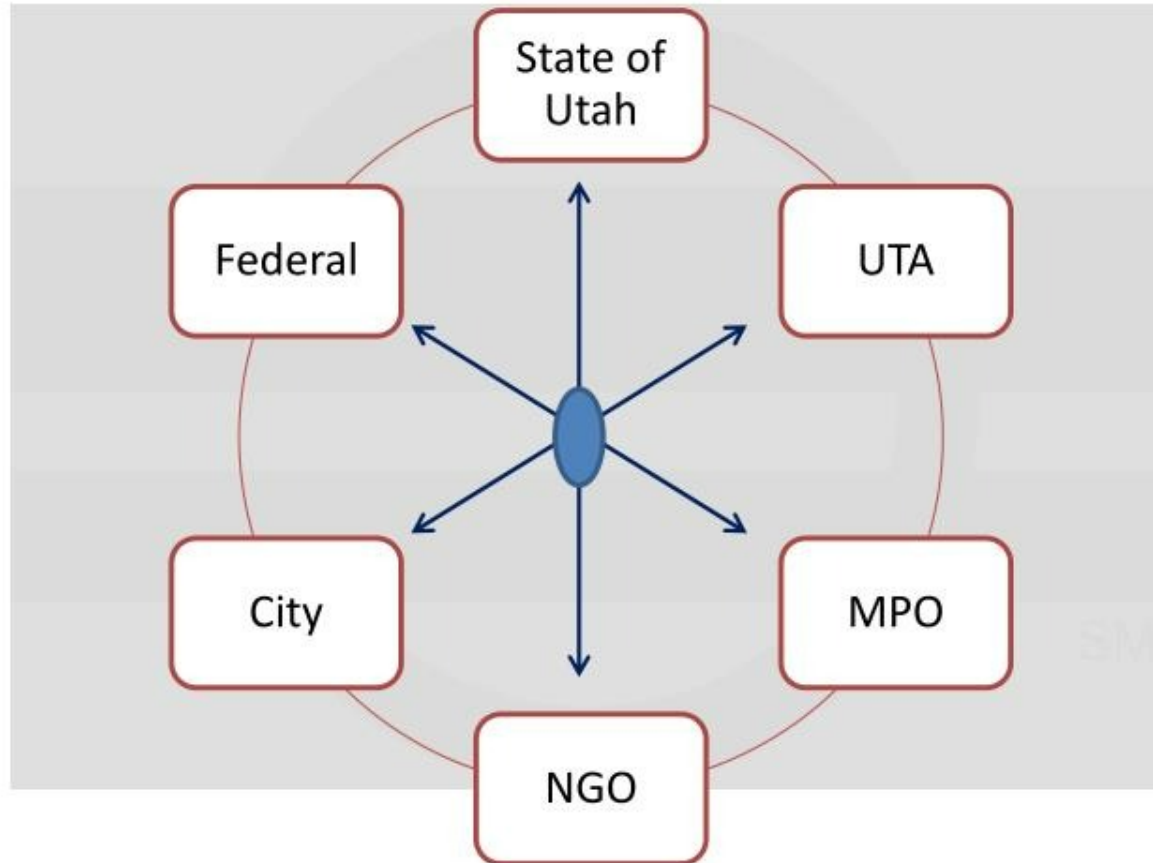


Partners



Utah Transit Authority

*Community and Transit Oriented
Development*

April 18, 2013 – RFQ&P Information Session

Christina Oliver

Department Manager, Transit Oriented Development

UTA – A Snapshot

Services Provided:

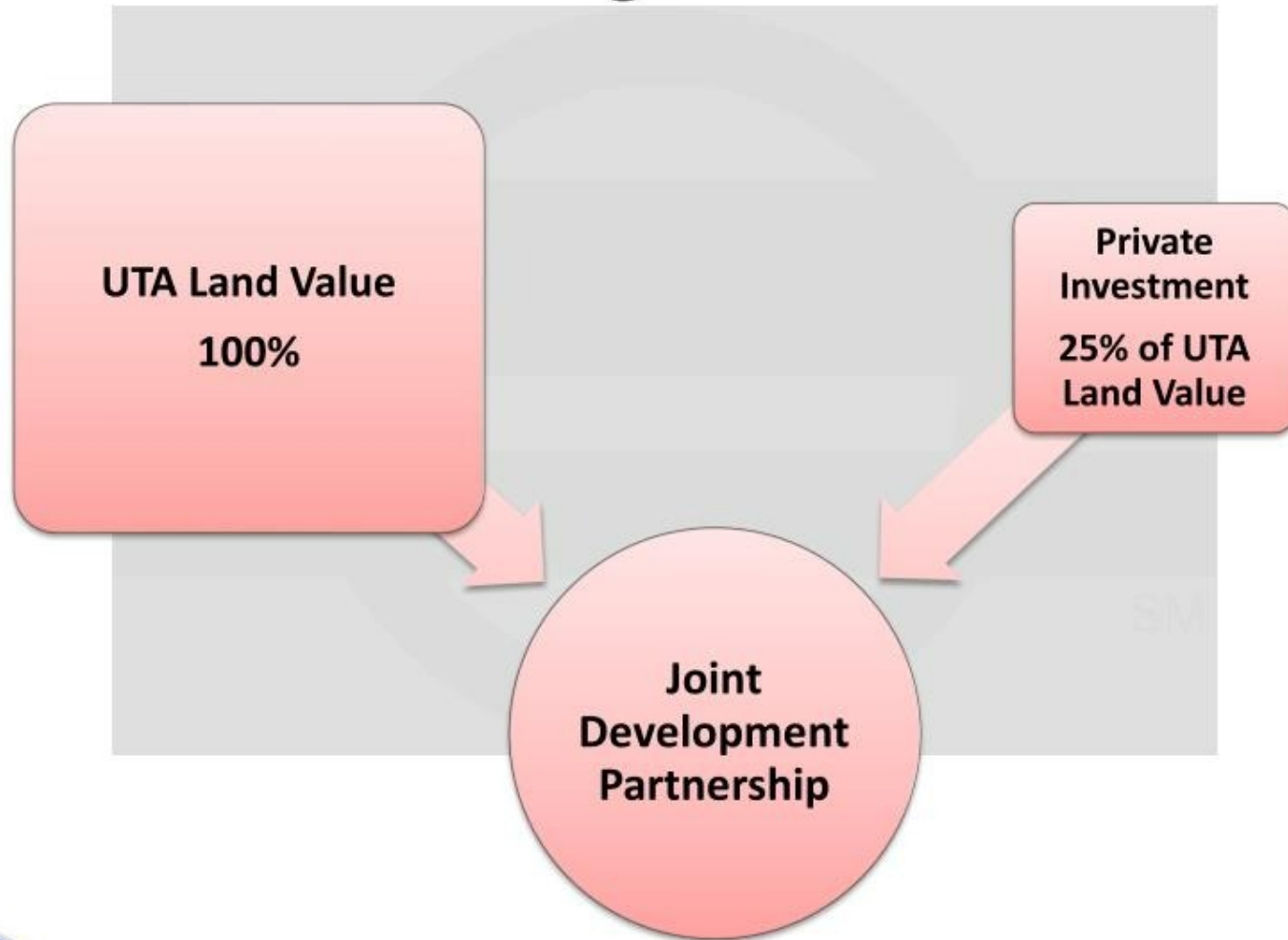
- Bike commuting
- Car pool matching
- Van pools
- Paratransit and Flex routes
- Local bus
- Express bus
- Streetcar
- Light rail
- Commuter rail
- Mountain transportation

Users and Employees:

- 40-million annual boardings
- 1-million calls to customer service
- 100-thousand daily hits to www.rideuta.com
 - YouTube, Twitter, Blogs
- 1,800+ employees
- 1,400 mile² service area



UTA TOD Program Overview



UTA TOD Program Overview

The State of Utah Legislature and SB 272

Allows for 5 UTA – public private development partnerships on UTA owned sites.

