

UPDATE

Station Center Infrastructure Improvements and Maintenance Funding Strategies

RDA BOARD MEETING – NOVEMBER 10, 2020



SLCRDA

OVERVIEW

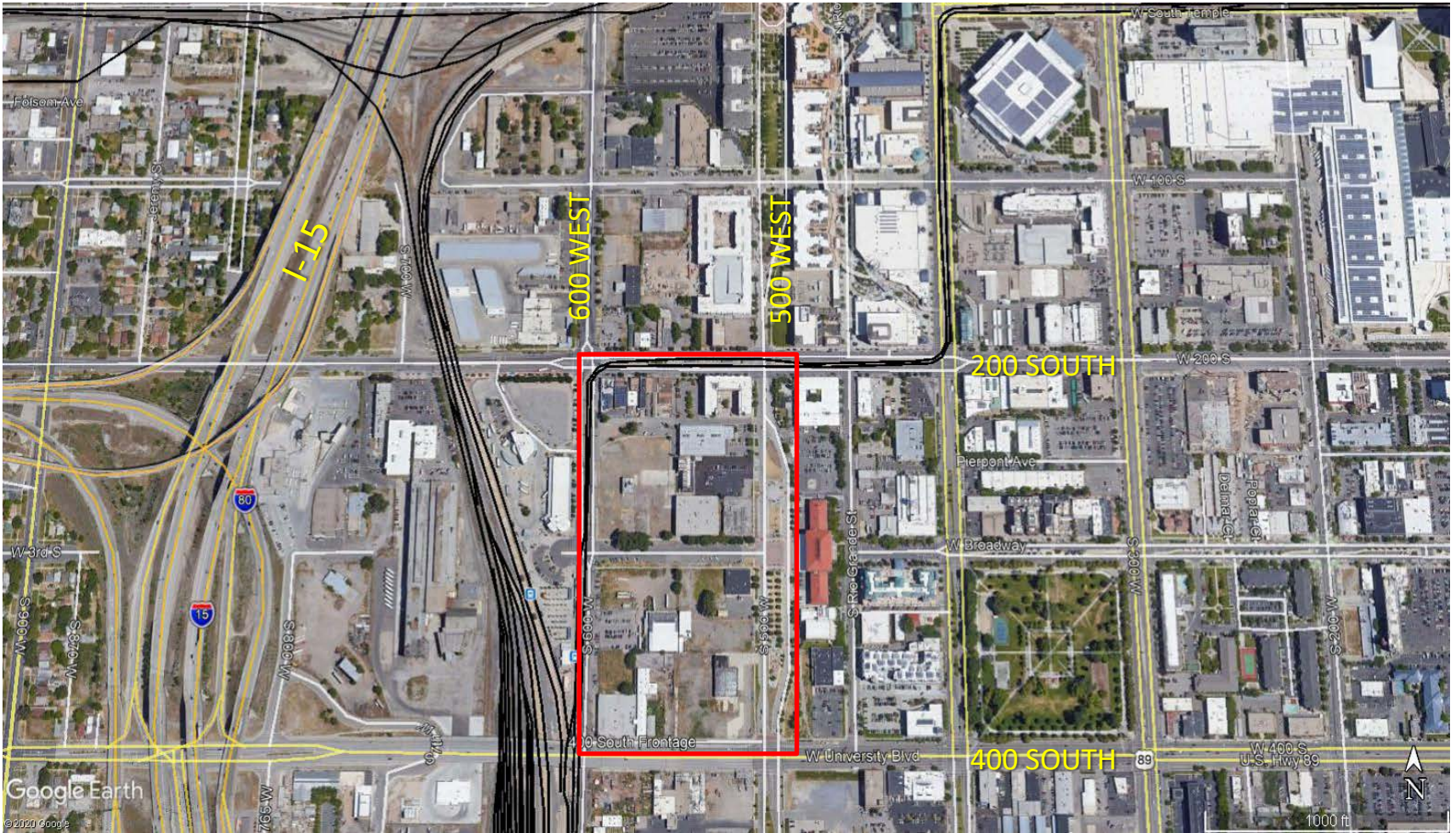
STATION CENTER INFRASTRUCTURE IMPROVEMENTS

- Update on infrastructure plans
- Presentation by loci, RDA's design consultant for Station Center – Marcus Pulsipher and Michael Budge

