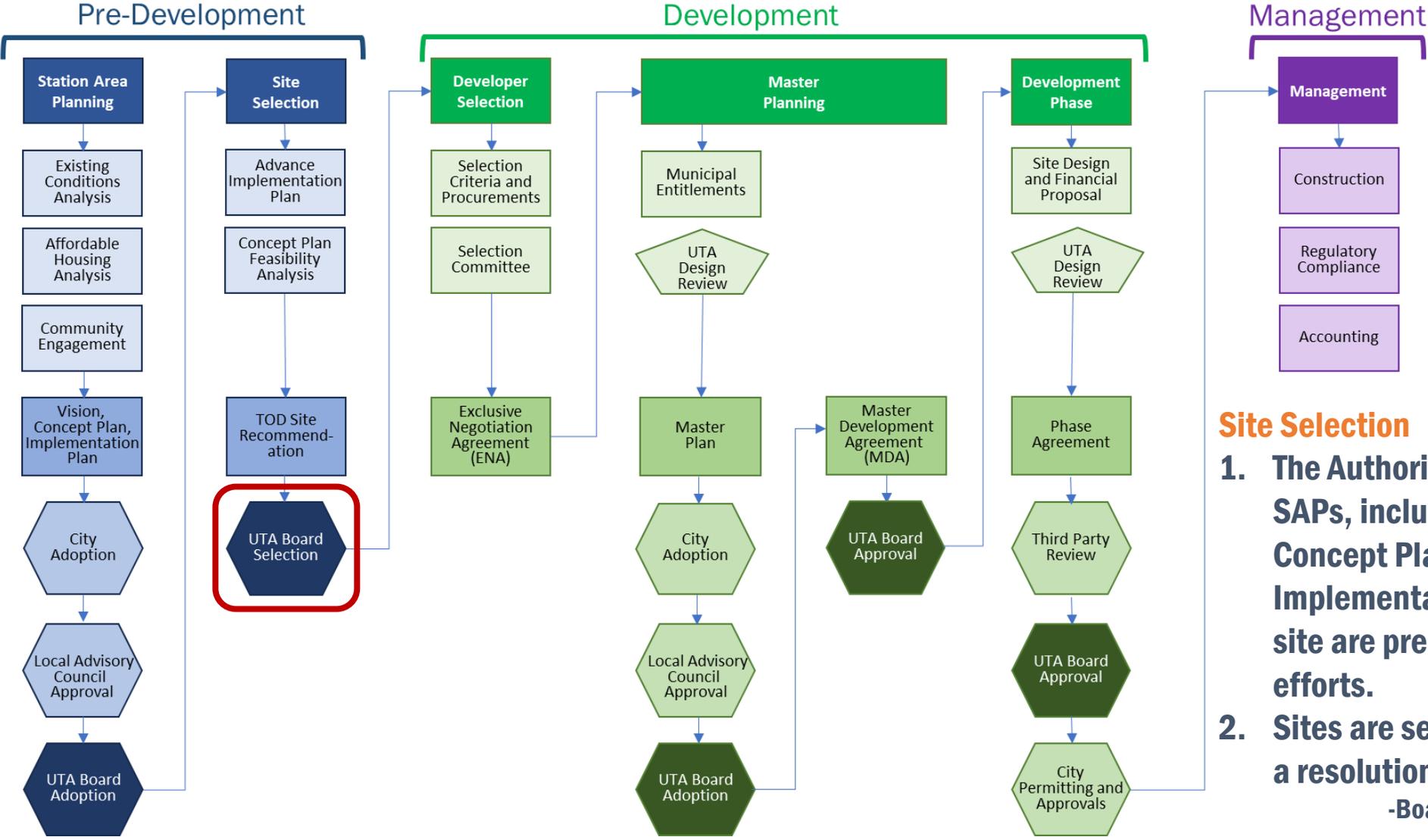


# **R2024-06-08 - Resolution Designating the Midvale Center Station a Transit Oriented Development Site**



# UTA TOC Planning and Development Process



## Site Selection

1. The Authority analyzes findings from SAPs, including feasibility of the Concept Plan and progress of the Implementation Plan, to determine if site are prepared for development efforts.
2. Sites are selected for development by a resolution of the Board of Trustees.

