



August 2018

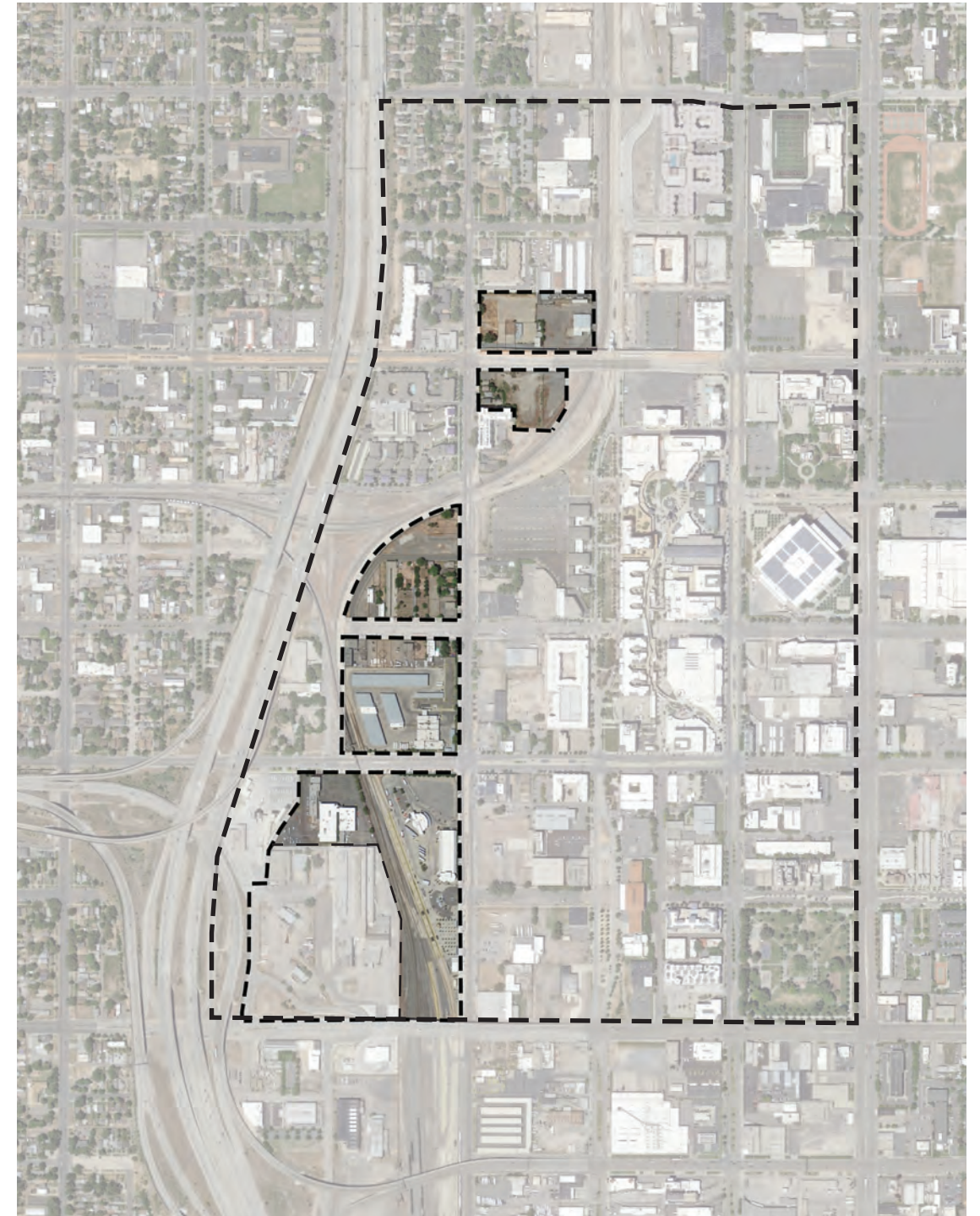


SLC STATION AREA PLANNING TESTING WORKSHOP

Salt Lake City, Utah

OUR CHARGE

- The RDA and UTA partnered to develop an Implementation Plan for RDA & UTA properties around Central Station.
- The team will study the larger neighborhood around the properties, and recommend public infrastructure and open space connections.



CONSULTANT TEAM

- Planning & Lead: Urban Design Associates
- Transportation: ALTA+Planning
- Economic Analysis: Zions Bank

MANAGEMENT TEAM

- WFRC
- UTA & SLC RDA (Project Management Partners)
- SLC City Divisions
 - Planning Division
 - Transportation
 - HAND (Housing and Neighborhood Development)
 - Parks and Public Lands

PROJECT SCHEDULE

- Listening
 - (Complete)
- Testing & Design
 - Workshop, Week of July 30th.
- Deciding/Finalizing our Plan
 - Early Fall

TASKS		Month 1			Month 2			Month 3			Month 4			Month 5			Month 6		
Understanding	TASK 1 Project management																		
	TASK 2 Inventory and summary key points from existing plans and previous public engagement efforts																		
	TASK 3 Existing conditions and area analysis																		
	TASK4 Highest and best use assessment																		
	TASK 5 Community engagement and public vision																		
Testing	TASK 6 Area alternatives and analysis																		
Deciding	TASK 7 Station area plan																		
DELIVERABLES/MILESTONES		TASK 1 Memo			TASK 2 TASK 3 Memos			TASK 4 Report CHARRETTE 1 TASK 5 Public Vision Document						TASK 3 Deliverables CHARRETTE 2 TASK 6 Deliverables			TASK 7 Deliverables Process Summary Document		

Charrette 1: Understanding

Day 1: Kickoff Meeting (Steering Committee)
Day 2/3:

- Stakeholder Meetings
- Planning Meeting
- City Council Workshop

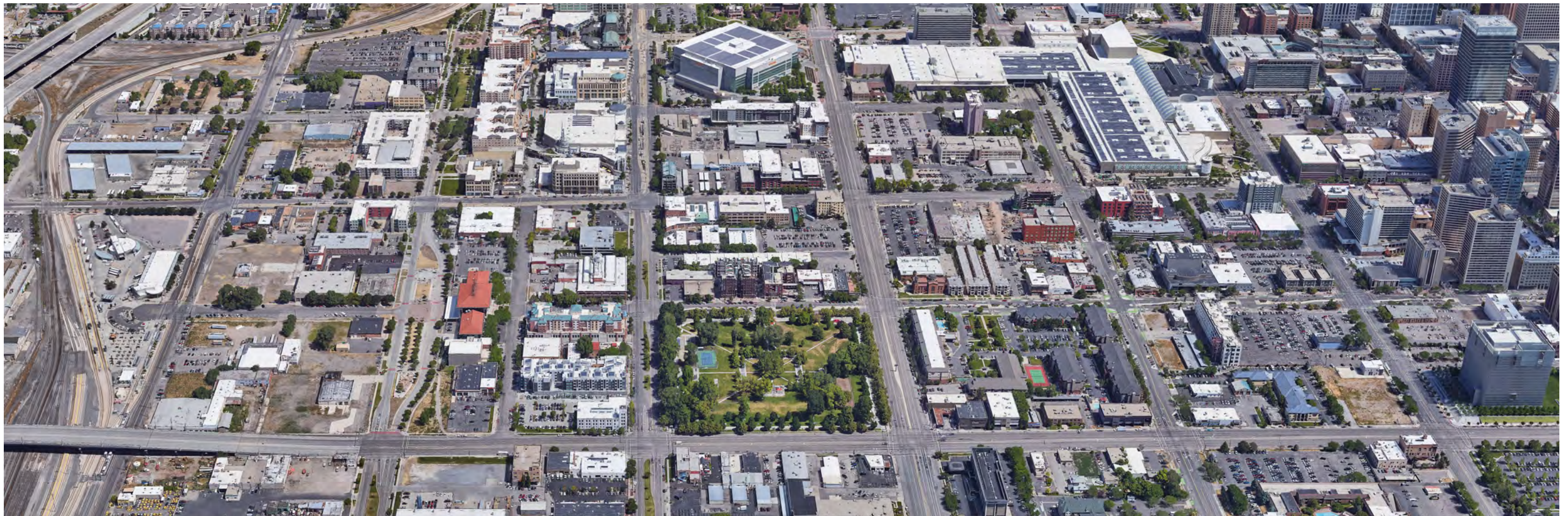
Day 4: Presentation

Charrette 2: Testing

Day 1 : Kickoff Meeting/ Process to Date
Day 2: Stakeholder Meetings
Day 3: Workshop and Open House
Day 4: Final Presentation

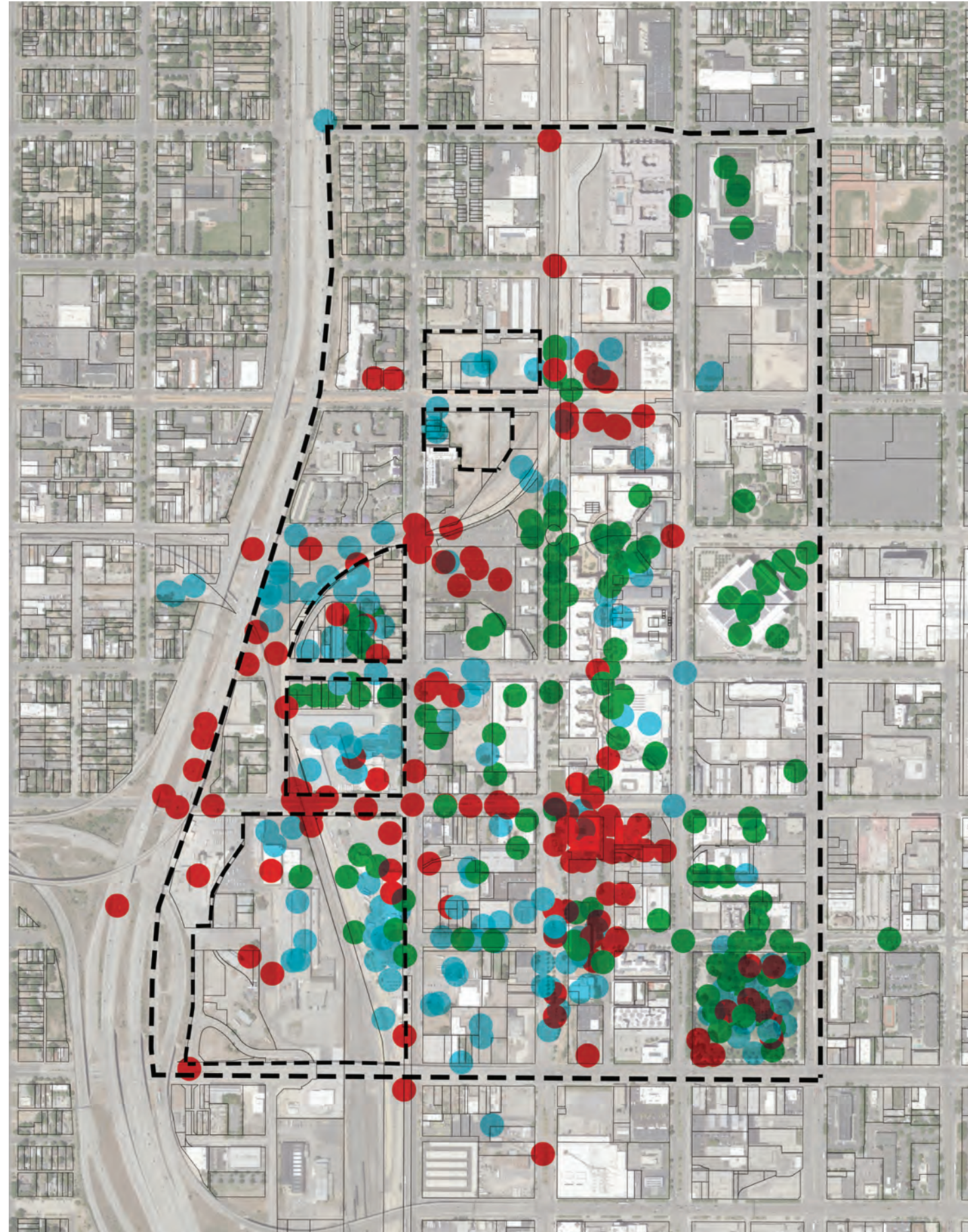
WE ASKED 3 QUESTIONS

1. What are the strengths of the sites? Neighborhood?
2. What are the weaknesses of the sites? Neighborhood?
3. What are the opportunities of the sites? Neighborhood?



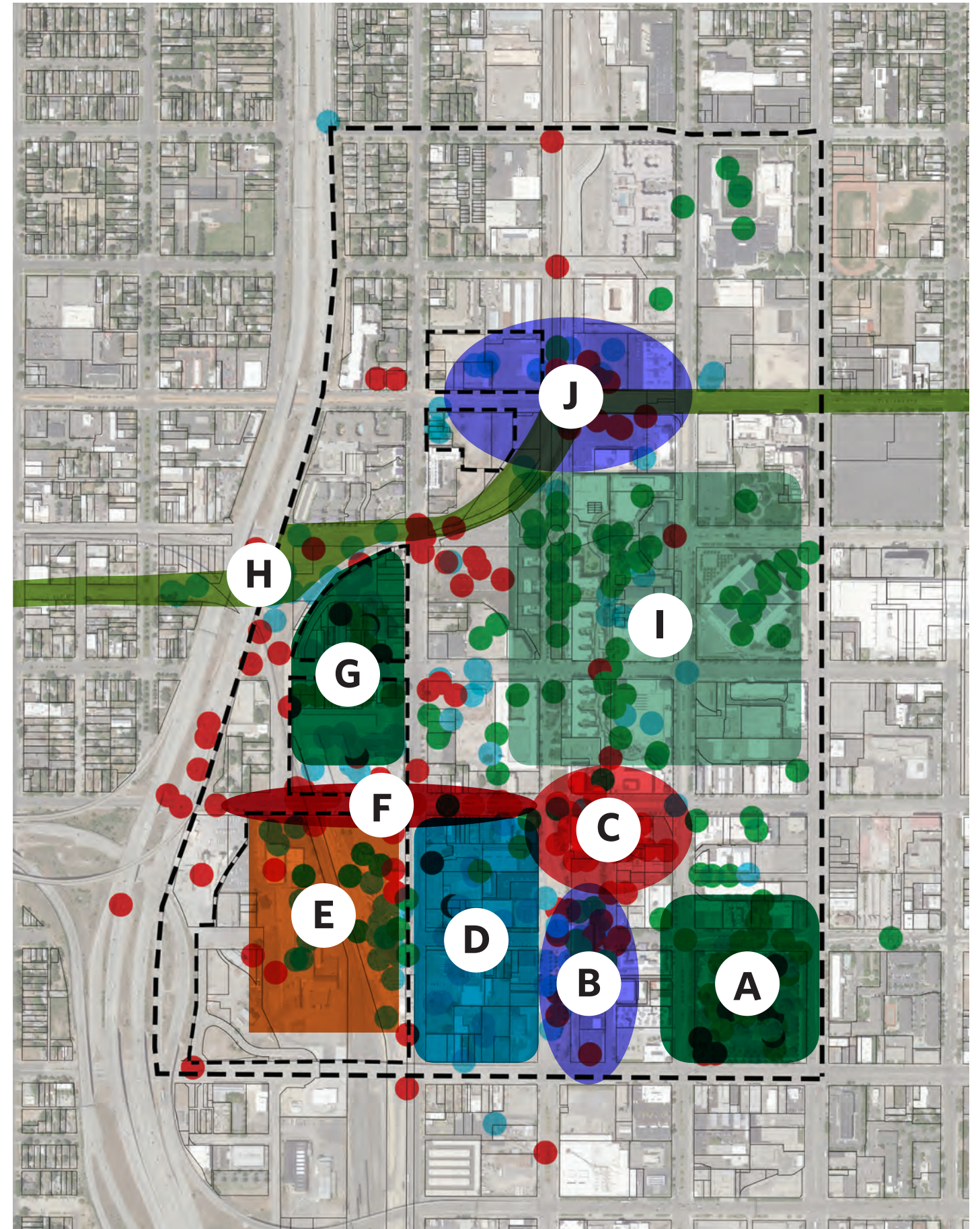
TESTING WORKSHOP

GREEN, RED, & BLUE



INITIATIVES TO STUDY

- A.** Address Pioneer Park
- B.** Pursue connection at Rio Grande Depot
- C.** Continue to address homeless issues
- D.** Implement the Station Center plan
- E.** Develop Central Station
- F.** Improve 200 S
- G.** Develop RDA & UTA blocks
- H.** Build and connect to Folsom Trail
- I.** Enhance Arena and Gateway neighborhood
- J.** Improve North Temple Station Area