MAINTENANCE FUNDING STRATEGIES

- Results of Special Assessment Area study

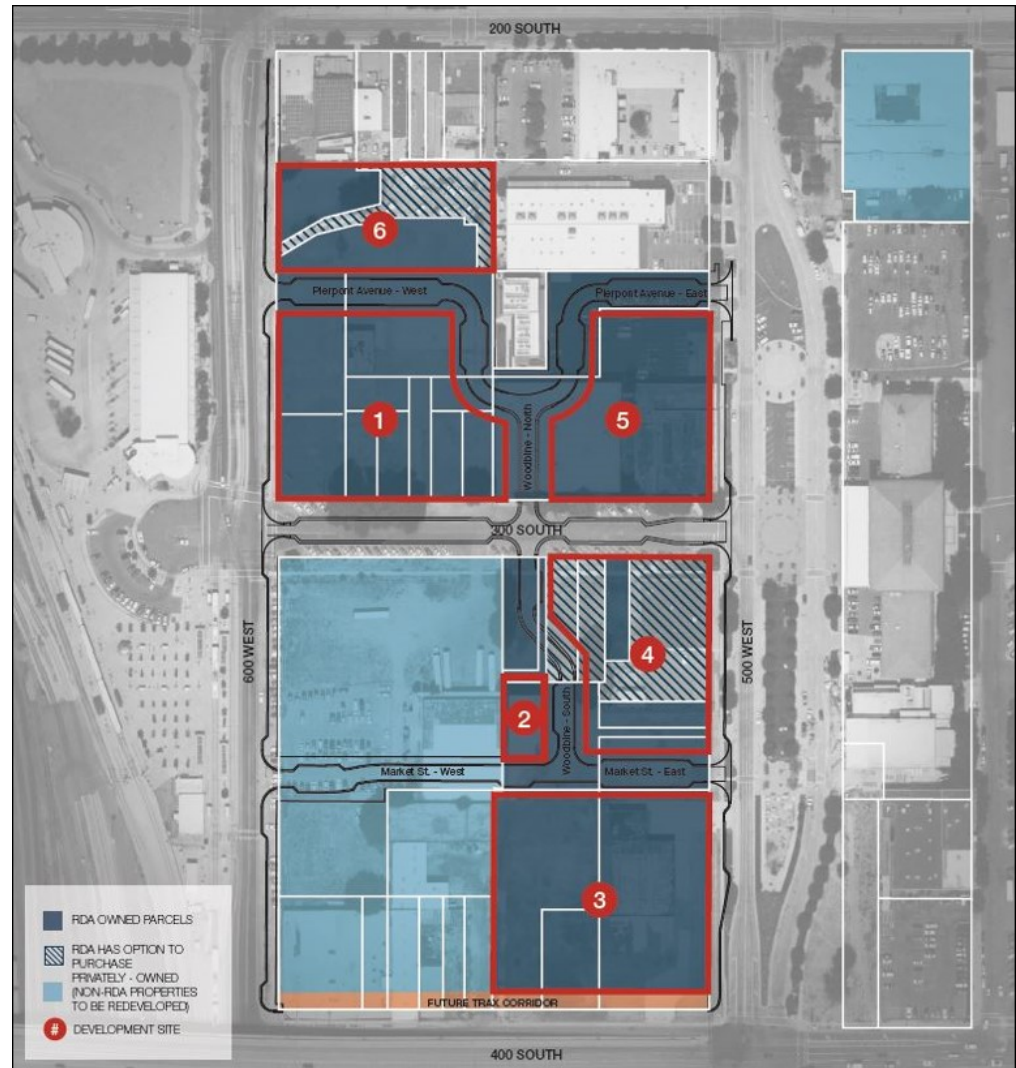
LOCATION



STATION CENTER INFRASTRUCTURE PLANS UPDATE

PROPOSED PLANS

- Streetscape Improvements
- Three new streets:
Pierpont Avenue, Market Street, and Woodbine Court
- Utility upgrades for planned density



