income	$20,549		$23,843	

	Census 2010		2012		2017	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	416	9.1%	420	9.1%	444	9.1%
5 - 9	357	7.8%	358	7.7%	377	7.7%
10 - 14	300	6.6%	299	6.4%	318	6.5%
15 - 19	342	7.5%	331	7.1%	336	6.9%
20 - 24	382	8.4%	397	8.6%	388	7.9%
25 - 34	879	19.3%	913	19.7%	979	20.0%
35 - 44	587	12.9%	579	12.5%	603	12.3%
45 - 54	576	12.6%	569	12.3%	558	11.4%
55 - 64	438	9.6%	468	10.1%	520	10.6%
65 - 74	184	4.0%	201	4.3%	255	5.2%
75 - 84	72	1.6%	73	1.6%	80	1.6%
85+	28	0.6%	29	0.6%	32	0.7%

	Census 2010		2012		2017	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,494	76.6%	3,516	75.8%	3,599	73.6%
Black Alone	79	1.7%	80	1.7%	90	1.8%
American Indian Alone	40	0.9%	42	0.9%	48	1.0%
Asian Alone	249	5.5%	261	5.6%	297	6.1%
Pacific Islander Alone	60	1.3%	60	1.3%	63	1.3%
Some Other Race Alone	490	10.7%	519	11.2%	613	12.5%
Two or More Races	149	3.3%	158	3.4%	182	3.7%
Hispanic Origin (Any Race)	1,038	22.8%	1,099	23.7%	1,282	26.2%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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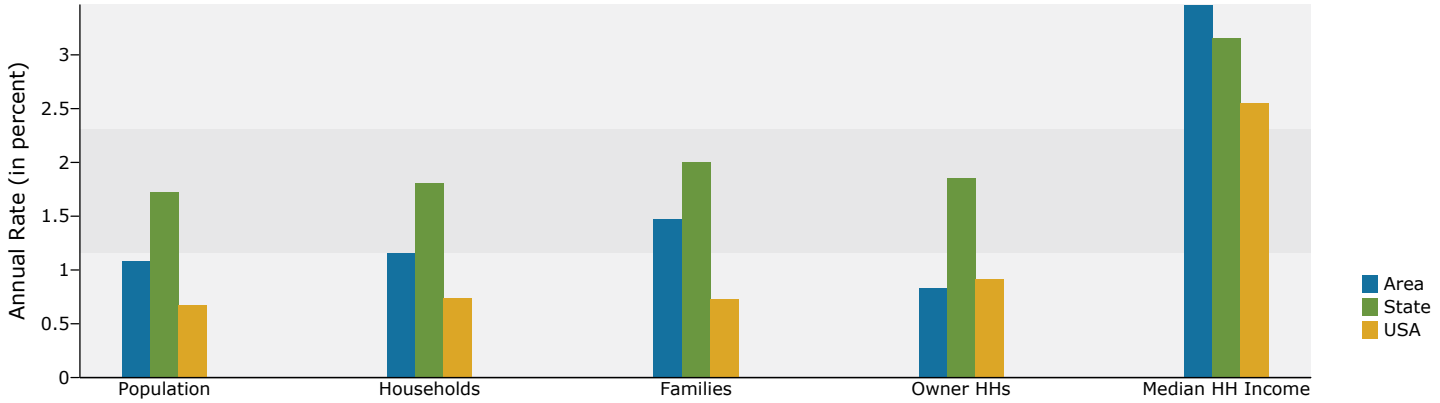
Demographic and Income Profile

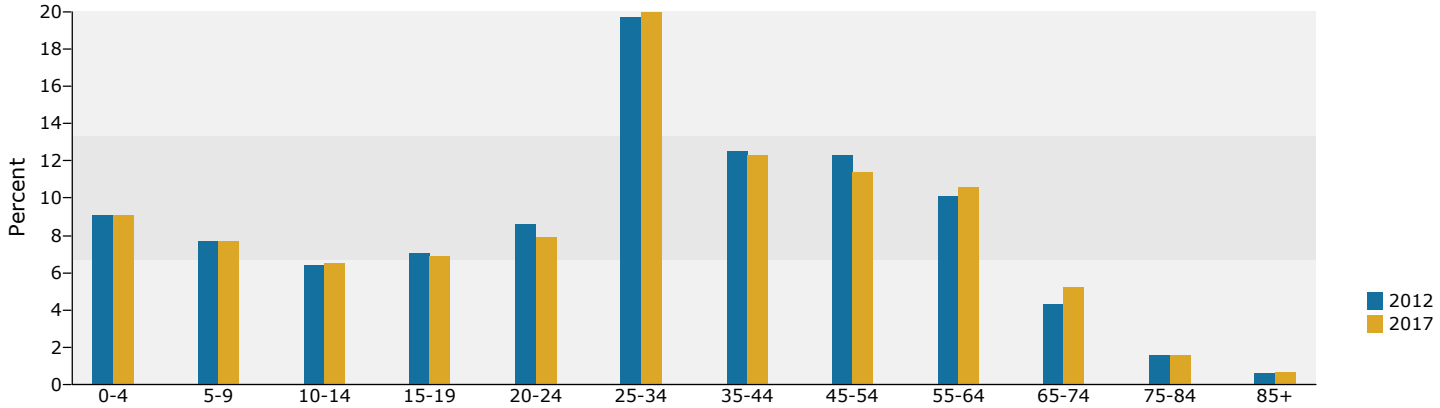
Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 0.5 mile radius

Latitude: 40.64933
Longitude: -111.9389

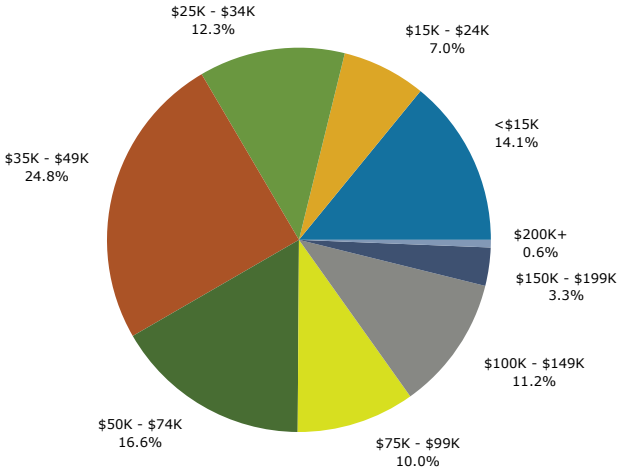
Trends 2012-2017



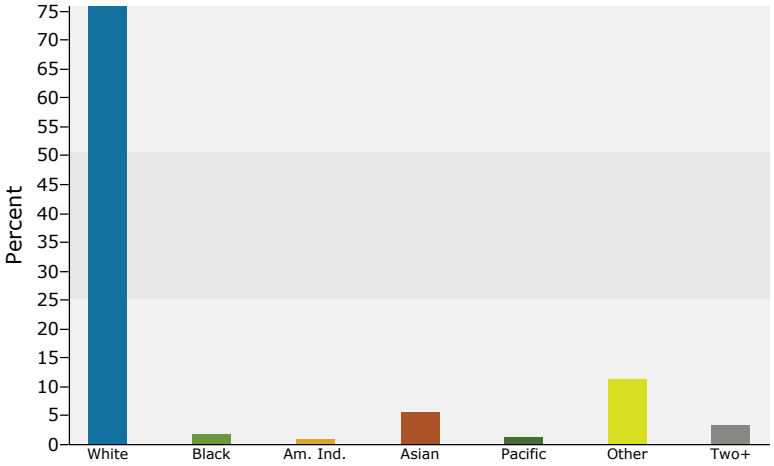
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 23.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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Demographic and Income Profile

Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

Summary	Census 2010	2012	2017
Population	14,590	14,751	15,419
Households	4,884	4,940	5,191
Families	3,691	3,681	3,912
Average Household Size	2.98	2.98	2.96
Owner Occupied Housing Units	3,549	3,451	3,603
Renter Occupied Housing Units	1,335	1,489	1,588
Median Age	33.2	33.4	34.0

Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.89%	1.72%	0.68%
Households	1.00%	1.81%	0.74%
Families	1.22%	2.00%	0.72%
Owner HHs	0.87%	1.86%	0.91%
Median Household Income	4.30%	3.15%	2.55%

	2012		2017	
Households by Income	Number	Percent	Number	Percent
<$15,000	417	8.4%	422	8.1%
$15,000 - $24,999	309	6.3%	238	4.6%
$25,000 - $34,999	521	10.5%	374	7.2%
$35,000 - $49,999	903	18.3%	775	14.9%
$50,000 - $74,999	1,019	20.6%	966	18.6%
$75,000 - $99,999	696	14.1%	1,031	19.9%
$100,000 - $149,999	757	15.3%	955	18.4%
$150,000 - $199,999	208	4.2%	300	5.8%
$200,000+	110	2.2%	130	2.5%
Median Household Income	$55,740		$68,793	
Average Household Income	$70,279		$80,171	
Per Capita Income	$23,969		$27,490	

	Census 2010		2012		2017	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,154	7.9%	1,156	7.8%	1,201	7.8%
5 - 9	1,069	7.3%	1,065	7.2%	1,100	7.1%
10 - 14	990	6.8%	978	6.6%	1,025	6.6%
15 - 19	1,106	7.6%	1,062	7.2%	1,058	6.9%
20 - 24	1,085	7.4%	1,121	7.6%	1,079	7.0%
25 - 34	2,304	15.8%	2,374	16.1%	2,510	16.3%
35 - 44	1,743	11.9%	1,706	11.6%	1,747	11.3%
45 - 54	2,043	14.0%	2,010	13.6%	1,949	12.6%
55 - 64	1,753	12.0%	1,857	12.6%	2,038	13.2%
65 - 74	849	5.8%	919	6.2%	1,158	7.5%
75 - 84	364	2.5%	365	2.5%	402	2.6%
85+	130	0.9%	138	0.9%	151	1.0%

	Census 2010		2012		2017	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	12,145	83.2%	12,184	82.6%	12,456	80.8%
Black Alone	183	1.3%	187	1.3%	211	1.4%
American Indian Alone	93	0.6%	98	0.7%	112	0.7%
Asian Alone	604	4.1%	633	4.3%	720	4.7%
Pacific Islander Alone	185	1.3%	187	1.3%	199	1.3%
Some Other Race Alone	959	6.6%	1,016	6.9%	1,205	7.8%
Two or More Races	421	2.9%	447	3.0%	517	3.4%
Hispanic Origin (Any Race)	2,215	15.2%	2,344	15.9%	2,749	17.8%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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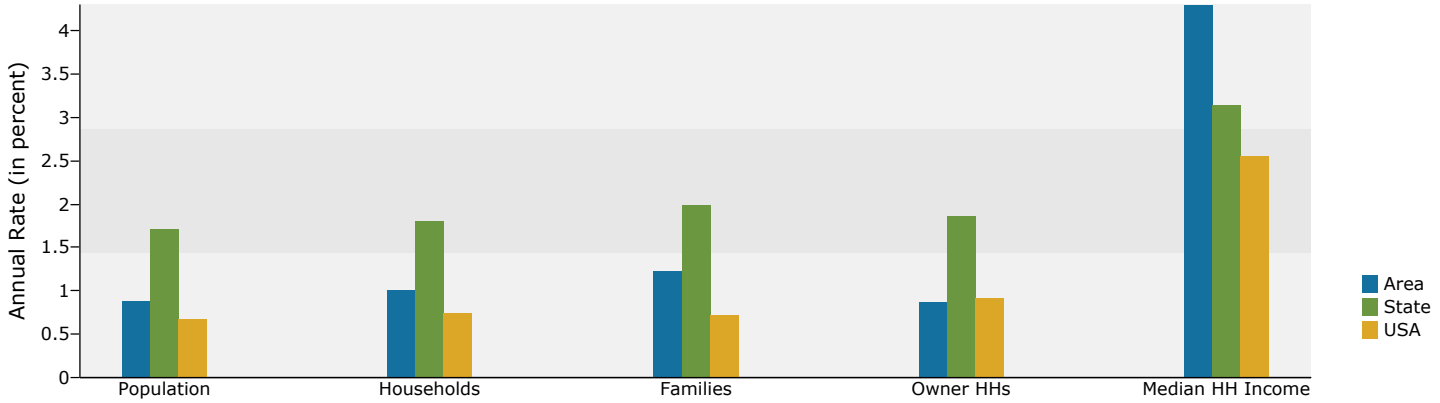
Demographic and Income Profile

