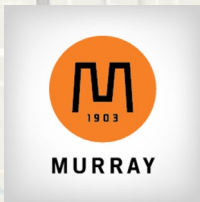
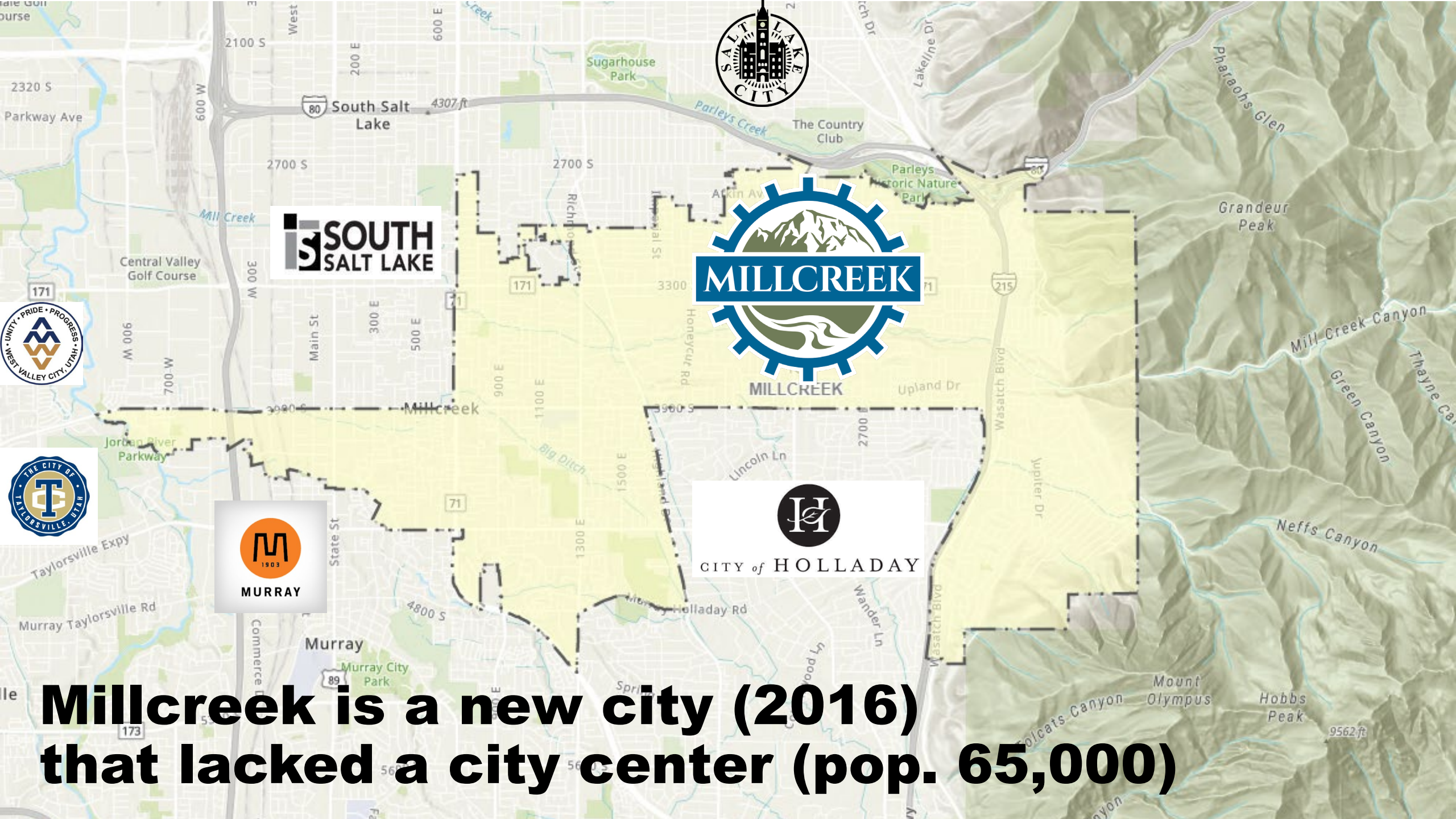


Millcreek “Uncommon”





**Millcreek is a new city (2016)
that lacked a city center (pop. 65,000)**



Thinking BIG with parks helped create a new city center (1300 East 3300 South)

MILLCREEK *Common*

An incredible new town square for a new city.



Millcreek Common is programmed year-round with events and activities.



