

RIO GRANDE DISTRICT VISION & IMPLEMENTATION PLAN

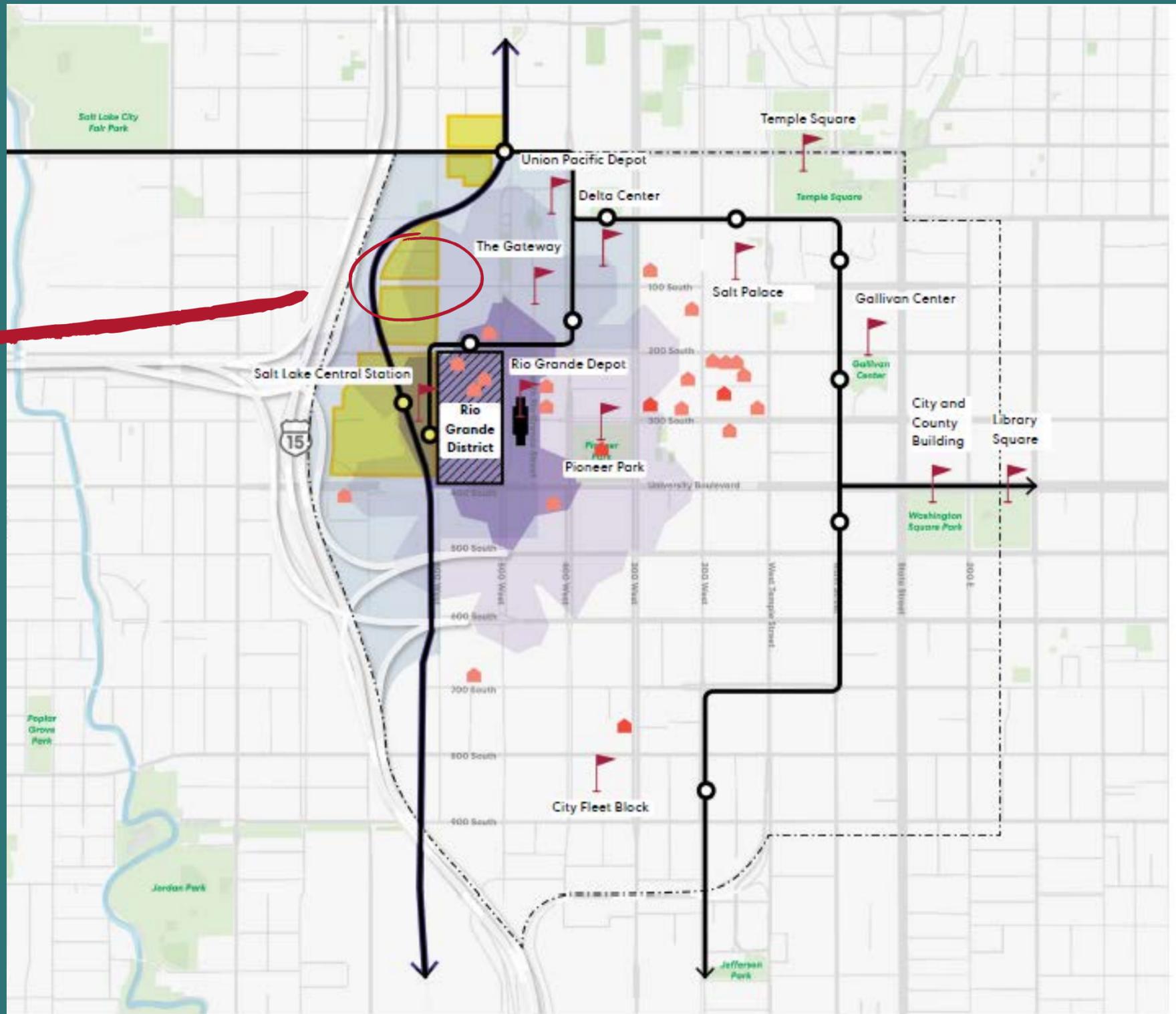


~~STATION CENTER~~



RIO GRANDE DISTRICT





- RIO GRANDE DISTRICT: ~11 ACRES
- 100 SOUTH PROPERTIES: ~4 ACRES



Delta Center

Central Business District

Rio Grande Depot (State)

UTA Intermodal Hub



THE VISION

- VISION STATEMENT
- GUIDING AMBITIONS
- DESIGN MOVES
- DESIGN STANDARDS & GUIDELINES

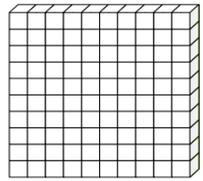
VISION STATEMENT

The Rio Grande District 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.

1. The Rio Grande District is the best transit-oriented development site in Utah.
2. The Rio Grande District is an urban neighborhood committed to advancing community wellness and delivering equitable outcomes.

