



SLR Project Area/Mountain View Village

PROGRESS UPDATE NOVEMBER 2020

13200 SOUTH

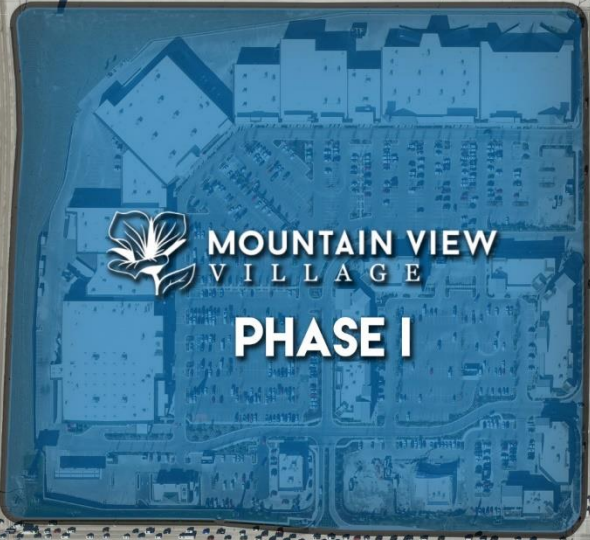
**MOUNTAIN
VIEW
CORRIDOR**

13400 SOUTH



13200 SOUTH

MOUNTAIN
VIEW
CORRIDOR



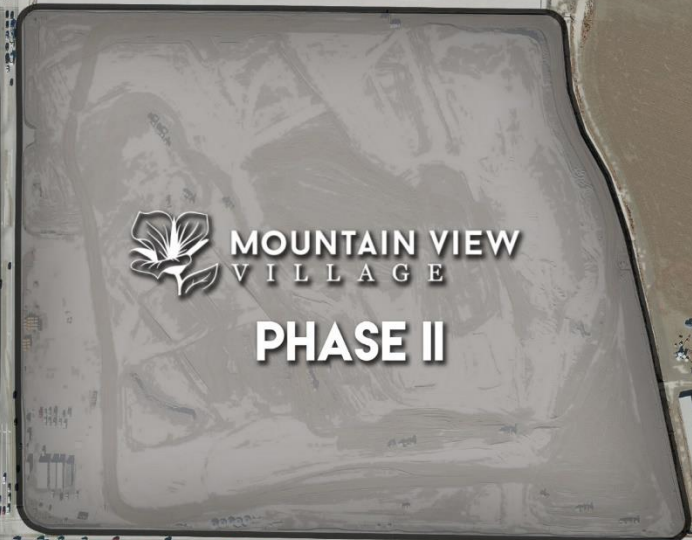
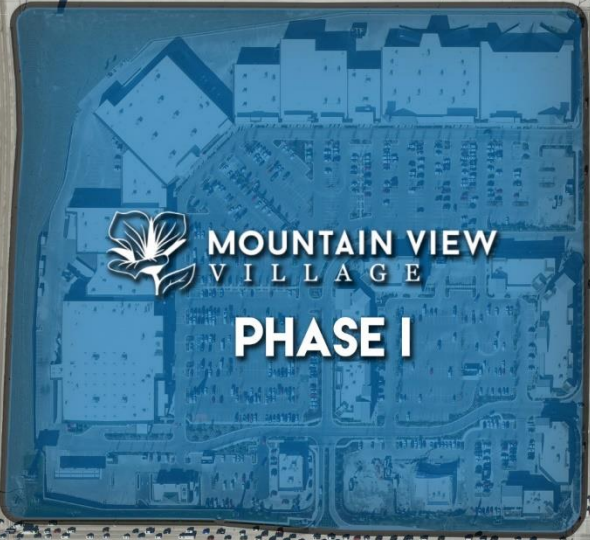
 MOUNTAIN VIEW
VILLAGE
PHASE I