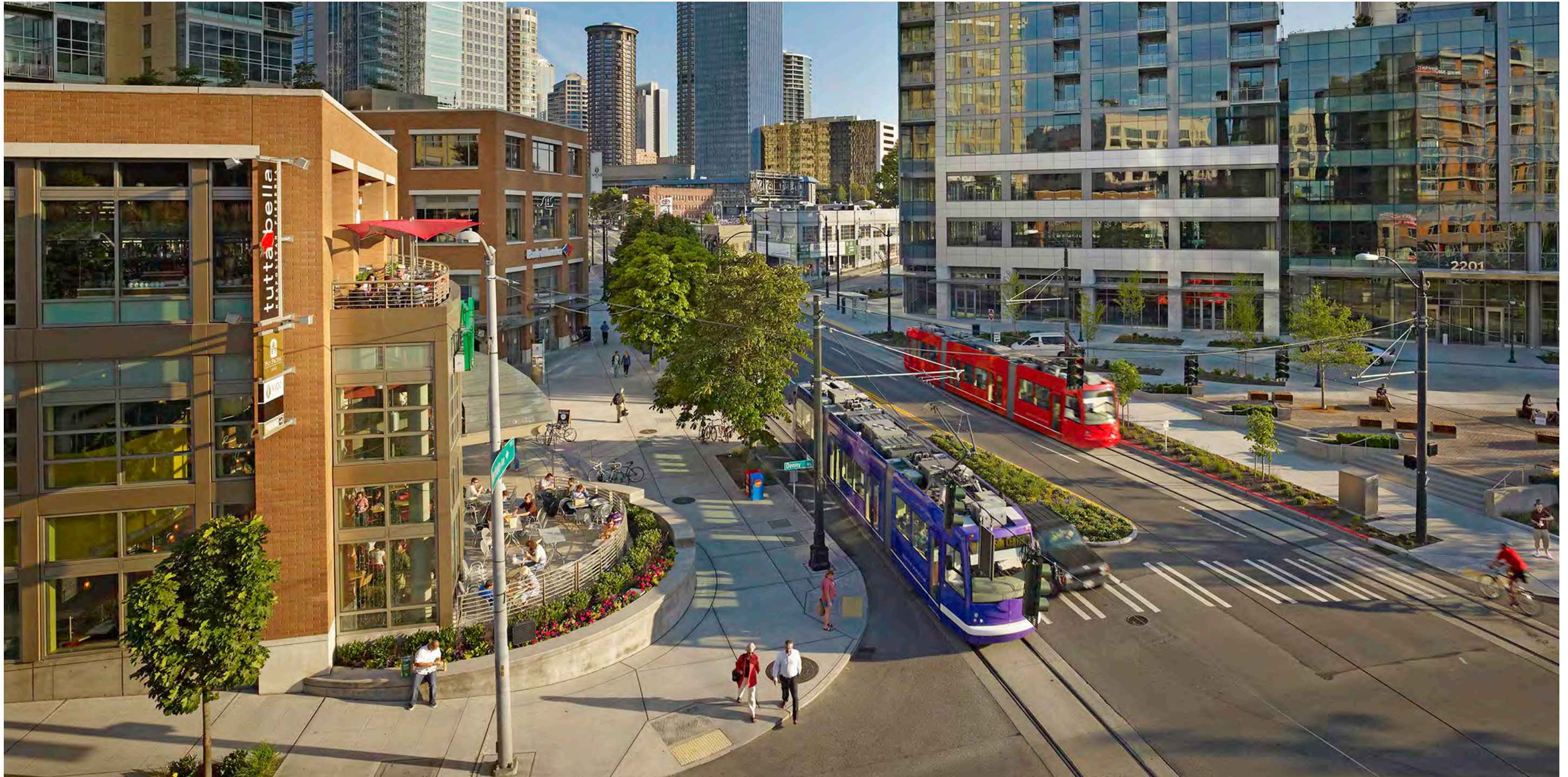
DESIGN PRINCIPLES

- Create a walkable neighborhood, with open spaces within a 5-minute walk.
- Use new open space to catalyze development (Folsom Trail, e.g.).
- “Green” the neighborhood and provide shade.
- Add value, daily needs amenities for residents, especially retail.
- Address the need for housing and housing choices for all.
- Locate density and intensity at transit nodes.
- Incorporate residential and office for round-the-clock presence.
- Improve the UTA rider experience to increase ridership and attract more people to the neighborhood.

PRECEDENTS

TESTING WORKSHOP

URBAN NEIGHBORHOOD: SOUTH LAKE UNION



TESTING WORKSHOP

URBAN NEIGHBORHOOD: SOUTH LAKE UNION



URBAN NEIGHBORHOOD: SOUTH LAKE UNION



GATEWAY STATION: PENN STATION



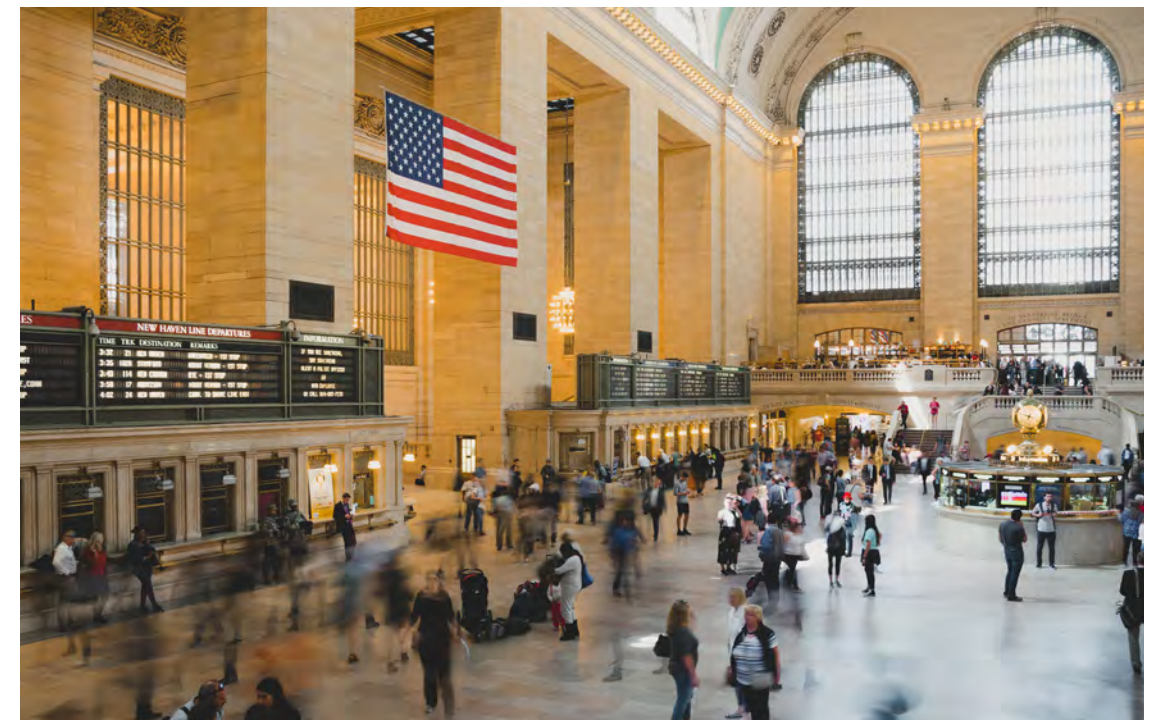
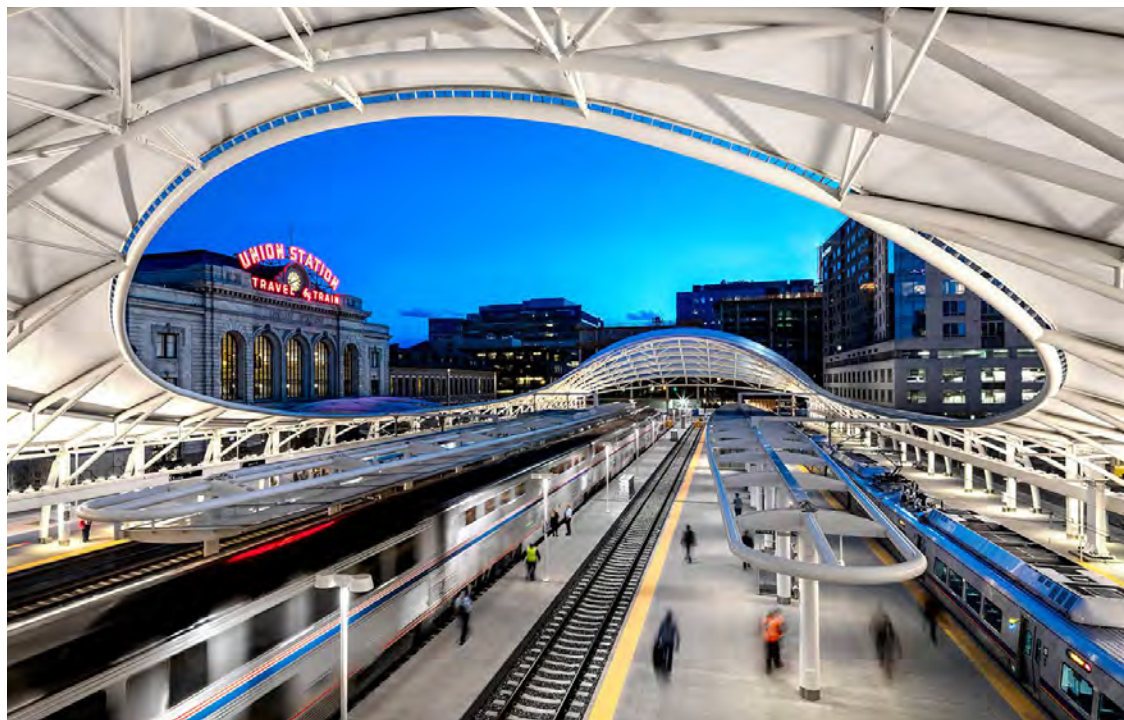
TESTING WORKSHOP

GREAT TRANSIT STATIONS



GREAT TRANSIT STATION CHARACTERISTICS

- Sense of arrival
- Comfort & experience
- Connectivity
- Vertically mixed and integrated uses



GREAT NEIGHBORHOODS

- Safe environment that provide opportunities for social interaction.
- Promote parks, natural lands, green-ways, and other public spaces.
- Provide vibrant, diverse, and accessible artistic and cultural resources.
- Balanced, with access to all.

1/ NEIGHBORHOODS

GUIDING PRINCIPLE/Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

2040 TARGETS:

1. COMMUNITY AMENITIES (PARKS, NATURAL LANDS, LIBRARIES, SCHOOLS, RECREATION CENTERS) LOCATED WITHIN 1/4 MILE WALKING DISTANCE OF EVERY HOUSEHOLD
2. SAFE NEIGHBORHOODS - REDUCTION IN CRIME

We believe that vibrant neighborhoods are fundamental to the health and vitality of Salt Lake City and its residents and visitors. Our neighborhoods have the ability to contribute and enhance our quality of life by providing basic goods and services, support, safety, amenities, and opportunities for social interaction.

Salt Lake City is made up of unique neighborhoods and districts, from Downtown's urban neighborhood, to the historic Avenues, to the tree lined streets of Rose Park. Each individual neighborhood contributes to shaping our City as a whole and plays an important role in helping us fulfill our collective Vision. As a City, our neighborhoods, districts, and the residents and visitors who live, work, play, and do business within them, define who we are and what we value. It is important that we embrace and support the character and uniqueness of each neighborhood, while understanding the important role that they play in helping us reach our collective Vision.

Salt Lake City neighborhoods are diverse, exciting, safe, and well maintained. We believe all of our neighborhoods should be inclusive and supportive of all people, at all stages of life including families, young people, and older adults.

Our neighborhoods provide valuable opportunities and amenities for recreation, culture, social interaction, and community gathering places, services, and events. These places include businesses, schools, parks and natural lands, libraries, community events, and more. It is important that these resources are located within neighborhoods, close to residents and accessible by walking, bicycling, and public transit.

Our community gathering spaces are vital to our neighborhoods, offering open space and places for social engagement, learning, community building, and opportunities to connect with the community and nature. Community gathering spaces vary by neighborhood and come in many different sizes and forms, from parks and natural lands, to schools and libraries, we value and recognize the important role that community spaces play in civic engagement, social interaction, walkability, and community identity. Our neighborhoods must provide access to community gathering spaces, including parks and recreation facilities, within walking distance in all neighborhoods in our City.

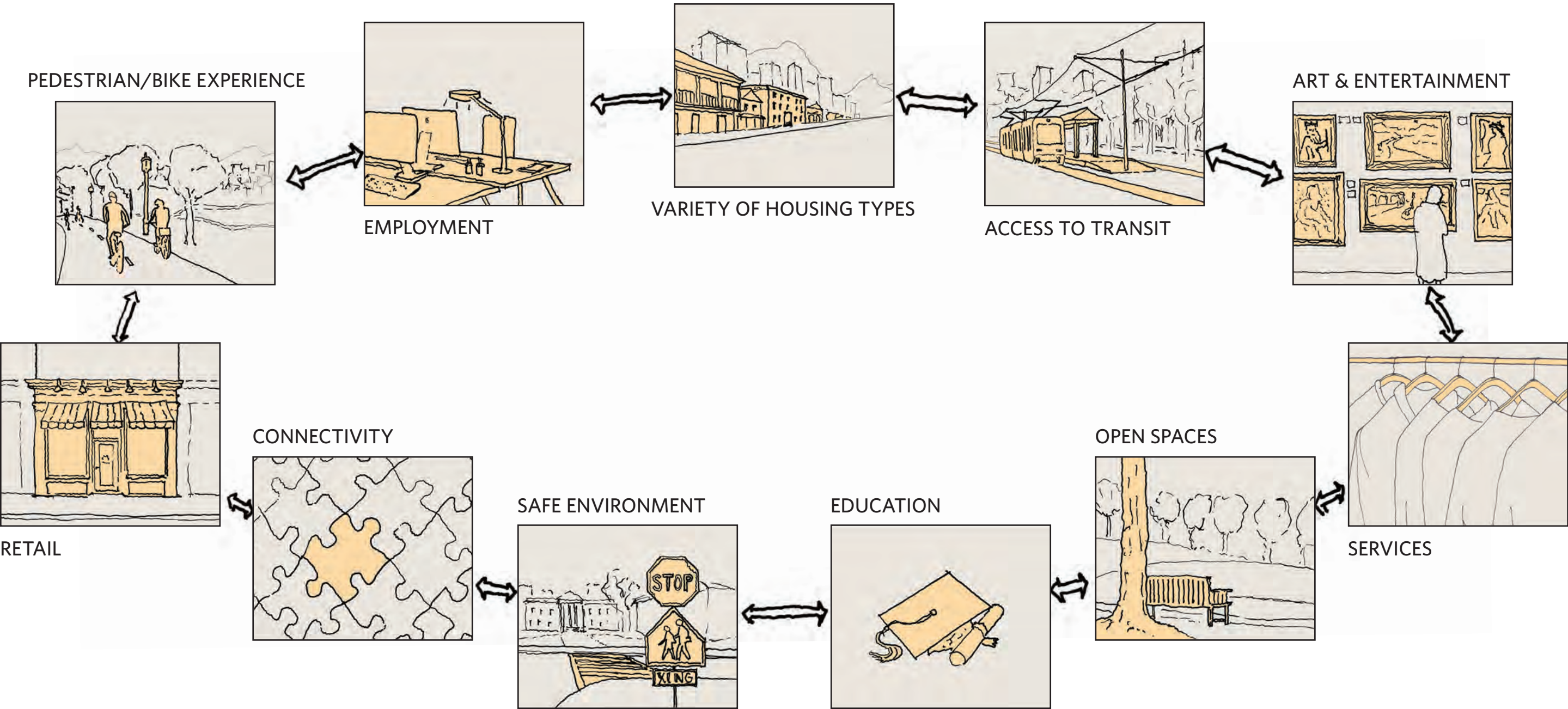
Neighborhood business districts also play an important role in shaping the unique character of our neighborhoods and provide valuable goods and services for nearby residents. While they vary in size and draw, neighborhood business districts contribute to the overall livability and economic health of our City.

