# STATION CENTER

## VISION & IMPLEMENTATION PLAN

FEBRUARY 21, 2024

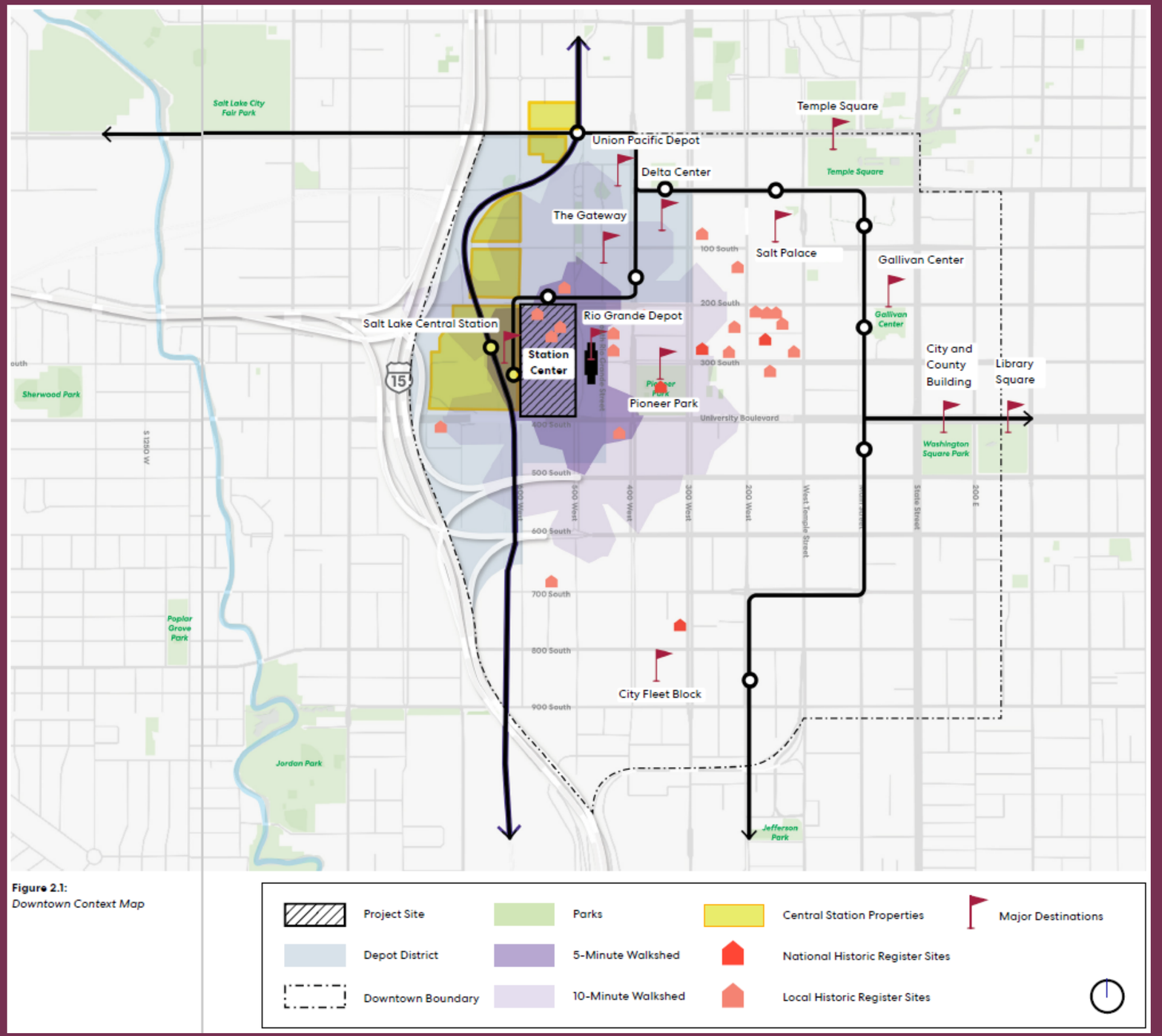



**Figure 2.1:**
*Downtown Context Map*


Delta Center
Rio Grande Depot (State)
Central Business District
UTA Intermodal Hub


Rio Grande

# STATION CENTER VISION

Station Center places community wellness at the heart of its design framework.

The neon glow of the Rio Grande sign shining atop the historic depot is a beacon, welcoming all Utahns to be a part of a robust new Downtown neighborhood located at Utah's most transit-rich gateway.

# KEY GOALS

## DEVELOPMENT

Establish Station Center as the standard for transit-oriented development in Salt Lake City and the State of Utah

## PROGRAMMING

Create a new urban scale development that leverages local organizations to create a programmed and activated district for art, community health and wellness, and organic economic growth for Salt Lake City

## POSITIONING

Foster a walkable community that takes advantage of density to create a mixed-use, mixed income, and inclusive district

# OUR CHARGE

As master developer, the RDA will play a pivotal role in the development, operations, and long-term success of Station Center.

## PRIMARY LANDOWNER

Facilitate development of RDA-owned properties with ground leases

## INFRASTRUCTURE DEVELOPER

Design, construct, manage, and maintain public improvements, in partnership with the City

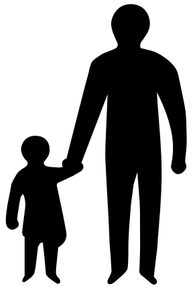
## PROGRAMMING MANAGER

Lead activation of Station Center, in collaboration with adjacent property owners, tenants, and local organizations
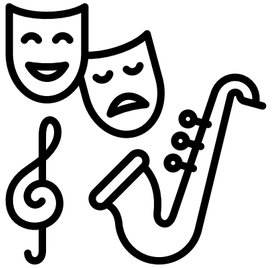
## DISTRICT CURATOR

RDA tools may be used to incentivize other parties, including developers and space users, to advance vision and policy goals

# BIG DESIGN MOVES



**PEOPLE-FIRST MOBILITY NETWORK**



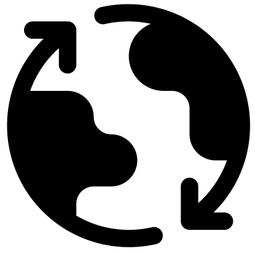
**CURATED PUBLIC PLACES OF ARTS, CULTURE, AND PERFORMANCE**



