

LAYTON CITY REDEVELOPMENT AGENCY



Revised South Main / South Fort Lane Redevelopment Project Area Plan

June 17, 2004



**SOUTH MAIN STREET / SOUTH FORT LANE
REDEVELOPMENT PROJECT AREA PLAN**

June 17, 2004

Redevelopment Agency of Layton City
437 North Wasatch Drive
Layton, Utah

DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The Redevelopment Project Area is enclosed within the following boundaries:

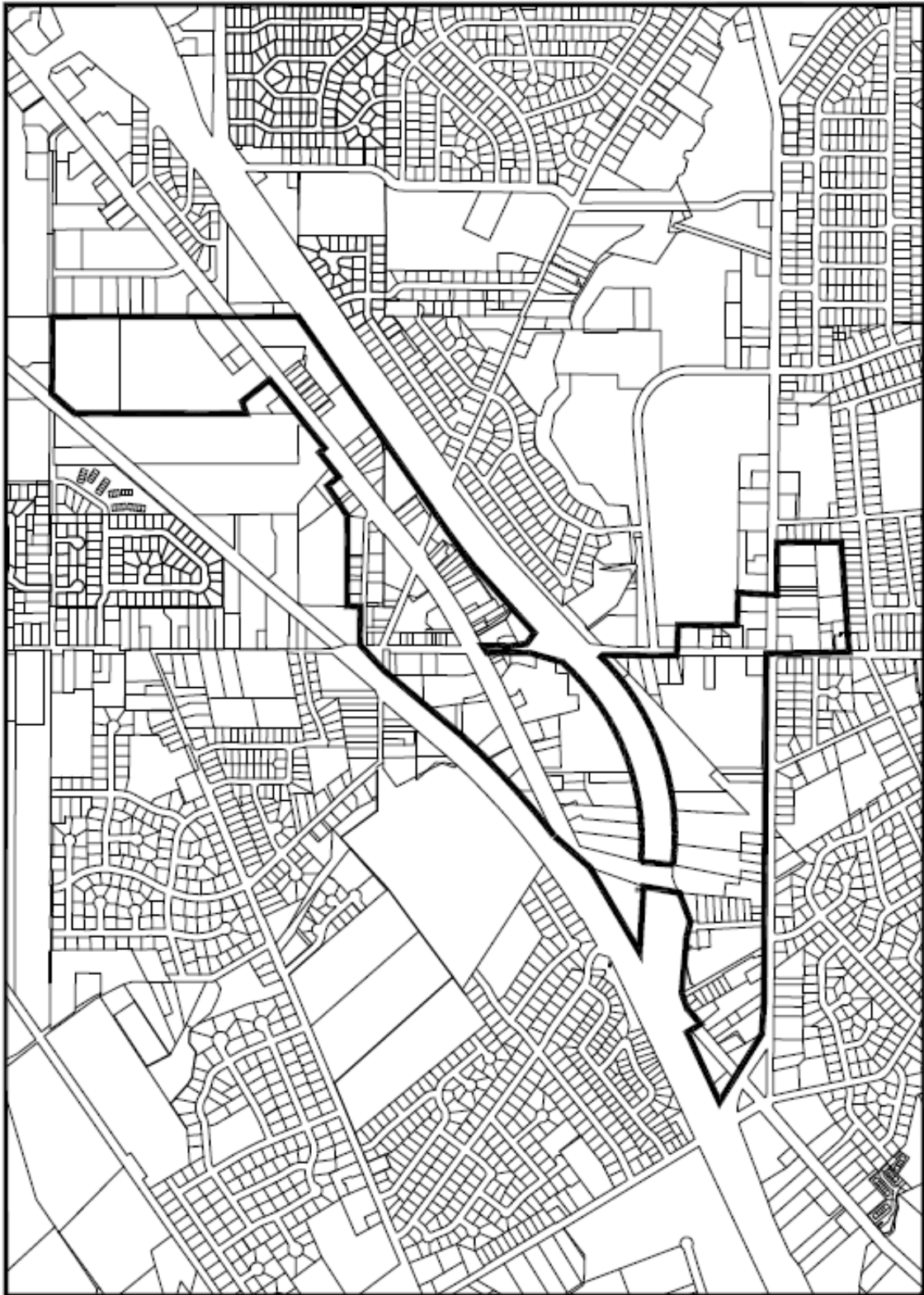
Beginning at the center of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°59'25" East 1951.31 feet, thence South 34°49'32" East 1861.38 feet, thence southeasterly 567.10 feet along the arc of a 5818.16 foot radius curve to the left, (long chord bears South 36°23'06" East 566.88 feet, with a central angle of 5°35'05") thence South 42°05'33" East 709.69 feet, thence South 36°32'42" West 105.80 feet, thence South 81°28'09" West 121.34 feet, thence North 89°29'59" West 229.01 feet, thence South 33°27'12" East 67.12 feet, thence North 90°00'00" East 332.57 feet, thence South 74°06'30" East 273.90 feet, thence southeasterly 1762.83 feet along the arc of a 1914.03 foot radius curve to the right, (long chord bears South 21°28'57" East 1701.18 feet, with a central angle of 52°46'10") thence South 84°48'07" East 256.53 feet, thence northwesterly 1828.15 feet along the arc of a 1990.31 foot radius curve to the left, (long chord bears North 19°24'44" West 1764.55 feet, with a central angle of 52°37'39") thence South 89°37'41" East 616.01 feet, thence North 2°37'27" East 240.25 feet, thence North 89°45'20" East 469.00 feet, thence North 0°48'25" East 256.03 feet, thence South 86°47'37" East 313.08 feet, thence North 0°06'37" East 417.51 feet, thence North 89°46'22" East 507.18 feet, thence South 4°06'40" East 876.27 feet, thence South 89°05'26" West 656.39 feet, thence South 0°24'20" West 2780.48 feet, thence South 3°38'27" West 238.39 feet, thence South 31°59'40" West 635.83 feet, thence North 24°52'49" West 608.47 feet, thence North 57°52'14" East 126.68 feet, thence North 40°59'22" West 168.11 feet, thence North 18°46'44" West 124.99 feet, thence North 5°08'59" East 447.81 feet, thence North 13°33'21" East 123.85 feet, thence North 21°01'48" West 244.92 feet, thence North 80°08'17" West 288.37 feet, thence South 3°23'55" West 522.92 feet, thence North 30°16'58" West 779.34 feet, thence North 48°36'10" West 382.59 feet, thence northwesterly 1075.88 feet along the arc of a 5693.11 foot radius curve to the left, (long chord bears North 42°39'40" West 1074.28 feet, with a central angle of 10°49'40") thence North 49°57'40" West 817.65 feet, thence North 42°54'04" West 270.30 feet, thence North 0°33'39" East 305.01 feet, thence North 89°08'08" West 105.00 feet, thence North 0°4'46" East 718.32 feet, thence North 33°30'43" West 284.36 feet, thence North 51°20'25" East 115.26 feet, thence North 38°41'47" West 244.72 feet, thence North 48°00'46" East 53.81 feet, thence North 38°53'20" West 695.55 feet, thence South 51°26'29" West 278.58 feet, thence South 18°26'31" East 99.15 feet, thence North 89°57'09" West 1359.60 feet, thence North 49°27'25" West 238.20 feet, thence North 0°8'11" East 613.02 feet to the point of beginning.

