Projects for Logan's 2020 Downtown

by Gene Needham III

Logan's downtown has ever represented the challenge of many working in the same area for individual interests and the common good. The problem is to solve matters fairly from many choices. The property owners of the downtown recognize that whatever is done regarding parking and the disposition of businesses affects their well-being. Many have interest in what takes places beyond the Emporium block. The entire city deserves to have the best things done for Logan's historic retail sector.

Appreciation is expressed to Mayor Holly Daines, her staff, and the Council for pursuing downtown renewal. However, things have not been thought out satisfactorily at this point. Logan City's Historical Preservation Committee voted against the city demolishing the Emporium. The mayor has seemed elusive regarding whether she will obey this city ruling; she has not been willing to say if she is still intent on tearing down the Emporium building. Surviving documents show the parking behind the Emporium belongs to downtown property owners and cannot be used by the city without permission. The following is my opinion as well as the opinion of many people who are retail informed:

THE PURCHASE OF THE EMPORIUM BY THE CITY WAS A DISASTROUS IDEA. THE CITY HAS SINCE CHASED OUT ALL REMAINING RETAILERS AND HAS KEPT THE BUILDING UNDER LOCK AND KEY FOR THREE YEARS. PLEASE, COUNCIL, PLEASE VOTE TO SELL THE BUILDING TO A DEVELOPER. PUT A SIGN ON THE EMPORIUM, "FOR SALE TO A PROPER OWNER." CITIES SHOULD NOT OWN PRIVATE BUSINESS PROPERTY. THEY ARE ALL THUMBS AND DO NOT KNOW WHAT TO DO WITH THEM SHORT OF TEARING THEM DOWN.

THE CITY'S OWN HISTORICAL PRESERVATION COMMITTEE VOTED NOT TO ALLOW THE MAYOR TO TEAR DOWN THE EMPORIUM. COUNCIL, MAKE THE MAYOR ABIDE BY THE CITY'S OWN RULES. COUNCIL, DO NOT VOTE TO TEAR DOWN THE EMPORIUM. DO NOT FURTHER DAMAGE THE DOWNTOWN. THE EMPORIUM COULD HAVE ITS COPPER MILL RESTAURANT BACK AGAIN. THAT WOULD BE A GREAT BENEFIT TO ALL.

There are other things that can be done in the downtown besides tearing down the Emporium and draping an ice skating pond and apartments over the downtown's limited parking. If the Cowboy Partners developers are allowed to have their way, the city will be handing them twenty million dollars of ownership access to apartment ownership. If this happens, it is not wise nor fair. They have underperformed now three times and do not deserve such benefits!

Things are tenuous in the downtown. If not better thought out, they can get worse. It is assumed that the city has around $7,000,000 to spend on the downtown including RDA money? This money should be spent wisely to help downtown's historic retail sector. Apartments can be built on unused land in the downtown and should not be placed on necessary parking areas.

It will cost $1,400,000 to tear down the Emporium. Rather than tearing down the Emporium building, other things could and should be done to increase traffic. Some of these “other things” will be suggested in ten possible projects below intended to increase traffic in the downtown. With the money already spent, the loss of the Emporium will be a community loss of an additional several million dollars. To lose the Emporium and its potential would set the rest of the downtown back.
Ten Possible Projects for the Downtown

1. Thirteen townhouses are proposed for the former Wonder Bread building at 162 South 100 West. To be built and sold for around $225,000 a piece.

2. Seventy-Seven apartments to be built on the corner of 100 South and 100 West, formerly known as the V1 Station. Parking will be underground on the south of the property. This project is already underway. The developers have already demolished the former station and the space is waiting for better weather to begin construction.

3. A fifty apartment and eight retail store complex is proposed for 100 South Street, from the V1 site to Logan's Heroes. Negotiations have been taking place for this project. It is recommended that the retail spaces on the ground floor be sold to those who will occupy them.