STATION CENTER INFRASTRUCTURE PLANS UPDATE

CITY COORDINATION AND REVIEW

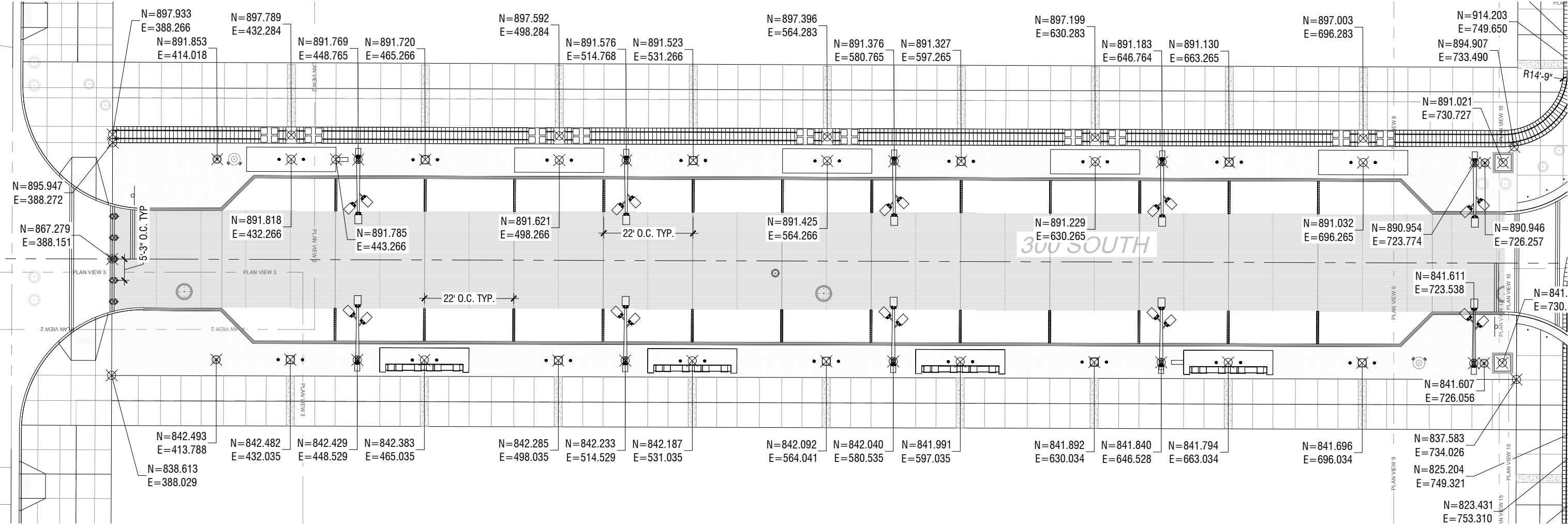
- Station Center infrastructure plans 50-70% complete
- Coordination with SLC Fire, Transportation, Engineering, Planning, and Public Utilities to review plans
- Transportation and Engineering suggestion regarding design for 300 South and Woodbine Court:
 - Consider creating a less linear, less car-centric space that prioritizes the pedestrian over the personal automobile

STATION CENTER | **300 SOUTH CONCEPT**
NOVEMBER 2020 | SALT LAKE CITY, UTAH





STATION CENTER I 300 SOUTH CONCEPT



STATION CENTER I CURRENT DESIGN









WHAT WE HEARD FROM SLC ENGINEERING + TRANSPORTATION

- It feels too much like a typical street
- This is an opportunity to try out something new here
- The boundary between pedestrians and cars could be more blurred
- Prioritize pedestrians over vehicles
- Explore use of trees and planting in center of street to act as traffic calming