Contains 194.67 acres.

MAPS OF THE PROJECT AREA

The following maps describe the project area boundary, the various land uses within the project area, and the zoning of each parcel in the project area. The principal streets in the project area are shown on each of the maps.

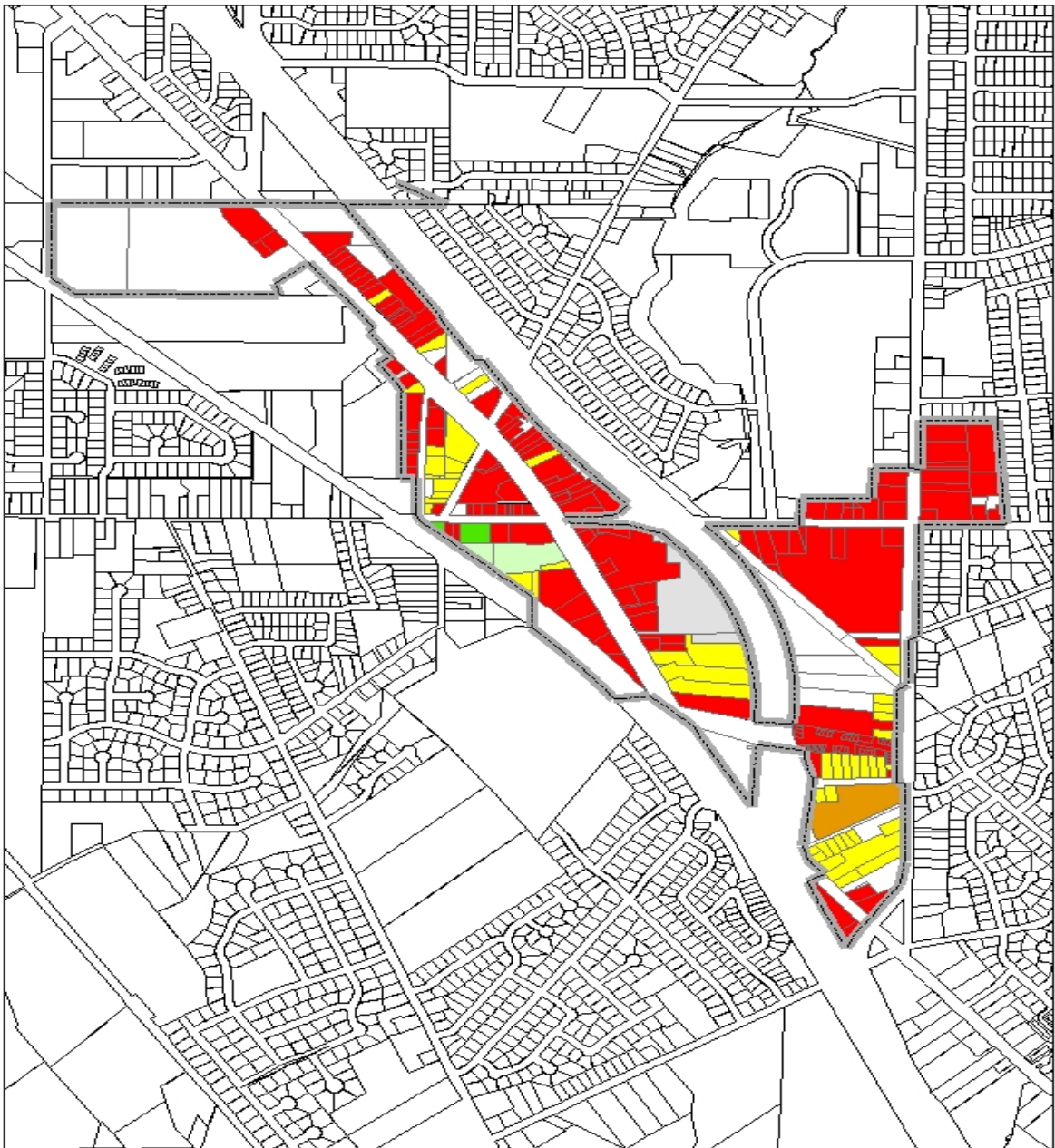
RDA PROJECT AREA



Land Use

The various land use categories are described in the following map with the corresponding acreage for each land use category. The permitted land uses within the Redevelopment Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time.

RDA Project Area Land Use



POPULATION DENSITIES

There are 52 single-family residential structures currently being used for residential occupancy in the Project Area. No new single family residential uses are contemplated in the project area. The majority of these structures are zoned commercial and are considered to be legal non-conforming structures and uses.

