

RIO GRANDE DISTRICT PUBLIC IMPROVEMENTS



Why are we here

- Brief the RAC and Provide opportunity for Discussion on:
 - CRA's progress on implementing the Rio Grande District Vision & Implementation Plan
 - CRA's approach to construction, maintenance, management, and parking

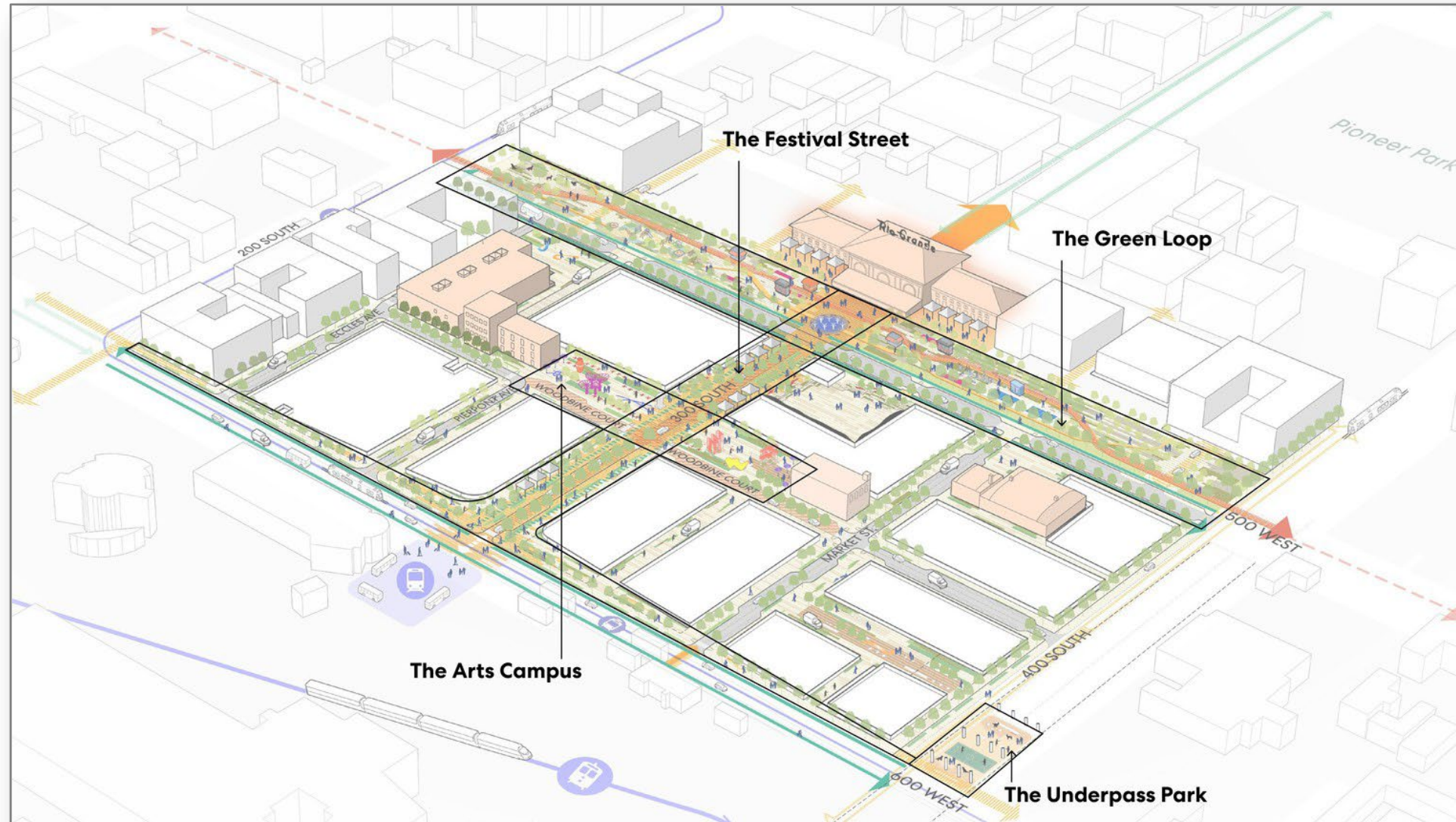


Rio Grande District Vision & Implementation Plan

- Draft Plan completed 2024
- Board endorsed the plan Dec 2024

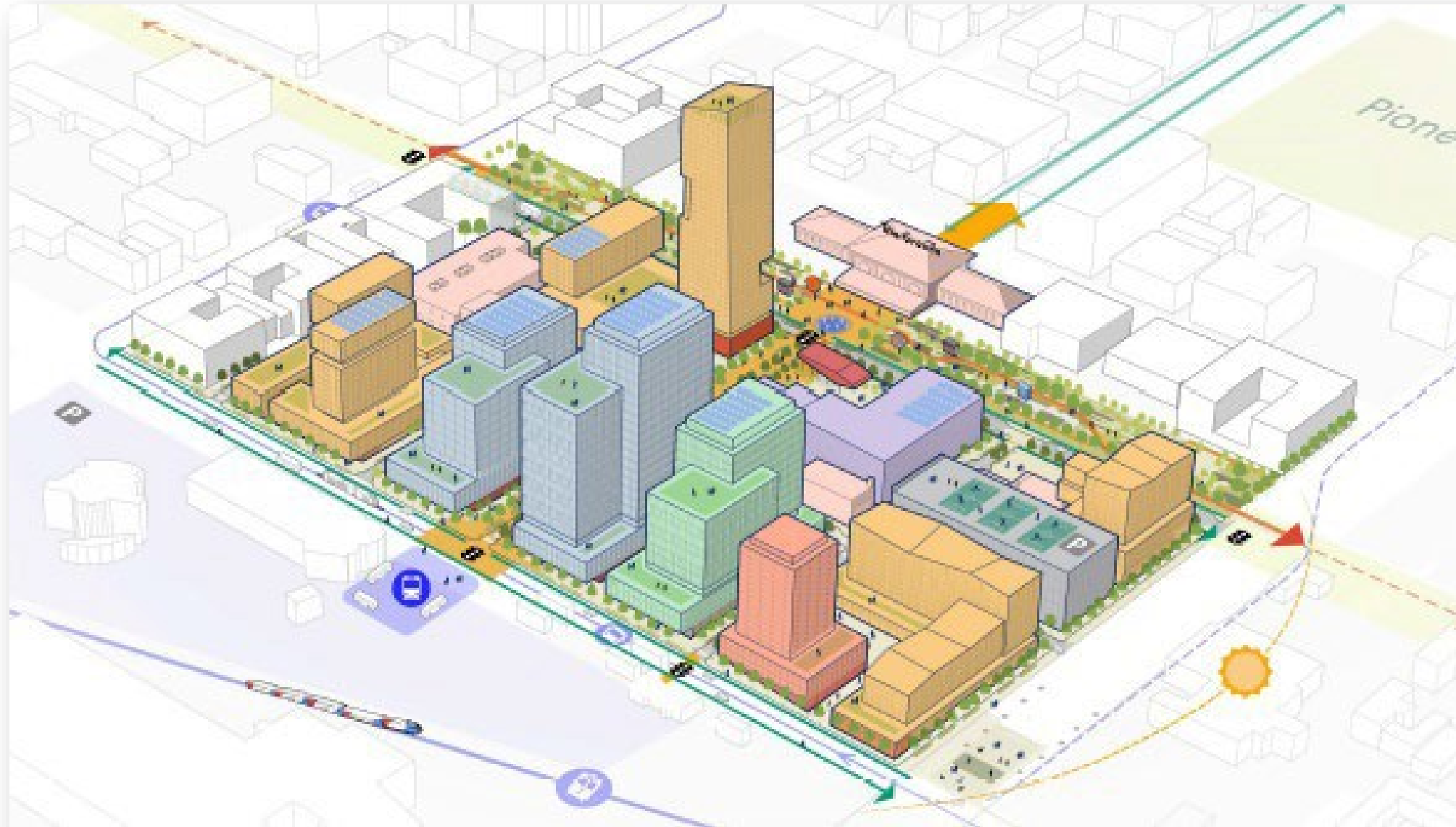


RGD Vision & Implementation Plan – KEY CONCEPTS



- New streets;
- New public spaces;
- Transforming 300 South between 500 and 600 West into a shared-use Festival Street; and
- New and upgraded utilities to support development