INITIATIVES

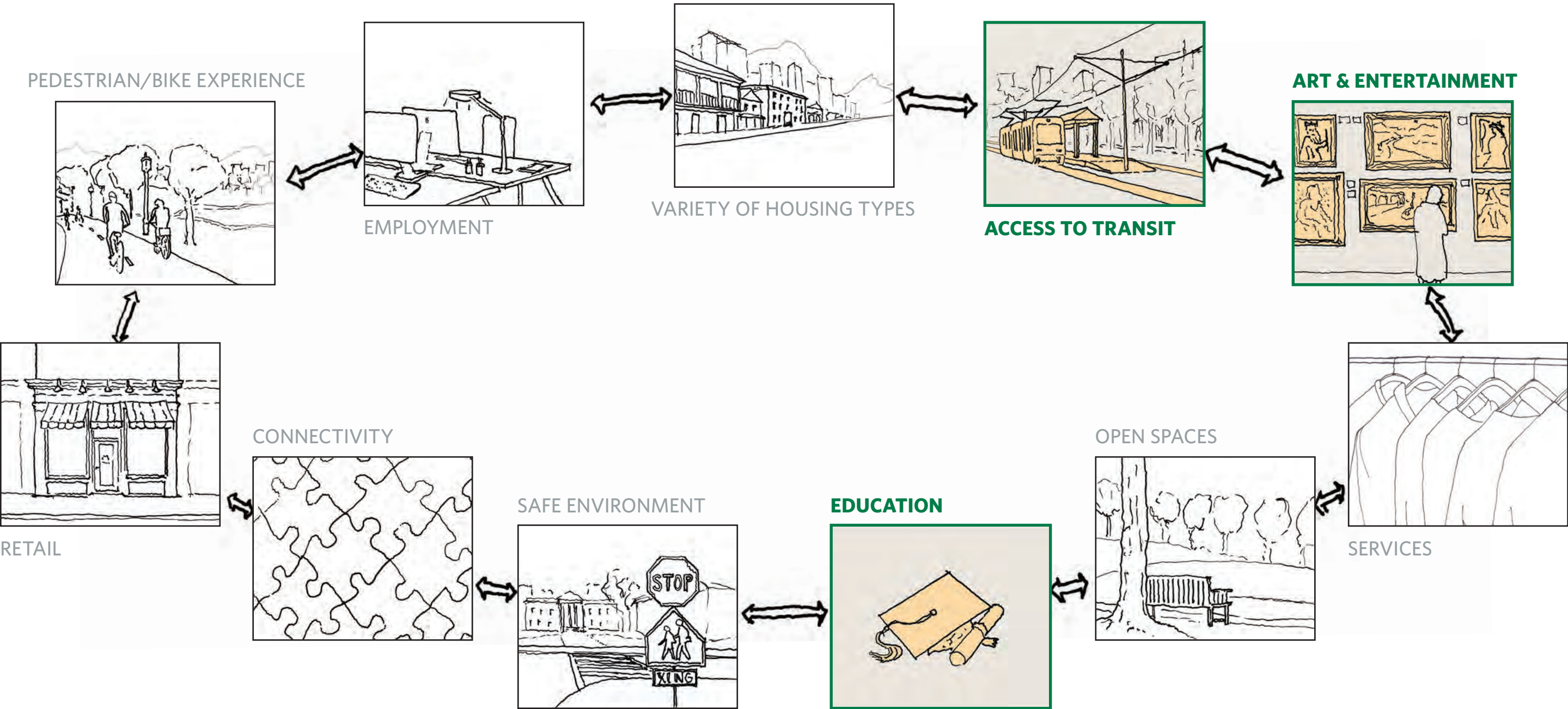
1. Maintain neighborhood stability and character.
2. Support neighborhoods and districts in carrying out the City's collective Vision.
3. Create a safe and convenient place for people to carry out their daily lives.
4. Support neighborhood identity and diversity.
5. Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.
6. Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.
7. Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.
8. Encourage and support local businesses and neighborhood business districts.
9. Provide opportunities for and promotion of social interaction.
10. Improve the usefulness of public rights-of-way as usable public space.
11. Improve green infrastructure (including parks, natural lands, green-ways, and urban forestry) in neighborhoods by incorporating best management practices for our parks and streetscapes.
12. Support west side business nodes.



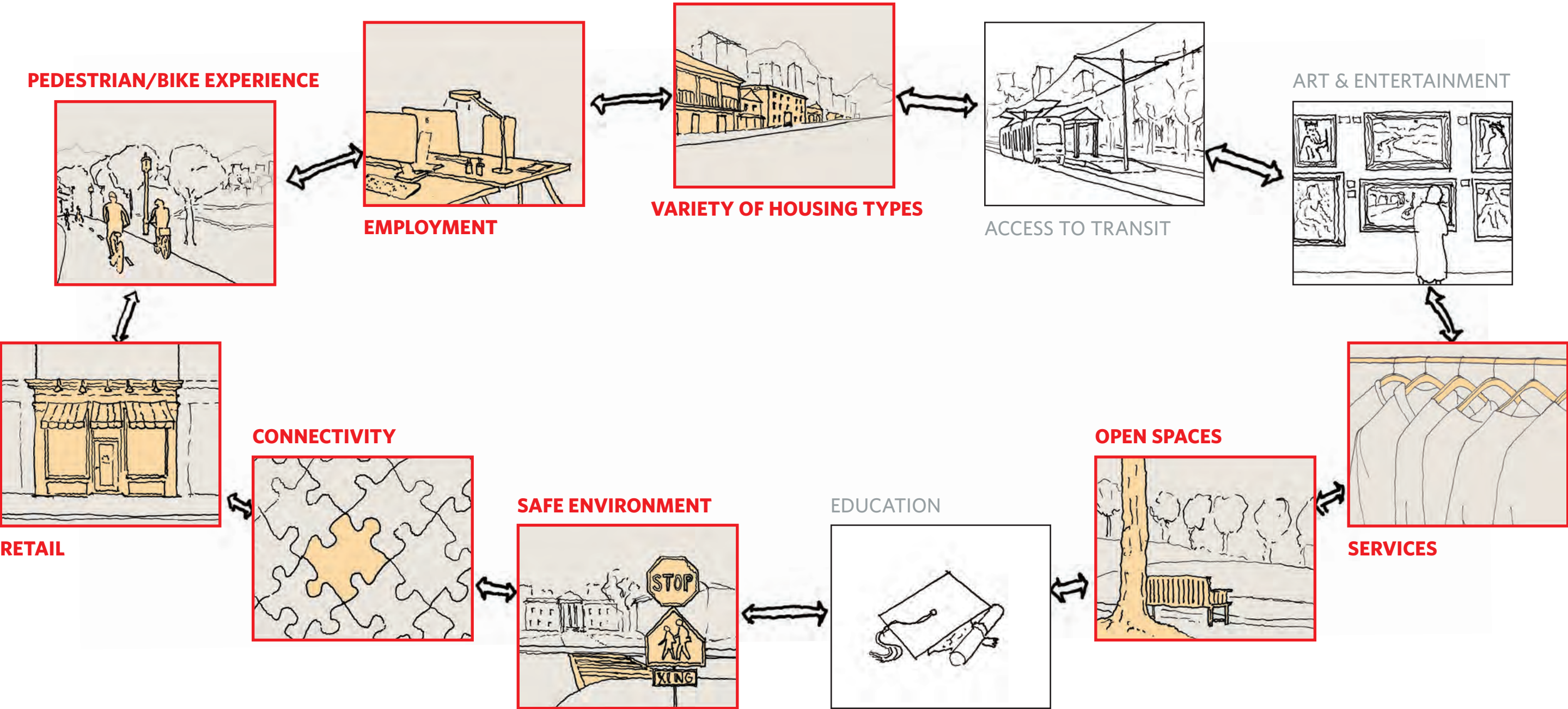
CENTRAL STATION AREA AS A COMPLETE NEIGHBORHOOD



WHAT'S ALREADY IN PLACE?

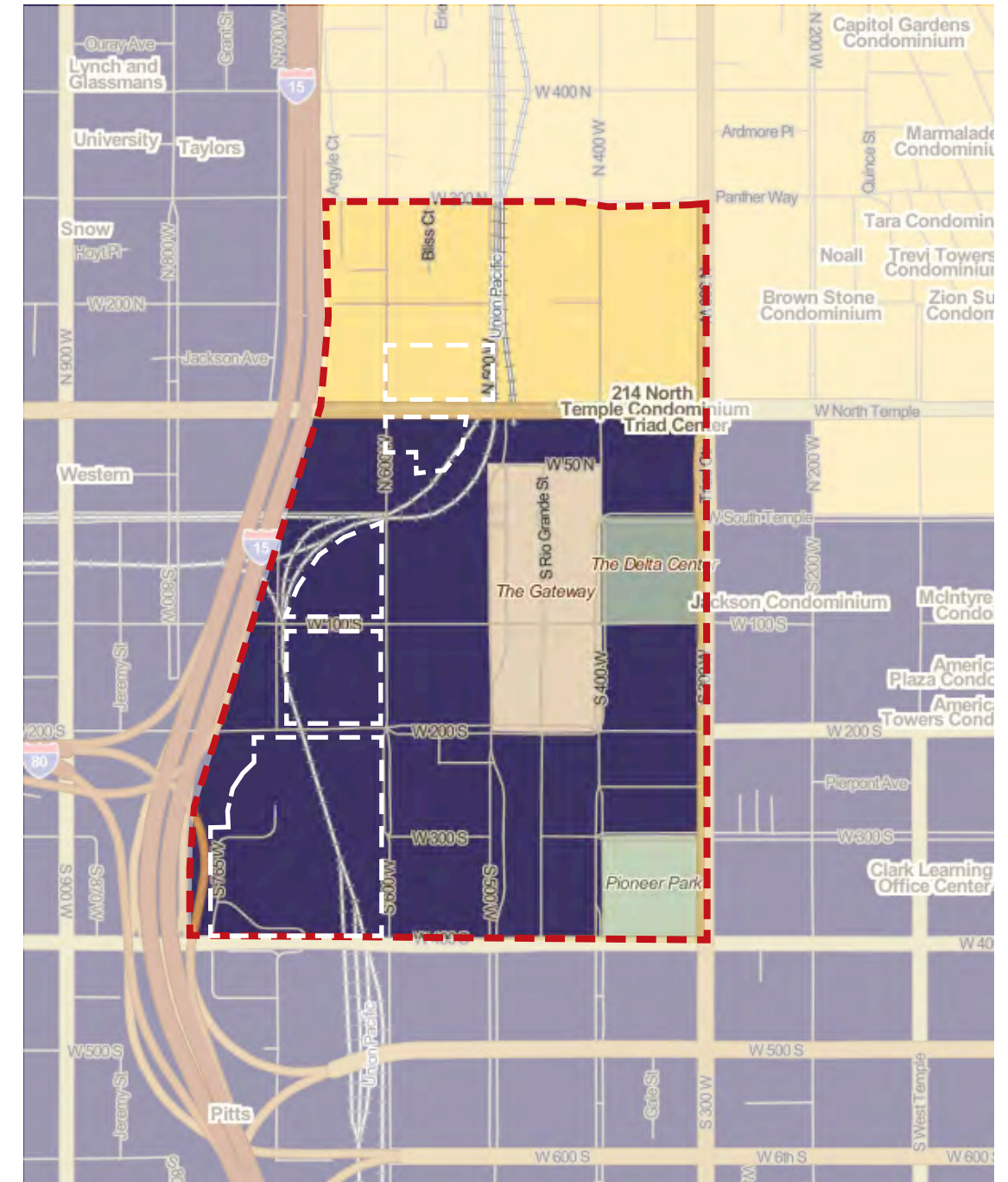


WHAT COULD BE IMPROVED?



OPPORTUNITIES FOR NEW DEVELOPMENT

- Our recommendations can provide the right recipe for a fully functioning neighborhood and a remarkable place.
- RDA/UTA have the opportunity to help create the right balance in bringing these new properties to reality.
- As an Opportunity Zone this neighborhood has additional incentives that make it an attractive place for new development.



OPPORTUNITY ZONE

KEY INITIATIVES FOR SUCCESS

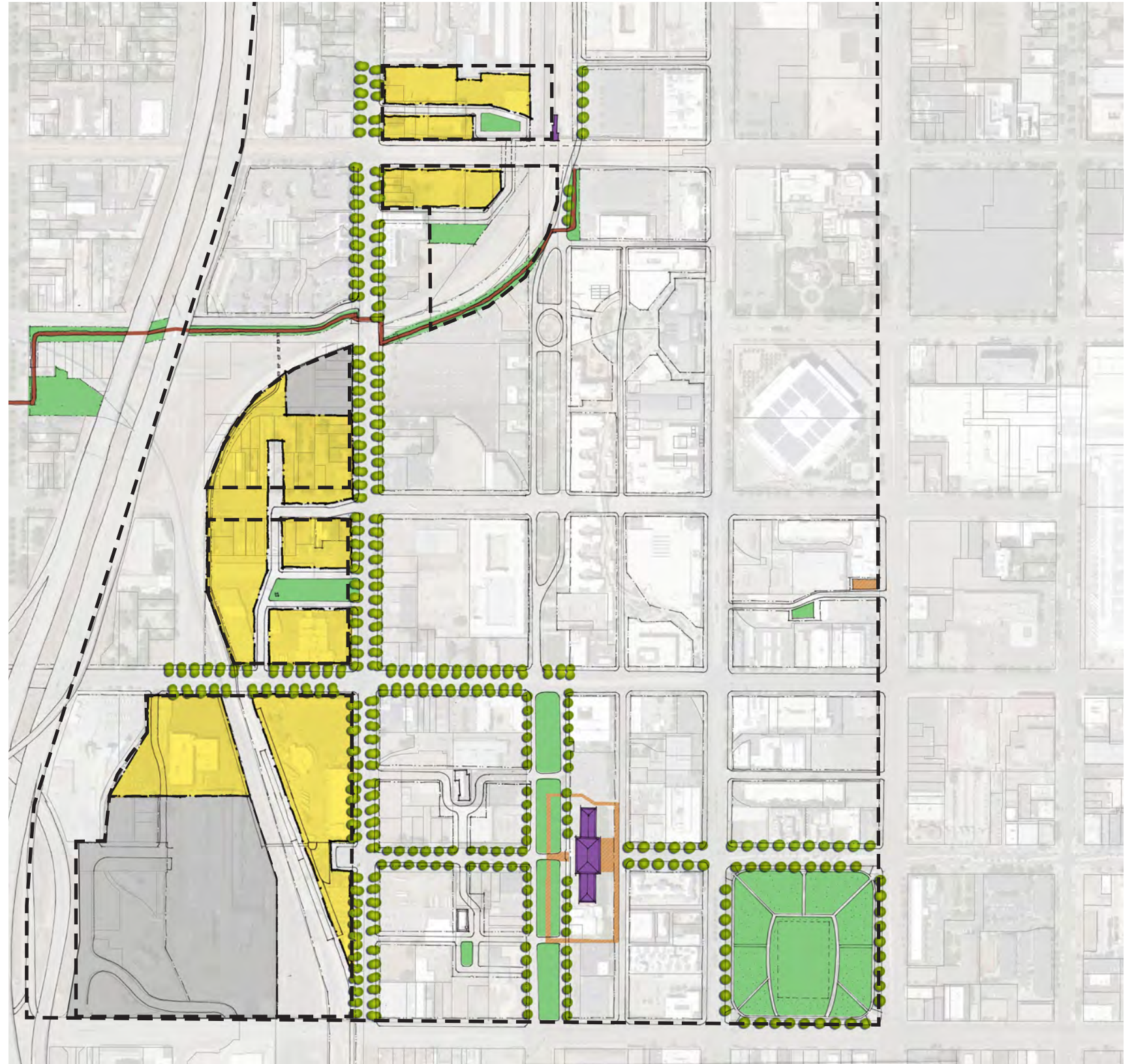
MOVING TO IMPLEMENTATION



- The following new and existing public initiatives were highlighted in this process.
- Our recommendation would be to create a task force to move these items into implementation.