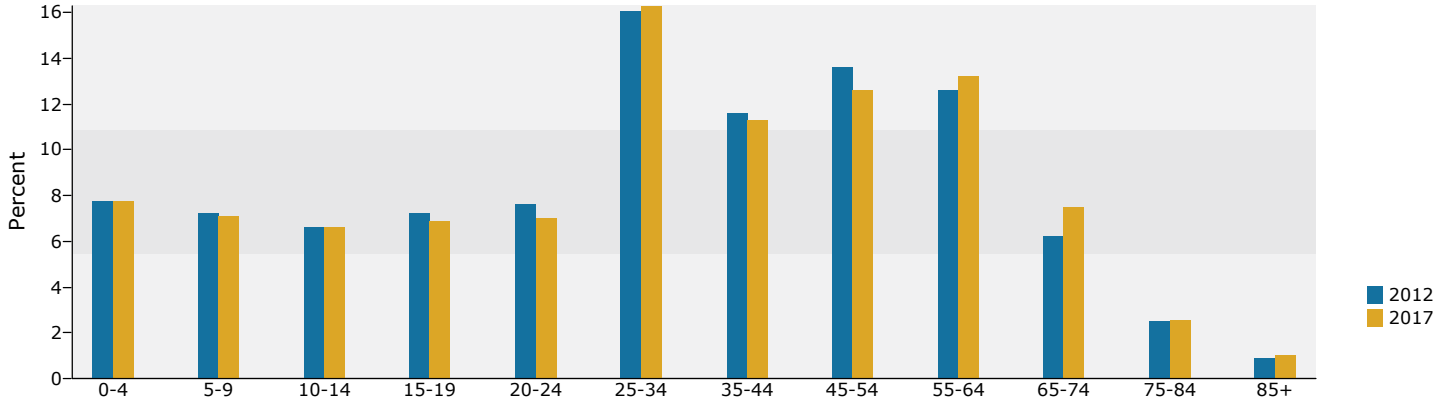
Center Point CDA
5600 S Redwood Rd, Taylorsville, UT, 84123
Ring: 1 mile radius

Latitude: 40.64933
Longitude: -111.9389

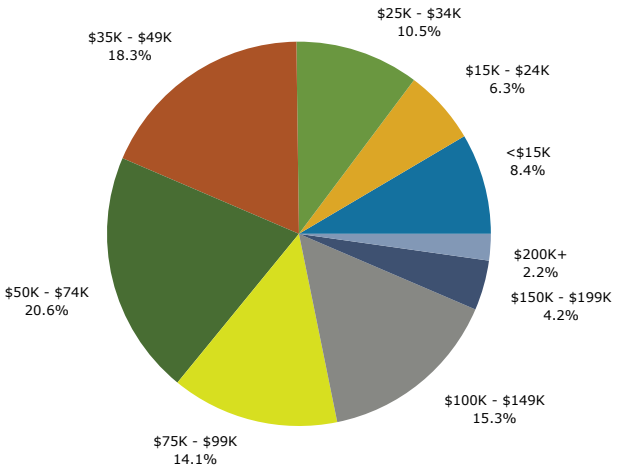
Trends 2012-2017



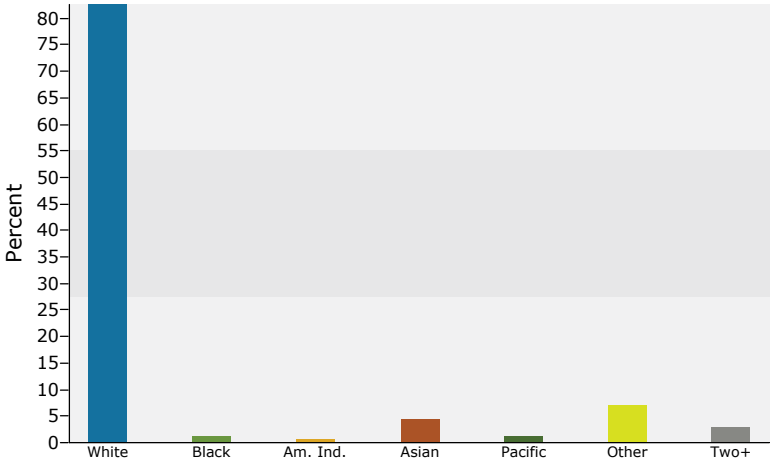
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 15.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

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APPENDIX D

Economic Benefit Analysis of the Center Point CDA Project Area

BENEFIT ANALYSIS OF THE CENTER POINT COMMUNITY DEVELOPMENT PROJECT AREA

The following information is presented to meet the requirements of Utah Code Ann 17C-4-103(11) and (12) regarding the proposed Center Point CDA in Taylorsville City.

17C-4-103. Community development project area plan requirements.
(11) . . . an analysis or 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; and
(12) . . . other information that the agency determines to be necessary or advisable.

This evaluation is intended to provide a framework within which the Redevelopment Agency's board of directors and staff can make critical decisions. They must determine whether it is good public policy and in the interest of the City for the Agency to invest property tax and sales tax increment, in the public and private infrastructure required in the Project Area.

The information included in this evaluation of the Center Point CDA, is based in part on information provided by The Economic Development Department of Taylorsville City.

This document is an estimate, prepared in good faith as a best guess estimate of the economic impact of the project. Prevailing economic or other conditions may influence the actual economic impact either favorably or unfavorably. But for these unknown and unpredictable events, the information contained herein is considered an accurate accounting of the reasonable expectations of the project.

The Redevelopment Agency is interested in securing tax increment investment for proposed facilities to be constructed in the proposed Center Point Project area.

Contact:

Economic Development Department
Taylorsville City
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129
801-963-5400
econ-dev@taylorsvilleut.gov

Site: Center Point Community Development Project Properties are as Follows:

Parcel ID#	Name	ADDRESS	Land Value	Building Value	Taxable Value
21103790020000	RURAL ENTERPRISES	1904 W 5400 S	$303,100	$760,500	$1,063,600
21103790030000	RURAL ENTERPRISES	1848-1898 W 5400 S	$454,500	$2,102,700	$2,557,200
21103790040000	RURAL ENTERPRISES	1836 W 5400 S	$254,200	$1,130,900	$1,385,100
21103790080000	RURAL ENTERPRISES	1922 W 5400 S	$75,500	$476,100	$551,600
21103790090000	RURAL ENTERPRISES	1870 W 5400 S	$39,600	$560,000	$599,600
21103790110000	RURAL ENTERPRISES	1758 W 5400 S	$93,600	$327,600	$421,200
21103790120000	RURAL ENTERPRISES	1758 W 5400 S	$1,738,500	$4,838,100	$6,576,600
21103790130000	RURAL ENTERPRISES	1758 W 5400 S	$500	$600	$1,100
21151260200000	ZIONS FIRST NATIONAL BANK	5482 S REDWOOD RD	$494,000	$212,600	$706,600
21151260230000	HARDY REDWOOD CENTER LLC	5500 S REDWOOD RD	$312,700	$1,228,900	$1,541,600
21151260480000	HERMES ASSOCIATES	1899 W 5400 S	$227,200	$179,500	$406,700
21151260490000	HERMES ASSOCIATES	1855 W 5400 S	$540,600	$273,600	$814,200
21151260500000	HERMES ASSOCIATES	1837 W 5400 S	$328,000	$45,300	$373,300
21151260520000	WADSWORTH 5300 SOUTH	5416 S REDWOOD RD	$639,800	$260,200	$900,000
21151260560000	HERMES ASSOCIATES	1875 W 5400 S	$492,700	$446,300	$939,000
21151260570000	HERMES ASSOCIATES	1847 W 5400 S	$254,800	$782,500	$1,037,300
21151260580000	HERMES ASSOCIATES LTD	5516 S REDWOOD RD	$1,048,300	$29,700	$1,078,000
21151260590000	HERMES ASSOCIATES LTD	5564 S REDWOOD RD	$7,118,100	$3,831,200	$10,949,300
21151260600000	HERMES ASSOCIATES LTD	5560 S REDWOOD RD	$1,081,600	$1,004,900	$2,086,500
21151260610000	DDR FAMILY CENTERS LP	5578 S REDWOOD RD # A-D	$334,100	$1,009,300	$1,343,400
21151260620000	HERMES ASSOCIATES LTD	5584 S REDWOOD RD	$957,000	$1,343,000	$2,300,000
21151260630000	DDR FAMILY CENTERS LP	5596 S REDWOOD RD	$351,500	$1,902,400	$2,253,900
21151260680000	HARMON CITY INC	1769 W 5400 S	$1,142,800	$0	$1,142,800
21151260690000	HARMONS TAYLORSVILLE LLC	5454 S REDWOOD RD	$3,499,600	$4,085,000	$7,584,600
21151260700000	WADSWORTH 5300 SOUTH	5416 S REDWOOD RD	$300,600	$0	$300,600
21151270010000	DDR FAMILY CENTERS LP	5418 S 1900 W	$537,700	$945,900	$1,483,600
21151270020000	DDR FAMILY CENTERS LP	5486 S 1900 W	$736,200	$612,000	$1,348,200
21151270030000	HERMES ASSOCIATES, LTD	5536 S 1900 W	$430,400	$381,700	$812,100
21151270040000	DDR FAMILY CENTERS LP	5558 S 1900 W	$390,700	$169,200	$559,900
21151510300000	DDR FAMILY CENTERS LP	5766 S 1900 W	$747,500	$2,500,200	$3,247,700
21151510310000	DDR FAMILY CENTERS LP	5766 S 1900 W	$1,081,600	$0	$1,081,600
21151760100000	HERMES ASSOCIATES, LTD	5670 S REDWOOD RD	$1,919,700	$1,316,800	$3,236,500
21151760130000	HERMES ASSOCIATES, LTD	5718 S 1900 W	$470,000	$1,196,900	$1,666,900
21151760140000	HERMES ASSOCIATES, LTD	5690 S REDWOOD RD	$1,336,400	$1,791,600	$3,128,000
21151760160000	HERMES ASSOCIATES LTD	5682 S REDWOOD RD	$567,500	$27,800	$595,300
21151760170000	HERMES ASSOCIATES, LTD	5750 S REDWOOD RD	$518,800	$177,000	$695,800
21151760200000	HERMES ASSOCIATES, LTD	5604-5666 S REDWOOD RD	$9,607,200	$15,460,500	$25,067,700

21151760210000	HERMES ASSOCIATES, LTD	5684 S REDWOOD RD	$600,300	$771,400	$1,371,700
21151760220000	HERMES ASSOCIATES, LTD	5678 S REDWOOD RD	$283,100	$894,800	$1,177,900
21151760230000	HERMES ASSOCIATES, LTD	5800 S REDWOOD RD	$4,802,100	$1,631,800	$6,433,900
21152010130000	CNL NET LEASE FUNDING 2001,	5575 S REDWOOD RD	$376,200	$115,500	$491,700
21152010150000	SUN DEVELOPMENT LP	5595 S REDWOOD RD	$682,100	$556,300	$1,238,400
21152010180000	MCDONALD'S CORPORATION	5571 S REDWOOD RD	$587,300	$1,070,300	$1,657,600
21152010200000	REDWOOD ROAD RETAIL, LLC	5419 S REDWOOD RD	$712,600	$1,713,400	$2,426,000
21152010230000	NELSON, ROBERT C	1519 W 5400 S	$625,500	$32,500	$658,000
21152010250000	CEDAR BREAKS LTD	5555 S RED CLIFF DR	$4,222,200	$9,859,500	$7,744,935
21152010260000	NORITA CROSSTOWNE LLC	5443 S REDWOOD RD	$563,100	$1,741,600	$2,304,700
21152010270000	WAL-MART REAL ESTATE	5469 S REDWOOD RD	$6,648,100	$0	$6,648,100
21152010280000	WAL-MART REAL ESTATE	5469 S REDWOOD RD	$1,081,600	$0	$1,081,600
21152010290000	WAL-MART REAL ESTATE	5469 S REDWOOD RD	$4,581,200	$6,057,000	$10,638,200
21152510190000	STATE BUILDING OWNERSHIP	5735 S REDWOOD RD	$1,030,600	$0	$0
21152510210000	STATE OF UTAH-DEPT OF ADMIN	5735 S REDWOOD RD	$257,700	$0	$0
21152510240000	BRE/HV PROPERTIES, LLC	5683 S REDWOOD RD	$1,304,100	$2,647,900	$3,952,000
21152520010000	ADVANCE HOLDINGS LLC	5663 S REDWOOD RD # 1	$117,400	$95,520	$212,920
21152520020000	MOUNTAIN RIDGE PROPERTIES, LC	5663 S REDWOOD RD # 2	$117,400	$91,600	$209,000
21152520030000	GREENSIDES, DAVID H; TR	5665 S REDWOOD RD # 3	$78,200	$182,700	$260,900
21152520040000	ARNJ HOLDINGS LLC	5665 S REDWOOD RD # 4	$78,200	$182,700	$260,900
21152520130000	COURT OPS, LLC	5693 S REDWOOD RD # 13	$78,200	$185,500	$263,700
21152520140000	SMITH MANAGEMENT & CONSULTING,	5693 S REDWOOD RD # 14	$78,200	$157,300	$235,500
21152520150000	ASSOCIATED CLINICAL AND	5691 S REDWOOD RD # 15	$78,200	$213,800	$292,000
21152520160000	SHUSTERMAN KURLAND AND HARRIS	5691 S REDWOOD RD # 16	$78,200	$213,800	$292,000
21152520170000	EES LLC	5677 S REDWOOD RD # 17	$117,400	$220,900	$338,300
21152520180000	STRATE, STEVE	5677 S REDWOOD RD # 18	$117,400	$220,900	$338,300
21152520190000	UTAH PEACE OFFICERS	5671 S REDWOOD RD # 19	$78,200	$72,000	$150,200
21152520200000	ADAMS REDWOOD RD, LLC	5671 S REDWOOD RD # 20	$78,200	$210,600	$288,800
21152520210000	BETTER BUSINESS BUREAU OF	5673 S REDWOOD RD # 21	$78,200	$71,800	$150,000
21152520220000	BETTER BUSINESS BUREAU OF	5673 S REDWOOD RD # 22	$78,200	$71,800	$150,000
21152520230000	MICHAEL & LORI LLC	5681 S REDWOOD RD # 23	$78,200	$134,900	$213,100
21152520240000	RUSHTON FAMILY COMPANY LLC	5681 S REDWOOD RD # 24	$78,200	$210,600	$288,800
21152520250000	SA RISK MANAGERS LLC	5679 S REDWOOD RD # 25	$78,200	$72,000	$150,200
21152520260000	SA RISK MANAGERS LLC	5679 S REDWOOD RD # 26	$78,200	$72,000	$150,200
21152520280000	G.A.P.D., LLC	5667 S REDWOOD RD # 5	$63,300	$181,700	$245,000
21152520290000	ZFR PROPERTIES LLC	5667 S REDWOOD RD # 6	$77,000	$219,300	$296,300
21152520300000	GAPD LLC	5667 S REDWOOD RD # 7	$77,000	$219,300	$296,300
21152520310000	UTAH BANKRUPTCY INC	5667 S REDWOOD RD # 8	$63,300	$181,700	$245,000
21152520320000	CHRISTENSEN, DARRYL K; TR	5675 S REDWOOD RD # 9	$63,300	$132,700	$196,000
21152520330000	MILLENIA MORTGAGE LLC	5675 S REDWOOD RD # 10	$77,000	$143,000	$220,000

