



## OVERALL RDA PROJECT LIST

### REDWOOD REDEVELOPMENT PROJECT

Approved in 1985, the Redwood project was the first redevelopment district in West Valley City. The 910-acre site is situated in the northeast sector of the city near Decker Lake. Convenient access to the I-215 system has made this area a prime business park location. Approximately 90 percent of the area has been redeveloped.

### FAIRBOURNE STATION (City Center & Market Street)

Fairbourne Station is creating a visually recognizable downtown core and center of civic activity. It incorporates city government offices, a new Embassy Suites hotel, class-A apartments and a new intermodal transportation hub. The revitalized Valley Fair Mall will become a central feature of Fairbourne with a new public plaza connecting the mall to the intermodal transit hub. The development will also include street-level retail, upper-level housing, office space and hospitality amenities in a new mixed-use development. Fairbourne Station is becoming a place where people will want to live, work, visit, linger and experience.

### WILLOW WOOD REDEVELOPMENT PROJECT

The 31-acre Willow Wood project, approved in 1991, is located east of Granger High School on 3600 West and 3500 South. Because most of the original parcels were irregular or narrow, much of the property was vacant, with development only on the major streets. The site now includes a grocery store, restaurants, shops, automobile service facilities and other retail stores. The project also consists of a 104-unit senior citizen housing complex located at the south end of the project area. Additional redevelopment opportunities are limited.

### HERCULES PARCEL-A REDEVELOPMENT PROJECT

This 96-acre project, approved in 1990, is located adjacent to West Ridge Golf Course in the easterly part of West Ridge Commerce Park on 5600 West 4700 South. Both the development land and the golf course are owned by West Valley City. The project has become an important industrial location. PacifiCorp has built an 80-megawatt power plant on 11 of the acres, and Newspaper Agency Corp. (NAC) has also constructed a 200,000 square-foot facility. The project area is completely developed.

### HERCULES PARCEL-B REDEVELOPMENT PROJECT

This project, approved in 1991, consists of 81 acres located west of the Hercules Parcel-A Project in West Ridge Commerce Park. Honeywell's hardware product group, Fetzer Architectural Woodwork, a Frito-Lay production facility and other manufacturers are located in the project area. Opportunities for high-value development that seek tax increment financing are limited. Both Parcel-A and this project area are located on an elevated terrace on the west side of the Salt Lake Valley with a superb view of the Wasatch Mountains and the Great Salt Lake. The International Airport is about 20 minutes away.

## **3500 SOUTH “A” REDEVELOPMENT PROJECT**

This 64-acre project, approved in 1999, is located east of the intersection of 3500 South and Redwood Road. The south sector of the project area has been redeveloped into a shopping center anchored by a major grocery store. The Milburn Manor master-planned community features community space and thoughtful design to blend traditional architecture with modern function. The Village at River’s Edge mixed-use development features street-level retail with upper-level apartments and condos.

## **JORDAN RIVER MARKETPLACE REDEVELOPMENT PROJECT**

Jordan River Marketplace will create a pedestrian-focused mixed-use development including commercial, office and residential space. The development will have a multi-cultural emphasis in order to complement the mission of the Utah Cultural Celebration Center. The development will form a vital gateway to West Valley City and is immediately adjacent to the Jordan River Trail, a public trail system linking recreational and natural areas throughout the Salt Lake Valley. When completed, the Jordan River Marketplace will be a vital link between cultural and recreational community amenities.

## **GRANGER CROSSINGS REDEVELOPMENT PROJECT**

Granger Crossings is an area of C-2 Commercial Zone land between I-215 and Redwood Road on 3500 South. The area is surrounded by other city RDA and EDA zones and is a critical transportation arterial and entrance to the city. The primary businesses in this area are ethnic retail and ethnic restaurants. The goal of this project area is to rehabilitate blighted structures and encourage new development along this critical arterial into the city.

## **DECKER LAKE ECONOMIC DEVELOPMENT AREA (EDA)**

The Decker Lake EDA project area adjoins I-215 at about 2700 South. It is primarily an office park district highlighted by the 30-acre Decker Lake with an adjoining wildlife natural area and walking trails. The project still has good development potential and is particularly attractive because of its proximity to downtown Salt Lake City, the interstate highway systems and the International Airport. Businesses in the project area include the corporate offices for Franklin Covey and the Lake Pointe Corporate Center campus with tenants such as ADP, EHealth and Progrexion. Office development parcels are still available.

## **MULTI-PURPOSE EVENT CENTER** Economic Development Area (EDA)

The Multi-purpose Event Center (E-Center), located east of I-215 and south of Decker Lake, is the focus of the City’s Entertainment District Project. In 1996, that project was funded in part by EDA-approved special legislation giving first-class cities the ability to build arenas with tax increment transported from other redevelopment area districts. The E-Center was a venue site for the 2002 Winter Olympics. There are no additional opportunities for development in this district.

## **5600 WEST GATEWAY REDEVELOPMENT PROJECT**

This project area, located at 2300 South and 5600 West, includes 92 acres in and around what has been automobile salvage yards for nearly 40 years. By using tax increment in the area, it is hoped that the auto-related industries can be relocated to a new “Auto Parts Mall” elsewhere in the city and that the land can be cleaned and prepared for development. It is anticipated that a business or industrial park will be built on the site, replacing any current blight and providing more jobs and a larger tax base for the community. Developers are being actively sought to invest in this project.

## 201 COMMERCE CENTER

201 Commerce Center is a master planned office/warehouse park consisting of 1.8 million square feet. Spaces start at 4,800 square feet and are equipped with both dock-high and grade-level loading. Spaces provide flexible and usable designs that can accommodate showroom, office/warehouse and distribution businesses. The park has excellent highway access and visibility at Bangerter Highway and SR-201. This project aspires to achieve LEED certification. The 201 Commerce Center officially broke ground in 2008 with the development of the \$25 million QuartzDyne precision manufacturing facility. Development opportunities exist.

## GRANGER CENTER COMMUNITY DEVELOPMENT AREA

The Granger Center CDA was instrumental in retaining automobile dealerships in West Valley City by creating an Auto Mall to promote synergy and spur development, retain existing dealerships and encourage others to build here. Specifically, CDA sales tax was used to assist with dealer relocation and land acquisition, as well as promotion of the new “mall.” The Gus Paulos and Ken Garff dealerships were retained and Henry Day relocated to the area; all three dealerships underwent major expansions in the process.

## SOUTHWEST EDA

Located in the extreme southwest corner of the city, the 400-acre Southwest EDA was established in 2008 to provide needed land for West Valley City’s growing manufacturing sector. Construction of the Mountain View Corridor is bringing improved transportation access to this area, which is already served by two freight-rail lines. Hexcel Corporation, the largest U.S. manufacturer of high performance carbon fiber, is located in this project area. This EDA provides abundant land in an excellent location with the potential for economic development incentives for qualified businesses.

## NORTH CENTRAL EDA

The North Central EDA was established in 2007 to encourage continued flex-office and light industrial expansion along the SR-201 corridor. The area has excellent road access at the intersection of SR-201 and Bangerter Highway. The project area sits just north of the 640-acre Lake Park Corporate Center. Together, the combined areas make this one of the valley’s best locations for new and expanding business. Economic development incentives are available for qualifying businesses. The North Central EDA is the site of 201 Commerce Center, which is planned to become one of Utah’s premier flex-office/industrial parks.



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