



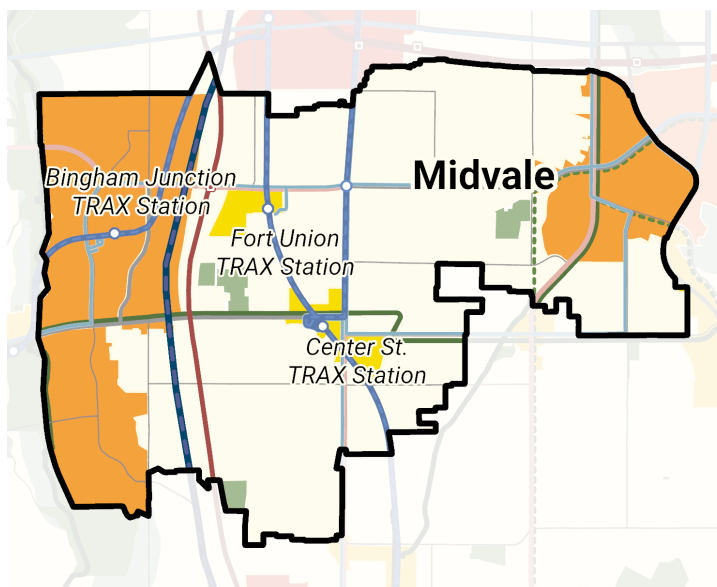
WASATCH CHOICE

VISION

IMPLEMENTATION STORIES:

MIDVALE CITY

Midvale is a diverse community of vibrant, distinct neighborhoods located in the center of the Salt Lake Valley and connected to the region by I-15 and UTA TRAX light rail. Although it was originally developed decades ago, it continues to enhance the identity of its centers. Midvale is providing safe, walkable, and bikeable connections, as well as facilitating new parks and improving the quality of the Jordan River Parkway. Through Bingham Junction and Jordan Bluffs, Midvale is providing a model for the entire region on how to create a new district on a former brownfield site.



WASATCH CHOICE VISION

Orange = Growth center
Blue = Major transit corridor
Green = Bike route or trail
Red = Major road corridor

OVERVIEW OF LESSONS LEARNED

- **Implement centers around transit stations:** The City focuses investment through centering mixed-use development around Bingham Junction, Fort Union, and the Center Street TRAX stations in efforts to increase job opportunities, housing choice, and other amenities around these transportation crossroads.
- **Build active transportation for an active community:** The Mid-Valley Active Transportation Plan forms the core of Midvale City's efforts around enhancing bicycle and pedestrian connections. This plan was historic in that it brought 6 communities together around a shared network of improvements that, once built, will give residents a safe choice if they want to bike to major destinations.
- **Establish centers to give Midvale a clearer identity:** There is great local pride in the old historic Main Street area, and the city is keen to welcome investment in this area. Meanwhile Bingham Junction and Jordan Bluffs are creating new opportunities by promoting a mix of uses in their respective districts. The area around the Ft. Union Trax station is poised for redevelopment through promotion of higher density, mixed-use opportunities.

DETAILS

- **Population and population change.**
 - Current population: 35,938
 - 20.25% ten year population growth rate
- **Date of last comprehensive General Plan update and other plans.**
 - Current General Plan adopted in 2016
 - Moderate-Income Housing Element added in 2022
 - Planning for a General Plan update in FY2025

Access technical assistance, resources, and tools at wasatchchoice.org to implement the Wasatch Choice Vision in your community.

Learn more about Midvale's success:

Adam Olsen
Community Development Director
aolsen@midvale.com



"Midvale is one of the smallest municipalities in the Salt Lake Valley and the people have real pride in their town. The city is achieving great things in part by partnering with nearby communities and the Wasatch Front Regional Council, UDOT, UTA, and Salt Lake County. There's a lot of good things going on." Adam Olsen, Community Development Director, MidvaleCity

OVERVIEW OF LESSONS LEARNED

Implement centers around stations: Midvale has three TRAX Stations: (1) Bingham Junction, (2) Midvale Fort Union, and (3) Midvale Center. Bingham Junction is on the Red Line while Midvale Fort Union and Midvale Center are on the Blue Line. Being located near the center of the Salt Lake Valley, Midvale sits at a crossroads of transit and transportation; its three TRAX stations afford prime opportunities for new transit-oriented communities, including housing, commercial, and other uses.