TESTING WORKSHOP

DESIGN FRAMEWORK

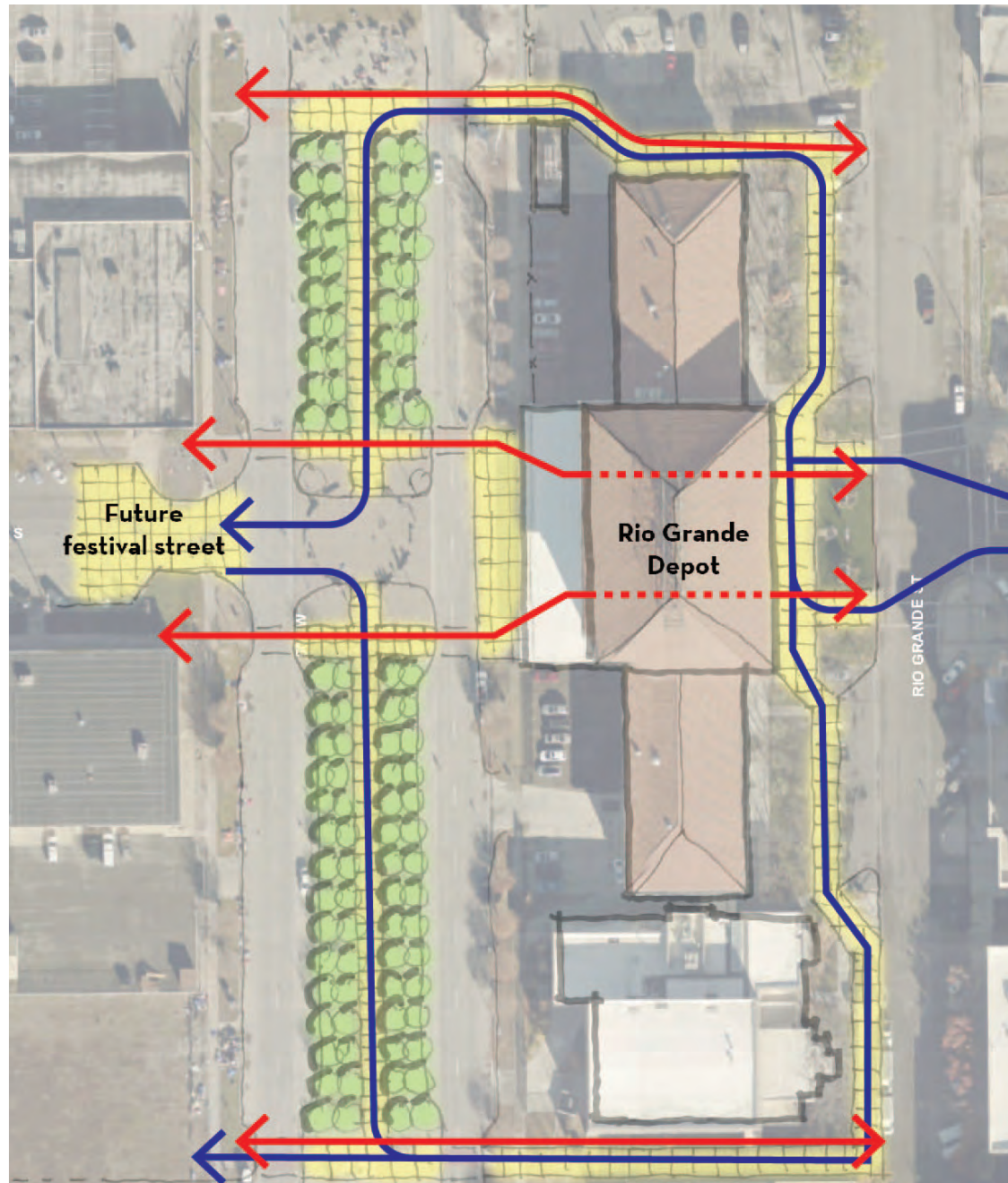


PIONEER PARK



- Critical catalyst and a major open space for the City
- Construction has begun on multi-purpose field
- Current phase improvements: Fall 2018
- Future phase planning: Fall 2019
- Future phase improvements: 3-5 years
- Funding needed for future phases

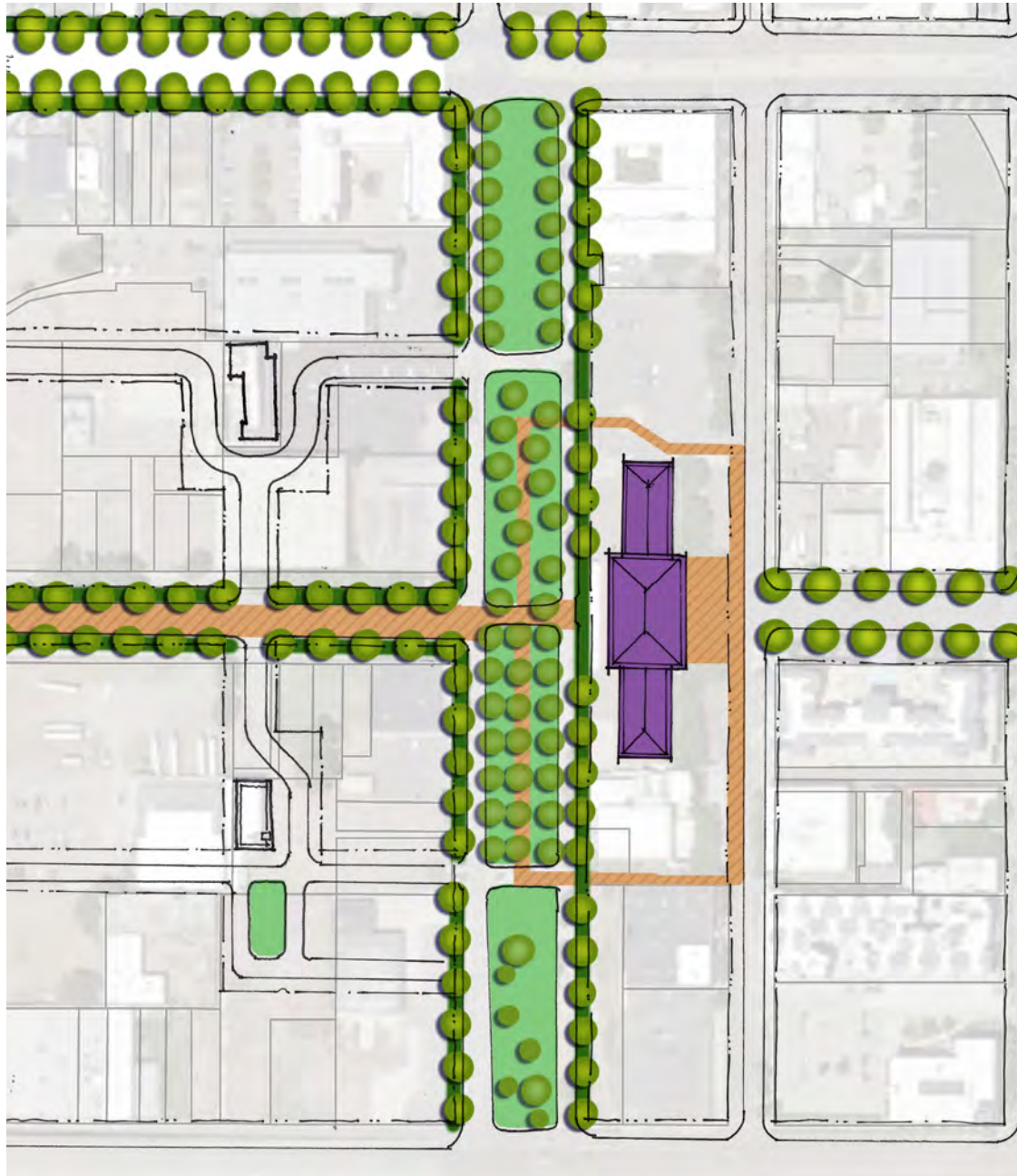
RIO GRANDE CONNECTION



- Critical to connection between Pioneer Park & Station Center.
- Multiple connections are recommended.

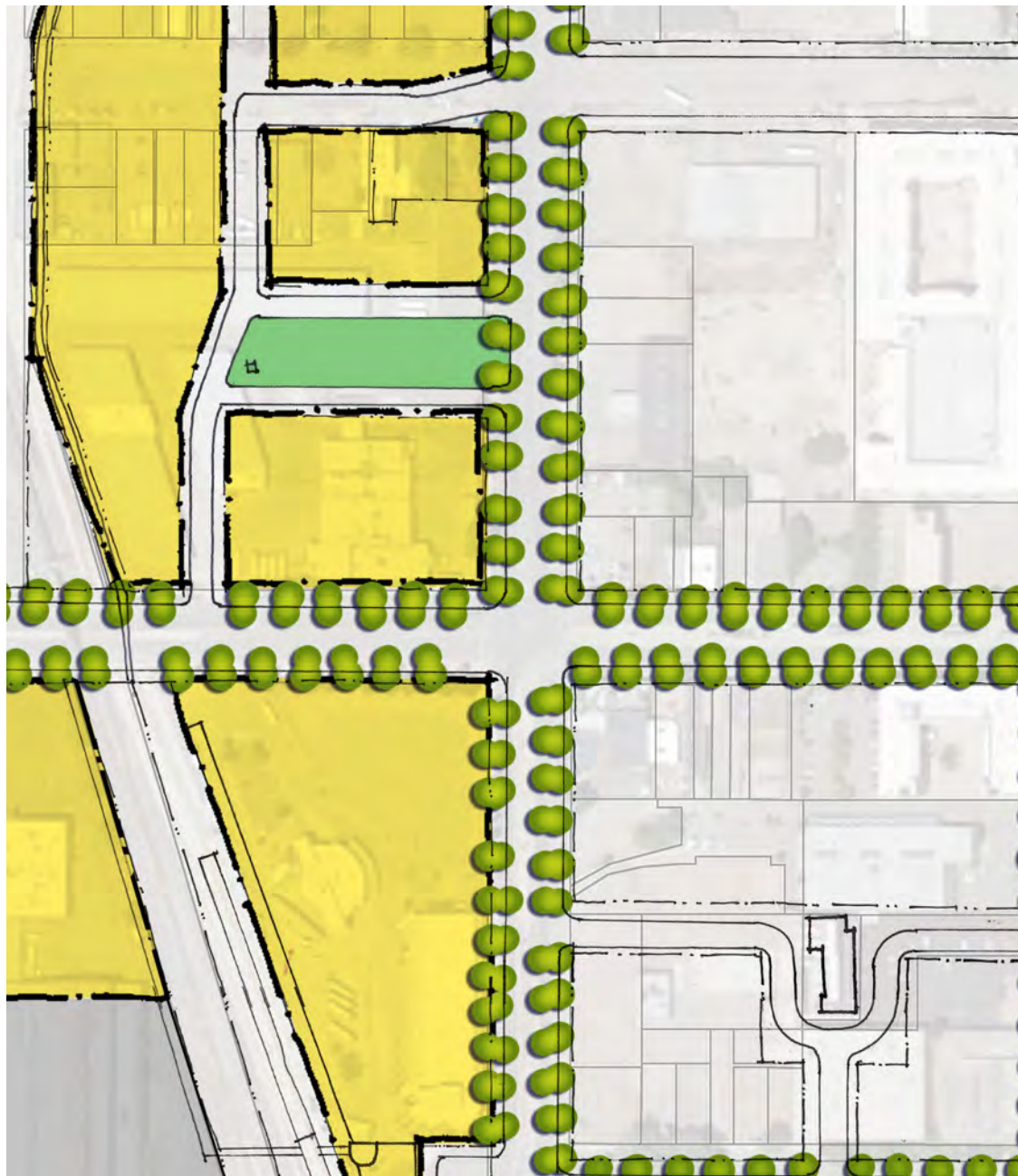
↔ PROPOSED BICYCLE CONNECTIONS
↔ PROPOSED PEDESTRIAN CONNECTIONS

500 W PARK BLOCKS AT STATION CENTER



- Critical to connection between Station Center and downtown
- Task force reviewed alternatives
- A pedestrian-focused alternative is recommended with an interim, shorter-term solution
- Funding required for phase 1 and 2
- Interim solution in 3-5 years and complete solution in 5+ years.

200 S IMPROVEMENTS



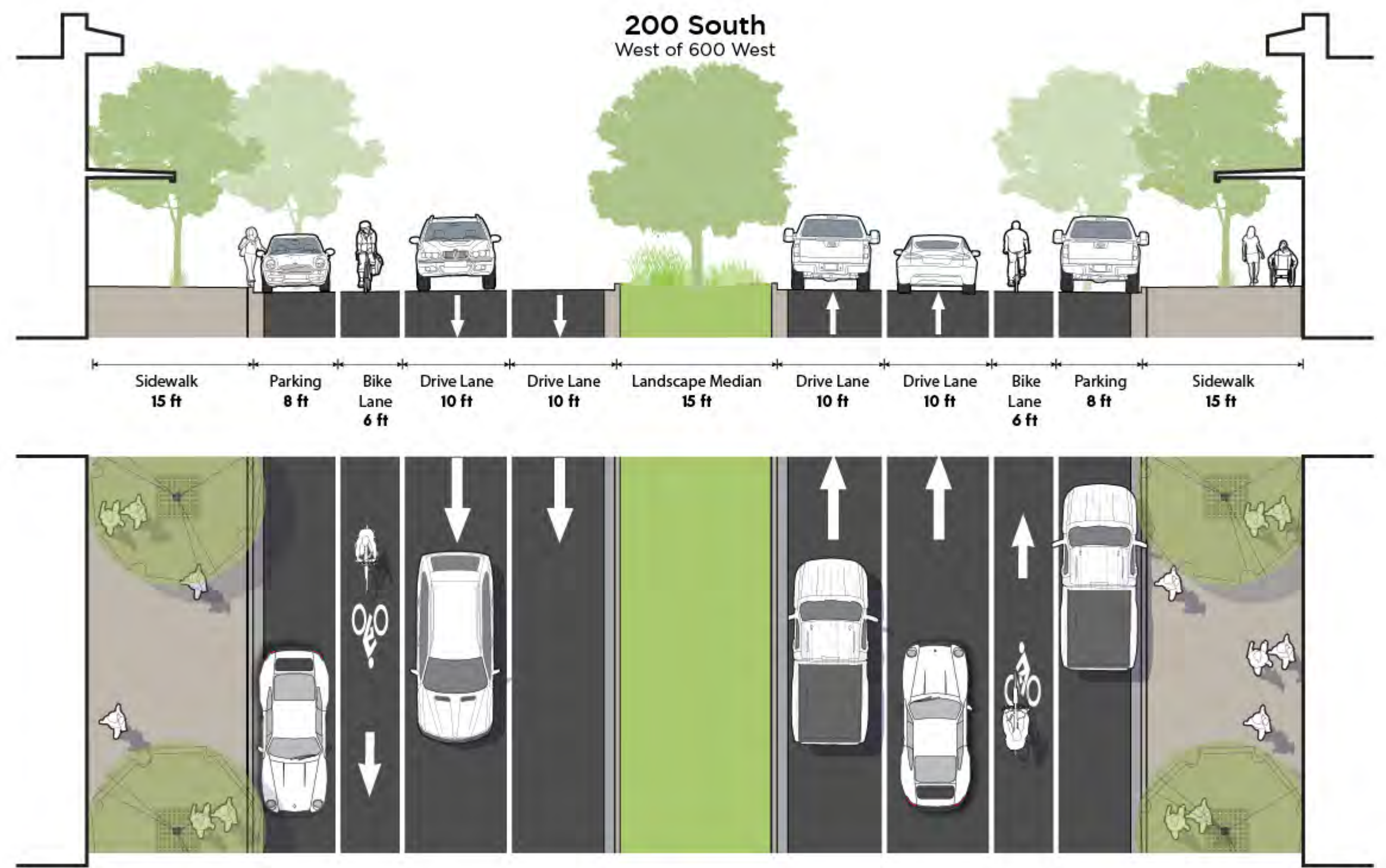
- Critical connector between the western neighborhoods and Downtown.
- The geographic center of this neighborhood.
- Requires pedestrian and open space improvements.