**VIBRANT STREET LIFE AND VERTICAL MIXED USE**

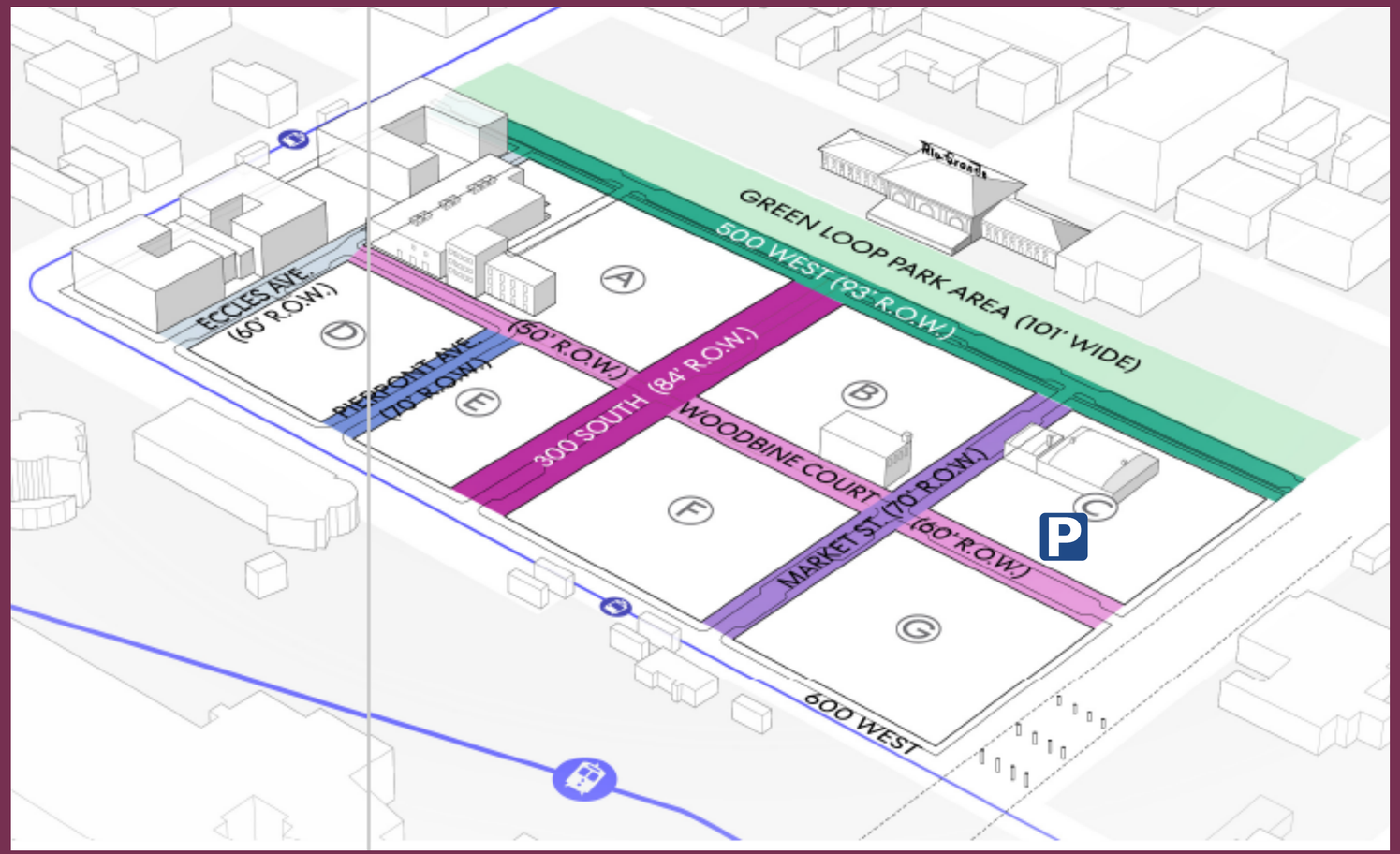


**STRONG SOCIAL FABRIC**



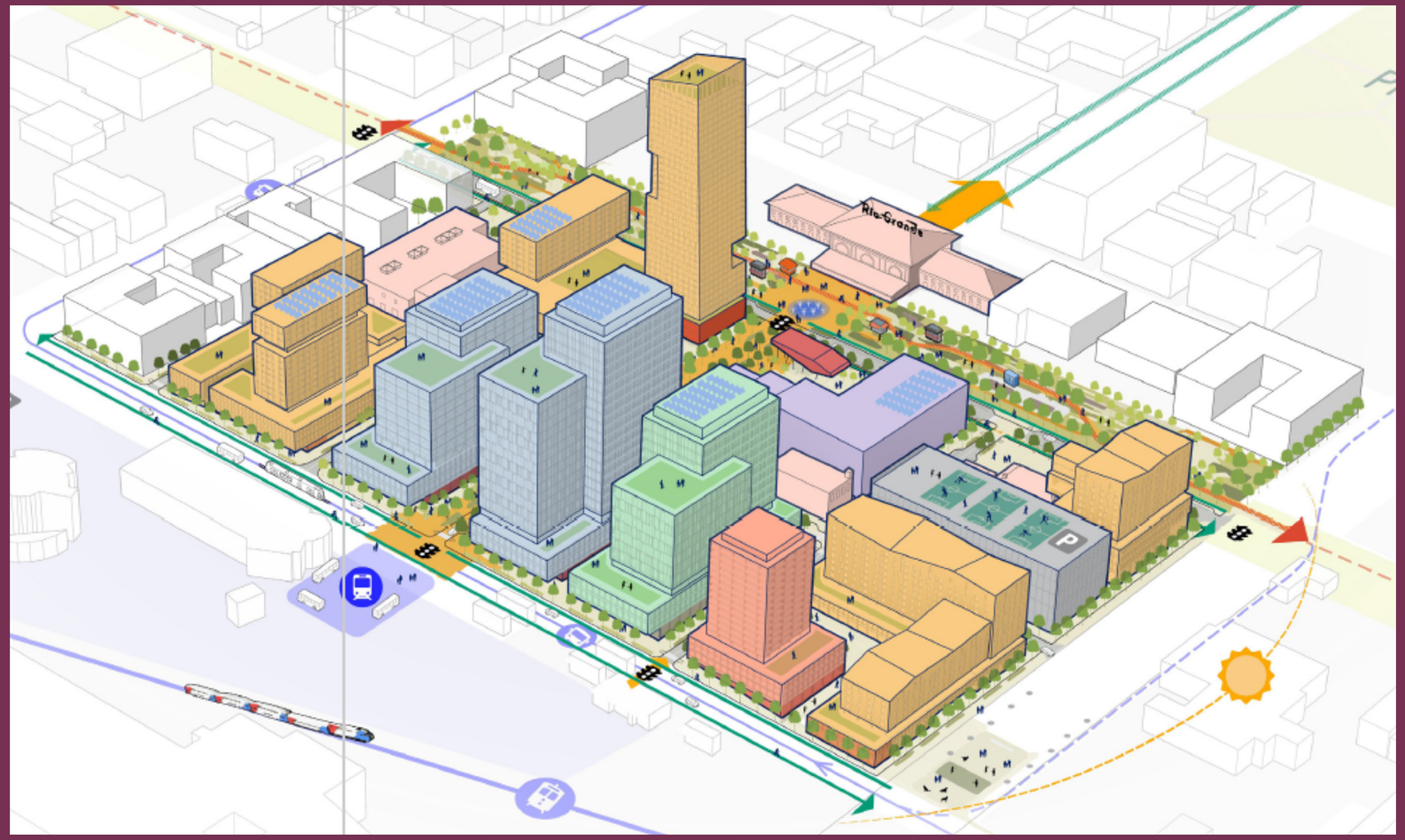
**SUSTAINABLE DEVELOPMENT**

# PEOPLE-FIRST MOBILITY NETWORK




- PEDESTRIAN PRIORITY
- LOW STRESS BIKE NETWORK
- TRANSIT CONNECTIVITY
- FUNCTIONAL ROADWAYS
- SHARED PARKING ARRANGEMENTS

# VIBRANT STREET LIFE AND VERTICAL MIXED USE




- CREATE A DISTINCT SENSE OF PLACE
