West Valley City Stats

- 2nd largest in population – 144,000
- 2nd largest in employment – 72,000
- 42,000 housing units
- 2,500 licensed commercial businesses
- Land area of 36 square miles (22,900 acres)
- 91% built out
Fairbourne Station - 2006

Conditions in 2006

- Blighted properties
- Dead end streets
- Disjointed development
- Generally low intensity uses
- Lack of consistent street improvements
- No recognizable city center
- No transit center
Fairbourne Station - 2006

**Commercial**
- 3 Banks
- 14 Retail/Commercial Buildings
- 6 Office Buildings
- 3 Restaurants
- 3 Auto Repair Businesses

**Civic/Community Uses**
- Church
- Library
- City Hall/State Courts
- Public Safety Building

**Residential**
- 26 Single Family Homes
- Mobile Home Park (16 Units)
- 13 Duplexes (26 Units)
- 2 Fourplexes (8 Units)
- 3 Apt. Complexes (87 Units)
Fairbourne Station - 1964
Photos Before Redevelopment

Commercial buildings along 3500 South
Photos Before Redevelopment

Commercial buildings along 3500 South
Photos Before Redevelopment

Commercial buildings along 3500 South

Commercial buildings along Market Street
Photos Before Redevelopment

Mobile Home Park

Fourplex on Holmberg Street
Photos Before Redevelopment

Executive Apartments

Mark IV Apartments
Photos Before Redevelopment

Lehman Avenue
Fairbourne Station - 2019

Changes since 2006

- 3500 S improved with consistent improvements
- BRT, light rail, and bus hub built
- Building heights increased from 1 to 3 stories to 3 to 9 stories
- Commercial building area increased from 184,000 sq. ft. to 522,000 sq. ft.
- Parking structure built
- Police headquarters built
- Promenade park built
- Residential units increased from 163 to 426
- Street grid constructed
Fairbourne Station - 2019

**Commercial**
- Granger Medical
- Embassy Suites
- Fairbourne Office Tower
- Retail Building
- Parking Structure Commercial

**Civic/Community Uses**
- Bus Hub/Plaza
- Promenade Park
- Library
- City Hall/State Courts
- Public Safety Building
- Police Headquarters

**Residential**
- Residences at Fairbourne Station – Phase 1 (225 Units)
- Residences at Fairbourne Station – Phase 2 (201 Units)
Fairbourne Station - 2006 and 2019
Before and After Photos

Hawaiian Hut along 3500 S before redevelopment

Embassy Suites along 3500 S after redevelopment
Photos Before Redevelopment

Commercial buildings along 3500 S before redevelopment

Granger Medical along 3500 S after redevelopment
A recognizable center with landmarks focusing on 3500 South, Constitution Boulevard, and Market Street, that includes a revitalized mall, an Intermodal Center, grand entrances from both directions along 3500 South and a new mix of uses in the Market Street area. The Center will be a place that people want to live, work, visit, linger, and experience.
City Involvement

2004
• Adopted the City Center Vision
• Formed the City Center RDA

2006
• Adopted the City Center Zone
• Formed the City Center CDA

2007
• Partnered with UTA on park and ride and bus hub property acquisition and construction

2008
• Began land acquisition

2009
• Partnered with UDOT and UTA on 3500 S widening, BRT, and reconstruction
• Partnered with UTA on TRAX Green Line

2011
• Partnered with hotel developer on Embassy Suites
## City Involvement

<table>
<thead>
<tr>
<th>Year</th>
<th>Projects</th>
<th>Throughout Paid for:</th>
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<tbody>
<tr>
<td>2012</td>
<td>- Built promenade park</td>
<td>- ALTA Surveys</td>
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<tr>
<td></td>
<td></td>
<td>- Appraisals</td>
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<tr>
<td></td>
<td></td>
<td>- Betterments for light rail and 3500 S</td>
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<tr>
<td></td>
<td></td>
<td>- Demolition (96 buildings)</td>
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<tr>
<td></td>
<td></td>
<td>- Land acquisition (78 parcels)</td>
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<tr>
<td>2013</td>
<td>- Constructed new roads</td>
<td>- Market studies</td>
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<tr>
<td></td>
<td></td>
<td>- Marketing materials</td>
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<tr>
<td>2018</td>
<td>- Built Fairbourne Parking Structure</td>
<td>- Overall master plan</td>
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<tr>
<td></td>
<td>- Built Police Headquarters</td>
<td>- Platting</td>
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<tr>
<td></td>
<td></td>
<td>- Promenade park design and construction</td>
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<tr>
<td></td>
<td></td>
<td>- Road design and construction</td>
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<td>- Traffic studies</td>
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What’s Next?

Anticipated Changes
- More redevelopment (commercial uses)
- Expansion of bus hub
- More redevelopment (residential use likely)
- Expansion of promenade park
- Extension of 3030 West
- Redevelopment of County Housing Authority property