13400 SOUTH



13200 SOUTH

MOUNTAIN
VIEW
CORRIDOR



13400 SOUTH





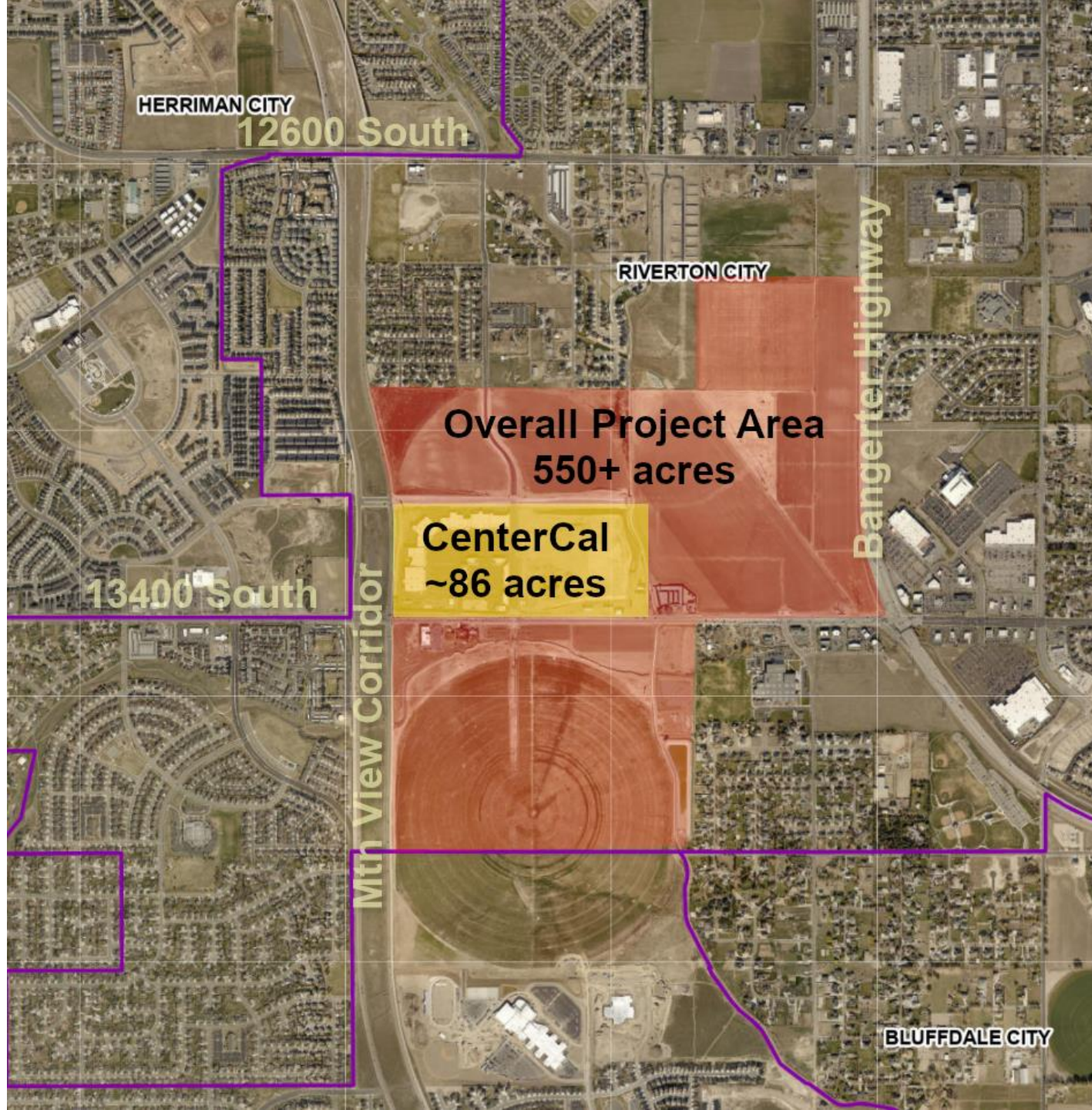
Project & Surrounding Area

SLR Project Area

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**Project Area
Vs
Collection Area**