- CAPITALIZE ON TRANSIT INVESTMENTS
- CELEBRATE THE HISTORY
- MAXIMIZE DEVELOPMENT POTENTIAL
- ACTIVATED AND OCCUPIED GROUND FLOOR USES

# SUSTAINABLE DESIGN

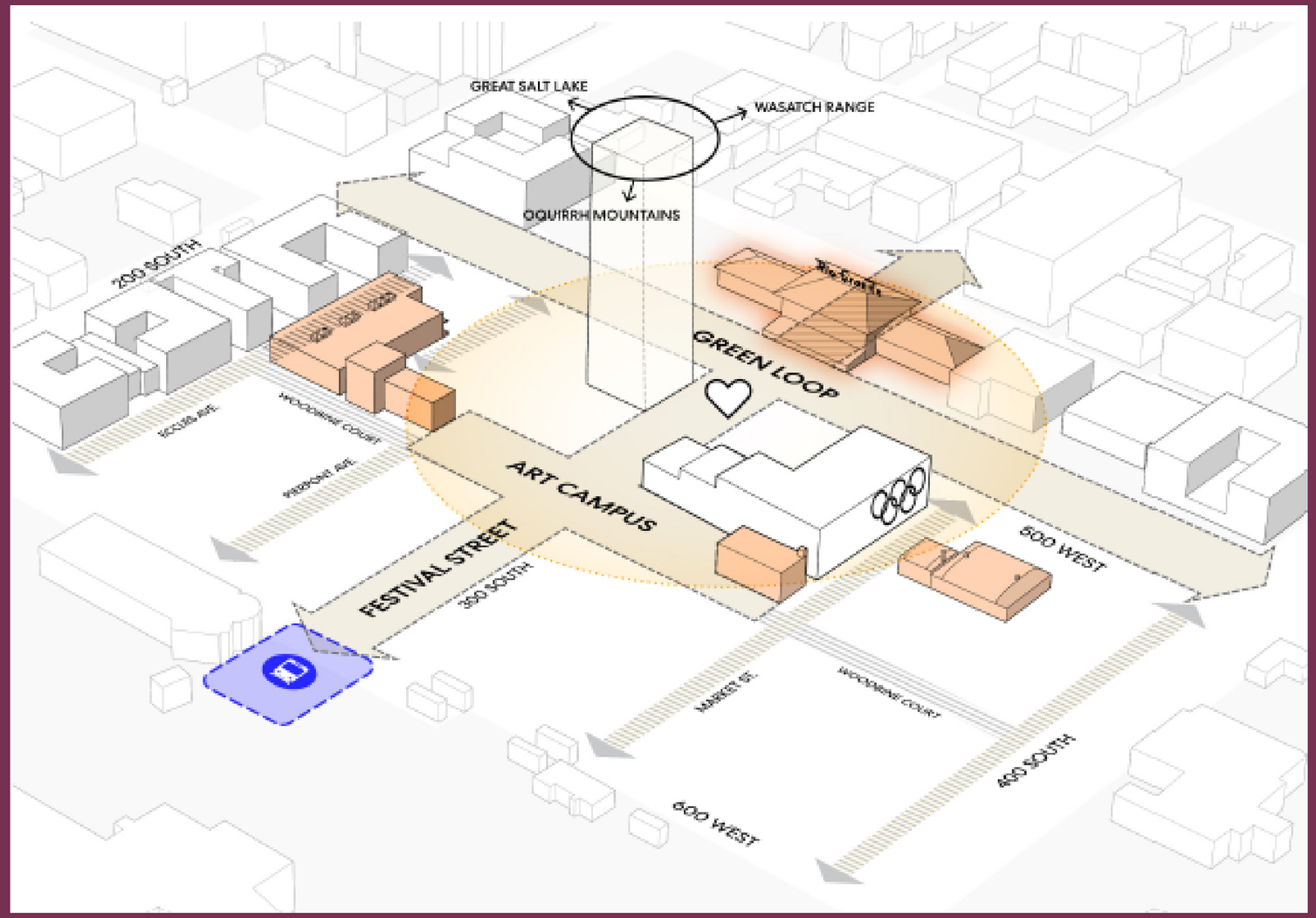
- RDA SUSTAINABLE DEVELOPMENT POLICY
- STORMWATER MANAGEMENT
- EMBODIED CARBON
- GREEN ROOFS AND TERRACES
- BIRD-SAFE DESIGN
- NATURAL DAYLIGHT
- SOLAR CONTROL AND EXTERIOR SHADING
- PV PANELS
- MASS TIMBER CONSTRUCTION
- BUILDING AMENITIES FOR WELLNESS