RGD Vision & Implementation Plan – KEY CONCEPTS



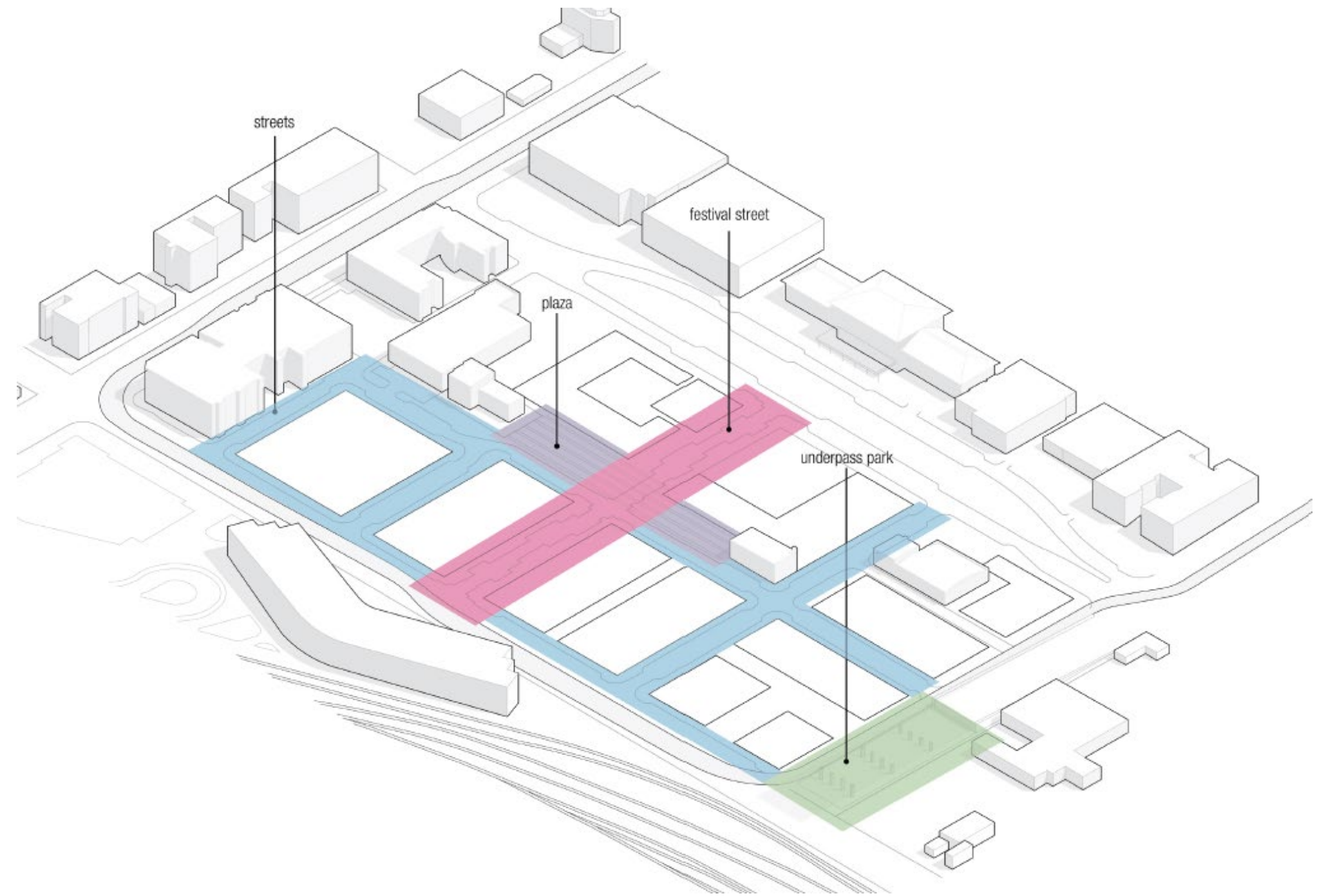
- Dense, downtown-like development with ground-floor businesses that activate street life

RGD Public Improvement Implementation Status

SCHEMATIC DESIGN

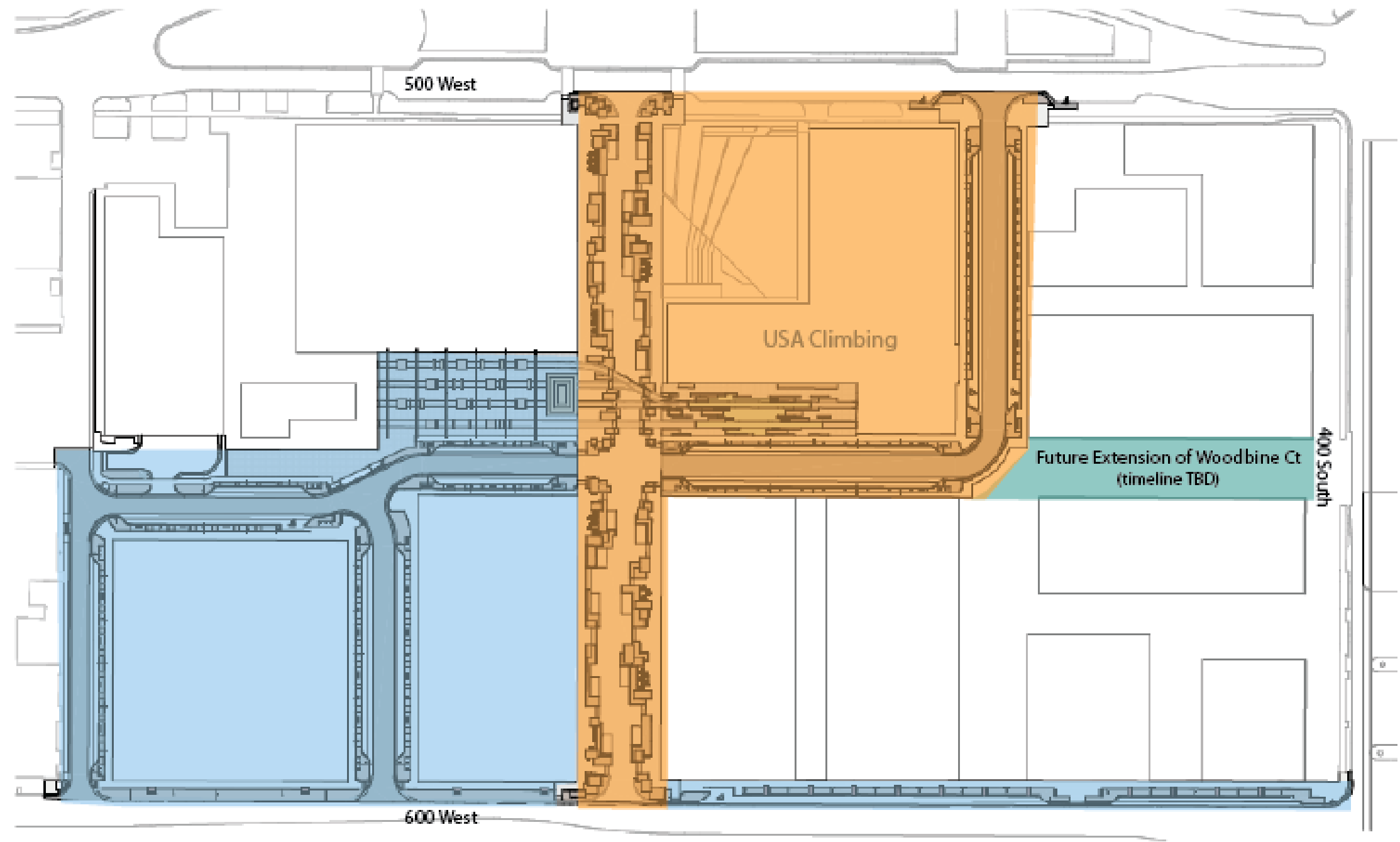
Completed **Schematic design** of:

- New streets
- Reconstruction of 300 South
- Arts Alley
- Underpass Park

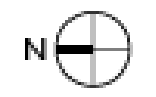


RGD Public Improvement Implementation Status

DESIGN PHASING PLAN

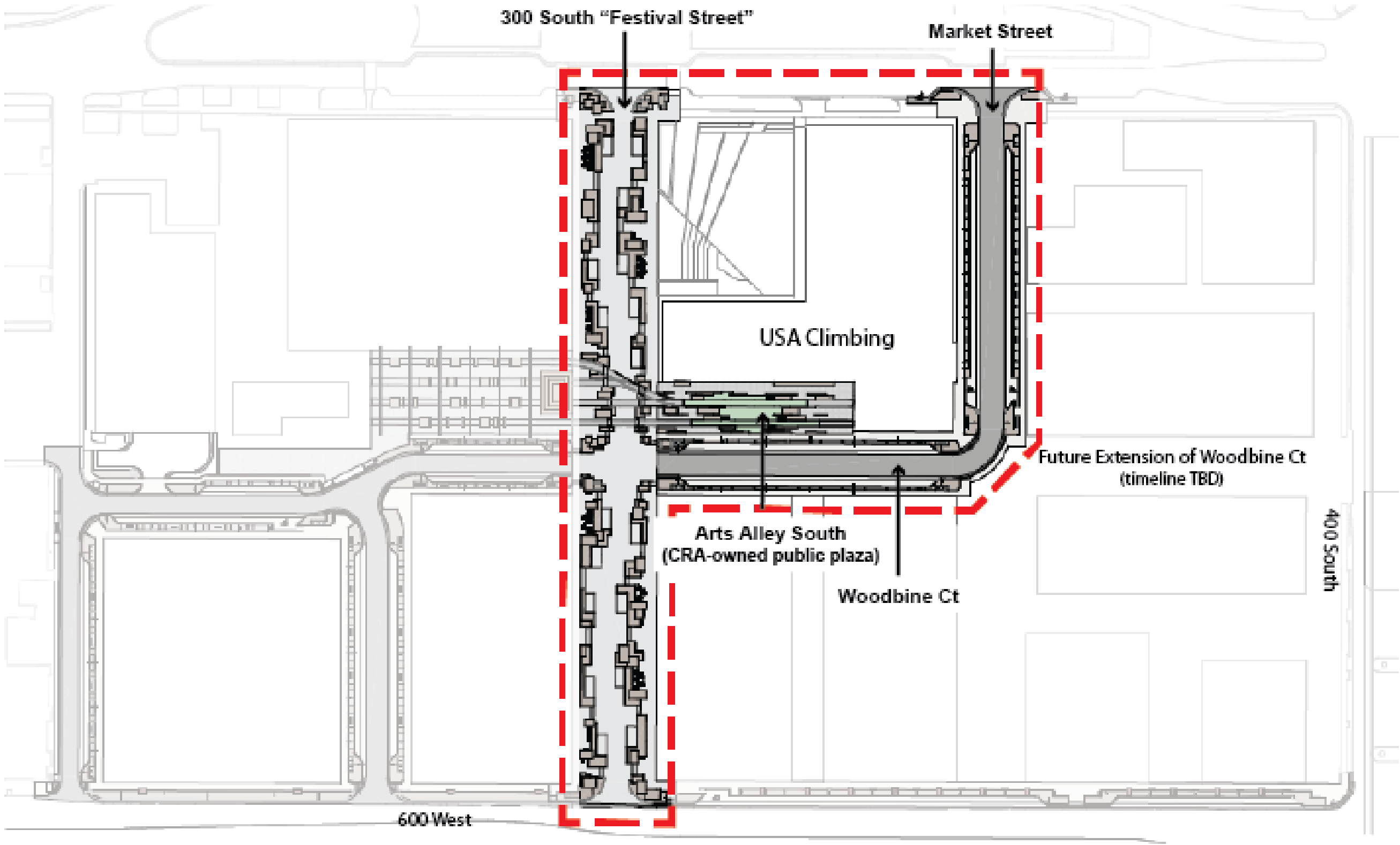


- Phase 1 public improvements
