

# Station Area Planning Update

September 18, 2024

**WFRC**



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# Station Area Planning: Purpose

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**Overall goal:** Maintain and enhance quality of life, even as we grow.

- 4 million people by 2032, 5 million by 2050 (KCGPI)

**Key strategy:** Create “centers” as the hearts of our communities — walkable areas where activity is focused, with places to live, work, and play.

**Location:** Transit station areas are well suited to absorb growth and a mix of housing types.

- Opportunity to reduce vehicle travel for residents and employees, benefiting travel times and housing + transportation costs

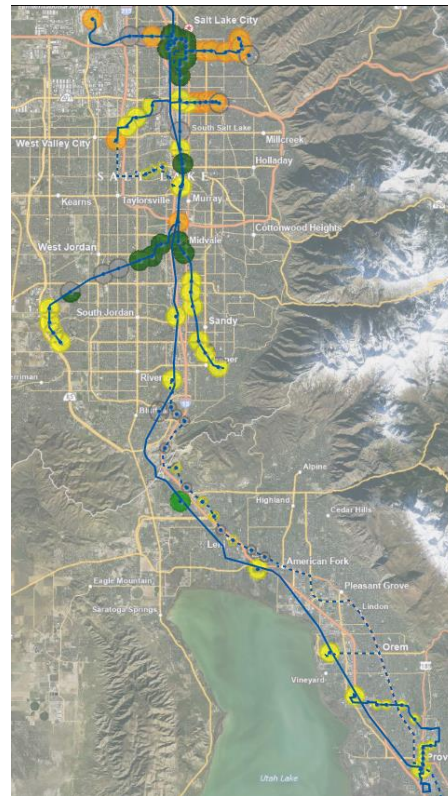
**Station Area Plan - HB462 (2022):** Collaborative planning approach to meet shared objectives.

# Station Area Planning: Objectives

1. Increase the availability and affordability of housing
2. Promote sustainable environmental conditions
3. Enhance access to opportunities
4. Increase transportation choices and connections

½ mile around rail stations

¼ mile around BRT stations



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# Station Area Planning: Components

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1. Vision
2. Map
3. Five-Year Implementation Plan
4. Statement describing how the four objectives are met
5. Public / stakeholder engagement

**WFRC and MAG, in partnership with UTA, administer technical assistance  
- \$5M from Governor's Office of Economic Opportunity**