In addition, there is one mobile home park (Cedar Wood) with 65 units/pads, and one multiple family residential complex (El Dorado Apartments) with 96 units. Both projects are considered conforming to their respective zoning districts.

BUILDING INTENSITIES

The building intensities within the boundaries of the Redevelopment Project Area were analyzed along with the condition of each structure as described in the blight survey. No unusual evidence of building intensities was found in the Redevelopment Project Area.

STANDARDS TO GUIDE REDEVELOPMENT IN THE PROJECT AREA

In order to provide owners and developers maximum flexibility in the redevelopment of land located within the Redevelopment Project Area and to encourage and obtain the highest quality design and development, specific development controls for the land uses identified above are not set forth herein. Each redevelopment proposal may be considered subject to: (1) appropriate elements of the City's master or general plan; (2) the planning and zoning code of the City; (3) other applicable building codes and ordinances of the City; (4) a review and recommendation by the Layton City Planning Commission; and (5) approval by the Agency to ensure that the redevelopment is consistent with the Redevelopment Plan.

REVIEW OF REDEVELOPMENT PROPOSALS

An advisory design review committee established by the Agency, which shall include one or more members of the planning commission, may also make a review of redevelopment proposals. Each redevelopment proposal by an owner or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of redevelopment proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

HOW THE PURPOSES OF STATE LAW WILL BE ATTAINED BY REDEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private owners, to remove, if possible, all blight and blighting influences from the Project Area by the removal or clearance of buildings, structures, or improvements which are blighted, or through the renovation or rehabilitation of buildings, structures or improvements which are blighted. With the clearance of land or the rehabilitation of buildings and structures, private development 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 the Act.

Redevelopment Plan Restrictions

Pursuant to the provisions of Sections 17B-4-404 of the Act, the Redevelopment Plan provides as follows:

100 Acre Limitation

The Redevelopment Project Area described in the Redevelopment Plan may not exceed 100 acres of privately-owned property unless the governing board of each local taxing entities that levies taxes upon property within the proposed Redevelopment Project Area consents in writing to exceeding the limit of 100 acres of privately owned property in the Redevelopment Project Area.

On May 14, 2002, the Taxing Entity Committee approved the boundaries of the Redevelopment Project Area to exceed 100 acres in size. The approved boundary of the Project Area is 143 acres as described in the first section of this document.

Three (3) Year Time Limit to Commence Implementation

Implementation of the Project Area Plan shall commence within three (3) from the adoption date of the Project Area Plan unless the Plan is adopted again.

OWNER PARTICIPATION

The Redevelopment Plan provides for reasonable opportunities to participate in the redevelopment of property in the Redevelopment Project Area by the owners of property in the Redevelopment Project Area if the owners (and certain tenants having the right to become owners enter into a participation agreement with the Agency agreeable with the Agency. The Agency and the City have previously adopted an Owner Participation Plan, copies of which may be obtained from the office of the Agency upon request. The Owner Participation Plan permits owners within the Redevelopment Project Area reasonable opportunities to participate in the redevelopment of the Project Area by executing a participation agreement with the Agency. The Owner Participation Plan provides the following kinds of possible participation:

Guidelines for Owner Participation

Property owner participation in the redevelopment project may consist of one or more of the following:

1. Retaining, maintaining and, if necessary, rehabilitation of all or portions of the owner's property.
2. Acquiring adjacent or other properties in the redevelopment project area.
3. Selling all or portions of the owner's improvements to the agency or other private sector entities, retaining the land, and developing the owner's property.
4. Selling all or portions of the owner's property to the agency or private sector entities and purchasing other property in the redevelopment project area.
5. Selling all or a portion of the owner's property to the agency or private sector entities and obtaining preferences to reenter the redevelopment project area.
6. Other methods approved by the agency.

Tenant participation:

1. Becoming an owner of property in the redevelopment project area, subject to the opportunities of persons who are already record owners of property in the redevelopment project area.
2. Other methods approved by the agency.

HOW THE PROPOSED REDEVELOPMENT CONFORMS TO THE GENERAL PLAN

The Redevelopment Plan conforms to the general plan of the City in the following respects:

Zoning Ordinance

The majority of the property is currently zoned commercial, either “C-H” (Highway Commercial) along Main Street or “CP-2” (Community Commercial) in the South Fort Lane area. The City general plan calls for the entire Project Area to become commercial uses. The proposed development is permitted under the current zoning classifications of the City. If any zoning changes are required, such changes would be submitted to the City for consideration and approval, according to the Municipal Code.

Building Codes

The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with International Building Code adopted by the City. The City will issue all building permits for construction or rehabilitation in order to assure that new development or redevelopment is consistent with the general plan and zoning ordinance of the City.

Planning Commission Approval

The provisions of this Redevelopment Plan were reviewed and approved by the Planning Commission. The Redevelopment Plan is consistent with the general plan or of the City.

FINDINGS OF BLIGHT IN THE PROJECT STUDY AREA

On December 6, 2001 the Redevelopment Agency of Layton, Utah adopted Resolution No. 01-02 entitled, “South Main and Fort Lane Survey Area”. This resolution authorized the undertaking of a study of the survey area to determine whether or not a redevelopment project or projects within the area are feasible and/or desirable.

The purpose of this study is to survey and analyze the incidence of blighted conditions, if any, which may exist within the survey area. The Utah Redevelopment Agencies Act defines “blight” as a wide range of problems including, but not limited to, physical deterioration of buildings, deterioration of the environment, and health and social problems. The Act provides, along with other elements, that any three of a number of factors may constitute blight in an area. In recognition of the complexity of a blight analysis, this study measures a wide range of influences. This report summarizes the field and records survey undertaken by trained professionals, and the principal findings and conclusions.

Background of the Blight Survey Area

The Survey Area demonstrates a variety of different uses from residential, commercial on to light industrial. Vacant parcels and buildings are interspersed throughout the entire survey area. Varying degrees of marginally used land and buildings are also present. Since this area could be considered the Downtown of Layton, better use of this vacant and marginally used land would benefit the City. The area also represents much of the historic core of Layton City.

