



FAIRBOURNE

STATION

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

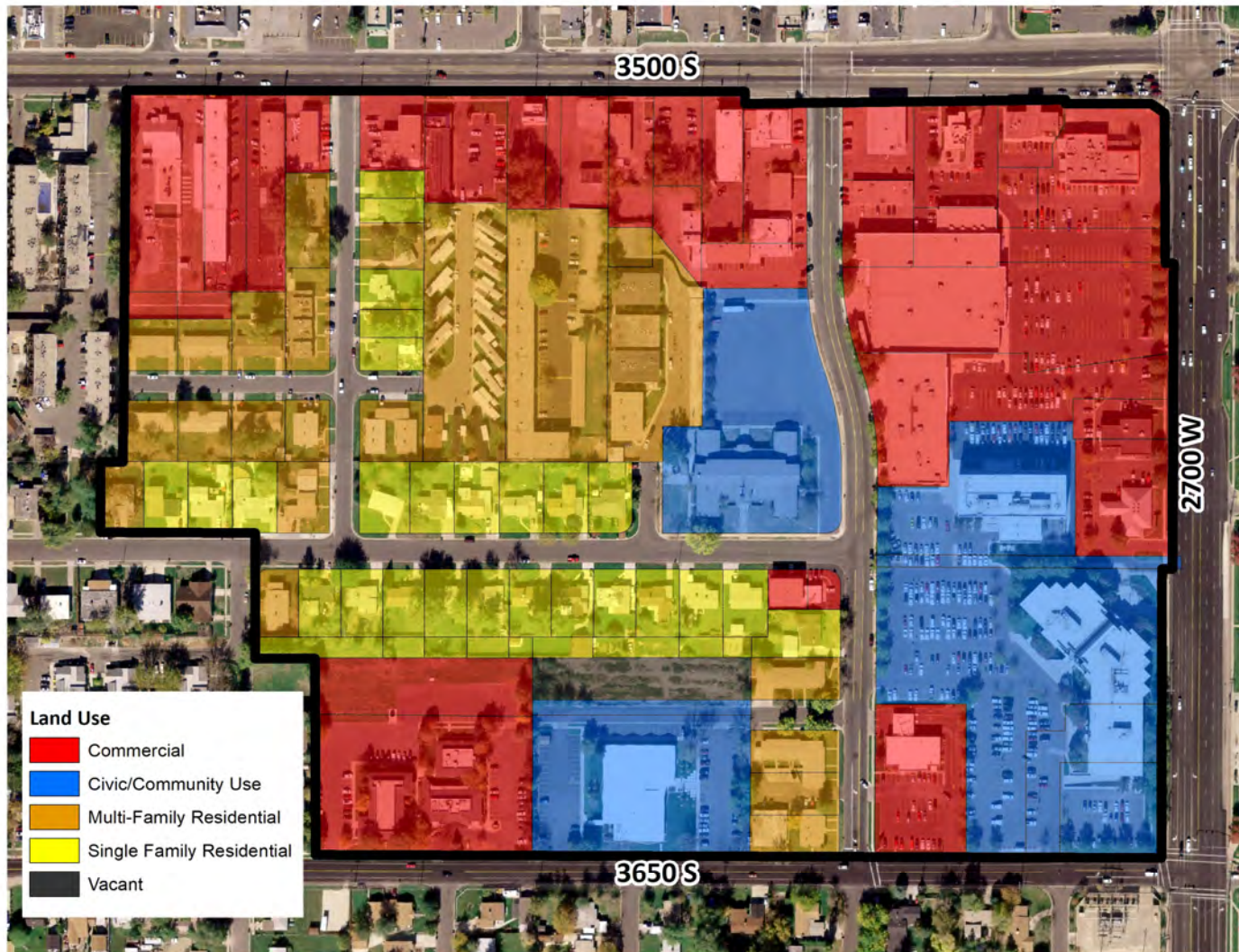
Fairbourne Station - 2006



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