Midvale's Bingham Junction station has largely developed in a linear, mixed-use fashion with office and residential uses adjacent to one another. While located near the historic downtown, a rail spur and a long-time industrial use separates the station from the downtown. Redevelopment opportunities will provide a connection to the historic downtown, greatly increasing transit use while tying into and expanding the recently adopted form-based code encompassing the downtown area. A station area plan for this area is in progress, and Midvale looks forward to what can be done through the Plan to connect this area to its historic Main Street.

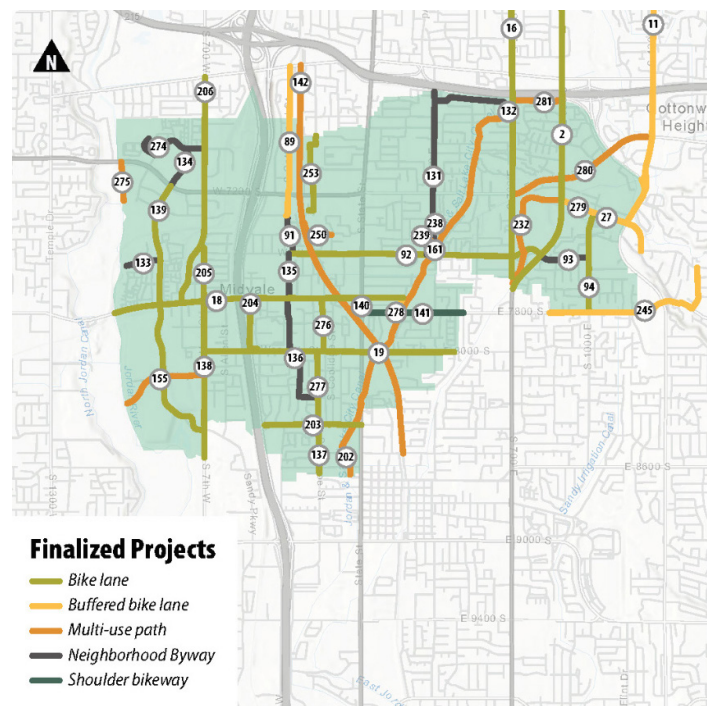
A few newer, higher-intensity mixed-use and residential developments, some affordable, have been built near the Midvale Fort Union and Midvale Center stations adding approximately 500 housing units to the market. An existing Station Area Plan (2019) encompasses both of them. This plan is now being updated to address the requirements of HB462. As with the Bingham Junction area, Midvale looks forward to what the new station area plan proposes for these areas; specifically, how to improve and better utilize zoning opportunities for transit-oriented growth.

OVERVIEW OF LESSONS LEARNED (CONT.)

Active transportations plans for an active community: Historically, the extent of Midvale City's bike and pedestrian network has revolved around a single striped bike lane. Those days are gone! The Mid-Valley Active Transportation Network is at the core of the efforts that Midvale City has made to increase options for residents who bike and walk to get around the community. Five neighboring cities, including Midvale, came together to develop recommendations for a backbone network that will enhance bicycle and pedestrian connectivity within the region. As a result of the study, over 240 active transportation projects were proposed throughout the six cities, also known as Backbone Projects. They will provide regional north/south or east/west connectivity, also leveraging connectivity to existing facilities.

Additionally, Midvale City has received federal RAISE grant funding for four projects to increase first/last mile connectivity for those getting around by bike and foot to transit, including a bike plan on Main Street/700 West, a bike lane on Center Street, a multi-use path from the TRAX station to Maple Street, and a buffered bike lane on Cottonwood Street. These projects will provide increased access for residents to their transit stops and stations.

Lastly, the City has identified two canals along which it wishes to evaluate developing paved trails in efforts to incorporate them into the community's wider AT network. Midvale City responded to resident interest in expanding bike and pedestrian access throughout the community and is eager to continue the momentum.



The Mid-Valley Active Transportation Network

Downtown is where the heart of Midvale is: Downtown Midvale is the historic Main Street area that serves as the heart of the community and a center of local pride. The City envisions this area as a vibrant arts center that spurs activity throughout the day. The City's Moderate-Income Housing Plan identifies additional housing options in this area through mixed-use development. This mixed use approach includes rehabilitating buildings along Main Street to create residential units atop commercial units. 115 housing units have been added to Main Street recently, with two additional projects on the horizon. This approach will not only provide residents with living choices, but also support the vibrancy of downtown by co-locating residents, businesses, and the arts scene.