



# TOC Planning & Design Principles

May 14, 2025



# Objective:

Create a guiding document for multiple audiences outlining the best practices for successful Transit-Oriented Communities.







# Framework:

**Begins with state and regional context**

**Explains UTA's role and objectives**

**Summarizes guidelines and standards**

**Introduction: Purpose**

**TOC: A Strategy for Growth in Utah**

**Supporting the Regional Growth Vision**

**Why TOCs Matter to UTA**

**Guidelines and Standards:**

- **Connectivity**
- **Land Use**
- **Site and Architectural Design**
- **Safe and Thriving Communities**
- **Management**

**Conclusion**

# Connectivity:

## **Purpose:**

**Establish safe and convenient access to and from UTA's transit network and throughout the station area via multiple modes of transportation**

- **Pedestrian**
- **Bicycle, Micromobility, and Other Active Transportation**
- **Bus/Transit**
- **Automobile**

**Connectivity is hierarchal, with priority given to the pedestrian experience.**



# Connectivity:

## *Examples*

### *Pedestrian*

- Traffic calming
- Minimizing conflict points
- Wayfinding
- Enhanced crossings

### *Bike/Active Transportation*

- Short and long-term storage
- Bicycle-priority corridors
- Sharing service accommodations

### *Bus/Transit*

- Coordination with UTA
- Adherence to adopted plans
- Adherence to UTA Design Criteria

### *Automobile*

- Gridded street network
- Short blocks
- Reduced/shared parking
- Convenient drop-off locations

# Land Use:

## **Purpose:**

**Encourage a high-intensity mix of land uses and a variety of housing types to accommodate a mix of incomes**

## *Examples:*

- *Mix of vertical and horizontal land uses*
- *50+ dwelling units per acre*
- *Big box retail, industrial, and drive-thru uses are discouraged*
- *Mixed income housing is encouraged*



# Site & Architectural Design:

## Purpose:

**Create safe and engaging corridors and spaces through proper building orientation, visual interest, parking strategies, and open space integration.**

## Examples:

- *Buildings oriented to the street*
- *Minimal setbacks*
- *Vertical and horizontal articulation*
- *Emphasis on ground floor activation*
- *Pedestrian access on main streets*
- *Automobile access from side streets*
- *Screened parking (preferably structured)*
- *Integrated, accessible, and safe open spaces*

# Safety:

## **Purpose:**

**Create accessible, safe, and welcoming environments that serve all users.**

## *Examples*

- *“Eyes on the street”*
- *Territorial reinforcement*
- *Access control*
- *Maintenance standards*
- *Activated public spaces*





# Management:

## Purpose:

**Encourage management strategies to ensure long-term maintenance, reduce parking ratios, and reinforce alternative transportation modes**

## Examples

- *Encourage fare pass program*
- *Shared parking opportunities*
- *Shared mobility options*
- *Maintenance standards*





# Next Steps:

**Finalize document**

**Return for Board adoption**