Approved Projects

COMMERCIAL

- Costco Retail Center
- 200,000 + Office/Warehouse

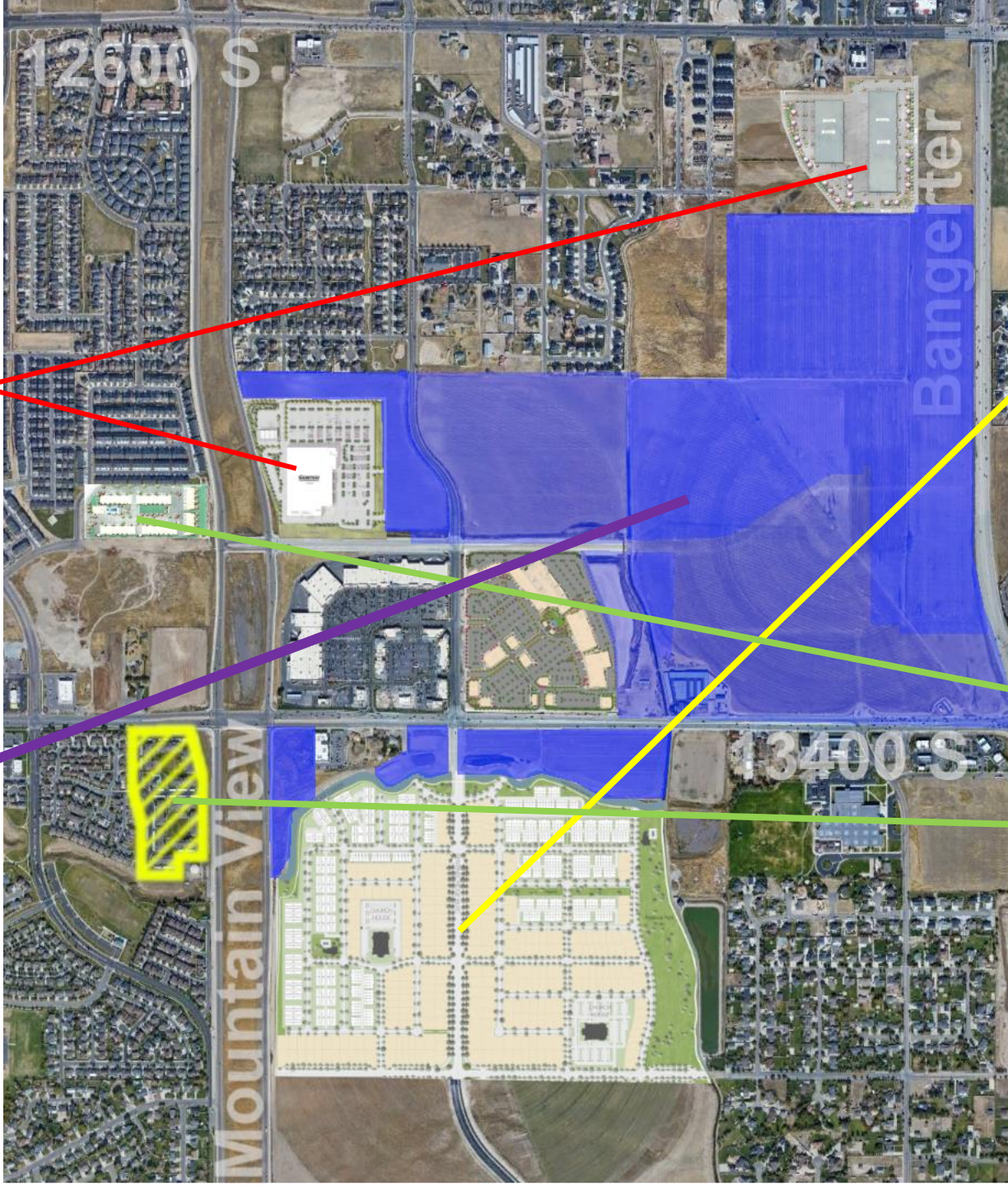
RESIDENTIAL

- Edge Homes – 950 Mixed residential units
 - Community Scale (overall concept)

Existing/Under Construction

- Wasatch Towers – 180 apartment units
- Monarch Meadows – 248 existing apartments

