

**AR2024-05-01 – Resolution  
Approving and Recommending  
Adoption of the Ballpark Station  
Area Plan**



# Station Area Plans – House Bill 462 (2022)

A Station Area Plan is “a plan that establishes a *vision*, and the *actions* needed to implement that vision, for the development of land within a station area.”

## Requirement:

“A municipality that has a fixed guideway public transit station located within the municipality’s boundaries shall, for the station area: (1) develop and adopt a station area plan; and (2) adopt any appropriate land use regulations to implement the station area plan.”





## Objectives

1. Increasing the *availability and affordability of housing*, including moderate income housing
2. Promoting *sustainable environmental conditions*
3. Enhancing *access to opportunities*
4. Increasing *transportation choices and connections*

## Components:

1. **Station Area Vision**
2. **Map (Concept Plan)**
3. **Implementation Plan**
4. **Statement of compliance**

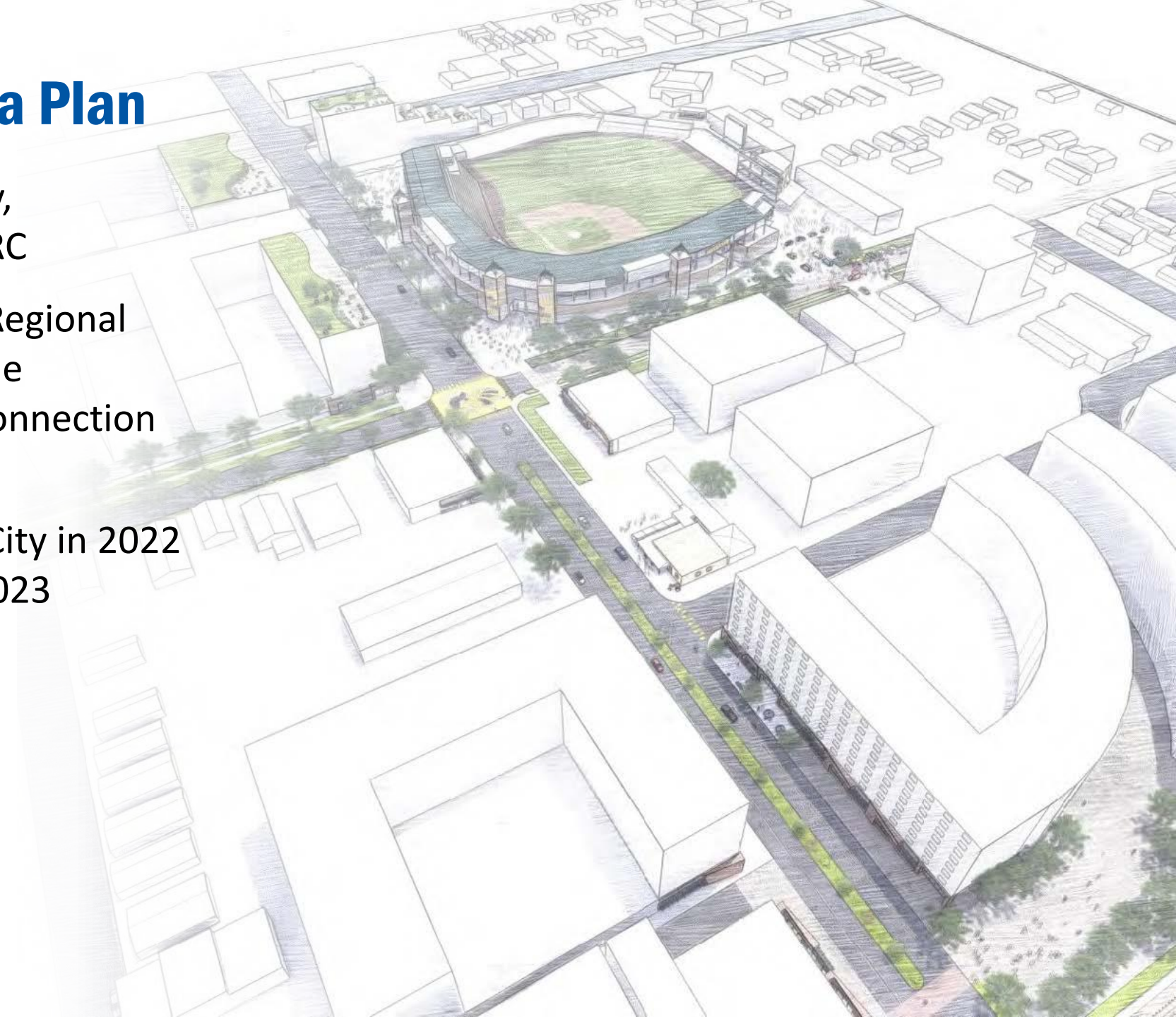
## Local Advisory Council Role

**“Reviewing, approving, and recommending final adoption by the board of trustees of any plan for a transit-oriented development where a large public transit district is involved”**