4. A parking terrace is proposed for behind Eccles Theater.

5. The city to sell the Emporium to a developer. The idea of a restaurant (the Copper Mill) being returned to this site is being considered.

6. For a restaurant to fully consider the Emporium site, more parking needs be developed. A parking area east of Logan Fine Art on 100 North is proposed. This would best come about with the displacing and moving of two retail stores to two locations on the same block.

7. A smaller retail/apartment complex is recommended to be built on 100 West allowing the roadways to stay the same, but would give 3-4 retail spaces below and 8 apartments above.

8. Another retail and office building is proposed to be built by the county on their property on 100 W 100 No. Besides offices upstairs, downstairs could be another eight or nine retail spaces. It is recommended that the spaces be sold to give occupants ownership in the downtown.

9. To replace parking spaces lost to the county office building construction and a general need for parking, a parking area could be created by putting a parking lot in place of the six homes on the block north of Center Street after the School Board building on 100 West.

10. The library has need of repair. Many have thought that Logan needs a new library. Whether the library is remodeled or made new, I would propose that Third North be closed and the site be made into a city park. I would offer to trade my properties on Third North and Main, the Army-Navy building, Muffler Shop, and Garage, for the Emporium, plus an amount of cash to be determined by negotiation. The buildings would then either be torn down and the site used for a new library or the buildings could be used for a community center. It would principally be used for a museum for art by the finest regional artists to be collected over years. The USU Museum has modern/contemporary art. The U of U Museum has European art, but no museum features the art everyone likes, done by professional, living artists. Living artists produce the most “likeable art.” A Logan City Art Museum with fine art by living artists would not only be fairly affordable, it would attract the wealthy, who could locate another home for themselves in Cache Valley and give financial support to our economy as well as prestige. The Daughters of Utah Pioneers relics could be part of the museum along with other community venues.

Sincerely,

[Signature]
PROJECTS TO BUILD TRAFFIC IN DOWNTOWN LOGAN
FROM 100 SOUTH TO FOURTH NORTH

MAIN STREET

PROJECT #1  FORMER WONDERBREAD SITE: 13 TOWNHOUSES.
PROJECT #2  FORMER V1 STATION: 77 APARTMENTS, PERMIT ALREADY GRANTED.
PROJECT #3  SITE FOR 15 RETAIL STORES AND SIXTY APARTMENTS ALONG 100 SO.
PROJECT #4  PARKING TERRACE FOR ECCLES THEATER BLOCK.
PROJECT #5  FOUR OR FIVE RETAIL STORE BUILDING WITH EIGHT OVER HEAD APARTMENTS.
PROJECT #6  REMODEL AND REVITILIZATION OF EMPORIUM AND PLAZA 45.
PROJECT #7  TRANSFER OF U&I FURNITURE AND AI'S FRAME AND TROPHY TO EMPORIUM. ITS BUILDINGS REMOVED AND ADDITIONAL PARKING CREATED IN THEIR PLACE.
PROJECT #8  CACHE COUNTY TO MAKE BUILDING ON THEIR LAND IN PARKING LOT ON 100 WEST TO HAVE 12 – 15 RETAIL STORES ON GROUND LEVEL AND OFFICES ABOVE AND FINISHED TO COUNTY’S SPECIFICATIONS.