21152520340000	PLATT INSURANCE AGENCY	5675 S REDWOOD RD # 11	$77,000	$187,800	$264,800
21152520350000	PK AVERETT PROPERTY LLC	5675 S REDWOOD RD # 12	$63,300	$155,900	$219,200
21152520360000	HARRIS, G EDWARD &	5689 S REDWOOD RD # 27	$63,300	$134,700	$198,000
21152520370000	HARRIS, G EDWARD &	5689 S REDWOOD RD # 28	$77,000	$162,000	$239,000
21152520380000	HARRIS, G EDWARD &	5689 S REDWOOD RD # 29	$77,000	$162,000	$239,000
21152520390000	HARRIS, G EDWARD &	5689 S REDWOOD RD # 30	$63,300	$134,700	$198,000
21152520400000	EXCHANGE PLACE OFFICE PARK	5659 S REDWOOD RD # COM	$2,406,700	$4,246,700	$0
21153270020000	DDR FAMILY CENTERS LP	5770 S REDWOOD RD	$134,600	$312,700	$447,300
21153270030000	HERMES ASSOCIATES, LTD	5780 S 1900 W	$254,800	$155,200	$410,000

Size: 140.79 acres (approx.)

Address: Approximately 5600 South Redwood Rd

Current Assessed Value - 2012

- Total Real Estate Taxable Value $154,912,454
- Personal Property Assessed Value TBD

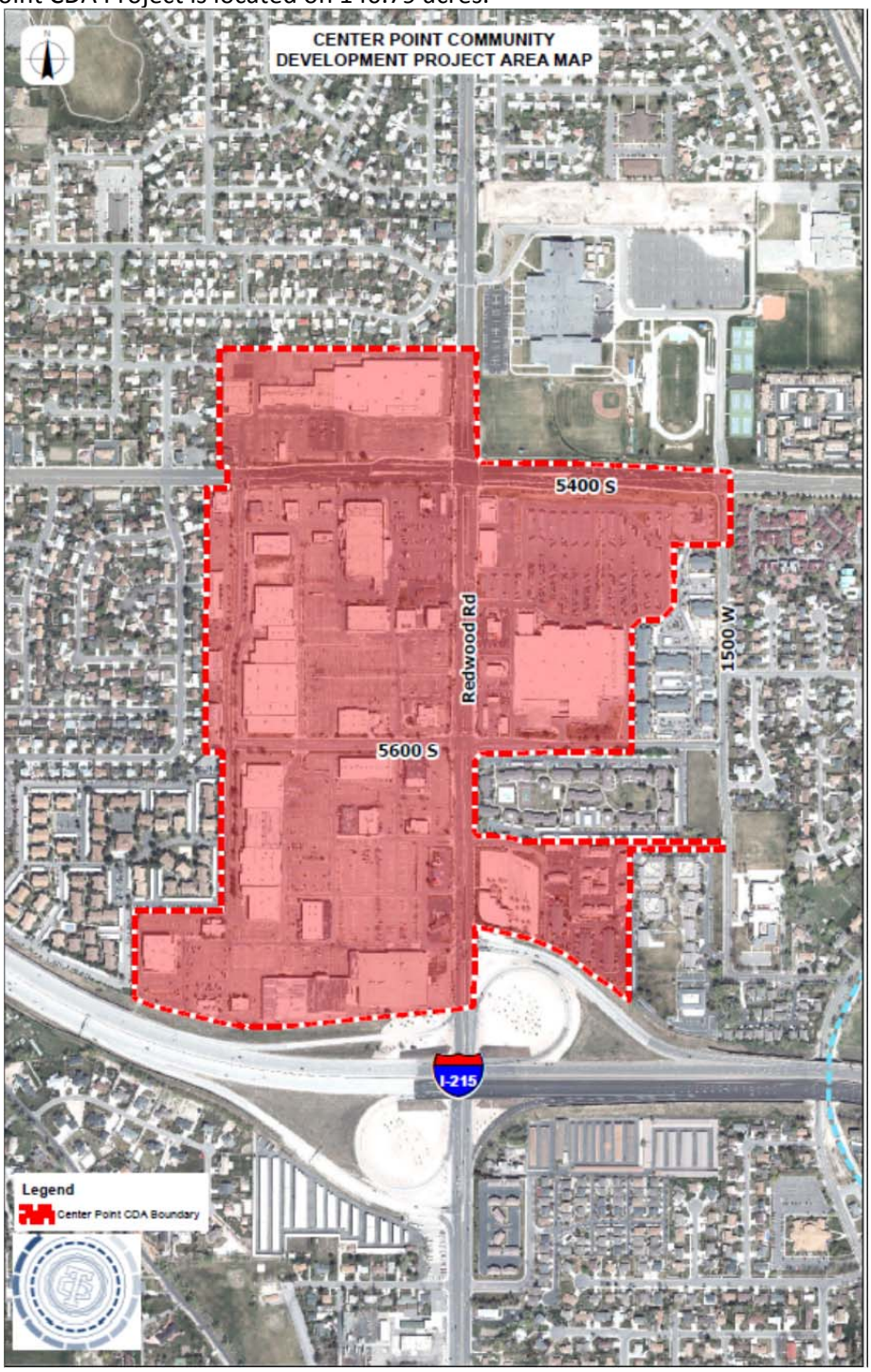
Tax District: #63

Taxing Entities Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Property Tax Assessment	% of Total Property Tax
Tax District 63- 2012 Tax Rates		
Salt Lake County	0.003966	20.1%
Granite School District	0.007166	51.6%
Taylorsville City	0.002202	15.9%
South Salt Lake Valley Mosquito Abatement District	0.000021	0.2%
Jordan Valley Water Conservancy District	0.000443	3.2%
Taylorsville – Bennion Improvement District	0.000181	1.3%
Central Utah Water District	0.000455	3.3%
Salt Lake County Library	0.000627	4.5%

2012 Taxable Value: $154,912,454
Proposed maximum time period of CDA 15 years

Proposed Center Point Project Area:

The Center Point CDA Project is located on 140.79 acres.



The Proposed Center Point CDA

Obstacles to the development included unusually high costs of onsite improvements including roads, traffic signalization, other infrastructure, and renovation or demolition of obsolete buildings.

The planned incentive for the Center Point CDA is $12.2 million, which, if approved, will be generated using tax increment financing for 15 years.

The incentive is structured as follows: 25 percent to the taxing entities and 75 percent of the new tax increment to project area expenses

State law establishes CDA's for the purpose of growing the local tax base.

The current appraised taxable value of all property in the Community Development Project Area:

- $147,620,555 taxable value
- $2,050,154 in annual property taxes

After construction of the entire project as planned is completed in 2031, the estimated incremental taxable value of the development will be:

- $210,866,693 taxable value
- $2,928,517 in average annual property taxes.

This represents:

- Annual property tax increment averaging $503,000.
- Annual sales tax increment averaging $314,000
- Total property tax increment over 15 years - $7,546,412
- Total sales tax increment over 15 years - $4,713,923

BENEFIT ANALYSIS:

The following are the beneficial influences upon the tax base of the community:

Total Projected Incremental Taxable Improvements	Proposed Development
Proposed Development Enhancements	
Personal Property	**$20,000,000-$30,000,000**
Real Estate	**$80,000,000**

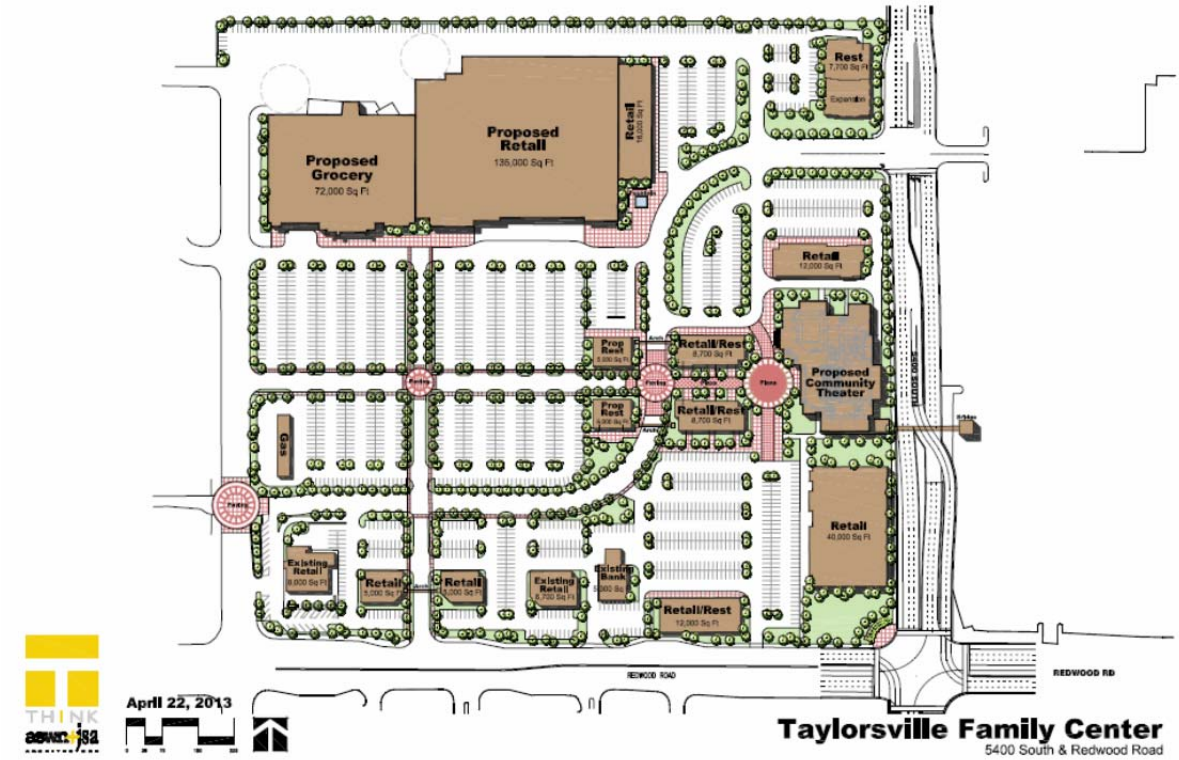
Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Pass-Through of Incremental New Taxes Resulting from Proposed Development:
(The Agency may negotiate in the future with additional tax entities other than those listed below)

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Pass Through	**15 Years Cash**
Salt Lake County	$563,486
Granite School District	$1.445.735
Taylorsville City	$444.252
Salt Lake County Library	$126,497
TOTAL PROJECT PROPERTY TAX PASS THROUGH	**$2,579,970**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Family Center North Redevelopment:



Proposed Plaza 5400:

Incremental New Taxes Resulting from Proposed Development:
The public investment of Tax Increment is expected to yield the following private investment and the resultant tax increment.

The following are the taxing districts currently in the proposed CDA.

Taxing Entities Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Property Tax Assessment	% of Total Property Tax
Tax District 63- 2012 Tax Rates		
Salt Lake County	0.003966	20.1%
Granite School District	0.007166	51.6%
Taylorsville City	0.002202	15.9%
South Salt Lake Valley Mosquito Abatement District	0.000021	0.2%
Jordan Valley Water Conservancy District	0.000443	3.2%
Taylorsville – Bennion Improvement District	0.000181	1.3%
Central Utah Water District	0.000455	3.3%
Salt Lake County Library	0.000627	4.5%

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

The following are the taxing districts proposed to participate in the CDA.

