



**Project #23-047
Cache Valley Marketplace
Located at approximately 1300 North Main**

REPORT SUMMARY...

Project Name: Cache Valley Marketplace
Proponent / Owner: Mitch Hohlen / Cache Valley Realty LLC
Project Address: 1300 North Main Street
Request: Design Review, Subdivision, Code Amendment, Rezone
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial & Legislative
Hearing Date: July 13, 2023
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review & Subdivision Permit for Project #23-047 Cache Valley Marketplace and **recommend approval** of a rezone for a Planned Development Overlay and a Code Amendment, in the Commercial (COM) zone located at approximately 1300 North Main Street, TIN# 05-014-0078

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM/MR: Com/Residential Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Project Proposal

This is a proposal to redevelop the existing 25.5-acre Cache Valley Mall site into a 150,000 SF big-box retailer, 156 room hotel/retail building, 346 multi-family residential units and associated parking and landscaping. The original mall site, at nearly 40-acres, has been subdivided separating the outer pad-sites and commercial stores. Even with the pad site developments along the surrounding streets, the 25.5-acre site still retains street frontage on Main Street, 1400 North, 1250 North and 200 East. This proposal includes demolishing the entire Cache Valley Mall and constructing six (6) new buildings. Accessory garage buildings are proposed near the multi-family residences.

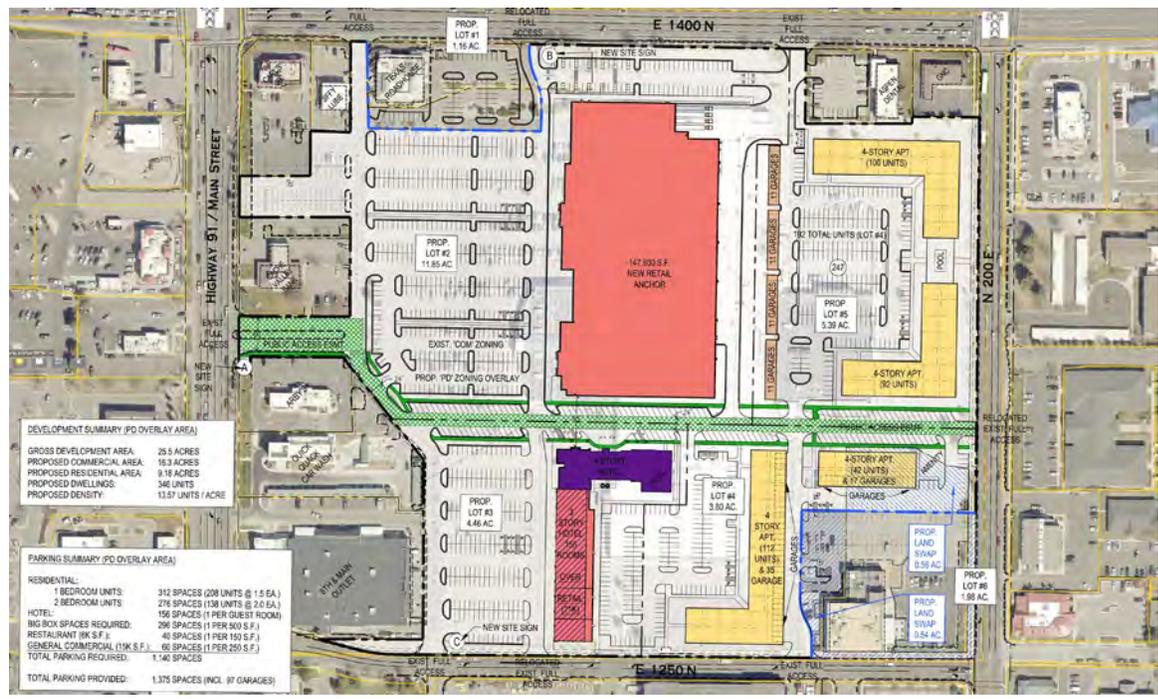


Figure 1 shows the proposed site plan

Planned Development Overlay Zone

The Logan City Land Development Code (LDC) entitles property within the Commercial (COM) to a wide range of commercial uses, residential uses, and development configurations. The (Pending) Planned Development Overlay Zone (PD Overlay) permits additional or different development configurations associated with a specific PD project. The PD Overlay zone is proposed to overlay the existing base COM zone. The additional overlay zone and accompanying code amendment is specifically tied to the 25.5-acre project site. If this proposed rezone is adopted, the Official Zoning Map will be amended with a Planned Development Overlay on this site with COM remaining as the base zone. Unless specifically cited to modify or waive COM regulations in the proposed 17.27A. PD Overlay code sections, the base zone COM requirements still apply to the project.



Figure 2 shows rendering of the proposed project looking northeast

Planned Development Code Amendment

Chapter 17.27.A. PD-1 Cache Valley Marketplace proposes new language associated with this project proposal. The Planning Commission will review the proposed PD overlay code amendments and make a recommendation to the City Council who ultimately have approval authority over all PD Overlay code amendments. PD Overlay code amendments shall include a purpose, intent, applicability, range of uses, improvement descriptions, and development standards. The purpose of the Planned Development (PD) Overlay Zone is to allow for flexibility and discretion in the application of the City's zoning and development regulations in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning designations. Unless specifically cited to modify or waive regulation in 17.27.A PD Overlay code sections, base zone COM requirements still apply to the project.

Concept Plan Review

The pending Planned Development overlay code language establishes a Concept Plan Review process which requires an applicant to submit a conceptual development plan to the Planning Commission and Council for feedback. The applicant presented the concept plan to both the Logan City Planning Commission and Municipal Council for review and feedback. No formal action was taken at this phase in the process and with generally positive feedback, the applicant was encouraged to further refine the project and then submit formal applications for consideration by the City. The general feedback from both the Planning Commission and City Council concerned a lack of consolidated open space especially near the residential uses, transit (bus stop) accessibility, pedestrian circulation throughout the entire site, and the

requested sizing of the proposed signage. All other general deviations or requests from the project developers were deemed acceptable.

Subdivision Permit

The applicant is proposing a (4) four-lot subdivision (lot 8 amendment) that creates four buildable areas, one for the big box, one for the hotel/retail, one for two multi-family buildings and the remaining lot for the final two multi-family buildings. The COM zone does not have minimum lot sizes or widths and simply requires compliance to development standards per lot. Binding cross easements can account for per-lot deficiencies with overall project compliance approvals. As conditioned with overall compliance to applicable development standards in the COM zone, the project meets the requirements of the LDC.

Design Review Permit

The LDC 17.43 requires a Design Review Permit for new commercial and multi-family residential developments. The Design Review Permit assures compliance with adopted code standards and design specifications applicable to the project proposal. The Planning Commission is the Land Use Authority on Design Review Permits.

Density & Land Use

The LDC allows a density of 30 units per gross acre in the COM zone. At a total of 25.5 acres, and a proposed 346 residential units, the overall density is 13.5 units per acre. The multi-family buildings are shown as stand-alone (freestanding) residential buildings positioned near 200 East and 1250 North. The COM zone requires all buildings to contain commercial land use, but the proposed PD Overlay would waive this requirement. The proposed “big box” retail and hotel land uses and structure types are both permitted in the COM zone. As proposed and if the rezone and code amendment is adopted, the project complies with density and land use regulations.



Figure 3 shows a rendering of the big box front (west) elevation

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **COM** zone are as follows (as measured from property lines):

Front (0-40' tall bldg.):	10'
Front (41-55' tall bldg.):	40'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The proposed project complies with setbacks except for the proposed multi-family buildings which are shown at approximately 58' tall (mid-gable) and the hotel building is shown at 52' tall, and both are shown with front setbacks of less than 40'. The PD Overlay is being proposed to modify these height and setback regulations to allow for the project layout and heights as designed.



Figure 3 shows the hotel/retail building west facade



Figure 4 shows the multi-family building facades

Building Heights

The LDC 17.10.080 limits building heights to a maximum of 55' in the COM zone with enhanced setbacks. Ground floor commercial space is required to be at least 12 feet tall. The tallest building in the proposal is the four-story multi-family apartment building shown at 64 feet tall at the highest peak. At mid-gable, the LDC allows mid-gable measurement points, the project's tallest building is approximately 58' tall. The PD Overlay is being proposed to modify these height regulations to allow for the project as shown.

Building Frontage

The LDC requires a minimum 50% building frontage in the COM zone to help frame streets with architecture. This requirement also results in surface parking lots being less visually prominent and more subordinate (rear) to primary buildings. The proposed project has multiple street frontages. On average the project shows a building frontage of 52% and is in compliance with this code requirement. As proposed, the project complies with the LDC.

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. Collectively, the proposed building footprint(s) are at approximately 27% lot coverage and below the maximum code regulations. As submitted, the project complies with the lot coverage maximums in the LDC.

Parking Requirements

The LDC requires 1.0 parking stalls per hotel room, 1.5 - 2.0 stalls per multi-family dwelling units (1.5 stalls/studio and one-bedroom units and 2.0 stalls/2 bedroom or larger units), 1.0 stalls for every 250 SF of retail space and 1.0 stalls for every 500 SF of big box stores. Based on the proposal, 1140 parking stalls are required as per the LDC. The project provides a total of 1,375 parking stalls, including 97 garages stalls for multi-family residents. The LDC 17.31.040 requires bike racks/parking areas for commercial and residential developments. As conditioned with bike parking, the project complies with the LDC parking requirements.

Site Layout & Pedestrian Circulation

The LDC 17.30 require projects to provide pedestrian and street connectivity. The proposed site layout places the building near the sidewalk edge making walking quick and convenient. Some areas in the site lack direct and safe pedestrian networks and crossings. As conditioned with sidewalk connections and walkability throughout the site, including to adjacent bus stop locations, the project meets the requirements in the LDC.

Building Elevations

The LDC requires commercial projects to have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood, and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. All buildings are shown with a mix of brick, stucco (EFIS), fiber-cement, and metal materials. The big box is also shown with stone accent materials. As proposed, the project complies with building material requirements in the LDC.

Useable Outdoor Space and Landscaping

The LDC 17.10.080 requires 10% landscaping and an additional 10% useable outdoor space in the COM zone, while LDC 17.32.050 requires 10% useable outdoor space and 20% landscaping for residential developments. The LDC 17.32 generally describes useable outdoor space as outdoor areas that are designed and used in conjunction with a primary use for the benefit and enjoyment of the residents and their guests of the development. Useable outdoor space may include public gathering areas, patios, decks, walkways, plaza’s, active recreational areas, and natural open space areas but do not include parking lots, driveways, and other similar vehicular oriented areas. Landscaping is defined as planted and natural areas contained trees, shrubs, grasses, mulches, and other similar materials.

The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land for multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. At 25.5 acres, 510 trees and 1,275 shrubs/flowers/grasses are required.

The 25.5-acre property (1,110,780 SF) is broken up into four areas, two commercial and two multi-family. The commercial areas total 722,225 SF and would require 144,444 SF (20%) of both outdoor space and landscaping. The multifamily areas total 388,555 SF and would require 116,566 SF (30%) of both outdoor space and landscaping. Based on the two standards and two different development type areas, the project would be required a grand total of 261,010 SF of landscaping and outdoor space. As conditioned with full landscaping and outdoor space requirements and a more meaningful gathering area near the residences, the project meets the requirements of the LDC.

Signage

The LDC 17.33 allows different sign types and sign sizes based on street frontage and building size. Based on street frontages and property width, the project would be allowed up to six (6) monument signs at eight feet tall and 72 SF in size. As per the development plan request, the applicant is proposing three signs at 16 feet tall and 15 feet wide (double the standard) with one on each frontage (1400 N, Main, 1250 N). Staff is recommending that the City consider approving a slightly larger sign size than what is permitted in the code for a reduced number of signs and views this as a reasonable tradeoff and appropriate to the overall size and scale of the project. Staff is recommending that the project be entitled to three eleven-foot-tall signs with 108 SF, one for each of the three frontages, and one standard sized monument sign on 200 East rather than a total of six signs. Building signage would remain as permitted in the LDC for commercial and multi-family development types. The signage allowance will need to be adopted within the PD Overlay if anything different than standard sign code allowances are given. As conditioned, the project meets the requirements in the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering
• Light and Power	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. Any comments received at the time of report preparation are included with the packet.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/1/23, posted on the City’s website and the Utah Public Meeting website on 7/3/23 and mailed out to adjacent property owners within 300’ on 6/26/23.

RECOMMENDED MOTION

Staff recommends that the Planning Commission **Conditionally Approve** a Design Review & Subdivision Permit for Project #23-047 Cache Valley Marketplace subject to the following recommended conditions of approval and findings of fact for the Design Review and Subdivision Permits,

and

Recommend Approval for the Planned Development Overlay rezone and PD-1 Code Amendment, in the Commercial (COM) zone subject to the recommended findings of fact,

for

Property located at approximately 1300 North Main Street, TIN# 05-014-0078.

RECOMMENDED CONDITIONS OF APPROVAL for the DESIGN REVIEW AND SUBDIVISION PERMITS

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. The Design Review Permit is subject to the final approval, by the Municipal Council, of the pending Ordinance 23-22 approving the proposed LDC amendment creating the Planned Development process. Substantive changes to the enabling legislation contained in Ordinance 23-22 may require that this project, including the Design Review Permit, Subdivision Permit, Rezone and Code Amendment, to be re-considered by the Planning Commission.
3. The Planning Commission conditionally approves a four (4) lot subdivision, big box retail building, a hotel/retail building and 346 residential dwelling units on a total 25.5-acre site.
4. The specific land use and development standards approved as part of the PD-1 supersede the relevant standards contained in the LDC.

5. All future commercial businesses and land uses shall comply with the approved PD-1 Cache Valley Marketplace and the Commercial Land Use Table. Business licenses prior to operation.
6. Any changes to the approved PD-1 Cache Valley Marketplace PD are required to amend the original PD-1 through the same approval process.
7. The Planned Development (PD) Overlay rezone and code amendment must be formally adopted by the Logan City Council or the Design Review and Subdivision Permits become null and void.
8. Building setbacks and heights are approved pending code amendment adoption.
9. The project shall provide a minimum of 1140 parking stalls and bike racks for each building as per LDC.
10. The project shall provide a bus stop amenity along Main Street (Green and Blue Line) and a continuous pedestrian way with sidewalks and painted raised crossings to both the big box and retail buildings and the 200 East bus stops.
11. A raised painted crossing shall be installed between the west side of the big box and the west side of the retail building. Additional sidewalks shall be installed so that all multi-family units can walk on either a sidewalk or painted crossing to the big-box and hotel/retail building.
12. The signage plan is approved to allow three monument signs not to exceed 11 feet in height and containing 108 SF of signage size, with one located along 1400 North, Main Street, and 1250 North, and a fourth monument sign to be permitted along 200 East provided it meets the minimum sign requirement in LDC 17.33.
13. Multiple landscaping areas shown shall be consolidated and combined to create a larger and more meaningful landscaped/useable outdoor space near the multi-family buildings.
14. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Landscaping and Useable Outdoor areas shall total a minimum of 261,010 SF.
 - b) Landscaping and Outdoor Space shall be provided in a relative proportionate manner per lot or per phase.
 - c) 510 trees and 1,275 shrubs/perennials/grasses shall be provided for this project.
 - d) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - e) A landscape buffers shall be used in parking lot perimeter areas.
15. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
16. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
17. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
18. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code and consistent with the approved PD-1.
19. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view with landscaping.
20. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental* —contact 716-9761
 - Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.

- Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
- b. Engineering —contact 716-9160*
- Complete the traffic study and install recommendations.
 - All existing easements and rights of way lines shall be shown on the plans. Improvements shall not infringe upon the rights of an existing easement, right of way, or property owned by others.
 - Dedicate a 10' Public Utility Easement along each side of all existing and new rights of way within the project and dedicate a 5' Public Utility Easement along each side of all side and rear property lines.
 - All necessary cross access easements/agreements for private road and private utilities across all properties or outside of the project boundary shall be shown on the plat or provided to the City by means of a separate dedicating instrument prior to recording for review and approval.
 - Comply with all engineering standards and specifications.
- c. Water —contact 716-9627*
- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections inside or outside of building. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to 2018 IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria. Properly sized drain required to serve RP backflow assemblies. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher (water meter elevation), their water main/s must have a minimum DC (ASSE1015) backflow assembly on the water main/s before any branch offs, or possible connections. Separate any residential and commercial water systems (services).
 - All privately or commonly owned landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. No dual source feed systems ever allowed to be connected together at any given time. Logan Cities prior approval is needed for a "swing joint system". Installation criteria is annually tested RP assembly (city water) & swing joint. This must be inspected annually and passed by Logan City's backflow inspector.
 - Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
 - Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water and its consumption.
- d. Fire—contact 716-9515*
- Fire apparatus access, Fire hydrants required, Required fire flow compared to available fire flow, Fire sprinklers, Fire Alarms, etc will be evaluated and reviewed with the building permit
- e. Building —contact 716-9032*
- Submittals after July 1st will be on the 2021 I Codes

RECOMMENDED FINDINGS FOR APPROVAL OF THE SUBDIVISION & DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. Main Street, 1250 North, 1400 East, 200 East are adequate in size and design to sufficiently handle infrastructure related to the proposed land uses.

RECOMMENDED FINDINGS FOR APPROVAL OF THE PLANNED DEVELOPMENT OVERLAY REZONE AND CODE AMENDMENT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Rezone and Code Amendments are done in conformance with the requirements of Title 17 of the Logan Municipal Code.
2. Utah State Law authorizes local Planning Commissions to recommend rezones and Ordinance changes to the legislative body (Municipal Council).
3. The proposed Planned Development Overlay Zone and Code Amendments are consistent with the Logan City General Plan.
4. The proposed Planned Development Overlay and project are consistent with the pending legislation before the Municipal Council.
5. The proposed Code Amendments provide the regulatory platform for adopting and implementing a Planned Development project important for revitalizing a blighted and underutilized commercial area of Logan.
6. The proposed overlay and Code Amendments provide additional affordable housing.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 6/5/23	Zone/Neighborhood COM/ADAMS	Scheduled Meeting Date July 13	Application Number PC 23-047		
Type of Application (Check all that apply):					
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review		
<input checked="" type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Other		
PROJECT NAME Cache Valley Marketplace					
PROJECT ADDRESS 1300 Main Street, Logan, Utah 84341			COUNTY PLAT TAX ID # 05-014-0078		
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mitch Hohlen			PHONE # 402-326-1033		
MAILING ADDRESS	CITY	STATE	ZIP		
20010 Manderson Street, STE 101	Elkhorn	Nebraska	68022		
EMAIL ADDRESS mitch@woodsonia.net					
PROPERTY OWNER OF RECORD Cache Valley Realty, LLC			PHONE # 516-773-0010		
MAILING ADDRESS	CITY	STATE	ZIP		
150 Great Neck Road, STE 304	Great Neck	New York	11021		
EMAIL ADDRESS info@namdarrealtygroup.com					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See enclosed Development Plan Application - Description Narrative			Total Lot Size (acres) 27.722		
			Size of Proposed New Building (square feet) See Enclosed Design Review Permit Application		
			Number of Proposed New Units/Lots See Enclosed Design Review Permit Application		
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative <i>Mitch Hohlen</i>		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner		

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

*CITY COUNCIL; WORKSHOP 8/1
HEARING 8/15*

City of Logan Planning Commission / City Council
Attention: Mike Desimone
290 N 100 W
Logan, Utah 84321

“Cache Valley Marketplace” Development Plan

DESCRIPTIVE NARRATIVE

Woodsonia Real Estate Inc. (“Woodsonia”), an Omaha, NE based development firm, is excited to announce the proposed redevelopment of Cache Valley Mall (1300 Main Street, Logan Utah 84341) into a future \$205M + mixed-use, life-style project called Cache Valley Marketplace. As shown on the included Site Layout (see enclosed exhibit) and Development renderings (see enclosed exhibit) Cache Valley Marketplace will be anchored by a new to market +/- 150,000 SF retailer positioned on the northern portion of the redevelopment site. Cache Valley Marketplace will also include a +/- 346 unit Class A multi-family residential development with luxury amenities including swimming pool, controlled access parking, clubhouse / community lounge with meeting spaces, state-of-the-art fitness center, outdoor fire pits / seating areas, pet-park. In addition, the Cache Valley Marketplace will feature a +/- 156 room hotel with potential for 21,000 square feet of main level retail / restaurant space. With the Community’s support, the redevelopment project would commence construction Q4 2023 – Q1 2024 with the new to market 150,000 SF retailer opening in 2025 / 2026. The Project will also feature enhanced traffic circulation via a new public access easement connecting North Main Street with North 200 East as shown on the Site Layout.

The Cache Valley Mall has been an integral part of Logan’s community for nearly 50 years, however, with the rise of e-commerce, the loss of all the primary mall anchors and the lack of investment via its out of state ownership, the Mall has struggled to thrive in this changing retail environment. Cache Valley Mall property has been in steady decline over the past 15 years with overall sales falling significantly due to the loss of the 3 primary anchor stores and elevated vacancy across the small shops within the mall. The Conestoga Marketplace redevelopment project presents a master planned redevelopment of the entire site, which will transform a functionally obsolete building into one of the Logan’s most vibrant community assets.

The Cache Valley Marketplace will require a rezoning to “Planned Development Overlay”, which is currently being contemplated by the City of Logan via its proposed Code Amendment. The standard ordinance requirements, which will require variances are as follows:

Parking Lot Interior Landscaping:

- Variance – Maintain 18 SF of landscaping per parking stall, while still exceeding the parking requirement by 125%.

Signage:

- Variance – Maximum 16' signage height with maximum 154 SF for signage panel area

Building Height:

- Variance – Maximum 60' building height at the 10' side / front / back setback

Residential Density:

- Variance – Maximum residential density of 50 units per acre

Ground Level Residential:

- Variance – Ground level residential units permitted

Parking Lot Setback:

- Variance – Minimum 0' interior parking lot setback requirement

Ground Floor Height (Minimum)

- Variance – Minimum ground floor height 9'

EXHIBITS

DETAILED SITE PLAN

See enclosed Development Plan – Simonson Site Plan Exhibit – Includes Parking & Density

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

PRELIMINARY SITE ACCESS PLAN / CIRCULATION PLANS

See enclosed Development Plan – Simonson Site Plan Exhibit – Includes Parking & Density

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

PROJECT ELEVATIONS

See enclosed Development Plan – Development Elevations Exhibit

See enclosed Development Plan - Anchor Retailer Elevations Exhibit

See enclosed Development Plan – Materials, Floor Plans, Elevations Exhibit

BUILDING MATERIALS / SCHEMATIC FLOOR PLANS

See enclosed Development Plan – Development Elevations Exhibit

See enclosed Development Plan Anchor Retailer Elevations Exhibit

See enclosed Development Plan – Materials, Floor Plans, Elevations Exhibit

PROPOSED USES / RESIDENTIAL DENSITIES

See enclosed Development Plan – Simonson Site Plan Exhibit – Includes Parking & Density

DEMOLITION PLAN / TIMELINE

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

STORMWATER

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

UTILITIES PALN

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

EROSION CONTROL PLAN

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

RIGHT OF WAYS

See enclosed Development Plan – Simonson Site Plan Exhibit – Includes Parking & Density

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

CIRCULATION PLAN

See enclosed Development Plan – Simonson Site Plan Exhibit – Includes Parking & Density

See enclosed Development Plan – Ensign Site Plan(s) Exhibit

TRAFFIC GENERATION STUDY

See enclosed Development Plan – Traffic Generation Study Exhibit

PARKING SUMMARY

See enclosed Development Plan – Simonson Site Plan Exhibit

CONCEPTUAL LANDSCAPE PLAN / USABLE OUTDOOR SPACE PLAN

See enclosed Development Plan – Site Landscape Plan & Outdoor Usable Space Exhibit

PRELIMINARY SIGNAGE PLAN

See enclosed Development Plan – Signage Exhibit

PARCEL MAP SUBDIVISION

See enclosed Development Plan – Parcel Map Exhibit

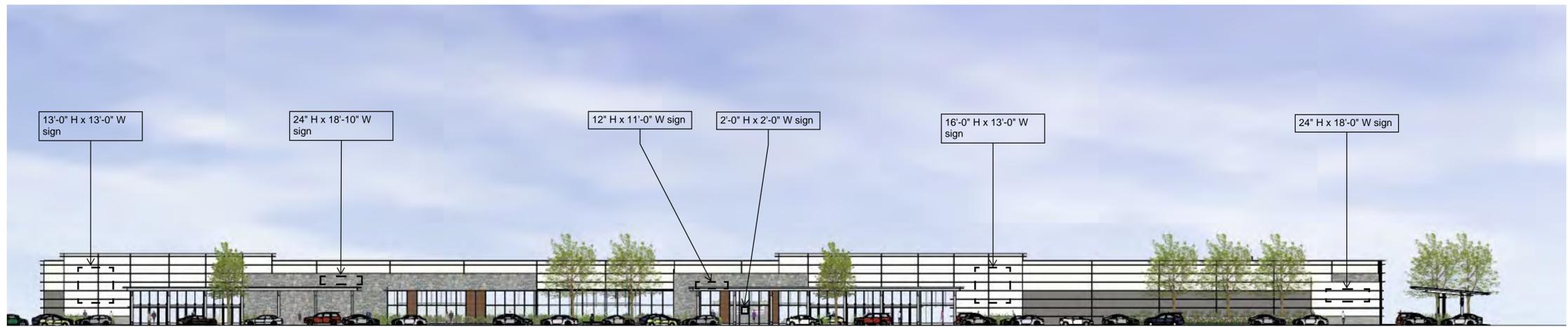
PROOF OF OWNERSHIP

See enclosed Development Plan – Proof Of Ownership Exhibit

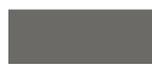
CONCEPTUAL FLOOR PLANS

See enclosed Development Plan – Materials, Floor Plans, Elevations Exhibit

See enclosed Development Plan – Hotel Concept Floor Plans Exhibit



Material Key

-  Light Grey paint
-  Dark Grey paint
-  Stone veneer
-  Nichiha Fiber Cement Faux-wood Panels
-  Board formed concrete



View Northeast from E 1250 N Road



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2023 by Simonson & Associates Architects, L.L.C.

Cache Valley Marketplace
Highway 90 & E 1400 N
Logan, Utah

06/09/2023

SAA# 22122





View southeast



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Cache Valley Marketplace

Highway 90 & E 1400 N
Logan, Utah

06/09/2023

SAA# 22122





View Northeast from E 1250 N Road



View West from N 200 E Road



View North from Southeast Corner of Anchor Tenant



View Northwest from E 1250 N Road



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Cache Valley Marketplace
Highway 90 & E 1400 N
Logan, Utah

06/09/2023

SAA# 22122





View Northeast from E 1250 N Road



View North from Commercial Shops



View East from Highway 91 Entrance



View West from N 200 E Road



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Cache Valley Marketplace
Highway 90 & E 1400 N
Logan, Utah

06/09/2023

SAA# 22122



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	SIoux CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSTALL, COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
BR-2	INTERSTATE BRICK 3 9/16" X 3 9/16" X 15 9/16" EMPEROR FACEBRICK, MATTE FINISH, RUNNING BOND INSTALL, COLOR: PEWTER, MORTAR COLOR TBD
COP	PRE-FINISHED METAL COPING (COLOR: TBD)
EIFS	EXTERIOR INSULATION FINISH SYSTEM (DRYVIT OR SIMILAR); SANDBLAST FINISH (COLOR TBD)
FAS	PRE-FINISHED METAL FASCIA (COLOR: TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)
FC-2	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL VERTICALLY W/ HIDDEN FASTENING SYSTEM; LATURA V-GROOVE SERIES; COLOR: GRAY (TRIM TO MATCH)
MP	PAC-CLAD METAL WALL PANEL SYSTEM, MODULAR AL SERIES, VERTICAL RUNNING BOND CONFIGURATION, COLOR: WHITE
SF	ALUMINUM STOREFRONT FRAMING; FINISH TBD
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E



2 BLDG 1 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



4 BLDG 1 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 BLDG 1 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



3 BLDG 1 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
LOGAN, UTAH
06/09/2023



1/16" = 1'-0" @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION MATERIAL INFORMATION
BR-1	SIoux CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSTALL, COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
BR-2	INTERSTATE BRICK 3 9/16" X 3 9/16" X 15 9/16" EMPEROR FACEBRICK, MATTE FINISH, RUNNING BOND INSTALL, COLOR: PEWTER, MORTAR COLOR TBD
COP	PRE-FINISHED METAL COPING (COLOR: TBD)
EIFS	EXTERIOR INSULATION FINISH SYSTEM (DRYVIT OR SIMILAR); SANDBLAST FINISH (COLOR: TBD)
FAS	PRE-FINISHED METAL FASCIA (COLOR: TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)
FC-2	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL VERTICALLY W/ HIDDEN FASTENING SYSTEM; LATURA V-GROOVE SERIES; COLOR: GRAY (TRIM TO MATCH)
MP	PAC-CLAD METAL WALL PANEL SYSTEM, MODULAR AL SERIES, VERTICAL RUNNING BOND CONFIGURATION, COLOR: WHITE
SF	ALUMINUM STOREFRONT FRAMING; FINISH TBD
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E



① **BLDG 2 WEST EXTERIOR ELEVATION**
1/16" = 1'-0"



② **BLDG 2 NORTH EXTERIOR ELEVATION**
1/16" = 1'-0"



③ **BLDG 2 SOUTH EXTERIOR ELEVATION**
1/16" = 1'-0"



④ **BLDG 2 EAST EXTERIOR ELEVATION**
1/16" = 1'-0"



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EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	SILOUX CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSTALL, COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
BR-2	INTERSTATE BRICK 3 9/16" X 3 9/16" X 15 9/16" EMPEROR FACEBRICK, MATTE FINISH, RUNNING BOND INSTALL, COLOR: PEWTER, MORTAR COLOR TBD
COP	PRE-FINISHED METAL COPING (COLOR: TBD)
EIFS	EXTERIOR INSULATION FINISH SYSTEM (DRYVIT OR SIMILAR); SANDBLAST FINISH (COLOR TBD)
FAS	PRE-FINISHED METAL FASCIA (COLOR: TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)
FC-2	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL VERTICALLY W/ HIDDEN FASTENING SYSTEM; LATURA V-GROOVE SERIES; COLOR: GRAY (TRIM TO MATCH)
MP	PAC-CLAD METAL WALL PANEL SYSTEM, MODULAR AL SERIES, VERTICAL RUNNING BOND CONFIGURATION, COLOR: WHITE
SF	ALUMINUM STOREFRONT FRAMING; FINISH TBD
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E



1 BLDG 3 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



2 BLDG 3 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



3 BLDG 3 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



4 BLDG 3 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



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Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626 www.simonsonassoc.com

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EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	SIoux CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSTALL, COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
BR-2	INTERSTATE BRICK 3 9/16" X 3 9/16" X 15 9/16" EMPEROR FACEBRICK, MATTE FINISH, RUNNING BOND INSTALL, COLOR: PEWTER, MORTAR COLOR TBD
COP	PRE-FINISHED METAL COPING (COLOR: TBD)
EIFS	EXTERIOR INSULATION FINISH SYSTEM (DRYVIT OR SIMILAR); SANDBLAST FINISH (COLOR: TBD)
FAS	PRE-FINISHED METAL FASCIA (COLOR: TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)
FC-2	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL VERTICALLY W/ HIDDEN FASTENING SYSTEM; LATURA V-GROOVE SERIES; COLOR: GRAY (TRIM TO MATCH)
MP	PAC-CLAD METAL WALL PANEL SYSTEM, MODULAR AL SERIES, VERTICAL RUNNING BOND CONFIGURATION, COLOR: WHITE
SF	ALUMINUM STOREFRONT FRAMING; FINISH TBD
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E