PROJECT #9  CONTINUE PRESENT GRADUAL UPGRADE OF LOGAN LIBRARY.
-OR-
PROJECT #10  NEW LIBRARY TO BE CONSTRUCTED ON 300 NORTH MAIN SITE BASED ON THE CITY OBTAINING THE SITE IN TRADE FOR EMPORIUM: THE OLD LIBRARY COULD BE USED FOR COMMUNITY CENTER.
-OR-
PROJECT #11  LIBRARY TO REMAIN WHERE IT IS AND BE RENOVATED AND 300 NORTH BUILDINGS AND GROUNDS (TAking OVER FORMER ARMY-NAVY, MUFFLER SHOP, AND GARAGE AREA) MADE INTO COMMUNITY CENTER/PARK, WITH AN ICE SKATING POND. TO MAXIMIZE LIBRARY/PARK SPACE. THIRD NORTH STREET TO BE PERMANENTLY CLOSED FROM MAIN STREET DOWN TO MID-WAY IN THE BLOCK.
A VISUAL SCHEMA OF FIRST NORTH STAYING OPEN AND THE PARKING OF THE TWO BLOCKS FROM CENTER STREET TO FIRST NORTH BROUGHT TOGETHER; SOME BUILDINGS REMOVED, SOME BUILDINGS ADDED.
A VISUAL SCHEMA OF FIRST NORTH BEING CLOSED AND THE TWO BLOCKS FROM CENTER STREET TO FIRST NORTH BROUGHT TOGETHER; SOME BUILDINGS REMOVED, SOME BUILDINGS ADDED.
13 TOWNHOUSES TO BE BUILT ON WONDERBREAD SITE
162 WEST 100 NORTH

DESIGN CRITERIA
ZONE: TOWN CENTER-1 (TC-1)

SETBACKS
FRONT - 10'
SIDE - 5'
REAR - 10'
PARKING - 10'

OPEN SPACE
NOT REQUIRED

UNITS ALLOWED - 70
UNITS SHOWN - 13

PARKING REQUIRED - 27 (13 GARAGE/14 STALLS)
PARKING SHOWN - 27 (13 GARAGE/14 STALLS)

COST: $2,400,000

LANDSCAPE AREA
Project # 2

V1 STATION APARTMENTS
77 ONE AND TWO BEDROOM APARTMENTS

IN DOWNTOWN LOGAN, CORNER OF 100 SOUTH AND 100 WEST

PROJECT ALREADY ACCEPTED BY LOGAN CITY;
SCHEDULED CONSTRUCTION, THIS SPRING
THREE LEVELS HIGH: 25,920 SQ FT PER LEVEL
@ $160/SQ FT: COST PER LEVEL - $4,232,480.
TOTAL COST FOR ALL THREE LEVELS: $12,697,440

GROUND LEVEL, 14 TO 18 RETAIL STORES:
POSSIBLE STORE SIZES AND COSTS AND INDIVIDUAL COSTS:

FOUR STORES @ 1500 SQ FT (15' X 72') PURCHASE PRICE $172,800
EIGHT STORES @ 2000 SQ FT (20' X 72') PURCHASE PRICE $230,000
FOUR STORES @ 3000 SQ FT (30' X 72') PURCHASE PRICE $345,600
TWO STORES @ 4000 SQ FT (40' X 72') PURCHASE PRICE $460,800

CONTRACTOR/DEVELOPER TO OWN APARTMENTS,
BUT WILL SELL RETAIL STORES.

LOGAN CITY TO ASSIST DEVELOPER WITH REDIRECTING
OF CANAL AND INCREASED PARKING CAPACITY
ALONG 100 SOUTH STREET.
A NEW TERRACE WOULD POSSIBLY HAVE A TOTAL OF 240 PARKING STALLS AT AN APPROXIMATE COST OF $18,000 PER STALL OR A TOTAL OF $4,300,000?

POSSIBLY FORTY STREET LEVEL STALLS COULD BE RETAINED?