TESTING WORKSHOP

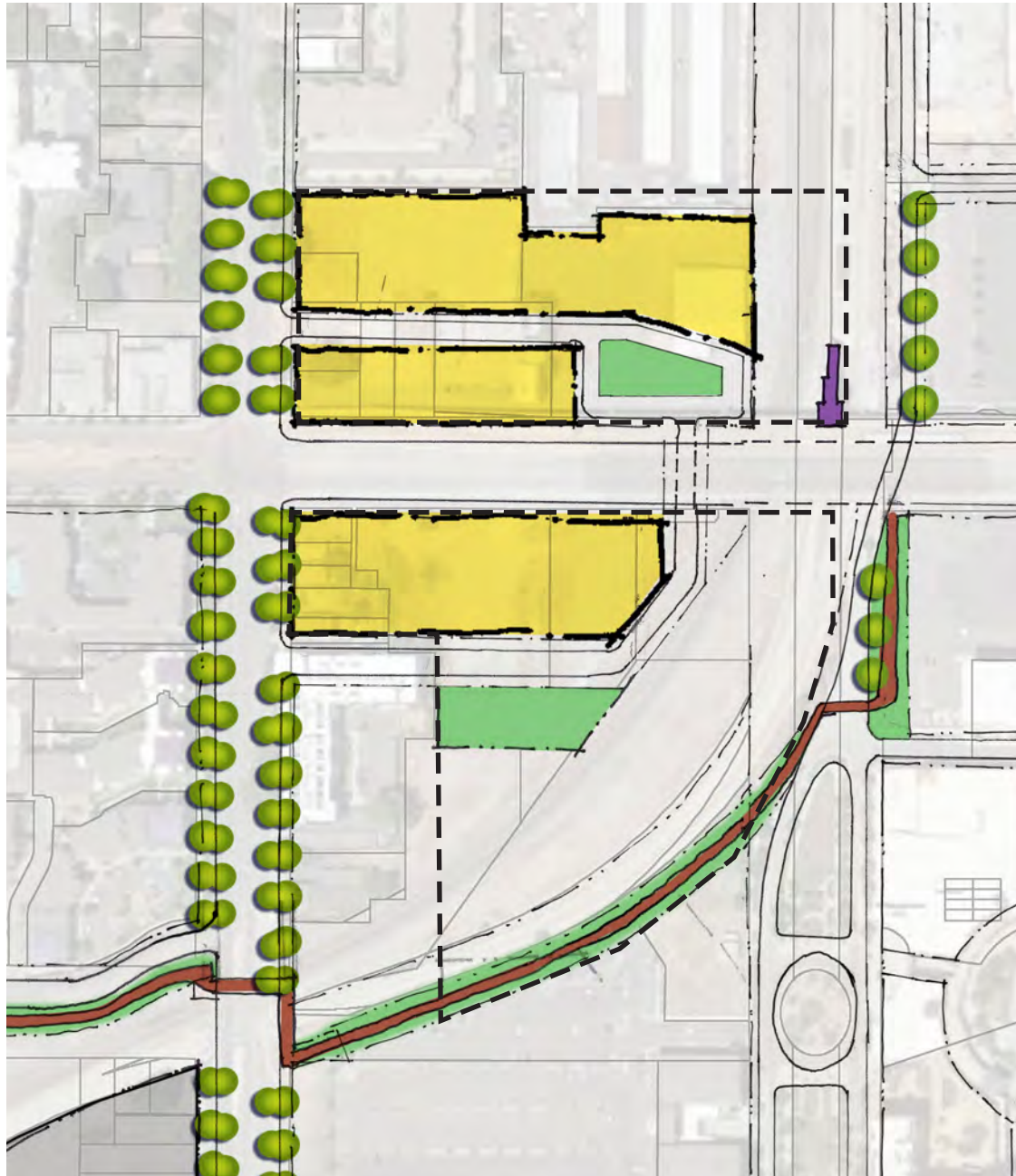
200 S IMPROVEMENTS



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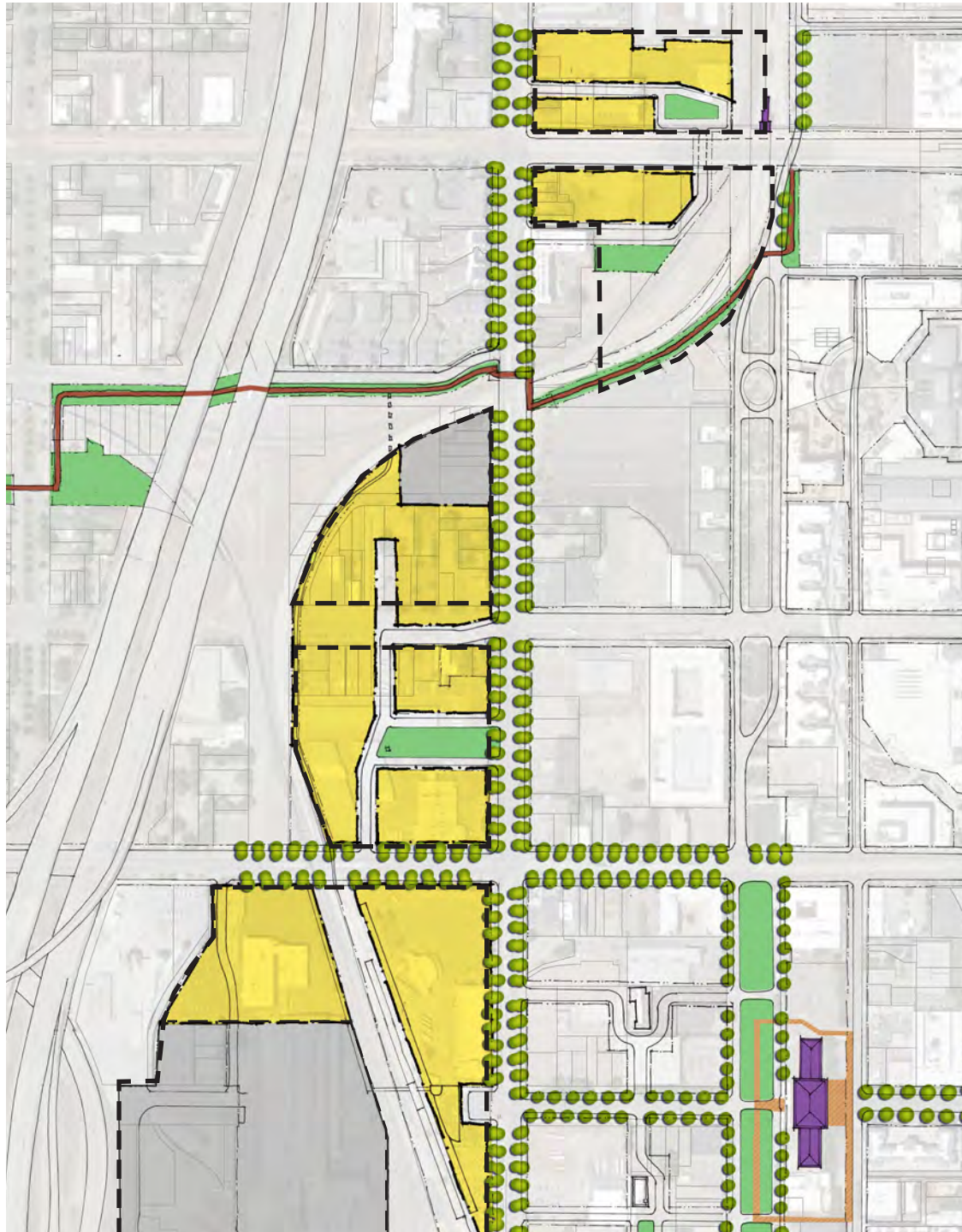


500 W CONNECTOR



- Critical connection between the North Temple Station area and the south.
- Concept designs have been developed
- Selected alternative would need to be coordinated with Folsom Trail and bus operations.
- Implementation: 3-5 years
- Funding needs to be secured
- City and UTA would need to partner on the implementation

600 W IMPROVEMENTS



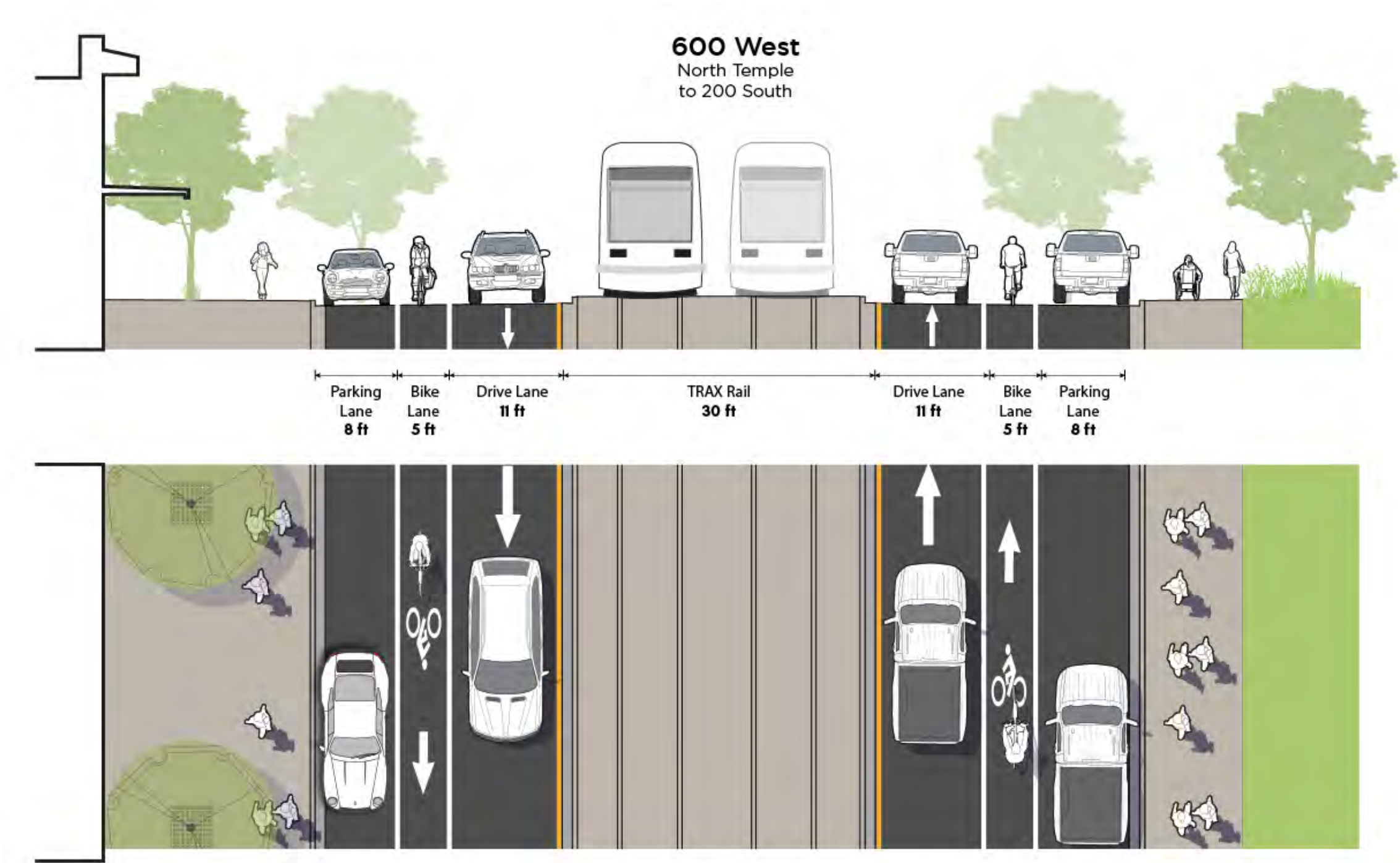
- Critical north-south neighborhood connection.
- Design to be led by the City
- Implementation needs to be timed with 1st and 6th neighborhood
- Phasing (4-5 years)
- Funding needs to be secured