1 BLDG 4 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



2 BLDG 4 WEST EXTERIOR ELEVATION
1/16" = 1'-0"

3 BLDG 4 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



4 BLDG 4 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

LOGAN, UTAH

06/09/2023

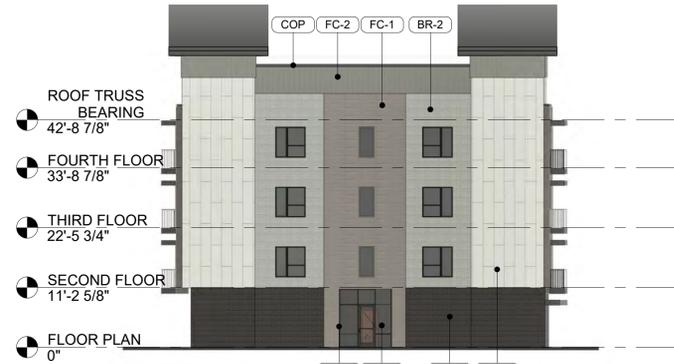
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12"x18" SHEET (HALF SIZE)
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OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	SIoux CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSTALL. COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
BR-2	INTERSTATE BRICK 3 9/16" X 3 9/16" X 15 9/16" EMPEROR FACEBRICK, MATTE FINISH, RUNNING BOND INSTALL. COLOR: PEWTER, MORTAR COLOR TBD
COP	PRE-FINISHED METAL COPING (COLOR: TBD)
EIFS	EXTERIOR INSULATION FINISH SYSTEM (DRYVIT OR SIMILAR); SANDBLAST FINISH (COLOR: TBD)
FAS	PRE-FINISHED METAL FASCIA (COLOR: TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIIA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)
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MP	PAC-CLAD METAL WALL PANEL SYSTEM, MODULAR AL SERIES, VERTICAL RUNNING BOND CONFIGURATION, COLOR: WHITE
SF	ALUMINUM STOREFRONT FRAMING; FINISH TBD
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E



2 BLDG 5 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



3 BLDG 5 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



1 BLDG 5 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



4 BLDG 5 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

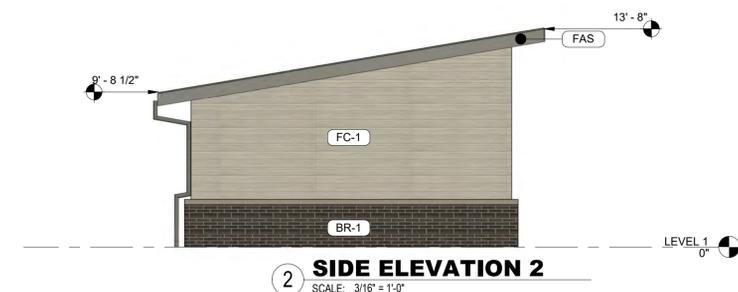
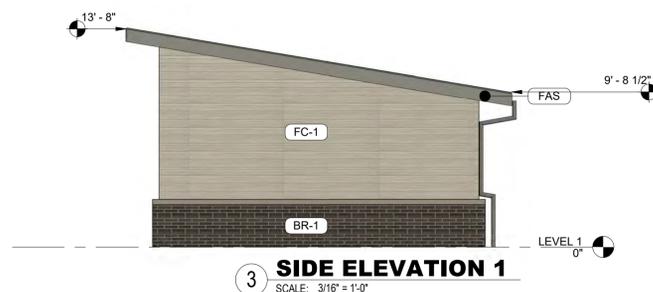
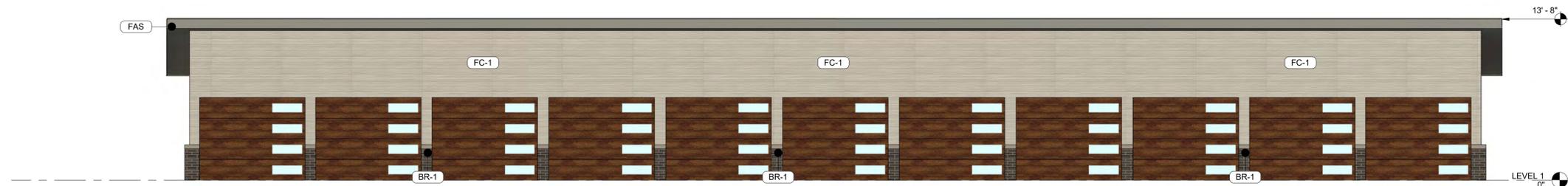
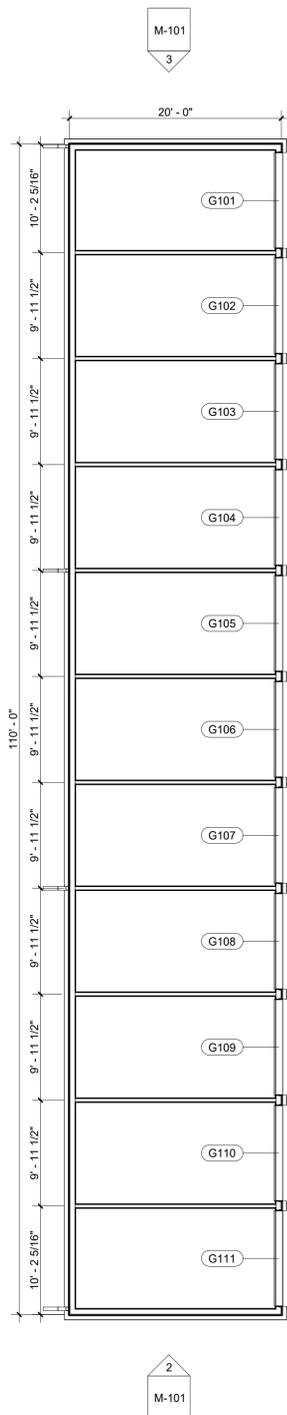
LOGAN, UTAH

06/09/2023



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12"x18" SHEET (HALF SIZE)
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OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	SIoux CITY BRICK 3 5/8" X 3 5/8" X 11 5/8" UTILITY FACEBRICK, RUNNING BOND INSALL, COLOR: VINTAGE BLACK VELOUR, MORTAR COLOR TBD
FAS	PREFINISHED METAL FASCIA (COLOR TBD)
FC-1	FIBER CEMENT PANEL SYSTEM (NICHIHA OR SIMILAR); INSTALL HORIZONTALLY W/ HIDDEN FASTENING SYSTEM; VINTAGE WOOD SERIES; COLOR: ASH (TRIM TO MATCH)



5 TYPICAL DETACHED GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

CACHE VALLEY MARKETPLACE

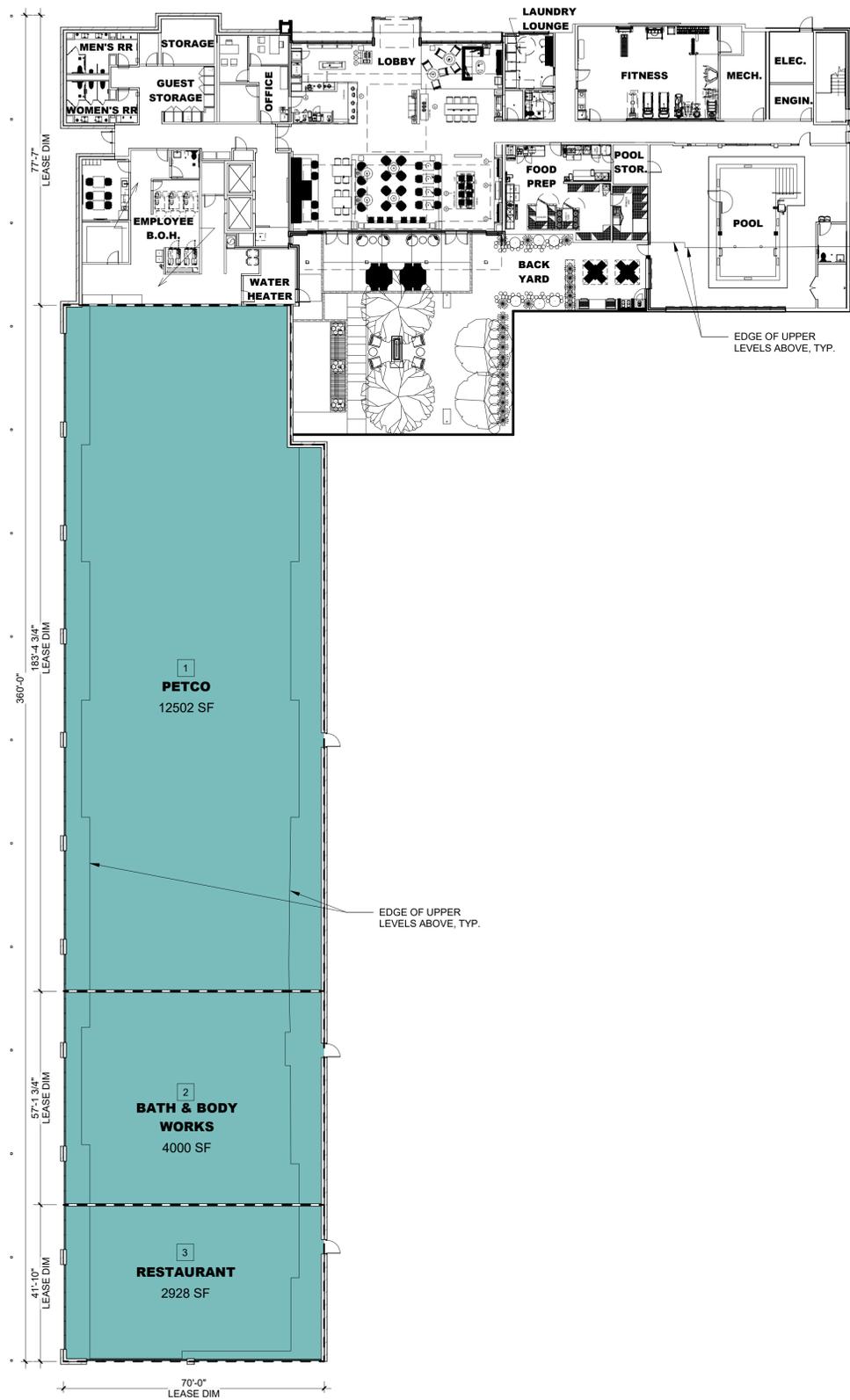
HIGHWAY 90 & E 1400 N
LOGAN, UTAH
06/09/2023



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① **MIXED-USE BUILDING #1
FIRST FLOOR SCHEMATIC LEASE PLAN**
1" = 20'-0"



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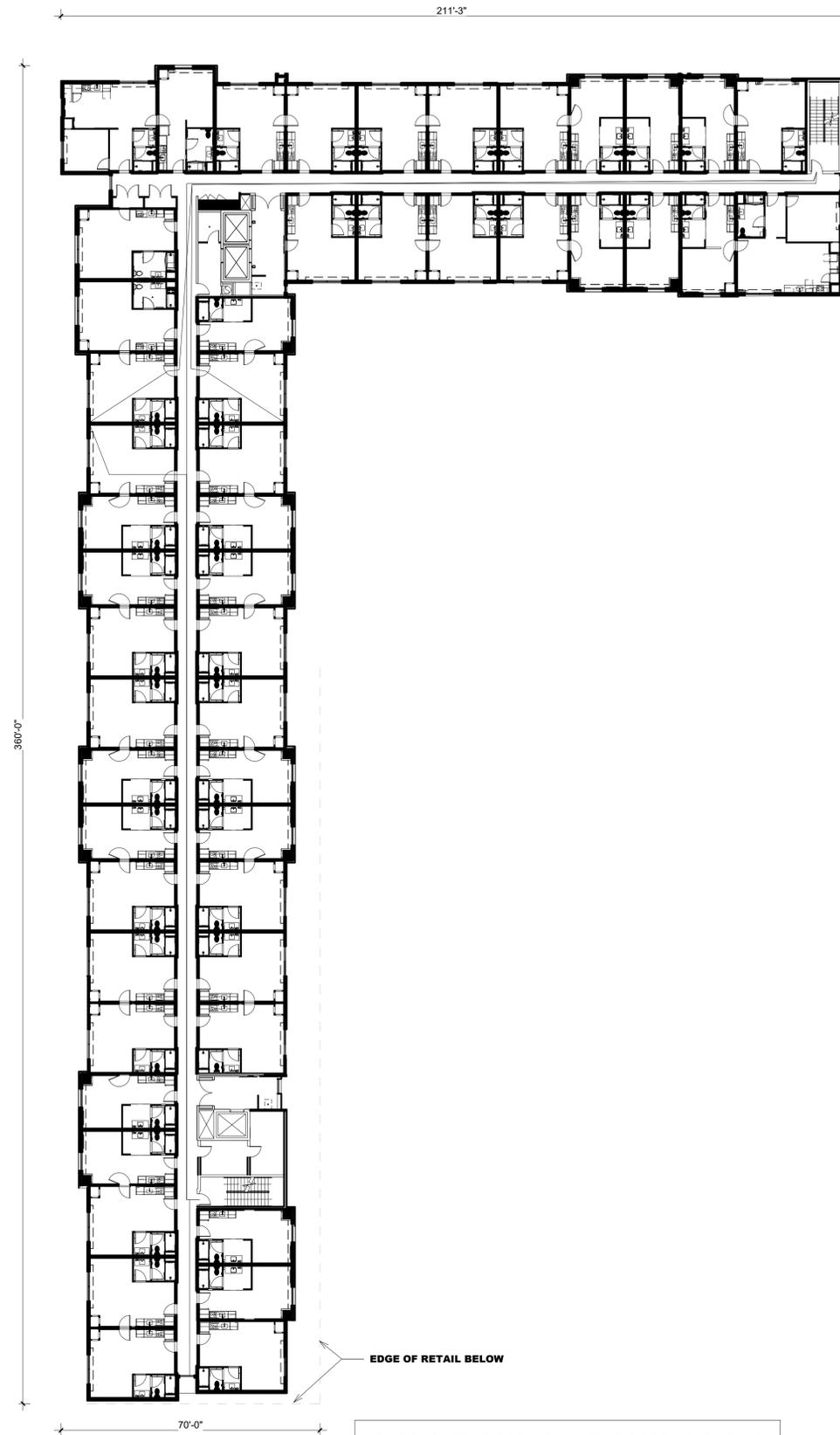
CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
LOGAN, UTAH
05/30/2023



1" = 20'-0" @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
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52 ROOMS PER FLOOR X 3 UPPER FLOORS = 156 TOTAL

MIXED-USE BUILDING #1
 TYPICAL UPPER FLOOR PLANS
 1" = 20'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
 LOGAN, UTAH
 05/30/2023

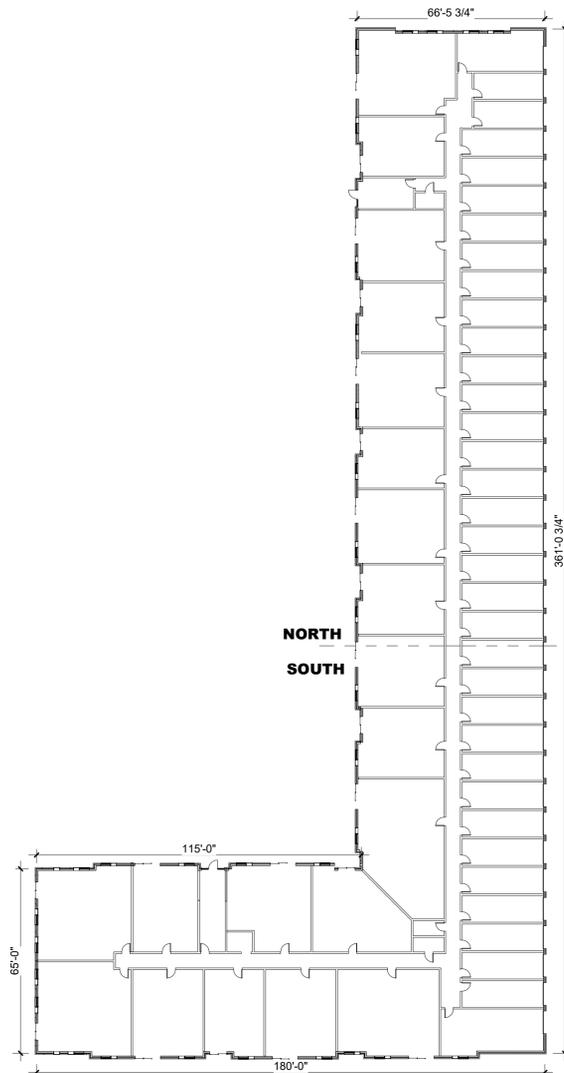


1" = 20'-0" @ 24"x36" Sheet
 12"x18" SHEET (HALF SIZE)
 - SCALE IS ONE-HALF OF WHAT IS NOTED
 OTHER SHEET SIZES NOT TO SCALE
 JOB NO.:22122