# Ballpark Station Area Plan

- Project led by Salt Lake City, supported by UTA and WFRC
- Funded by Wasatch Front Regional Council (WFRC), through the Transportation Land Use Connection (TLC) Program
- Plan adopted by Salt Lake City in 2022 and certified by WFRC in 2023

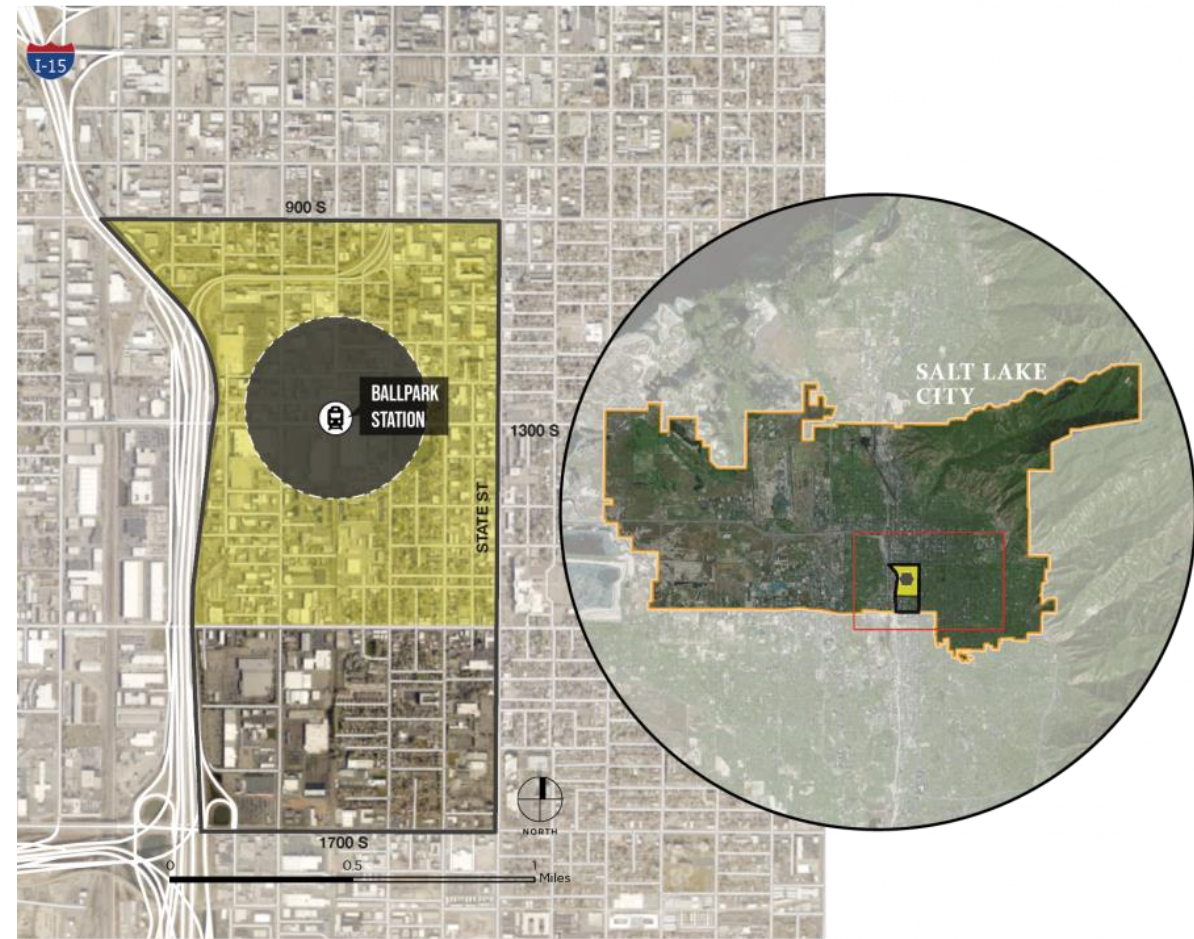


# Ballpark Station – Plan Area

- Total Area: Roughly 600 acres
- UTA Property: 3.2 acres

## “Big Move” Plan Goals

- Create a Transit Supportive Zone to add density, mixed-uses, and urban livability amenities
- Reconfigure TRAX station from suburban to urban-supportive design
- Increase connectivity, walkability, and transit access in the station area

