Jordan River
Community Park

Connection to
Jordan River

Residential

Entertainment
and Retail

Offices

Potential Circulator Connections

Circulator

Mixed Use District Cores

BRT Station

5 Minute Walking Radius

Central Park

River to Range Park

Connection over
I15

Instituional Anchor

DRAFT

Recommended Element 1: **A Mixed-Use Business Core**

Rationale:

- Create an address for businesses
- Center of activity and innovation
- Concentrate infrastructure

Recommended Element 2: **Cross-Industry Innovation Accelerator**

Rationale:

- Catalyst for growing innovation industry
- Attract young talent
- Potential connection with K-12 education

Recommended Element 3: **Innovation District with Institutional Presence**

Rationale:

- Potential anchor tenant
- Public-private partnership
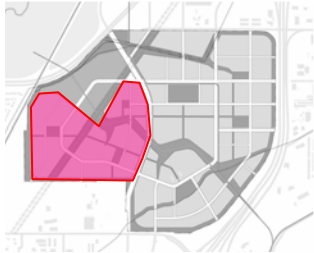- Creation of identity
- Educational component

Recommended Element 4: **40-50% Residential Land Use Component***

*Refers to percentage of land area.
Final percentage to be defined in Stage 3.

Rationale:

- Maintain a robust mix of uses
- Meet daily needs
- Reduce traffic
- Create a live-work community

Recommended Element 5: **Micro-Mobility or AV Circulator Linking to BRT**
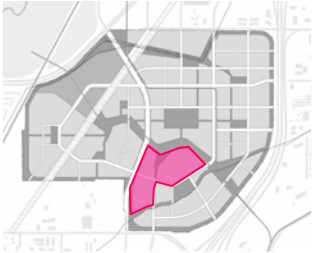
Rationale:

- Promote use of public transit
- Accessibility for all
- Reduce project carbon emissions

Recommended Element 6: **Retail & Entertainment Destination**
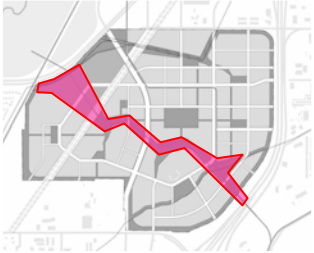
Rationale:

- Create a regional amenity
- Create an iconic identity for the project
- Attract local businesses and residents
- Create job opportunities

Recommended Element 7: **River-to-Range Greenway and Trail**

Rationale:

- Commuter/Transportation
- Recreational Amenity
- Promote healthy living
- Create water management system
- Restore ecological habitat
- Create regional open space amenity

Recommended Element 8: **Jordan River Community Park**

Rationale:

- Regional recreational amenity
- Educational opportunity of local nature
- Stormwater management

Recommended Element 9: **Central Park**
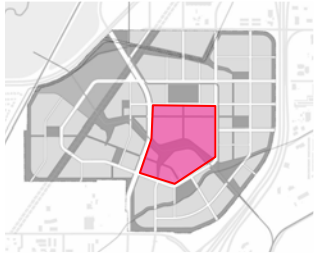
Rationale:

- Civic center for the project
- Opportunity for large regional events and smaller local events
- Public address for adjacent development
- Suggested size: 6-8 acres

Recommended Element 10: **Pedestrian Priority Zones**

Rationale:

- Design for pedestrians first
- Activation of spaces
- Safe place for pedestrian activity
- Unique environment within the region

Recommended Element 11: **Distinct Districts and Sub-centers**

Rationale:

- Clear sense of place
- Sense of community
- Proximity to community amenities
- Community gathering places

Recommended Element 12: **Pedestrian Linkages to Core**

Rationale:

- Prioritize pedestrian connectivity
- Support and promote walking and micro-transit
- Provide everyday community amenities
- Integrate stormwater management system

Recommended Element 13: **Neighborhood Parks**

Rationale:

- Provide central gathering place for each district within walking distance
- Provide safe outdoor environment for families to play
- Promote healthy living