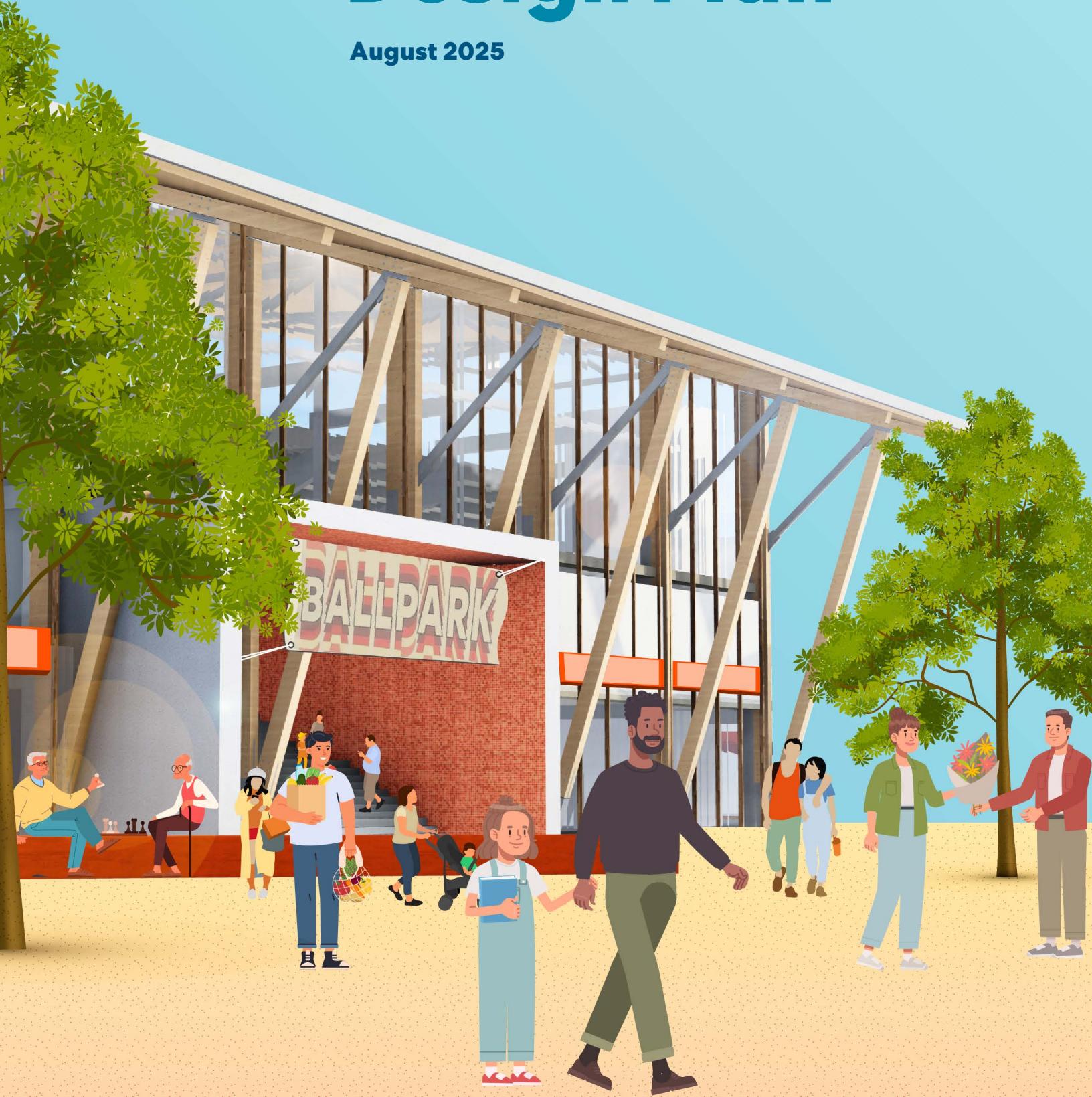




Ballpark NEXT Community Design Plan

August 2025



Your Vision For
What's **NEXT.**



Co-Creating The Future

The Salt Lake City Community Reinvestment Agency (SLC CRA) proudly presents the Ballpark NEXT Community Design Plan, a long-term vision for the 14.8-acre, city-owned Smith's Ballpark site.