DESIGN MOVES



**ESTABLISH COMPACT,
WALKABLE BLOCKS**



**RESTORE THE SITE FOR ALL
LIVING THINGS**



ENABLE LOW CARBON MOBILITY



CHAMPION THE GREEN LOOP



ENSURE FUNCTIONAL ROADWAYS



**LEAD WITH A SHARED PARKING
STRATEGY**



**CURATE PUBLIC PLACES WITH
ARTS, CULTURE, AND
PERFORMANCE**



STRENGTHEN SOCIAL FABRIC



**CATALYZE STREET LIFE AND
MIXED-USE DEVELOPMENT**



MAXIMIZE THE TOD POTENTIAL



**DESIGN SUSTAINABLE
INFRASTRUCTURE AND
BUILDINGS**

DESIGN STANDARDS & GUIDELINES

- PUBLIC REALM
- MOBILITY NETWORK
- LAND USE AND URBAN FORM

PUBLIC REALM

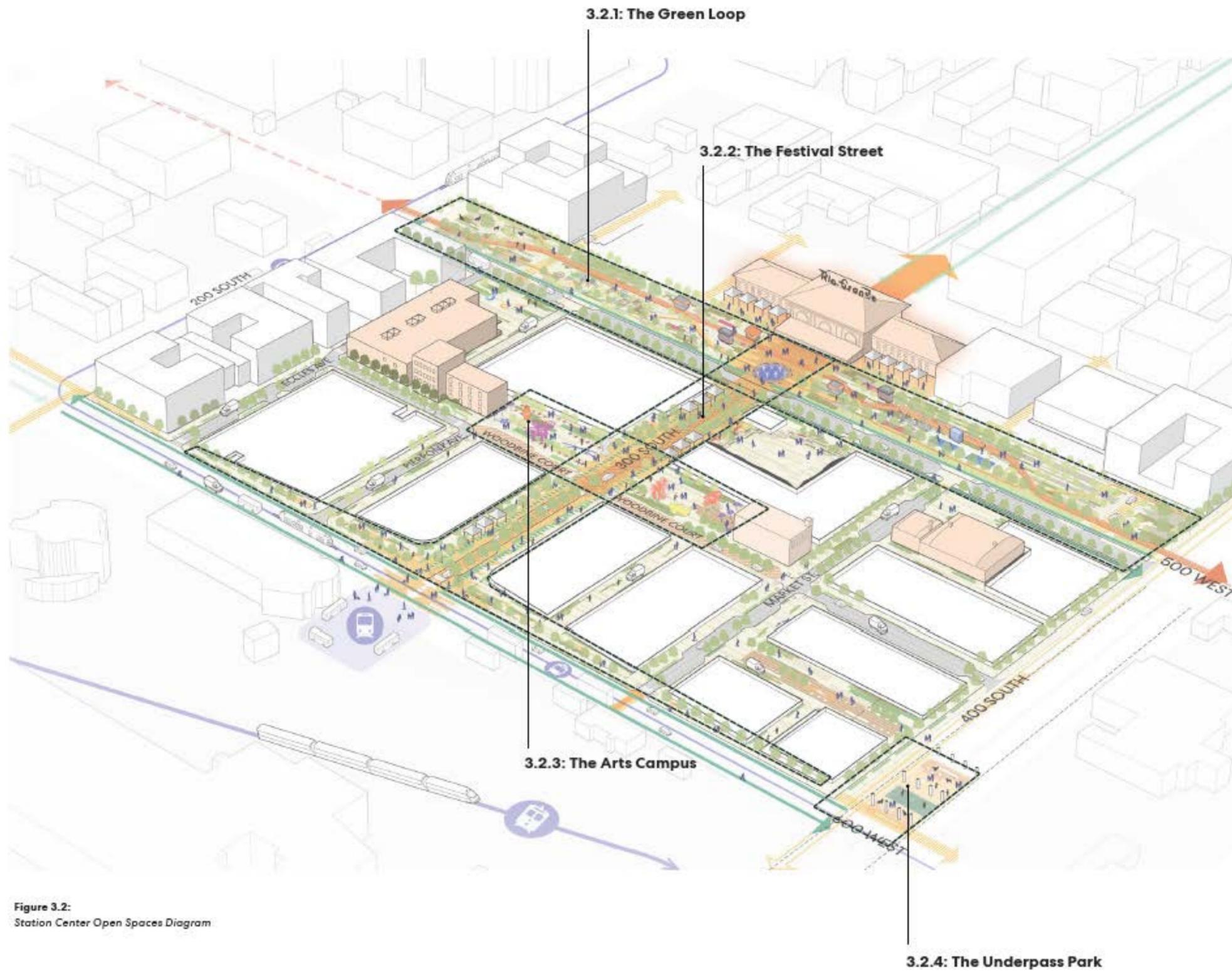


Figure 3.2:
Station Center Open Spaces Diagram



300 SOUTH FESTIVAL STREET

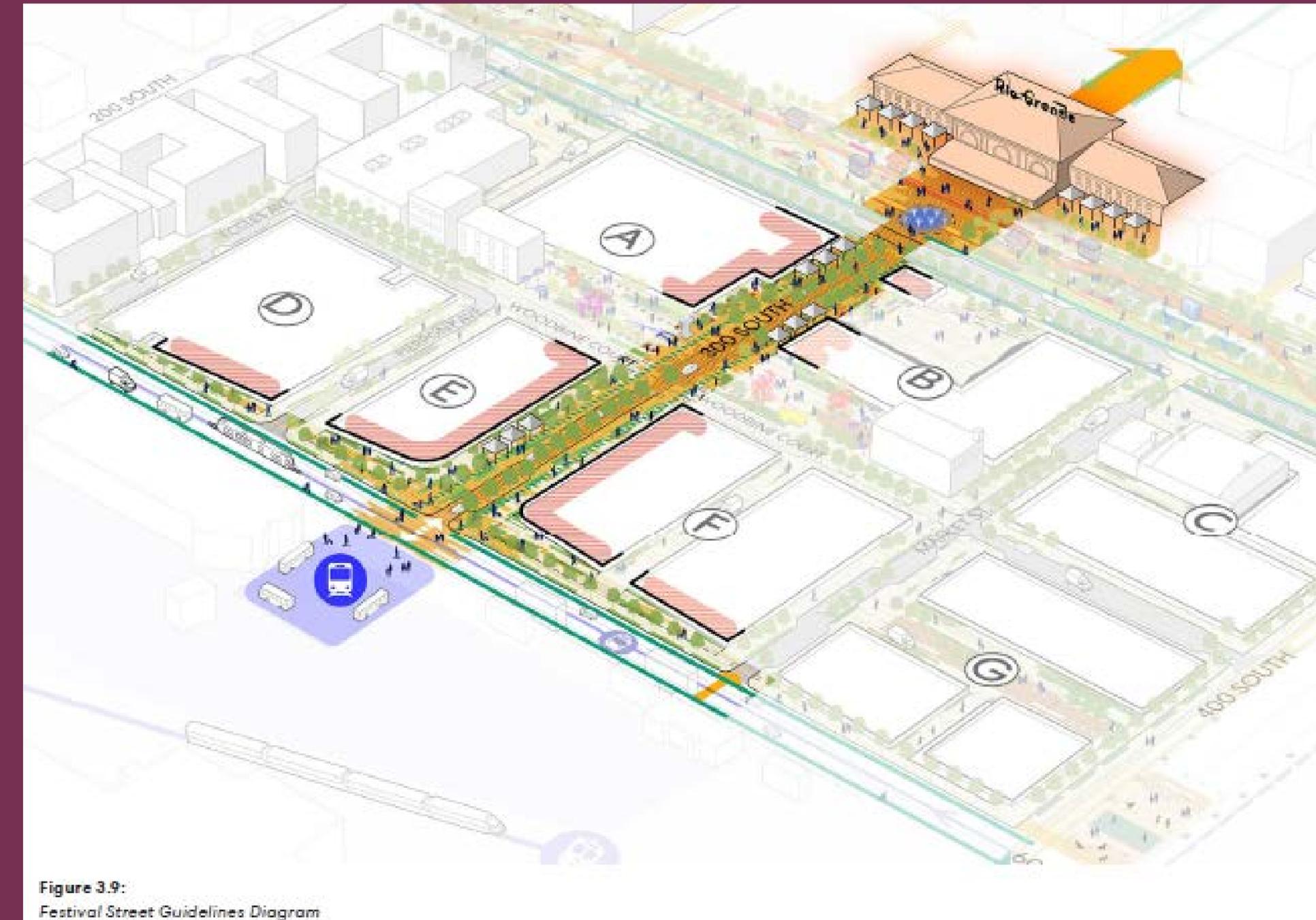
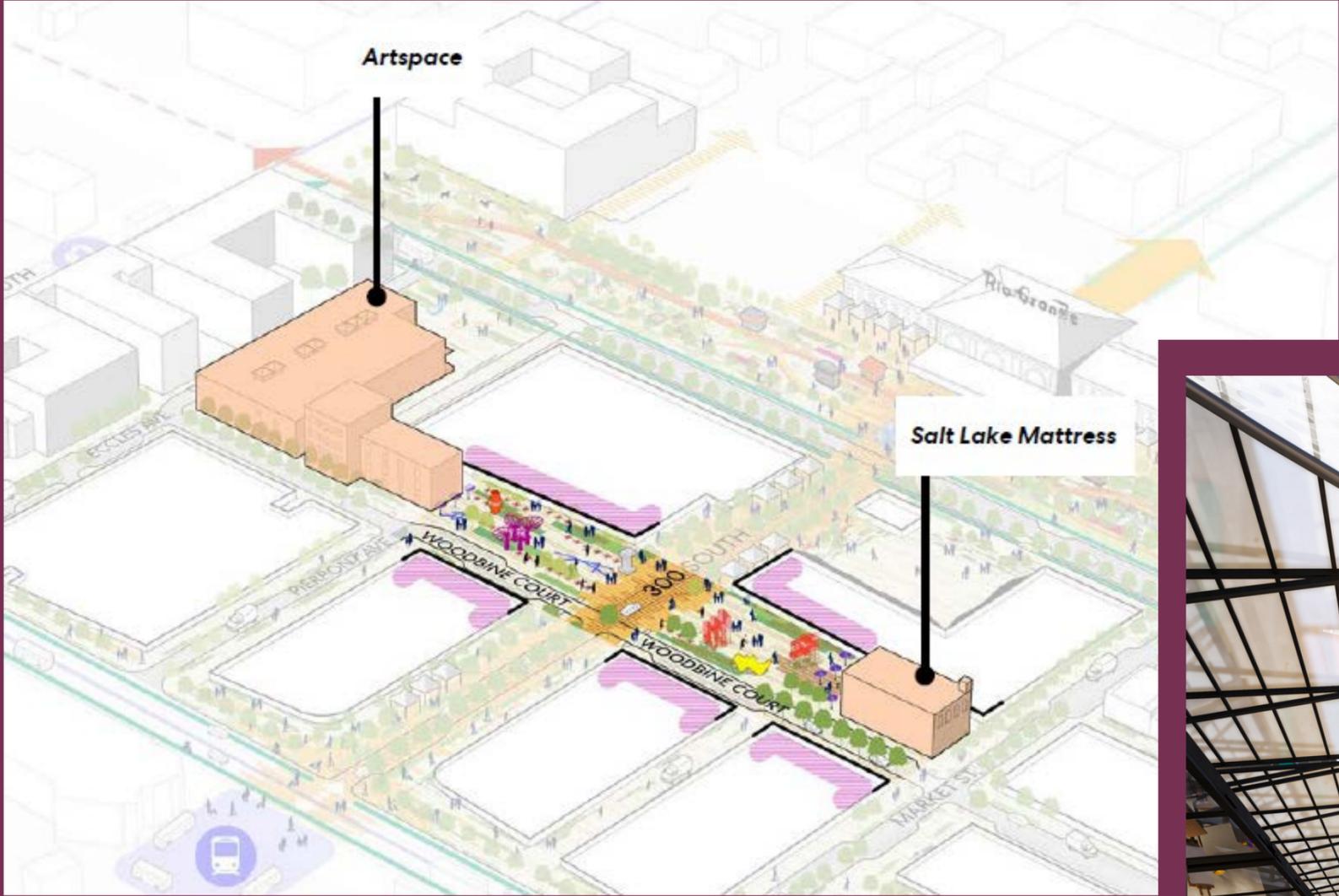