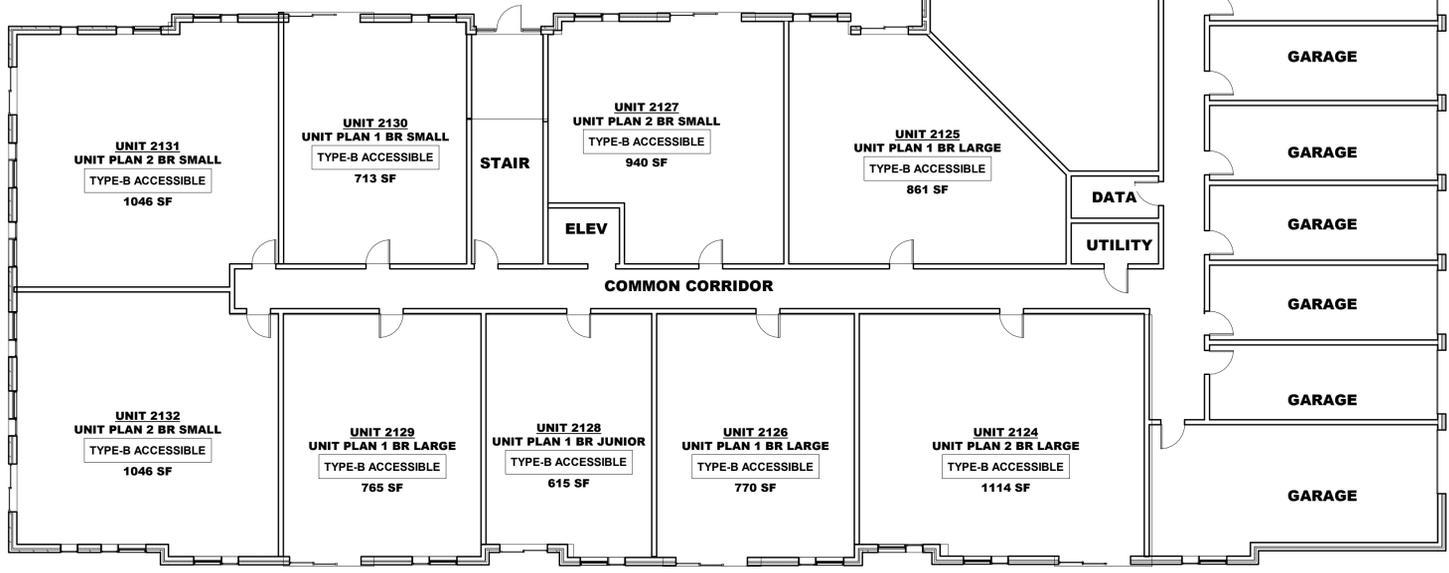


BUILDING #2 UNIT MIX

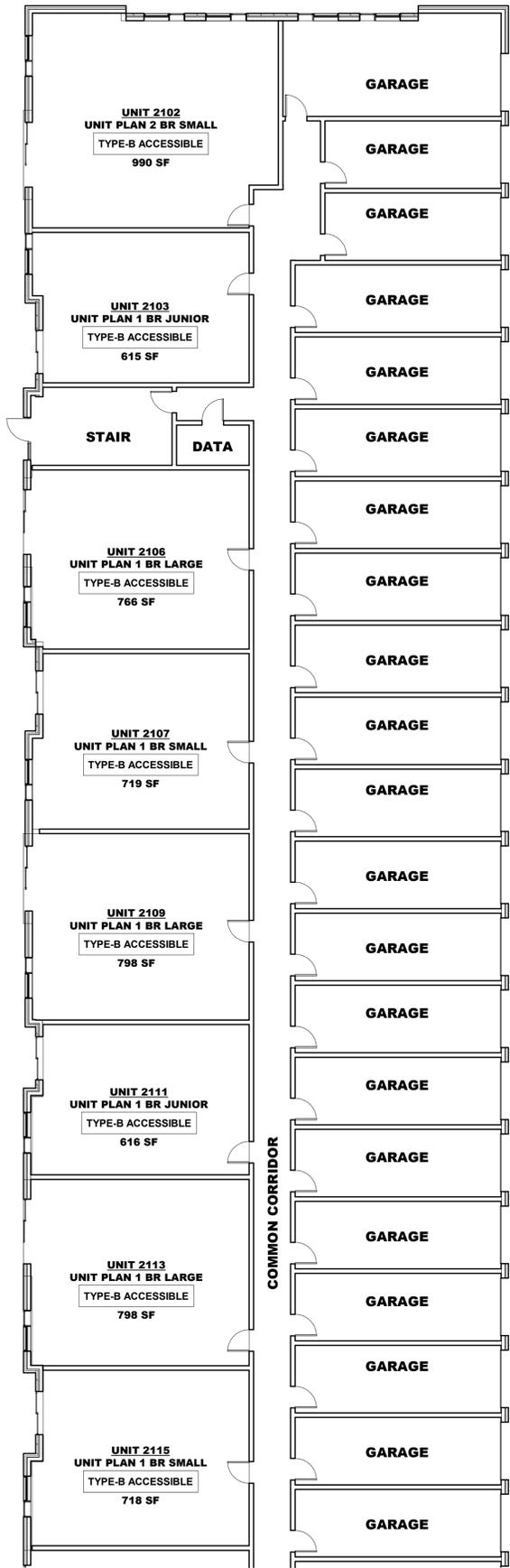
UNIT TYPE	PERCENT OF MIX	-- SQUARE FEET --		PROVIDED
		LOW	HIGH	
1br/1ba jr	10%	570	610	(12)
1br/1ba sm	25%	680	720	(25)
1br/1ba lg	25%	730	770	(40)
2br/2ba sm	20%	990	1,030	(19)
2br/2ba lg	20%	1,090	1,130	(14)
3br/2ba	0%	-	-	(6)
				= 116 UNITS TOTAL



3 BLDG 2 FIRST FLOOR PLAN SOUTH OVERALL
1" = 30'-0"



1 BLDG 2 FIRST FLOOR PLAN SOUTH
3/32" = 1'-0"



2 BLDG 2 FIRST FLOOR PLAN NORTH
3/32" = 1'-0"

CACHE VALLEY MARKETPLACE

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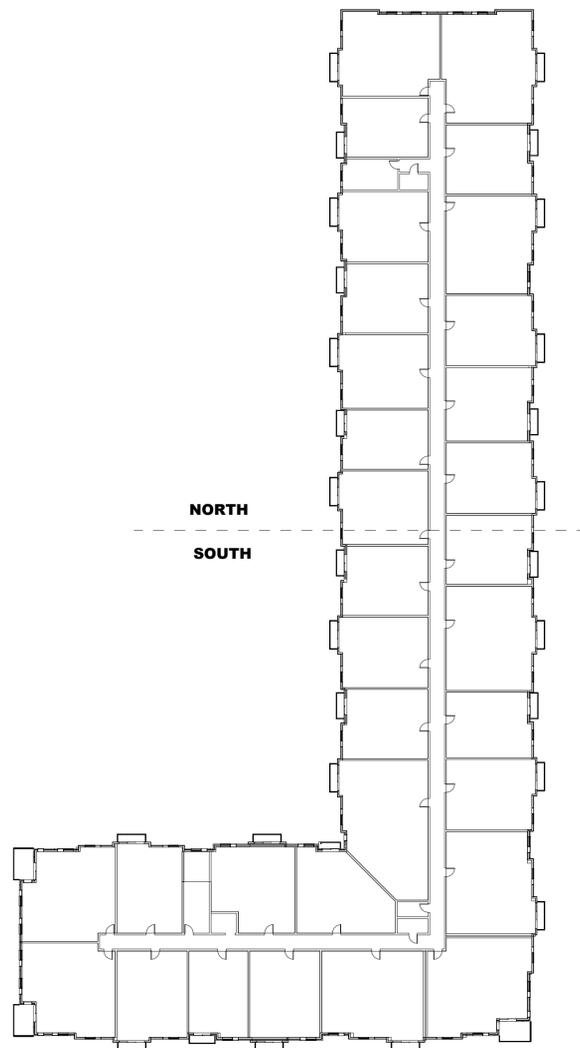


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12"x18" SHEET (HALF SIZE)
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JOB NO.: 22122

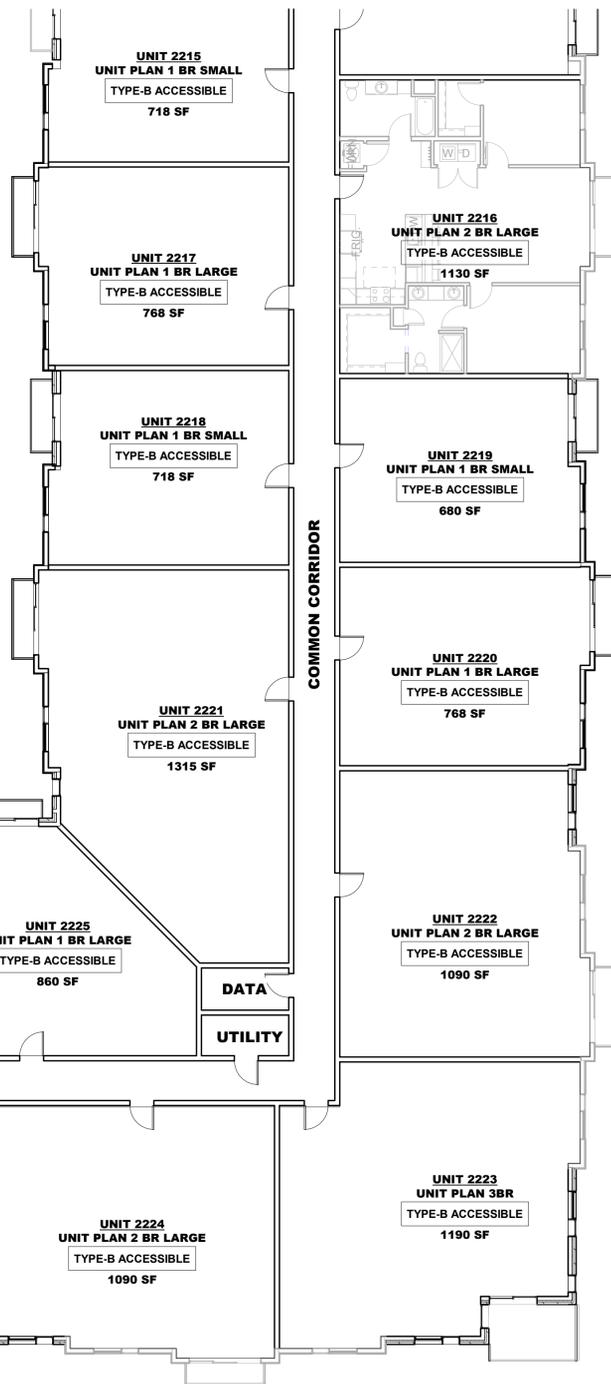


BUILDING #2 UNIT MIX

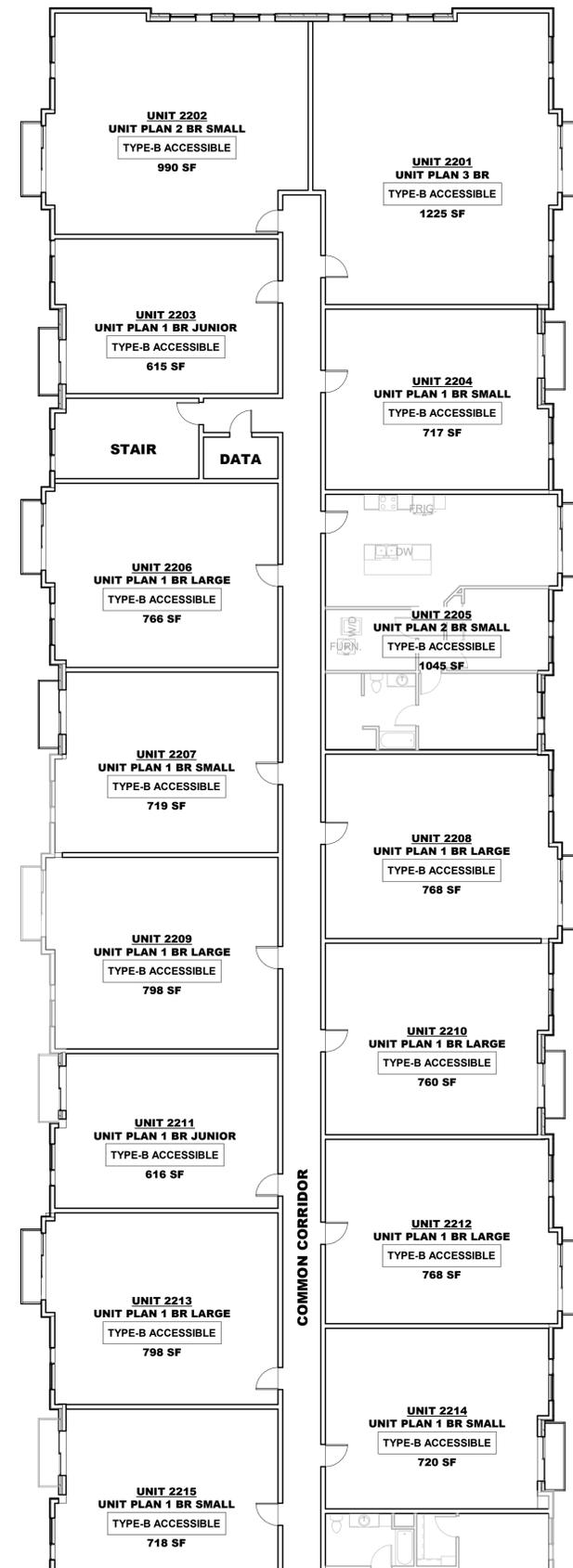
MARKET STUDY RECOMMENDATIONS				PROVIDED
UNIT TYPE	PERCENT OF MIX	~ SQUARE FEET ~		
		LOW	HIGH	
1br/1ba jr	10%	570	610	(12)
1br/1ba sm	25%	680	720	(25)
1br/1ba lg	25%	730	770	(40)
2br/2ba sm	20%	990	1,030	(19)
2br/2ba lg	20%	1,090	1,130	(14)
3br/2ba	0%	-	-	(6)
				= 116 UNITS TOTAL



3 BLDG 2 SECOND, THIRD, & FOURTH FLOOR PLANS - OVERALL
1" = 30'-0"



2 BLDG 2 SECOND, THIRD, & FOURTH FLOOR PLANS - SOUTH
3/32" = 1'-0"



1 BLDG 2 SECOND, THIRD, & FOURTH FLOOR PLANS - NORTH
3/32" = 1'-0"



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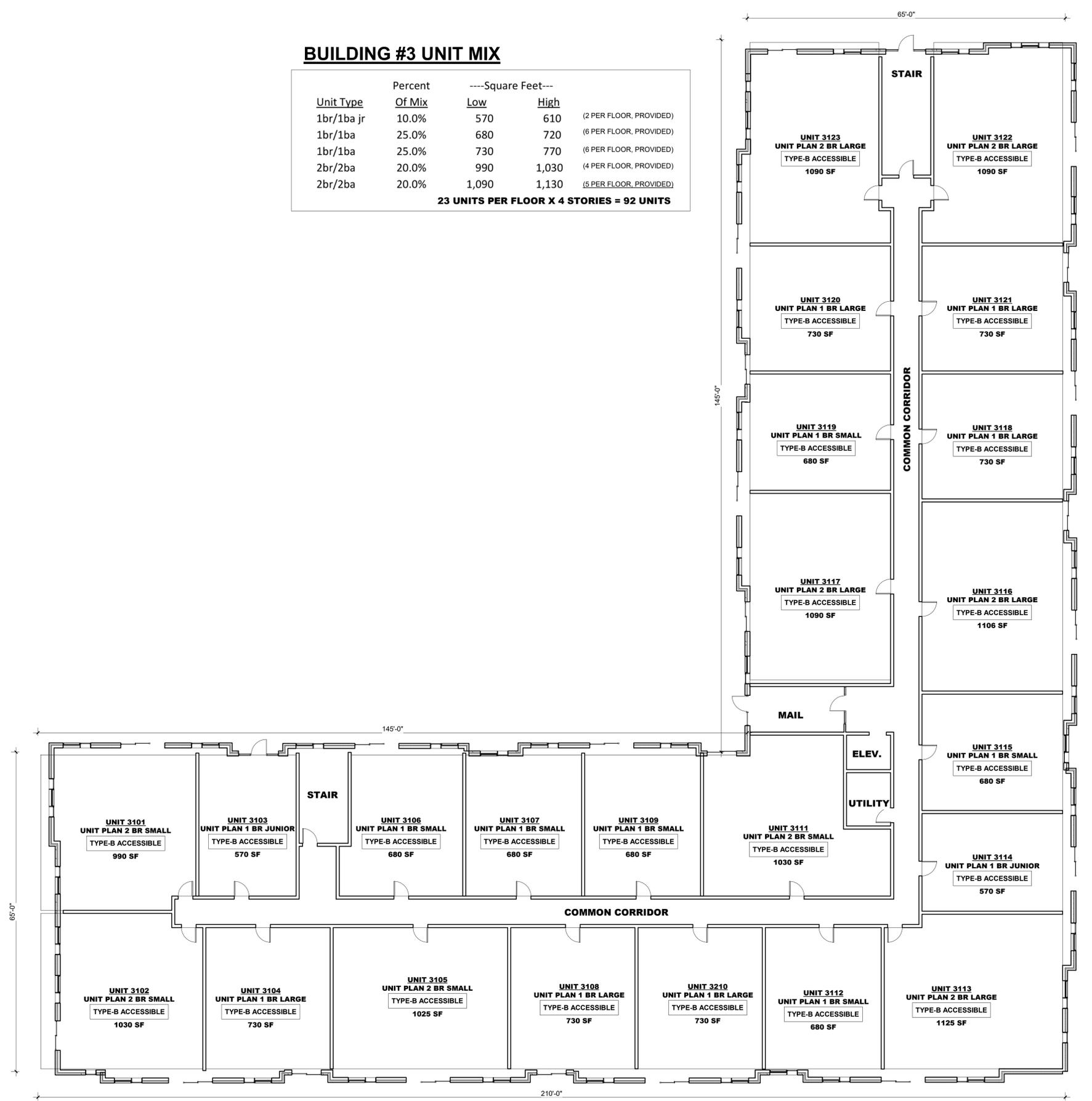