Since 1928, the Ballpark neighborhood has been home to minor league baseball, a cherished local tradition. With the Bees' departure, the community now has a rare opportunity to shape a new chapter grounded in shared values, inclusive planning, and long-term prosperity.

Built on years of engagement and planning, the Ballpark NEXT plan provides flexible guidance for thoughtful development and investment. Instead of a rigid blueprint, it serves as a strategic tool to drive a once-in-a-generation transformation that prioritizes community benefits.

The plan outlines a clear vision for public spaces, streets, and mixed-use development, each element contributing to a safe, welcoming, and well-connected neighborhood. It fosters economic vibrancy through high-quality jobs, diverse housing options, entertainment venues, and accessible green spaces, all shaped by a human-centered design approach.

Developed with community input and key stakeholder collaboration, the plan paves the way for transformative partnerships with local institutions and businesses. It embraces best practices in public realm design, mobility, and landscape while placing human experience, accessibility, and cultural identity at the forefront.

Above all, the Ballpark NEXT plan proposes a beautiful, welcoming space that honors its legacy while embracing future potential. Anchored in six guiding themes and principles of physical, social, and environmental health, it reflects the community's aspirations and sets the stage for Salt Lake City's next iconic hub for entertainment and economic vitality.

Reader's Guide

Before delving into the document, let's clarify the intended audience, how it should be used, and the value it provides.

Who Is This For?

How to Use It?

How Will You Benefit?

City Staff and Elected Officials

Use this Plan to update zoning, guide infrastructure investments, align capital projects with long-term goals, and shape development that reflects the community's vision and priorities.

- Coordinate public investments and infrastructure upgrades.
- Align growth with climate, equity, and livability goals.
- Foster attractive, walkable, and connected neighborhoods.
- Provide clarity and consistency in decision-making.
- Encourage collaboration across public and private sectors.

Residents, Business Owners, and Civic Organizations

Use this Plan to understand how the neighborhood is evolving, advocate for improvements, and participate in shaping public spaces that are inclusive, safe, and vibrant.

- Better public spaces that support daily life.
- Safer, more walkable streets and access to local amenities.
- A stronger voice in shaping the neighborhood's future.

Developers

Use this Plan to align development proposals with community goals, streamline entitlement processes, and unlock long-term value through context-sensitive, future-ready design.

- A predictable path to approvals and investment.
- Design strategies that add long-term value.
- A shared vision that supports both business and community outcomes.

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An introduction to the long-term development vision for the site, including the design elements that define and support this vision.

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A summary of the methodology employed to evaluate and select the preferred land use and urban design alternative.

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The Framework

Design direction for both horizontal and vertical development, covering infrastructure such as streets, parks, and utilities and architectural direction such as building heights, ground-floor activation, and land uses.

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The Destination

Highlights the transformation of Smith's Ballpark into a multi-functional event venue, including recommendations for partial demolition and future programming.

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The Experience

A series of illustrative snapshots of the community life at the Ballpark site at different times of the day and year.

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The Roadmap

A high-level phasing plan for the site's redevelopment, outlining demolition, horizontal infrastructure improvements, and new construction.

Appendix

A compendium of technical memorandums supporting the plan, including analyses of transportation, civil infrastructure, and the public assembly market.



CHAPTER 01

The

Vision



Leading With Community Voices

The Plan honors the voices of Ballpark neighborhood residents and business owners who have advocated for a redevelopment that fosters physical, social, and environmental well-being. Insights from two years of public engagement, culminating in the Ballpark NEXT Vision and Guiding Principles, featured below and on the corresponding page have served as this Plan's north star, translating community priorities into a strategic, achievable framework for responsible growth and investment.

VISION STATEMENT

The future Ballpark Site is an iconic, exciting destination for the neighborhood, city, and region. It is a catalyst for the transformation of our neighborhood, attracting people and development that uplifts and celebrates the area and its residents.

GUIDING PRINCIPLES

Neighborhood Safety and Activation Safety in Every Stride

Goal: Welcoming; visible; secure; pedestrian-first approach; enliven the heart of the neighborhood; year-round activation

Possible Strategies: Design streets and public spaces with clear sightlines, effective lighting, and Crime Prevention through Environmental Design (CPTED) principles; prioritize walkability and pedestrian friendly circulation; designate community gathering spaces and event areas; activate ground floors with a mix of uses to create diverse and active spaces throughout the site.