Figure 3.9:
Festival Street Guidelines Diagram

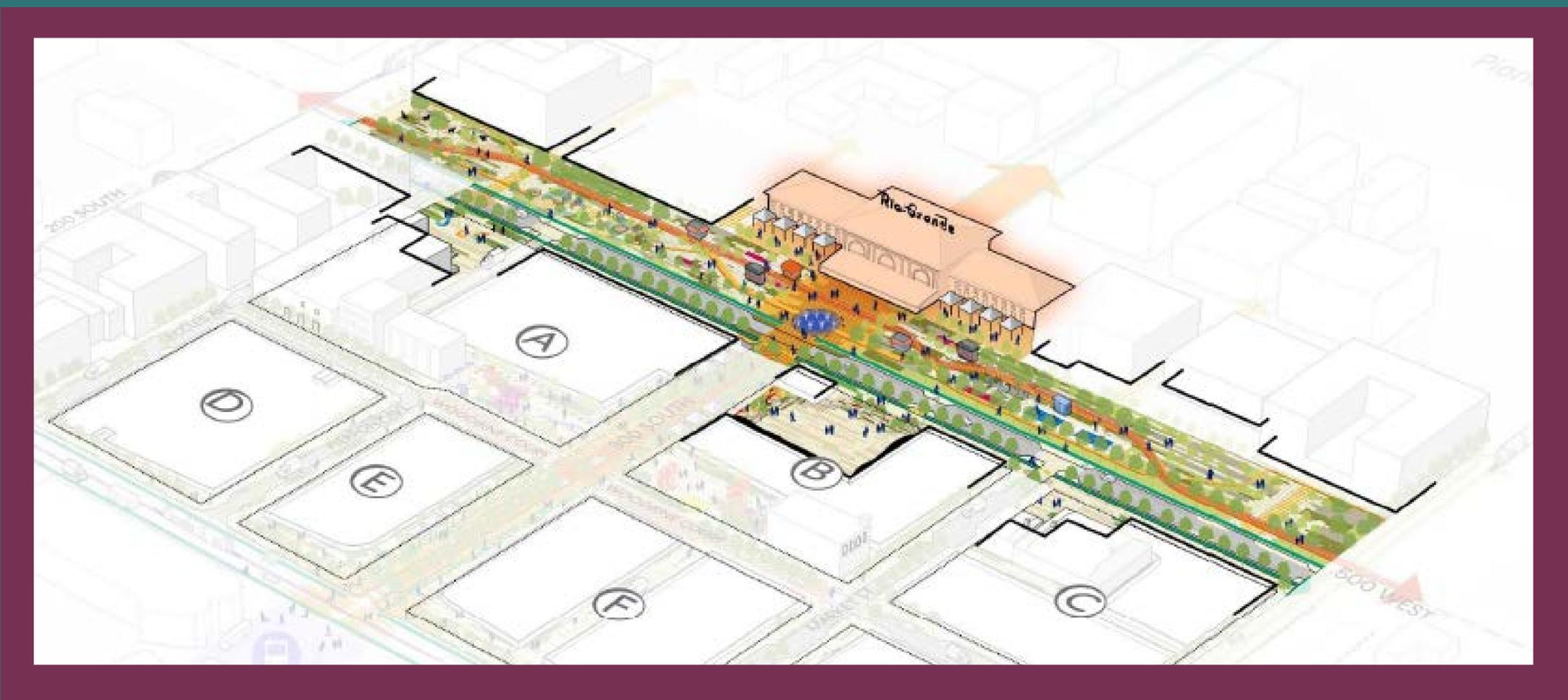
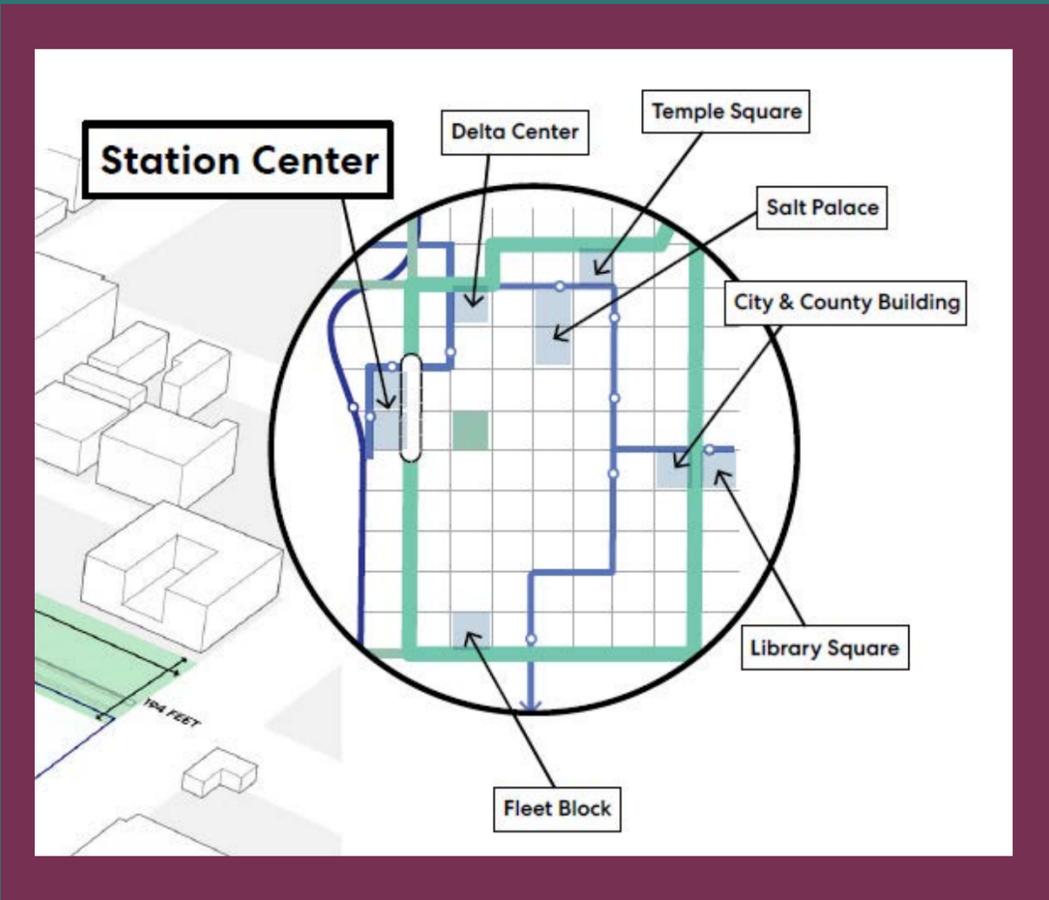