Federal Joint Development

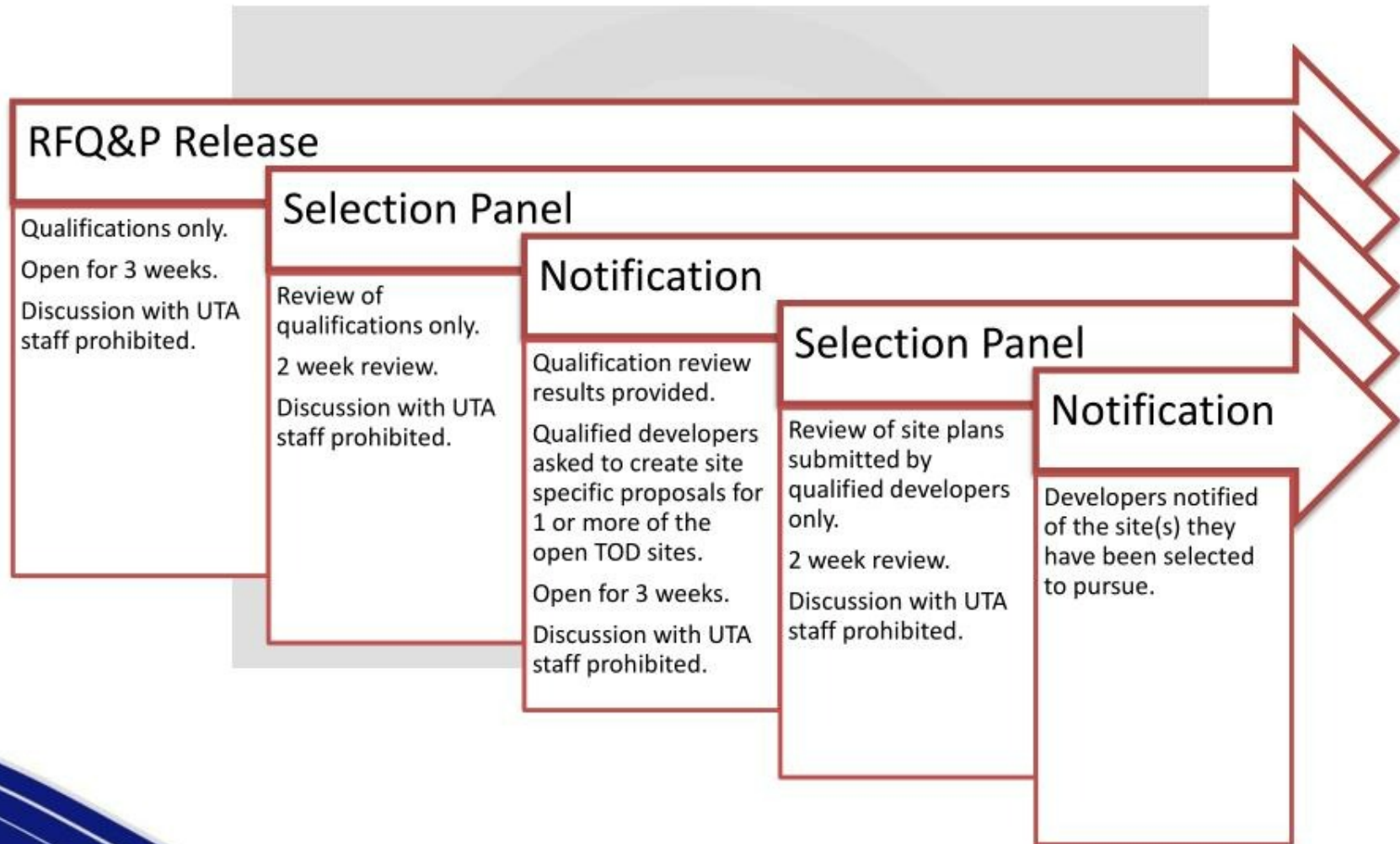
Supports joint development for the purposes of enhancing economic development around transit infrastructure.