Connectivity Interwoven

Goal: Connected; established; interactive; discovery

Possible Strategies: Incorporate material and textures of the adjacent residential neighborhood; provide clarity of entry and sense of arrival and procession; design massing and wayfinding that supports movement throughout the space; periphery is connected to neighborhood sidewalks, bikeways, roads, and transit; emphasize connections between the two parcels across 1300 South.

Natural Geography Be Green

Goal: Incorporates unique and historic natural features

Possible Strategies: Incorporate design around green spaces and mature trees; incorporate natural view corridors to the Wasatch Mountain Range; acknowledge natural history of area and explore options to incorporate or reinstate natural elements.

Wellness Culture of Health

Goal: Culture of proactive physical health and wellbeing

Possible Strategies: Attract retail and dining; incorporate areas for physical activity and social cohesion in public spaces or parks; incorporate areas for programming of physical activities; incorporate design that ensures accessibility for all abilities; integrate greenspace that helps to alleviate urban heat island.

Community-Centered A Space for Every Face

Goal: Supportive of daily needs of residents; fosters community interaction and involvement

Possible Strategies: Incorporate uses that serve the neighborhood and foster community collaboration and participation; encourage a mix of local businesses and non-profit organizations; provide spaces for local cultural expression.

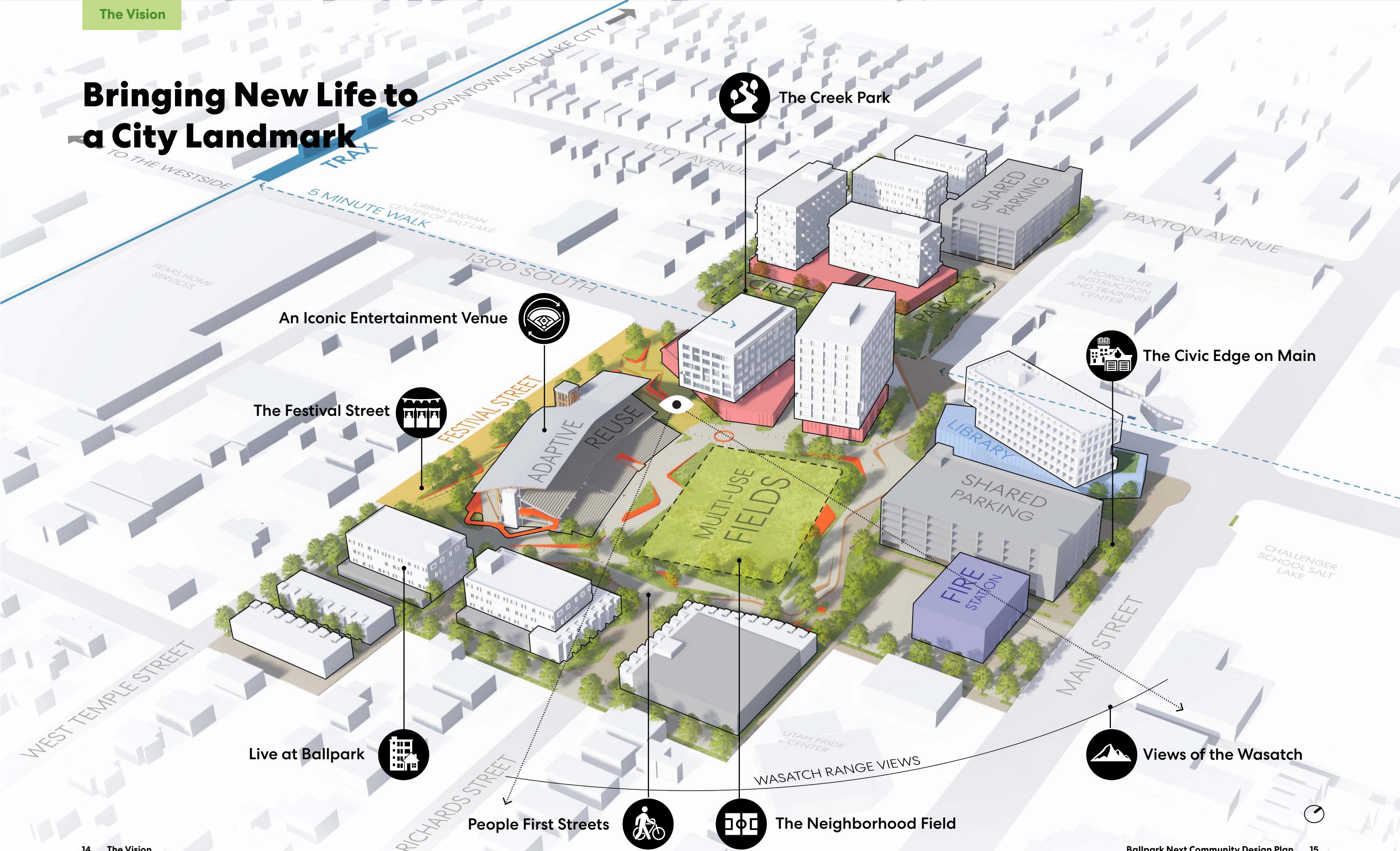
Acknowledge the Past Honor the Neighborhood's History