SEEKING INSPIRATION





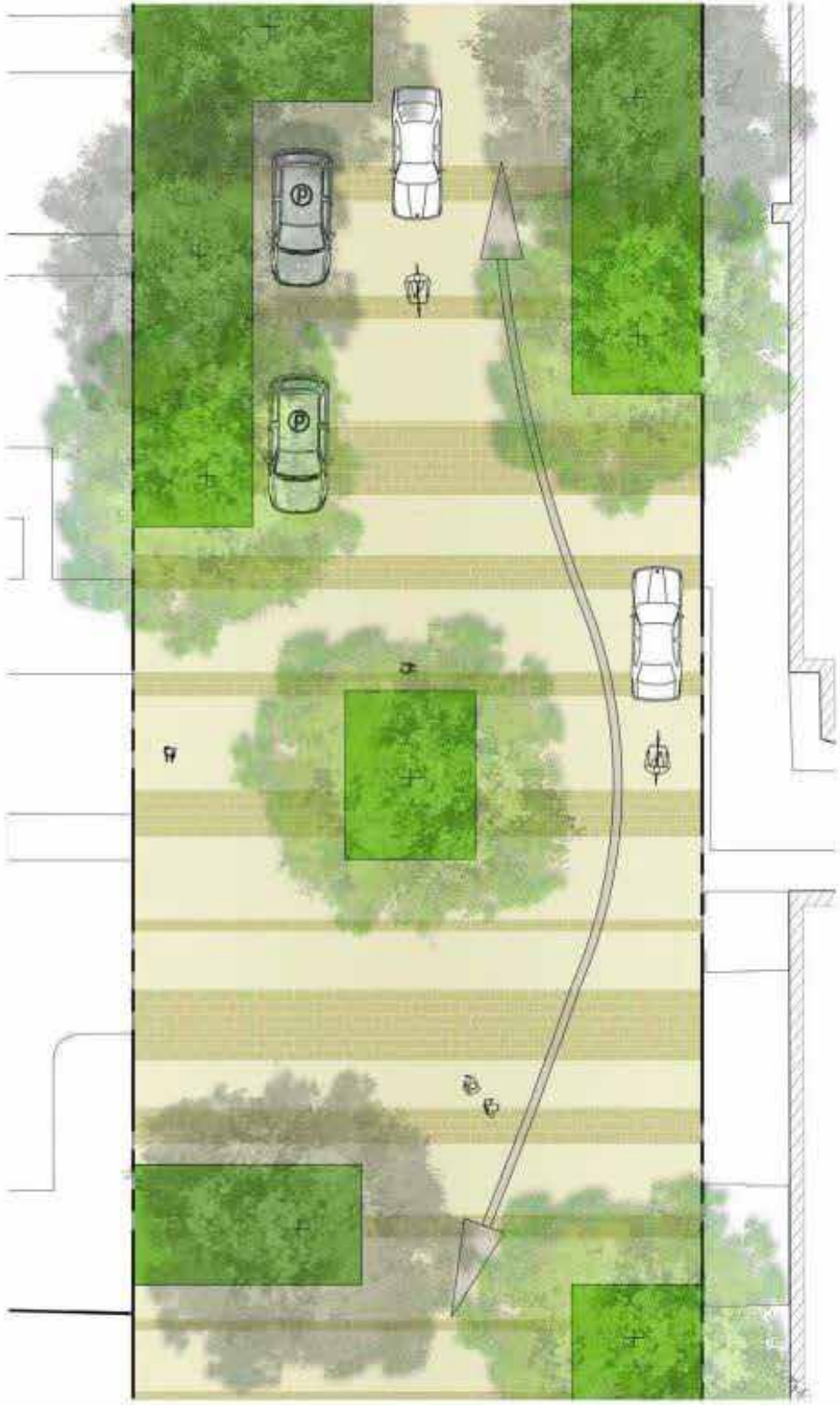
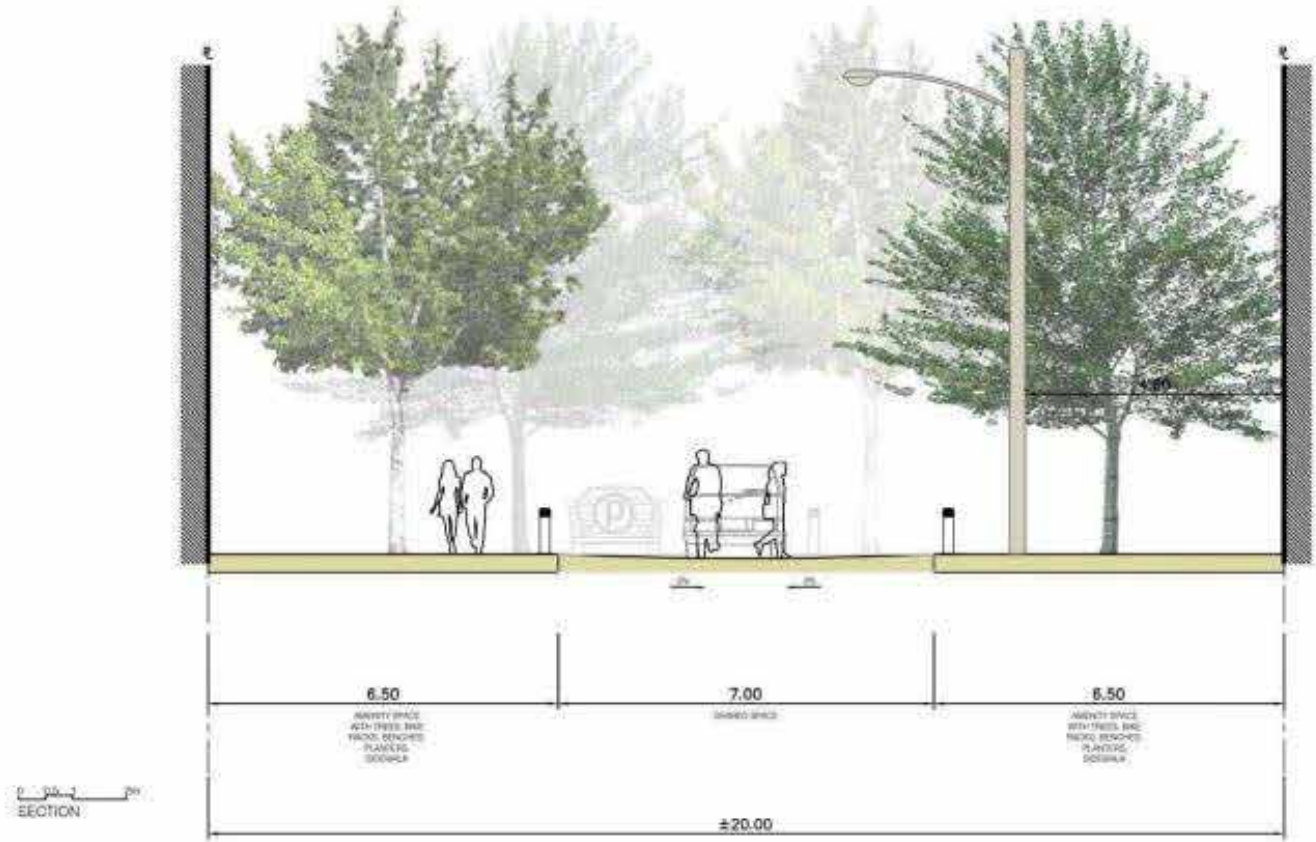
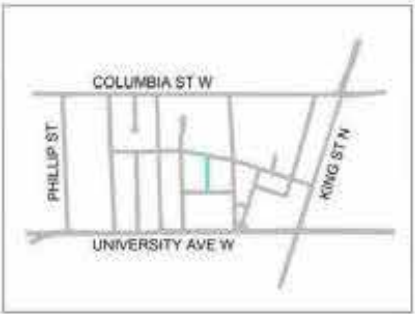