REMAINING: ~200 acres



Proposed Projects

RESIDENTIAL

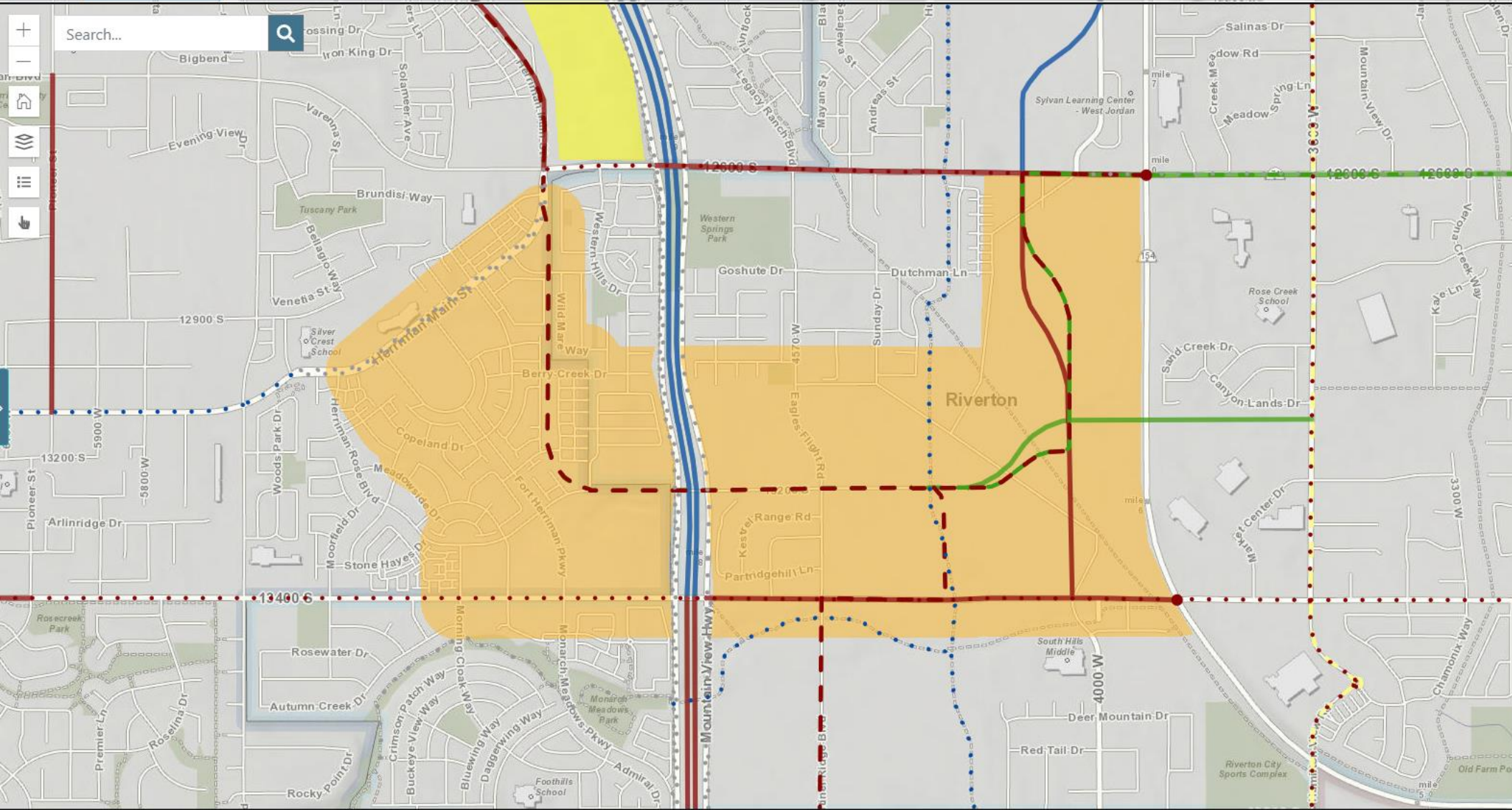
- SLR Project – 350+ mixed residential units
- SALT Development– 250 apartments as mixed use within CenterCal Development



OFFICE/COMMERCIAL

- 300,000+ sf office/retail

- Vision
- Transportation**
- Land Use
- Economic Development
- Recreation
- Access to Opportunities



Filter reset x

- Project Modes
 - Roads
 - Transit
 - Bike/Ped
- Phasing (colors)
 - Phase 1 (2019-30)
 - Phase 2 (2031-40)
 - Phase 3 (2041-50)
 - Unfunded Needs
- Land Use (filter by phasing)
- Centers

Project Information x

Click on a feature for more information



Housing Affordability

Moderate Income Housing Plan

Moderate Income Housing Report



Zions Public Finance, Inc.
October 2019

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Table 20: Projected Affordable Housing Need