- Phase 2 public improvements



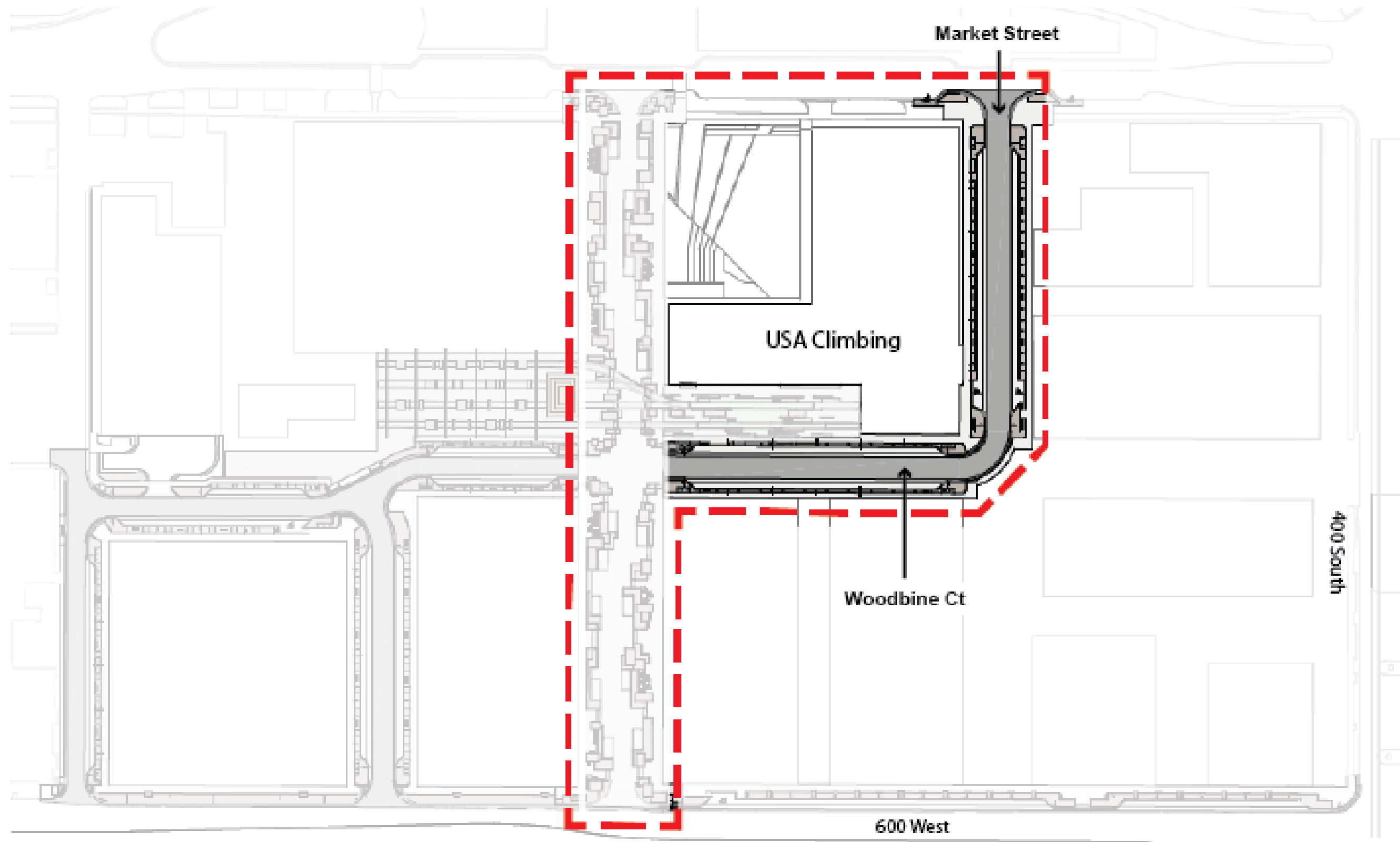
RGD Public Improvement Implementation Status

PHASE 1 40% DESIGN



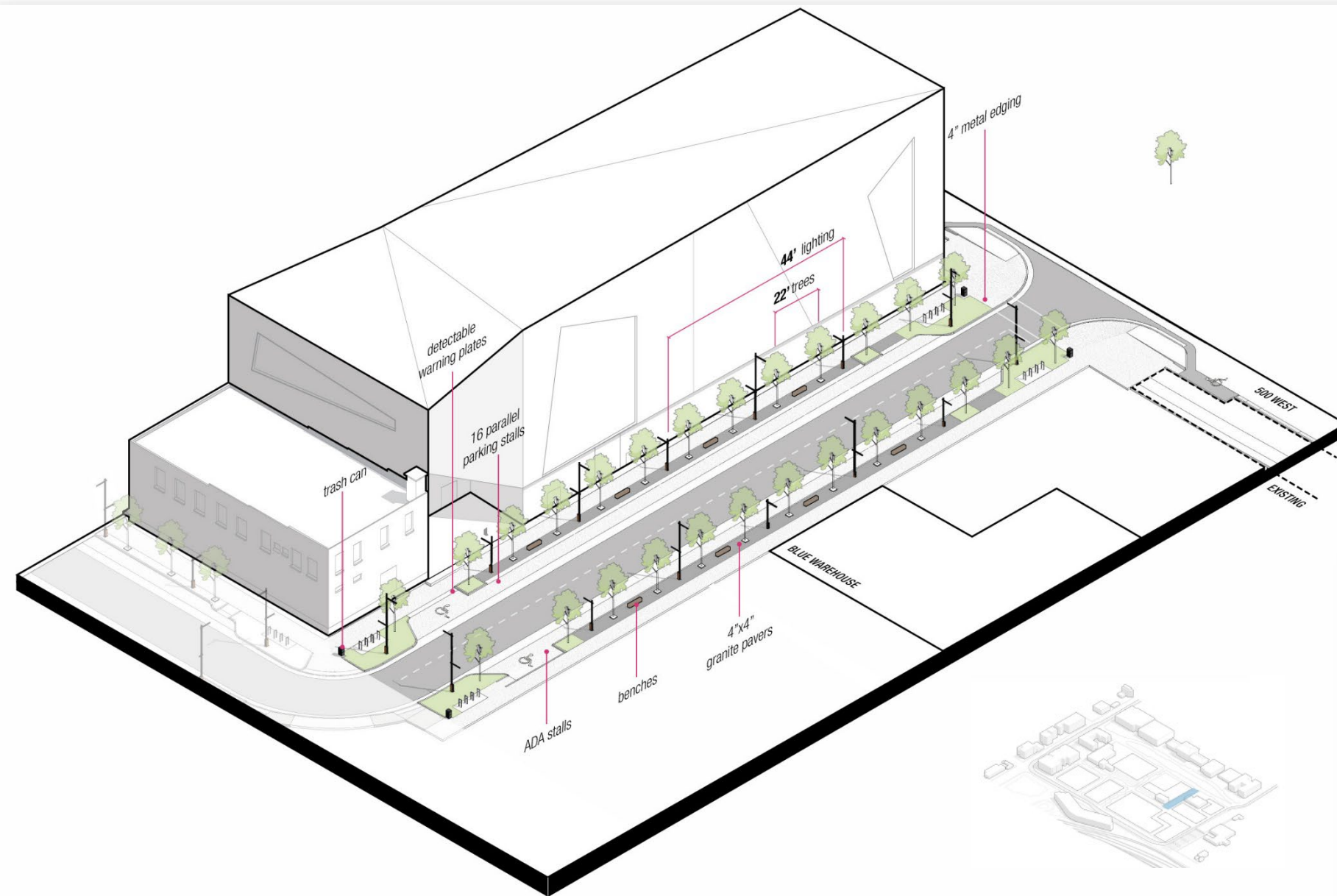
RGD Public Improvements – Phase 1 40% Design