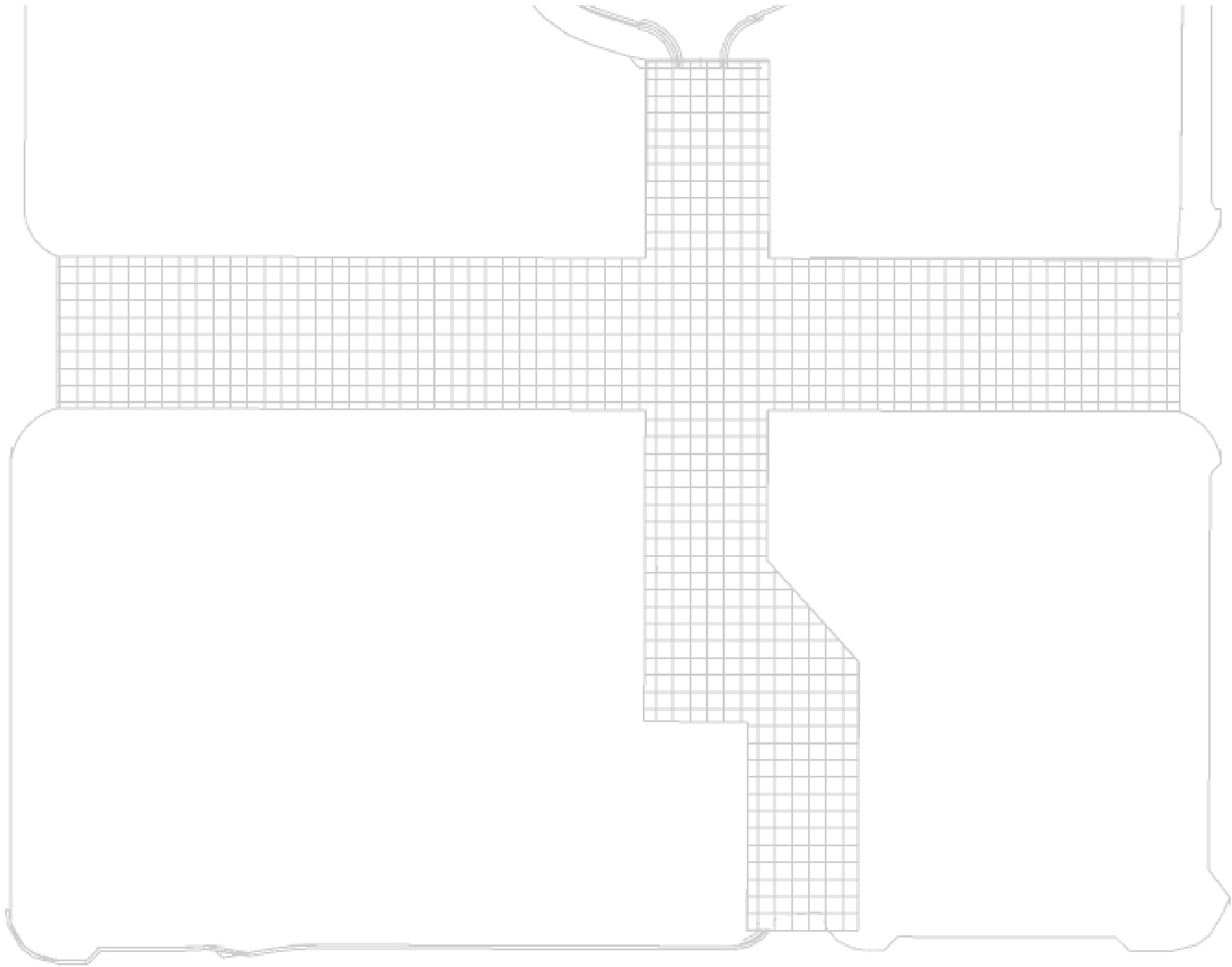
Exhibit 6-15 Woonerf Street Option 1: Shared Space, Including Parking