COST: $5,200,000
Project # 5

FOUR TO FIVE RETAIL STORES AND EIGHT APARTMENT STRUCTURE, LOCATED BETWEEN FIRST NORTH AND CENTER STREET ON 100 WEST

(PARKING LOST TO BE PARTLY REGAINED BY NEW PARKING ACROSS STREET)
CITY TO SELL EMPORIUM TO A DEVELOPER AND HAVE DEVELOPER MARKET SPACES TO BE MADE AVAILABLE TO RETAILERS AND OTHER COMPATIBLE BUSINESSES

IT WOULD BE IDEAL TO HAVE DEVELOPER SELL SPACES TO RETAILERS

THE FOLLOWING SPACES COULD BE FILLED WITH RETAIL:

1. MOVE U &I FURNITURE ONTO 12,000 SQ FT MAIN FLOOR AND DOWNSTAIRS THAT HAS AN ADDITIONAL 10,000 SQ FT.

2. BRING BACK A RESTAURANT LIKE THE COPPER MILL WITH BANQUET SPACES USING THE ENTIRE 2ND FLOOR AS IT WAS BEFORE.

3. CREATE APPROXIMATELY EIGHT APARTMENTS ON UPPER FLOORS.

4. DIVIDE AND SELL OFF THE REMAINING FOLLOWING SPACES:

   A. FORMER CARDON JEWELRY STORE SPACE
   B. FORMER BAUGH JEWELRY SPACE.
   C. BACK HALF OF FORMER LIFE STYLE SPACE.
   D. FRONT HALF OF FORMER LIFE STYLE SPACE.
   E. FORMER POCO LOCO BUILDING.

THE MORE LOGAN'S DOWNTOWN RETAIL STORES ARE OWNED BY THE BUSINESSES THE MORE VITAL THE DOWNTOWN WILL BE.
U&I Furniture to move to Emporium using main floor space plus downstairs and his space there will be owned by him.

Main Street

Cache Valley Bank

Emporium

Superior Cleaners

Logan Fine Art

Open view between the two blocks

Between 50-60 new parking stalls

Cost: $900,000
PROJECT # 8

RETAIL STORE GROUND LEVEL
COUNTY OWNED SECOND & THIRD FLOORS

THREE LEVELS HIGH: 25,920 SQ FT PER LEVEL
@ $160/SQ FT: COST PER LEVEL - $4,232,480.

TOTAL COST ALL THREE LEVELS: $12,697,440
COST FOR PARKING LOSS IN ACQUISITION OF ALTERNATE PARKING 3,300,000
TOTAL 15,997,440

GROUND FLOOR, POSSIBLE 14 TO 18 RETAIL STORES:
MIXTURE OF STORE SIZES AND COSTS AND INDIVIDUAL SPACE COSTS:

FOUR STORES @ 1500 SQ FT (15' X 72') PURCHASE PRICE $172,800
EIGHT STORES @ 2000 SQ FT (20' X 72') PURCHASE PRICE $230,000
FOUR STORES @ 3000 SQ FT (30' X 72') PURCHASE PRICE $345,600
TWO STORES @ 4000 SQ FT (40' X 72') PURCHASE PRICE $460,800

CACHE COUNTY TO BUILD AND SELL RETAIL STORE SPACE ON GROUND FLOOR, BUT WILL KEEP UPPER FLOORS FOR THEIR OWN USE AS WELL AS POSSIBLE OTHER RENTERS

COST: $12,697,000
PARKING REPLACEMENT FOR 108 SPACES LOST TO CACHE COUNTY RETAIL AND OFFICE STRUCTURE ON 100 WEST. ALONG FIRST WEST BETWEEN CENTER STREET AND FIRST NORTH, SIX RESIDENTIAL HOMES AND THE MASONIC LODGE TO BE DISPLACED AT APPROXIMATE COST OF $3,300,000. EXPENSE TO BE SHARED BY LOGAN CITY AND CACHE COUNTY.
Project #9

KEEP RENOVATING LOGAN LIBRARY WITH MAJOR IMPROVEMENTS OR GRADUALLY OVER TIME

COST: $2,500,000
project #10

-OR-

TO SUPPORT THE DOWNTOWN, BUILD A NEW LIBRARY ON FORMER SITE OF ARMY-NAVY STORE, MUFFLER SHOP AND GARAGE ALONG MAIN STREET