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BUILDING #3 UNIT MIX

Unit Type	Percent Of Mix	---Square Feet---		
		Low	High	
1br/1ba jr	10.0%	570	610	(2 PER FLOOR, PROVIDED)
1br/1ba	25.0%	680	720	(6 PER FLOOR, PROVIDED)
1br/1ba	25.0%	730	770	(6 PER FLOOR, PROVIDED)
2br/2ba	20.0%	990	1,030	(4 PER FLOOR, PROVIDED)
2br/2ba	20.0%	1,090	1,130	(5 PER FLOOR, PROVIDED)
23 UNITS PER FLOOR X 4 STORIES = 92 UNITS				



1 BLDG 3 FIRST FLOOR PLAN
3/32" = 1'-0"



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CACHE VALLEY MARKETPLACE

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06/09/2023



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- SCALE IS ONE-HALF OF WHAT IS NOTED
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BUILDING #3 UNIT MIX

Unit Type	Percent Of Mix	---Square Feet---		
		Low	High	
1br/1ba jr	10.0%	570	610	(2 PER FLOOR, PROVIDED)
1br/1ba	25.0%	680	720	(6 PER FLOOR, PROVIDED)
1br/1ba	25.0%	730	770	(6 PER FLOOR, PROVIDED)
2br/2ba	20.0%	990	1,030	(4 PER FLOOR, PROVIDED)
2br/2ba	20.0%	1,090	1,130	(5 PER FLOOR, PROVIDED)
23 UNITS PER FLOOR X 4 STORIES = 92 UNITS				



1 BLDG 3 SECOND, THIRD, & FOURTH FLOOR PLANS
3/32" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

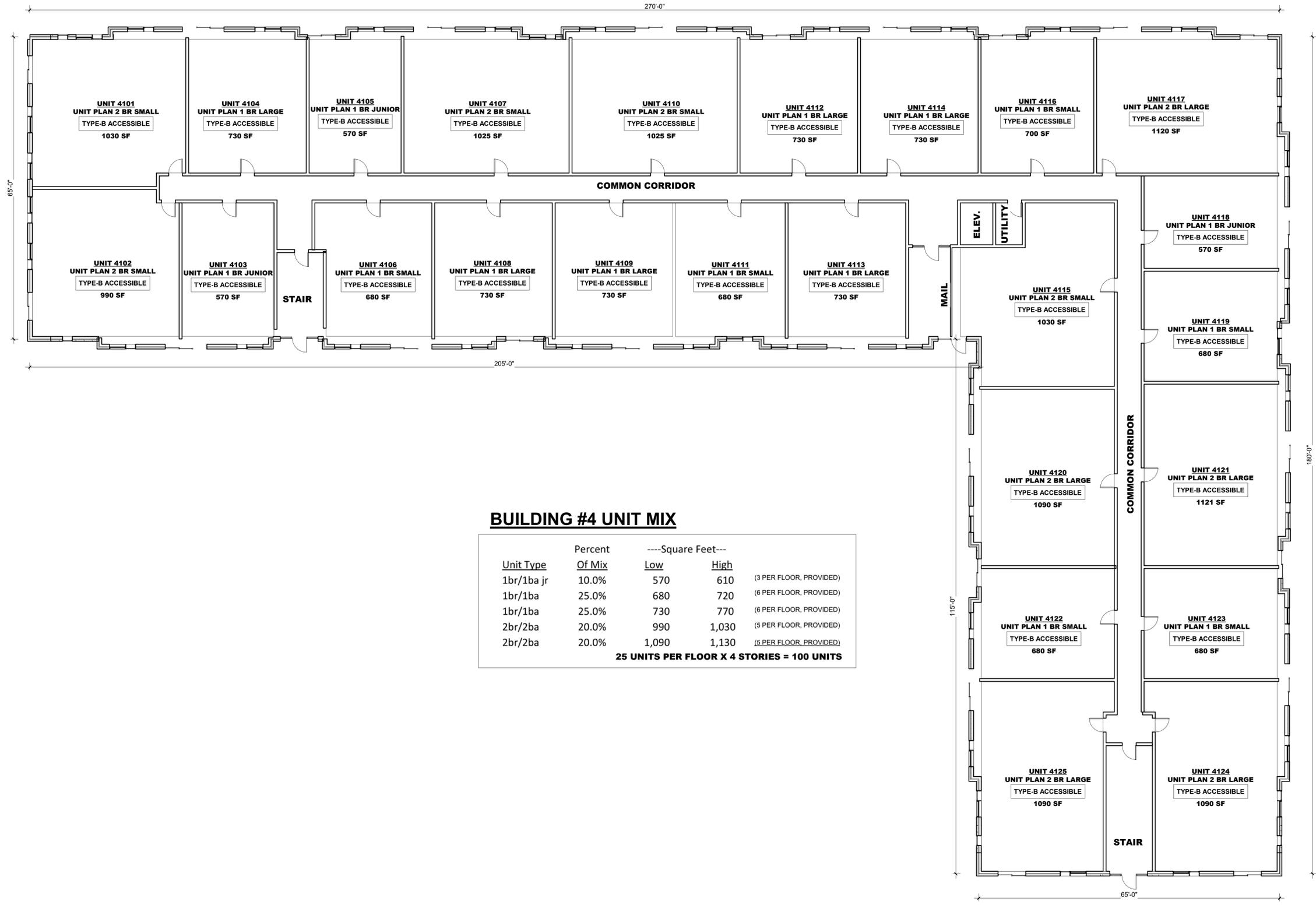
LOGAN, UTAH

06/09/2023



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12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122





BUILDING #4 UNIT MIX

Unit Type	Percent Of Mix	---Square Feet---		
		Low	High	
1br/1ba jr	10.0%	570	610	(3 PER FLOOR, PROVIDED)
1br/1ba	25.0%	680	720	(6 PER FLOOR, PROVIDED)
1br/1ba	25.0%	730	770	(6 PER FLOOR, PROVIDED)
2br/2ba	20.0%	990	1,030	(5 PER FLOOR, PROVIDED)
2br/2ba	20.0%	1,090	1,130	(5 PER FLOOR, PROVIDED)
25 UNITS PER FLOOR X 4 STORIES = 100 UNITS				

1 BLDG 4 FIRST FLOOR PLAN
3/32" = 1'-0"



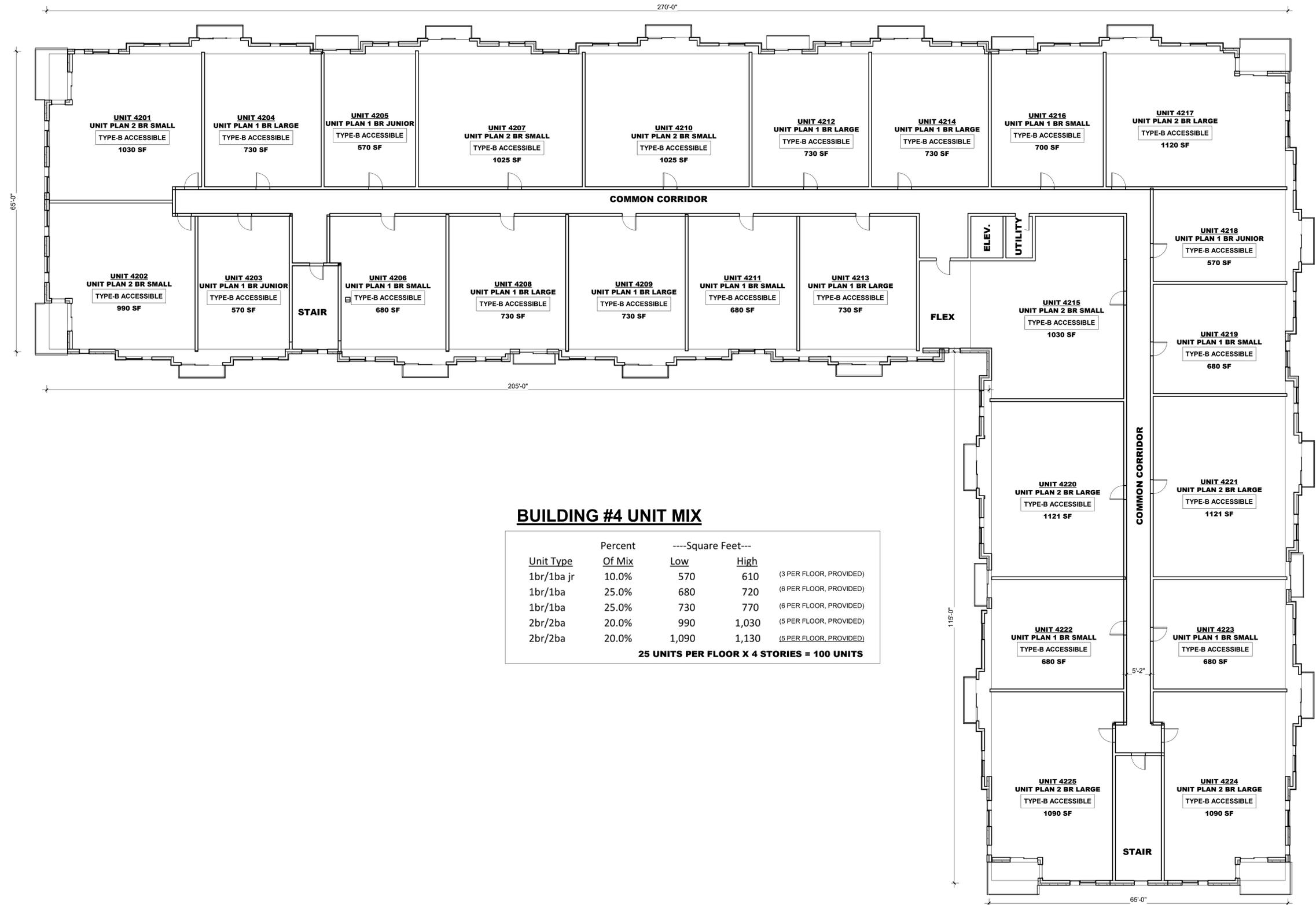
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CACHE VALLEY MARKETPLACE
HIGHWAY 90 & E 1400 N
LOGAN, UTAH
06/09/2023



3/32" = 1'-0" @ 24"x36" Sheet
 12"x18" SHEET (HALF SIZE)
 - SCALE IS ONE-HALF OF WHAT IS NOTED
 OTHER SHEET SIZES NOT TO SCALE
 JOB NO.:22122





BUILDING #4 UNIT MIX

Unit Type	Percent Of Mix	---Square Feet---		
		Low	High	
1br/1ba jr	10.0%	570	610	(3 PER FLOOR, PROVIDED)
1br/1ba	25.0%	680	720	(6 PER FLOOR, PROVIDED)
1br/1ba	25.0%	730	770	(6 PER FLOOR, PROVIDED)
2br/2ba	20.0%	990	1,030	(5 PER FLOOR, PROVIDED)
2br/2ba	20.0%	1,090	1,130	(5 PER FLOOR, PROVIDED)

25 UNITS PER FLOOR X 4 STORIES = 100 UNITS

① BLDG 4 SECOND, THIRD, & FOURTH FLOOR PLANS
3/32" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