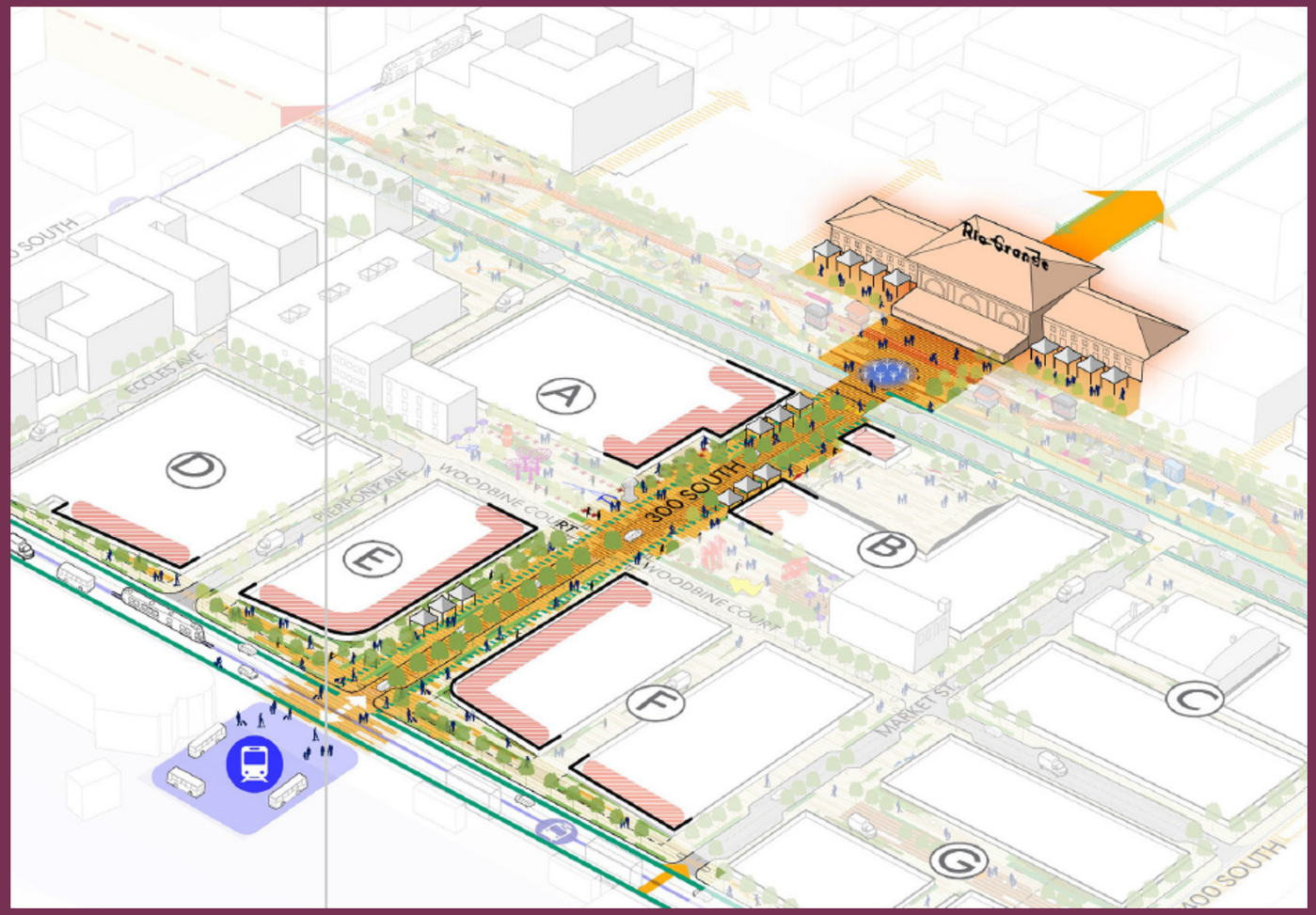



# CURATED PUBLIC PLACES OF ARTS, CULTURE, AND PERFORMANCE




- 300 SOUTH FESTIVAL STREET
- ARTS CAMPUS ALLEY
- 500 WEST GREEN LOOP

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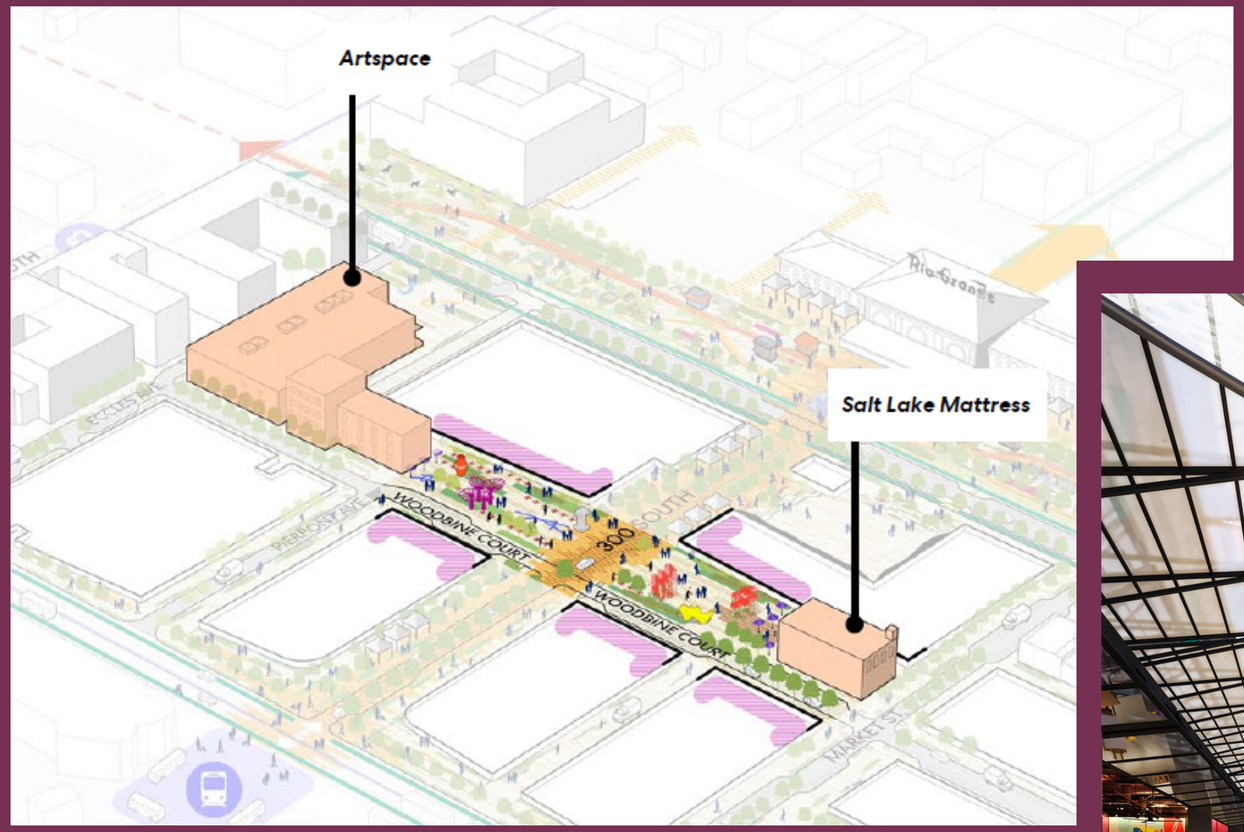