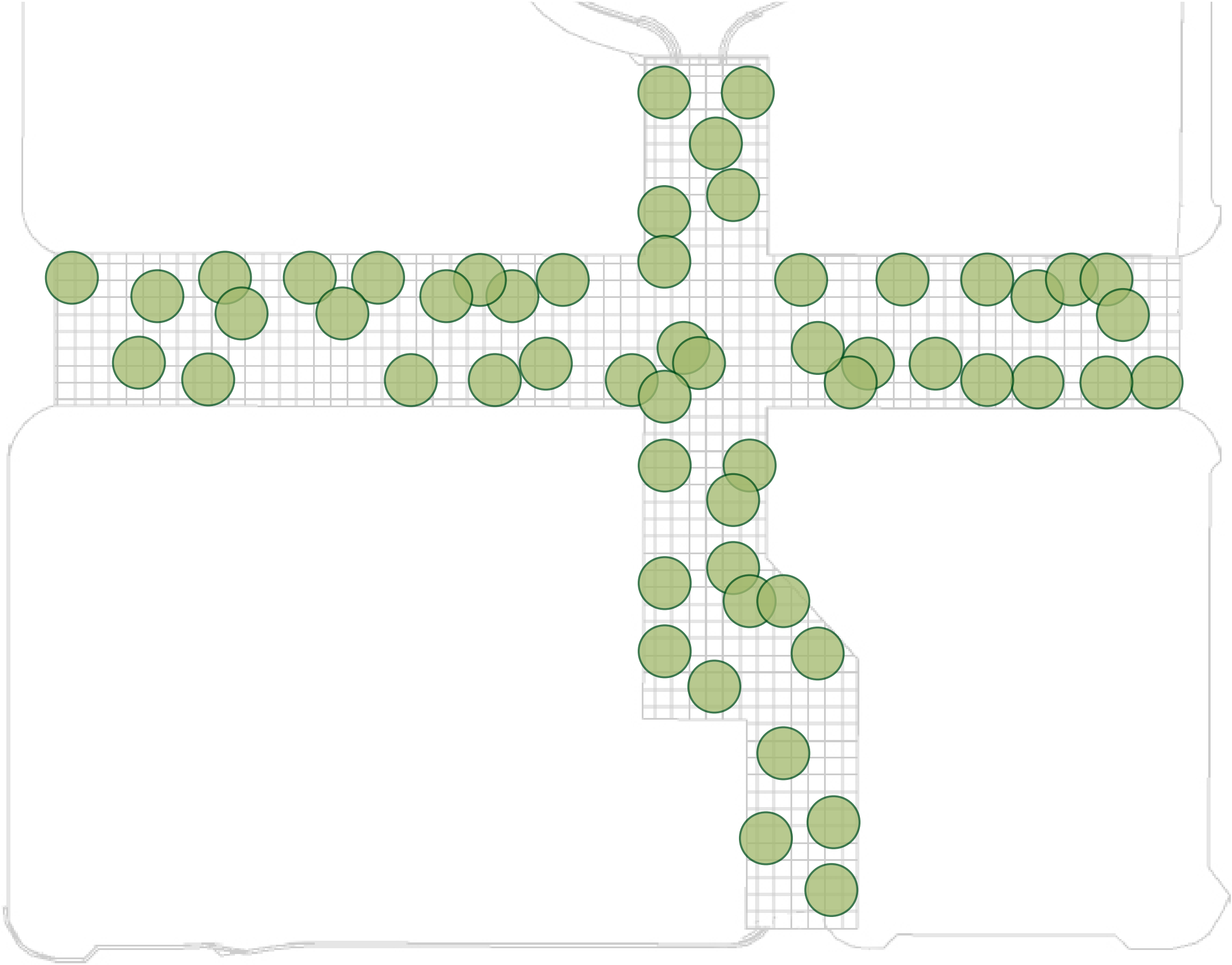
WOONERF STREET - PREFERRED
OPTION 1
SHARED SPACE INCLUDING PARKING