# Station Area Planning: Status of 127 Station Areas

## SAP Required by 2025



## SAP Required after 2025



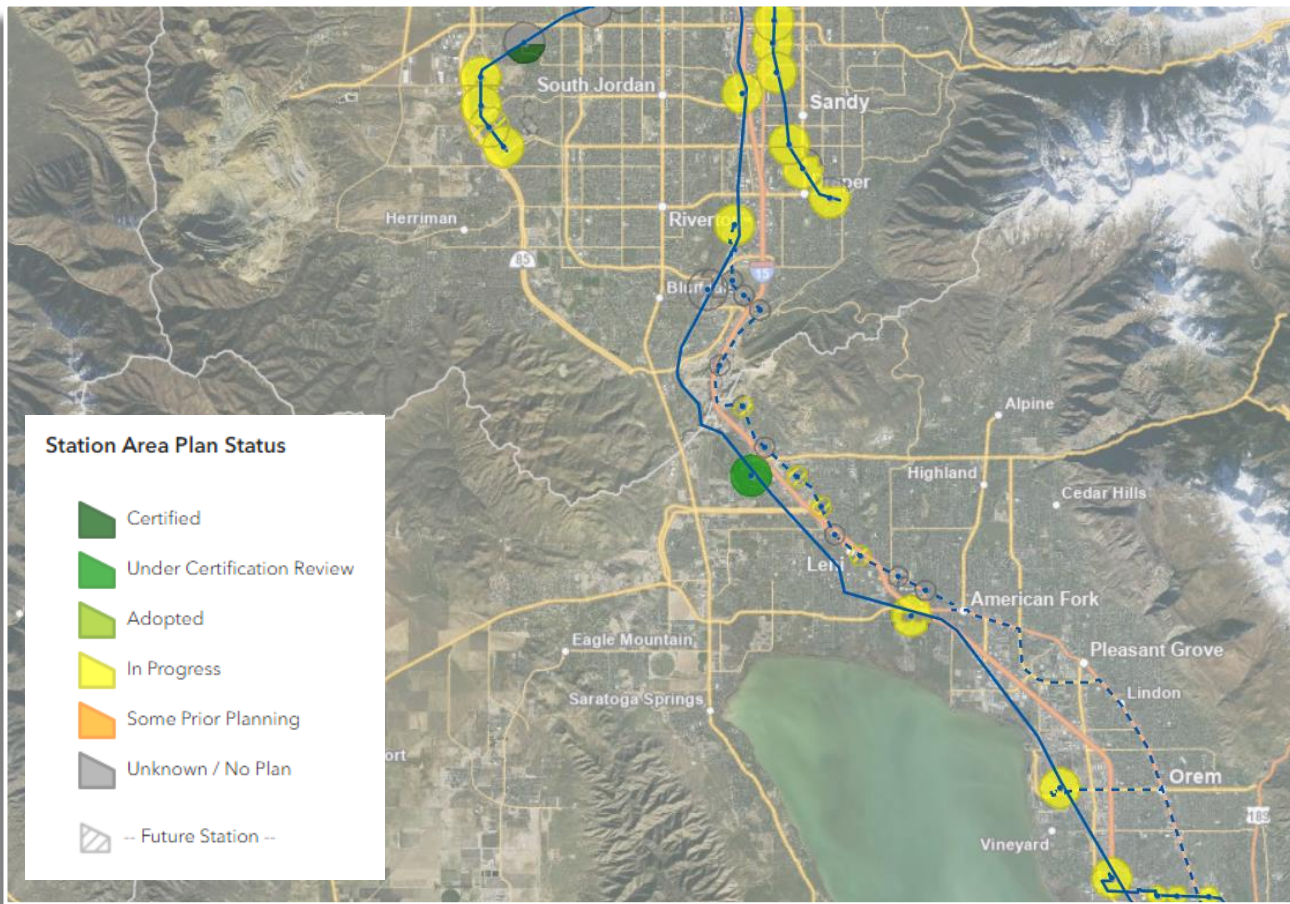
## Technical Assistance Funding





# Station Area Planning: Status map of station areas

[LINK TO MAP](#)



# Station Area Planning: American Fork Patriot Station



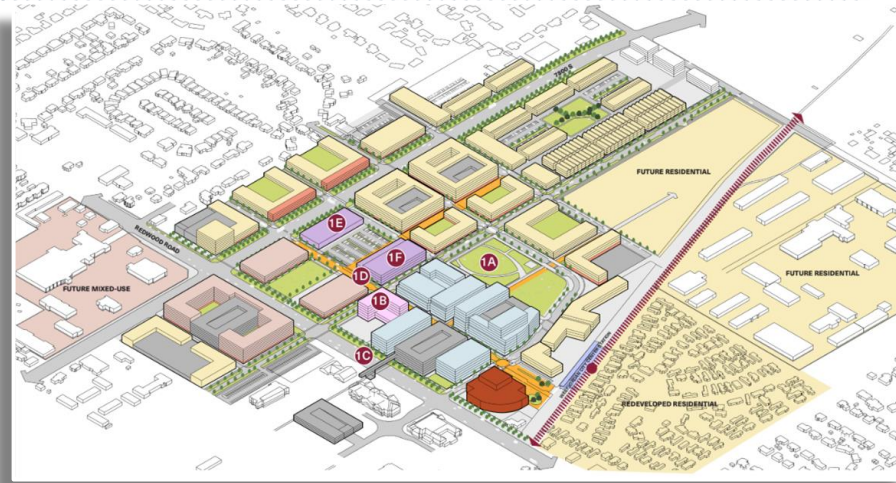
- Original plan for the area was completed in 2019, but largely unrealized
- Technical assistance used to:
  - Plan with UTA to maximize station accessibility and with UDOT to improve traffic operations at Pioneer Crossing
  - Update the city's general plan to support the SAP.
- Draft SAP includes **4,000** new housing units