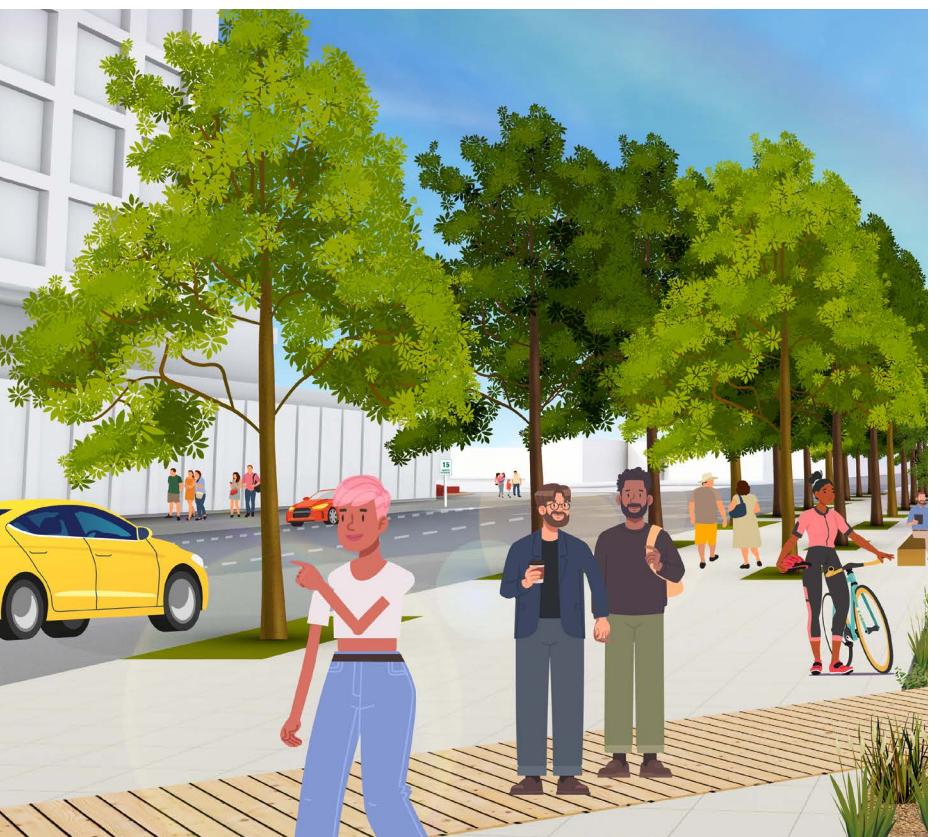
Goal: Future visitors understand the history of the site and the neighborhood

Possible Strategies: Explore adaptive reuse of primary structure or preservation of distinct design elements; incorporate the history of the ballpark and neighborhood of the site.



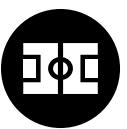
Bringing New Life to a City Landmark





People First Streets

Tree-lined promenades create inviting, low-stress pathways through the site, offering residents and visitors seamless connections across the neighborhood.



The Neighborhood Field

The baseball diamond and outfield now serve as a multi-purpose field, hosting both regional cultural events and neighborhood activities like youth sports.