Year	Projected Total Households	Projected Total Moderate-Income Households	Annual Affordable Housing Unit Need	Salt Lake County Proportion	
				Projected Total Moderate-Income Households	Annual Affordable Housing Unit Need
2019	11,491	3,273	1,442	3,807	1,976
2020	11,624	3,311	38	3,851	44
2021	11,758	3,349	38	3,895	44
2022	11,894	3,388	39	3,940	45
2023	12,031	3,427	39	3,986	46
2024	12,170	3,466	40	4,032	46
Total			1,635		2,201



Moderate Income Housing Plan

Moderate Income Housing Report



Zions Public Finance, Inc.
October 2019

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Affordable Housing Development

Goal: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

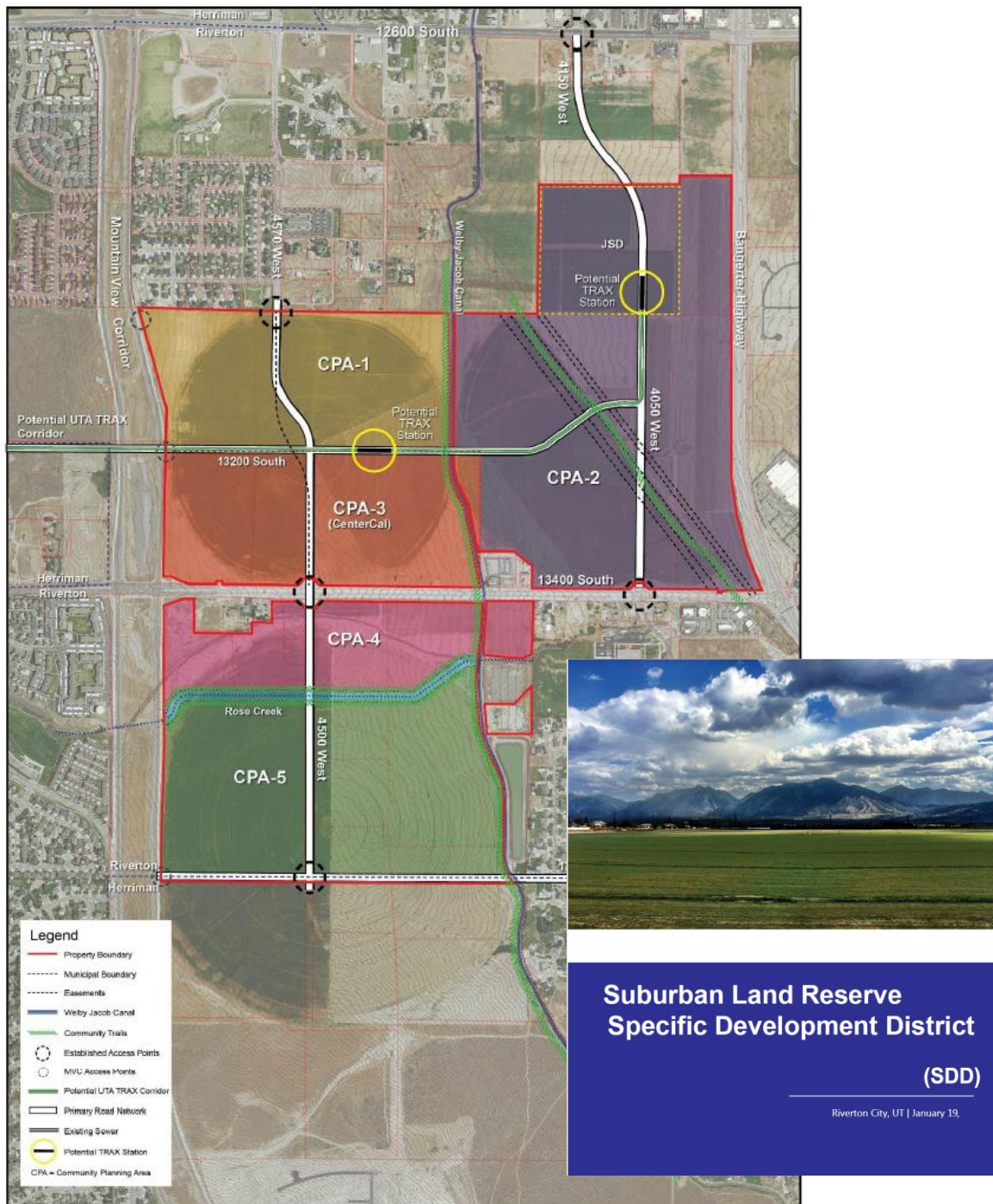
Strategy: Plan for smaller single-family housing units in a medium-density residential (6+ units per acre) development which also have appealing aesthetic qualities to allow for an affordable housing option that has a high-quality feel.