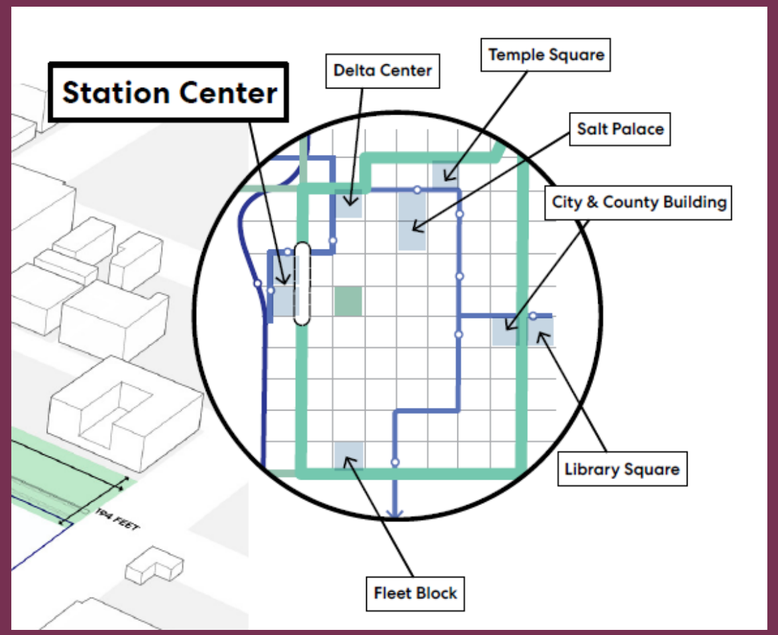


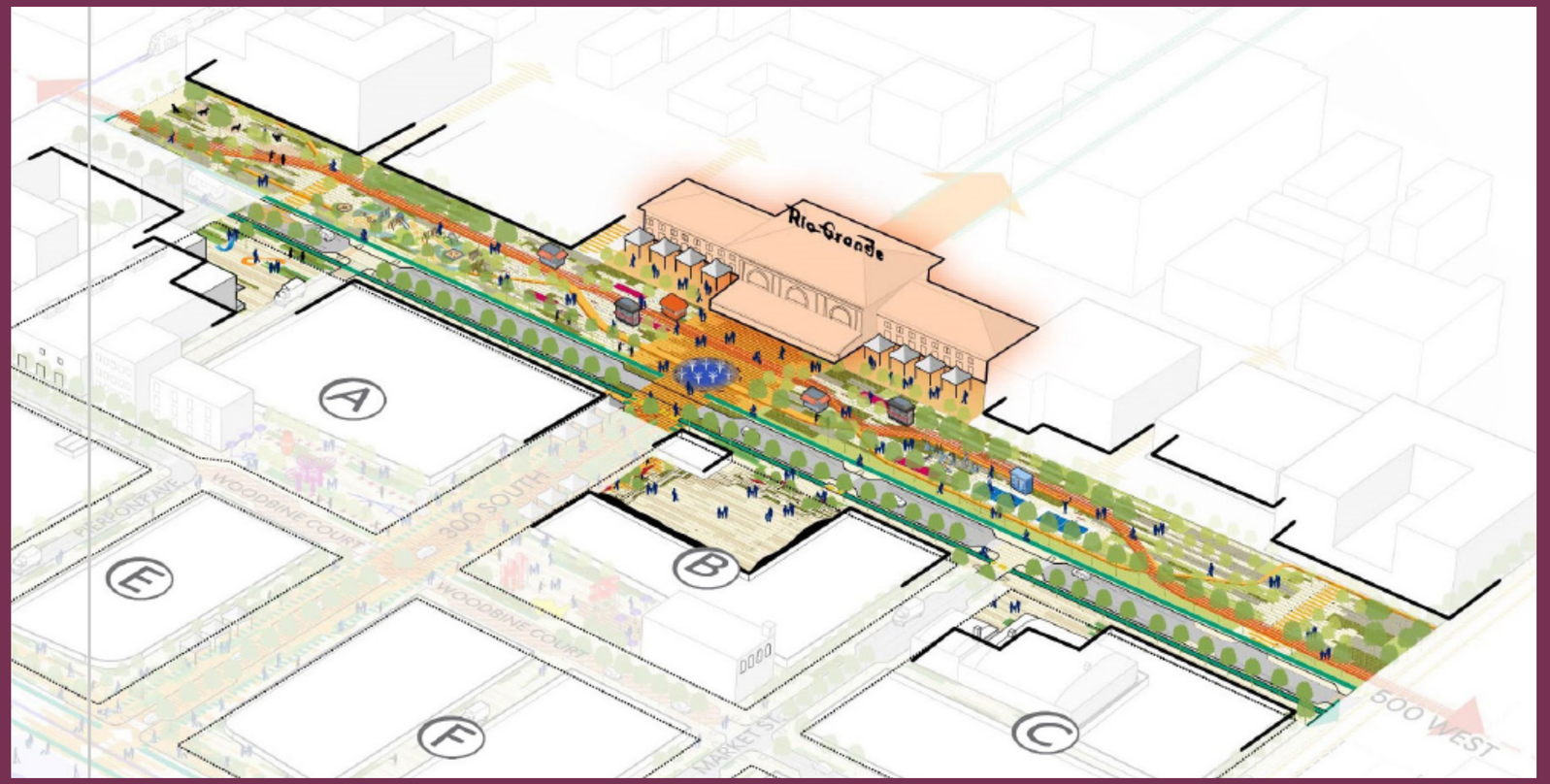
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# 500 WEST GREEN LOOP