# Station Area Planning: West Jordan City Center

## TRAX

- West Jordan City has made several past efforts to develop a plan for this station, none of which were adopted
- Statutory requirements + technical assistance has led to adopted SAP
- The SAP will foster a downtown for the city, and has prepared the city to submit a HTRZ application
- The SAP includes **2,300** new housing units for this station area



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# Station Area Planning: Clearfield FrontRunner

## CLEARFIELD CONNECTED 2024

STATION AREA PLAN + DESIGN GUIDELINES

Adopted May 28, 2024



- Clearfield City did a plan for UTA-owned property in 2019
- Statutory requirements + technical assistance helped city expand scope
- New plan covers more area, includes more mixed uses and missing-middle housing
- Includes **2,079** new housing units

# Station Area Planning: Certified Station Areas\*

Farmington FrontRunner	Courthouse TRAX	Bingham Junction TRAX (Midvale)
Ballpark TRAX	Gallivan Plaza TRAX	Bingham Junction TRAX (West Jordan)
Roy FrontRunner (Roy)	City Center TRAX	Historic Gardner TRAX (Midvale)
4800 W Old Bingham Hwy TRAX (South Jordan)	Temple Square TRAX	Historic Gardner TRAX (West Jordan)
Salt Lake Central FrontRunner	Arena TRAX	West Jordan City Center TRAX
Salt Lake Central TRAX	Planetarium TRAX	Clearfield FrontRunner (Clearfield)
North Temple FrontRunner	Old Greek Town TRAX	Murray North TRAX (Millcreek)
North Temple Bridge/Guadeloupe TRAX	Midvale Center TRAX	Murray North TRAX (Murray)
600 South TRAX	Midvale Fort Union TRAX (Midvale)	Woods Cross FrontRunner (West Bountiful)
900 South TRAX	Bingham Junction TRAX (Midvale)	

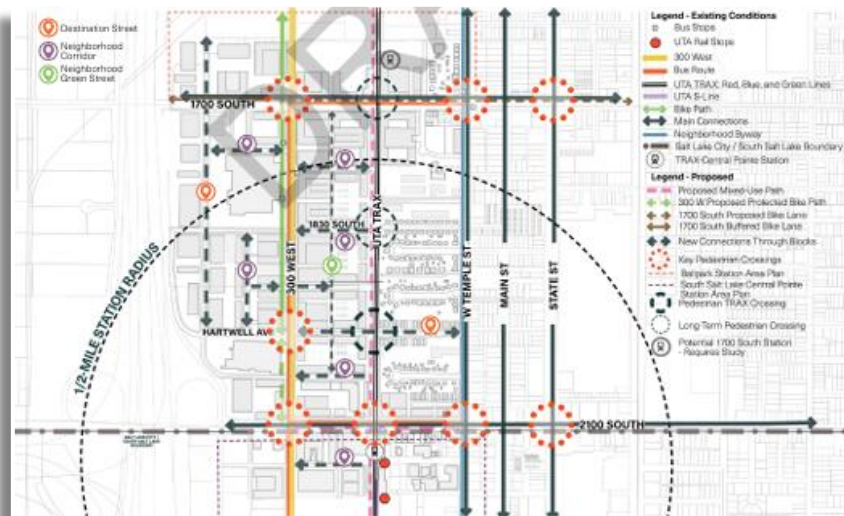
\* Station areas with (city) in the cell indicate stations where the station area extends into more than one city



# Station Area Planning: Overall Impact

## Housing growth projected from certified new Station Area Plans:

- **22,400** new housing units planned [LINK](#)
- When all SAPs are complete, at this rate there would be a total of **~88,000** new housing units planned





# Station Area Planning Links

[MAG](#)

[WFRC](#)

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