Taxing Entities Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Property Tax Assessment
Tax District 63- 2012 Tax Rates	
Salt Lake County	0.003966
Granite School District	0.007166
Taylorsville City	0.002202
Salt Lake County Library	0.000627

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

The following is the proposed division of tax increment among the redevelopment agency and the taxing entities in the proposed CDA.

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	
Projected Taxable Incremental Improvements	
Possible Pass Through to Other Taxing Agencies	25.0%
Redevelopment Agency Total	75.0%
Eligible Project Area Expenditures - Maximum	95.0%
RDA Administration	5.0%

Source: Center Point Community Development Project Area Proposed Multi-Year Budget, Bonneville Research

Proposed Pass-Through of Incremental New Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Pass Through	**15 Years Cash**
Salt Lake County	$563,486
Granite School District	$1.445.735
Taylorsville City	$444.252
Salt Lake County Library	$126,497
TOTAL PROJECT PROPERTY TAX PASS THROUGH	**$2,579,970**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Investment of Incremental New Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Used for Project Area Expenses	**15 Years Cash**
Salt Lake County	$1,690,457
Granite School District	$4,337,206
Taylorsville City	$1,332,756
Salt Lake County Library	$379,490
TOTAL PROJECT PROPERTY TAX INCREMENT AVAILABLE	**$7,739,910**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Investment of Incremental New Sales Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Used for Project Area Expenses	**15 Years Cash**
Taylorsville City Sales Taxes	$4,713,923
TOTAL PROJECT SALES TAX INCREMENT AVAILABLE	**$4,713,923**

The Redevelopment Agency proposes to use the tax increment (TIF) from the Center Point project for:

1. **Necessary infrastructure upgrades**

2. **Developer incentives to encourage development enhancements to thus achieve additional taxable valuations.**

Total Projected Incremental Taxable Improvements	Proposed Development
Proposed Development Enhancements	
Personal Property	**$20,000,000-$30,000,000**
Real Estate	**$80,000,000**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Total Projected Improvements	Proposed Development
Proposed Infrastructure:	
1900 West Roadway Realignment	$3,400,000
1900 West Utility Relocations	$1,350,000
1900 West Intersection Improvements at 5600	$215,000
1900 West Intersection Improvements into Plaza 5400	$250,000
Plaza 5400 CFI Access	$100,000
Walmart Center CFI Access	$100,000
Plaza 5400 Parking Structure	$600,000
I-215 Access in Family Center- Improvements	$275,000
5400 South Landscape Upgrades	$400,000
TOTAL	$6,690,000

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

(b) Associated Business and Economic Activity Likely to be Stimulated

Potential new and expanded commercial developments which could occur in the Center Point CDA have potential to increase annual sales by $80,000,000. Based on this projection, the resulting point of sales tax increase to the City could be $400,000 annually. In addition to sales tax revenues, development in the Center 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 the City, 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 $400,000 annually. This figure includes projects that are currently envisioned in the Center Point CDA. The figure could grow higher if other major retail developments materialize in the Project Area.

Proposed Personal Property and Real Property Taxes

Expansion/redevelopment of Family Center and Plaza 5400 could increase personal property and real property tax collections. Increased personal and real property tax collections based on Taylorsville's tax rate of 0.002202 could result in an annual average increase of $110,000 for Taylorsville. Increases to Granite School District, Salt Lake County, and Salt Lake County Library, based on their tax rates could result in annual average increases of $573,000 to Granite and $273,000 to Salt Lake County and the Library. Development on other vacant or under-utilized parcels in the Center 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 Center Point CDA, and those in surrounding areas (the "ripple effect"). All associated activities will impact the City's current and future tax base.

Redevelopment

A significant portion of the Center Point CDA could be considered under-utilized and declining in retail and taxable value. The Center 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. Most shopping centers in the Project Area are over 30 years old. 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 Center 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 the City.

Businesses Dislocated

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

Businesses Remodeled and Expanded

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

New Businesses Recruited

Recruiting new business to the Center 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 the City.

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 the City, Granite School District, the State of Utah and other taxing entities.

The analysis of the public peace, health, safety, and welfare of the community in which the Project Area is located includes an evaluation of the following:

The current appraised taxable value of all property in the Center PointCDA:

- $147,620,555 taxable value
- $2,050,154 in annual property taxes

After construction of the entire project as planned is completed in 2031, the estimated incremental taxable value of the development will be:

- $210,866,693 taxable value
- $2,928,517 in average annual property taxes.

This represents:

- Annual property tax increment averaging $503,000.
- Annual sales tax increment averaging $314,000
- Total property tax increment over 15 years - $7,546,412
- Total sales tax increment over 15 years - $4,713,923

The Act provides that the formation of an Community Development Project Area will allow the taxing entities to provide funding of the Project Area Plan through inter-local agreements with the Redevelopment Agency to provide all or part of the tax increment from the taxing entities, which they would normally receive as a result of the increased assessed valuation resulting from the proposed project.

Base Year:	2012
A flexible trigger date is proposed:	2012 to 2015
Project Period:	15 Years

The Center Point CDA will improve the tax base of all the taxing entities in the Tax District 63.

Taxing Entities Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Property Tax Assessment	% of Total Property Tax
Tax District 63- 2012 Tax Rates		
Salt Lake County	0.003966	20.1%
Granite School District	0.007166	51.6%
Taylorsville City	0.002202	15.9%
South Salt Lake Valley Mosquito Abatement District	0.000021	0.2%
Jordan Valley Water Conservancy District	0.000443	3.2%
Taylorsville – Bennion Improvement District	0.000181	1.3%
Central Utah Water District	0.000455	3.3%
Salt Lake County Library	0.000627	4.5%

Source: Utah State Tax Commission 2013, Calculations Bonneville Research 2013

The Center Point CDA will improve the tax base in Taylorsville City, Granite School District and Salt Lake County.

Taxing Entities Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Property Tax Assessment
Tax District 63- 2012 Tax Rates	
Salt Lake County	0.003966
Granite School District	0.007166
Taylorsville City	0.002202
Salt Lake County Library	0.000627

Source: Utah State Tax Commission 2013, Calculations Bonneville Research 2013

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	
Projected Taxable Incremental Improvements	
Possible Pass Through to Other Taxing Agencies	25.0%
Redevelopment Agency Total	75.0%
Eligible Project Area Expenditures - Maximum	95.0%
RDA Administration	5.0%

Source: Center Point CDA Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Pass-Through of Incremental New Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Pass Through	**15 Years Cash**
Salt Lake County	$563,486
Granite School District	$1.445.735
Taylorsville City	$444.252
Salt Lake County Library	$126,497
TOTAL PROJECT PROPERTY TAX PASS THROUGH	**$2,579,970**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Investment of Incremental New Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Used for Project Area Expenses	**15 Years Cash**
Salt Lake County	$1,690,457
Granite School District	$4,337,206
Taylorsville City	$1,332,756
Salt Lake County Library	$379,490
TOTAL PROJECT PROPERTY TAX INCREMENT AVAILABLE	**$7,739,910**

Source: Proposed Multi-Year Budget, Bonneville Research 2013.

Proposed Investment of Incremental New Sales Taxes Resulting from Proposed Development:

Redevelopment Agency of Taylorsville City Proposed Center Point CDA	Proposed Development
Proposed Tax Increment Used for Project Area Expenses	**15 Years Cash**
Taylorsville City Sales Taxes	$4,713,923
TOTAL PROJECT SALES TAX INCREMENT AVAILABLE	**$4,713,923**

Analysis of the "Risk" to theAgency and other taxing entities.

Risk Analysis is a systematic approach for describing and/or calculating risk and generally involves the identification of undesired events, and the causes and consequences of these events. Essentially it involves trying to anticipate what can go wrong, why and what can be done if it does happen.

Risk analysis normally includes such items as risks of:

1. Threats to human health
2. Threats to the environment, both built and natural
3. Threats from human activities
4. Threats from natural events

Risk arises out of uncertainty. It is the exposure to the possibility of such things as economic or financial loss or gain, physical damage, injury or delay, as a consequence of pursuing a particular course of action. The concept of risk has two elements, the likelihood of something happening and the consequence if it happens.

For our purposes in this Benefit Analysis the risk analysis will be more narrowly confined to the financial risks associated with the proposed Center Point CDA development and will be analyzed using the following Risk Analysis Matrix.

Risk Analysis Matrix
Bonneville Research identified the following risks associated with the proposed Center Point CDA development and then entered them in the risk analysis matrix to analyze the impact of the risks.

Further Bonneville Research then attempted to evaluate the likelihood, consequences and level of risk with each event to further assess the relative priority of each event.

Proposed Center Point CDA Development - Risk Event	Likelihood rating	Potential economic impact on Taylorsville City RDA	Adequacy of existing risk reduction measures and/or controls	Consequences rating	Level of financial risk to Taylorsville City RDA	Level of financial risk to Taxing Entities
CDA is not established and the project is abandoned.	Moderate	Significant	Good	Significant	Low	None
CDA is established and the project is abandoned.	Low	Significant	Good	Significant	Low	None
CDA is established and infrastructure upgrades are only partially made and then the project is abandoned.	Moderate	Significant	Good	Significant	Moderate	None

CDA is established and infrastructure upgrades are completed and then the project is abandoned.	Moderate	High	Good	Significant	Moderate	Low
CDA is established and infrastructure upgrades are made and then the facility is closed in less than 10 years.	Moderate	High	Good	Significant	Moderate	Low
CDA is established and infrastructure upgrades are made and the facility operates over 10 years.	Moderate	High	Good	Significant	Low	Low

Source: Bonneville Research 2013

Definition of risks:
For our purposes in this risk analysis Bonneville Research used the following "industry standard" definition of risks:

- Severe risk – must be managed by senior management with a detailed plan;
- High risk – detailed research and management planning required at senior levels;
- Major risk – senior management attention is needed;
- Significant risk – management responsibility must be specified;
- Moderate risk – manage by specific monitoring or response procedures;
- Low risk – manage by routine procedures; and
- Trivial risk – unlikely to need specific application of resources.

Risk Analysis Conclusion
The risk to the Agency and the other Taxing Entities is low. If developers invest in the necessary retail improvements but then close, the City, the Agency , and the Taxing Entities will receive the amount of tax increment due to improvements in buildings, but potentially losses could occur if the project is abandoned or sold for a lower use.

The Agency anticipates entering into an Agreement for Development of Land (ADL) with developers. This ADL will protect the Agency against default and other unforeseen risks. The ADL is also critical to protect the Agency to assure development of all of the public improvements anticipated will take place as anticipated.

If the project proceeds as planned, the Agency and the other taxing entities will receive an excellent return on their investment due to new revenues and additional economic activity.

CONCLUSION OF BENEFIT ANALYSIS:

The Center Point CDA meets the requirements set forth in Utah Code title 17C, Chapter 4, Section 103 regarding the proposed Community Development Project Area.

The proposed Center Point CDA facilities in the City are being built (and are contingent on) tax increment being provided by the Redevelopment Agency the City.

The proposed Center Point CDA facilities in the City will provide beneficial influences upon the tax base of the community.

The proposed Center Point CDA facilities in the City will stimulate business and associated economic activity.

The proposed Center Point CDA facilities in the City conform to Taylorville City General Plan.

The proposed Center Point CDA facilities in the City will promote the public health, safety and welfare in the City.

There are substantial economic benefits associated with the Tax Increment Investment by the Agency in the Center Point CDA.

Bonneville Research makes no judgment relative to the impact of the Community Development support on the internal profitability and competitiveness of the project relative to other similar developments.