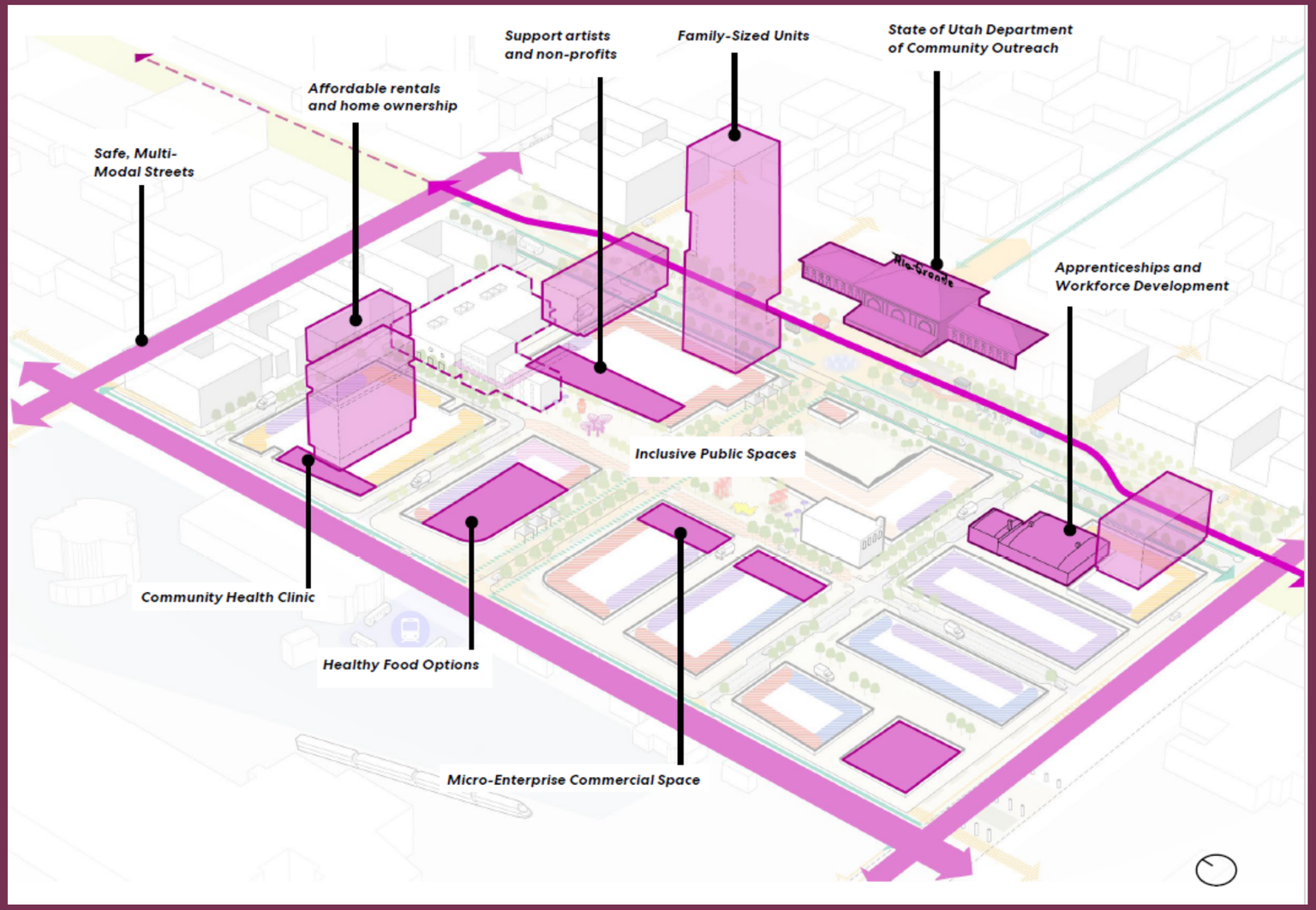



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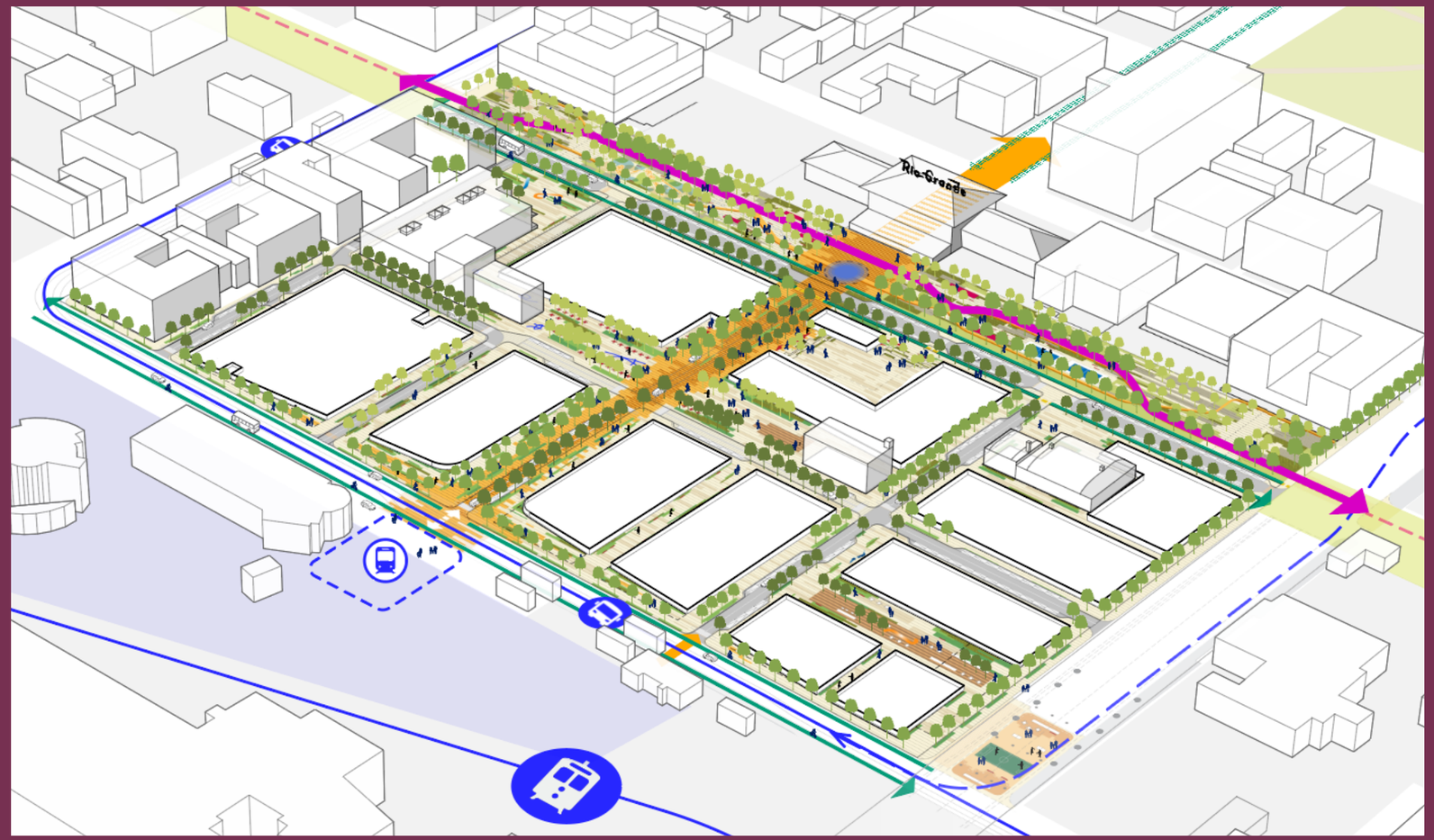

# STRONG SOCIAL FABRIC




- WEALTH BUILDING THROUGH HOME/COMMERCIAL OWNERSHIP
- AFFORDABLE AND FAMILY-SIZED UNITS
- LOCAL, MINORITY, AND/OR WOMEN-OWNED BUSINESSES AND NON-PROFITS
- EDUCATION/WORKFORCE DEVELOPMENT OPPORTUNITIES
- MAKER SPACES AND ARTS EDUCATION
- COMMUNITY HEALTH PROGRAMMING
- ACTIVITIES FOR FAMILIES

# PUBLIC INVESTMENT

- UTILITY UPGRADES
- NARROWING/RECONSTRUCTION OF 300 SOUTH
- NEW MID-BLOCK STREETS
- PUBLIC SPACES FOR EVENTS AND OTHER ACTIVATIONS
- SHARED PARKING STRUCTURE



# NEXT STEPS




**Figure 6.1:**
*Phasing Plan Diagram*

- FINALIZE VISION & IMPLEMENTATION PLAN
- FINALIZE PUBLIC IMPROVEMENTS DESIGN
- PHASE I CONSTRUCTION - USA CLIMBING, BLUE WAREHOUSE REHAB, & PUBLIC PARKING GARAGE
- PHASE II CONSTRUCTION - DEVELOPER RFP RELEASED BY SUMMER 2024