Strategy: Allow for higher density or moderate-income residential development in mixed-use and commercial zones and commercial or employment centers. (Menu Item F)

Strategy: Allow accessory units in additional areas of the City (Menu Item E).

Strategy: Encourage higher density or moderate-income residential development near major transit investment corridors (Menu Item G).





- Overall density of 7 units/acre gross
- No specific density or unit type restrictions
 - One buffer area adjacent to existing residential development limited to single-family homes
- Mixed use allowed
- No maximum or minimum lot size
 - Majority of single-family anticipated at 5,000 sf or below
- Architectural flexibility

Edge Homes Development



- Approved Overall Plan
- 295 Single-family units
 - 4,000-7,000 sf lots
 - 273 Townhome Units
 - 380 Condo Units

Conceptual Plan



SITE SUMMARY

AREA:	±41 AC GROSS
UNITS:	366 DU
DENSITY:	8.9 DU/AC

PRODUCT MIX

45'X90' SFD CONVENTIONAL:	78 DU
135'X140.5' 6-PACK CLUSTER:	78 DU
REAR-LOADED TOWNHOMES:	127 DU
FRONT-LOADED TOWNHOMES:	83 DU

Project Area Housing Affordability

-Estimates for unsubsidized housing for known project within the project area:

- For-sale product – 9-12% at 80%AMI or below**
- Rental Product – 15-18% at 80%AMI or below**