APPENDIX E

Illustrative Drawings

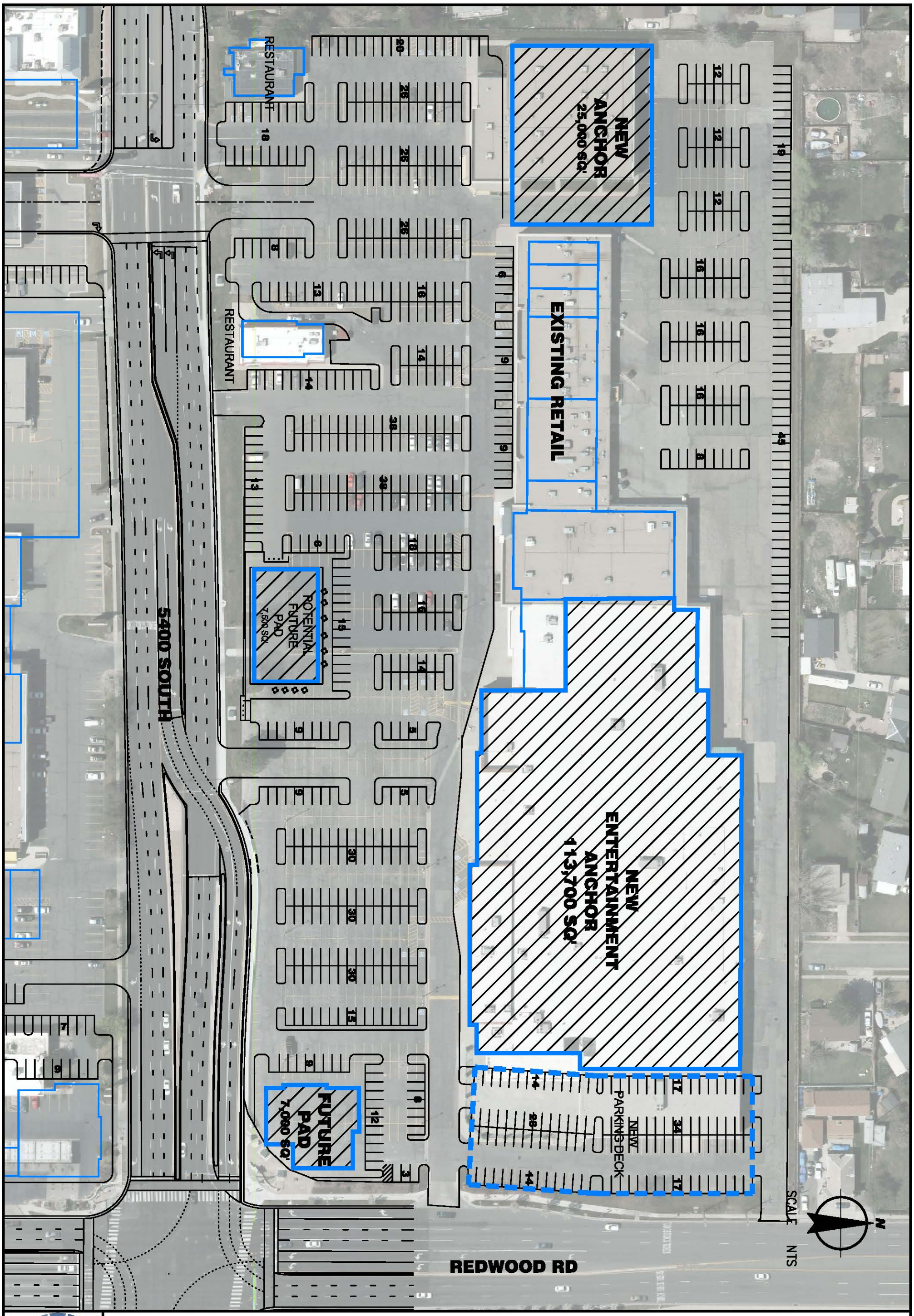
April 22, 2013

0 38 75 150 225

THINK
aswn+jsa
ARCHITECTURE

Taylorsville Family Center

5400 South & Redwood Road



APPENDIX "F-2"

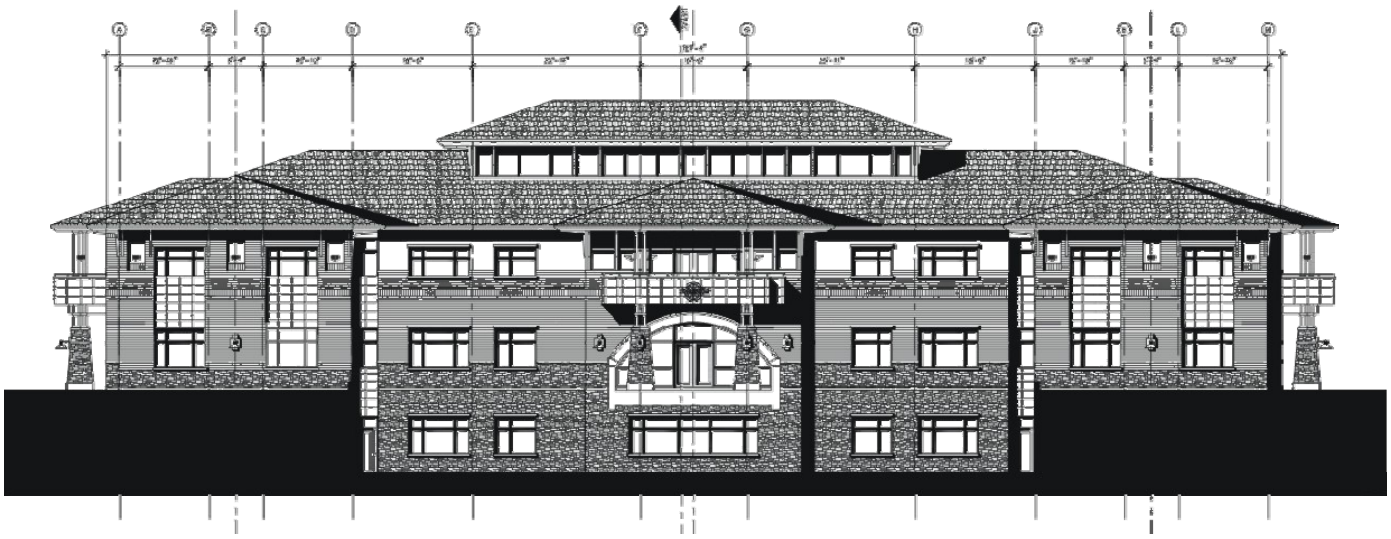
5400 S REDWOOD RD

CITY OF TAYLORSVILLE

2600 WEST TAYLORSVILLE BLVD. TAYLORSVILLE UTAH 801-963-5400 DATE: 9/4/2013

APPENDIX F

Design Guidelines – City



City of Taylorsville

Design Standards

Chapter 37
Taylorsville Land Development Code

City of Taylorsville
2600 West Taylorsville Boulevard
Taylorsville, Utah 84129
(801) 963-5400
www.taylorsvilleut.gov

Design Standards
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City of Taylorsville
Design Standards

Section One
Introduction

A. Purpose

The following Design Standards have been adopted to promote high quality development and growth. The Design Standards establish the basic requirements for the site, circulation, architecture and landscape components, which are common to all types of commercial developments.

These Design Standards will enable developers, architects, landowners and the general public to anticipate and plan for building acceptability as a key element of the overall project approval process. They are also provided to inform readers regarding many of the most common design & aesthetic intentions of the City, and to shorten the design and approval process by heading off designs that might otherwise be rejected.

Creative designs are encouraged, but care must be taken to maintain design integrity and compatibility to surrounding structures. These design standards will promote:

- High quality architectural and site design.
- Protection of sensitive land areas, stands of mature trees, open space, existing natural features and view corridors.
- Creation of commercial, office and industrial developments which result in a positive community influence.

The City has determined that all commercial development projects shall provide the best level of quality in design and construction practices. This Chapter requires compliance with the intent of the City's General Plan and Development Code regulations and other provisions of the Development Code related to the public health, safety, and general welfare of the community but also offers the advantages of large scale planning for commercial development and the efficient use of land.

Each new development in the City shall be designed to:

A. Provide for a harmonious arrangement of buildings, site landscaping, open space, development amenities, parking, access driveways, and shared access if applicable.
B. Relate to existing and proposed land uses and circulation plans of the community, and not constitute a disrupting element.
C. Preserve the desirable existing conditions found on a site through minimized removal of desirable trees and other vegetation and soil, minimized site grading, and application of the practices found in the Development Code.
D. Use high quality building materials, colors, textures, lighting, architectural and landscape forms to create a harmonious design solution for each site that is compatible with neighboring structures and uses.
E. Give consideration to on-site vehicular, pedestrian and bicycling circulation by way of interior drives, parking areas, pathways, and sidewalks designed to handle anticipated needs and

to safely buffer pedestrians and cyclists from motor vehicles.

F. Provide adequate separation and/or buffering of each site from adjacent properties, surface water drainage, sound and sight buffers, privacy, view protection, light pollution, and other design issues that may arise during the design review process.
G. Provide architectural/structural designs that are visually interesting and that promote a comfortable and pleasing relationship between people and buildings/structures through consideration and application of the standards.
H. Assure building massing that relates to pedestrians and vehicular traffic.
I. Create rhythm that relates to the site and to building and site related openings, window placement, doors, and similar architectural features.
J. Take into account all CPTED (Crime Prevention Through Environmental Design) principals in order that all buildings and developments provide a safe and secure environment for employees and customers.
K. Provide a signage program that is designed to be part of the original building design rather than an afterthought.
L. Scale building elements relative to people and the relative closeness to which people approach them.
M. Use color to promote an overall harmonious composition such that color is not used to shock the senses or scream for attention.

B. Application & Review Process

A. These Design Standards shall apply to all non residential developments within the City as well as any accessory structures related to those uses that may be developed on a particular site. Compliance with the Design Standards is required in addition to the underlying zoning regulations found within the Land Development Code.
B. Redevelopment, refacing, exterior remodels and additions to existing buildings and development sites shall also comply with the provisions of these Design Standards.
C. The Director will review all commercial, office, industrial and institutional development applications for compliance with these Design Standards.
D. In addition to following the specified Design Standards, certain zones also require Planning Commission review of the site plan, specific landscape plan, the architectural building elevations (including a color board of all colors and materials to be used) and the grading plan (if required by staff). Information on specific zones that will require Planning Commission reviews and approvals can be obtained from the Director.
E. The Community Development Director or the Development Committee may refer projects to the Planning Commission for their review and approval.

C. Interpretations & Appeals

A. If in the course of administration, a question arises as to the meaning of any phrase, section or chapter of these Design Standards, the interpretation thereof shall be given by the Director and shall be construed to be the official interpretation thereof.

B. In the event that there is a need of further interpretation of the intent of these standards by any person, firm or corporation or official of the City, the matter shall be submitted to the Planning Commission which, unless otherwise provided, is authorized to interpret the standards. Appeals of Planning Commission interpretations shall be to the City Council.

C. Information on submittal requirements for appeals to the Planning Commission may be obtained from the Community Development Department.

City of Taylorsville

Design Standards

Section Two

General Design Standards Applicable to all Development Projects

A. Architectural Design/Building Character

1. The treatment of the building mass, materials and exterior elements shall create an aesthetically pleasing building and site design that is in harmony with or an upgrade from surrounding area.
2. The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the City [illustrations 2.1 to 2.4].

Examples of Quality Building Design.

3. Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and be constructed with durable materials such as brick or stone in colors that relate to the natural features of the region [illustrations 2.5 and 2.6].

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Encouraged Building Orientation in a Pedestrian Environment

4. All building components such as windows, doors, eaves, soffits, and parapets shall have proportions that relate to the facade of the building and shall relate well with one another [illustrations 2.7 to 2.10].

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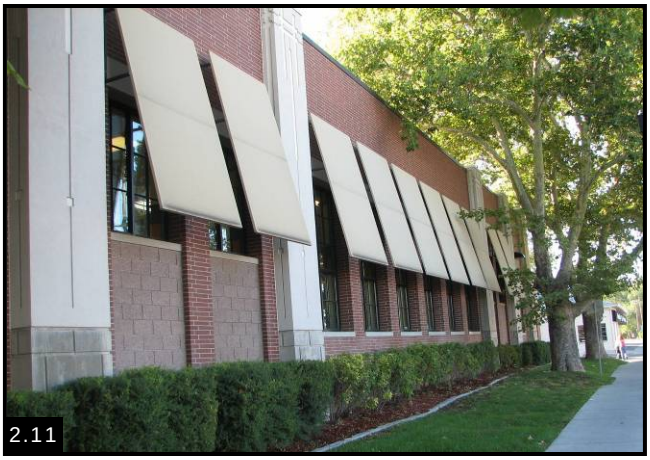
Examples of Quality Building Proportion

5. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.) [illustrations 2.11 and 2.12]. No building shall have blank, flat walls [illustrations 2.13 and 2.14].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Examples of Desirable Building Designs for Side and Rear Elevations

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Examples of Inappropriate Building Designs for Side and Rear Elevations

6. Window shapes and sizes shall be so designed to be compatible from building to building. The use of reflective glass is discouraged, unless specifically approved by the Planning Commission. The use of windows is strongly encouraged on all facades of buildings for natural light, security and to create a human scale to the building.
7. All stairways to upper levels shall be located within the building unless otherwise approved by the Planning Commission for secondary access to outdoor patio decks.
8. All roof drains shall be designed to be interior to the building. In addition, all conduit and piping for heating, air conditioning and other related services shall be located on the interior of the building and otherwise screened from view.
9. The apparent mass of large buildings shall be reduced and a varied street appearance created by manipulating the building form using offsets, recesses, changes in plane, changes in height, windows, and trellis' [illustrations 2.15 and 2.16].

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Examples of Desirable Façade and Roofline Variation

10. Long and monotonous wall and roof planes should be avoided. Large uninterrupted expanses of a single material are prohibited [illustrations 2.17 and 2.18].

