

**AR2024-05-02 – Resolution
Approving and Recommending
Adoption of the Midvale Center
and Fort Union Station Area Plan**



Station Area Plan

- SAP project led by Midvale City, supported by UTA and WFRC
- Funded by the Governor’s Office of Economic Opportunity (GOEO)
- Plan adopted by Midvale City and certified by WFRC in 2024



Plan Area

- 2 TRAX Blue Line stations
- Intersecting 0.5-mile station area buffers
- Potential redevelopment areas: 64 acres
- Strives to create a shared development vision and improved connectivity between 2 stations

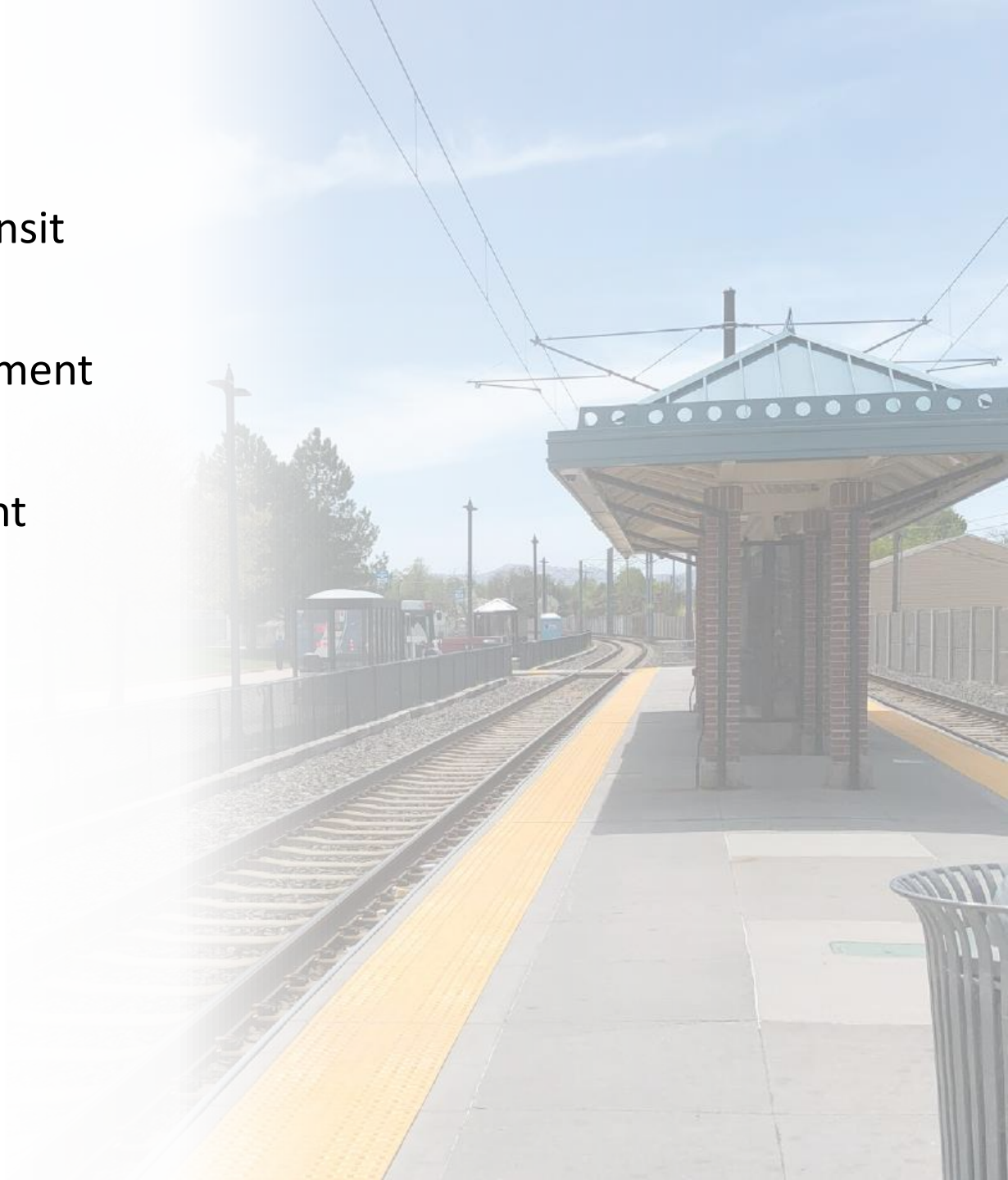
UTA Property

- Midvale Fort Union: 5.3 acres
- Midvale Center: 5.7 acres



Station Area Plan Goals

- Increase safe multimodal connectivity and transit access
- Enhance access to opportunities in redevelopment areas
- Implement new varied and viable development opportunities
- Provide high-quality, diverse housing options
- Create collaborative and sustainable design

