



# CITY OF LOGAN REDEVELOPMENT AGENCY

**Resolution No. 21-49 RDA**      **A RESOLUTION APPROVING AGENCY ASSISTANCE TO TRIIO GROUP, LLC FOR ITS REDEVELOPMENT PROJECT IN THE DOWNTOWN REDEVELOPMENT PROJECT AREA (“RPA”)**

**WHEREAS**, the City of Logan (“City”) has adopted policies for assistance in projects and improvements in Redevelopment Agency Project Areas; and

**WHEREAS**, the redevelopment project of Triio Group, LLC, referred to as Renewal - Mixed Use Project (“Project”), located at the northeast corner of 300 South and 100 West in the Downtown Redevelopment Project Area (“RPA”) and consisting of 69 residential units and approximately 13,400 square feet of commercial space and various other amenities, contributes significantly to the achievement of the City’s economic goals, including: the fiscal growth of the City through property and sales taxes; an additional economic return for the City in terms of the Project serving as a catalyst, encouraging additional development in the downtown area; the creation of new jobs; the improvement of the appearance of a key City commercial area; and

**WHEREAS**, the Economic Development Committee has reviewed the proposed investment and recommends its approval;

**NOW THEREFORE BE IT RESOLVED**, that the Redevelopment Agency of the City of Logan (“Agency”) does hereby approve the following incentive package:

Triio Group, LLC will receive \$250,000 from the Agency’s Affordable Housing Fund (“Fund”) upon completion of its project as conditionally approved by the City of Logan Planning Commission in Design Review Permit PC#21-039. Monies from the Fund can be used for market-rate housing projects located in redevelopment project areas where a blight finding exists.

All construction plans are to be approved by the City of Logan Planning Commission.

Additionally, the Redevelopment Agency encourages Triio Group, LLC to utilize local contractors and vendors whenever possible.

**BE IT FURTHER RESOLVED**, that the Redevelopment Agency authorizes the Mayor to execute a legal agreement between the Agency and Triio Group, LLC for this assistance.

This resolution duly adopted upon this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Ayes:  
Nays:  
Absent:

\_\_\_\_\_  
Mark A. Anderson, Chair  
Redevelopment Agency

Attest:

\_\_\_\_\_  
Teresa Harris, City Recorder

# *Renewal*

Mixed Use Project

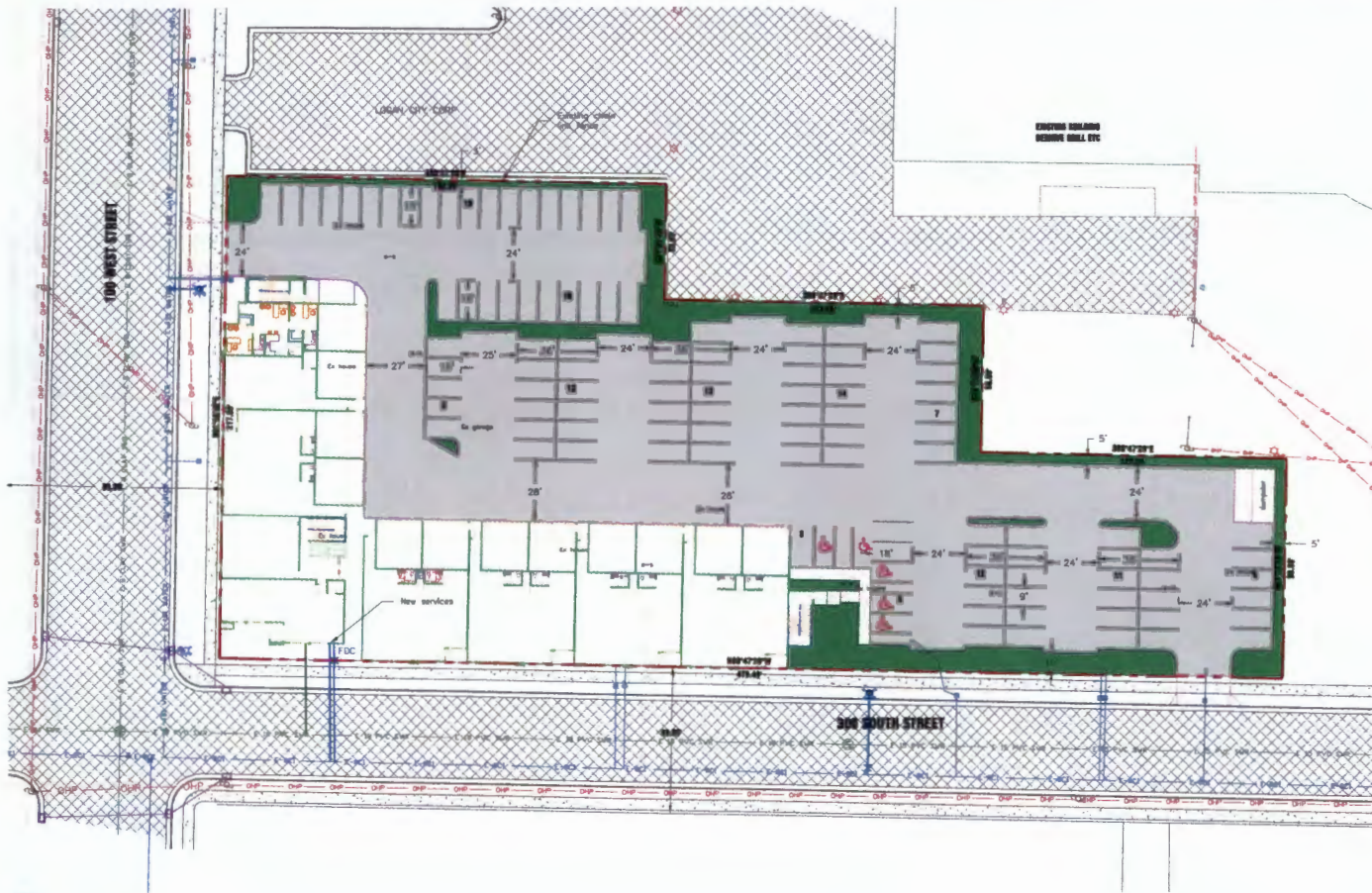


300 S 100 W  
Logan, Utah 84321

# Aerial Location Map



# Approved Site Plan



## CITY APPROVAL

After receiving feedback from the Economic Development Committee in March 2021, we worked closely with Logan City to refine Renewal's design to be consistent with City requirements and community needs. Renewal received design approval from Logan City's Planning & Zoning Committee on August 12, 2021 and the project is ready to move forward toward construction.

# Mixed Use



*“Mixed-use areas provide a lot of things Utahns want,” ... they “provide charm and a sense of place,” as well as “the kind of vibrant live-work-play opportunity that a lot of people and businesses are looking for.”* Ari Bruening, Envision Utah

*“Research shows that a well-designed mixed-use area can reduce driving by as much as 50 percent, so these kinds of places are helping to reduce congestion and emissions as we grow.”*

Utahbusiness.com



## PROJECT DESCRIPTION

- *Approx. 13,400 total square feet of commercial space*
  - 1,200 sq.ft. corner bistro
  - 12,200 sq.ft. commercial office and/or retail space
- *69 Residential Units*
  - 47 1 Bed / 1 Bath
  - 2 1 Bed / 1 Bath (plus Den)
  - 20 2 Bed / 2 Bath
- *Convenient and Sustainable Amenities*
  - Electric Bike Charging Stations
  - Electric Vehicle Charging Stations
  - Joint Use Patios
  - Onsite Bistro
  - Commercial Speed Wireless Internet

# RENEWAL

- ✓ Catalyzes efforts to revitalize Logan's downtown area
- ✓ Aligns with and promotes Logan City's Master Plan to reduce vehicle use in the downtown area
- ✓ Increases number of unique visitors and customers for downtown businesses
- ✓ Supports and promotes Logan City Bike and Pedestrian Plan
- ✓ Promotes the use of alternative transportation
- ✓ Invests in infrastructure for the use of e-bikes and electric vehicles
- ✓ Becomes a pivot point for further forward-thinking development in downtown and Logan City.

# Electric Vehicle Charging Ports

To support Logan City's Master Plan for downtown, EV charging ports for both residents and the public will be installed at Renewal. Currently, there are only 6 public EV charging ports in Logan. Renewal will work with Logan City to double that number.





# Electric Bike Charging Stations



# Joint Use Patios



# Corner Bistro