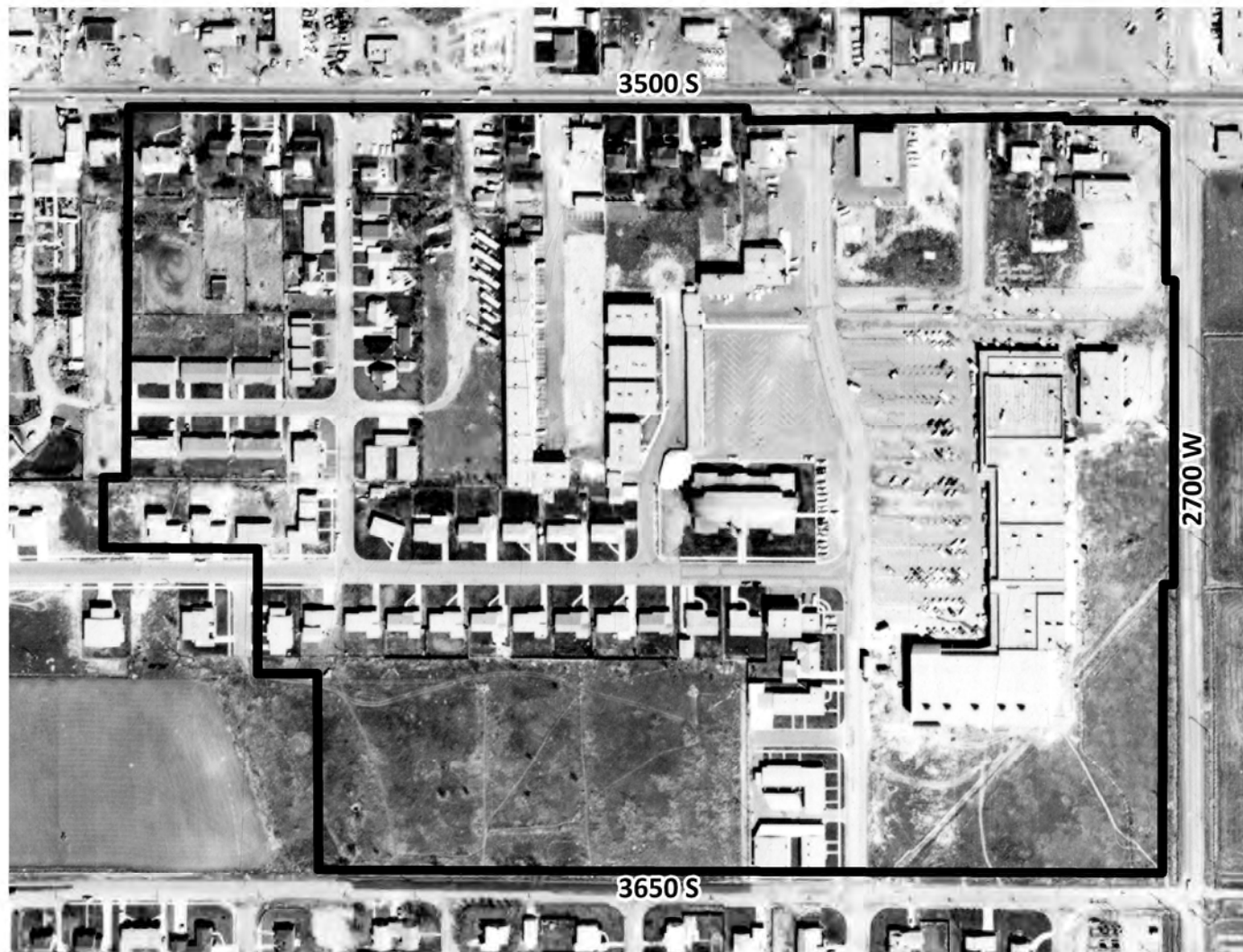
Civic/Community Uses

- 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



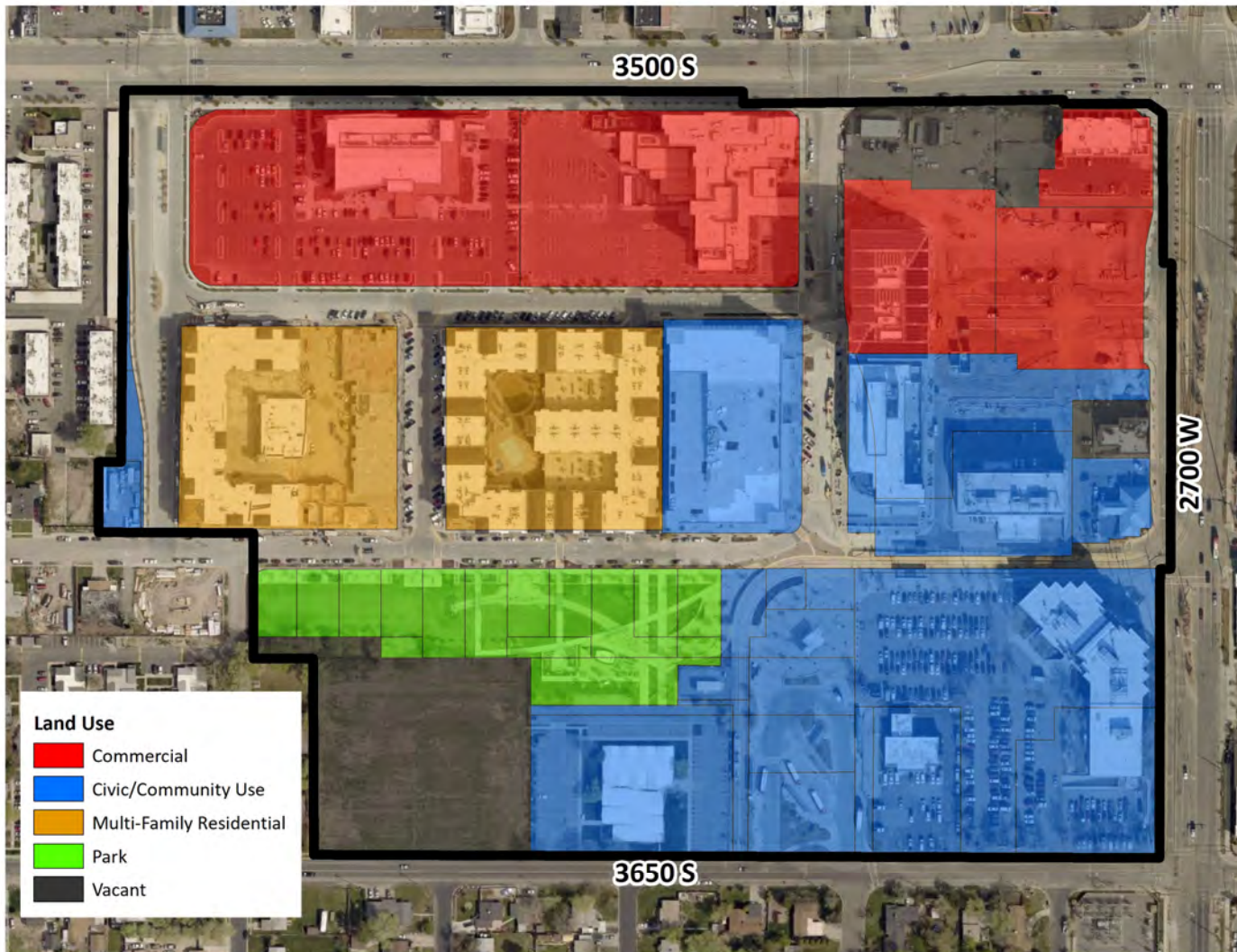
Fairbourne Station - 2019