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Examples of Undesirable Façade and Roofline Variation

11. Clerestory windows are suggested to increase natural light in buildings [illustrations 2.19 and 2.20].
12. Buildings should have visually interesting architectural horizontal and

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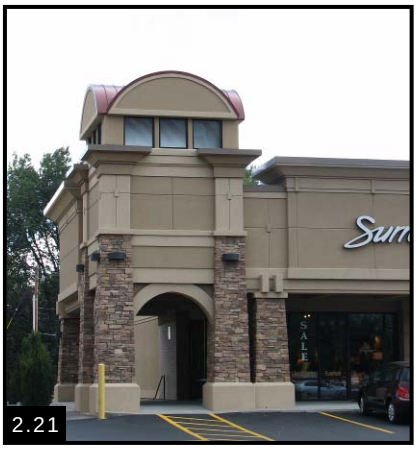
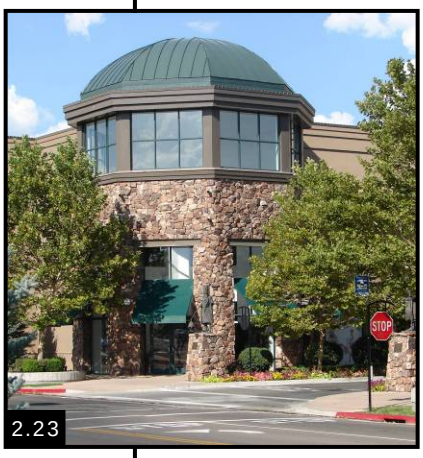
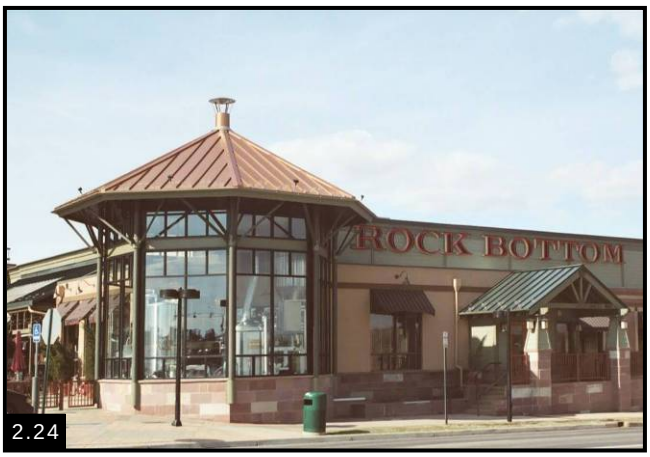
Encouraged Use of Clerestory Windows

vertical features and patterns that are designed to articulate mass and scale relative to their surroundings [illustrations 2.21 to 2.25].







Encouraged Use of Architectural Design Features

13. Massing forms should reflect building functions. Entrances must be well defined from access drives, and generally aligned with pedestrian links, public plazas and major parking areas.
14. All buildings within a Master Planned area shall possess a similar architectural theme with common (but not identical) architectural elements to create a unified development. Building styles shall also be compatible with existing buildings in the surrounding area.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco (EIFS) shall be limited to no more than 40% of each exterior building elevation.
2. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
3. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments [illustration 2.26 to 2.29].

Encouraged Building Materials and Colors

4. The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. The use of smooth, scored, split face, or honed CMU blocks as an exterior finish shall be limited to 25% on the front or 50% on the sides of buildings within public view [illustrations 2.30 and 2.31].

Appropriate Use of CMU Blocks (Left) and Inappropriate Use of CMU Blocks (Right) for Building Facades Open to a Public View

C. Grading

1. Buildings shall be designed creating easy pedestrian access from sidewalks, parking areas, etc.
2. Buildings shall be designed to relate to existing grade conditions with a minimum of grading and exposed foundation walls. Exposed foundation walls should be faced with a decorative material such as brick or stone [illustration 2.32 and 2.33].

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Appropriate Modification to Existing Topography

3. An inviting and stable appearance for walking shall be provided.
4. Modification to the existing topography will be permitted where and to the extent that it contributes to good design.

D. Landscape and Streetscape

1. A unity of the design of an overall development master plan shall be achieved by the repetition of certain plant varieties, colors and materials to tie the overall development together [illustration 2.34 and 2.35].

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Appropriate Use of Unity of Landscape Design

2. All development landscape plans shall include a good combination of evergreen trees in addition to deciduous trees in order to achieve an attractive look to landscaping during winter months when there are no leaves on the trees.
3. Landscaping and tree removal shall be consistent with the standards contained within the Development Code.

4. All landscaping and irrigation plans shall conform to water efficient landscape practices. Water efficient landscape designs shall incorporate drought tolerant landscape plants into the overall design [illustrations 2.36 to 2.39].

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Appropriate Use of Water Efficient Landscaping

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Inappropriate Use Water Efficient Landscaping

5. All landscaping shall preserve and generally enhance desirable natural features, (i.e. topography, waterways, vegetation, etc.), enhance architectural features of the building, strengthen vistas, and provide shade for the project as well as its customers and employees.
6. Landscaping around the base of the building is recommended to soften the edge between the parking lot and building and also to discourage graffiti.
7. Changes in building elevation or berming at the edge of the building in conjunction with landscaping shall be used to reduce structure mass and height along street facades.
8. Concrete mow strips or metal edging are recommended between turf and shrub or ground cover areas.

E. Site Layout, Setbacks, Proportion and Placement

1. **Entrances.** The main entrance shall generally face the primary street with secondary entrances to the side or rear to allow access to available parking. A hierarchy of entry points shall be provided for each site and to each building.

Entrances shall be designed with one or more of the following [illustrations 2.40 to 2.43]:

a. Canopy, overhang or arch above the entrance (columns & pillars),
b. Recesses or projections in the building facade surrounding the entrance,
c. Peaked roof or raised parapet structures over the door,
d. Display windows surrounding the entrance.

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Appropriate Building Entrance Design

2. Building Articulation.

a. Building articulation shall be used (in areas open to public view) to enhance the visual interest of buildings. Building articulation shall be designed to be appropriate to the way in which the building is viewed namely; at a walking pace, a driving view, or a set view in the distance. Each of these views must be considered and addressed in the building's design. The following guidelines shall be considered:

(1) Close Proximity & Walking Pace: Articulation used to break large wall expanses into smaller, more human-scaled pieces every 25 feet.

(2) Driving Pace at Curb: Buildings viewed from such distances and speeds should have building articulation elements at a horizontal spacing of between 25 and 50 feet.

(3) Viewing in Distant Proximity: Buildings must exhibit a visually coherent plan to integrate multiple viewing distances. Buildings shall include a hierarchy of more closely spaced articulation at the lower floors/elevations with floors above the second story using a less closely spaced articulation scheme.

b. One story buildings or buildings having no side longer than 60' in length may determine which of the three views is the most appropriate viewing scenario for design of the building or structure.

c. Multi-story buildings or buildings exceeding 60' in length must always consider building articulation as viewed from all three viewing scenarios.

d. Windows and doors provide visual enhancement to articulation, however they will not be considered as articulation except in conjunction with other elements as noted below.

e. Acceptable Articulation: Reasonable building articulation shall be accomplished through combinations of the following techniques:

(1) Facade modulation – stepping portions of the facade to create shadow lines and changes in volumetric spaces,

(2) Use of engaged columns or other expressions of the structural system,

(3) Horizontal and vertical divisions – by use of textures or materials (usually combined with facade modulation) [illustration 2.44],

(4) Dividing facades into storefronts with visually separate display windows,

(5) Providing projections such as balconies, cornices, covered entrances, porte-cocheres, pergolas, arcades and colonnades (providing such trellis' and awnings extend outward from the underlying wall surface at least 24-inches),

(6) Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices [illustration 2.45].

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Examples of Desirable Façade and Roofline Variation Designs

3. **Building Setback Reduction.** Building setbacks may be reduced to encroach into the typical required building setback from a public right of way through the incorporation of pedestrian urban streetscape designs [illustrations 2.46 to 2.49].

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Examples of Appropriate Building Setback Reductions

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Examples of Inappropriate Building Setback Reductions

F. Roof Design & Mechanical Equipment Screening

1. Roof Design.

a. Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are at least 18 inches in width.

b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 18 inches in height of the roof.

c. All parapets shall feature cornice treatments. Parapets shall provide a cap, element to demonstrate that the upper edge is the top of the building.

2. Mechanical Equipment Screening.

a. Roof Mounted

(1) Roof mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so as not to be visible from adjacent public

and private streets as well as from adjacent properties (unless grade differences make screening impractical) [illustrations 2.50 and 2.51].

Appropriate Roof Screening (left) and Inappropriate Roof Screening (right)

(2) Acceptable roof equipment screening shall be accomplished by:
   (a) Raising the parapet on all sides of the building to be as high as the highest mechanical unit or vent on the roof, or
   (b) A secondary roof screening system designed to be as high as the highest mechanical unit or vent on the roof. The structural design of the proposed roof screening system must be stamped and signed by a licensed engineer.

(3) Secondary roof screening systems on the roof shall include a screen that encloses groups of units rather than a box around each unit and must look like an architectural feature of the overall building.

(4) Screens shall be aesthetically incorporated into the design of the building and have screen materials that are compatible with those of the building. All secondary roof equipment screens shall have continual maintenance.

(5) The use of chain link (with or without slats), wood, or vinyl fencing as screening for roof top equipment is prohibited.

(6) In some situations, colors of roof screens may be required to be reviewed.

(7) All secondary roof equipment screens shall have continual maintenance.

(8) All roof top mechanical equipment shall be shown to scale on all building cross sections and/or architectural building elevations.

(9) Rooftop penthouse enclosures must be architecturally compatible and predominately of the same material as the building.

b. Ground Mounted mechanical units (condensers, generators, etc.) shall be screened from view with wing walls, landscaping or a combination of both [illustrations 2.52 to 2.55].

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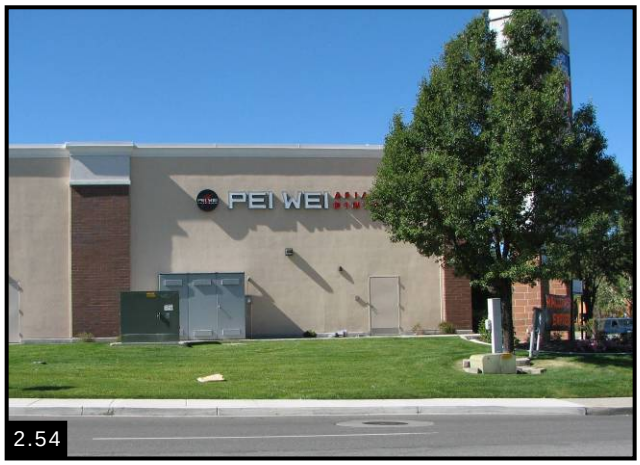
Appropriate Use of Mechanical Equipment Screening.



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Inappropriate Mechanical Equipment Screening.

G. Awnings & Canopies

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances with the approval of the Director, may be allowed over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance [illustration 2.56].
2. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than 8 feet above covered grade or the maximum height of the protected window, door, or recessed building entry.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements. Such shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

5. All awnings that do not contain sign copy shall be made of UV protected woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached. Awnings that are not compatible with the architectural design of the building to which it is attached are prohibited [illustration 2.57].

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Encouraged Awning Design (left) and Discouraged Awning Design (right)

H. Pedestrian Access

1. All buildings and site plans shall be designed to be pedestrian friendly by way of connecting walkways [illustrations 2.58 and 2.59].

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Examples of Desirable Pedestrian Design

2. Pedestrian connections shall be made, when feasible between developments, between buildings within a development, to any streets adjacent to the property and to any pedestrian facilities that connect with the property. The developer shall submit a pedestrian access plan that shows pedestrian paths and connections with the public sidewalk on the site plan.
3. Pedestrian access shall be accomplished with planters and sidewalks with the planters being at least 4 feet in width on each side of the sidewalk and the sidewalk being at least six (6) feet in width. At least one sidewalk connection between the building and the perimeter street is required.
4. Sites shall be designed to allow for safe pedestrian access from parking areas to the building, from building to building, from the building to adjacent developments and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars [illustrations 2.60 to 2.63].