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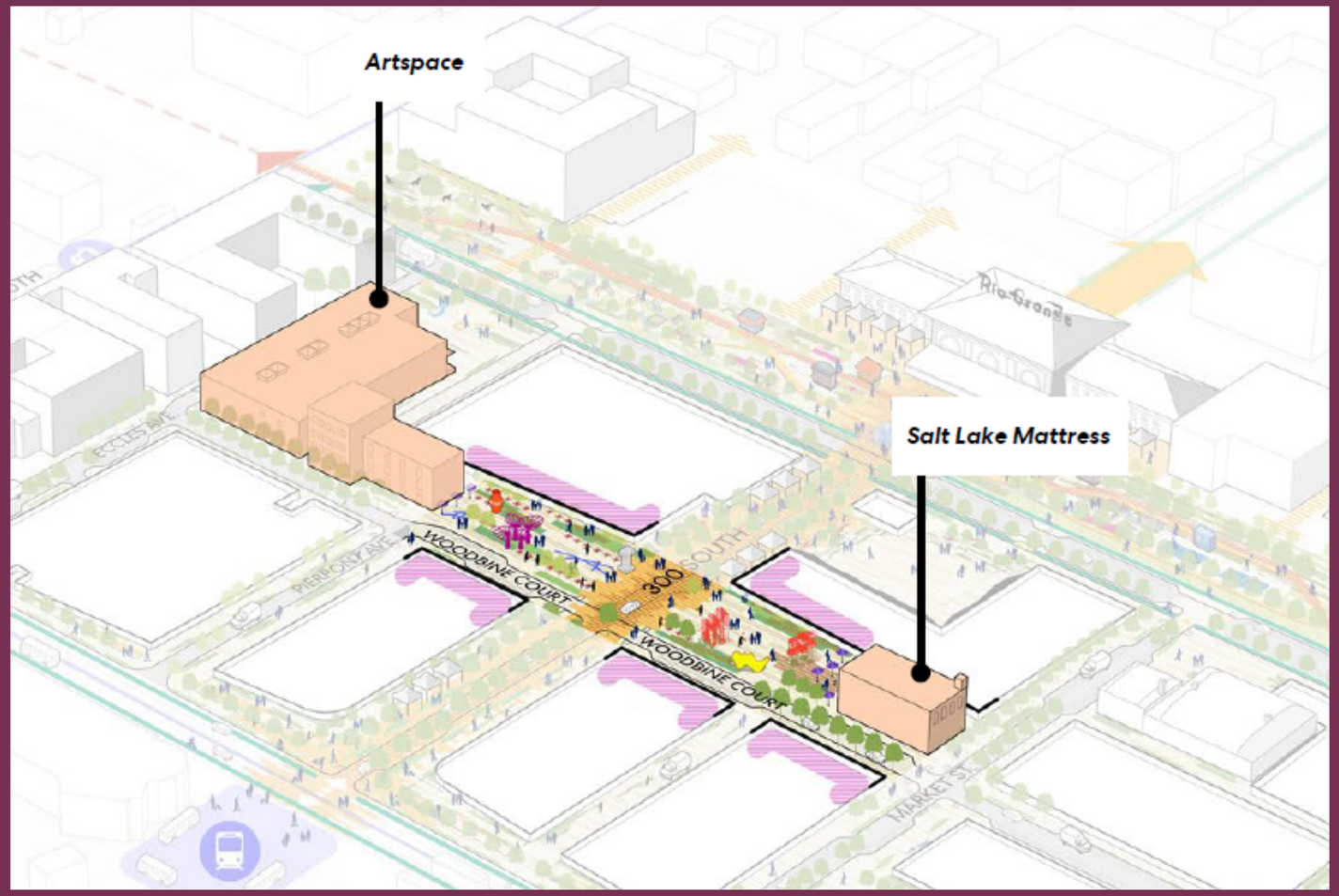
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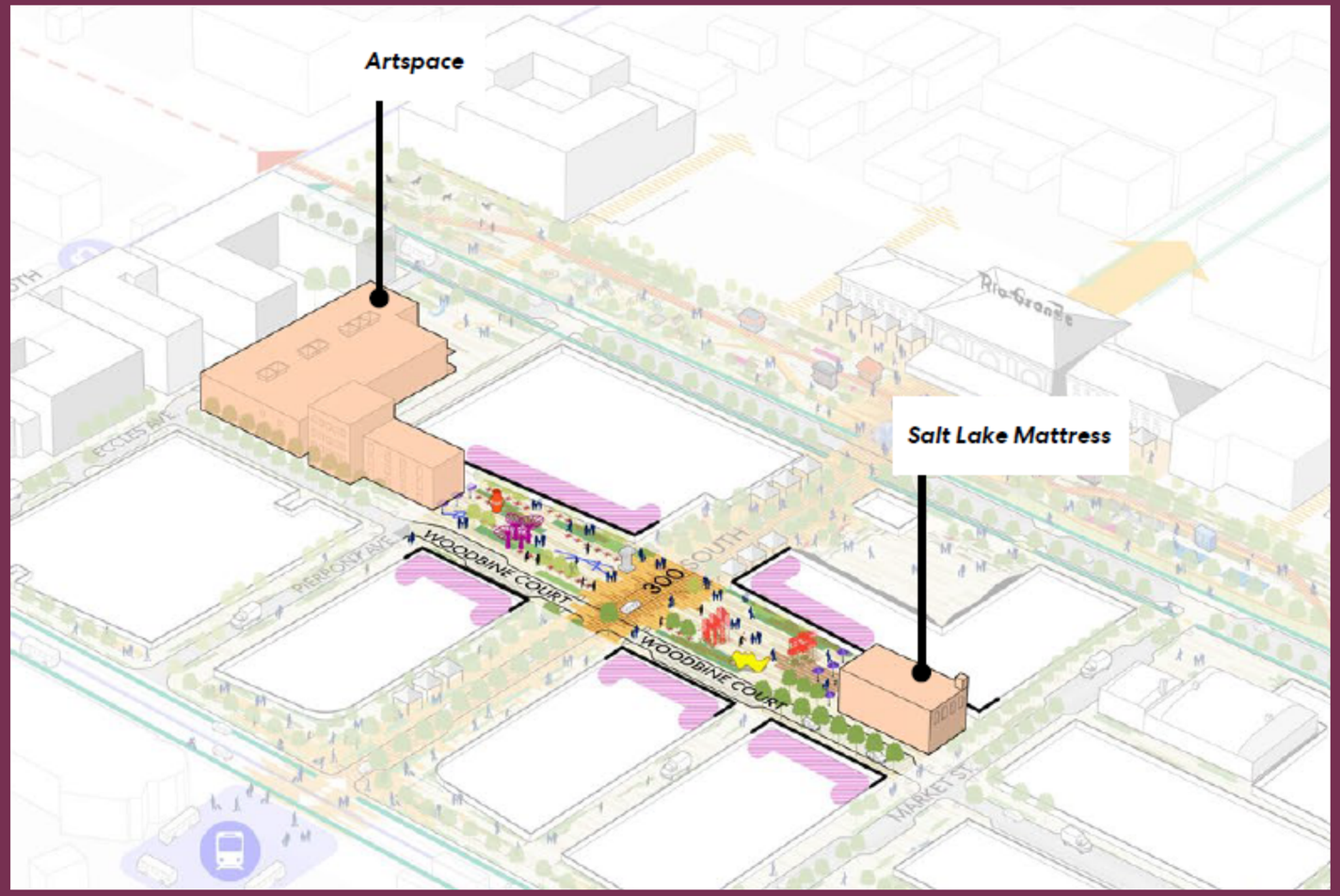
# IMPLEMENTATION OF ARTS & CULTURE FOCUS




## POTENTIAL RDA ROLES

- PROVIDE RDA-OWNED SPACE OR INCENTIVIZE ARTIST SPACE IN PRIVATE PROPERTY DEVELOPMENT
  - DISCOUNTED LEASE RATES FOR ARTISTS
- FUND PROGRAMMING & OPERATIONS THROUGH:
  - NEIGHBORHOOD GROUND LEASE REVENUE
  - RETAIL SPACE LEASE REVENUE
  - COMMON AREA MAINTENANCE FEES
  - EVENT REVENUE

# IMPLEMENTATION OF ARTS & CULTURE FOCUS




## POTENTIAL ARTS COUNCIL ROLES

- ADVISE ON DESIGN OF OPEN SPACE
- ADVISE ON LEASE RATES THAT ARE SUITABLE FOR ARTISTS
- ENGAGE POTENTIAL TENANTS
  - PROVIDE TECHNICAL ASSISTANCE ON BUILD OUT OF SPACES
  - HELP ISSUE RFP TO USE SPACES AS ART STUDIOS, SHARED SPACE, ETC.
- POTENTIALLY IDENTIFY OPERATOR FOR ARTIST SPACES
  - HELP DRAFT SCOPE OF WORK
  - HELP ISSUE RFP FOR OPERATOR

# THANK YOU!