TESTING WORKSHOP

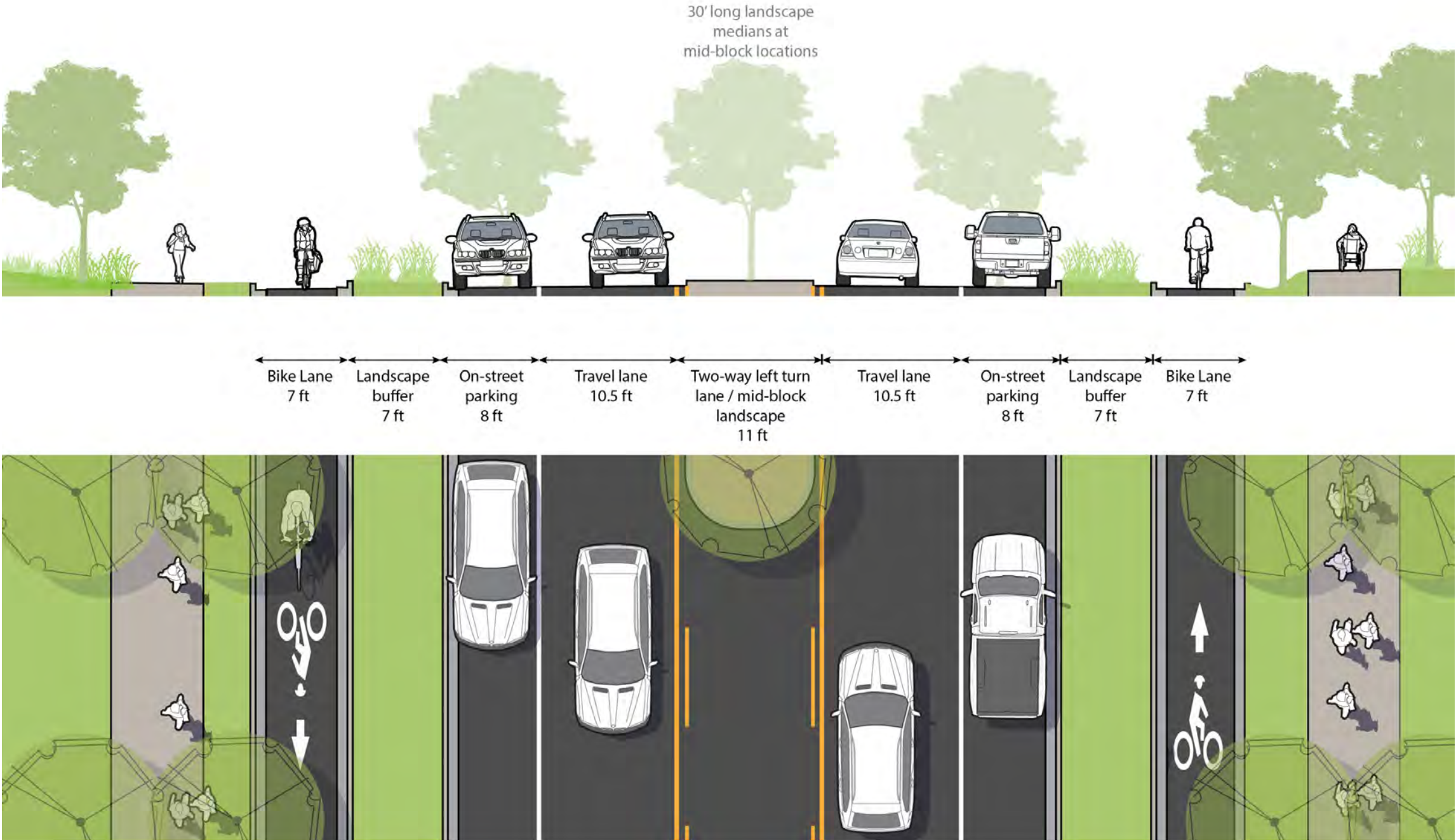
600 W IMPROVEMENTS



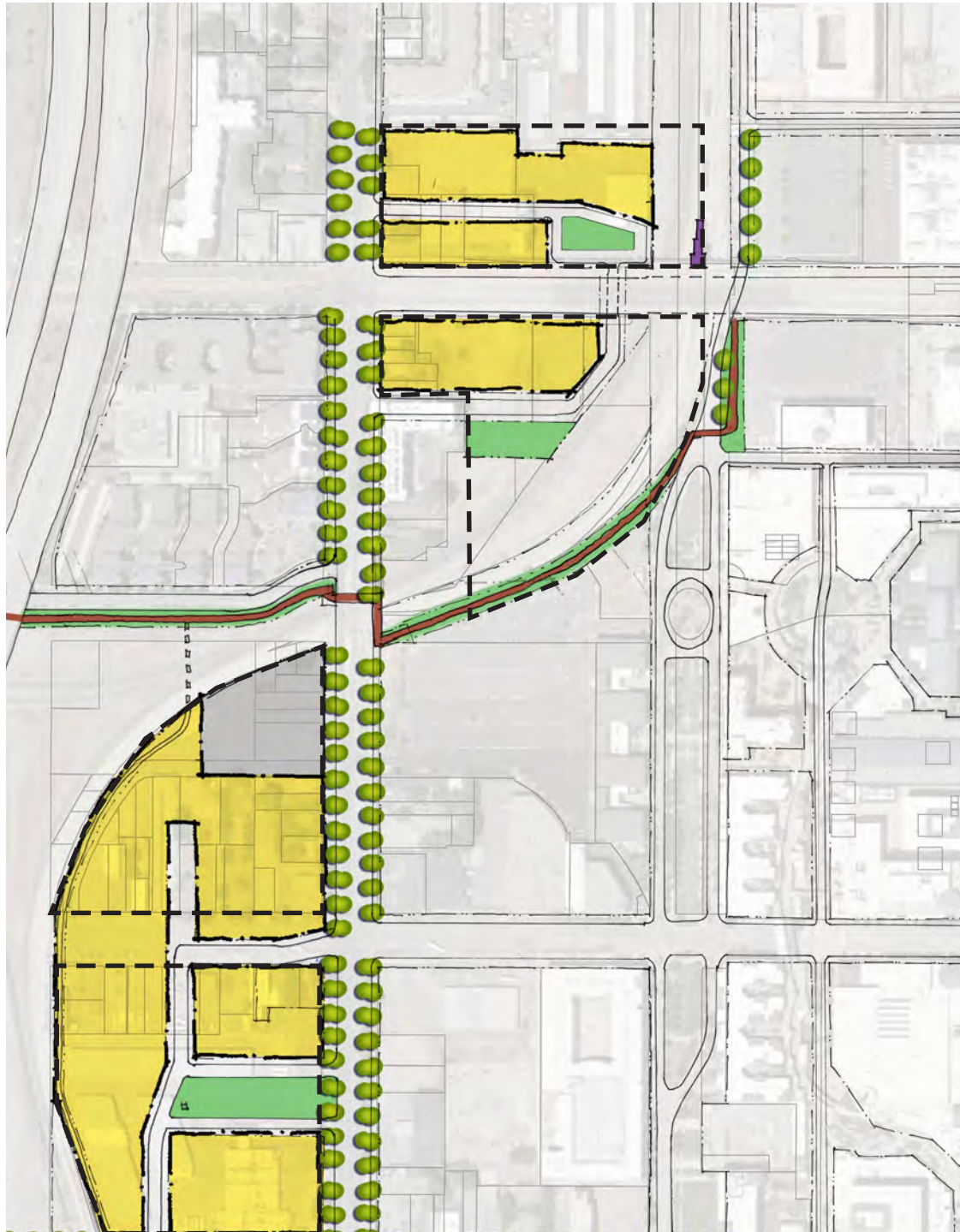
600 W IMPROVEMENTS



600 W IMPROVEMENTS



BUILD & CONNECT THE FOLSOM TRAIL



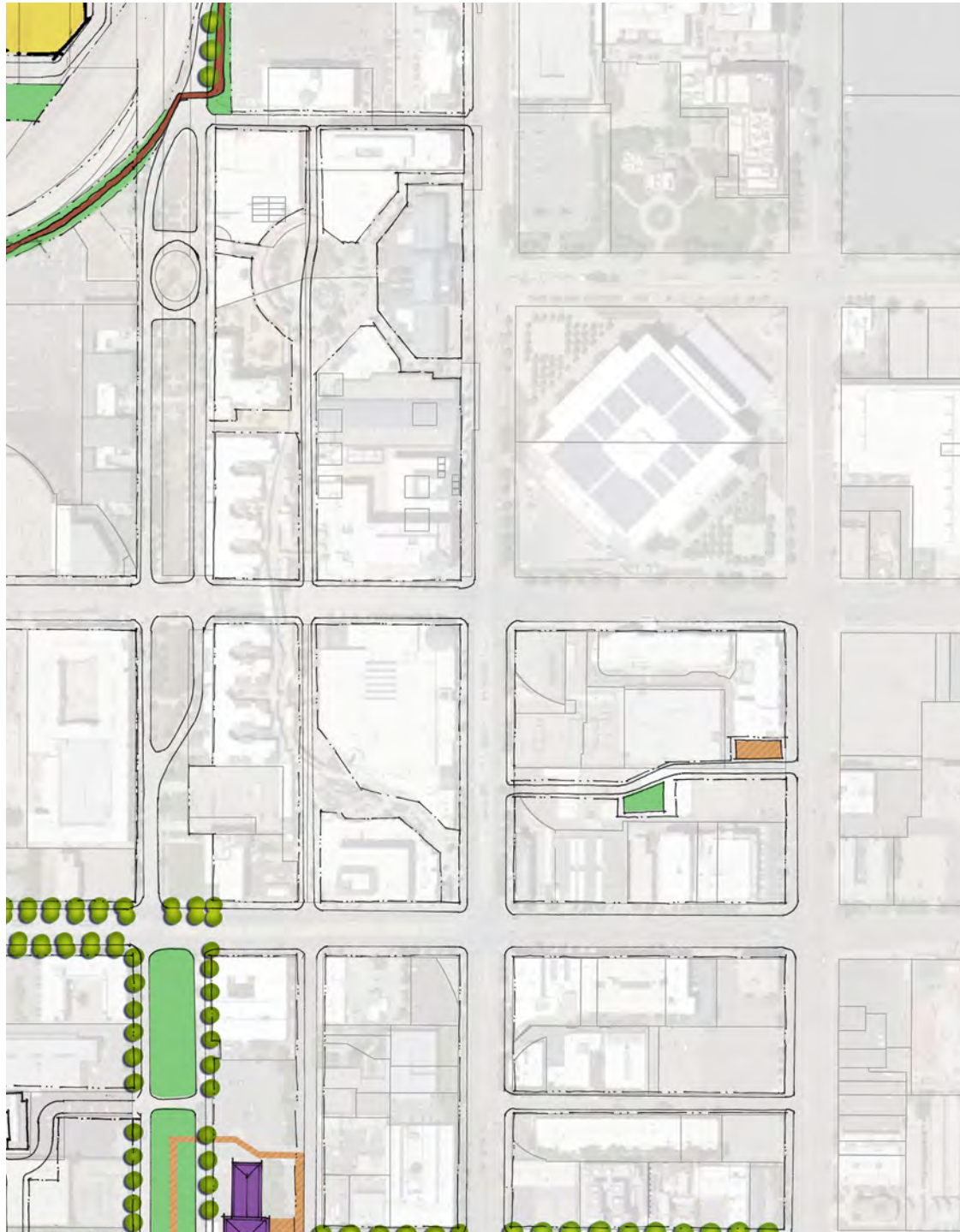
- Critical Bike/Ped connection between West Salt Lake & Downtown
- TIGER-funded improvement project to construct the trail
- Creek daylighting study is underway and inform final design
- Anticipated construction by 2022

CONTINUE TO ADDRESS HOMELESSNESS



- Critical to the creation of a neighborhood for everyone.
- Construction has begun on new, improved resource centers within in the City and County.

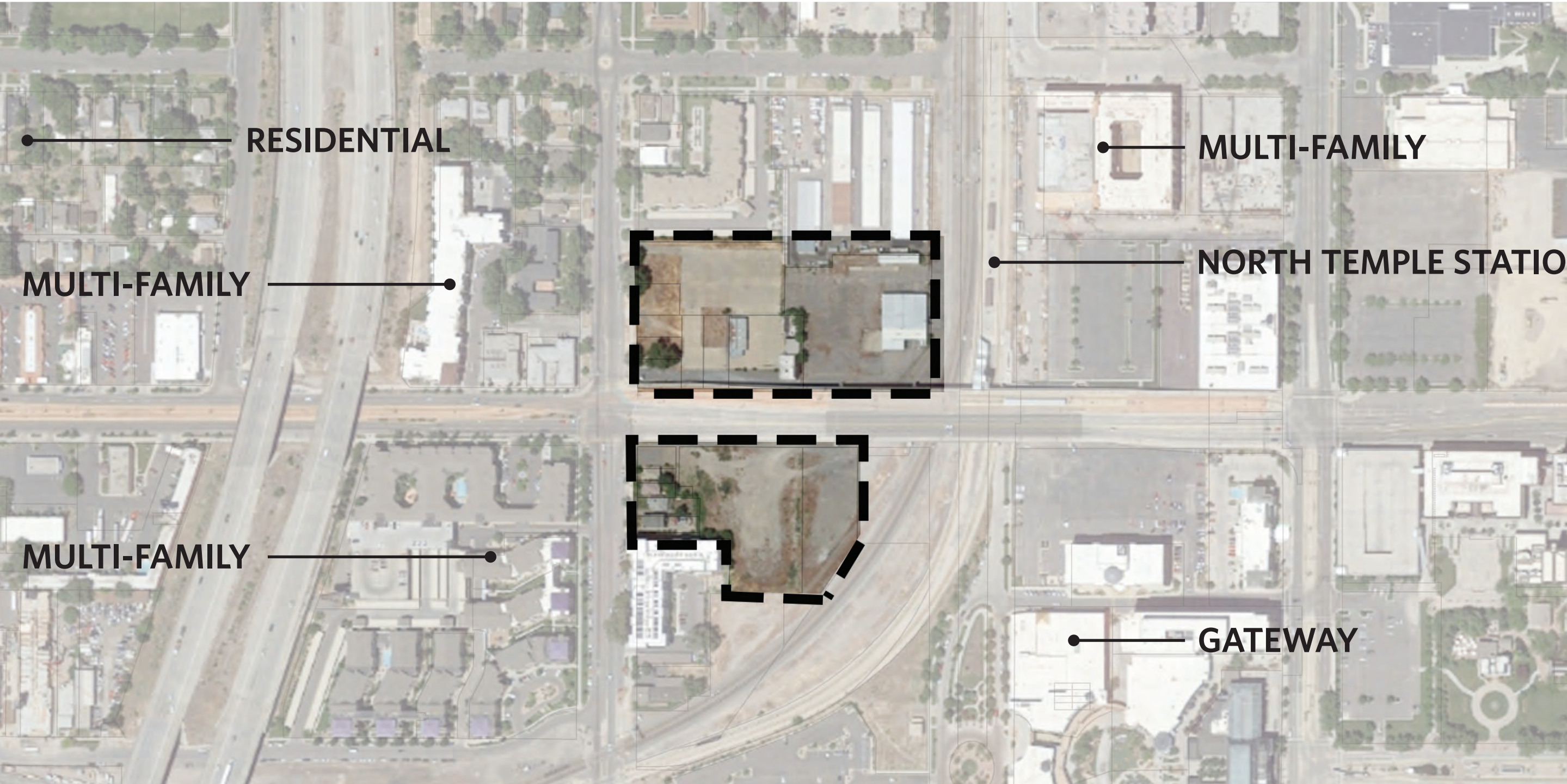
ENHANCE ARENA & GATEWAY



- Critical to creating one neighborhood
- Enhance the connections between the Gateway and the surrounding neighborhood.
- Incorporate complementary uses with the burgeoning arts scene at 1st & 6th.
- Opportunity for future communications between the Gateway and neighboring arts groups.

STUDY AREAS

NORTH TEMPLE STATION



NORTH TEMPLE STATION

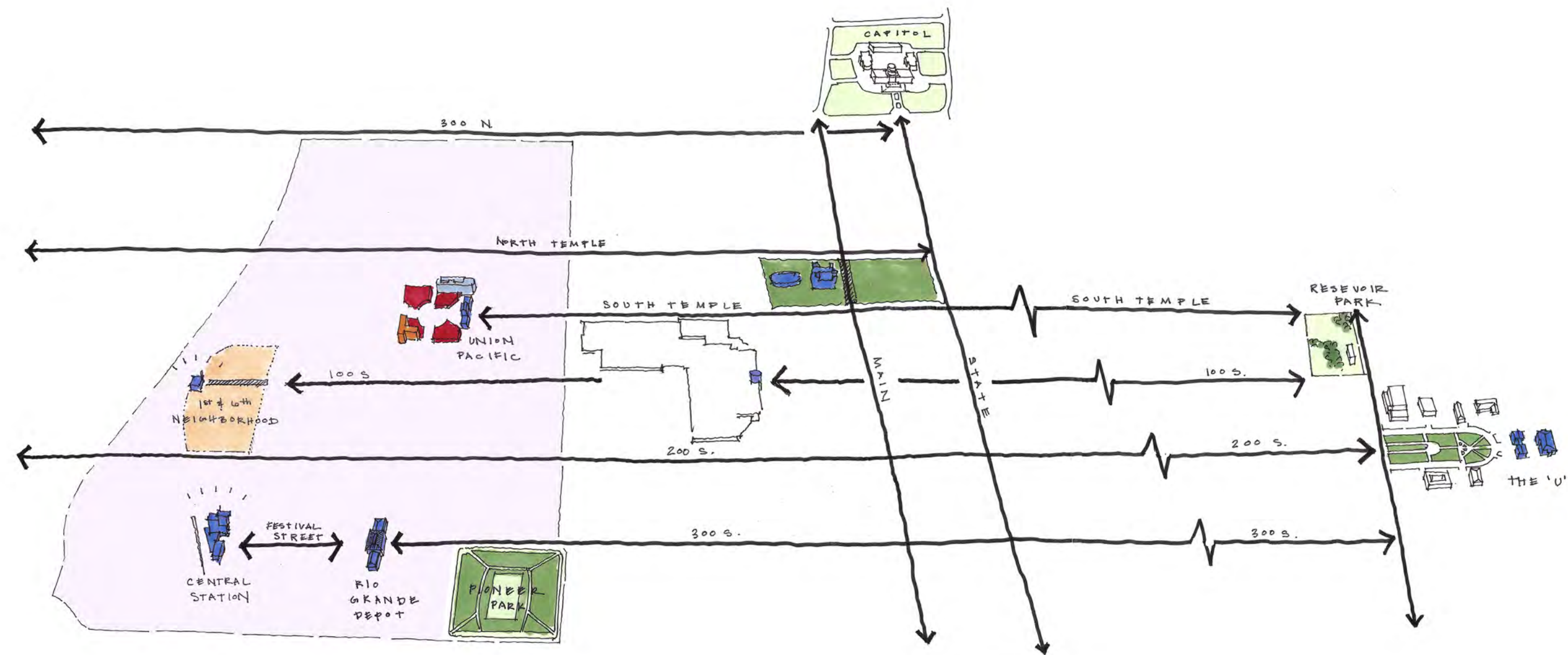


- Program
 - Residential: +/- 515 Units (.85/Unit)
 - Retail: +/- 5,000 SF
- Partnership between UTA and developer selection process
- Phasing 3-5 years
- Future obstacles may include Billboard, Utilities