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Encouraged Pedestrian Design in Parking Lots

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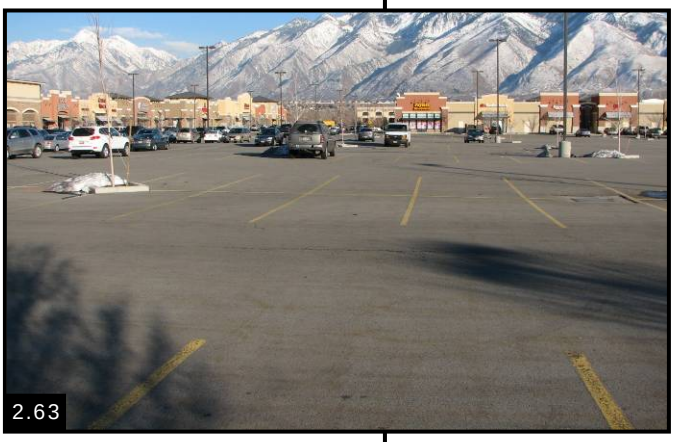

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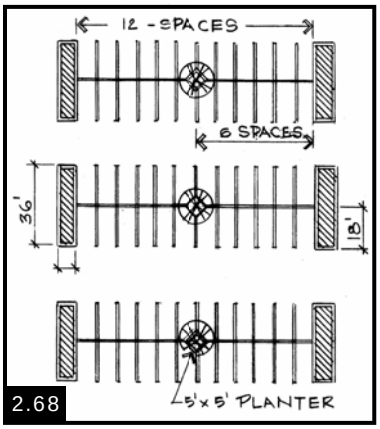
Discouraged Pedestrian Design in Parking Lots

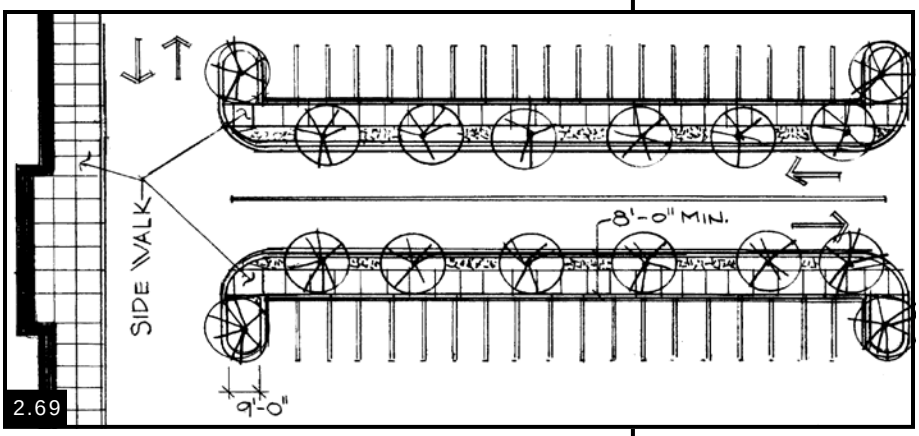
I. Parking Areas

1. Parking areas should be viewed as three dimensional outdoor spaces with horizontal and vertical elements and not as a flat sheet of asphalt or concrete. Such elements may include:
    - Parking lot planters and tree wells to provide horizontal and vertical relief
    - Landscaped walkways
    - Lighting structures
2. On site parking should be located primarily to the sides or rear of the building. Variations must be approved by the Planning Commission.
3. The location of parking shall be determined not only from its visual relationship to the building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns.
4. Parking lots should be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. Small projects may need to combine components of the hierarchy.
5. The periphery of all surface parking areas shall be designed to hide the major portions (i.e. height) of automobiles from view from the street. Screening may be accomplished by using walls and/or hedges of shrubs that create a three (3) foot high screen (at maturity) along the street periphery. Minimum size of shrubs should be 2 gallon and placed at a spacing not to exceed 4 - 5 feet apart [illustrations 2.64 and 2.65].

Appropriate Parking Lot Screening

6. Landscaping shall be required within the parking lot area where large expanses of asphalt occur. Parking lots with 200 or more spaces shall be divided by buildings or landscape areas including a walkway/ landscape area connecting the building to the street (see section H.3).
7. Drive aisles shall be defined by nine foot wide parking lot planters (i.e. end caps) at the end of each row of parking. 9' x 18' planters shall include at least one tree; 9' x 36' planters shall include at least two trees and must include shrubs and ground covers [illustration 2.66].
8. Landscaped islands containing at least 300 square feet shall be provided for every 24 parking stalls. In addition a five foot by five foot landscaped diamond shaped planter shall be installed for every 12 parking stalls or portion thereof [illustration 2.67]. A combination of both planter types shall be utilized [illustration 2.68].
9. Single rows of parking abuting drive aisles shall include a minimum eight foot wide landscape strip the entire length of the row [illustration 2.69].





Appropriate Parking Lot Landscaping

10. Planters within parking areas shall be landscaped with trees, upright shrubs, ground covers and bark or rock mulch [illustrations 2.70 to 2.71].

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Appropriate Parking Lot Landscaping

11. Developments will not be allowed to be 'over parked' without justification and approval from the Planning Commission. Developments are encouraged to provide employees with access to multi-modal transit systems (i.e. eco passes, etc. for bus and light rail) in order to decrease the need for parking and transit trips to the development site. All parking lots shall conform to the provisions of Chapter 13A-24 of the Land Development Code.
12. The use of shared parking with adjacent sites is encouraged according to the shared parking provisions of the Off-Street Parking Ordinance (Section 13A-24-03 [C]).

J. Signage

1. Signage shall be designed and used for the identification and direction to a business, building or development.
2. Signage is encouraged to be integrated into the architectural design of the buildings within a development. Stick on signs (signs that clearly cover architectural features of the building) will not be allowed.
3. Sign areas shall be designated on the architectural building elevations (for buildings that will require signs) to show that signage has been taken into account in the overall design of the building façade [illustrations 2.72 and 2.73].

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Appropriate Signage and Sign Areas

4. A common sign type and theme shall be designed for the overall development project.
    a. The sign type and theme shall be submitted for review and approval with the architectural plans during the Site Plan Review process in accordance with the Sign Ordinance section of the Development Code.
    b. Sign types and themes shall be designed so that all signs within a development are comprised of one single sign type (i.e. cabinet type signs, individual illuminated channel letters, reverse channel illumination, projecting type).
    c. Combinations of wall sign types (e.g. cabinet type, individual letters, etc.) will not be allowed within the same project unless otherwise approved by the Planning Commission. Approvals for multiple sign types on the same project will only be considered where the developer can show that the architectural design of the development warrants the use of multiple sign types.
    d. Signage will not be allowed on roof equipment screening or roof top equipment penthouses, above the roof line, or sloped roofs.

K. Utility Boxes and Pedestals

1. Appropriate landscaped buffers shall be placed to screen and buffer all utility boxes and pedestals.
2. Abandoned utility boxes, meters, and pedestals shall be removed.
3. Damaged utility boxes, meters, and pedestals shall be repaired.
4. Utility box and pedestals (including but not limited to transformers, switch gear, phone and cable TV pedestals) shall be placed such that they do not block required visibility triangles at street intersections and driveways. All utility boxes and pedestals shall also be screened from view by means of vegetation and/or enclosures that blend with the associated development. These standards shall be applied to all public and private rights-of-way and pedestrian areas that are adjacent to the development.
5. The developer is responsible to work with the utility companies to coordinate locations of utility boxes and pedestals according to the provisions listed above.
6. Utility boxes, pedestals and meter panels shall be painted to blend in with surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls with utility company approvals [illustrations 2.74 to 2.76].

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Appropriate Use of Color to Blend Utility Boxes, Pedestals, and Meter Boxes

L. Outdoor Display

1. All outdoor display areas shall be located on designated display pads within front or side setbacks as may be approved by the Director as an Administrative Conditional Use [illustrations 2.77 to 2.81].
2. All display areas in front of buildings shall be clearly defined on the approved site plan.
3. Display areas shall not block building entries, exits, pedestrian walking areas or parking spaces in front of the building [illustration 2.82].

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Examples of Well-designed Outdoor Display Areas

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Discouraged Types of Outdoor Display

M. Trash Area Screening, Cart Returns, and Service Areas

1. Cart returns, service yards, refuse and waste-removal areas, loading docks, truck parking areas and other areas that tend to be unsightly shall be screened from view by the use of a combination of walls, fences and dense planting.
2. Enclosure material for the above uses shall be composed of 6 foot high solid masonry or decorative precast concrete walls with opaque gates and self latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are not allowed.
3. Screening shall block views to these areas from both on site as well as from public rights of way and adjacent properties. In any case, all trash dumpsters shall be provided with solid enclosures [illustrations 2.83 to 2.86].

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Examples of Appropriate Trash Enclosures

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Examples of Inappropriate Trash Enclosures

N. CPTED Principles (Crime Prevention Through Environmental Design)

1. The developer is encouraged to incorporate the basic principles of CPTED when designing the site plan, landscape plan and architectural design for their project. Use of the CPTED principles is strongly encour-

aged in the interest of the future security of the project from both the owner as well as the customers standpoint.

2. The concept of CPTED is based upon the following theory :

   The proper design and effective use of the built environment can lead to the reduction in the incidence and fear of crime, and an improvement in the quality of life. The following principles should be taken into account in the design of all buildings and developments.

   a. **Natural Surveillance.** Physical design which keeps potential intruders under the perception of continual watch, using 'eyes on the street' (i.e. view to streets, driveways and parking lots) and visual permeability in architecture, lighting, and landscaping.
   b. **Natural Access Control.** Physical design which guides the mobility of people and which decreases crime opportunity and increases perception of risk to potential offenders.
   c. **Territorial Reinforcement.** Physical design which encourages users of property to develop ownership over it, developing space with an easily discernable purpose, using symbolic barriers such as low lying fences/wall, landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.
   d. **Management and Maintenance.** Managing and maintaining property demonstrates that someone cares about and is observing the property.
   e. **Landscaping.** CPTED landscaping standards should be used, including planting shrubs with a maximum height of two to three feet and trees with a proper ground clearance of seven (7) feet above walkways and sidewalks and fourteen (14) feet above vehicular travel and parking lanes. This shall be accomplished through proper pruning practices not by clear cutting, topping trees or other "pruning for exposure" techniques.
   f. **Street Walls.** In order to encourage public safety through natural surveillance, natural access control, and territorial reinforcement, blank walls are not permitted adjacent to streets, pedestrian areas, and open space amenities.
      (1) Symbolic barriers, such as low lying fences/walls, landscaping and signage shall be used to discourage crime and to promote safety.
      (2) Ground floor parking garages are not permitted immediately adjacent to streets.
      (3) Developments shall have street side building elevations with extensive windows, balconies, decks or landscape terraces being encouraged.

O. Site/Building Lighting

1. All site/building lighting shall be shielded and directed downward so light spill does not adversely affect adjacent properties or streets.
2. Bollard style lighting should be utilized adjacent to pedestrian walking paths on the site.
3. The use of color corrected (white light) as the primary light source on site is highly encouraged.
4. Site and building lighting design should be decorative in nature and complement overall architectural and site design theme [illustrations 2.87 to 2.92].

Examples of Well Designed Site Lighting

City of Taylorsville
Design Standards
Section Three
Design Standards Specific to Retail, Commercial, and Institutional Projects

Architectural Design/Building Character

Large format retail, where possible, are encouraged to provide multiple entrances as they:

- reduce walking distances from cars,
- facilitate pedestrian and bicycle access from public sidewalks,
- provide convenience where certain entrances offer access to individual stores or identified departments of a store,
- mitigate the effect of unbroken walls and neglected areas that often characterize building facades that face other properties.

B. Building Materials/Colors

1. "Full veneer" brick or other similar high quality masonry materials, such as stone, are encouraged as one of the four required basic materials.
2. The percentage of high quality materials to be used on a building's exterior walls (i.e. brick veneer, quarried stone [i.e. granite, etc.], glass and pre cast concrete) shall be at least 60%.
3. Encouraged building materials shall include, but are not necessarily limited to the following materials.
   a. Preferred Building Materials:
      (1) Quarried stone (i.e. granite, etc.)
      (2) Cultured Stone
      (3) Full veneer brick
      (4) Atlas Block
      (5) Composite lap siding (i.e. HardiPlank)
      (6) Architectural concrete (with recessed panels and reveal lines)
      (7) Architectural metals & standing seam metal roofing
      (8) Metal walls (insulated architectural metal panels) (i.e. Alucobond)
   b. Preferred Accent Materials:
      (1) Precast concrete
      (2) Stucco (EIFS)
      (3) Glass
4. Discouraged building materials shall include the following materials:
   (1) Brick tiles
   (1) Painted brick and block
   (2) Metal walls (unless it is an insulated architectural metal panel such as Alucobond)

   NOTE: If any other materials are proposed to be used, as noted above, these materials will require further review, justification and approval by the Planning Commission.

C. National Tenant/National Franchise Architecture

1. Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the Design Standards. Building architecture that does not comply will not be approved.
2. The developer, at the request of the Planning Staff, shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states

(See the following two pages for examples of encouraged and discouraged national tenant/franchise architecture [illustrations 3.4 to 3.19])

D. Street Furniture and Public Art

1. **Street Furniture.**
   a. Where provided, street furniture shall follow a consistent street furniture design throughout the entire project as approved by the Director. Color of street furniture shall blend with the design and colors of the development.
   b. All street furniture shall be made of a durable and weather resistant material and finish.
   c. When located on City right of way, street furniture shall also follow the "Street Furniture Specification" established by the Taylorsville Planning Division for design and color of furniture items.

2. **Public Art and Fountains.**
   a. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the visual experience.
   b. Public art (which may include artists' work integrated into the design of the building, landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public is encouraged to be included in all projects [illustrations 3.1, 3.2, 3.3].
   c. The plan to incorporate public art and fountains shall be reviewed and approved by the Director.

3.1

3.2

3.3

Examples of Appropriate Public Art

Non-prototypical and Encouraged | **Prototypical and Discouraged**

3.4

3.5

3.6

3.7

3.8

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3.10

3.11

Non-prototypical and Encouraged | **Prototypical and Discouraged**

3.12

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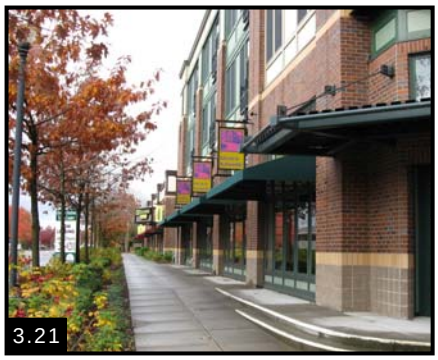
E. Human Scale

1. The ground level of any multi-story structure shall be visually distinct from the upper stories by use of a ground floor architectural separation in order to enhance street activity and a pedestrian friendly design. Design features that may be used include an intermediate cornice line, sign band or an awning arcade or portico feature, change in building materials or window shape [illustration 3.20].
2. At least 70 percent of the first floor elevation(s) of multi-story buildings that are viewed from public streets shall include transparent windows, display windows and/or doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere [illustration 3.21].
3. All retail commercial buildings shall have expansive windows, balconies, terraces, or other design features which are oriented to the street, or other pedestrian spaces [illustration 3.21].
4. Glass shall be included as an architectural feature to encourage retail and office tenants to provide views into and out of stores and offices for both added security and also to add to the building's visual interest both during the day and at night [illustrations 3.22 to 3.25].

