

Salt Lake Central – Station Area Plan Addendum



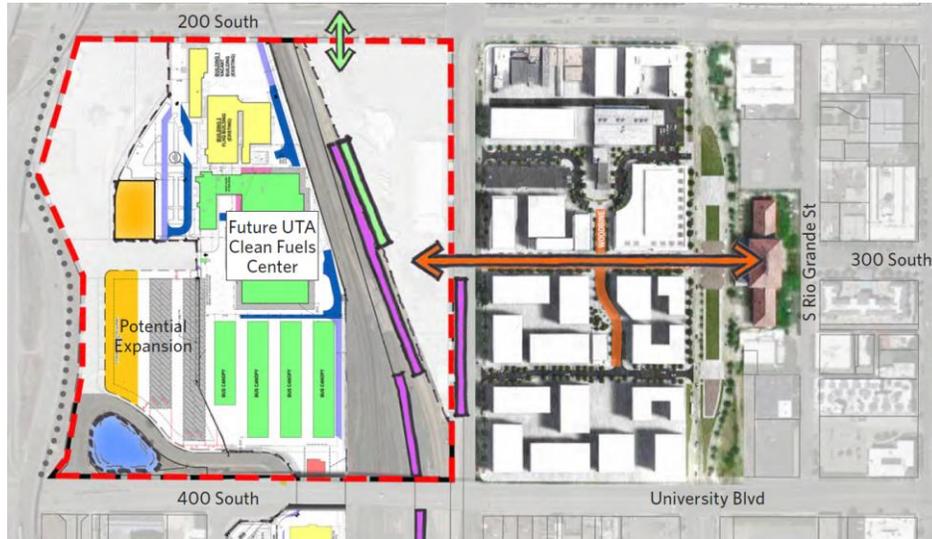
Background

Original Plan

- Initiated in 2018, (UDA) Urban Design Associates
- Collaboration between UTA & Salt Lake City RDA
- Involved extensive community engagement
- Provided a cohesive vision for the plan area



Purpose of the Addendum



Premises

- Understand development potential of properties west of Salt Lake Central Station
- Identify properties necessary to expand bus storage at the Depot District Clean Fuels Center
- Reconfigure transit-critical infrastructure, to be compatible with Station Center Redevelopment
- Render UTA’s expectations within a future Salt Lake Central Redevelopment RFP



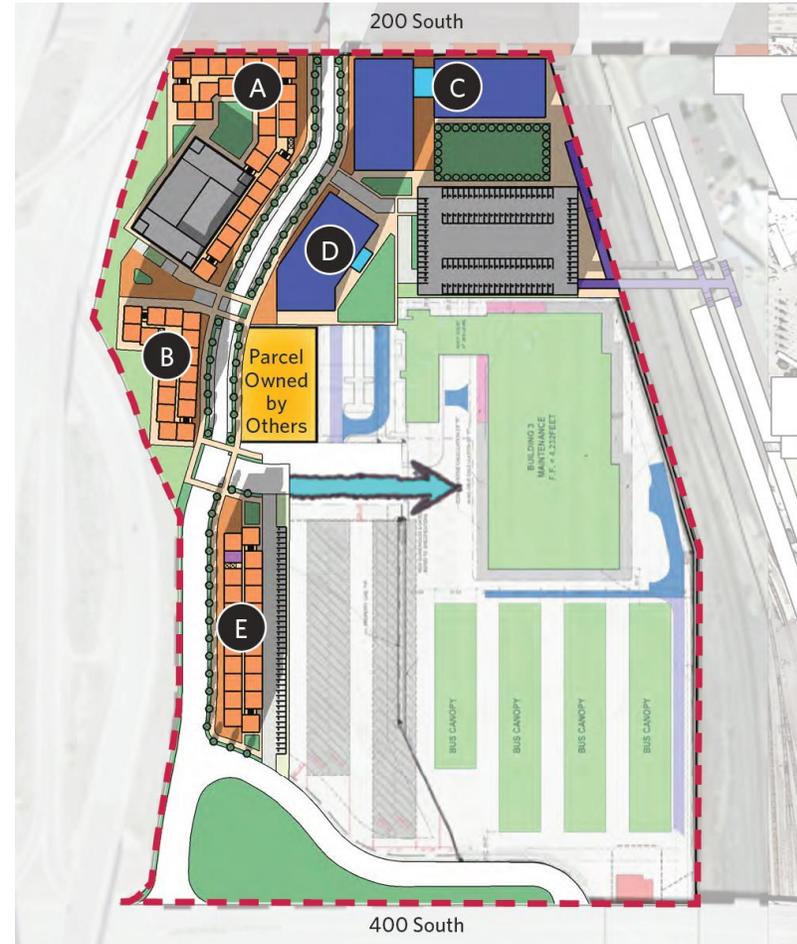
Land Use Concept 1

Premises

- Possible within existing parcel configuration
- Office emphasis
- Clear separation of UTA & private development