1ST AND 6TH NEIGHBORHOOD CENTER



THE DISTRICT IN THE CITY



TESTING WORKSHOP

1ST AND 6TH NEIGHBORHOOD CENTER

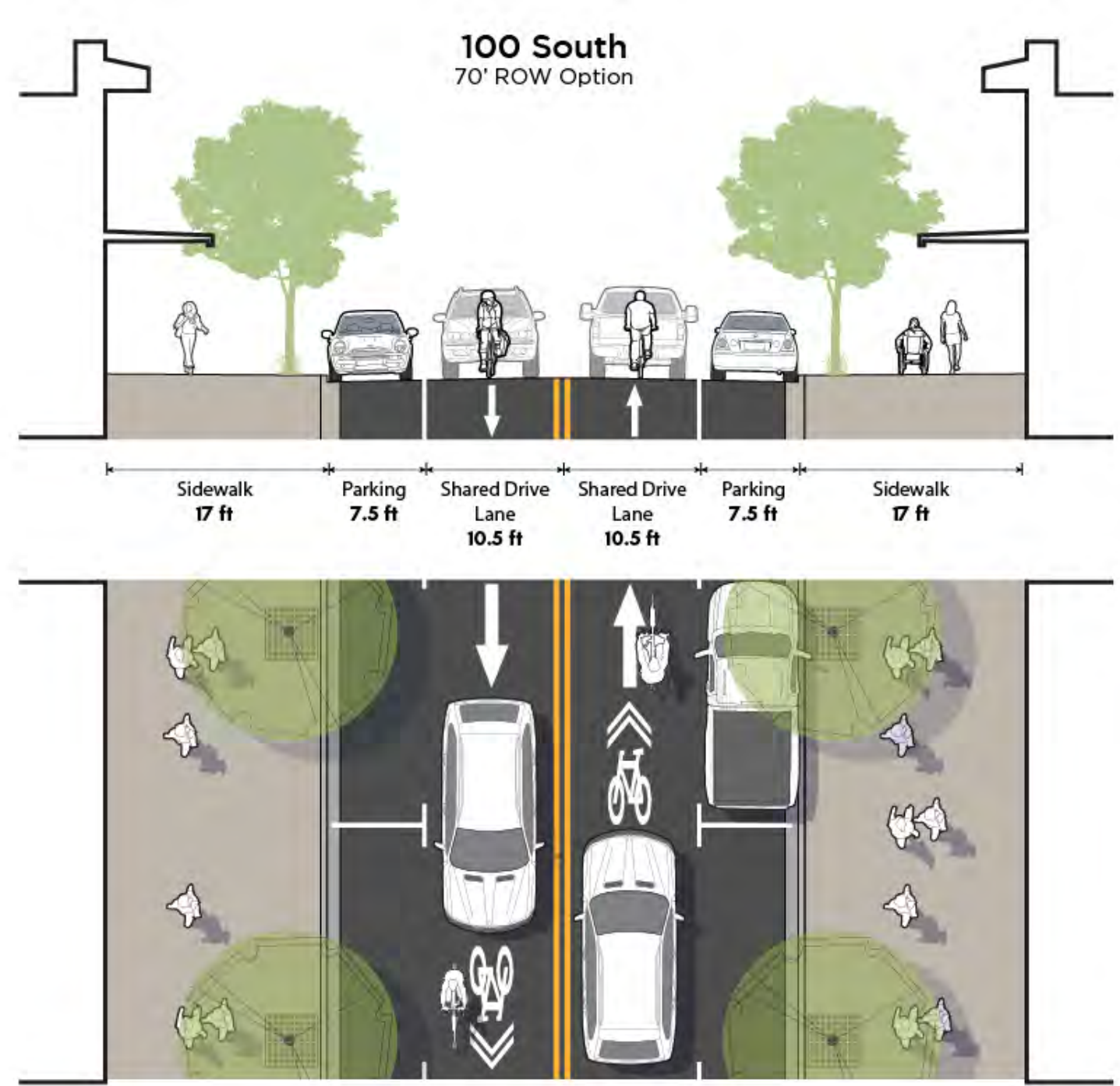


1ST AND 6TH NEIGHBORHOOD CENTER



- Program
 - Residential: +/- 500 Units (1/Unit)
 - Retail: +/- 5,000 SF
 - Office: +/- 35,000 SF
 - Cultural: +/- 100,000 SF
- UTA will move operations to Clean Fuel Center in 3-5 years, opening up UTA owned parcels for RFP.
- Obstacles include site acquisition, power lines, utilities
- Plan requires willing sellers and vacating part of existing rights-of-way.

1ST AND 6TH NEIGHBORHOOD CENTER

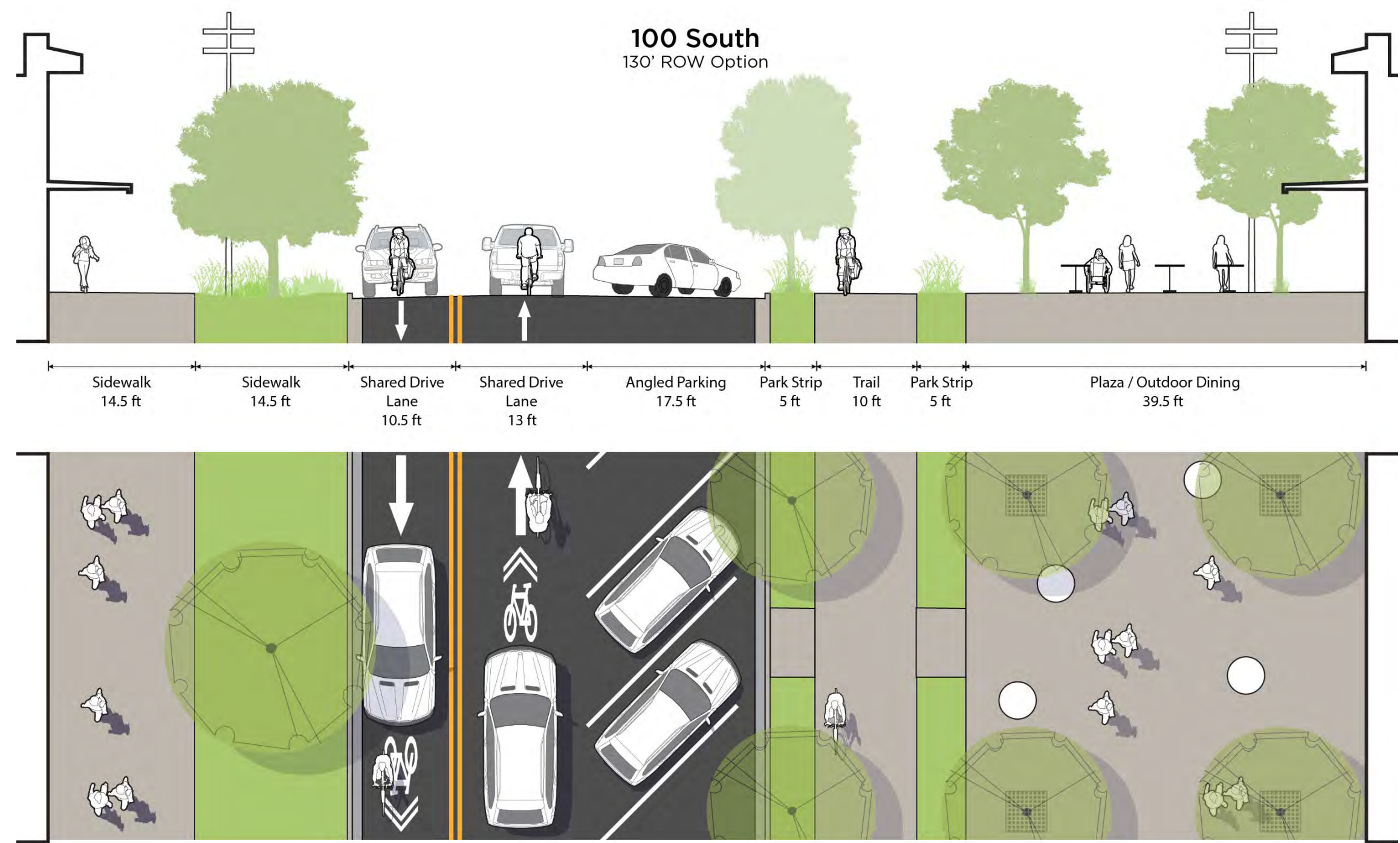


1ST AND 6TH NEIGHBORHOOD CENTER ALTERNATIVE



- Alternative without acquisition of new properties

1ST AND 6TH NEIGHBORHOOD CENTER ALTERNATIVE



CENTRAL STATION



TESTING WORKSHOP

CENTRAL STATION



CENTRAL STATION

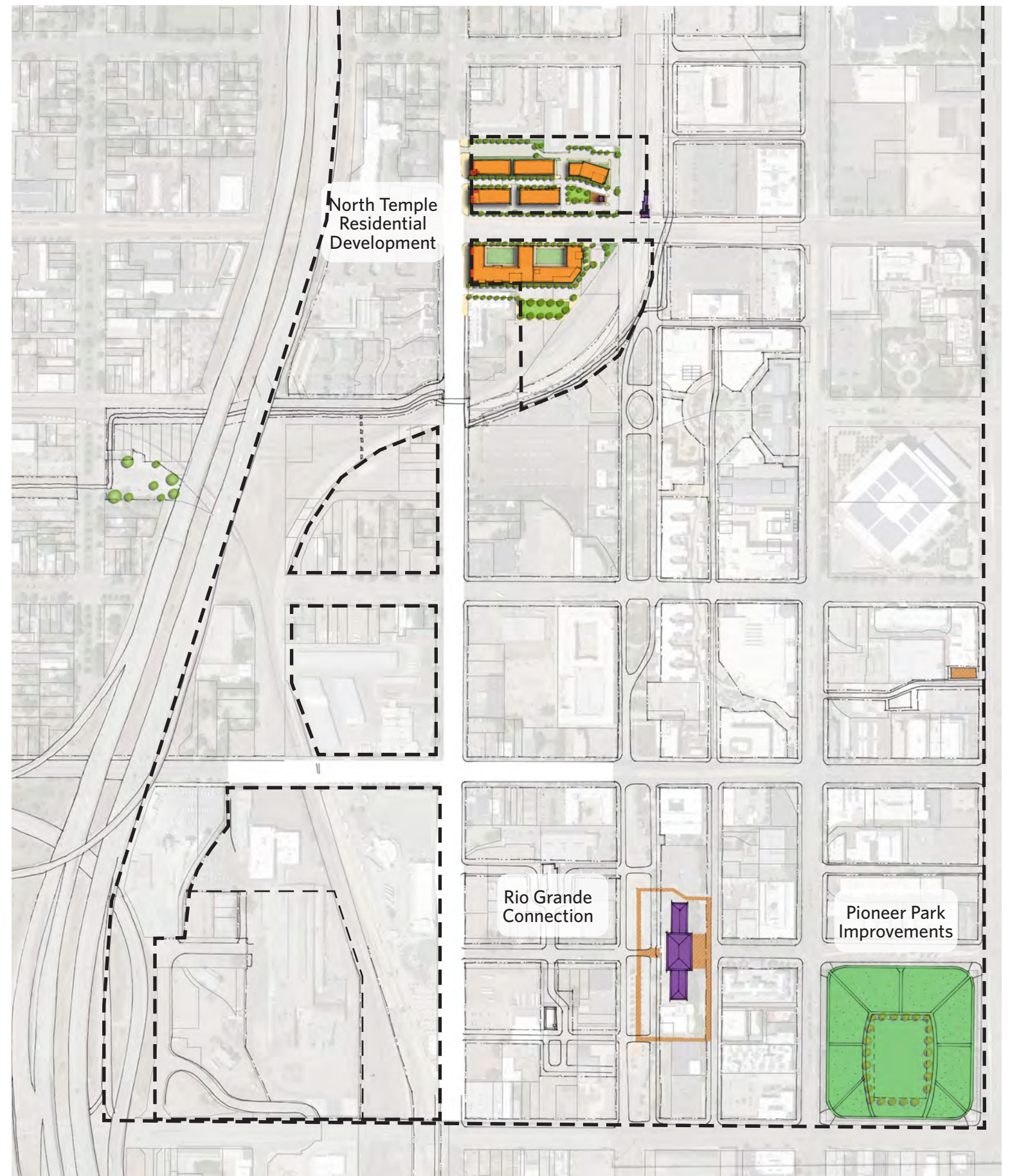


- Program
 - Station MF: +/- 100 Units (0/Unit)
 - Corner MF: +/- 250 Units (.5/Unit)
 - Retail: +/- 5,000 SF
 - Office: +/- 200,000 SF (expansion options)
 - Parking Garage: +/- 100 for Office & +/- 350 for Park/Ride
- Options to develop Greyhound site.

PHASING

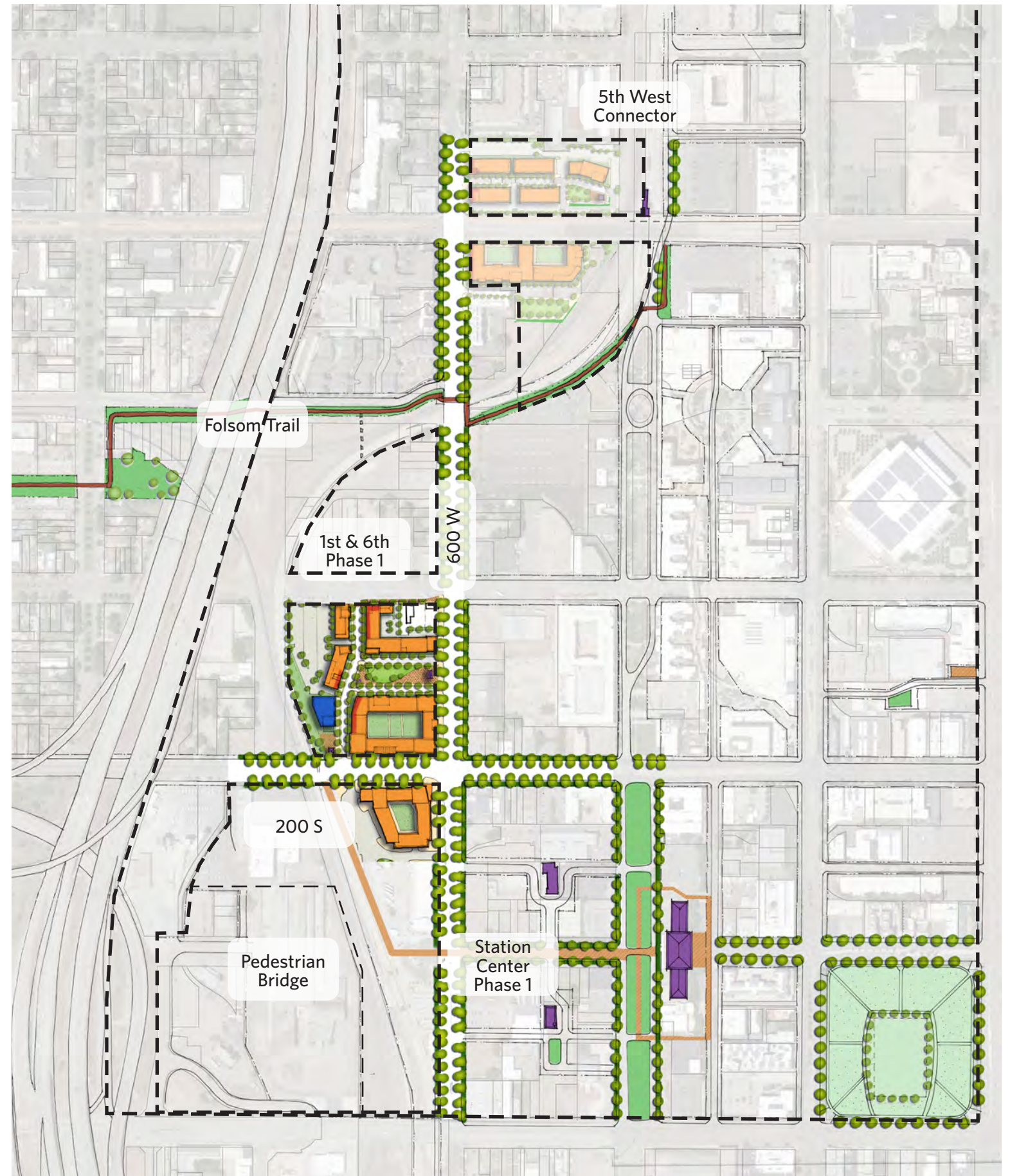
SEQUENCING: 0-3 YEARS

- Pioneer Park current phase improvements
- North Temple residential development
- Rio Grande Depot connection