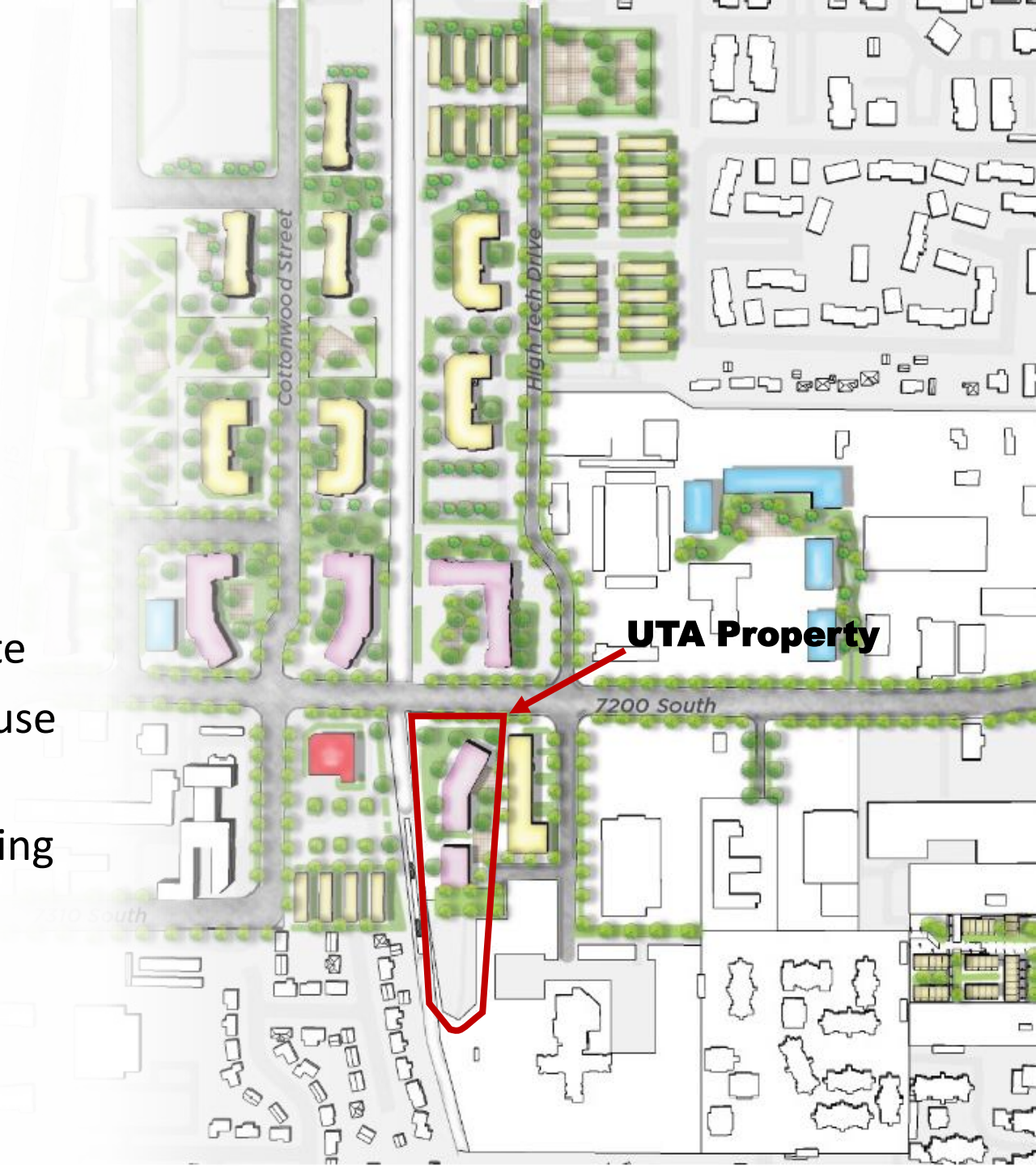


Midvale Fort Union

- Create higher-density and mixed-use TOD zoning for new development opportunities
- Add abundant landscaping and street trees in station area

UTA Property

- 5.3 acres available for redevelopment
- Identified as high priority Phase I project site
- Construct med-density (4-7 stories) mixed-use development
- Repurpose Park & Ride lot into shared parking garage for transit users

