

Transit Oriented Development at UTA

Past Successes and Future Possibilities

Utah State Legislature: Transportation Interim Committee

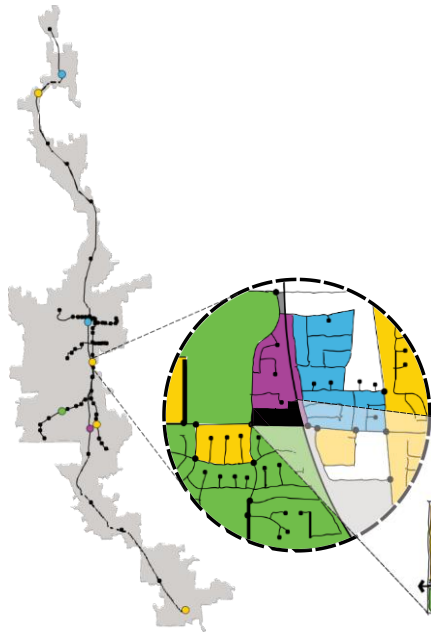
June 19, 2019



Overview

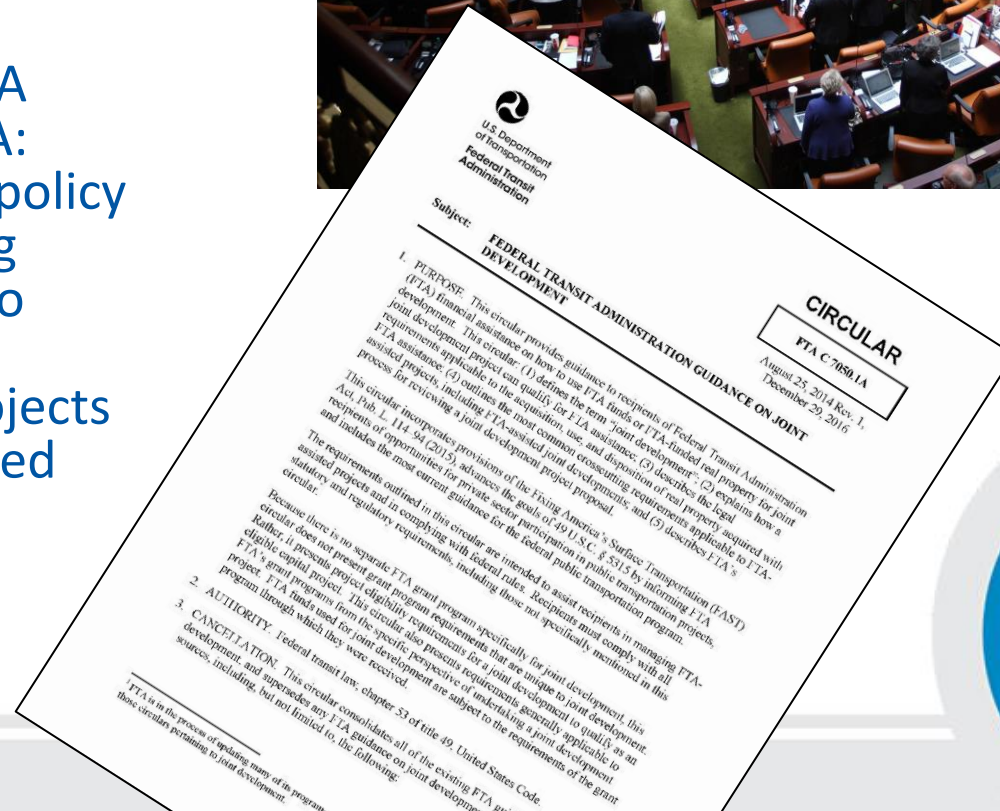
Three Focus Areas for UTA Transit Oriented Development (TOD):

1. Joint Venture (JV) with UTA owned land
 - Defined as “Joint Development” per Federal Transit Administration (FTA)
2. Transit-Supportive Station Area/Corridor Planning
 - WFRC’s “Transportation Land Use Connection (TLC)” Grant Program
 - FTA’s “TOD Planning Grant” Program
3. Broader role for UTA with Housing Affordability



Federal and State Regulatory Framework

- March, 2010: Utah State Legislature authorizes UTA for a limited number of JV TODs (currently capped at eight).
- August, 2014: FTA Circular C7050.1A: Consolidation of policy guidance allowing transit agencies to implement Joint Development projects on federally-funded property.