LESSON 1: Aggressively Assemble Property

April 2020



Fri Apr 10 2020

Imagery © 2024 Nearmap, HERE

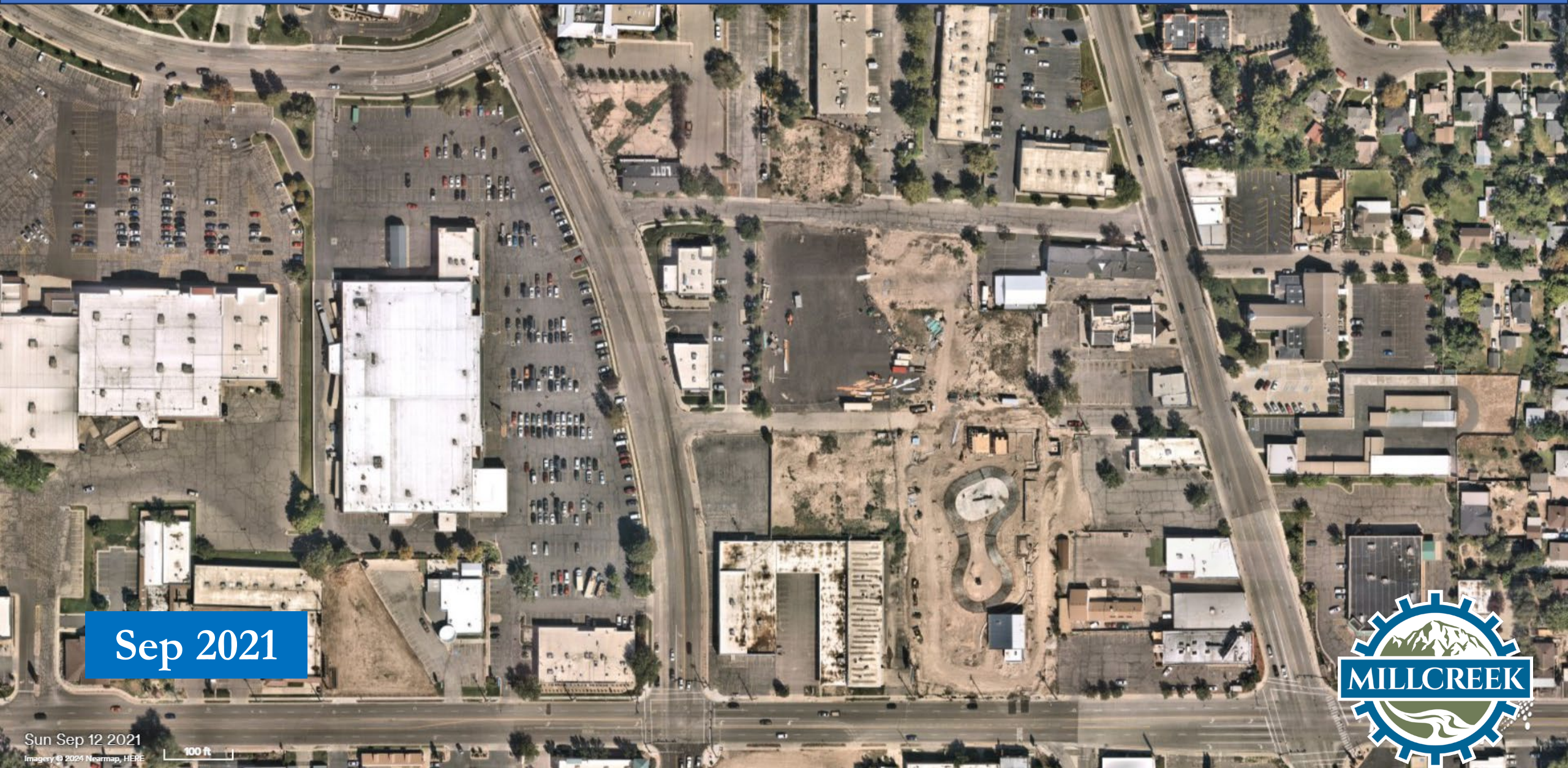
100 ft

Millcreek acquired 48 properties in under one year to assemble 4.5 acres of redevelopment.

April 2021



Time is of the essence, due to continued inflation, political inertia!



Sep 2021



Eminent domain was always discussed with property owners, but never had to be used.

April 2022



All closings wanted letter from mayor they could use for 1033 Exchange.

Aug 2022

Mon Aug 22 2022

Imagery © 2024 Nearmap, HERE

100 ft



All properties received just compensation & generous relocation assistance.

April 2023



After acquiring properties, it is best financially & politically to complete project quickly.



March 2024



LESSON 2: Density is Key



20XX

Millcreek Community Master Plan Update



Grants are great, but only get you part of the way.



\$500,000 Utah Outdoor Recreation Grant for Skate Loop



\$200,000 Utah Outdoor Recreation Grant for Climbing Wall on City Hall



\$465,000 Rocky Mountain Power BlueSky Grant for Solar Panels



But it is the \$20 million sales-tax backed bond that paid for most of Millcreek Common.