“TYPICAL” STREETS



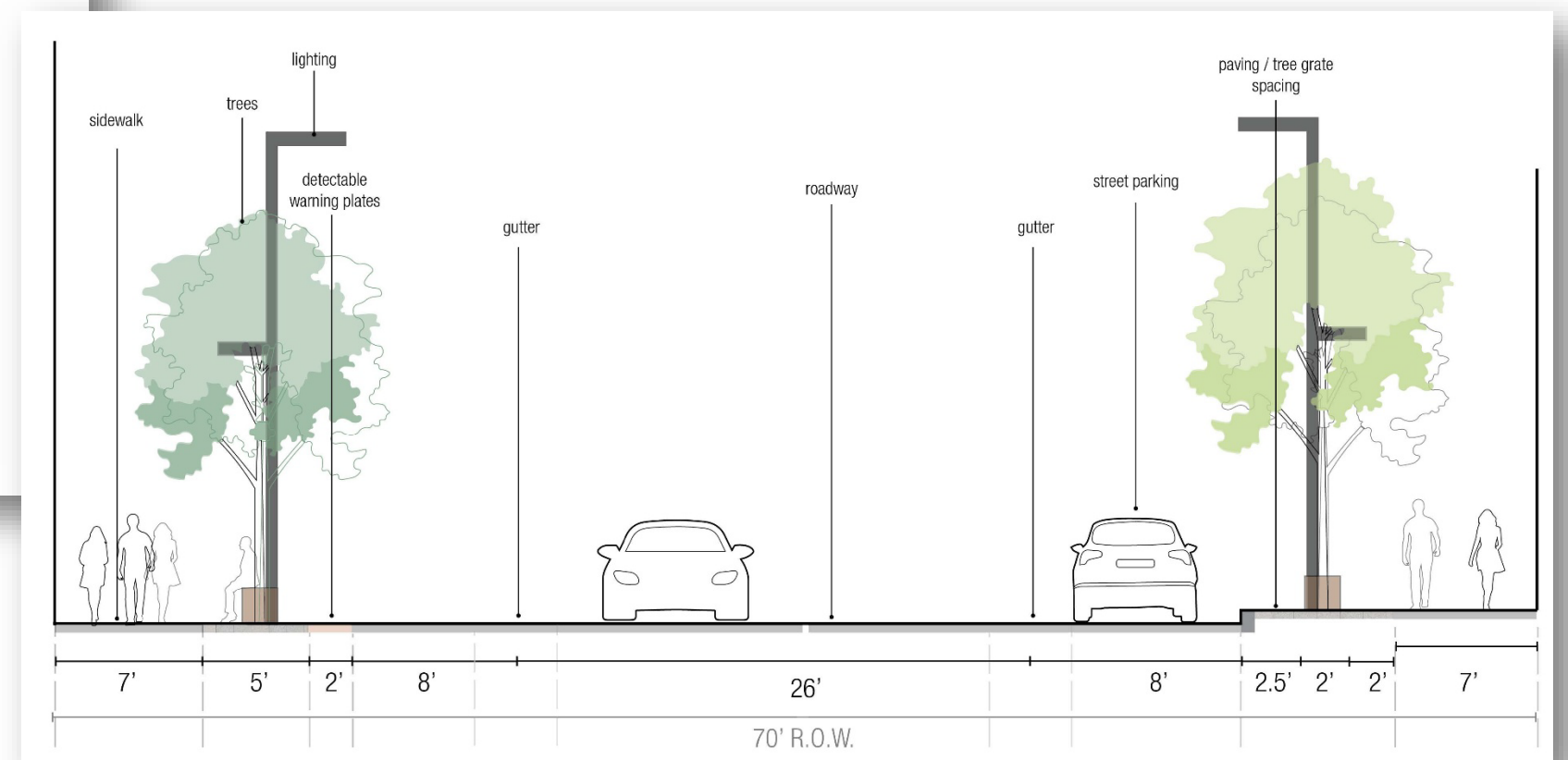
RGD Public Improvements – Phase 1 40% Design

MARKET STREET



Unique features:

- Historic buildings define width of roadway
- Curbless adjacent to USAC
- Fire aerial access



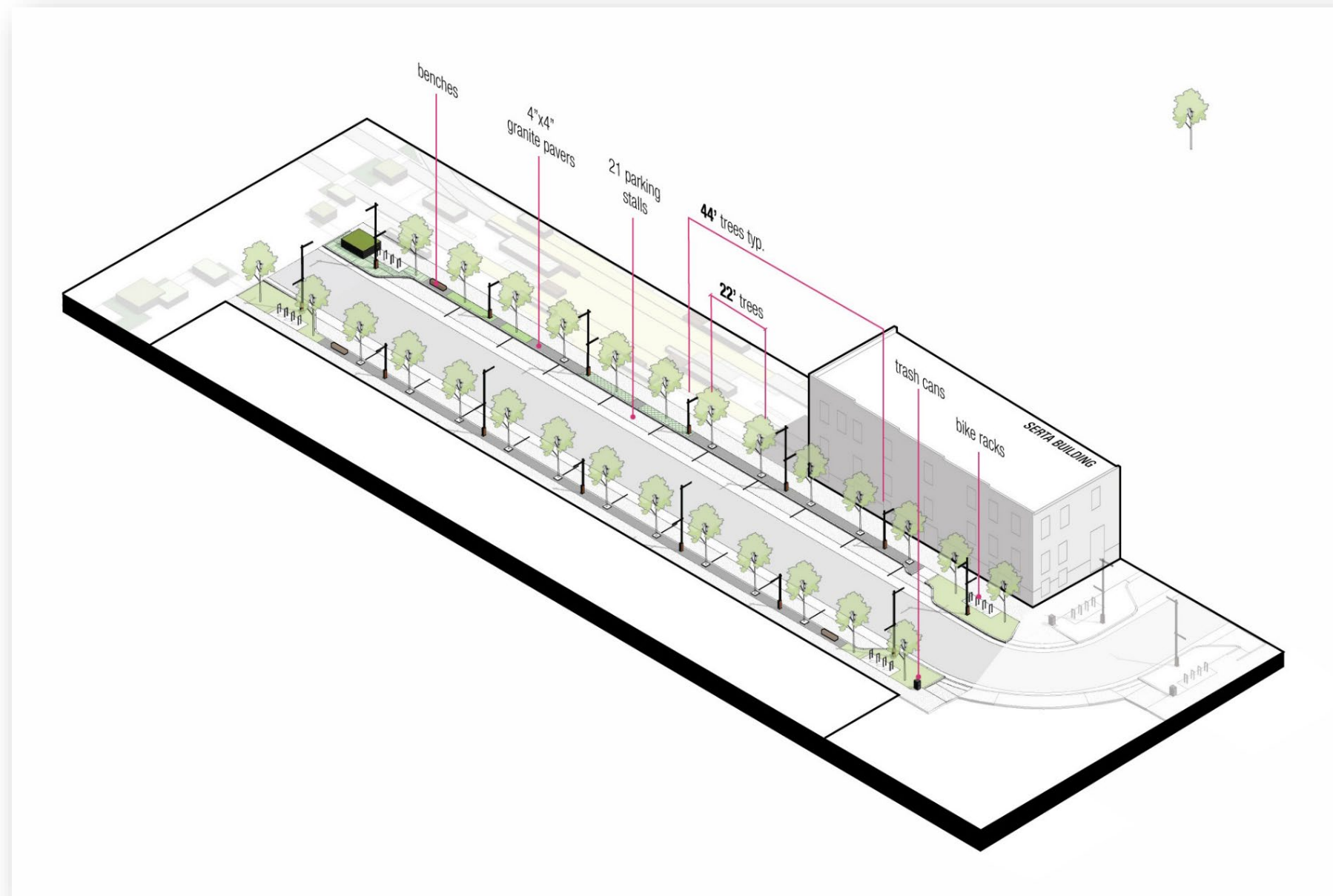
RGD Public Improvements – Phase 1 40% Design