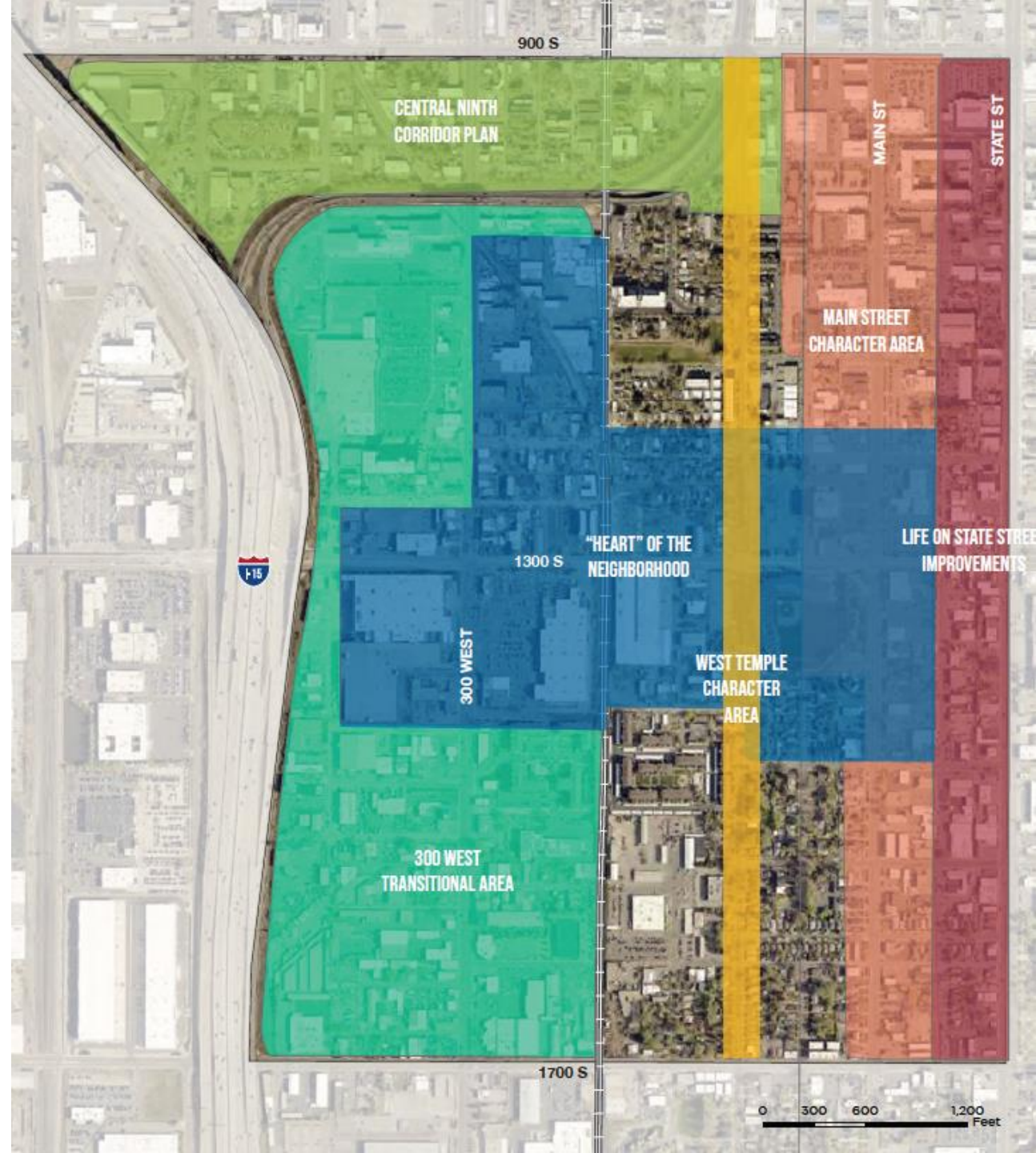


### LEGEND

- Heart of the Neighborhood
- Ballpark Station Area
- ▭ Ballpark Neighborhood Boundary

# Heart of the Neighborhood

- Central hub of the station area
- Highest density (8-10 stories maximum) development
- Density must be balanced with mixed-use and public realm amenities
- Prioritize transit access and neighborhood connectivity
- Require activation of the 1300 South frontage with retail, restaurants, street furniture, and landscaping



# Ballpark Station – UTA Property

- 3.2 acres available for redevelopment
- Current Use:
  - Park & Ride lot (193 stalls)
  - Bus loop and 3 saw-tooths

