

2019 Transit-Oriented Development (TOD) Annual Report

	Development Data					Investment Data			Revenue Data			
	Phase	Residential	Office	Retail	Hotel	Property Contributed	UTA Capital	Private Investment	2017 Revenue	2018 Revenue	2019 Revenue	Revenue to Date
Sandy Civic Center "The East Village"	Phase 1	269 units	0 sf	5,000 sf	0 rooms	5.29 acres	\$ 1,382,072	\$ 39,746,097	\$ -	\$ 3,502,431	\$ 75,623	\$ 3,578,054
	Phase 2	0 units	60,000 sf	0 sf	0 rooms	2.37 acres	\$ 619,423	\$ 11,200,277	\$ 67,222	\$ 989,512	\$ 406	\$ 1,057,141
	Phase 3	67 units	0 sf	0 sf	0 rooms	0.75 acres	\$ 196,804	\$ 15,249,677	\$ -	\$ 1,167,477	\$ -	\$ 1,167,477
	Phase 4	0 units	150,000 sf	0 sf	0 rooms	6.50 acres	\$ 1,698,840	\$ 32,693,470	\$ -	\$ -	\$ 3,234,646	\$ 3,234,646
	Subtotal	336 units	210,000 sf	5,000 sf	0 rooms	14.91 acres	\$ 3,897,139	\$ 98,889,521	\$ 67,222	\$ 5,659,420	\$ 3,310,675	\$ 9,037,318
Jordan Valley Station	Phase 1	270 units	0 sf	0 sf	0 rooms	7.50 acres	\$ 1,687,002	\$ 34,691,968	\$ 9,970,077	\$ -	\$ -	\$ 9,970,077
	Parking	0 units	0 sf	0 sf	0 rooms	0.00 acres	\$ 3,896,000	\$ -	\$ 5,170,537	\$ -	\$ -	\$ 5,170,537
	Phase 2*	207 units	0 sf	0 sf	0 rooms	2.43 acres	\$ 8,484,064	\$ 44,095,513	\$ -	\$ -	\$ -	\$ -
	Phase 3	0 units	0 sf	5,000 sf	0 rooms	1.50 acres	\$ 241,049	\$ 977,227	\$ -	\$ -	\$ -	\$ -
	Subtotal	477 units	0 sf	5,000 sf	0 rooms	11.43 acres	\$ 14,308,115	\$ 79,764,708	\$ 15,140,614	\$ -	\$ -	\$ 15,140,614
South Jordan Station "SoJo Station"	Phase 1	0 units	180,000 sf	5,000 sf	0 rooms	5.20 acres	\$ 500,000	\$ 32,759,199	\$ -	\$ -	\$ 139,408	\$ 139,408
	Phase 2	0 units	0 sf	5,000 sf	192 rooms	1.75 acres	\$ 500,000	\$ 47,264,118	\$ -	\$ -	\$ 6,287	\$ 6,287
	Phase 3*	0 units	180,000 sf	5,000 sf	0 rooms	4.55 acres	\$ 500,000	\$ 29,172,242	\$ -	\$ -	\$ -	\$ -
	Subtotal	0 units	360,000 sf	15,000 sf	192 rooms	11.50 acres	\$ 1,500,000	\$ 109,195,559	\$ -	\$ -	\$ 145,695	\$ 145,695
Meadowbrook Station "The Hub of Opportunity"	Phase 1*	158 units	0 sf	15,000 sf	0 rooms	2.80 acres	N/A	\$ 40,248,790	\$ -	\$ -	\$ -	\$ -
	Subtotal	158 units	0 sf	15,000 sf	0 rooms	2.80 acres	N/A	\$ 40,248,790	\$ -	\$ -	\$ -	\$ -
Program Total	11 Phases	971 units	570,000 sf	40,000 sf	192 rooms	40.64 acres	\$ 19,705,254	\$ 328,098,578	\$ 15,207,836	\$ 5,659,420	\$ 3,456,370	\$ 24,323,627

* under construction

Station Area Planning	Completed in 2019			
	Ogden Intermodal Center	Salt Lake Central Station	Midvale Fort Union Station	West Jordan City Center
	Clearfield Station	Murray Central Station	Midvale Center Station	

TOD System Analysis Tool

The Utah Transit Authority, the Utah Department of Transportation, Wasatch Front Regional Council, and Mountainland Association of Governments have developed a tool to analyze and rank potential TOD sites according to criteria including Municipal Support, Accessibility, Market Strength, and Affordable Housing Need. Each site has been ranked three different ways: Overall TOD Ranking (composite score of all subcriteria), Growth Opportunity Ranking (focused on non-urban sites to encourage TOD land patterns), Affordable Housing Ranking (suitability for affordable housing projects). The top ten performing sites for each ranking are included in this report.