MARKET STREET



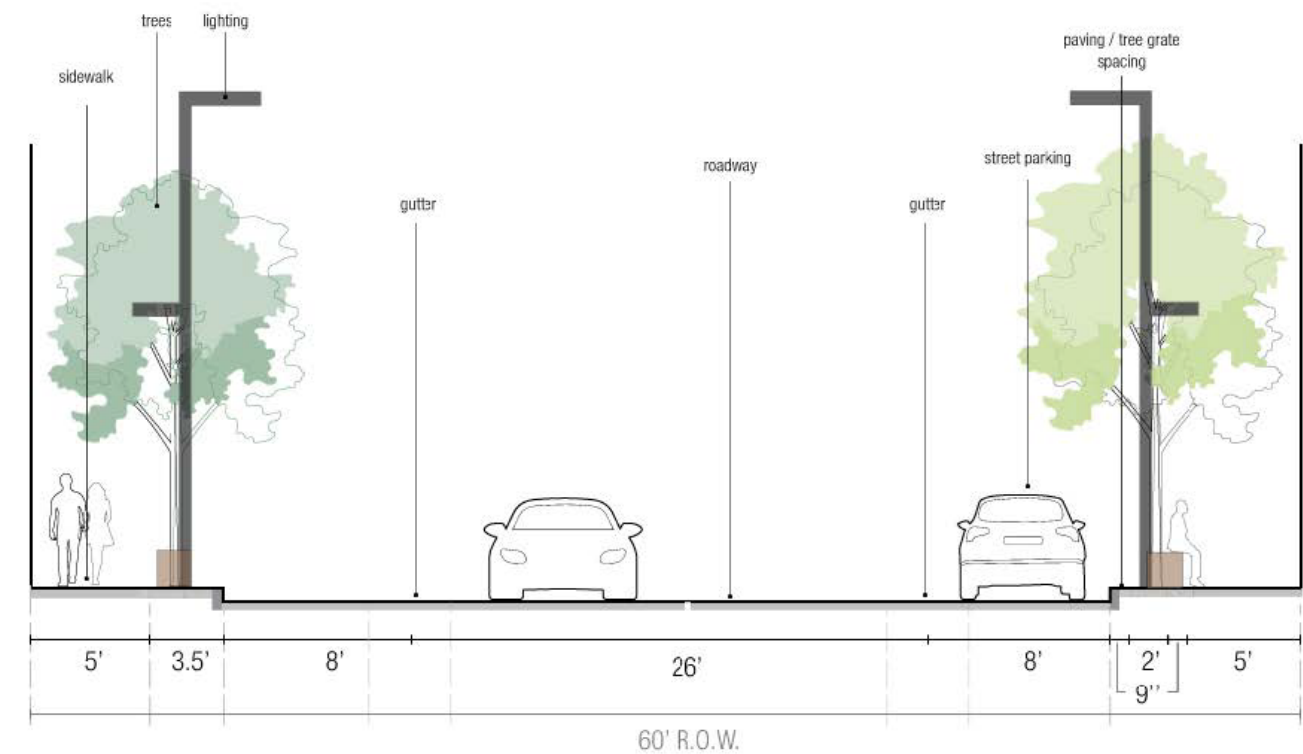
RGD Public Improvements – Phase 1 40% Design

WOODBINE COURT



Unique features:

- Fire aerial access
- Adjacent to Arts Alley



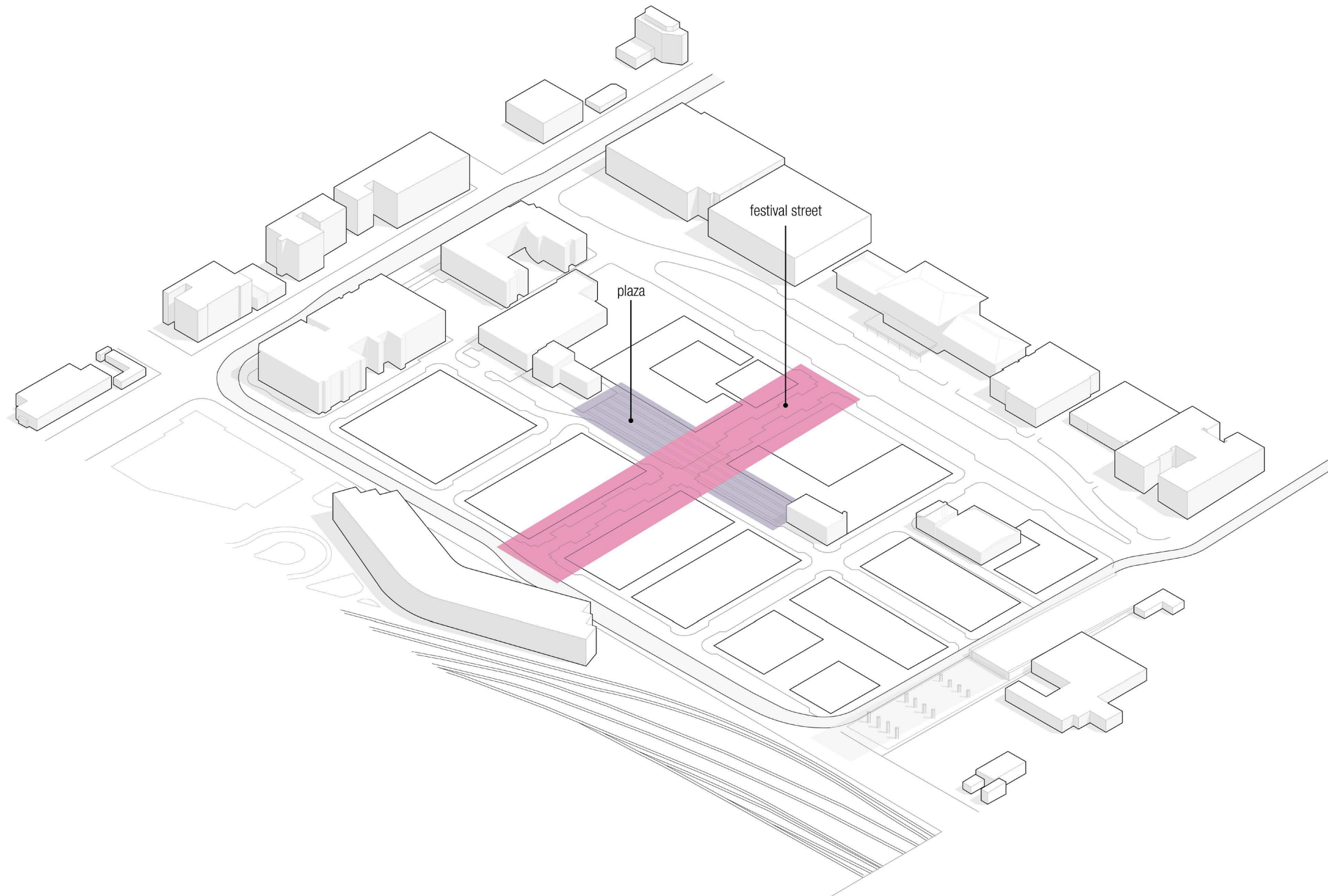
RGD Public Improvements – Phase 1 40% Design