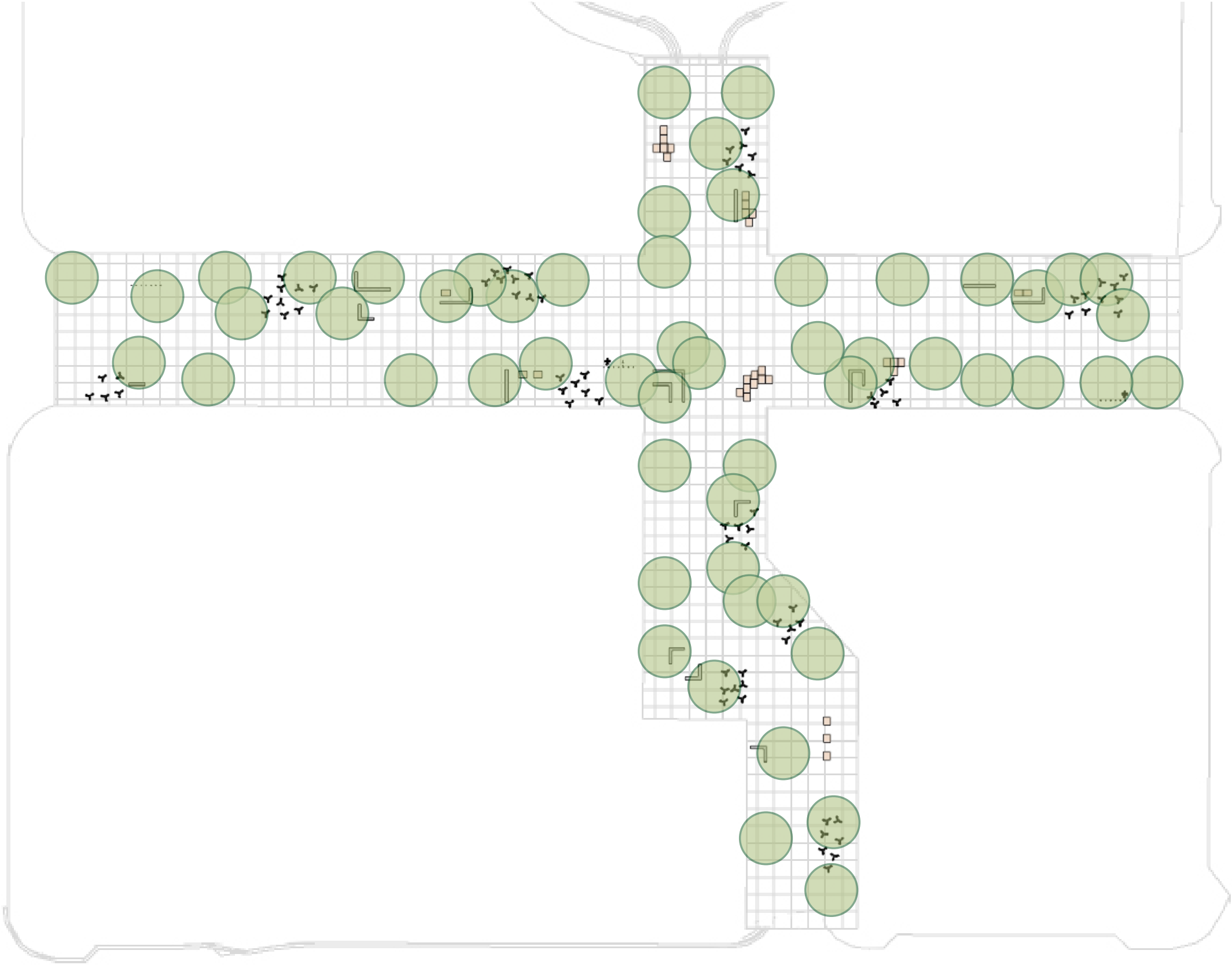
• LARCH ST.