Pitt Street Pedestrian Mall - Sydney, Australia

ARTS CAMPUS ALLEY



500 WEST GREEN LOOP



500 WEST GREEN LOOP



UNDERPASS PARK



Beneath the 400 South viaduct, looking east from 600 West



9 Line Bike Park

MOBILITY NETWORK

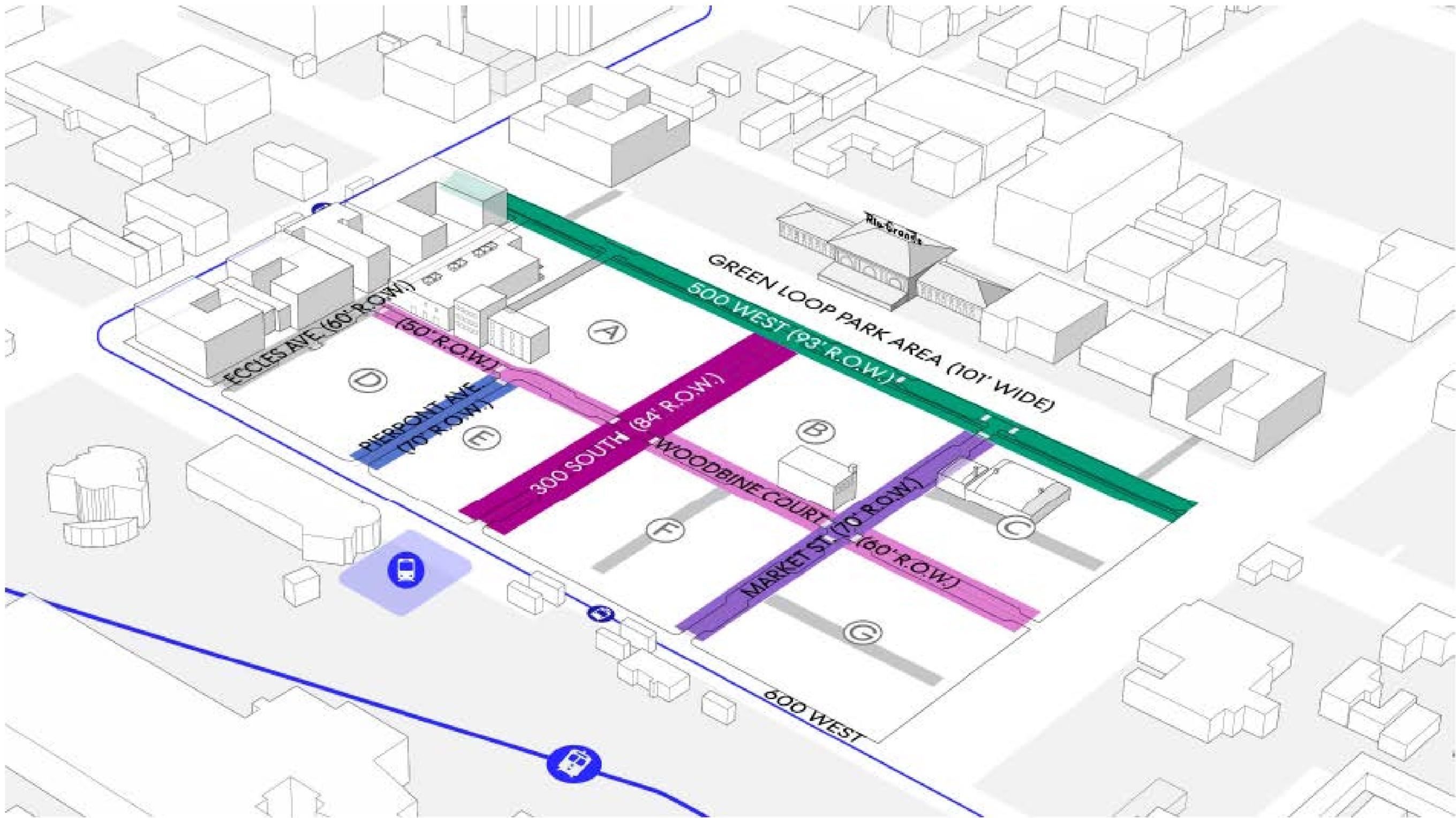
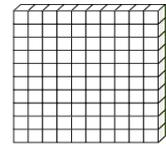
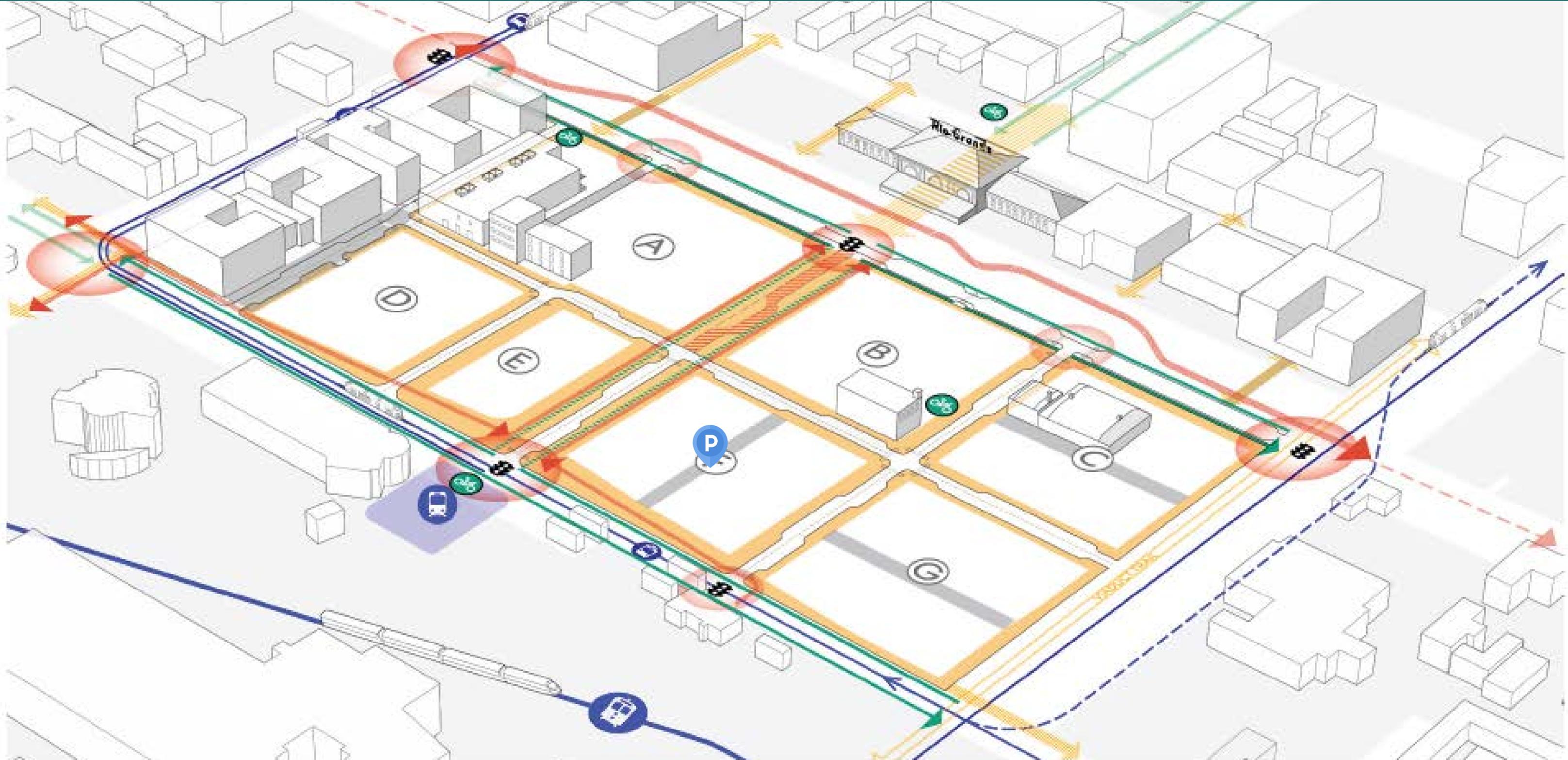