WOODBINE COURT



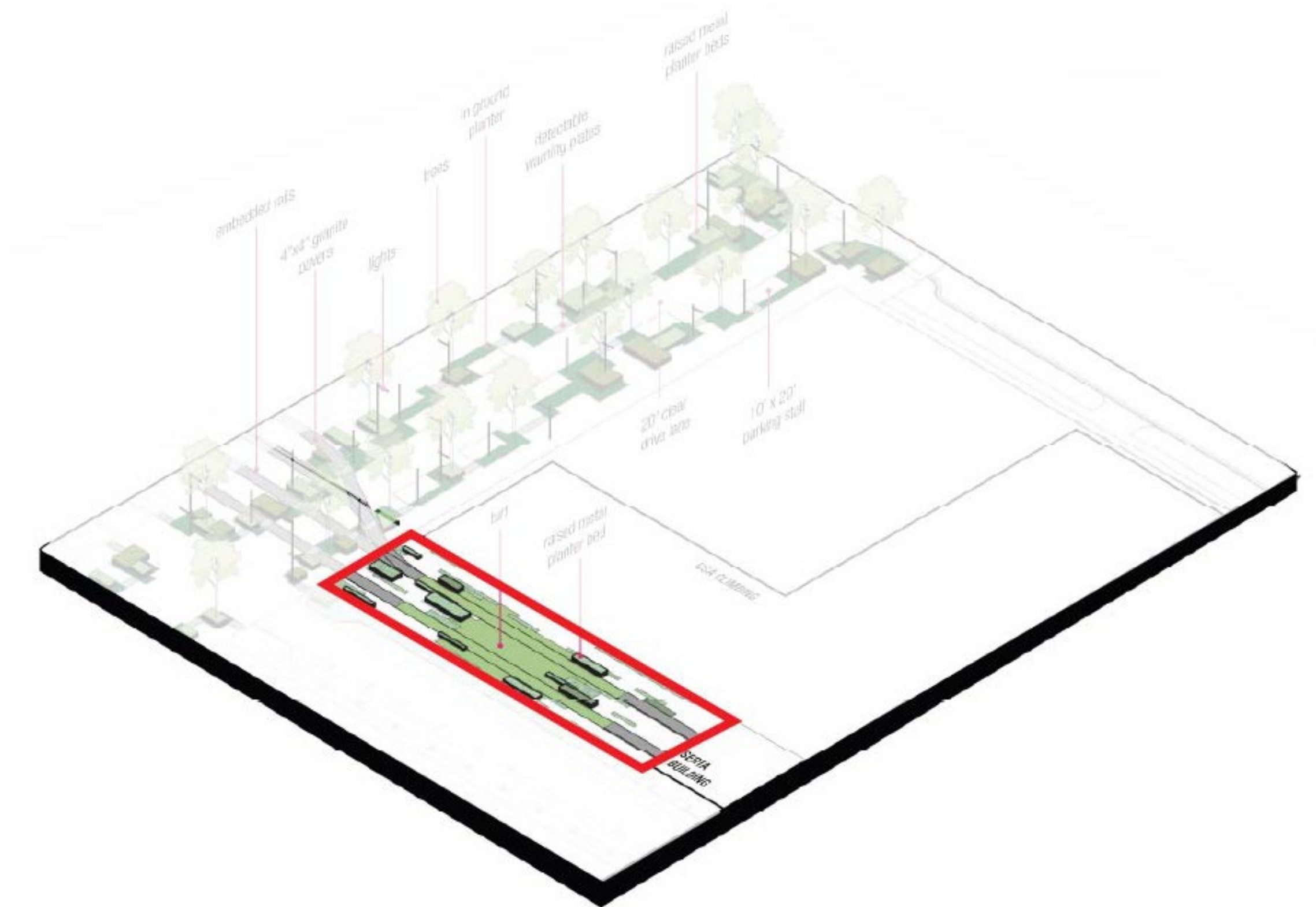
RGD Public Improvements – Phase 1 40% Design

300 SOUTH and ARTS ALLEY – THE HEART of the DISTRICT



RGD Public Improvements – Phase 1 40% Design

ARTS ALLEY SOUTH



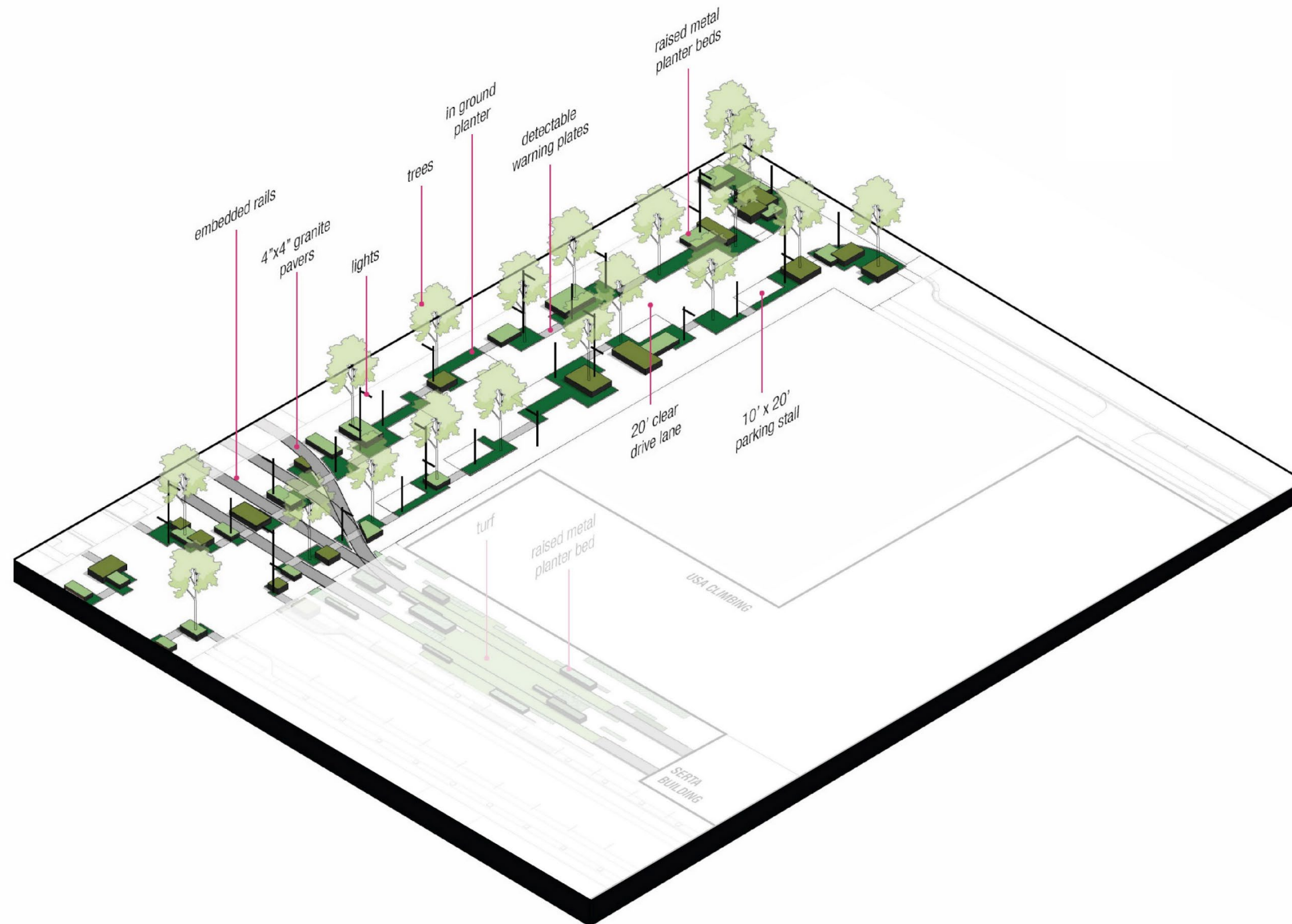
RGD Public Improvements – Phase 1 40% Design