The present zoning districts are CH, Highway Commercial, CP-2, Community Commercial, R-MH, Residential Mobile Home Park, R-M2, Residential Medium Density, and (DTO), Downtown Overlay with CH and R-M2.

Blight Criteria

In accordance with the Utah Redevelopment Agencies Act, redevelopment planning involves a multi-step process. The process begins with the designation of a "Redevelopment Survey Area" and the performance of a detailed study of existing factors such as health, safety, crime, and physical conditions. Once this is done, a determination of the presence or absence of blight conditions in the area can be made. If blight is determined after holding a public hearing and the presentation of evidentiary materials the Redevelopment Agency and the City Council are authorized to continue the redevelopment planning. The Agency prepares a preliminary plan for the area. Following a public hearing to consider the preliminary plan and its adoption, redevelopment activities are undertaken to provide the needed corrective action as may be appropriate to assist in the removal of blight.

Definition of Blight

In order to conduct an accurate and useful study, an understanding of blight is required. The term "blight" describes a wide range of problems ranging from physical deterioration of buildings to the presence of health and social problems. The term "blight" is a legal term enacted by the legislature. It may not mean the same as "blight" when used in common every day language. For purposes of this study, the Utah Redevelopment Agencies Act shall be cited and used as a basis for defining blight. The following excerpt from the law defines "blight" and the factors that contribute to it:

"Blight" or a "blighted area" is an area whith buildings or improvements used or intended to be used for residential, commercial, industrial, or other urban purposes or any combination of these uses, which:

- (i) contains buildings and improvements, not including out-building, on at least 50% of the number of parcels and the area of those parcels is at least 50% of the Survey Area;

- (ii) and is unfit or unsafe to occupy or may be conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime because of any three or more of the following factors:
 - (A) defective character of physical construction;
 - (B) high density of population and overcrowding;
 - (C) inadequate provisions for ventilation, light, sanitation, and open spaces;
 - (D) mixed character and shifting of uses, which results in obsolescence, deterioration, or dilapidation;
 - (E) economic deterioration, or continued disuse;
 - (F) lots of irregular form and shape and inadequate size for proper usefulness and development, or laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;
 - (G) existence of inadequate streets, open spaces, and utilities;
 - (H) existence of lots or other areas which are subject to being submerged by water; and
 - (I) existence of any hazardous or solid waste defined as any substance defined, regulated, or listed as 'hazardous substances,' 'hazardous materials,' 'hazardous waste,' 'toxic waste,' 'pollutant,' 'contaminant,' or 'toxic substances,' or identified as hazardous to human health or the environment under state or federal law or regulation.

The definition of "blight" or "blighted area" in the Act is, by necessity, broad in outline and criteria since it must apply to varied problems and conditions throughout the State. For the purpose of this study, we have tried to define "blight" or "blighted area" narrowly and more specifically, selecting only those factors that could be evaluated in a survey of the area, and from public records.

The Act provides specific criteria for a finding of "blight." We have divided our evaluation into two parts, as follows:

1. LEVEL 1 ANALYSIS

An area may only be considered for designation as a "blighted area" if it first meets two criteria as set forth in Section 17B-4-604(1)

- (a) contains buildings or improvements used or intended to be used for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (b) contains buildings or improvements on at least 50% of the number of parcels of private real property whose acreage is at least 50% of the acreage of the private real property within the proposed redevelopment project area.

2. LEVEL 2 ANALYSIS

In order for an area to be determined “blighted”, the area must meet one or both of the following criteria:

- (a) Is unfit or unsafe to occupy; or
- (b) May be conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime.

The determination of either or both of the above Level 2 conditions shall be based on finding three or more of the following blight criteria present within the survey area.

Legislative Criteria

Letters refer to Section 17B-4-604(1)(c) Utah Code.

<u>FACTOR</u>	<u>INDICATOR(S)</u>	<u>SOURCE</u>
(A) Defective character of physical construction.	Building condition Poor site design	Field survey Field survey
(B) Not Used		
(C) Not Used		
(D) Not Used		
(E) Economic deterioration or continued disuse.	Vacant buildings Vacant land High turnover	Field survey Field survey Business license
(F) Lots of irregular form and inadequate size for proper usefulness and development	Poor/no access Poor size Poor frontage	Plat maps Plat maps Plat maps
(G) Existence of inadequate open space, utilities, streets	Inadequate storm sewer	Engineering Department
(H) Existence of lots or other areas subject to being submerged by water.	Areas within 100 or 500-year flood plain	FEMA maps
(I) Existence of any hazardous pollutant or contaminant substances.	Presence of contaminant or pollutant substances	State under-ground leaking fuel tanks list

Summary and Conclusions of Blight

As stated in the beginning of this report, the purpose of this blight study was to determine whether or not the Survey Area is a blighted area as defined by law. Based on the findings, it is the opinion of the staff that the Survey Area:

- (1) Meets the statutory criteria:
 - (a) contains buildings and improvements on at least 50% of the number of parcels and the area of these parcels is at least 50% of the project area.
 - (b) more than three of the blighting criteria are present within the survey area.

(2) Therefore the Survey Area is a 'blighted area' as defined by law. Redevelopment action is necessary to reverse present trends and to allow the Survey Area to realize its full economic potential to the benefit of the City of Layton.

DESCRIPTION OF WAY IN WHICH THE REDEVELOPMENT WILL REDUCE OR ELIMINATE ANY FINDINGS OF BLIGHT

The Redevelopment Agency and the City Council have found that the real property located within the boundaries of the Project Area is a blighted area. It is the purpose of the Redevelopment Plan to aid in the removal of blight within the Project Area by rehabilitation or renovation of buildings and structures that were found to be blighted, if such blighting factors can be eliminated through the renovation and rehabilitation of such buildings and structures.

With the proposal that the Project Area be incorporated as part of a Redevelopment Plan, a number of the owners of real property located within the Project Area have indicated a willingness to undertake a program which has or will result in the removal or rehabilitation of many of the blighted buildings and structures and the construction of new buildings and improvements on the cleared land or the rehabilitation of existing buildings and improvements within the Project Area.