-Housing affordability funding in Agreement

- Year 21-25 – 40% of total**
 - (approx. \$700,000/year)**

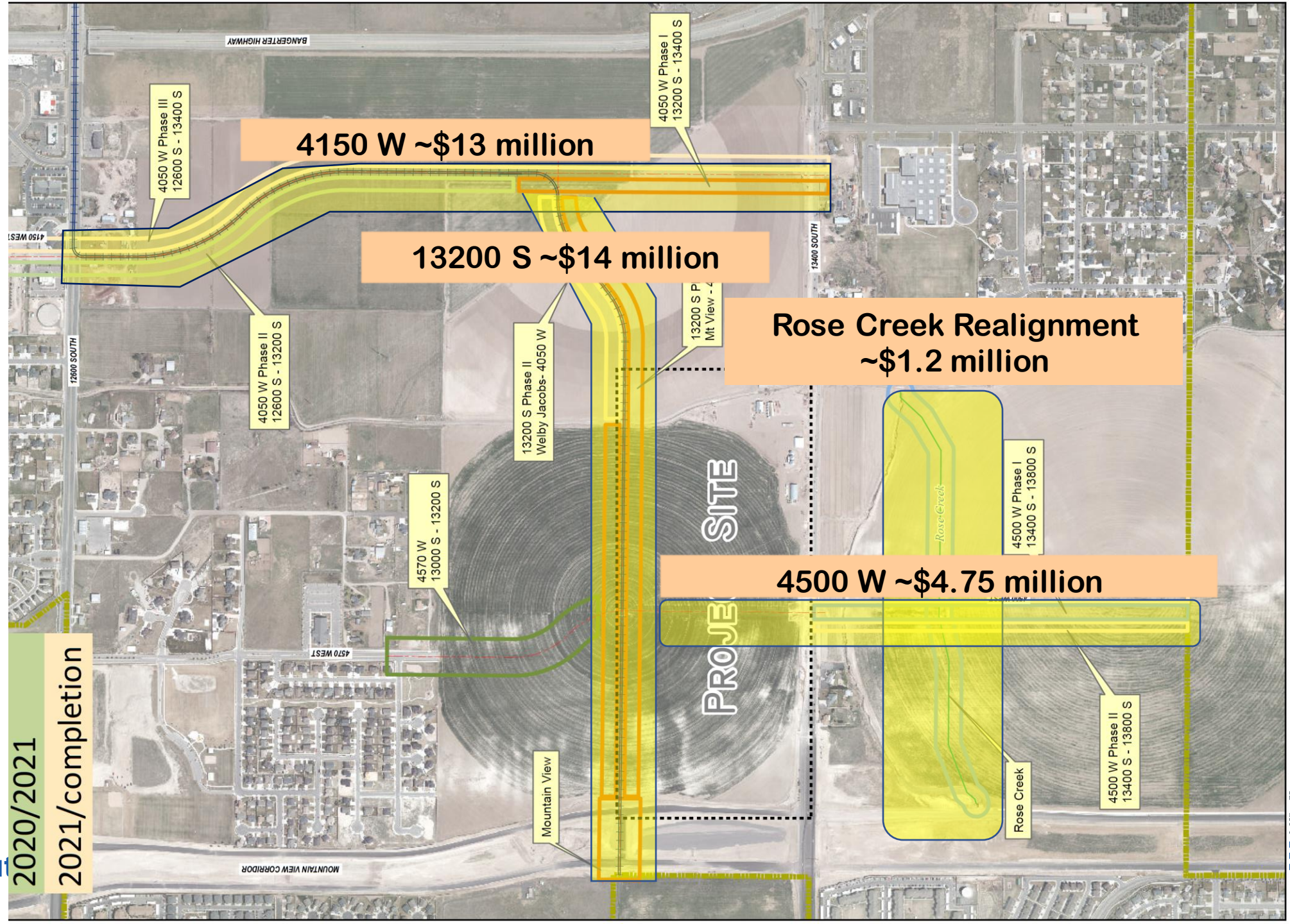


Infrastructure

SLR Project Area

Not
Included
In
ILA

2020/2021
2021/completion





HARMONS
Burlington
T.J. MAXX
HomeGoods
Michaels
PETSMART
ULTA BEAUTY
OLD NAVY

RIVERTON
UTAH



13400 S

MOUNTAIN VIEW CORRIDOR

13200 S

HARMONS
Burlington
T.J. MAXX
HomeGoods
Michaels
PETSMART
ULTA BEAUTY
OLD NAVY



Utah State Capitol
Riverton, Utah


RIVERTON
UTAH






RIVERTON
UTAH

MOUNTAIN VIEW CORRIDOR



MOUNTAIN VIEW CORRIDOR

**TRANSIT
CORRIDOR**



EAGLES FLIGHT ROAD



RIVINGTON
UTAH

EAGLES FLIGHT ROAD

TRANSIT
CORRIDOR



MOUNTAIN VIEW CORRIDOR





PHASE I

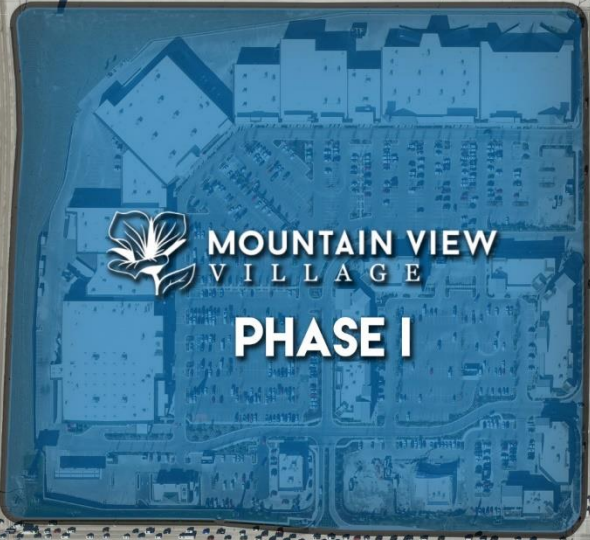
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ROSS DRESS FOR LESS