ARTS ALLEY SOUTH



RGD Public Improvements – Phase 1 40% Design

300 SOUTH: A REALLY COOL PLAZA... that you can DRIVE ON



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300 SOUTH: A REALLY COOL PLAZA... that you can DRIVE ON



RGD Public Improvements – Phase 1 40% Design

THE NUMBERS

Enhanced level of design

- Rio Grande District Plan
 - “The Rio Grande District is the best transit-oriented development site in Utah”
- In response, we’ve designed something special
- And that comes with a cost

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: CONSTRUCTION

Phase 1 Construction Estimate (40% design)
\$14,539,249

FUNDING SOURCES	
Allocated CRA funding	\$5,068,314
Pursuing	
Bond	\$7,646,133
Impact Fees	\$1,000,000
Total Sources	\$13,714,447

GAP = \$824,802

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: CONSTRUCTION

FILLING THE CONSTRUCTION GAP

- Increased bond capacity
- Reallocation of existing CRA funds
- Value engineering
- City contribution

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: CONSTRUCTION

Discussion / Questions

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: MAINTENANCE

Phase 1 Annual Maintenance Estimate	
Base Level Services (City Responsibility)	
Asphalt and concrete maintenance, Snow removal – “Typical” streets, street sweeping, graffiti removal	\$135,156
Enhanced Level Services (CRA Responsibility)	
Paver repair; garbage removal; landscaping; 300 South cleaning and snow removal	\$247,204
Landscape Furnishings Reserve (CRA Responsibility)	
Build reserve to replace furnishings – garbage cans, planters, streetlights, benches, etc.	\$104,087
CRA Responsibility Total	\$351,291

Funding Sources	
Base Level Service	
(general fund budget allocation)	
Enhanced Level and Replacement Reserve	
District Management Fees	\$342,828 (2031)

GAP

- Potential gap in maintenance funding prior to District Management fee collection

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: MAINTENANCE

FILLING THE MAINTENANCE GAP

- Reallocation of existing CRA Funds
- City contribution

RGD Public Improvements – Phase 1 40% Design

THE NUMBERS: MAINTENANCE

Discussion / Questions

Rio Grande District

DISTRICT MANAGEMENT STRUCTURE

Why we need it

- Maintenance oversight
- Programming

Options we're considering

- Private contract
- Downtown Alliance partnership
- CRA oversight

Funding

- District Management fee revenue
- Ground lease revenue

Rio Grande District

DISTRICT MANAGEMENT STRUCTURE

Discussion / Questions

Rio Grande District PARKING

Parking Garage

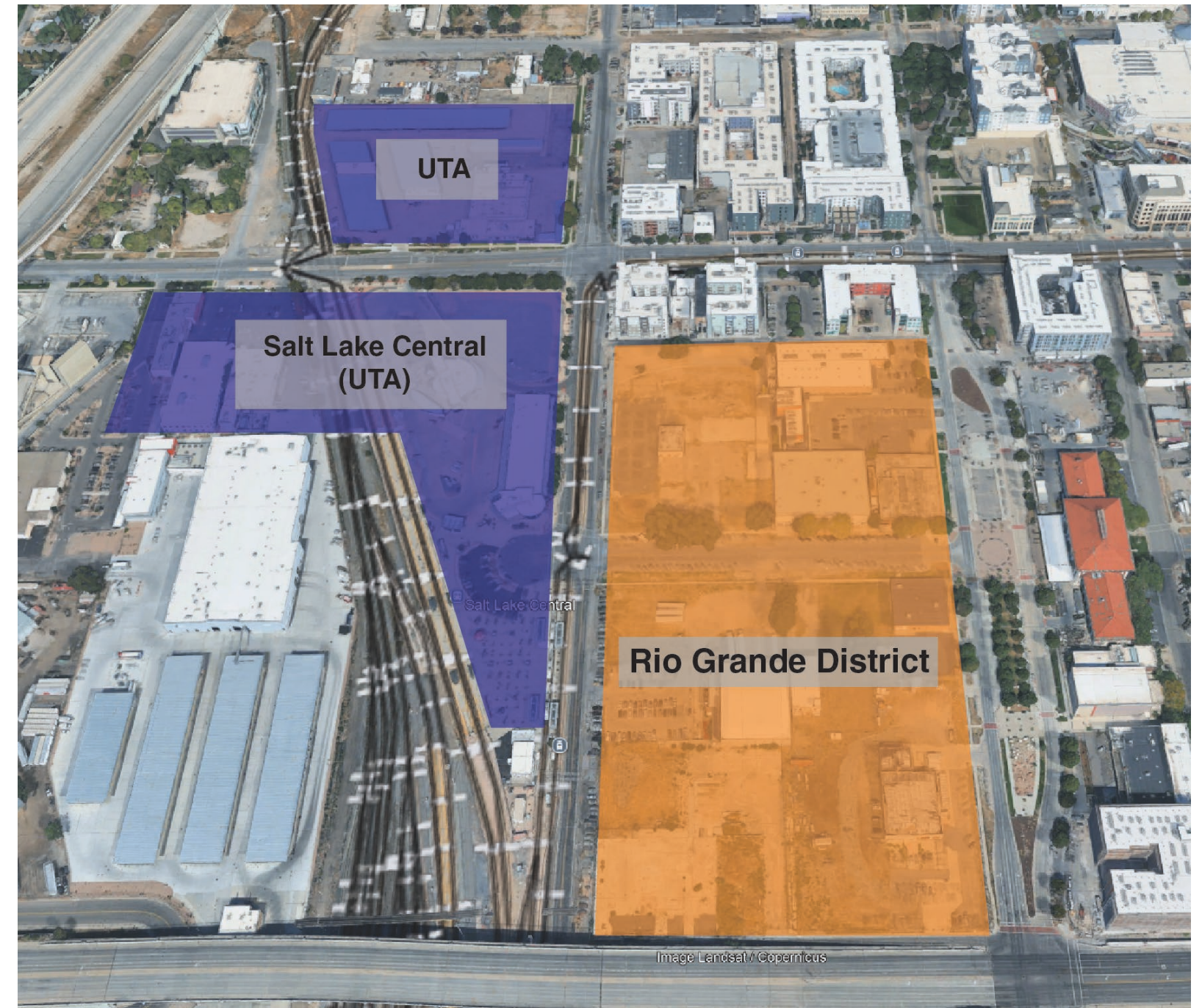
- RGD Vision Plan - Parking
 - *Parking is a puzzle*
 - *Lead with shared parking*
- Parking Garage
 - Shared garage – USAC, commercial development, visitors
 - Design alternatives - preliminary cost estimate
 - 800 stalls (approx.)
 - **\$52,000,000**
- Funding Options
 - Bond
 - Grow America partnership
 - State funding opportunities



Rio Grande District PARKING

Expanding the Parking District

- Potential partnership with UTA to solve the parking puzzle
- What do we mean by Shared Parking District
 - Right-sizing parking supply based on use demand
 - Creating a coordinated management and pricing structure
 - Phased supply
- Potential Benefits of the Partnership
 - Share the cost
 - Avoid overbuilding parking
 - Neighborhood approach
- Parking Study
 - TDM strategies to reduce demand
 - Management structure
 - Tool - Supply and demand based on shared use formulas



Rio Grande District PARKING

Discussion / Questions

Rio Grande District FINAL WORDS... FOR NOW

Additional questions or discussion