Use of Eminent Domain in the Redevelopment Project Area

The use of eminent domain to acquire property within the project area is subject to the provisions of Section 17B-4-1101 of the Redevelopment Act. The use of eminent domain in the project area for the acquisition of property must commence within five (5) years after the effective date of the redevelopment project area plan.

Description of the Specific Project or Projects That Are The Object of the Proposed Redevelopment

The Agency believes on the basis of public input received by the Agency from the owners at a public hearing and in other discussions with owners of real property within the Project Area that a number of separate redevelopment projects may be undertaken by one or more private owners to accomplish the purposes of the Redevelopment Plan. The Agency believes that because of the size of the proposed project area, a master plan showing a mixed use of office, commercial and retail should be undertaken by the owner showing an orderly development over a multi-year period. Among the proposals which the Agency believes are possible or forthcoming are:

1. The immediate demolition of blighted structures in the Project Area.
2. The construction of one or more new City streets to open up new business activities.

OTHER REDEVELOPMENT PLAN OBJECTIVES

Continued Use of Existing Buildings

Redevelopment shall include and encourage the continuance of existing buildings or uses so long as blight conditions, if any, are removed and the buildings have an economic life after rehabilitation of at least twenty (20) years. The Agency believes there are existing buildings that should be continued or rehabilitated within the Project Area.

Retail Sales

Because blight has been found in the Redevelopment Project Area, the development of retail sales is an objective of the Project Area in order to strengthen the tax base of the community and the State.

Residential Development

The provision of new residential development that is compatible with a mixed use environment and a transit oriented environment is an objective of the Project Area Plan through the implementation of appropriate planning and zoning amendments for the project area.

STANDARDS PROPOSED AS THE BASIS FOR THE REDEVELOPMENT

Statement of Development Objectives

- Removal of structurally substandard buildings or improvements to permit the return of the Redevelopment Project Area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities, infrastructure improvements and new community facilities.
- The elimination of environmental deficiencies, including: irregular sized lots, improper drainage, weeds and excessive vegetation. The land is currently underutilized.
- Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
- Promote and market sites for development or redevelopment that would be complementary to existing businesses and industries or would enhance the economic base through diversification.
- Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.
- Provide for the strengthening of the tax base and economic health of the entire community, region and the State of Utah.
- Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards.
- Insure compatible relationships among land uses and quality standards for their development, such that the area functions as a unified and viable center of social and economic activity for the City.
- Provide attractive pedestrian circulation systems.
- Coordinate and improve the transportation system, including streets and public transit services within the project area.

General Design Objectives

The general design of redevelopment projects may be developed by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall redevelopment of the Project Area will:

- Provide an attractive urban environment;
- Blend harmoniously with the adjoining areas;

Provide for the optimum amount of open space in relation to new buildings

- Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area;
- Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
- Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries;
- The development of land within the Redevelopment Project Area will be undertaken in such a manner that available off-street parking will be maintained to the maximum degree. Special emphasis will be placed on phases of construction of all new development projects to support the parking program.

Specific Design Objectives and Control

Building Design Objectives

- All new buildings shall be of design and materials which will be in harmony with other new development and shall be subject to design review and approval by the Agency.
- The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.
- Buildings within the Redevelopment Project Area should be designed and placed to act as significant landmarks in the Redevelopment Project Area and the City.

Open Space Pedestrian Walks and Interior Drive Design Objectives

- All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.
- Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.

- The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

Landscape Design Objectives

- A coordinated landscaped design over the entire Redevelopment Project Area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.
- Primary landscape treatment shall consist of non-deciduous shrubs, ground cover, and shade trees as appropriate to the character of the Redevelopment Project Area.

Project Improvement Design Objectives

- Public rights-of-way. All streets, sidewalks and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.
- Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.

Techniques to Achieve The Redevelopment Plan Objectives:

Activities contemplated in carrying out the plan in the area include the acquisition, clearance and rehabilitation of properties in the Redevelopment Project Area.

- Rehabilitation:
- Implementation of Redevelopment Projects:

Redevelopment projects may be undertaken and carried out as provided in Section 17B-4-401, 402 and 403, of the Act. Funding for redevelopment projects and activities shall be provided for in the Project Area or the annual budget of the Agency.

- Cooperation with the Community and Public Bodies:

The community and certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

IMPLEMENTATION OF REDEVELOPMENT PROJECT PROGRAM

The proposed South Main/South Fort Lane Redevelopment Project Area Budget and project program has been developed using the following guidelines:

1. The City of Layton left 123 acres of undeveloped land out of the survey area that will be impacted by the interchange. This was done so that all taxing entities will have an increase in taxes during the same time that the Redevelopment Agency is receiving taxes.
2. Most of the budget data was developed by Diversified Technology Consultants, The Hoyt Company and Sanders Herman Architects when they accomplished the Old Downtown Layton Revitalization Plan in 2000.
3. The budget reflects the build-up of the increment and uses 100% of the increment the first 15 years and then reduces by the school district increment.
4. The budget also has \$8,033,649 in contingent liabilities that hopefully will not be needed but needs to be reflected in the budget just incase that it is needed. This is 36% of the budget.
5. This budget addresses all six of the blight conditions outlined in the blight study.
 - A. Defective character of physical construction is being addressed by the City Building Department. It is also being addressed by this budget by making the area a prime area for development so the two addresses identified will be redeveloped.
 - B. Economic deterioration or continued disuse. The vacant land will become more valuable and will be sought after by developers.
 - C. Lots of irregular form and inadequate size for proper usefulness and development will become more valuable and will be sought after by developers.
 - D. Existence of inadequate open space, utilities, streets. All of the inadequate utilities will be upgraded as well as the streets, sidewalks and open space.
 - E. Existence of lots of other areas subject to being submerged by water. Part of the area is within the 100-year flood plain however by upgrading the Storm Sewers and making the planning staff aware of the problem we can require plans to address the flooding potential, thereby minimizing the blight problem.
 - F. Existence of any hazardous pollutant or contaminant substances is being worked on by the State EPA. They have identified three underground leaking tanks.