An Iconic Entertainment Venue

The western portion of Smith's Ballpark has been preserved and reimagined as a vibrant event venue and cultural hub, featuring attainable ground-floor commercial spaces for local businesses.



The Creek Park

Creek Park supports a broader effort to restore the Salt Lake Valley's waterways by partially daylighting Red Butte, Emigration, and Parleys Creeks, currently flowing beneath 1300 South, transforming a portion of the existing parking lot into a lush, natural oasis at the heart of the community.





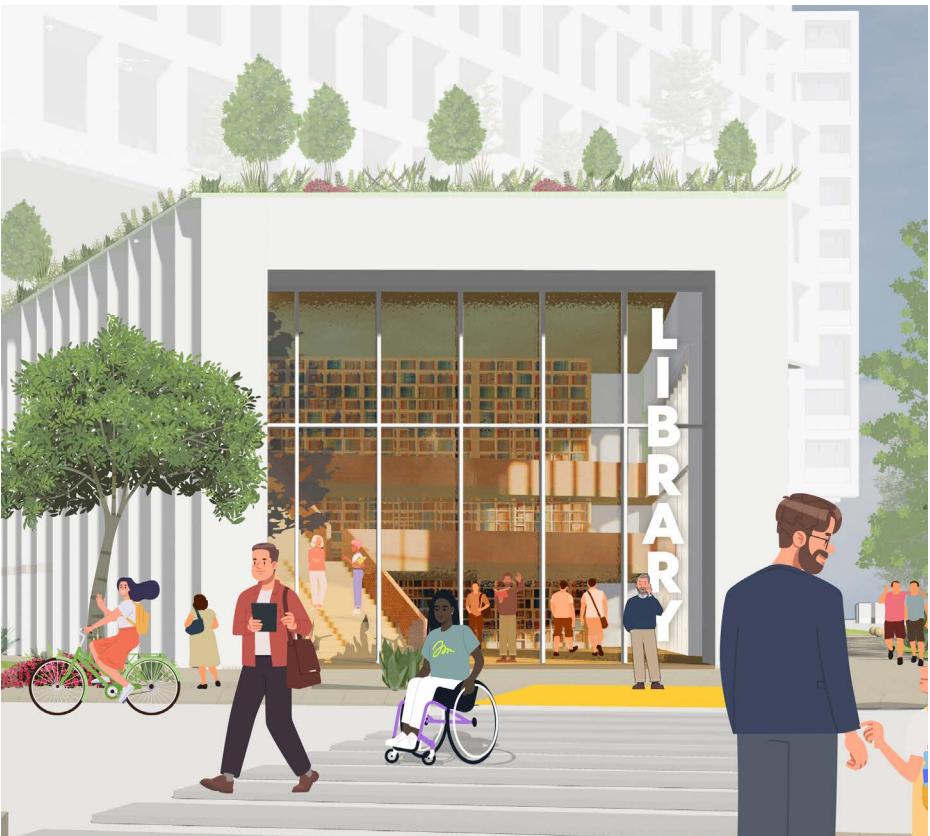
The Festival Street

Building on the Station Area Plan, West Temple is transformed into the neighborhood's festival street, a venue for outdoor events like farmers markets and street fairs.