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

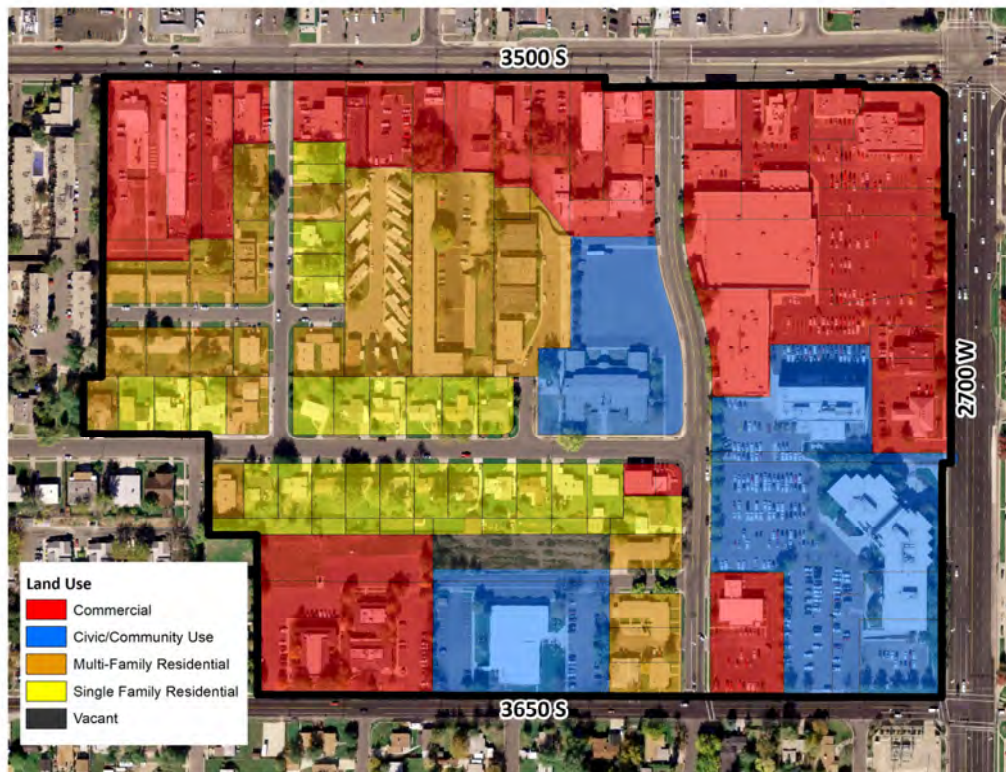
Civic/Community Uses

- 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