RELOCATION PLAN

The Project Area Plan does not include any plans, or participation on the part of the RDA, for the relocation of any residents or businesses. This process will be managed by the private sector.

PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

The Redevelopment Plan may be amended or modified any time by the Agency in the same manner as if the amendment or modification constituted a Redevelopment Plan being originally proposed or as provided in Section 17B-4-411, of the Act.

HISTORIC STRUCTURES AND HISTORIC USES

The preservation and use of historical buildings is important to help maintain the character and charm of the City. Historical buildings should be encouraged to remain in private ownership and continue to be put to a beneficial use to help ensure their preservation if consistent with the plan.

Existing buildings or historical uses included in or eligible for inclusion in the National Register of Historic Places, or the State Register are to be continued if possible. The Redevelopment Plan does hereby incorporate the provisions of Subsection 9-8-404(1), Utah Code Annotated.

The First National Bank building (Farmers Coop) is the only structure in the plan area that is listed on the National Register of Historic Places. Other significant buildings exist and are listed in the Layton City Reconnaissance Survey (1996). In addition, the Layton City Historic Preservation Commission has completed Intensive Level Surveys (ILS) on 10 historic structures along Main Street at the following addresses:

- 27 South Main Street (Ernest Layton Building)
- 23 South Main Street (Howard's O.P. Skaggs Store)
- 15-19 South Main Street (Sanitary Market)
- 13 South Main Street (Shell Service Station)
- 10 North Main Street (Adams & Sons, General Mercantile Store)
- 16 North Main Street (Davis County Furniture)
- 90 North Main Street (Dr. Walter Whitlock Office)
- 110 North Main Street (Golden Rule Store)
- 50 West Gentile Street (First National Bank of Layton)
- 85 North Church Street (St. Rose of Lima Catholic Church)

The Historic Preservation Commission will continue to document the historic structures in the plan area. In addition, the Commission is scheduled to prepare a walking tour brochure for the area.

OTHER CONSIDERATIONS

The south Main Street area falls under the guidelines of the Downtown Overlay Zone (DTO). The overlay zone regulates what type of land uses are allowed in the area. The primary goal of the overlay zone is to eliminate higher impact uses that are not conducive to the existing and future character of the area.

The recommendations of this Plan and other relevant planning documents support the amendment of the overlay zone to add design guidelines and to expand the overlay zone to include the south Fort Lane area. In addition, supporting documents recommend the addition of a residential component in the study area. Residential densities in the project area would increase the day and night population to support a mixed-use environment.

SUPPORTING DOCUMENTS

The following documents are part of the South Main Street/South Fort Lane Redevelopment Project Area Plan and are incorporated by reference. The documents support the statements and findings incorporated in the Project Area Plan.

- Blight Survey South Main Street/South Fort Lane Redevelopment Project Area – January 22, 2002
- South Main Street/South Fort Lane Redevelopment Project Area Budget – May 2002
- South Main Street/South Fort Lane Redevelopment Project Area – Housing Plan
- Land Use/Population Element of the Layton City General Plan
- Transportation Element/Master Street Plan of the Layton City General Plan
- Old Downtown Revitalization Plan – February 2002

Other supporting documents include:

- Layton City CDBG 2001 and 2002 Annual Action Plans
- South Main Street Interchange Environmental Assessment “Draft”
- Envision Utah Transit Oriented Development (TOD) demonstration project
- Wasatch Front TOD Guidelines – Envision Utah

BENEFITS OF FINANCIAL ASSISTANCE PROVIDED BY THE REDEVELOPMENT AGENCY

The redevelopment budget for the South Main/South Fort Lane Redevelopment Project is a twenty-five year budget in the amount of \$23,866,690. This budget receives 100 % of the increase in property tax for fifteen years and then excludes the property tax for the school district for the last ten years. The State Code requires that twenty percent of the funds be allocated to affordable housing so \$4,773,330 is budgeted for housing. These funds will be allocated each year from the yearly

increment. The balance of the expenditures, \$19,093,360 will be spent during the first nine years of the project. This will require the agency to bond so that the funds are available to accomplish the programmed work during the first years of the project. The expenditures are all for the infrastructure work and needs to be accomplished at the start of the project. The infrastructure that will be provided is all of the utilities, streets, sidewalk, curb & gutter, trees, lighting, traffic control, signage, benches and trash receptacles. Some funds are budgeted for the I-15 interchange and for loan guarantees. These funds are on a contingency basis and will only be used if other funding is not available.

The benefits provided to the private sector by this plan are limited but felt to be adequate to accomplish the plan. The infrastructure will be provided and the private sector will be responsible for their on-site funding. The budget projects a private investment of \$136,000,000 within the project area. This equates to a 570% return on investment during the twenty-five years, in addition to the projected \$75,000,000 investment that will take place on the fringe area of the project area. Using the fringe area investment, the return on investment increases to around 900%.

Other financial benefits provided by the project include the projected \$966,765 in property tax funds that the school district will receive during the last 10 years of the project. The \$963,900 per year property tax shared by all the taxing entities that are projected from the investments made on the fringe area of the project area.

The main benefit derived from this project is hard to equate to dollars. The area has a decreasing tax base now and contains some blight. The tax base will make a drastic increase and the blight will disappear. The residents of Layton City will have a very nice pedestrian friendly area to live in, to shop in, to walk in, to eat in and to be proud of for years to come.

Why did the city look at the redevelopment process to address the needs of this area? The answer is two-fold; first, the new interchange will bring a big increase of traffic into the area. This will bring many developers to the area and the city needed a plan in place to help direct the development into a pedestrian friendly, cohesive area that will function well for many years. The second reason is that the area needed some incentive to make the development happen in the proper way. That is to tie it all together in its look, in its design and in its function. By providing the infrastructure and the plan the city can see that this happens. The cost of the infrastructure should not be shouldered by the entire city but should be born by the area itself, so the redevelopment process looked like the best option to use.