Figure 4.1:
Mobility Network Map



ACTIVE TRANSPORTATION



LAND USE & URBAN FORM

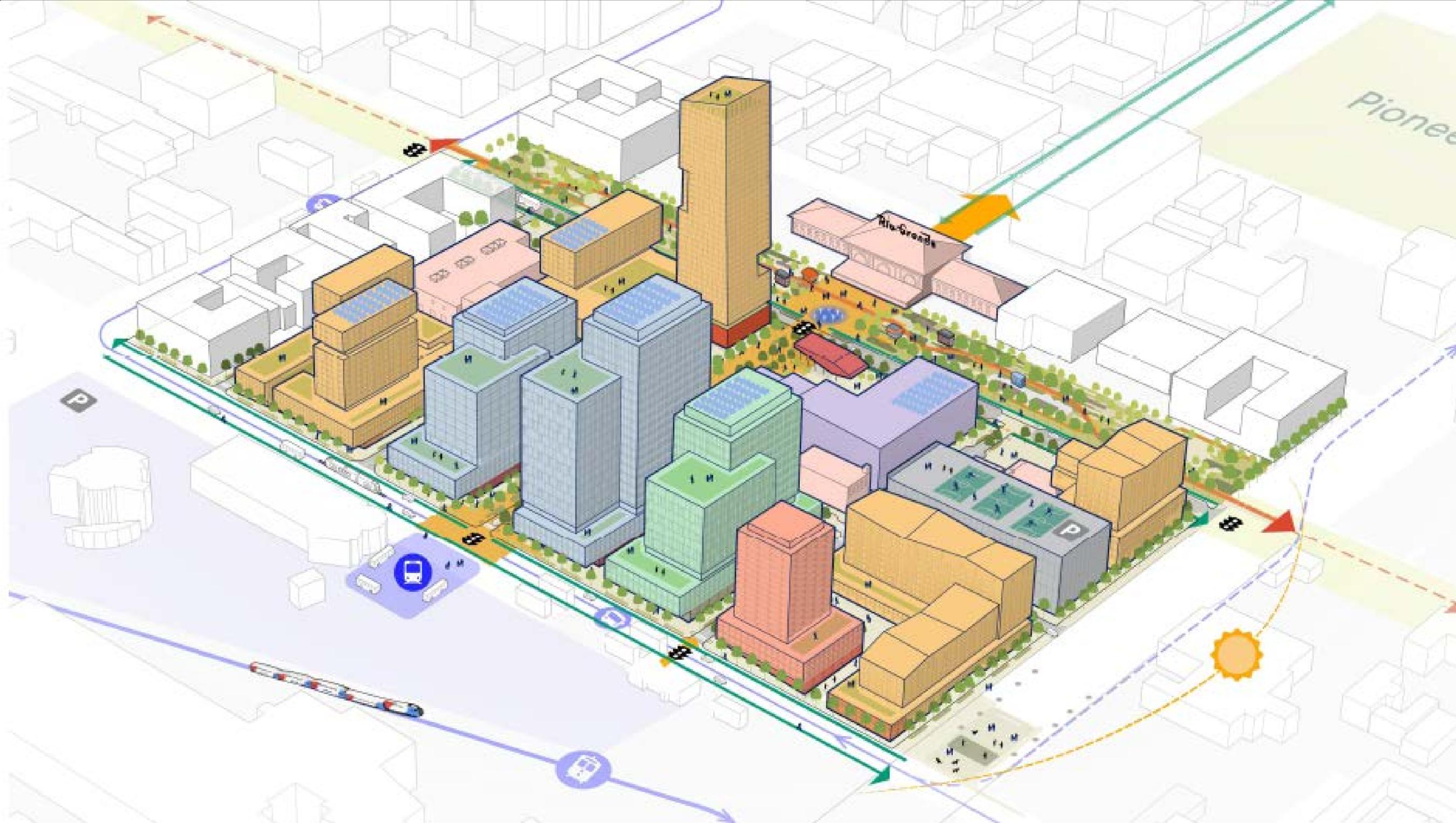


Figure 5.1:
Urban Form and Land Use Overview Diagram



LAND USES

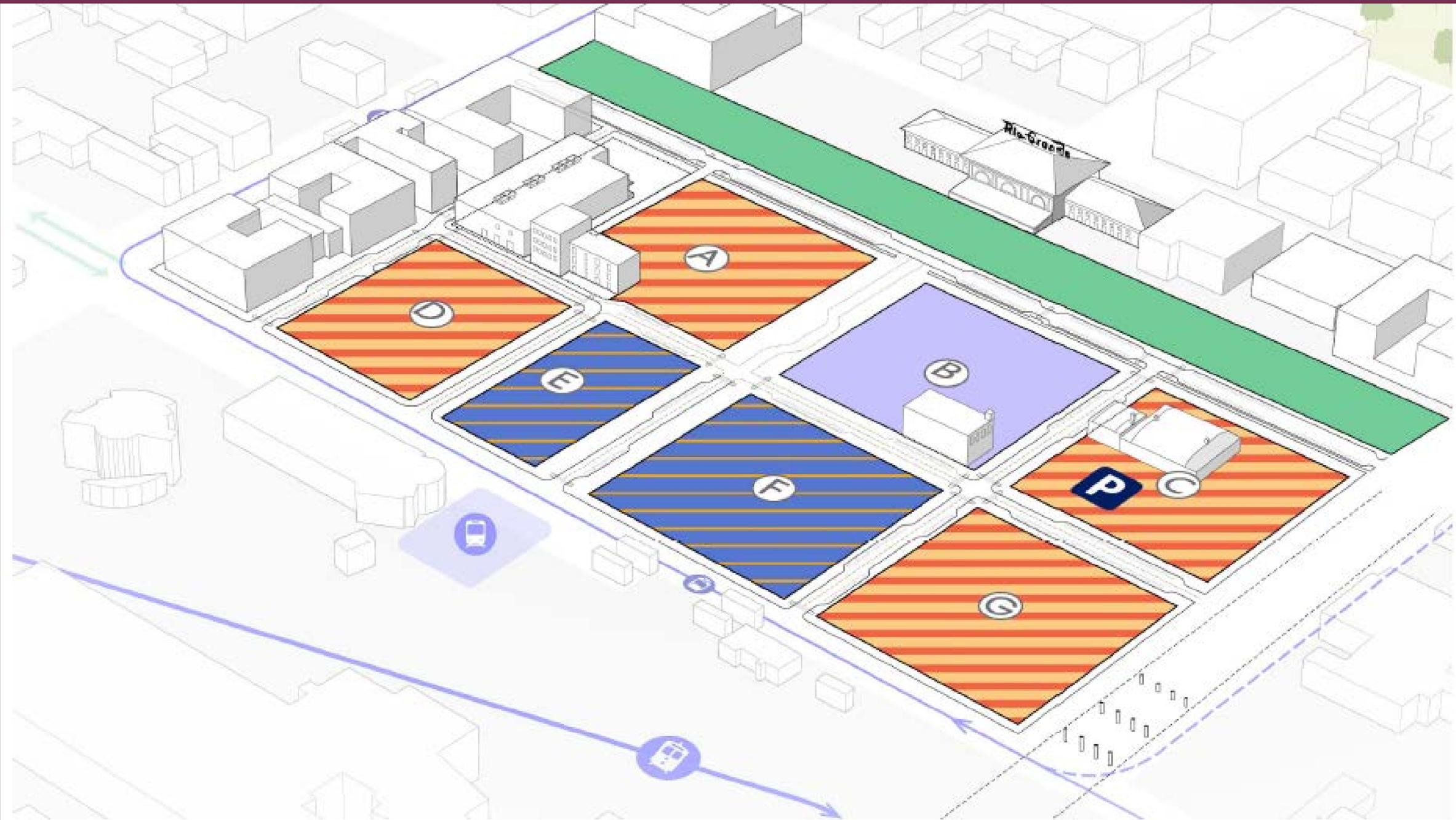
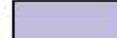


Figure 5.3:
Land Use Diagram

	Residential Mixed-Use		Park
	Commercial Mixed-Use		Parking
	Potential National Governing Body		