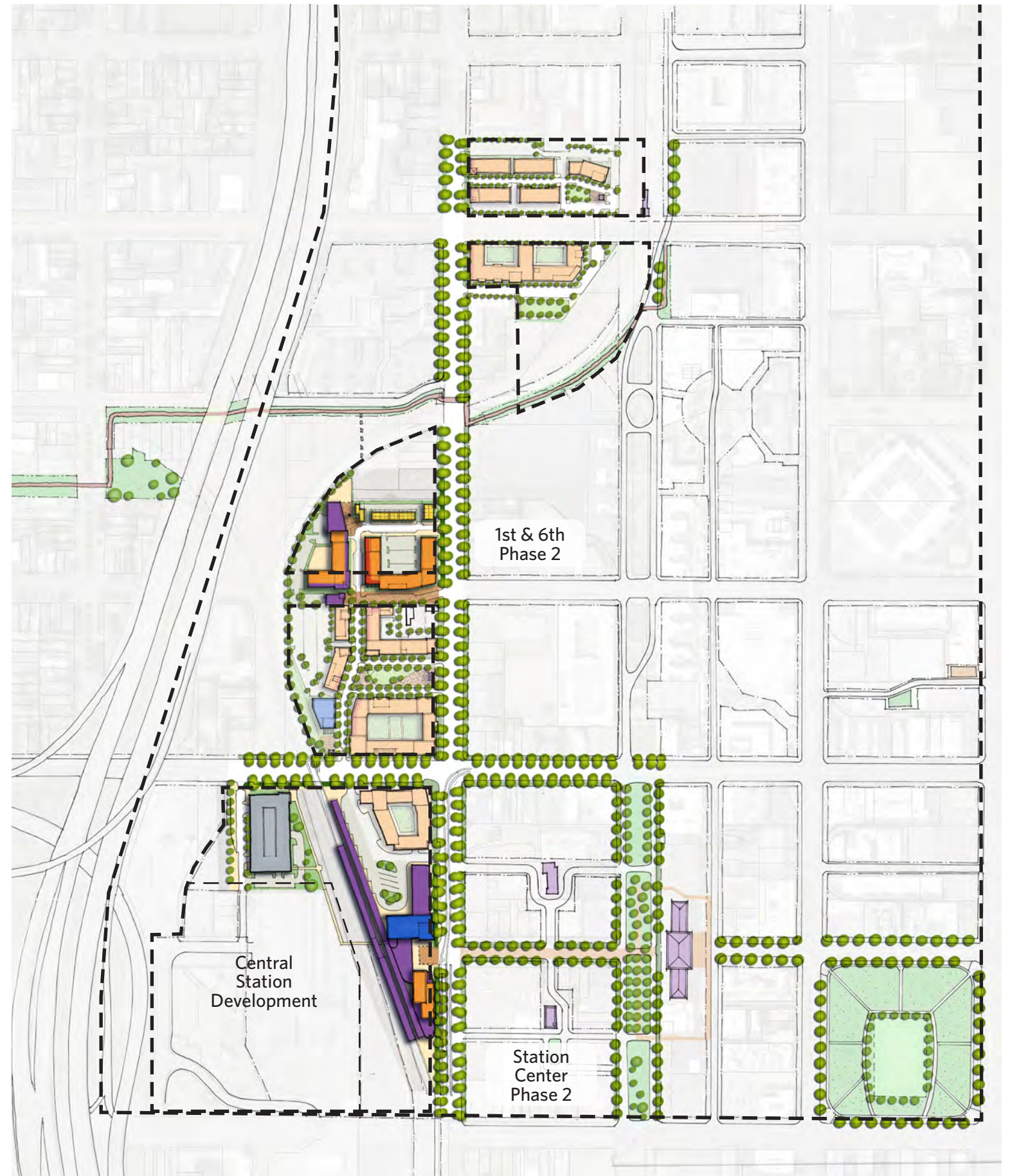
SEQUENCING: 3-5 YEARS

- Pioneer Park future improvements
- Interim Park Blocks solution
- Station Center Phase 1
- Folsom Trail
- 500 W connector
- 600 W street improvements
- 1st & 6th Phase 1
- Clean fuels center
- Central Station residential development
- Central Station pedestrian bridge

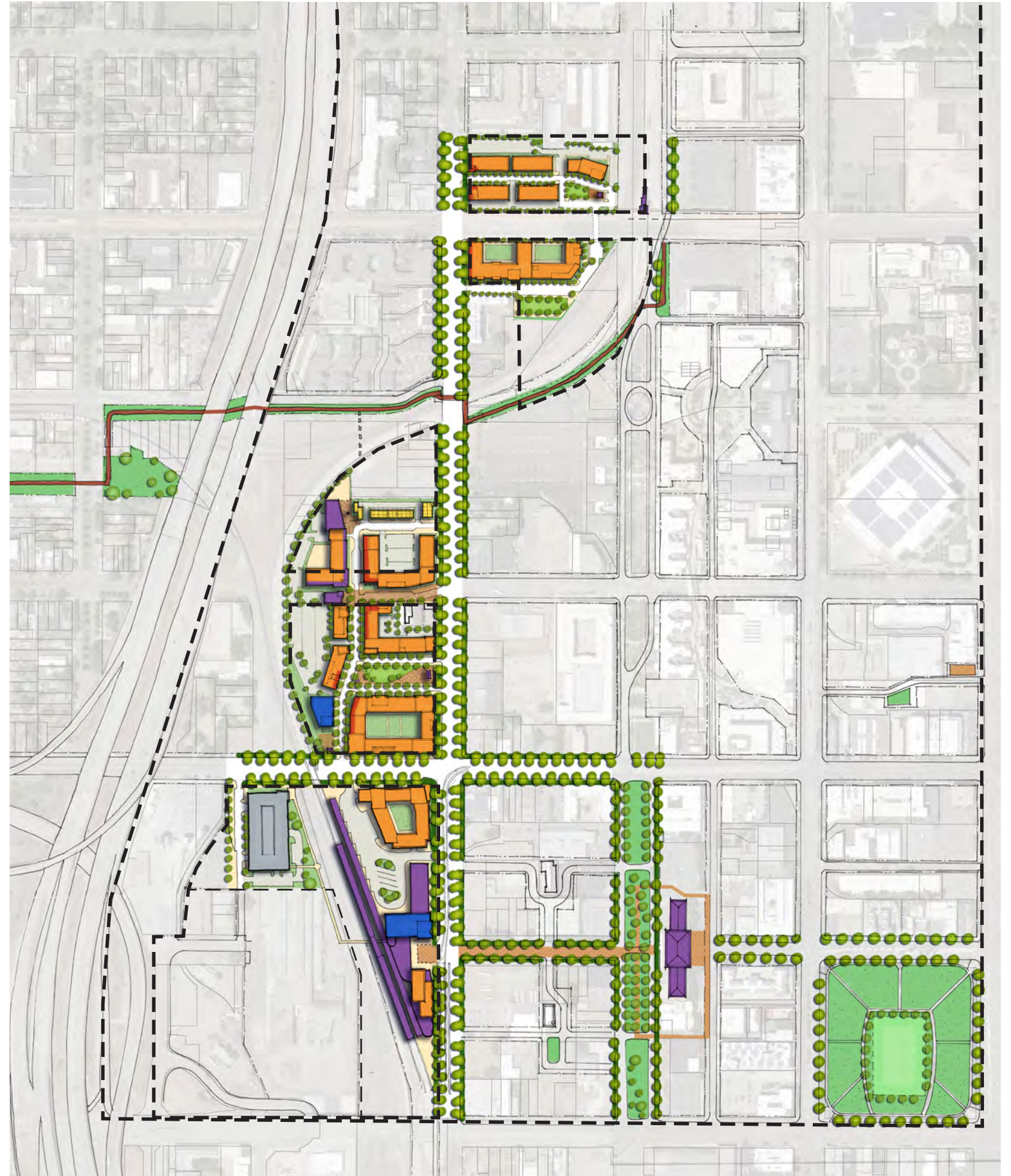


SEQUENCING: 5+ YEARS

- Complete Park Blocks solution
- Station Center Phase 2
- 1st & 6th Phase 2
- Central Station development

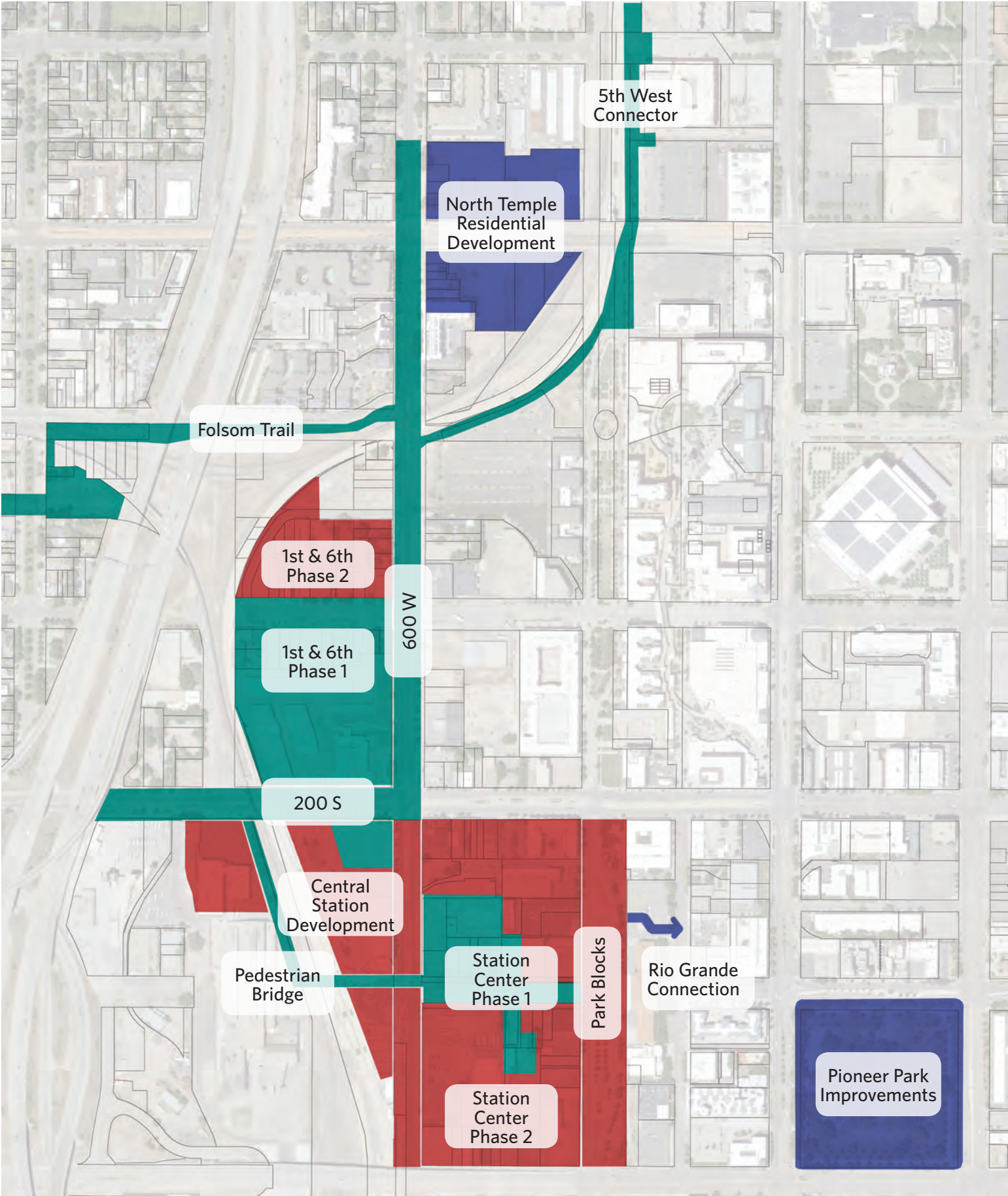


STATION AREA PLAN

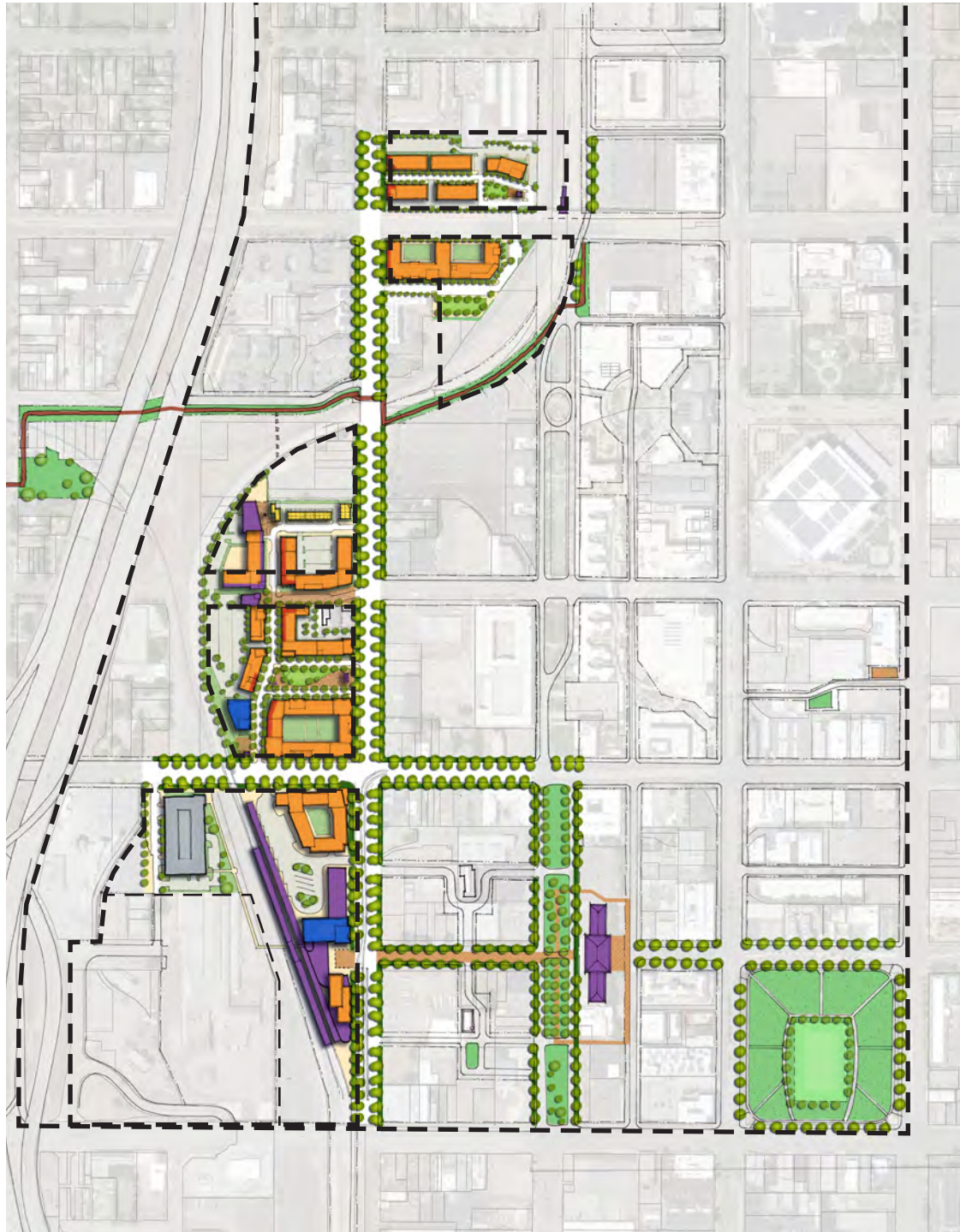


SEQUENCING

- 0-3 YEARS
- 3-5 YEARS
- 5+ YEARS



DEVELOPMENT POTENTIAL



- 10-year development opportunity
 - MF: Between 700 and 1,400 Units
 - Retail: +/- 15,000 SF
 - Office: +/- 250,000 SF
 - Arts & Cultural: +/- 110,000 SF

NEXT STEPS



- Detailed review of the planning with City Departments
- Finalize the Master Plan
- Strategic Recommendations for moving forward
- Policy Recommendations
- Final Presentation in September



Creating a sense of place through collaboration, context, and community.