South Main/South Fort Lane Redevelopment Budget Detail

YEAR	EXPENSE	PROJECT DESCRIPTION	LOCATION	QUANTITY	MEASUREMENT
2004	\$117,261	Environmental for Interchange	Layton Parkway	1	each
2005	\$430,000	Environmental for Interchange	Layton Parkway	1	each
	\$10,000	Sidewalks			
	\$4,000	Administrative, advertising, postage & printing			
	<u>\$444,000</u>				
	<u>\$44,400</u>	10% Contingency			
	\$488,400				
2006	\$96,000	Storm Drain	Main Street	2,400	linear feet
	\$68,000	Storm Drain	Gentile St	1,700	linear feet
	\$24,000	Storm Drain	Church St	600	linear feet
	\$22,000	Storm Drain	Cross St	550	linear feet
	\$44,000	Storm Drain	Fort Lane	1,100	linear feet
	<u>\$151,400</u>	Demolition of existing lines	Downtown	1	each
	\$405,400				
	<u>\$40,540</u>	10% Contingency			
	\$445,940				
2007	\$204,000	Water Lines	Main Street	2,400	linear feet
	\$144,500	Water Lines	Gentile St	1,700	linear feet
	\$51,000	Water Lines	Church St	600	linear feet
	\$46,750	Water Lines	Cross St	550	linear feet
	<u>\$156,100</u>	Demolition of existing lines	Downtown		
	\$602,350				
	<u>\$60,235</u>	10% Contingency			
	\$662,585				
2008	\$252,000	Sanitary Sewer	Main Street	2,400	linear feet
	\$178,000	Sanitary Sewer	Gentile St	1,700	linear feet
	\$63,000	Sanitary Sewer	Church St	600	linear feet
	\$57,750	Sanitary Sewer	Cross St	550	linear feet
	\$192,500	Demolition of existing lines	Downtown	1	each
	\$250,000	Loan Payback for	Layton Parkway	1	each
	<u>\$33,708</u>	Loan Payback for	Layton Parkway	1	each
	\$1,026,958				
	<u>\$102,696</u>	10% Contingency			
	\$1,129,654				
2009	\$4,180	Right-of-way for Interchange	Layton Parkway	1	each
	\$2,360,000	Design/Engineering for Interchange	Layton Parkway	1	each
	\$6,540,000	(Contingent Liability)	Layton Parkway	1	each
	\$266,369	Lighting betterments	Downtown	1	each
2010	\$1,046,850	Streets	Main Street	49,850	square yards
	\$65,090	Streets	Church St	2,830	square yards
	\$69,460	Streets	Cross St	3,020	square yards
	<u>\$80,850</u>	Demolition	Main/Church St	53,900	square yards
	\$1,360,250				
	<u>\$136,025</u>	10% Contingency			
	\$1,496,275				

2011	\$75,000	Upgrade traffic control	Main/Gentile St	1	each
	\$90,000	New traffic control	Main/Church	1	each
	\$75,000	New pedestrian signals	Main/Kays Creek	1	each
	\$35,000	Traffic signal interconnect system (U.G.)	Downtown	1	each
	\$187,200	Crosswalks - specialty painting	Downtown	15,600	square feet
	\$40,000	Regulatory traffic signs, pavement markings	Downtown	1	each
	<u>\$502,200</u>				
	<u>\$50,220</u>	10% Contingency			
	<u>\$552,420</u>				
	\$281,160	Curbs	Main Street	23,430	linear feet
	\$36,000	Curbs	Gentile St	3,000	linear feet
	\$25,200	Curbs	Church St	2,100	linear feet
	\$26,400	Curbs	Cross St	2,200	linear feet
	\$86,316	Curbs	Fort Lane	7,193	linear feet
	<u>\$55,000</u>	Curb Demolition	Downtown	22,000	linear feet
	<u>\$510,076</u>				
	<u>\$51,008</u>	10% Contingency			
	<u>\$561,084</u>				
	\$629,200	Sidewalk	Main Street	114,400	square feet
	\$80,850	Sidewalk	Gentile Street	14,700	square feet
	\$56,100	Sidewalk	Church Street	10,200	square feet
	\$59,400	Sidewalk	Cross Street	10,800	square feet
	\$395,615	Sidewalk	Fort Lane	71,930	square feet
	<u>\$68,400</u>	Demolition	Downtown	45,600	square feet
	<u>\$1,289,565</u>				
	<u>\$128,957</u>	10% Contingency			
	<u>\$1,418,522</u>				
	<u>\$2,532,026</u>	Total for 2011			
2012	\$1,080,000	Lights - 16' Pedestrian	Fort Lane	144	units
	\$760,000	Lights - 30' Ornamental Cobra	Main Street	76	units
	\$637,500	Lights - 16' Pedestrian	Main Street	85	units
	\$285,000	Lights - 16' Pedestrian	Gentile Street	38	units
	\$187,500	Lights - 16' Pedestrian	Church Street	25	units
	\$210,000	Lights - 16' Pedestrian	Cross Street	28	units
	\$1,000	National Historic Registration	Train Station	1	each
	\$14,543	Utility and Renovation	Train Station	1	each
	<u>\$1,620</u>	Utility Upgrade	Train Station	1	each
	<u>\$3,177,163</u>				
	<u>\$317,716</u>	10% Contingency			
	<u>-\$11,455</u>	UDOT Reimbursement			
	<u>\$3,483,424</u>				
	\$76,800	Trees - 4" Caliper	Main Street	128	units
	\$40,250	Trees - 3" Caliper	Main Street	115	units
	\$17,500	Trees - 3" Caliper	Gentile Street	50	units
	\$11,550	Trees - 3" Caliper	Church Street	33	units
	\$12,600	Trees - 3" Caliper	Cross Street	36	units
	<u>\$50,400</u>	Trees - 3" Caliper	Fort Lane	144	units
	<u>\$209,100</u>				
	<u>\$20,910</u>	10% Contingency			
	<u>\$230,010</u>				
	\$108,000	Benches	Downtown	90	units
	\$72,000	Trash Receptacles	Downtown	90	units
	\$75,000	Bus Shelters	Downtown	5	units
	\$30,000	Veterans Memorial Park Enhancements	City Center	1	each