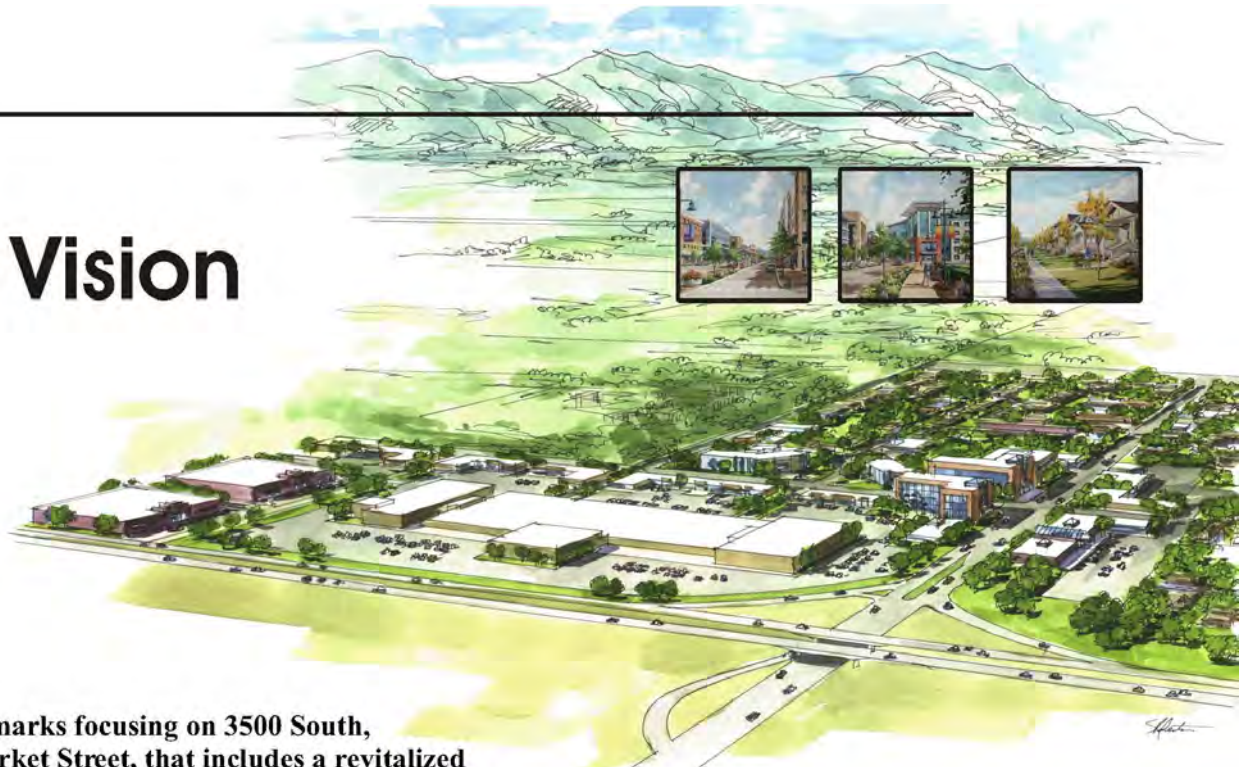
Granger Medical along 3500 S after redevelopment



City Center Vision

West Valley City

City Center Vision



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.



