



WEST VALLEY CITY
REDWOOD JUNCTION SMALL AREA PLAN
01 | 07 | 2015

Commissioned by West Valley City and Utah Transit Authority

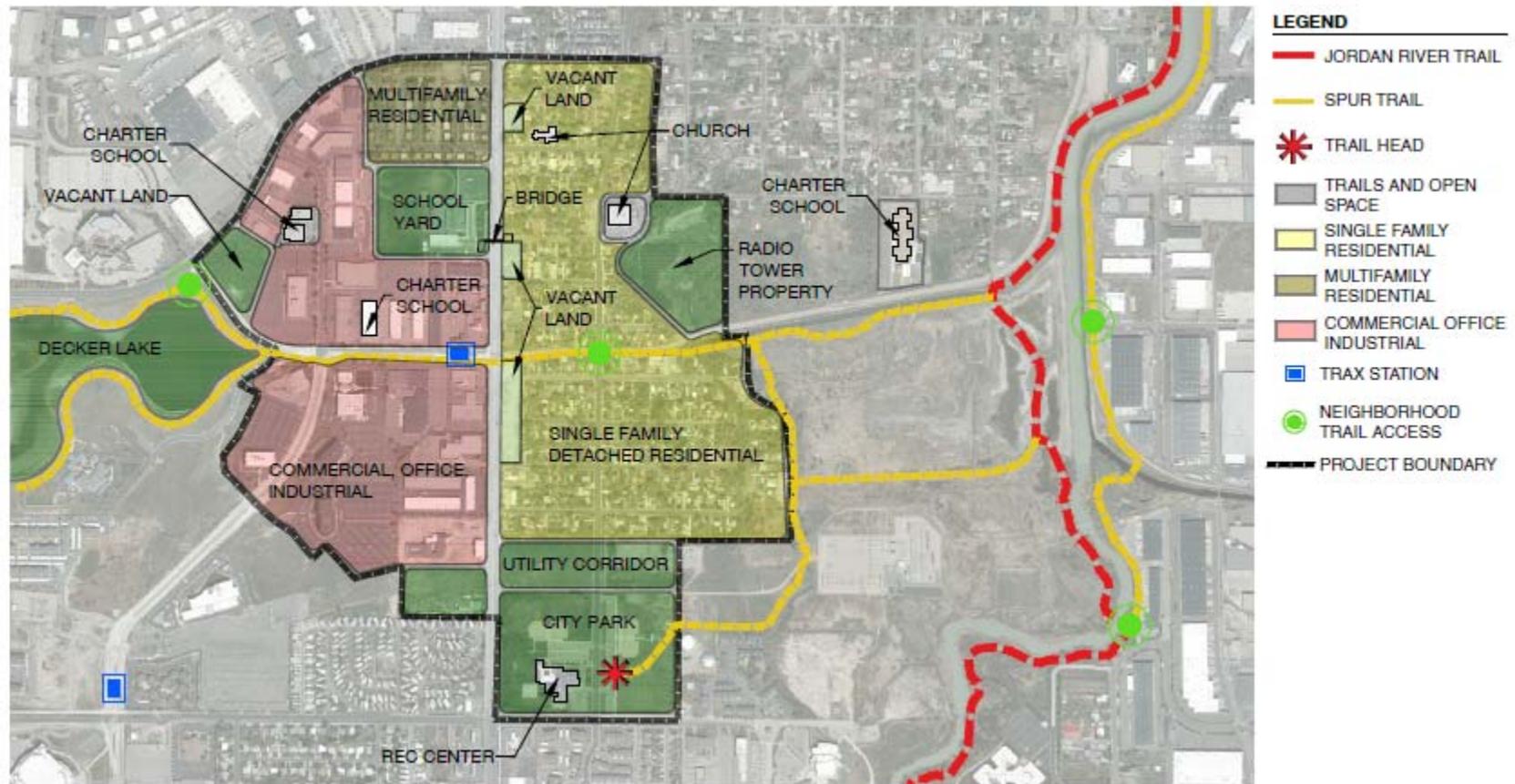
Identify Redevelopment Scenarios that could:

- Provide economic benefit to WVC
- Improve long-term health of the neighborhood
- Potentially increase transit ridership for UTA

Economic Potential

- ▶ This Small Area Plan was intended and designed to have the Economic Development Potential be the main driver of the proposed land use changes.
- ▶ Examined potential for Commercial, Retail, Single Family and Multifamily development

Existing Land Uses



Retail Development

- ▶ Surrounding area is currently over retailed and being served outside of the Redwood Junction area.
- ▶ Vacancy rate in the Northwest portion of the SL Valley is at 11%. Vacancy in this area is significantly higher.
- ▶ Mid block retail market does not support the land values necessary for redevelopment.