	\$9,000	Directional and Image Signage	Downtown	1	each
	<u>\$400,000</u>	Burying overhead electrical, telephone and cable	Downtown	1	each
	<u>\$694,000</u>				
	<u>\$69,400</u>	10% Contingency			
	<u>\$763,400</u>				
	\$4,476,834	Total for 2012			
2013	<u>\$3,041,429</u>	Loan Guarantees (Contingent Liability)	Downtown	1	each
	<u>\$3,041,429</u>	Total for 2013			
2014	\$2,000	UTOPIA conduit - Keys Crossing & Train	Main Street	1	each
	\$5,697	Real Estate access easement	Main Street	1	each
	<u>\$1,200</u>	Environmental Phase I	Main Street	1	each
	<u>\$8,897</u>	Total for 2014			
2015	-\$3,000	Grant income for Environmental Phase I & II	Main Street	1	each
	\$8,707	Environmental Phase II	Main Street	1	each
	<u>\$420,000</u>	King's Auto land write down	Main Street	1	each
	<u>\$425,707</u>	Total for 2015			
2016	\$12,930	Street Light Fee	Main Street	1	total
	<u>\$504</u>	Outdoor WiFi UTOPIA	Train Station	1	each
	<u>\$13,434</u>	Total for 2016			
2017	\$1,800	Phase I ESA	Main Street	1	each
	\$7,215	Storm Drain, Utilities	Main Street	1	each
	<u>\$425,000</u>	Property assembly, acquisition	Main Street	1	each
	<u>\$434,015</u>	Total for 2017			
2022	\$250,000	Intersection Improvements	Main Street	1	total
2023	\$500,000	UTA Parking Structure	Main Street	1	each
2025	\$3,500,000	Pedestrian Overpass	Main Street	1	each
2027	\$3,500,000	Property assembly, acquisition		1	total
2029	\$8,757,000	Redesign, construction of Street	Main Street	1	total

Redevelopment Revised Budget

South Main/South Fort Lane

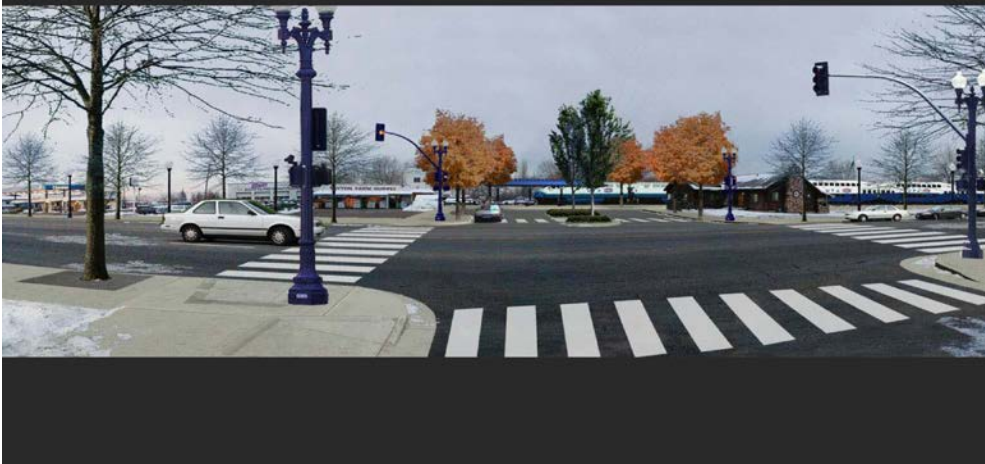
Year		Projected Investment	Projected Increment	Projected Housing	Projected Expenditures
	Base	\$44,739,471			
2005		\$26,000	\$76,508	\$15,302	\$117,261
2006		\$50,000	\$91,000	\$18,200	\$100
2007		\$11,965,541	\$153,745	\$10,261	\$0
2008		\$18,345,368	\$218,236	\$43,647	\$311,688
2009		\$20,926,565	\$261,457	\$52,291	\$266,369
2010		\$21,286,500	\$316,480	\$63,296	\$2,900
2011		\$25,419,900	\$380,104	\$76,021	\$0
2012		\$21,984,831	\$326,299	\$65,260	\$43,207
2013		\$23,621,963	\$352,739	\$70,548	\$20,489
2014		\$28,214,021	\$397,344	\$79,469	\$18,897
2015		\$35,156,905	\$504,603	\$100,921	\$429,877
2016		\$34,770,614	\$473,904	\$94,781	\$35,682
2017		\$54,153,083	\$680,069	\$136,014	\$446,168
2018		\$73,005,462	\$892,071	\$178,414	\$0
2019		\$74,445,029	\$909,963	\$181,993	\$0
2020		\$75,913,387	\$633,003	\$126,601	\$0
2021		\$127,411,112	\$1,057,511	\$211,502	\$0
2022		\$179,938,792	\$1,490,510	\$298,102	\$250,000
2023		\$233,517,025	\$1,932,168	\$386,434	\$500,000
2024		\$288,166,823	\$2,382,660	\$476,532	\$0
2025		\$293,909,617	\$2,430,037	\$486,007	\$3,500,000
2026		\$299,767,266	\$2,478,361	\$495,672	\$0
2027		\$305,742,069	\$2,527,652	\$505,530	\$3,500,000
2028		\$311,836,368	\$2,577,928	\$515,586	\$0
2029		\$318,052,553	\$2,629,210	\$525,842	\$8,757,000
		\$318,052,553	\$26,173,562	\$5,234,712	\$18,199,638



Layton, UT:
Main Street



Layton, UT:
Main Street



Layton, UT:
Main Street