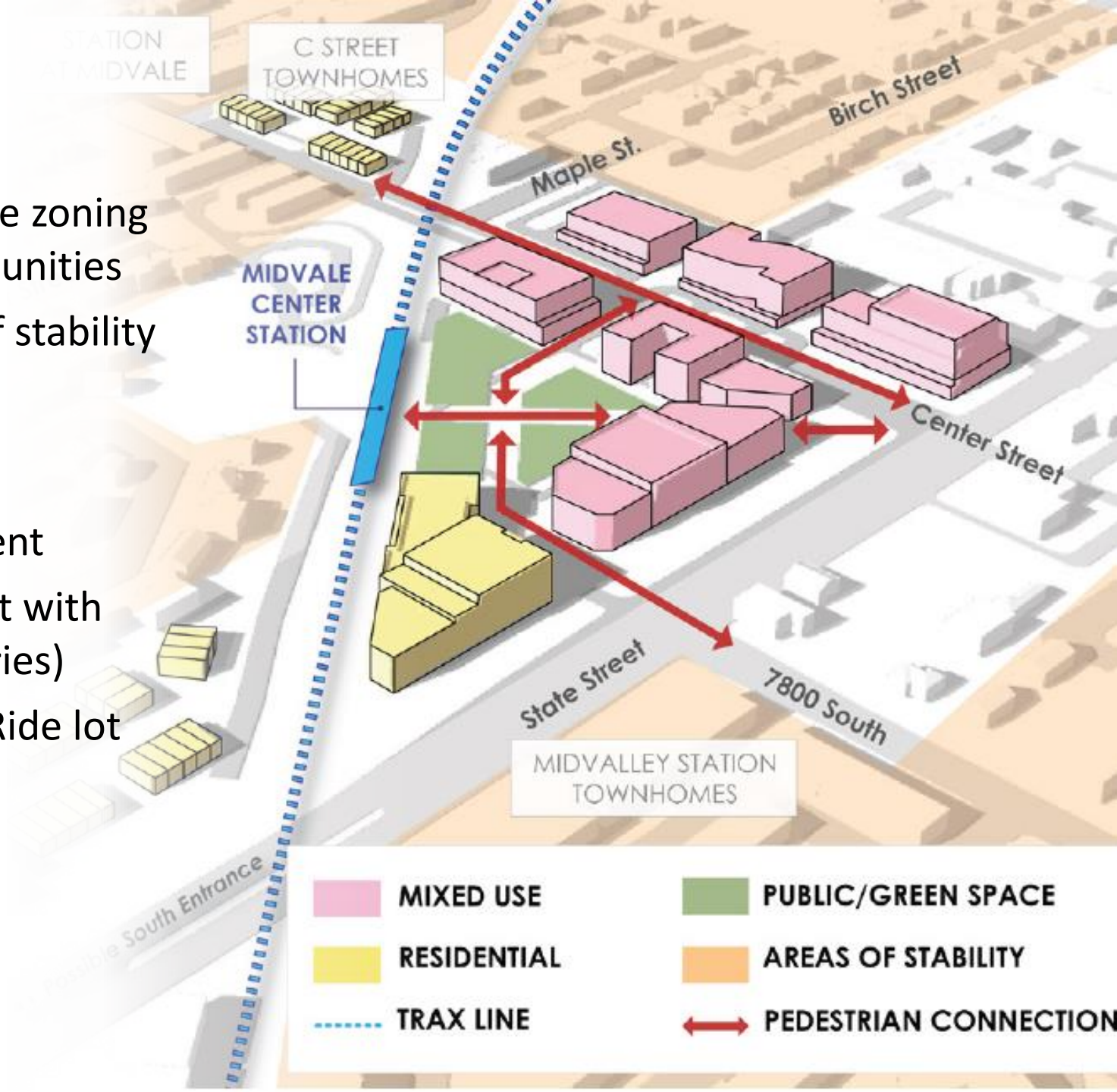


Midvale Center

- Create higher-density and mixed-use zoning for small-scale development opportunities
- Station area constrained by areas of stability (primarily: single-family dwellings)

UTA Property

- 5.7 acres available for redevelopment
- Repurpose southern Park & Ride lot with multifamily residential (up to 3 stories)
- Preserve existing northern Park & Ride lot and bus loop configuration



Questions & Comments



Recommended Action (by acclamation)

Motion to approve AR2024-05-02 – Resolution Approving and Recommending Adoption of the Midvale Center and Fort Union Station Area Plan