THE NEW CONCEPT



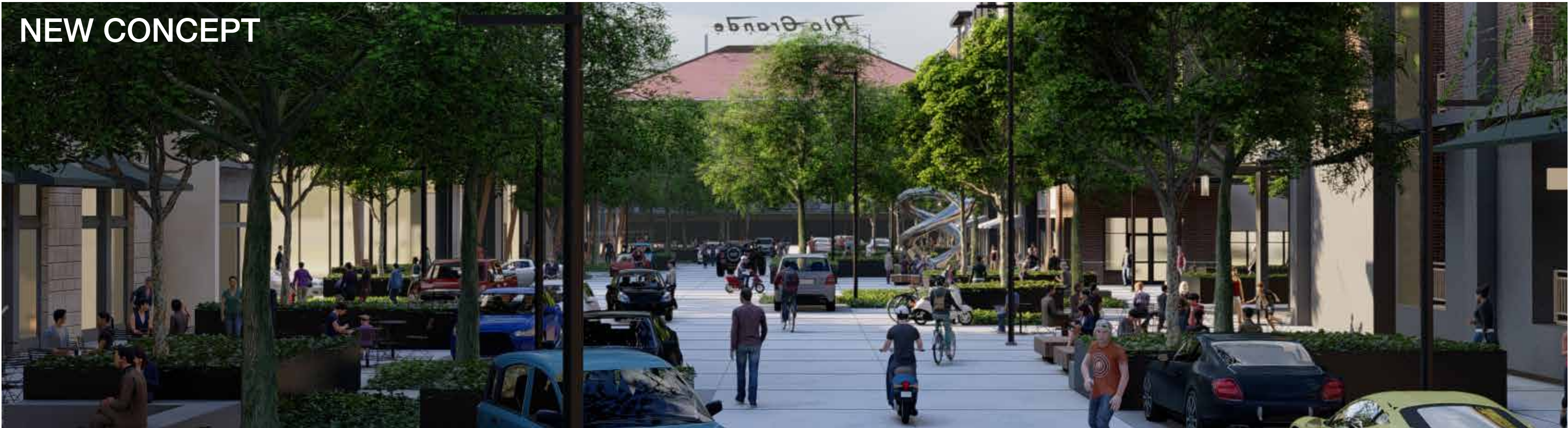












PLAZA CHARACTER





















FESTIVAL CHARACTER

OLD CONCEPT



NEW CONCEPT















KEY BENEFITS OF THE NEW DESIGN

- A new model of pedestrian-prioritized street design for the city
- Provides a pedestrian-friendly environment for intermodal hub transit riders
- Introduces more outdoor living and gathering spaces for area residents and visitors
- Less expensive overall than previous design
- Simplifies drainage reducing long-term maintenance costs
- Incorporates more LID (Low Impact Development) strategies
- Significantly more trees, improving air quality and reducing urban heat island effect
- More programmatic flexibility allows for more diverse events
- An entirely unique character and quality in the region

SPECIAL ASSESSMENT AREA ANALYSIS

MAINTENANCE FUNDING STRATEGIES

- Multiple strategies explored, presented to RDA Board in January 2019
- RDA staff recommended evaluating Business Improvement District (BID) to generate revenue for Station Center maintenance in September 2019
- Estimated annual maintenance budget is \$425,000

SPECIAL ASSESSMENT AREA ANALYSIS

BUSINESS IMPROVEMENT DISTRICT ANALYSIS

- For each Station Center parcel:
 - 3 development scenarios, 3 tax rates
- Study indicates assessments on RDA-owned parcels alone could generate \$150,000 - \$900,000 per year
- Average impact of assessments on each parcel is \$30,000 - \$175,000 per year
- With support of other property owners, could increase revenue-generating capacity and reduce per-parcel impact
- Station Center is in CBIA assessment area: average post-development, per-parcel CBIA assessment will range from \$15,000 - \$45,000 per year

QUESTIONS?



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