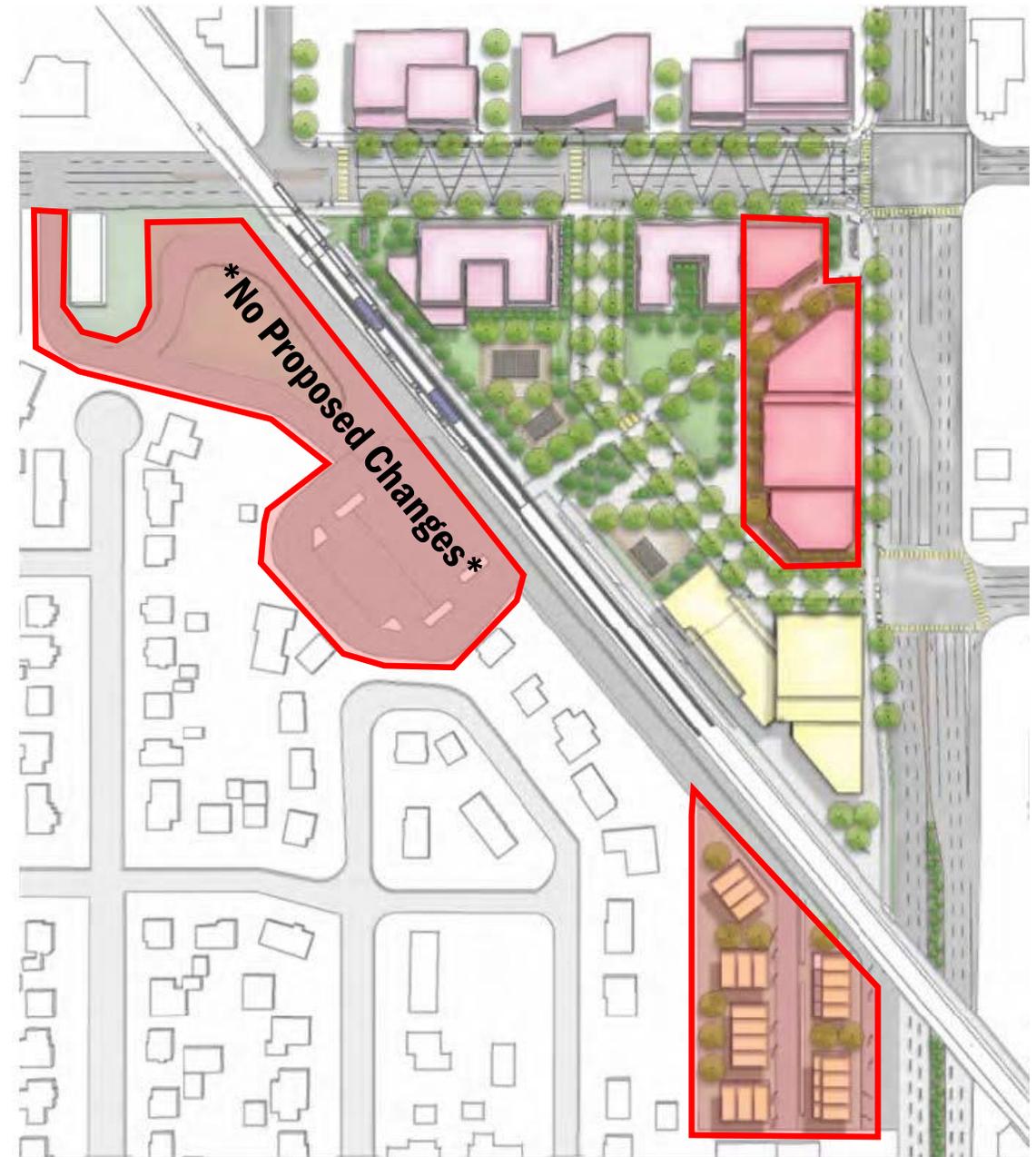
-Board of Trustees Policy No 5.1, III.C

# Midvale Center Station Area Concept Plan

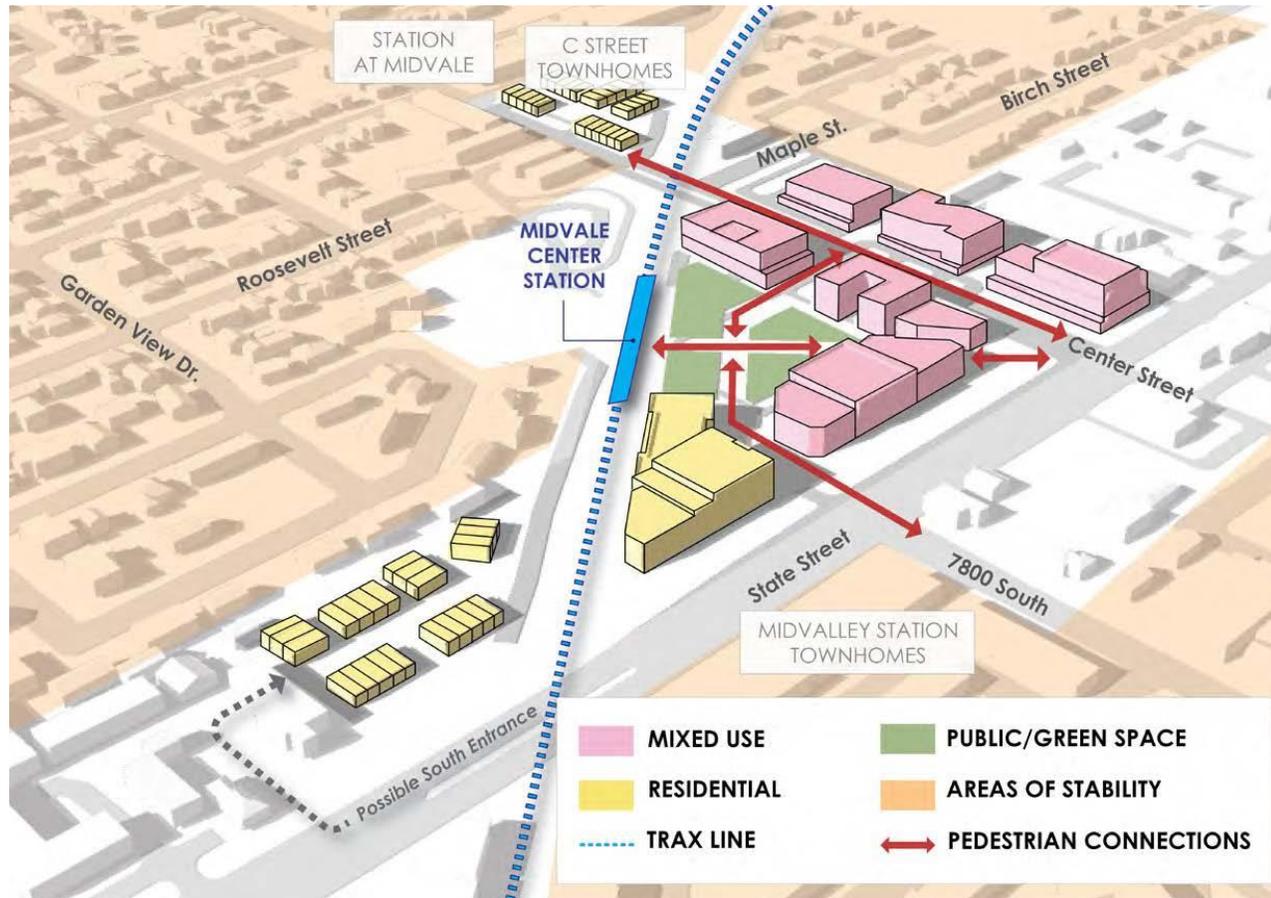
UTA parcels designated as  
“High-Priority” for redevelopment

Plan calls for:

- **Mixed-Use & Residential**
- **Park & Ride lot adjacent to platform remains unchanged**
- **Public green space added near TRAX platform**



# Midvale Center Station Area Implementation & Market Feasibility



## Plan Implementation

- Redevelop underutilized south Park & Ride lot for residential use
- Existing ENA – waiting for UTA approvals for joint development opportunities
- Issue RFPs for development partners

## Market Feasibility

- Station Area Plan development scenarios and anticipated absorption are *consistent with market trends.*
- There are *developers in the market interested* in the UTA property at Midvale Center for residential and mixed-use development.

# Recommended Action

(by roll call)

Motion to approve R2024-06-08 - Resolution Designating the Midvale Center Station a Transit Oriented Development Site, as presented