GROUND FLOOR USES

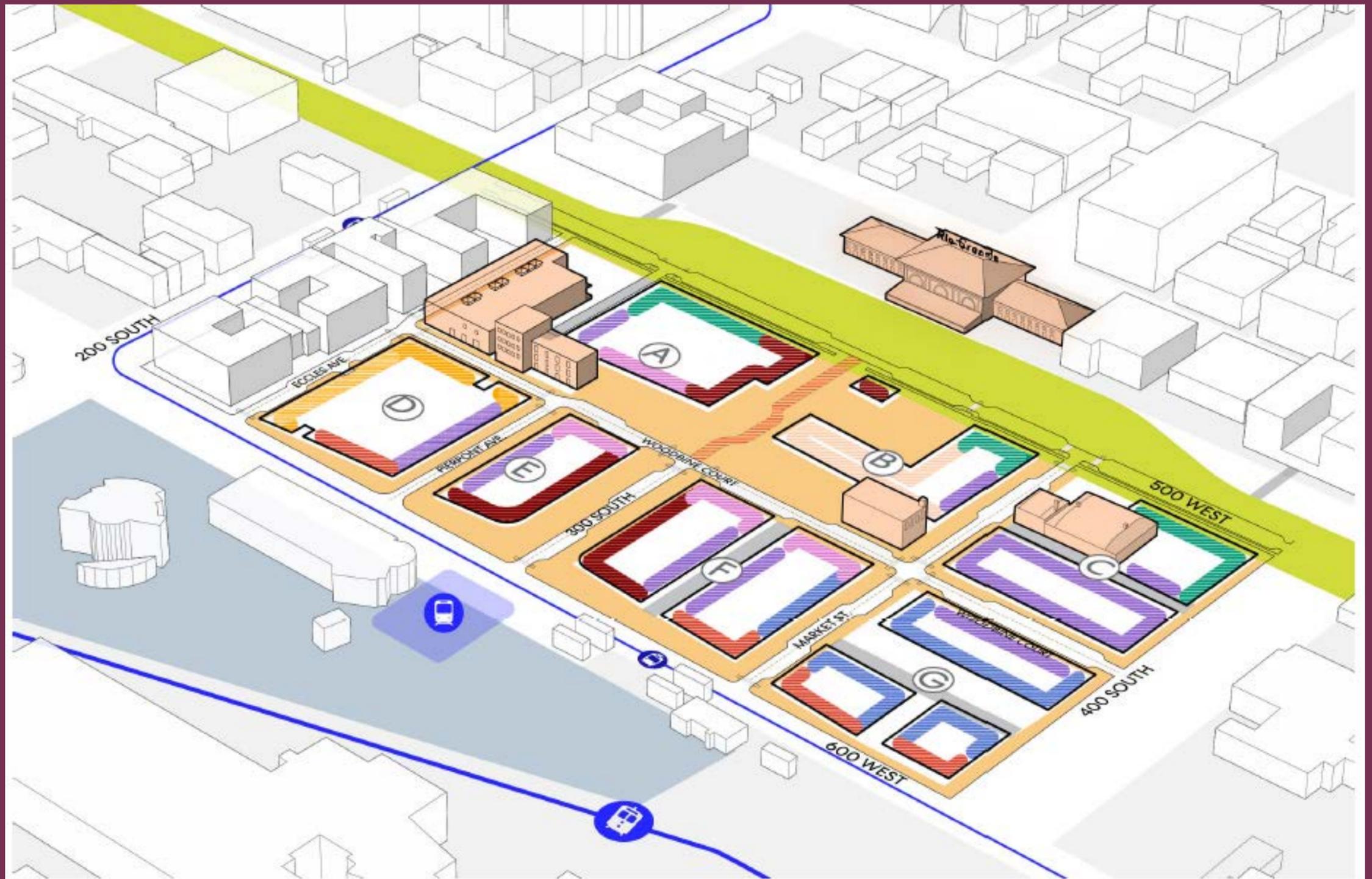


Figure 5.4:
Ground Floor Edges Diagram



BUILDING HEIGHTS

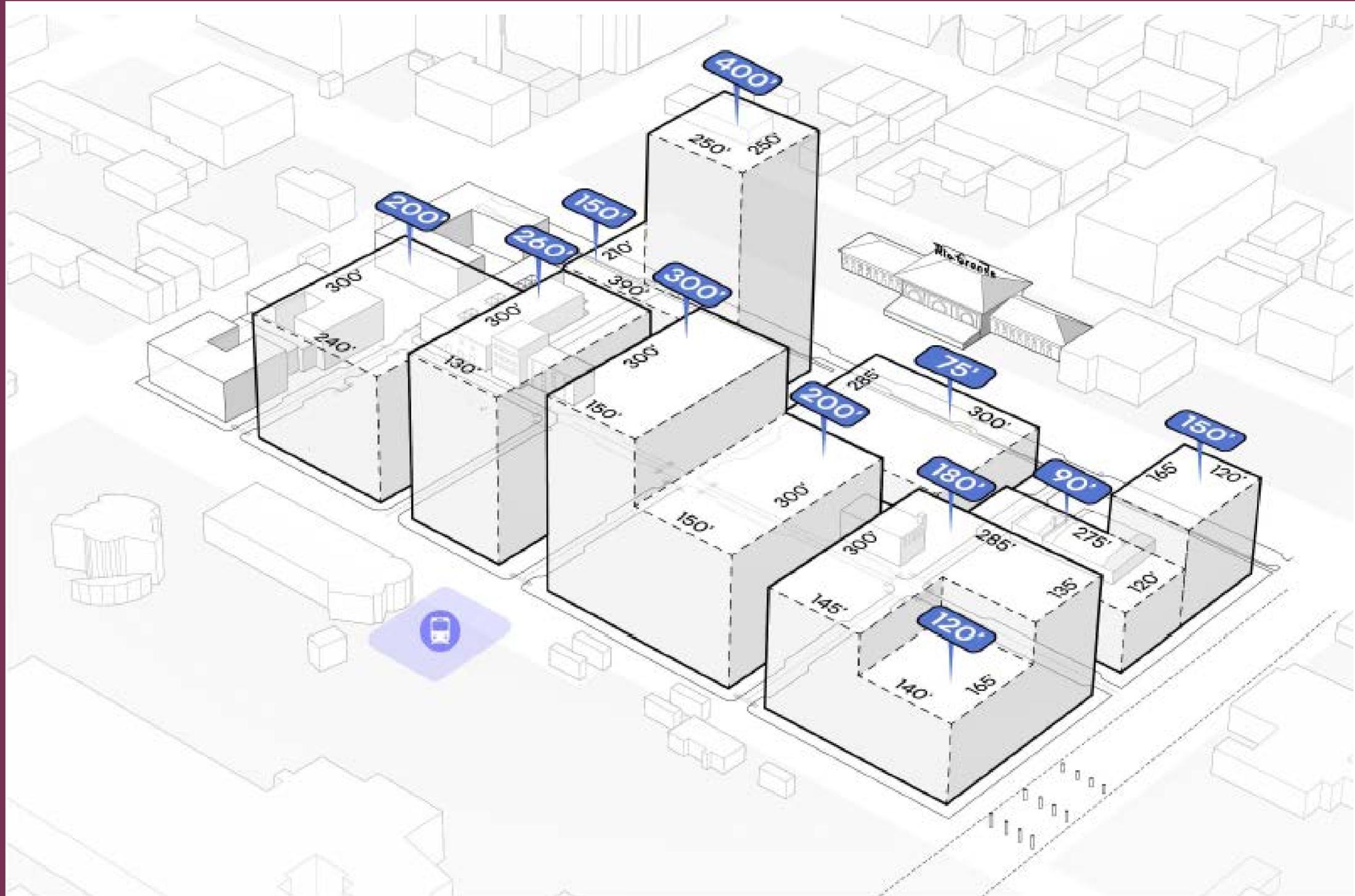
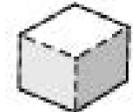


Figure 5.9:
Maximum Height Diagram

 Allowable Height Envelope



SUSTAINABLE DESIGN

- COMPLIANCE WITH RDA SUSTAINABLE DEVELOPMENT POLICY
- DECENTRALIZED STORMWATER MANAGEMENT WITH PERMEABLE SURFACES, GREEN ROOFS, AND RAIN GARDENS
- ALL-ELECTRIC DISTRICT WITH RENEWABLE SOURCES

- PV PANELS
- SOLAR CONTROL AND EXTERIOR SHADING
- MASS TIMBER CONSTRUCTION
- SAVED EMBODIED CARBON THROUGH ADAPTIVE REUSE



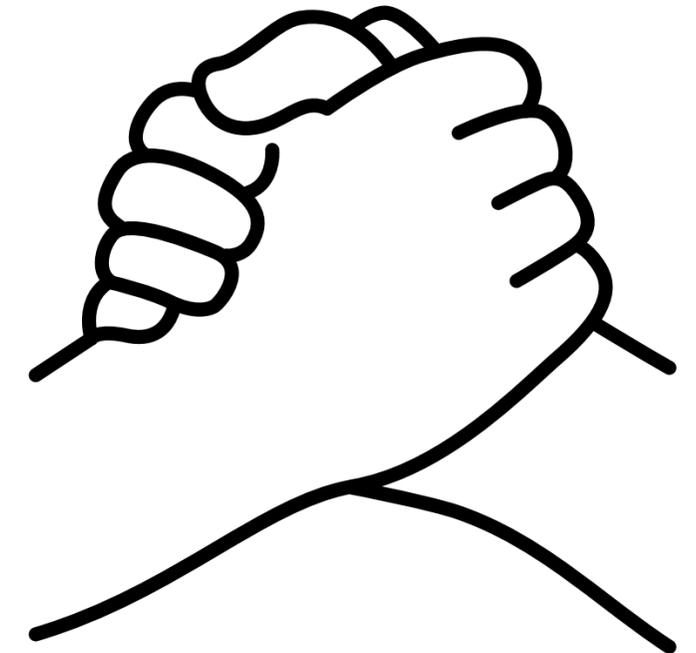
Salt Lake Mattress Company Building



"Blue Warehouse"

COMMUNITY BENEFITS

- **AFFORDABLE HOUSING THAT SUPPORTS BOARD PRIORITIES**
- **AFFORDABLE SPACES FOR LOCAL BUSINESSES AND NON-PROFITS**
- **MAKER SPACES AND ARTS EDUCATION**
- **INVITING AND ACTIVE PUBLIC PLAZAS**
- **SUSTAINABLE DEVELOPMENT**
- **WORKFORCE DEVELOPMENT OPPORTUNITIES**
- **ACCESS TO ACTIVE RECREATION AND HEALTHY FOOD OPTIONS**
- **ACTIVITIES FOR FAMILIES**