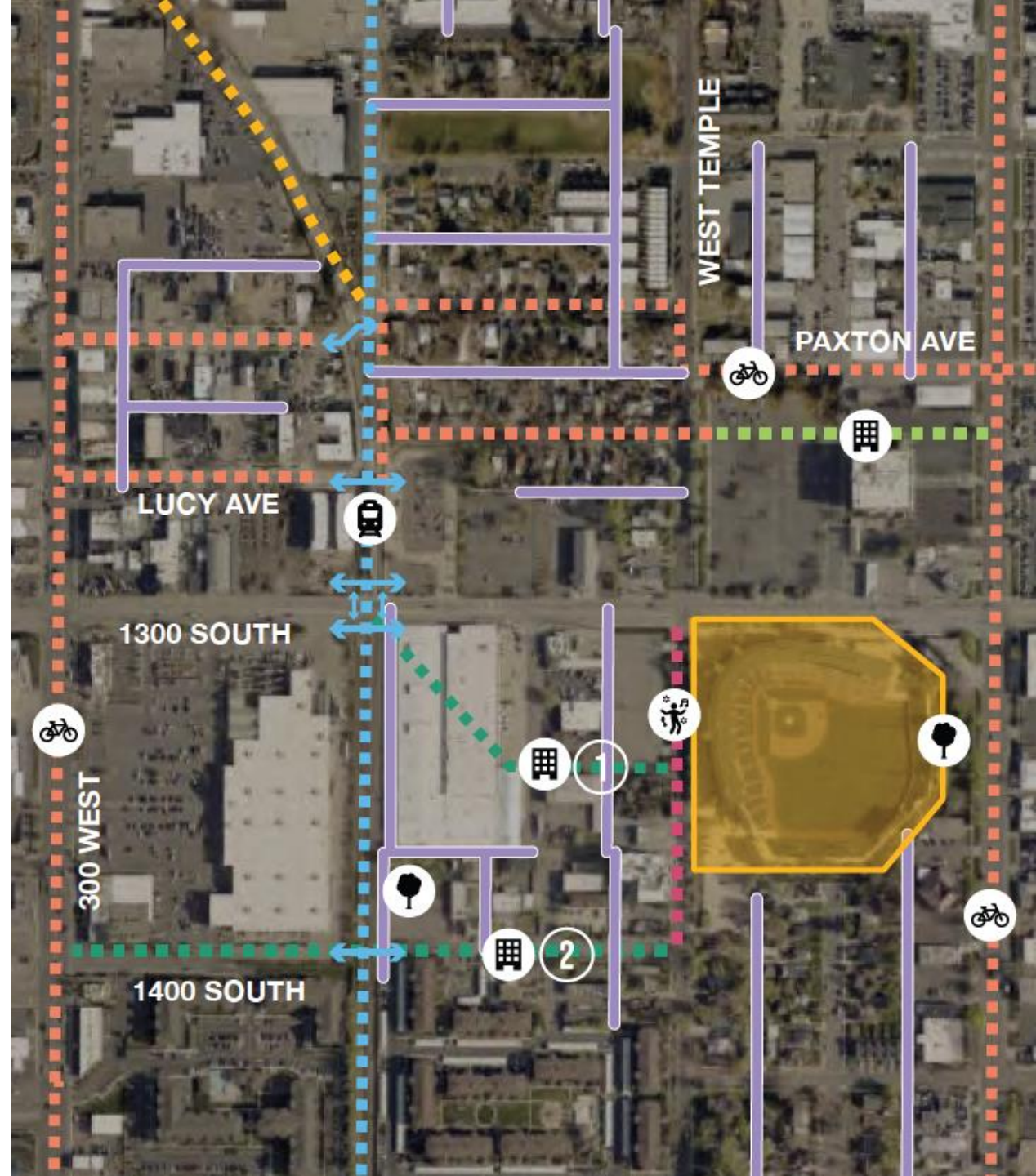
## Recommendations

- Repurpose parking stalls with high-density mixed-use development
- Install side-loading platforms to improve east and west TRAX access
- Construct transit plaza/public amenity space



# Station Access & Connections

- Construct pedestrian crossing across 1300 South adjacent to TRAX gate arms
- Remove fence on UTA property to improve access from west side
- Implement pedestrian crossing to the north of station platform
- Establish bike routes throughout station area
- Add mid-block crossings to create a system of pedestrian pathways



# Questions & Comments



# Recommended Action (by acclamation)

Motion to approve AR2024-05-01 – Resolution Approving and Recommending  
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