Bond paid back via Community Reinvestment Area tax increment (no \$ for developers)



Significant density and height are essential to create needed increment



Daytime AND nighttime population needed to keep area ALIVE



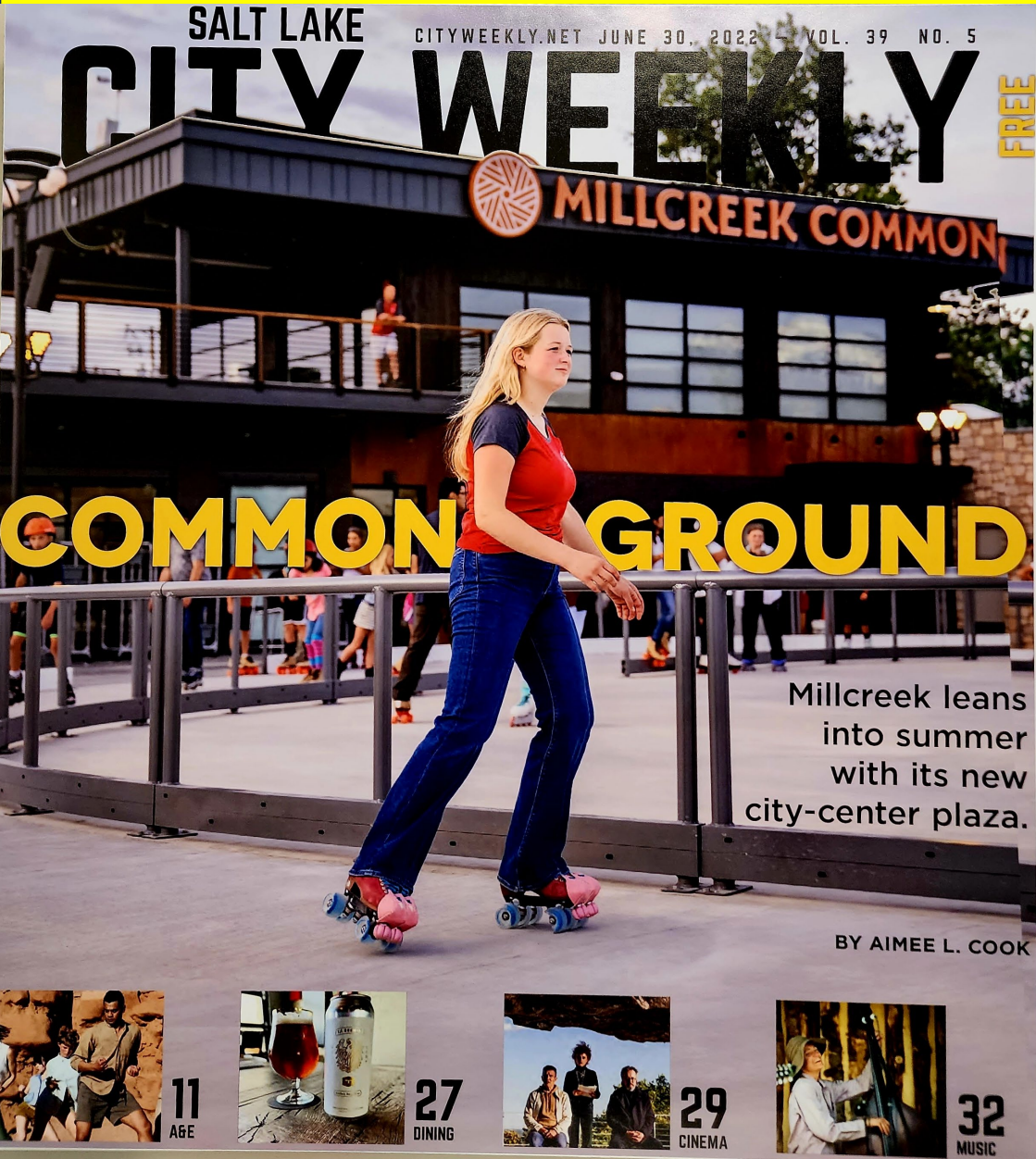
LESSON 3: Mix the Uses, 1+1=3



An Ice Skating Loop is good . . .



But even better if it can also be a Roller Skating Loop



With an adjacent Splash Pad



And pizza and people watching spaces



A City Hall on the plaza is good . . .



But even better with a ground floor Public Market



And community rooms to bring people to the area



And the largest outdoor climbing wall in Utah on the outside!



LESSON 4: Activate the Space



Bring in food trucks, specialty vendors



Invite music, dance, or skating classes to perform for the public



Kids camps activate summer mornings



Celebrate holidays in your space



Invite cultural groups to come play



LESSON 1: Aggressively Assemble Property

LESSON 2: Density is Key

LESSON 3: Mix the Uses, 1+1=3

LESSON 4: Activate the Space