IMPLEMENTATION

- RDA ROLE IN PROJECT
- GOVERNANCE FRAMEWORK

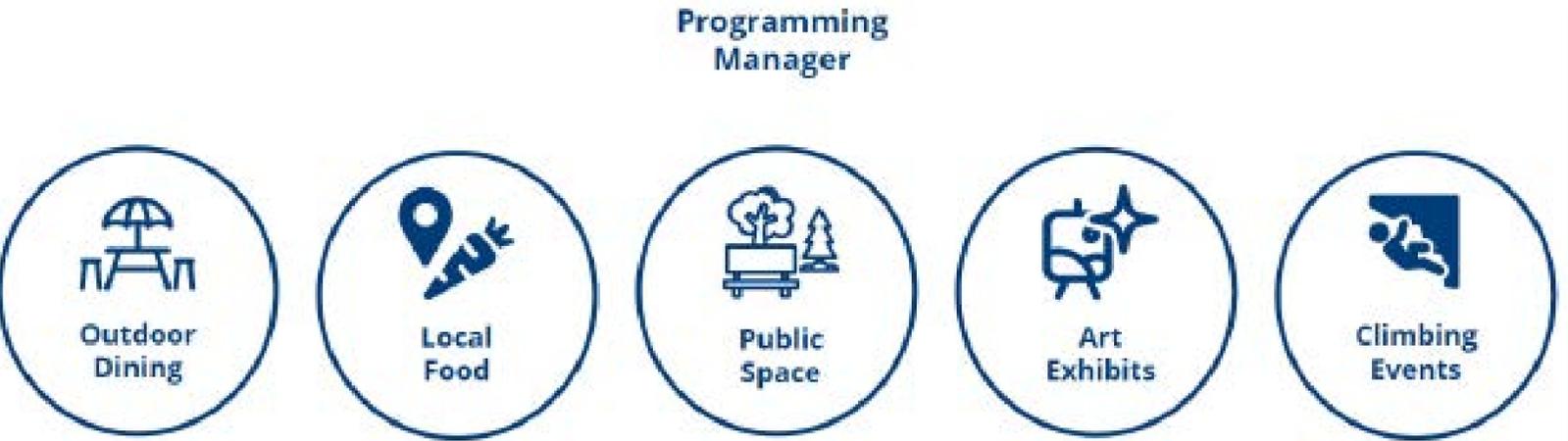
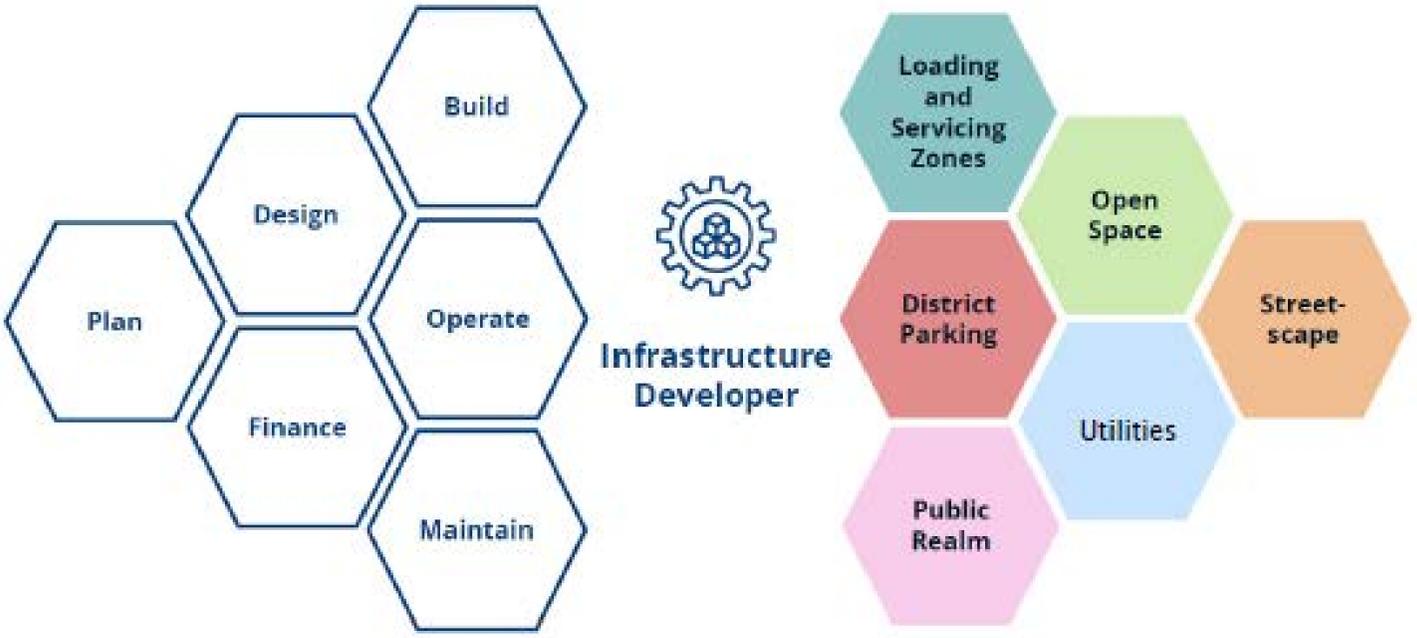
ROLE OF RDA

**PRIMARY
LANDOWNER**

**INFRASTRUCTURE
DEVELOPER**

**PROGRAMMING
MANAGER**

DISTRICT CURATOR



GOVERNANCE FRAMEWORK

	Funding	Staffing and Support	Functional Goal
Land Owner	Capital Funding	Real Estate Development Staff and Technical Experts	Strategy Planning Coordination Investment Partnerships Entitlements Job Creation Community Engagement
Infrastructure Developer			
Programming Manager	Operational Funding	Activation and Programming Staff and Partners	
District Curator		District Curation Staff and Partners	
Components of Rio Grande District Governance			

Table 20: Components of Rio Grande District Governance Matrix

GOVERNANCE FRAMEWORK

	Phase 1: Start Up			Phase 2: Stabilization	Long Term Growth
	Funding	Staffing and Support	Functional Goal		
Land Owner	Capital Funding <ul style="list-style-type: none"> Prepare initial project budgets Determine level of bond funding necessary and seek legislative approval 	<ul style="list-style-type: none"> Identify 1-2 full-time staff dedicated to moving the development work forward with a focus on early stage financial and development planning. Advance design, planning, and development strategy to facilitate development partnership. Confirm legal advisory mechanism to support transactions 	<ul style="list-style-type: none"> Complete vision and implementation planning process. Establish design guidelines. Craft developer solicitation requests (e.g., RFPs, RFIs, etc.) Solicit development partner(s). Negotiate development transaction. Execute CC&Rs and/or development agreements. 		
Infrastructure Developer				Operational Funding <ul style="list-style-type: none"> Provide annual appropriations from RDA to Rio Grande District to fund catalytic organizational operations (i.e. staff and 3rd party consultants) 	

Table 25: Phase 1 Start Up Action Items and Goals

GOVERNANCE FRAMEWORK

Successful governance should provide clarity of leadership, decision-making, and resource alignment in order to drive toward desired outcomes for the District.

1. Align stakeholders
2. Conduct business planning
3. Consider the development of Rio Grande District policies



NEXT STEPS

- PUBLISH VISION & IMPLEMENTATION PLAN ON PROJECT WEB PAGE
- ZONING TEXT AMENDMENT TO ALLOW FOR TALLER BUILDING HEIGHTS IN G-MU
- HTRZ APPLICATION - UTA INTERMODAL HUB
- DEVELOP CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS
- DEVELOPER RFP FOR NORTH BLOCK SITES