UTA's Vision

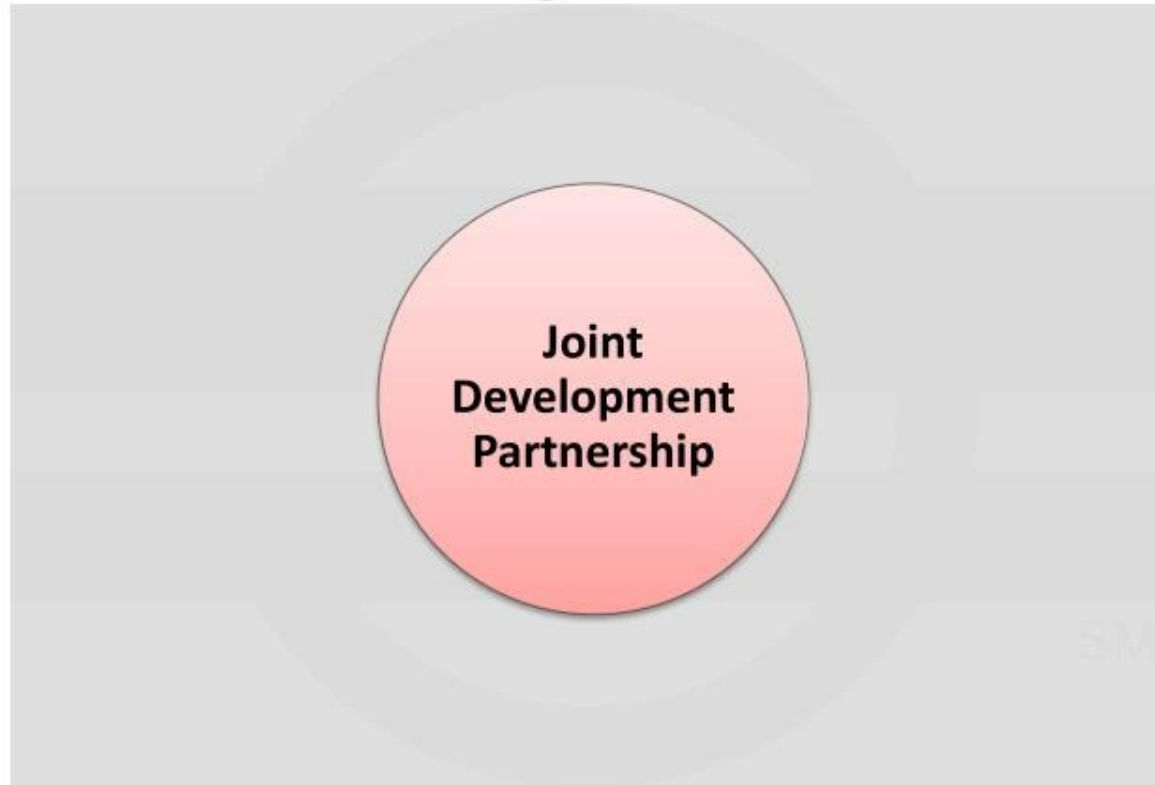


- **90% of population within one mile of transit**
- **Transit in every neighborhood**
- **Pass in every pocket**

Proposed UTA RFQ&P Process



UTA TOD Program Overview



What is Community Oriented Development?

aka Transit Oriented Development

- Increased density
- Limited surface parking and efficient parking management
- Pedestrian and bicycle oriented design
- Office and retail, particularly on main streets
- Mixed housing types, including multi-family
- Horizontal (side-by-side) and vertical (within same building) mixed use
- Job Centers
- Community Centers/Open Space

UTA's TOD Website

- <http://www.rideuta.com/mc/?page=DoingBusiness-TransitOrientedDevelopment>

Q&A

Christina M. Oliver

UTA Department Manager, Transit Oriented Development

Session Overview:

- **UTA TOD Program Overview.**
 - **What is TOD?**
- **Proposed UTA RFQ&P Process.**
 - **UTA TOD Sites.**
 - **Q&A**

UTA TOD Program Overview

**Private
Investment
25% of UTA
Land Value**

- **Development Fees**
- **Equity**

UTA TOD Program Overview

**UTA Land Value
100%**

- Fair Market Value
- Subordination to Loan
- Phased Contribution
- Covenants, Conditions & Restrictions
- Maintain Transit Critical Infrastructure
- UTA Board of Trustee Approval
- City Approval
- Transit Parking
- Federal Transit Administration Approval

What Community Oriented Development Isn't.

- Suburban street pattern
- Lower densities
- Dominance of surface parking
- Limited pedestrian and cycling access
- Mainly single-family homes
- Segregated land uses
- Gas stations, car dealerships, drive-through stores and other automobile-focused land uses
- Big Boxes

Future TOD Sites

- Ogden Intermodal Hub
 - Salt Lake Central
- Meadowbrook Station
 - South Jordan Station
- Orem Intermodal Hub
- Provo Intermodal Hub