LOGAN, UTAH

06/09/2023

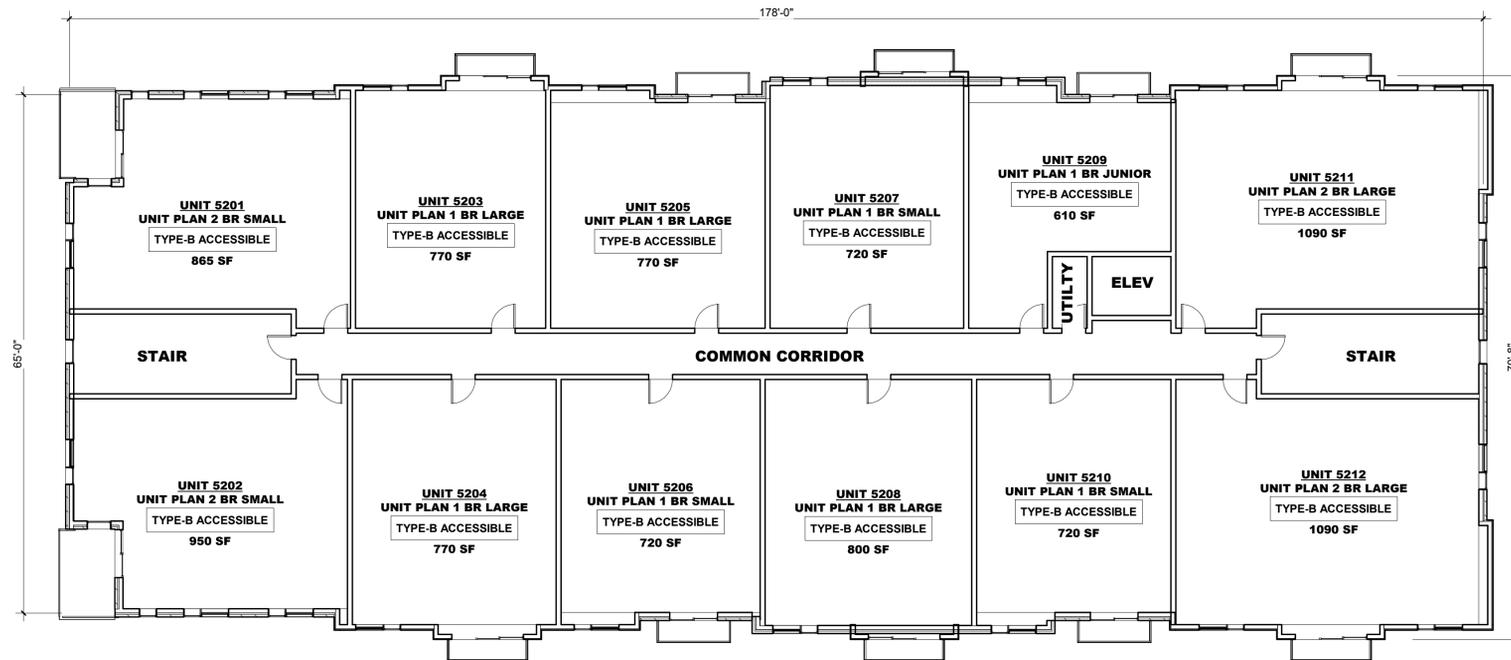


3/32" = 1'-0" @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122

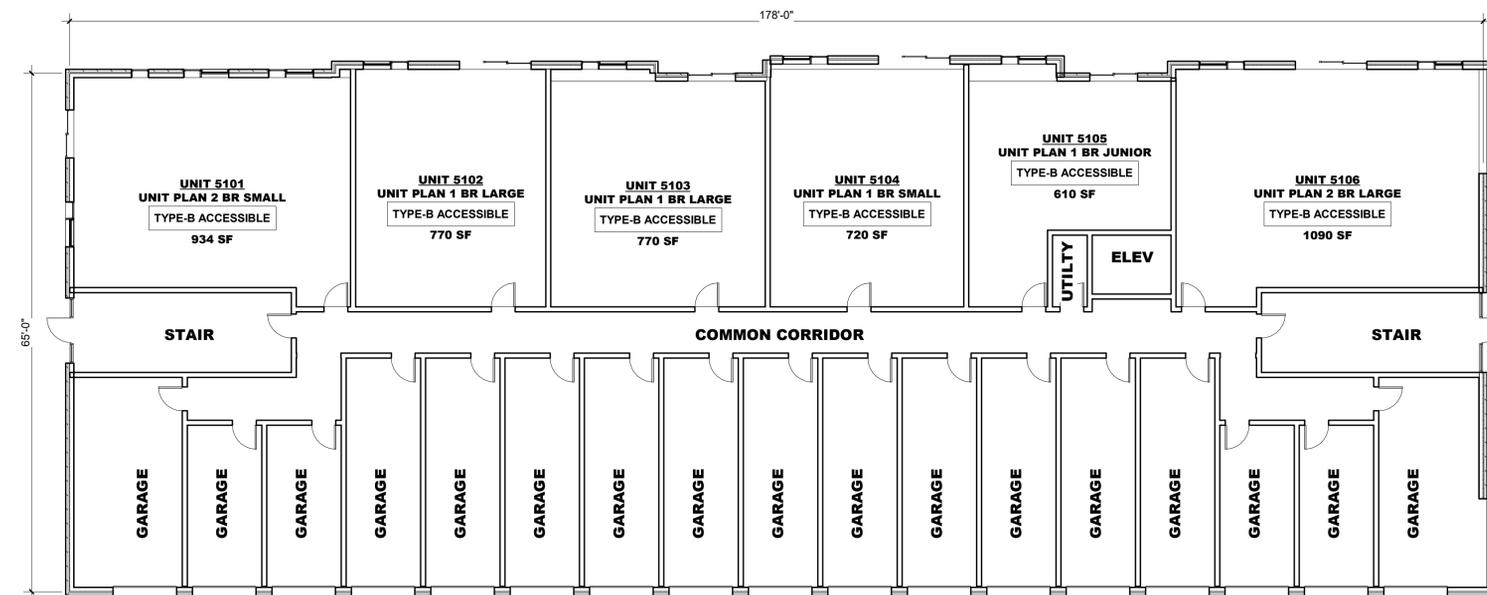


BUILDING #5 UNIT MIX

UNIT TYPE	PERCENT OF MIX	-- SQUARE FEET --		PROVIDED
		LOW	HIGH	
1br/1ba jr	10%	570	610	(4)
1br/1ba sm	25%	680	720	(10)
1br/1ba lg	25%	730	770	(14)
2br/2ba sm	20%	990	1,030	(7)
2br/2ba lg	20%	1,090	1,130	(7)
3br/2ba	0%	-	-	(0)
= 42 UNITS TOTAL				



2 BLDG 5 SECOND, THIRD, & FOURTH FLOOR PLANS
3/32" = 1'-0"



1 BLDG 5 FIRST FLOOR PLAN
3/32" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

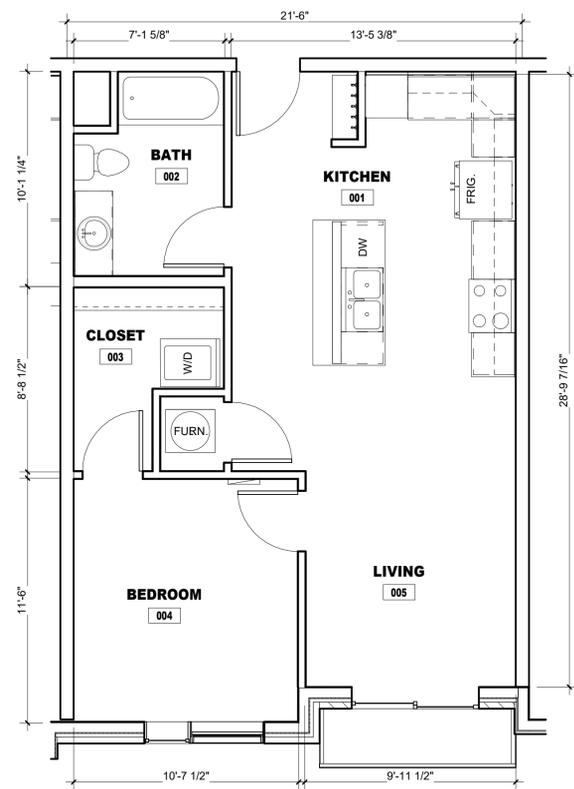
LOGAN, UTAH

06/09/2023

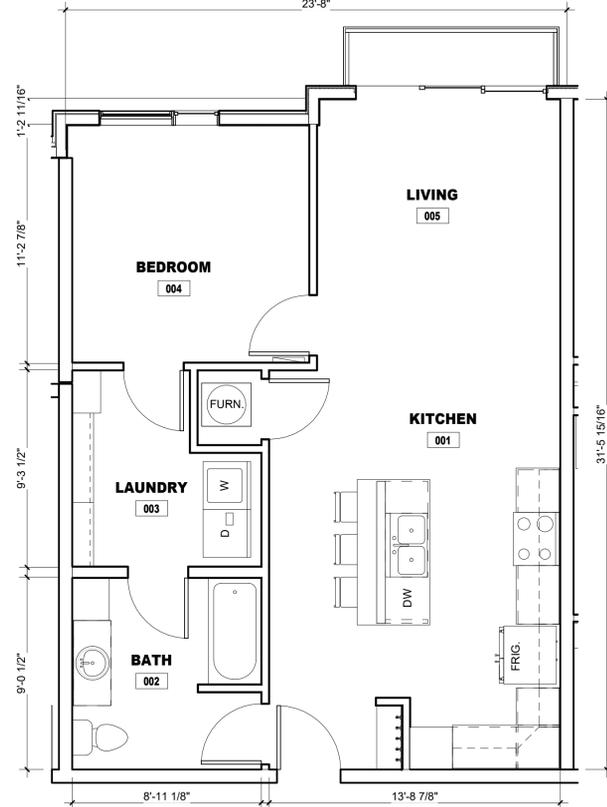


3/32" = 1'-0" @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122

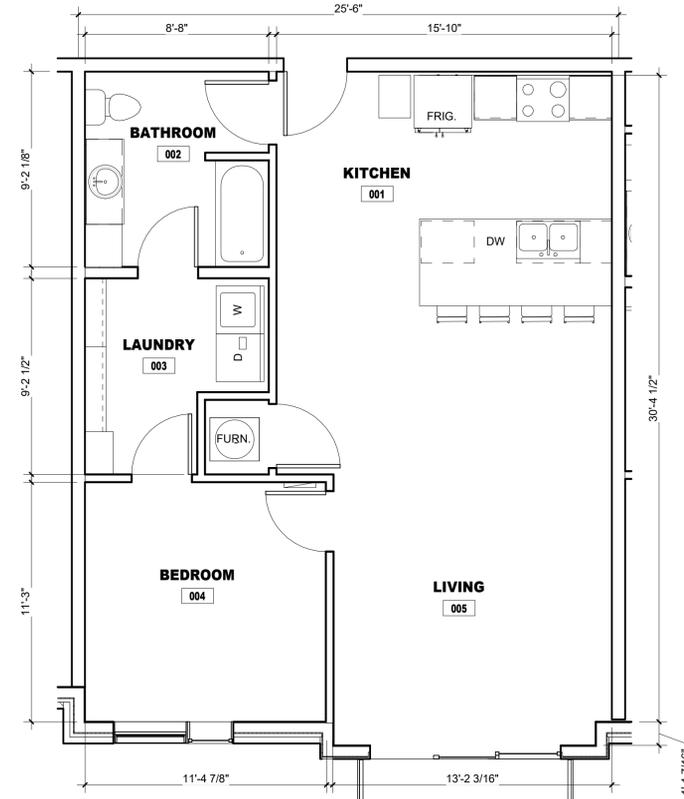




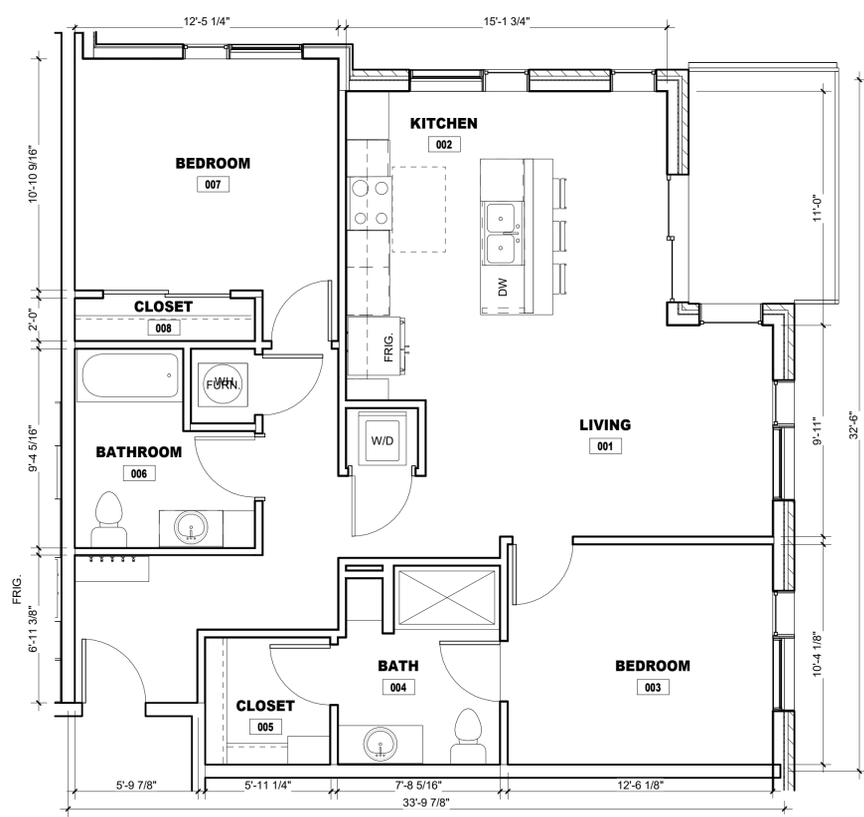
① TYPICAL 1 BEDROOM JUNIOR
1/4" = 1'-0"



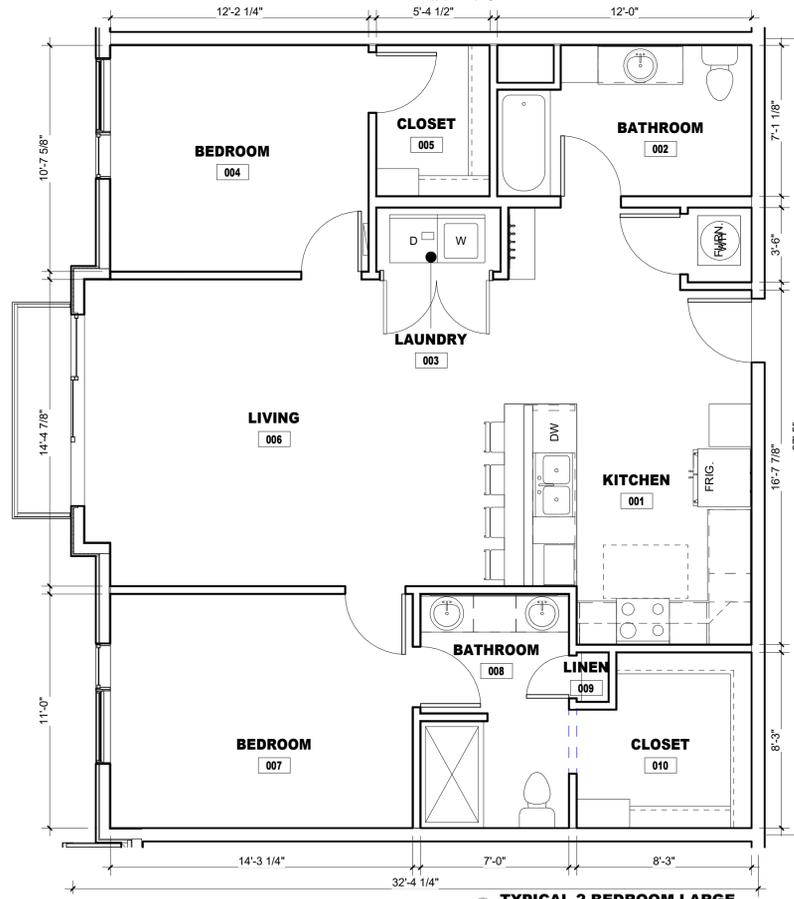
② TYPICAL 1 BEDROOM SMALL
1/4" = 1'-0"



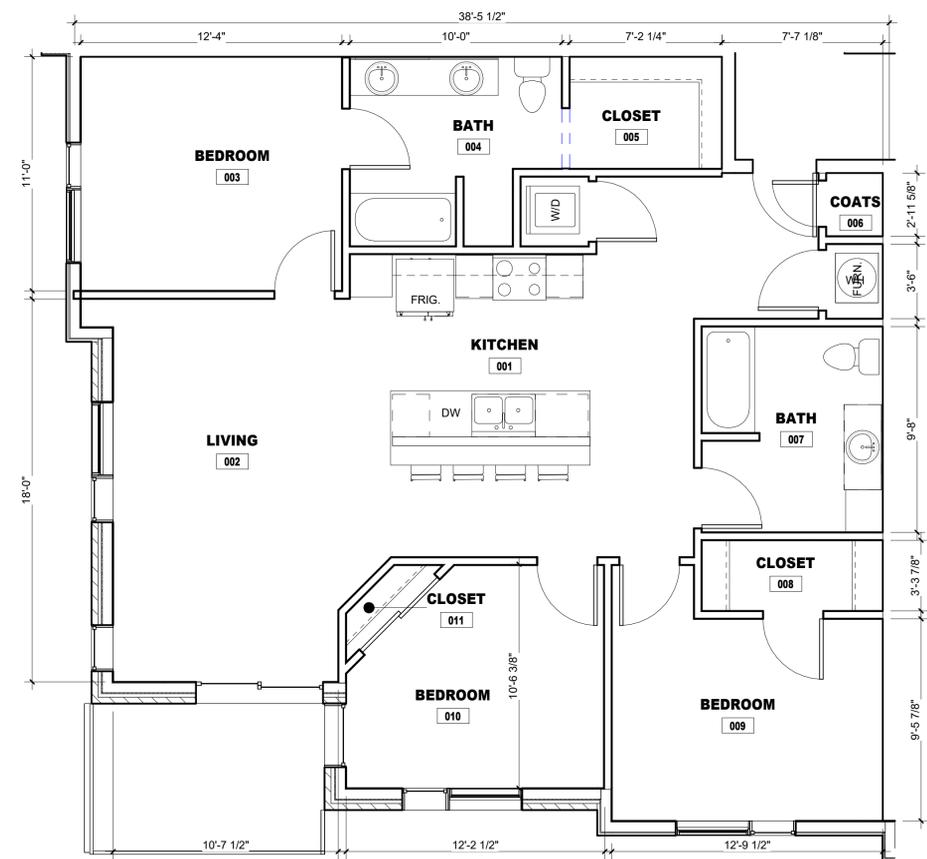
③ TYPICAL 1 BEDROOM LARGE
1/4" = 1'-0"



④ TYPICAL 2 BEDROOM SMALL
1/4" = 1'-0"



⑤ TYPICAL 2 BEDROOM LARGE
1/4" = 1'-0"



⑥ TYPICAL 3 BEDROOM
1/4" = 1'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N