UTA Goals and Objectives for all TODs

- Boost transit ridership
- Support the Regional Vision for growth
- Spur economic development
- Value capture from public investment
- Improve access to opportunity



UTA JV TOD Policy Framework

Planning

TOD
SYSTEM
ANALYSIS



STATION
AREA
PLAN



CONCEPT
LAYOUT &
PROCUREMENT



Implementation

MASTER
PLAN



SITE
DESIGN



FINANCIAL
ANALYSIS



Management

CONST
MGMT

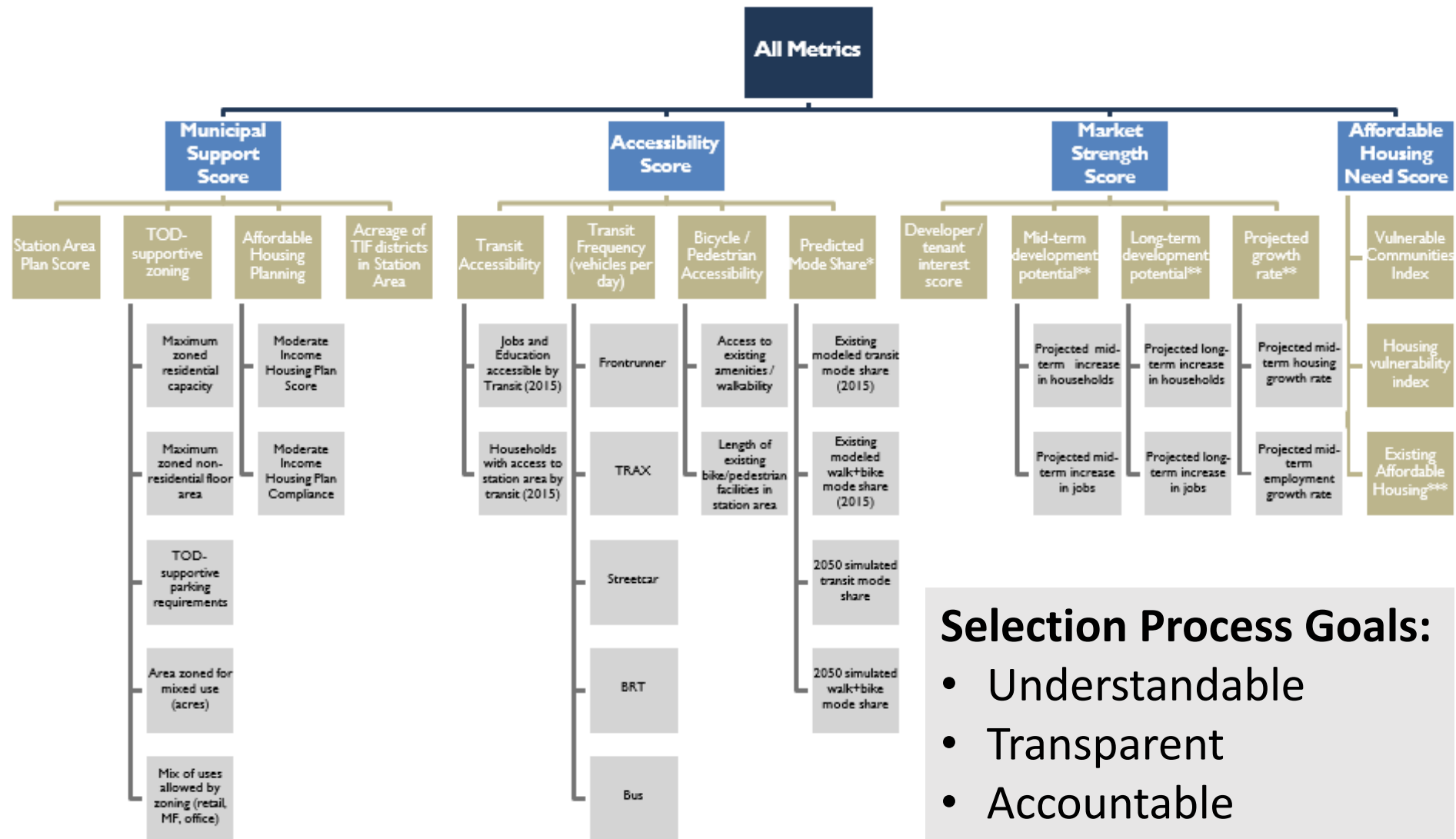


PROPERTY
MGMT

- Links UTA's decisions to regional objectives
- Captures local vision
- Incorporates existing planning efforts
- Creates objective criteria for selecting TOD sites and development partners