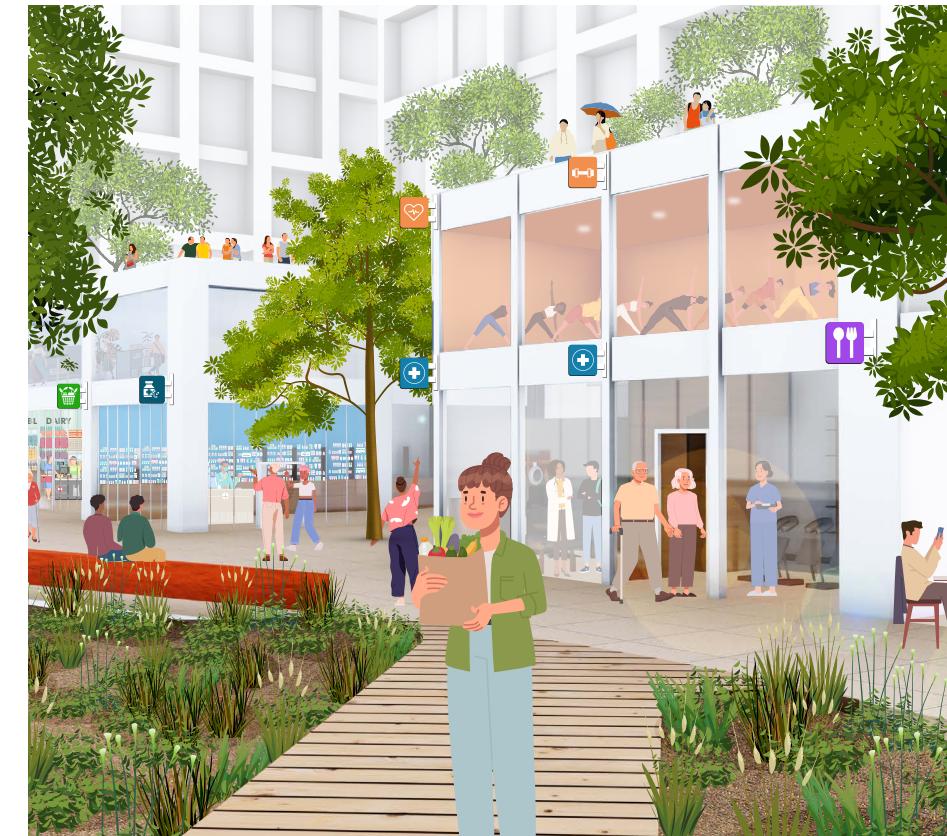
Views Of The Wasatch

Development has been thoughtfully sculpted to ensure the majestic views of the Wasatch Mountains remain preserved.



The Civic Edge on Main Street

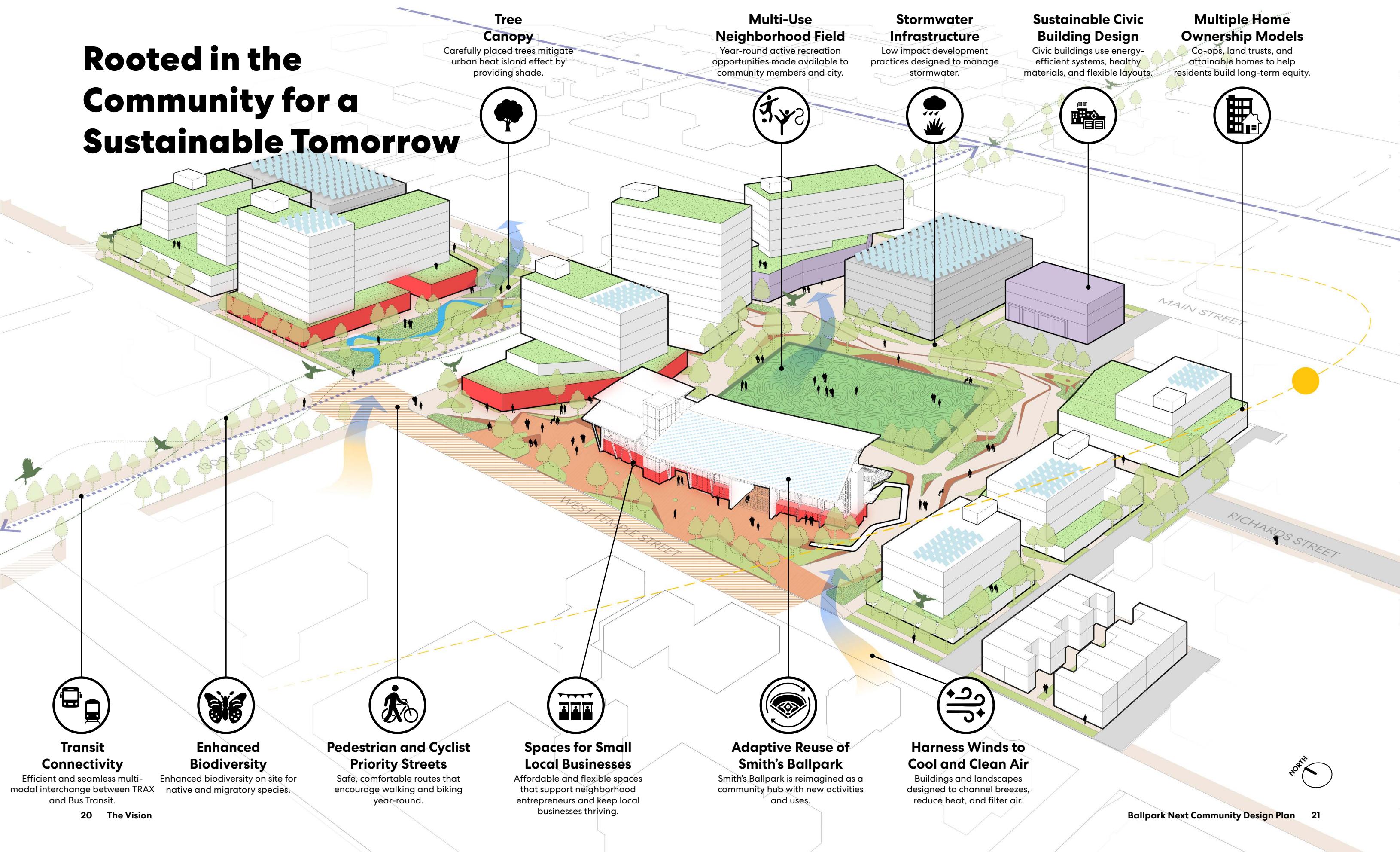
Along Main Street, the new Salt Lake City Public Library Branch and relocated Fire Station 8 establish a civic anchor, reinforcing the neighborhood's identity.