Program

- Office: 400,000 Sqft
- Residential: 400 Units
- Retail: 6,600 Sqft
- Amenity Space: 6,000 Sqft
- Parking: 1,540 (350 park & ride stalls)



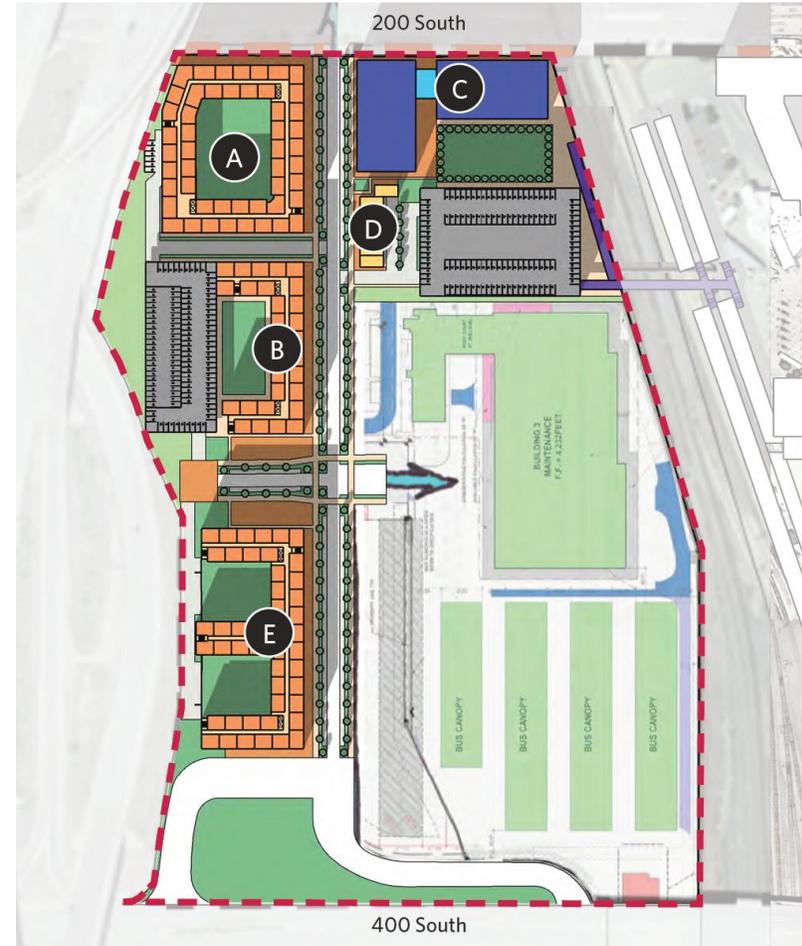
Land Use Concept 2

Premises

- Requires reconfiguration of parcels
- Residential emphasis
- Blending of UTA and private development