TJmaxx

ROSS

RIVERTON
UTAH





Rita's
Italian Ice • Frozen Custard

Capriotti's
SANDWICH SHOP

654

SAFFRONCIRCLE
CRAFT INDIAN KITCHEN

ICM JAWA
EXPRESS

RIVERTON
UTAH



HARMONS
NORTH HAVEN GROCERY

STOP

Foodie Club
Don't Forget To Use
Fuel SAVINGS

RIVERTON
UTAH





RITA'S

RIVERTON
UTAH



4534

 AT&T

WOOD

 AT&T


RIVERTON
UTAH



MOUNTAIN VIEW
VILLAGE

E160


RIVERTON
UTAH



UNIFIED
NAVY
1997


UNIFIED
NAVY
1997

RIVERTON
UTAH


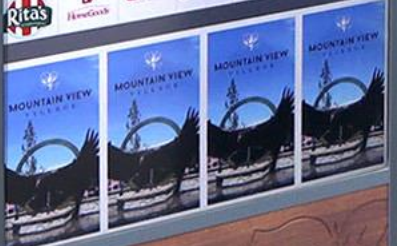
MOUNTAIN VIEW VILLAGE

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UTAH



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BEAUTY

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4604

HomeGoods

RIVERTON
UTAH



SANDHILL VIEW WY

PARTRIDGE HILL LN

STOP

T-Mobile


RIVERTON
UTAH



PHASE II

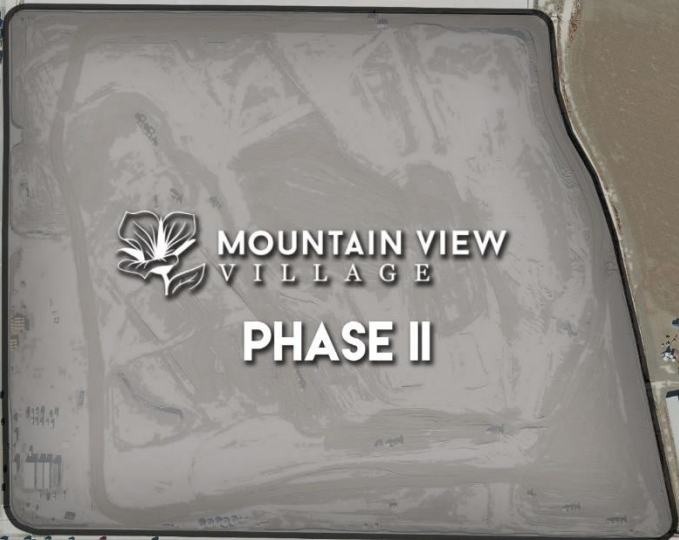
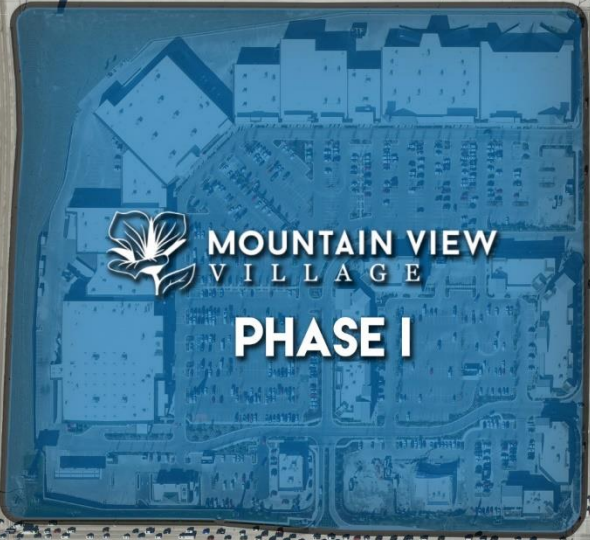
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13400 SOUTH





13200 S

PHASE II

13400 S






RIVERTON
UTAH

 **MOUNTAIN VIEW VILLAGE** OFFICE SPACE

 **BRANDON FUGAL**
JORDAN WALL
JOSH SMITH

801 947 8300





Phase II - The Future

MOUNTAIN VIEW VILLAGE

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MOUNTAIN VIEW

Rolls

Natural Care

Bolo-Chic

GLAMOUR

Valley Tech

BLOOM

RIVERTON
UTAH



CINEMARK

MOUNTAIN VIEW

CORPORATE

Golden Rolls

GLAMOUR

Valley Tech

BLOOM

ARCHAEOLOGY

Blue Water

RIVERTON
UTAH



OFFICE LOBBY

BOLT WORK

in frame eye care

VADEA

HEALTHY PLATES

OFFICE

REVERI
UTAH



Mountain View Village

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