COST: $11,000,000
Project #10

-OR-

LIBRARY TO REMAIN WHERE IT IS AND BE RENOVATED AND 300 NORTH BUILDINGS AND GROUNDS BE MADE INTO A COMMUNITY CENTER/ PARK & MUSEUM

FINE ART
LECTURE HALL
MUSIC/RECITALS
DAUGHTERS OF UTAH PRIONEERS RELICS

LOGAN COMMUNITY CENTER & MUSEUM

REMODEL COST:
$2,000,000
COST FOR TEN PROJECTS *(new library not counted in total)*

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<tr>
<th>PROJECT #</th>
<th>DESCRIPTION</th>
<th>COST</th>
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<tbody>
<tr>
<td>#1</td>
<td>TOWN HOUSES</td>
<td>$2,400,000</td>
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<tr>
<td>#2</td>
<td>V1. STATION APARTMENTS</td>
<td>11,000,000</td>
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<tr>
<td>#3</td>
<td>APARTMENT/RETAIL COMPLEX</td>
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<tr>
<td></td>
<td>(CITY PARTICIPATION $400,000)</td>
<td>400,000</td>
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<tr>
<td>* #4</td>
<td>ECCLES TERRACE PARKING</td>
<td>5,200,000</td>
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<tr>
<td>#5</td>
<td>APARTMENT/RETAIL COMPLEX</td>
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<td>#6</td>
<td>U&amp;I REMOVAL – EMPORIUM RENOVATION</td>
<td>1,800,000</td>
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<td>#7</td>
<td>CITY DOES PARKING AFTER U&amp;I REMOVAL</td>
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<td>#8</td>
<td>OFFICE/RETAIL COMPLEX (COUNTY)</td>
<td>12,697,000</td>
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<td>(PARKING LOT REPLACEMENT COST:</td>
<td>1,800,000</td>
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<td></td>
<td>HALF COUNTY AND HALF CITY)</td>
<td>1,800,000</td>
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<td>#9</td>
<td>LIBRARY RENOVATION</td>
<td>2,500,000</td>
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<td>** #10</td>
<td>NEW LIBRARY TO BE BUILT</td>
<td>(11,000,000)</td>
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<td>*** #11</td>
<td>STRAIGHT ACROSS TRADE OF CITY-OWNED EMPORIUM FOR 3 BUILDINGS</td>
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<td>AT NEEDHAM OWNED 300 NORTH MAIN</td>
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<td>-REMODEL OF BUILDINGS AND GROUNDS FOR COMMUNITY CENTER, PARK AND MUSEUM -</td>
<td>2,000,000</td>
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TOTAL $57,194,000

COST TO PRIVATE DEVELOPERS BEFORE RDA: $37,597,000

COST OF VARIOUS PROJECTS TO GOVERNMENT:

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<th>CITY</th>
<th>COUNTY</th>
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<tr>
<td></td>
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<td>$7,600,000</td>
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<td>$14,497,000</td>
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* LEAST JUSTIFIABLE PROJECT
** NEXT LEAST LIKELY PROJECT: NEW LIBRARY EXPENSE NOT INCLUDED IN ABOVE TOTAL.
*** TRADE OF PROPERTIES MEANS THE CITY TRADING THE EMPORIUM HAS NO CASH OUT EXPENSE FOR NEEDHAM PROPERTIES AT 300 NORTH MAIN.
KINDS OF BUSINESSES POTENTIALLY WANTING TO OWN A RETAIL BUILDING IN THE DOWNTOWN

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<thead>
<tr>
<th>Lawyer</th>
<th>Gift Boutique</th>
<th>Hair Stylist</th>
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<tr>
<td>Realtor</td>
<td>Beauty Supply</td>
<td>Investment</td>
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<td>Computer</td>
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<td>Barber</td>
<td>Draperies &amp; Blinds</td>
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<td>Book Store</td>
<td>Flower Shop</td>
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<td>Sleep Disorder</td>
<td>Teens Clothing</td>
<td>Candy and Pastry</td>
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