UTA JV TOD System Analysis/Site Selection Overview



Selection Process Goals:

- Understandable
- Transparent
- Accountable

* Predicted Mode Share is based on a model developed by the University of Utah

** Development potential and projected growth rate is based on the REMM model developed by Wasatch Front Regional Council. Mid-term reflects 10-year growth based on existing zoning; long-term reflects growth to 2050 based on aspirational zoning.

*** In order to prioritize locations that do not already have a large supply of affordable housing, the indexed version of this variable is inverted so that locations with fewer units score higher.

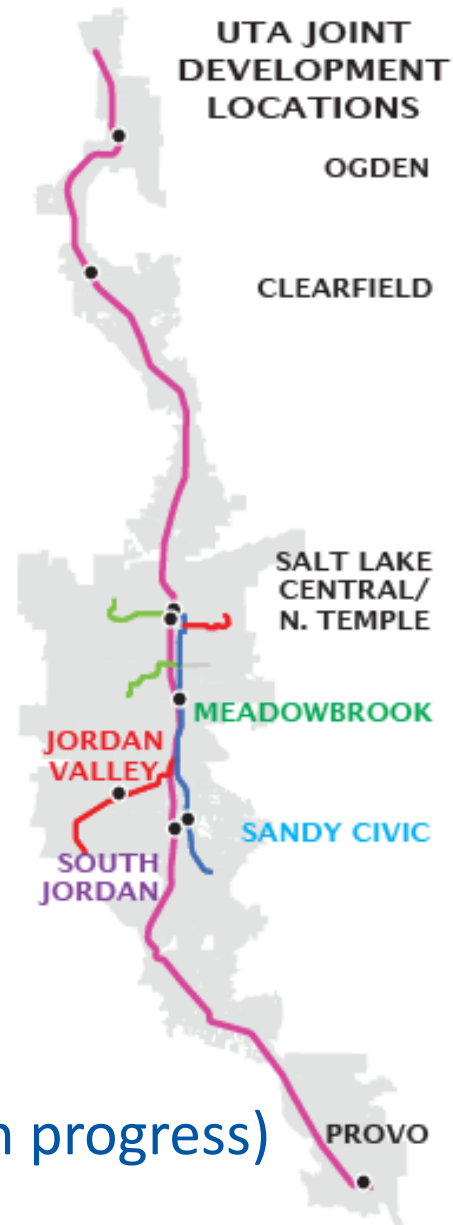
UTA JV TOD Locations and Status

Current Locations

1. Sandy Civic Center (Hamilton Partners)
2. Jordan Valley Station (Boulder Ventures)
3. South Jordan Station (Millrock Development)
4. Meadowbrook Station (Columbus Center)
5. Provo Central Station (Cowboy Partners)

Recently Selected Locations

6. Clearfield Station (procurement pending)
7. Ogden Central Station (RFP in progress)
8. Salt Lake Central/North Temple Station (RFP in progress)



Other Potential UTA JV TOD Locations

- Pleasant View (FrontRunner)
- Roy (FrontRunner)
- Farmington (FrontRunner)
- Woods Cross (FrontRunner)
- Ballpark (TRAX: Green, Blue, Red)
- Murray Central (TRAX: Blue, Red)
- Fashion Place West (TRAX: Blue, Red)
- Midvale Fort Union (TRAX: Blue)
- Midvale Center (TRAX: Blue)
- West Jordan City Center (TRAX: Red)
- Sugar Factory (TRAX: Red)
- Historic Sandy (TRAX: Blue)
- Old Bingham Highway (TRAX: Red)
- Kimball's Lane (TRAX: Blue)
- Draper Town Center (TRAX: Blue)
- Lehi (FrontRunner)
- American Fork (FrontRunner)
- Orem Central (FrontRunner and UVX)