Program

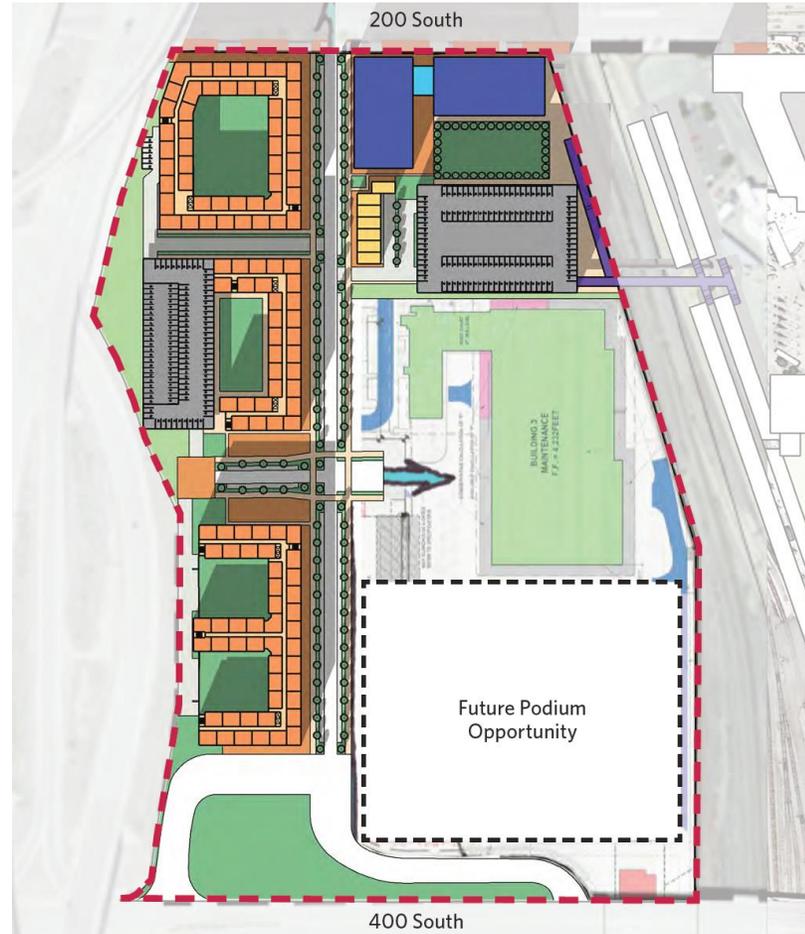
- Office: 275,000 Sqft
- Residential: 770 Units
- Retail: 5,500 Sqft
- Amenity Space: 20,000 Sqft
- Parking: 1,820 (350 park & ride stalls)



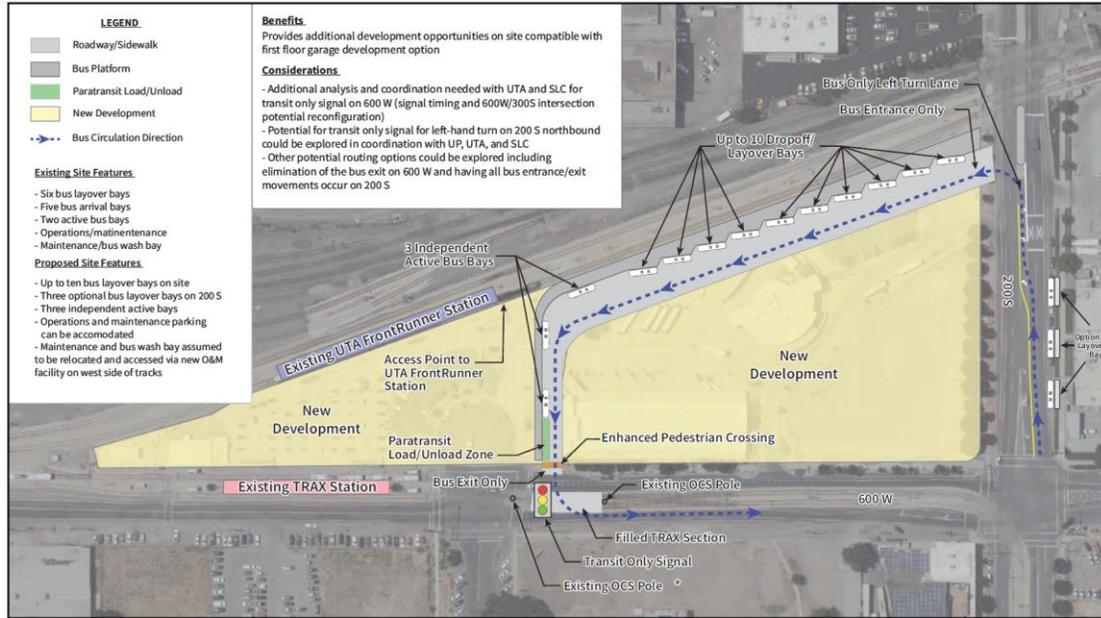
Land Use Concept 2 – Future Podium Opportunity

Premises

- Distant opportunity (approx. 10-15 years), when the real estate market makes viable
- Construct podium over UTA bus parking facilities, allowing further mixed-use development on top



Bus Loop Reconfiguration – Preferred Concept



Premises

- Entrance into loop from 200 South
- Exit from loop at 600 West, using transit-prioritized signal
- 10 staging areas, 3 layover areas
- Common boarding/alighting area
- Improves efficiency of bus routes
- Opens approx. 1.9 acres for productive land uses