WEST VALLEY CITY
Unity • Pride • Progress

Adopted 12-21-04

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

2012

- Built promenade park

2013

- Constructed new roads

2018

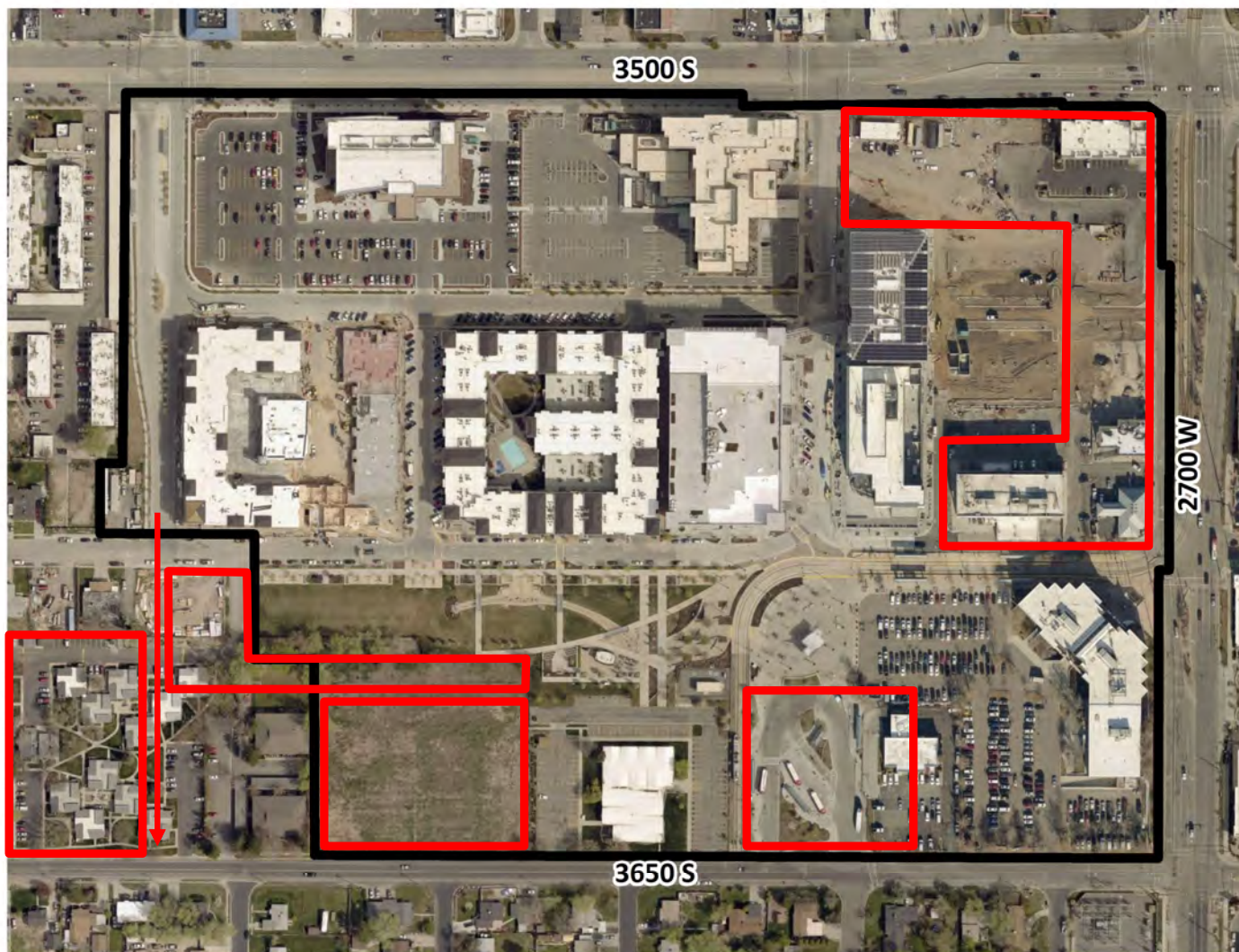
- Built Fairbourne Parking Structure
- Built Police Headquarters

Throughout

Paid for:

- ALTA Surveys
- Appraisals
- Betterments for light rail and 3500 S
- Demolition (96 buildings)
- Land acquisition (78 parcels)
- Market studies
- Marketing materials
- Overall master plan
- Platting
- Promenade park design and construction
- Road design and construction
- Traffic studies

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