***Approximately
94 Acres of
UTA Property
(Listing is
North to
South)***



***Note: Blue and Red Indicate the Eight
TOD Sites Already Under Development***

UTA JV TOD Spotlight: SOJO Station

South Jordan FrontRunner Station

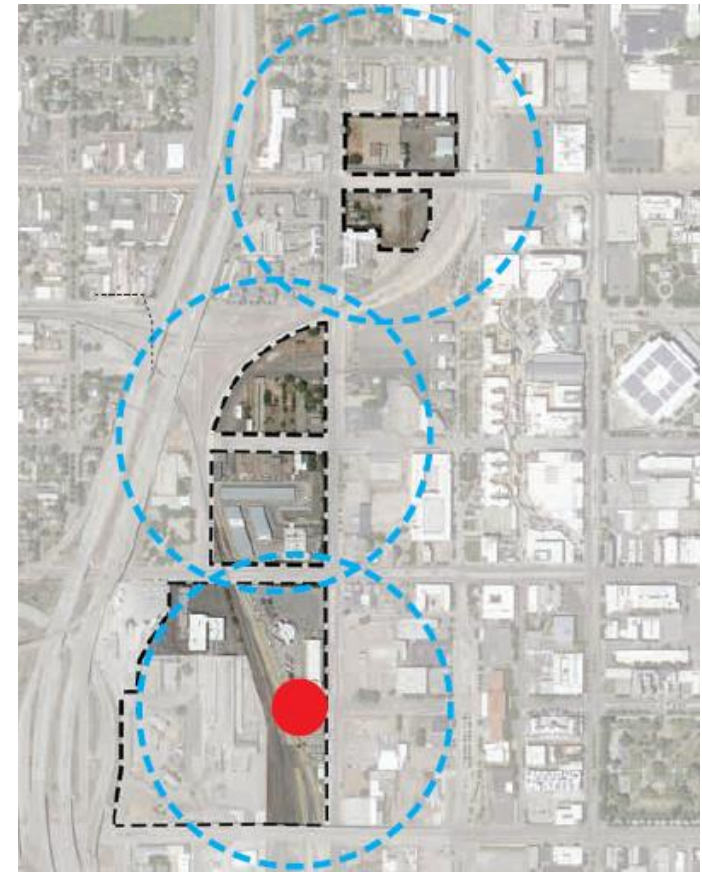
- 12 Acre Site
- 192 Room Hotel
- 2 Class A Offices
- \$110 Million Private Investment
- 2,000 High-Paying Jobs by Buildout
- **12% Ridership Increase '17-'18**



TOD Economic Impact to Date

Economic Snapshot for Five JV TOD Areas

- UTA Acreage: 37
- Assessed Value: \$11 million
- Private Investment: \$285 million
- UTA Revenue to Date: \$29 million
- Total # of Housing Units: 764 units
- Affordable Housing: 126 units
- Office Space: 570,000 SF
- Retail/Restaurant/Service Space: 35,000 SF



Salt Lake Central Station Area Planning Area

Broader Economic Impact of non-UTA Owned TOD

- Private investment within ¼ mile of rail: \$8.5B+
- Housing Affordability: Integrated with transit in new State Law (2019 Session)



TOD Land Use Planning: Beyond JV TOD at UTA



Housing Affordability and TOD

UTA Goal: Partner with State and Local Municipalities

- Positively shape locations of more density and mixed use development
- More analysis, case studies, and information sharing being developed through State Commission



TOD: Beyond the Rails!

MTIC: Major Transit Investment Corridors (in SB34)

- Includes Bus Rapid Transit (BRT) and Core Bus Corridors

Enrolled Copy

S.B. 34

AFFORDABLE HOUSING MODIFICATIONS

2019 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Jacob L. Anderegg

House Sponsor: Val K. Potter

LONG TITLE

General Description:

This bill modifies provisions related to a municipality's and a county's general plan related to moderate income housing.

Highlighted Provisions:

This bill:

- defines terms;

- modifies the requirements of certain municipalities and counties related to the moderate income housing plan element of their general plan;

- modifies the reporting requirements of certain municipalities and counties related to the moderate income housing plan element of their general plan;

- modifies provisions related to the use of Transportation Investment Fund money;

- modifies provisions related to the Olene Walker Housing Loan Fund Board; and

- makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

10-9a-103, as last amended by Laws of Utah 2018, Chapters 339 and 415

10-9a-401, as last amended by Laws of Utah 2018, Chapter 218

10-9a-403, as last amended by Laws of Utah 2018, Chapter 218

UTA



Thank You

Carlton Christensen, Chair

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