















## Transit-Oriented Development (TOD)

- Building cities, not just stations
- Increases ridership and non-tax operating revenue for UTA
- Converts public land into property tax and sales tax revenue generators
- Drives economic growth
- · Efficiently uses existing infrastructure
- Saves billions in public infrastructure costs
- · Lowers housing and transportation costs
- · Market demanding walkable, mixed use communities









## Business Case: Return on Investment

- \$7-10 billion in transit-adjacent development
- Envision Utah 3% strategy
  - ½ million more people accessible to transit
- · Research shows:
  - \$1.94 returned for every \$1 spent
  - 183,000 jobs created by 2040 with fully funded Unified Plan
  - Sugar House Streetcar about 20:1
- "Transit doesn't just take people to their jobs, it brings those jobs to Utah, too." – Jeff Edwards



## Community trust Governance Institutional agency relationships Delivering Leadership Goal-oriented Business-like Partnering

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