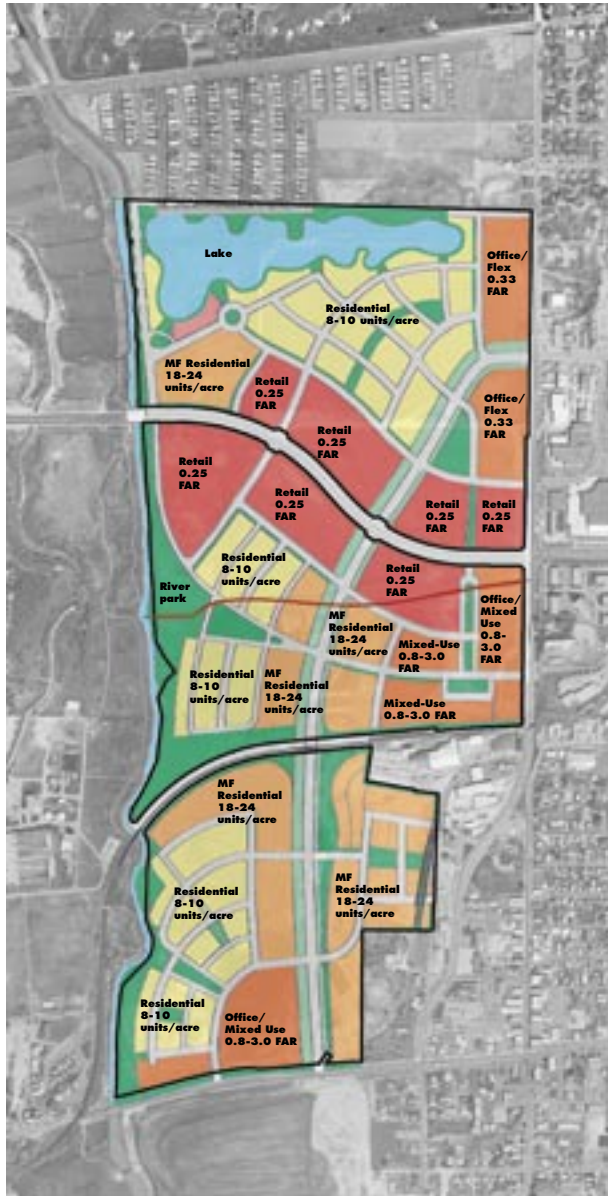


Bingham Junction Redevelopment Plan, Midvale, UT

with CIVITAS, 2003

Client: Littleton, Incorporated



Land Use Plan

This 822-acre former smelter site is in the center of Midvale and represents twenty percent of the city's land area, and is located 12 miles south of Salt Lake City off the intersection of I-15, connecting the site to the city, and I-215 connecting the site to the airport. The property has been held in family ownership and vacant since smelting operations ceased in the 1950s. The site is surrounded on three sides by open space with the existing town on the remaining side, with a light rail stop planned to be centrally located.

As project director, I led the project and strategy with a team composed of planners, architectures, market economics, transportation and civil engineers. We worked with the landowners to prepare a redevelopment plan consistent with the EPA's Record of Decision for remediation treatments for redevelopment. The goal of the plan was to prepare a land plan that yielded the highest economic returns to the owners. Given the generally weak market for most uses, the absence of a master developer, and a range of environmental constraints, our plan logically divided the site into three major neighborhoods that could be phased as needed depending on changing market conditions. Each neighborhood contains a mix of single and multi-family units, office/flex space, retail and some mixed-use. The total program includes 1,980 residential units, 680,000 square feet of retail, 227,000 square feet of office/flex, and 860,000 square feet of mixed-use.

While preparing the plan we were challenged by inappropriate and inconsistent land use zoning that was previously prepared uniquely for this property. We worked with the City to rewrite the zoning to meet the shared objectives of the city and the landowners. We established a flexible and tiered review process, developed appropriate applicant requirements, established zoning-based and covenant-based design standards and guidelines, created a design review board and established a combined review process with the city and the newly formed DRC.