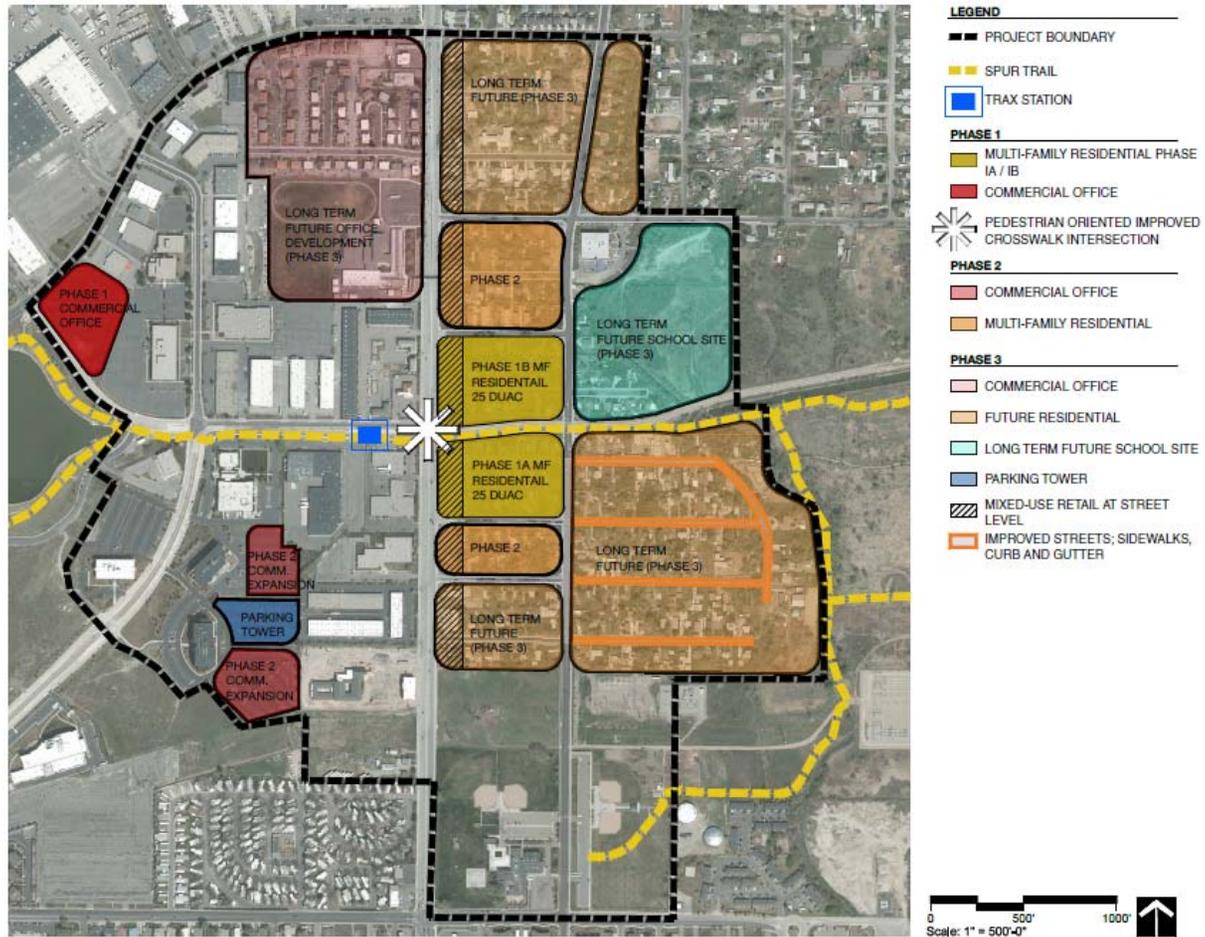
Office Development

- ▶ West side of Redwood CAN support additional office development and is already established as an office park area.
- ▶ East side of Redwood office market does not support the land costs necessary for redevelopment.

Industrial/Manufacturing Development

- ▶ City has established Industrial areas off 201 freeway.
- ▶ Mixing industrial and residential development?
- ▶ Freeport West center and 201 Commerce are effectively meeting the industrial needs of West Valley City.

Phased Land Use Map



Short Term 3–5 Years

- ▶ Multifamily development along Redwood Road within the vicinity of the Trax stop (Phase 1A)
- ▶ Class A office development on vacant land

Mid Term 6–10 Years

- ▶ Rehabilitation of existing residential units
- ▶ Redevelopment of existing residential area
- ▶ Multifamily development along Redwood Road (Phase 1B)
- ▶ Class A Office development infill development

Long Term 11+ Years

- ▶ Relocation of school to east side of Redwood
- ▶ Redevelopment of the 4-plex development
- ▶ Conversion of both areas to Class A Office
- ▶ Street Improvement in existing residential areas
- ▶ Multifamily development as market dictates