3.20


3.21

3.22

3.23

3.24

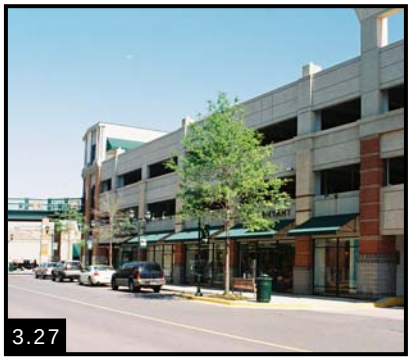
3.25

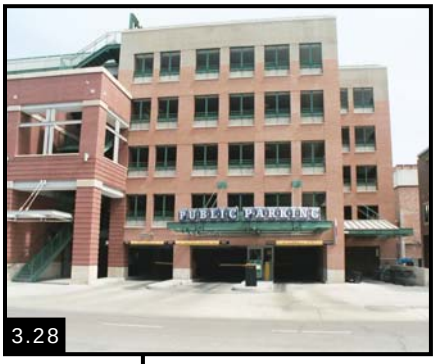
Appropriate Storefront Orientation

F. Parking Structures

Parking structures shall be designed to be an integral part of the buildings that they are serving. Design features shall include:

1. Structures that are architecturally consistent with the project buildings,
2. The use of the same finish materials as the exterior of the site building.
3. Placement of parking structures along site frontages is discouraged and will be permitted only when buffering landscape edges can adequately mitigate adverse visual impacts.
4. Ground floor retail frontage in parking structures is encouraged.
5. The view of a parking structure from a public street should be minimized by placing its shortest dimension along the street edge.





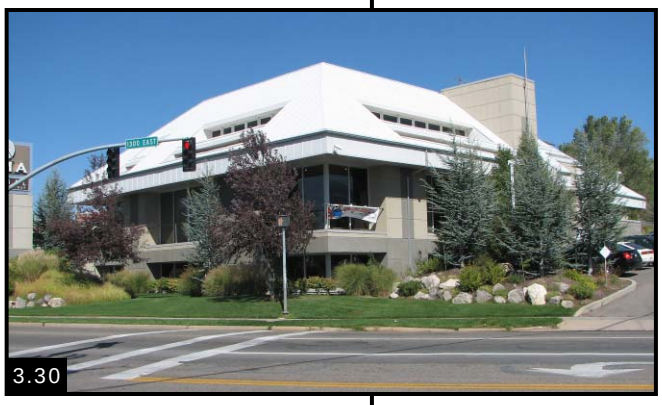
Encouraged Materials and Design of Parking Structures

G. Gas Stations, Gas Island Canopies, Car Washes and Related Facilities

1. All building materials and designs shall be consistent with the general standards for commercial businesses.
2. All structures on the site (including kiosks, car wash buildings, gas pump islands) shall be architecturally consistent with the main structure, including roof design (i.e. sloping roof or cornice treatments).
3. All building elevations shall be architecturally detailed to avoid the appearance of the "back of the building" and should contribute a positive presence to the street scene.
4. Gas island canopies shall be built of the same high quality materials as the convenience store or kiosk associated with the gas island. These structures shall be designed to create architectural harmony with the primary structure on the site.
5. Gas island canopy structural columns shall be covered with the same brick veneer or architectural materials as the associated building.
6. Service station buildings, e.g., convenience store structures and vehicle service buildings, should be located on the corner of the property with the pump islands located to the interior of the site to give the facility a good architectural presence from the street(s).

H. Office Developments Adjacent to Residential Neighborhoods

1. Office developments adjacent to residential districts shall have a residential look to enhance compatibility with the adjacent neighborhood [illustrations 3.29 and 3.30].



Encouraged Building Designs for Office Buildings Adjacent to Residential Neighborhoods

City of Taylorsville
Design Standards
Section Four
Design Standards Specific to Business Park and Light Industrial Development Projects

The guidelines for industrial building design do not seek to impose a particular architectural theme or style, but to promote quality development which will be an asset to the City. These guidelines will assist the developer to understand the City's concept of "quality" design relative to industrial warehouse projects.

The General Design Standards listed in Section Two of these standards shall be utilized in addition to the following standards for all industrial warehouse, business park and office/warehouse type developments in Taylorsville:

A. Architectural Design/Building Character

1. **Building Design**
    a. Employ variety in building forms to create entry character and visual interest.
    b. Facades with varied front setbacks are required. Avoid long expanses (over 200 linear feet) of unbroken building facades. Buildings should avoid blank front wall elevations on street frontages and those areas visible from streets through the use of indentations and architectural details.
    c. Entries to buildings should portray a quality office appearance while being architecturally related to the overall building composition.
    d. Alteration of colors and materials can be used to produce diversity and visual interest.
    e. All exterior surfaces of buildings which have the potential of being contacted by vehicles or machinery should be protected by the use of landscaped areas, raised concrete curbs, and traffic barriers.
2. **Desirable Elements**
    a. A variety of building indentations and architectural details;
    b. Building entry accentuation;
    c. Screening of equipment and storage areas;
    d. Landscaping to soften building exteriors and buffer between uses.
3. **Undesirable Elements**
    a. Large, blank, flat surfaces;
    b. Exposed, untreated concrete walls and block walls (except split faced and other architectural block materials);
    c. Loading doors facing the street;
    d. Exposed roof drains.

B. Building Materials/Colors

1. Use various siding materials such as architectural metal, masonry, con-

crete texturing, concrete or plaster to produce effects of texture and relief that provide architectural interest.

2. Use wall materials such as concrete, stone, concrete block that will withstand abuse by vandals or accidental damage by machinery.
3. **Preferred Building Materials:**
    a. Full veneer brick,
    b. Architectural concrete (with recessed panels and reveal lines),
    c. Architectural CMU block (i.e. split face, fluted, scored, honed, etc),
    d. Architectural metals & standing seam metal roofing,
    e. Metal walls (i.e. insulated architectural metal panels such as aluco bond).
4. **Preferred Accent Materials:**
    a. Precast concrete accents,
    b. Stucco (EIFS) Glass accents.
5. **Discouraged Materials**
    a. Plain, grey, flat faced CMU block (allowed as an accent only, not as a total wall treatment),
    b. Brick tiles,
    c. Metal walls (unless it is an insulated architectural metal panel such as aluco bond),

    NOTE: If any other materials are proposed to be used, as noted above, these materials will require further review, justification and approval by the Director.

6. **Colors**
    a. Blending of compatible colors in a single facade or composition is a good way to add interest and variety while reducing building scale and breaking up plain walls.
    b. Light, neutral colors should be used on industrial buildings to help reduce their perceived size. Contrasting trim and horizontal color bands may be used to help break up the vertical monotony of tall flat walls. Other solutions are encouraged.

C. Metal Buildings

1. All metal buildings (where such metal materials are allowed) must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces must include either stucco, plaster, glass, stone, brick, or decorative masonry. Stock, “off the shelf” metal buildings are not permitted.
2. Metal buildings should employ a variety of building forms, shapes, colors, materials and other architectural treatments to add visual interest and variety to the building.

D. Screening of Storage & Loading Areas

1. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located at the rear or side of the site.
2. Outside storage is not permitted.
3. The method of screening shall be architecturally integrated with the adjacent building in terms of materials, colors, shape and size.
4. If walls are not required for a specific screening or security purpose, they should not be utilized.
5. Trash areas shall be designed to include the screening of large items

(e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).

6. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Vines on walls may be used to break up flat surfaces.

E. Parking and Circulation

1. Parking lots and loading facilities should be designed with each other in mind while not dominating the industrial site.
2. Parking lots and cars should not be the dominant visual element of the site. Large expansive paved areas located between the street and the building should be avoided in favor of a group of smaller parking areas separated by landscaping and buildings.
3. Parking lots adjacent to and visible from public streets shall be screened from view through the use of rolling earth berms, low screen walls, landscape hedges or combinations thereof.

Architectural Design Standards
Appendix A
Index of Photographs

Section Two: General Design Standards and Best Practices Applicable to all Commercial, Office, and Industrial Development Projects

2.1 Highland Place, Cottonwood Heights, Utah

2.2 Highland Place, Cottonwood Heights, Utah

2.3 Intermountain Health Care, Salt Lake City, Utah

2.4 James Hardy Building, Taylorsville, Utah

2.5 Union Heights, Sandy, Utah

2.6 Orenco Station, Hillsboro, Oregon

2.7 The District, South Jordan, Utah

2.8 Superior Marketplace, Superior, Colorado

2.9 Mountain America Credit Union, Taylorsville, Utah

2.10 Midvale, Utah

2.11 Smiths' Market Place, Salt Lake City, Utah

2.12 The District, South Jordan, Utah

2.13 Family Center, Midvale, Utah

2.14 Murray, Utah

2.15 Union Heights, Sandy, Utah

2.16 Quarry Bend, Sandy, Utah

2.17 Murray, Utah

2.18 Murray, Utah

2.19 Quarry Bend, Sandy, Utah

2.20 Redmond Town Center, Redmond, Washington

2.21 Highland Place, Cottonwood Heights, Utah

2.22 Westminster, Colorado

2.23 Shops at Riverwoods, Provo, Utah

2.24 Westminster Promenade, Westminster, Colorado

2.25 Superior Marketplace, Superior, Colorado

2.26 Quarry Bend, Sandy, Utah

2.27 Superior Marketplace, Superior, Colorado

2.28 Quarry Bend, Sandy, Utah

2.29 Little Cottonwood Center, Sandy, Utah

2.30 American Fork, Utah

2.31 Millcreek Township, Utah

2.32 Millcreek Township, Utah

2.33 Intermountain Health Care, Salt Lake City, Utah

2.34 Highland Place, Cottonwood Heights, Utah

2.35 Little Cottonwood Center, Sandy, Utah

2.36 Highland Place, Cottonwood Heights, Utah

2.37 Nampa, Idaho

2.38 Murray, Utah

2.39 South Salt Lake, Utah

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2.42 Quarry Bend, Sandy, Utah

2.43 Quarry Bend, Sandy, Utah

2.44 Draper Peaks, Draper, Utah

2.45 Union Heights, Sandy Utah

2.46 Little Cottonwood Center, Sandy, Utah

2.47 Draper Peaks, Draper, Utah

2.48 West Valley, Utah

2.49 Salt Lake City, Utah

2.50 Superior Marketplace, Superior, Colorado

2.51 Riverton, Utah

2.52 Little Cottonwood Center, Sandy Utah

2.53 Quarry Bend, Sandy, Utah

2.54 Family Center, Midvale, Utah

2.55 Family Center, Midvale, Utah

2.56 Union Heights, Sandy, Utah

2.57 South Salt Lake, Utah

2.58 Quarry Bend, Sandy, Utah

2.59 Lifetime Fitness, South Jordan, Utah

2.60 The District, South Jordan, Utah

2.61 Quarry Bend, Sandy, Utah

2.62 Family Center, Midvale, Utah

2.63 Draper Peaks, Draper, Utah

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2.67 Highland Place, Cottonwood Heights, Utah

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2.77 Highland Place, Sandy, Utah

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2.79 Little Cottonwood Center, Sandy, Utah

2.80 Quarry Bend, Sandy, Utah

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2.82 Millcreek Township, Utah

2.83 Union Heights, Sandy, Utah

2.84 Little Cottonwood Center, Sandy, Utah

2.85 Millcreek Township, Utah

2.86 Murray, Utah

2.87 America First Credit Union, Taylorsville, Utah

2.88 Westminster Promenade, Westminster, Colorado

2.89 South Jordan Town Center, South Jordan, Utah

2.90 Quarry Bend, Sandy, Utah

2.91 Quarry Bend, Sandy, Utah

2.92 Union Heights, Sandy, Utah

Section Three: Design Standards Specific to Retail, Commercial, and Institutional Projects

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3.2 Daybreak, South Jordan, Utah

3.3 Redmond Towne Center, Redmond, Washington

3.4 Superior Market Place, Superior, Colorado

3.5 Cottonwood Heights, Utah

3.6 Superior Market Place, Superior, Colorado

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3.20 Orenco Station, Hillsboro, Oregon

3.21 Orenco Station, Hillsboro, Oregon

3.22 The District, South Jordan, Utah

3.23 Center Pointe, Salt Lake City, Utah

3.24 Shops at Riverwoods, Provo, Utah

3.25 Union Heights, Sandy, Utah

3.26 Redmond Towne Center, Redmond, Washington

3.27 Washingtonian Center, Washington D. C.

3.28 Boulder, Colorado

3.29 Midvale, Utah

3.30 Millcreek Township, Utah