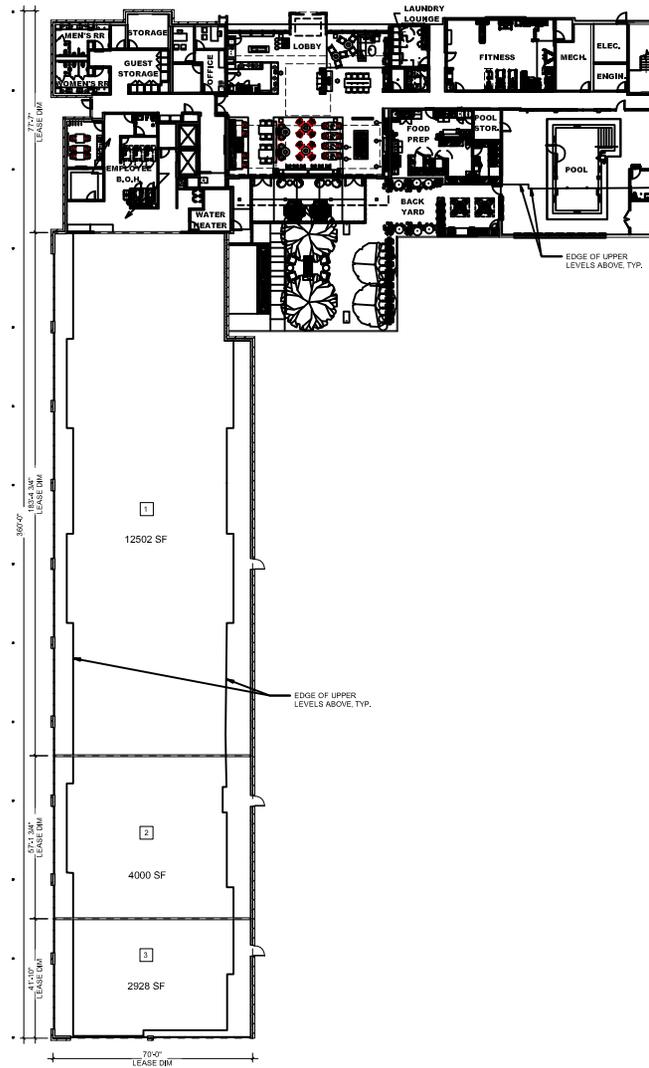
LOGAN, UTAH

05/03/2023



Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626 www.simonsonassoc.com

1/4" = 1'-0" @ 24"x36" Sheet
12"x18" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO.:22122



MIXED-USE BUILDING
FIRST FLOOR SCHEMATIC LEASE PLAN
1" = 20'-0"



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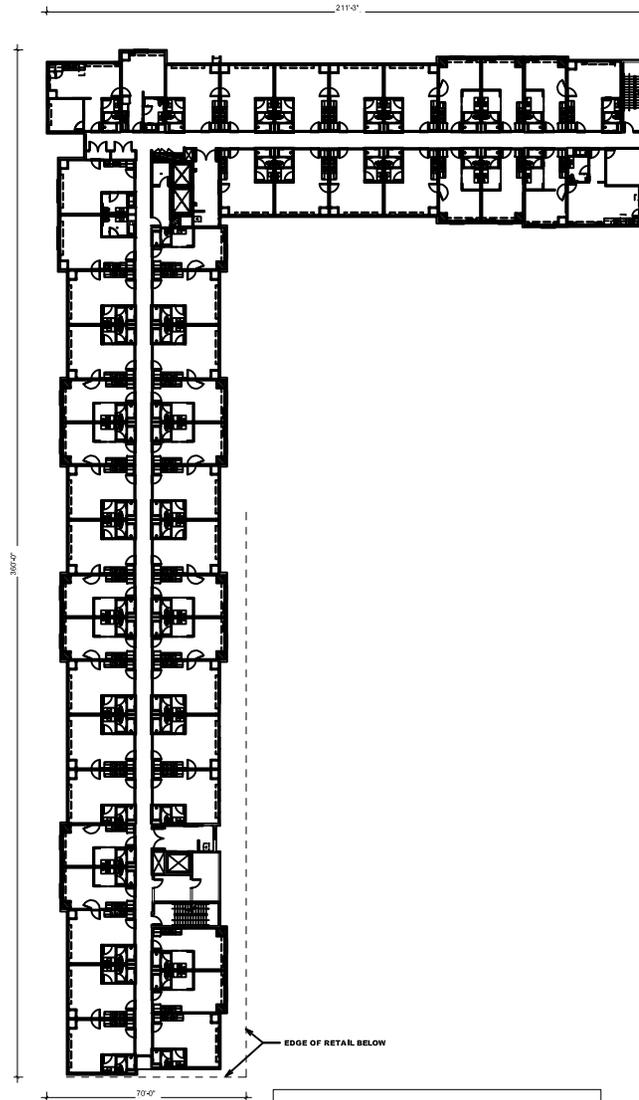
CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
LOGAN, UTAH
05/30/2023



1" = 20'-0" @ 24"x36" Sheet
12x18" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO: 22122





52 ROOMS PER FLOOR X 3 UPPER FLOORS = 156 TOTAL

MIXED-USE BUILDING
TYPICAL UPPER FLOOR PLANS
1" = 20'-0"



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CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N
LOGAN, UTAH
05/30/2023



1" = 20'-0" @ 24"x36" Sheet
1/2" x 11" SHEET (HALF SIZE)
SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
JOB NO: 22122

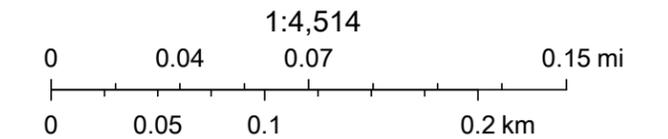


Parcel Map

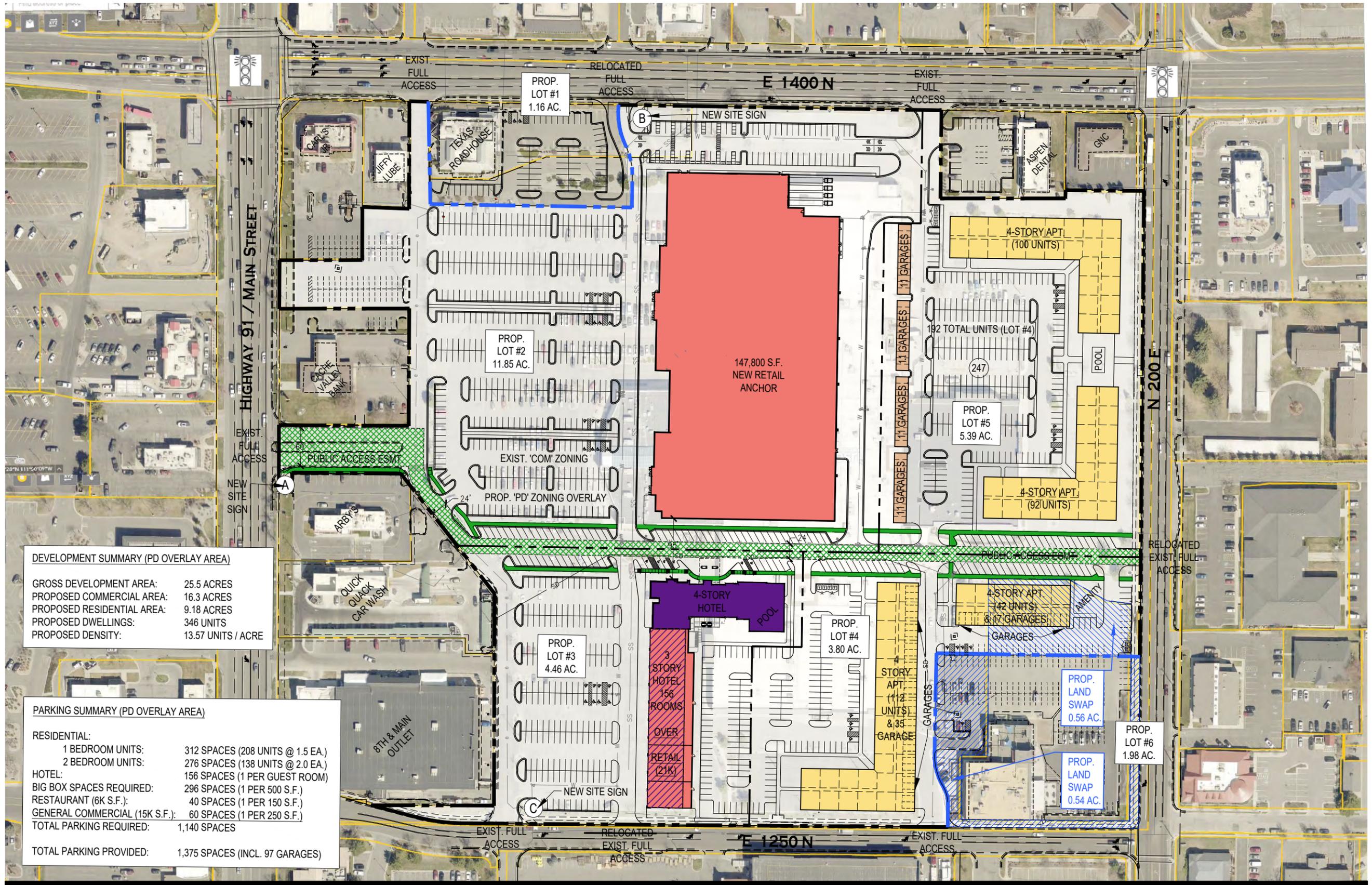


5/31/2023, 2:58:35 PM

- Class B Surface Type
- DIRT
- ASPHALT
- GRAVEL
- County Boundary
- Municipal Boundaries
- Cache Parcels



Maxar

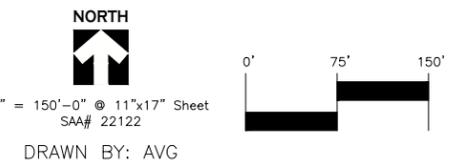


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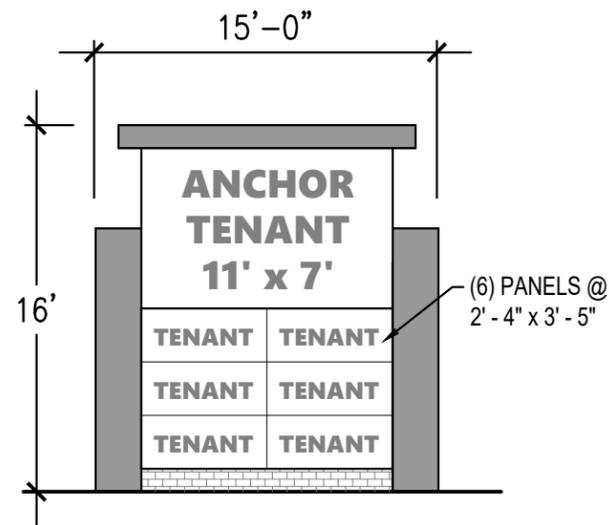
Cache Valley Marketplace

Site Concept #26
 Highway 90 & E 1400 N
 Logan, Utah

June 07, 2023

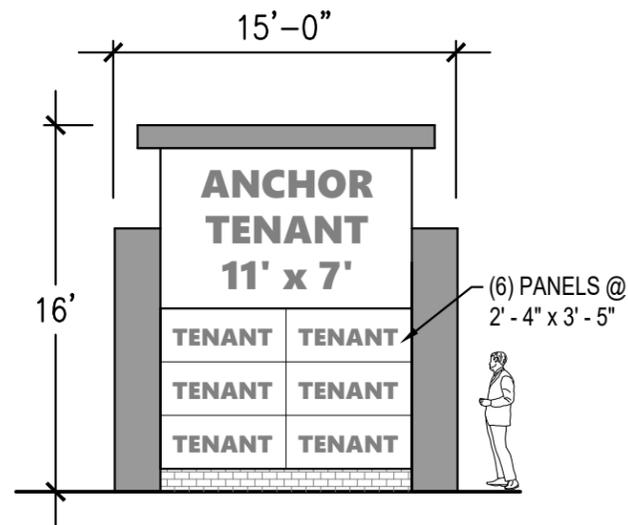


**ANCHOR
TENANT
PROTO.
PANEL
11' x 12'-4"**



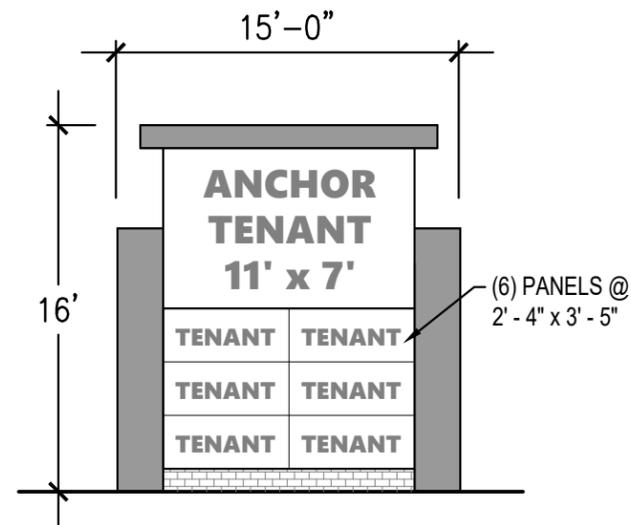
PROPOSED
E 1400 N
GROUND SIGN

A



PROPOSED
HIGHWAY 91 / MAIN STREET
GROUND SIGN

B



PROPOSED
E 1250 N
DEVELOPMENT SIGN

C

- MONUMENT SIGN CODE SUMMARY:**
- 18" MIN. SIGN SETBACK
 - 8' MAX. SIGN HEIGHT
 - 72 S.F. MAX. PANEL AREA
 - 1 PER FRONTAGE
(+1 PER 450 L.F. FRONTAGE)

VARIANCE REQUIRED:
INCREASE SIGN HEIGHT TO 16'
INCREASE PANEL AREA TO 154 S.F.



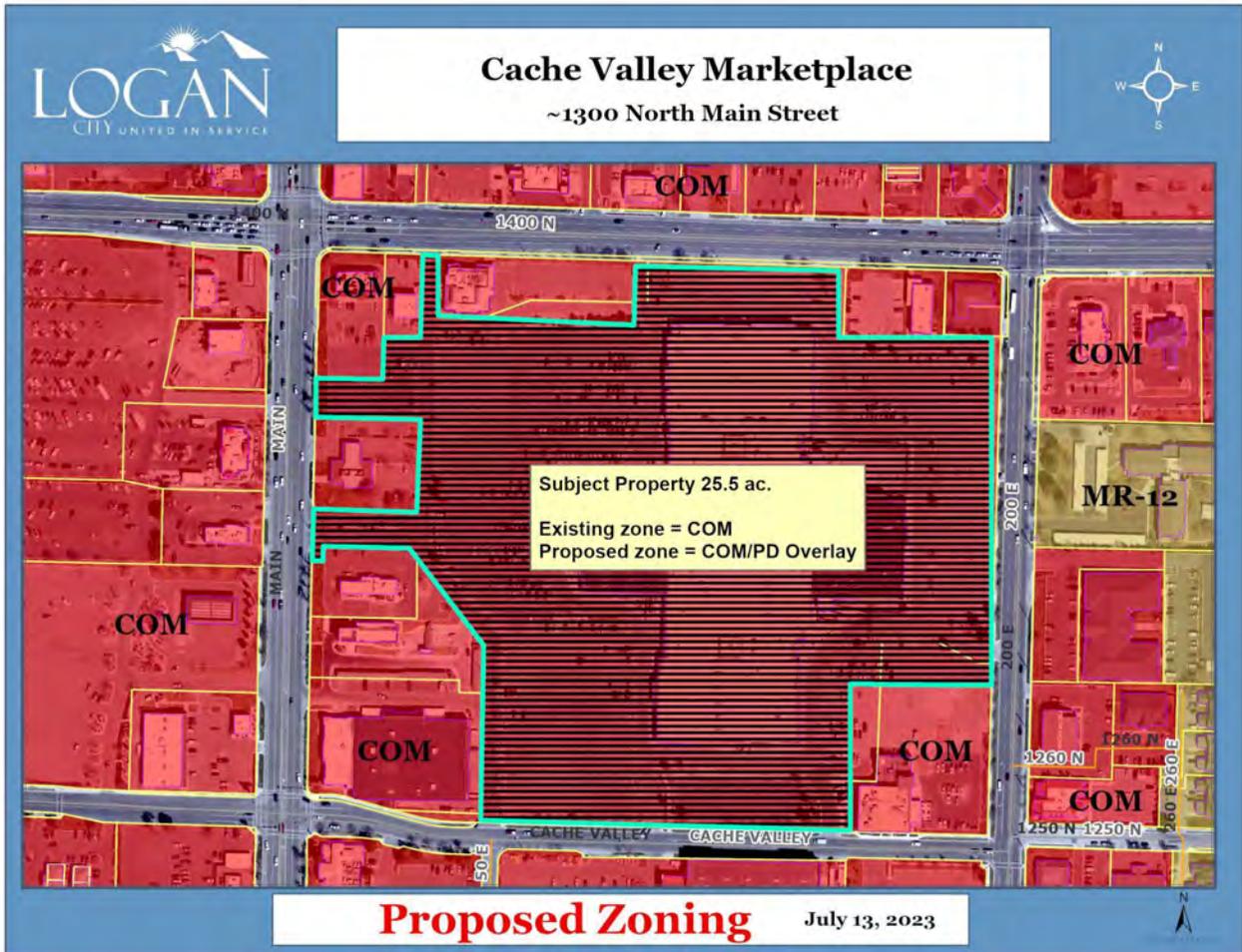
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Cache Valley Mall
Sign Concept #3
Highway 90 & E 1400 N
Logan, Utah
March 29, 2023

NORTH
1" = 8'-0" @ 11"x17" Sheet
SAA# 22122
DRAWN BY: AVG



Exhibit B



Chapter 17.27A: PD-1: Cache Valley Marketplace

§17.27A.010 Purpose and Intent

The purposes of the PD-1 Cache Valley Marketplace Development Project are:

1. Revitalize the existing Cache Valley Mall property which has seen a loss of primary mall anchors and a lack of investment.
2. Redevelop the existing Cache Valley Mall with new commercial space, hotel, and residential uses valued at over \$205,000,000.
3. Construct an approximate 150,000 square foot building housing a new anchor retailer.
4. Construct approximately 346 multi-family residential units and associated amenities with a percentage of those new units designated as affordable housing units.
5. Construct an approximate 156 room hotel with an additional 21,000 square feet of main level commercial space.
6. Improve pedestrian circulation between 200 East and Main Street through the site.

§17.27A.020 Applicability and Context

This Planned Development will be labeled as PD-1 Cache Valley Marketplace Planned Development. The entire site contains approximately 28.634 while the gross development area contains approximately 25.5 acres and is located east of Main Street, south of 1400 North, west of 200 East and north of 1250 North (Cache Valley Mall Blvd.). The current property contains the existing Cache Valley Mall originally constructed in 1976. The underlying zoning of the site is Commercial (COM).

Note: Refer to the approved Development Plan contained in Design Review Permit 23-047 (PD-1: Cache Valley Marketplace) for specific project details.

§17.27A.030 Allowed Uses

The range of permitted and conditional uses allowed in the PD-1 Cache Valley Marketplace are as listed in Table 17.11.030 for the COM zone as modified below and in 17.27A.040:

1. Multi-family residential uses are permitted in a free-standing, live/work or vertical mixed use arrangement.

§17.27A.040 Prohibited Uses

The range of uses prohibited in the PD-1 Cache Valley Marketplace are:

1. The range of uses currently listed under the Industrial, Other, Utility (excepting out utilities necessary for this PD) & Public Use Categories (excepting out day care centers, public safety services, and parks/open space) in Table 17.11.030 are prohibited in this PD.
2. The following uses listed as either Permitted or Conditionally Permitted under the Sales and Service Use Category in Table 17.11.030 are prohibited: amusement, animal clinic, bar/tavern, pet services, and railroad station.

§17.27A.050 Buildings Approved under this PD Overlay (Reference 23-047)

A. Approved Commercial Buildings

1. Building A – Approximately 150,000 square feet anchor retailer.
2. Building B (Bld. 1) – Approximately 156 room hotel with approximately 21,000 square feet of ground level commercial space.

B. Approved Freestanding Residential Buildings

1. Building C (Bld. 2) – 4 story residential building containing 116 dwelling units.
2. Building D (Bld. 3) – 4 story residential building containing 92 dwelling units.

3. Building E (Bld. 4) – 4 story residential building containing 100 dwelling units.
 4. Building F (Bld. 5) – 4 story residential building containing 42 dwelling units.
- C. Other
1. Buildings G - J – 4 freestanding, single level garage structures each containing 11 garage stalls that are accessory to the residential construction.

§17.27A.060 Approved Residential Densities & Unit Count

The approved Development Plan includes 346 residential units for an overall density of 13.5 units/acre (25.5 acre site).

§17.27A.070 Development Standards - Commercial Component

All commercial development shall comply with the minimum development standards contained in the Land Development Code.

§17.27A.080 Development Standards – Residential Component

All residential development shall comply with the minimum development standards contained in the Land Development Code with the following exceptions:

1. Freestanding residential buildings with ground floor residential units are permitted in this Planned Development.
2. Building Setbacks: Minimum building setbacks along all property lines are 10’.
3. Building Heights: Maximum building height at the front, side, & rear setbacks is 60’.
4. Ground Floor Height: Minimum ground floor height is 9’.

§17.27A.090 Useable Outdoor Space and Landscaping Standards

The approved Development Plan shall comply with the following minimum useable outdoor space and landscaping standards:

Development Type	Minimum Area Required for Useable Outdoor Space (gross land area)	Minimum Area Required for Landscaping (gross land area)
Multi-Family Residential	10%	20%
Commercial	10%	10%

Subject to the following exception:

1. Pursuant to LDC 17.32.140, up to 5% of the minimum area required for either landscaping or useable outdoor space, or the equivalent thereof, may be provided of-site as determined by the City in a location close enough to benefit future residents of this Planned Development.

§17.27A.100 Access and Parking Design

1. The approved Development Plan shall comply with the minimum parking requirements based on use type for the commercial areas, and the bedroom counts for the residential areas as enumerated in LDC 17.31.040 (commercial) and 17.10.08 (residential).
2. The overall project provides approximately 1,375 parking stalls which is approximately 120% of the required parking stalls (1,140 – 1,168), and less than the 125% threshold listed in LDC 17.32.080.C.3 requiring additional landscaping.
3. The proposed public access easement connecting 100 East and Main Street shall remain open as a public easement in perpetuity unless both parties agree to eliminate it. All

maintenance requirements of this public easement are the responsibility of the landowner.

4. Setbacks for parking areas adjacent to interior lot lines may be reduced to 0'. Setbacks for parking areas along 1250 North, 200 East & 1400 North shall be as required in the LDC.

§17.27A.110 Signage

Signage is approved to allow three monument signs not to exceed 11 feet in height and containing 108 SF of signage size, with one located along 1400 North, Main Street, and 1250 North, and a fourth monument sign to be permitted along 200 East provided it meets the minimum sign requirement in LDC 17.33. All other signage shall comply with the minimum standards contained in the Land Development Code.

§17.27A.120 Compliance with Approved Development Plan

All site development and building construction shall occur as approved in the PD-1 Cache Valley Marketplace Planned Development under Project # 23-047.

§17.27A.130 Compliance with Adopted Land Use Standards & Building Codes

Unless otherwise modified in this PD overlay, all construction and development contained within the PD-1 Cache Valley Marketplace Planned Development shall comply with all City land use and development standards and building codes as adopted.

MEMORANDUM

Date: June 2, 2023
To: Logan City
From: Hales Engineering



Subject: Cache Valley Mall Trip Generation Study

UT23-2485

Introduction

This memorandum discusses the trip generation study completed for the proposed Cache Valley Mall development in Logan, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Logan, Utah

Background

The proposed development is located east of Main Street (U.S. 91) between 1400 North and 1250 North in Logan, Utah. The project includes retail space, apartments, and a hotel. A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Retail 168,800 sq. ft.
- Apartments 346 units
- Hotel 156 rooms

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11th Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 9,045 new trips on an average weekday, including 401 trips during the morning peak hour, and 831 trips during the evening peak hour.

Table 1: Trip Generation

Trip Generation Logan - Cache Valley Mall												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily												
Shopping Center, >150k (820)	168.8	KSF	8,002	50%	50%	4,001	4,001	6%	15%	3,197	3,197	6,394
Multifamily Housing (Mid-Rise) (221)	346	DU	1,572	50%	50%	786	786	6%	0%	739	739	1,478
Hotel (310)	156	Rooms	1,248	50%	50%	624	624	6%	0%	586	587	1,173
TOTAL			10,822			5,411	5,411			4,522	4,523	9,045
AM Peak Hour												
Shopping Center, >150k (820)	168.8	KSF	234	62%	38%	145	89	3%	15%	120	73	193
Multifamily Housing (Mid-Rise) (221)	346	DU	142	23%	77%	33	109	3%	0%	32	106	138
Hotel (310)	156	Rooms	72	56%	44%	40	32	3%	0%	39	31	70
TOTAL			448			218	230			191	210	401
PM Peak Hour												
Shopping Center, >150k (820)	168.8	KSF	824	48%	52%	396	428	10%	15%	303	327	630
Multifamily Housing (Mid-Rise) (221)	346	DU	136	61%	39%	83	53	10%	0%	74	48	122
Hotel (310)	156	Rooms	88	51%	49%	45	43	10%	0%	40	39	79
TOTAL			1,048			524	524			417	414	831

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2023

Due to the nature of the retail, residential, and hotel land uses, reductions were taken for pass-by trips as well as for internal capture trips. Based on ITE pass-by trip data, the average pass-by percentage for a shopping center (>150 ksf) is 15% during both the morning and evening peak hour. Internal capture trip reductions were estimated using NCHRP 684 Internal Trip Capture

Estimation Tool. The printouts for the internal capture estimations are found in Appendix B. An internal capture reduction of 3% was estimated for the morning peak hour and 14% for the evening peak hour. However, Hales Engineering assumed a rate of 10% in the evening peak hour to remain conservative. An average internal capture reduction of 6% was assumed for the weekday daily trips.

Conclusions

The findings of this study are as follows:

- The proposed development includes retail space, apartments, and hotels.
- It is anticipated that the proposed project will generate approximately 9,045 new trips on an average weekday, including 401 trips during the morning peak hour, and 831 trips during the evening peak hour.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

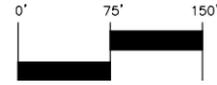
Site Plan

May 30, 2023



=

150'-0" @ 11"x17" Sheet
SAA# 22122
DRAWN BY: AVG



APPENDIX B

Internal Capture Reductions

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Cache Valley Mall TGS	Organization:	Hales Engineering
Project Location:	Logan, UT	Performed By:	Gillian Riches
Scenario Description:	Existing (2023) Plus Project	Date:	6/1/2023
Analysis Year:	2023	Checked By:	Josh Gibbons
Analysis Period:	AM Street Peak Hour	Date:	1-Jun

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail		169	1,000 SF	234	145	89
Restaurant				0		
Cinema/Entertainment				0		
Residential		346	Units	142	33	109
Hotel		156	Rooms	72	40	32
All Other Land Uses ²				0		
				448	218	230

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.17	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.13	0%	0%
Hotel	1.26	0%	0%	1.26	0%	0%
All Other Land Uses ²	1.15	0%	0%	1.15	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	6	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	524	257	267
Internal Capture Percentage	3%	3%	3%
External Vehicle-Trips ⁵	434	211	223
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	4%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	0%	15%

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Cache Valley Mall TGS	Organization:	Hales Engineering
Project Location:	Logan, UT	Performed By:	Gillian Riches
Scenario Description:	Existing (2023) Plus Project	Date:	6/1/2023
Analysis Year:	2023	Checked By:	Josh Gibbons
Analysis Period:	PM Street Peak Hour	Date:	1-Jun

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail		169	1,000 SF	824	396	428
Restaurant				0		
Cinema/Entertainment				0		
Residential		346	Units	136	83	53
Hotel		156	Rooms	88	45	43
All Other Land Uses ²				0		
				1,048	524	524

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.11	0%	0%
Retail	1.21	0%	0%	1.21	0%	0%
Restaurant	1.39	0%	0%	1.39	0%	0%
Cinema/Entertainment						
Residential	1.15	0%	0%	1.15	0%	0%
Hotel	1.30	0%	0%	1.30	0%	0%
All Other Land Uses ²	1.15	0%	0%	1.15	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					400	
Restaurant						
Cinema/Entertainment						
Residential		400				
Hotel					540	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	44	10
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	24	0	0		2
Hotel	0	9	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,268	633	635
Internal Capture Percentage	14%	14%	14%
External Vehicle-Trips ⁵	898	449	449
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	7%	10%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	46%	43%
Hotel	20%	16%

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) dated as of the date last signed by Purchaser or Seller (the “Effective Date”), is made by and between WOODSONIA ACQUISITIONS, LLC, a Nebraska limited liability company (“Purchaser”), and CACHE VALLEY REALTY LLC, CACHE VALLEY CH LLC, and CACHE VALLEY NASSIM LLC, each a Utah limited liability company (collectively, “Seller”).

RECITALS:

WHEREAS, Seller desires to sell certain improved real property, along with certain related property described below, and Purchaser desires to purchase such real and other property from Seller; and

WHEREAS Seller and Purchaser, intending to be bound by this Agreement, desire to set forth herein the terms, conditions, and agreements under and by which Seller shall sell and Purchaser shall purchase the property described below.

AGREEMENTS:

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. THE PROPERTY.

1.1 Description. Subject to the terms and conditions of this Agreement, and for the consideration set forth herein, Seller hereby agrees to sell, assign and convey, and Purchaser hereby agrees to purchase and acquire, all of Seller’s respective right, title, and interest in and to the following (collectively, the “Property”):

1.1.1 Those certain parcels of real estate known as Cache Valley Mall and located at **1300 Main Street, Logan, Utah 84341**, and generally depicted on **Schedule 1.1.1** attached hereto (the “Land”), along with all buildings (the “Buildings”) together with all other improvements, parking facilities and fixtures located on the Land (the Buildings and any and all other improvements located on the Land are hereinafter referred to collectively as the “Improvements”) and all easements, hereditaments, appurtenances, development rights, and other benefits, if any, pertaining to or affecting the Land (collectively, the “Easements”). The Land, Improvements, and Easements are hereinafter collectively referred to as the “Real Property”;

1.1.2 All furniture, furnishings, fixtures, equipment, and other tangible personal property affixed to and/or located at the Real Property and used in connection with the Real Property, or replacements of those items permitted pursuant to this Agreement (the “Personal Property”);

1.1.3 Any and all leases, tenancies, licenses, and other rights of occupancy or use of or for any portion of the Real Property or the Personal Property (including all amendments, renewals, and extensions thereof) (each, a “Lease” and collectively, the “Leases”);

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

SELLER:

CACHE VALLEY REALTY LLC,
a Utah limited liability company

By: Namco Realty LLC, its Managing Member

By: Namco Realty Ltd., its Sole Member

By: 
Igal Namdar, CEO

Date: 12/8/22

CACHE VALLEY CH LLC,
a Utah limited liability company

By: _____
Matin Hakimi, Managing Member

Date: _____

CACHE VALLEY NASSIM LLC,
a Utah limited liability company

By: 
Elliot Nassim, Managing Member

Date: 12/8/22

PURCHASER:

WOODSONIA ACQUISITIONS, LLC,
a Nebraska limited liability company

By: 
Drew Snyder, Manager

Date: 12-8-2022

SELLER:

CACHE VALLEY REALTY LLC,
a Utah limited liability company

By: Namco Realty LLC, its Managing Member

By: Namco Realty Ltd., its Sole Member

By: 
Igal Nisadur, CEO

Date: 12/8/22

CACHE VALLEY CH LLC,
a Utah limited liability company

By: 
Matin Hakimi, Managing Member

Date: 12/8/22

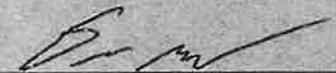
CACHE VALLEY NASSIM LLC,
a Utah limited liability company

By: _____
Elliot Nassim, Managing Member

Date: _____

PURCHASER:

WOODSONIA ACQUISITIONS, LLC,
a Nebraska limited liability company

By: 
Drew Snyder, Manager

Date: 12-8-2022

SCHEDULE 1.1.1

Depiction of the Land

**The property is outlined in blue below
(not including the outlot referenced as "Old Mann Holdings LLC" in the southeast corner).**