Living At The Ballpark

The park spaces, local businesses, and event spaces are anchored by a variety of housing options serving community members at different stages of life with opportunities for home ownership.

Rooted in the Community for a Sustainable Tomorrow



CHAPTER 02

The

Process



Foundational Planning Work

The Plan builds on the planning work completed in partnership with the community.

Ballpark Station Area Plan (2022)

The design framework aligns with the adopted Station Area Plan including the following actions:

- Creating a dense urban environment and entertainment zone around the Ballpark.
- Increase connectivity in the station area.
- Increase urban design quality.
- Improve safety.
- Enhance social vibrancy.

Ballpark NEXT Design Competition (2023)

Immediately following the relocation announcement, Salt Lake City launched the Ballpark NEXT Design Competition, which invited residents, post-secondary students, and professionals to submit their creative ideas for the Ballpark Site's future. 123 applications were received, including 92 residents, 14 post-secondary students, and 17 development professional applications. After being narrowed down to three finalists in each category, a public vote determined one winner in each. Many of the ideas from the design competition were incorporated into the final design framework including reconnecting Richards Street, the adaptive re-use of the ballpark, a publicly accessible parkspace, and daylighting of the three creeks, to name a few.

Community Visioning and Guiding Principles (2023)

The extensive community visioning process was built on the themes gathered from the Design Competition, as well as previous neighborhood planning efforts. The CRA worked with residents, businesses, and local organizations to collaborate via in-person events, online tools, and a working group where they discussed pertinent issues, provided feedback, and identified existing positives, challenges, and aspirations. This process culminated in the Community Vision Statement and Guiding Principles, which served as the basis for the preferred design scenario.

Ballpark Next Urban Design Framework Planning Process (2024 - 2025)

The Ballpark NEXT Urban Design Framework, which was an eight (8) months planning process, acknowledged and built upon previous planning work and community vision statement and guiding principles to deliver a human-centered development roadmap for the city-owned 14.82 acre site. The process included two (2) stakeholder ideation sessions, which included but not limited to representatives from Salt Lake City, Ballpark Community Council Leadership, Ballpark Action Team Leadership, Larry H. Miller Group, and Utah Transit Authority. The discourse and input from these stakeholder ideation sessions informed the selection of the preferred alternative.

A break out group from the first Ballpark NEXT stakeholder ideation. →



The Site's History

An iconic landmark for the Ballpark neighborhood, the site has served as a sports, civic and cultural anchor in Salt Lake City for over 100 years.

Natural History

Historically, three Salt Lake Valley waterways: Red Butte Creek, Emigration Creek, and Parley's Creek, traversed the neighborhood, terminating at the Jordan River. These creeks remained daylit as recent as 1952, but were ultimately channelized and buried under 1300 South.

Baseball Origins

The site's baseball legacy began in 1928 with the opening of Community Park and later Derks

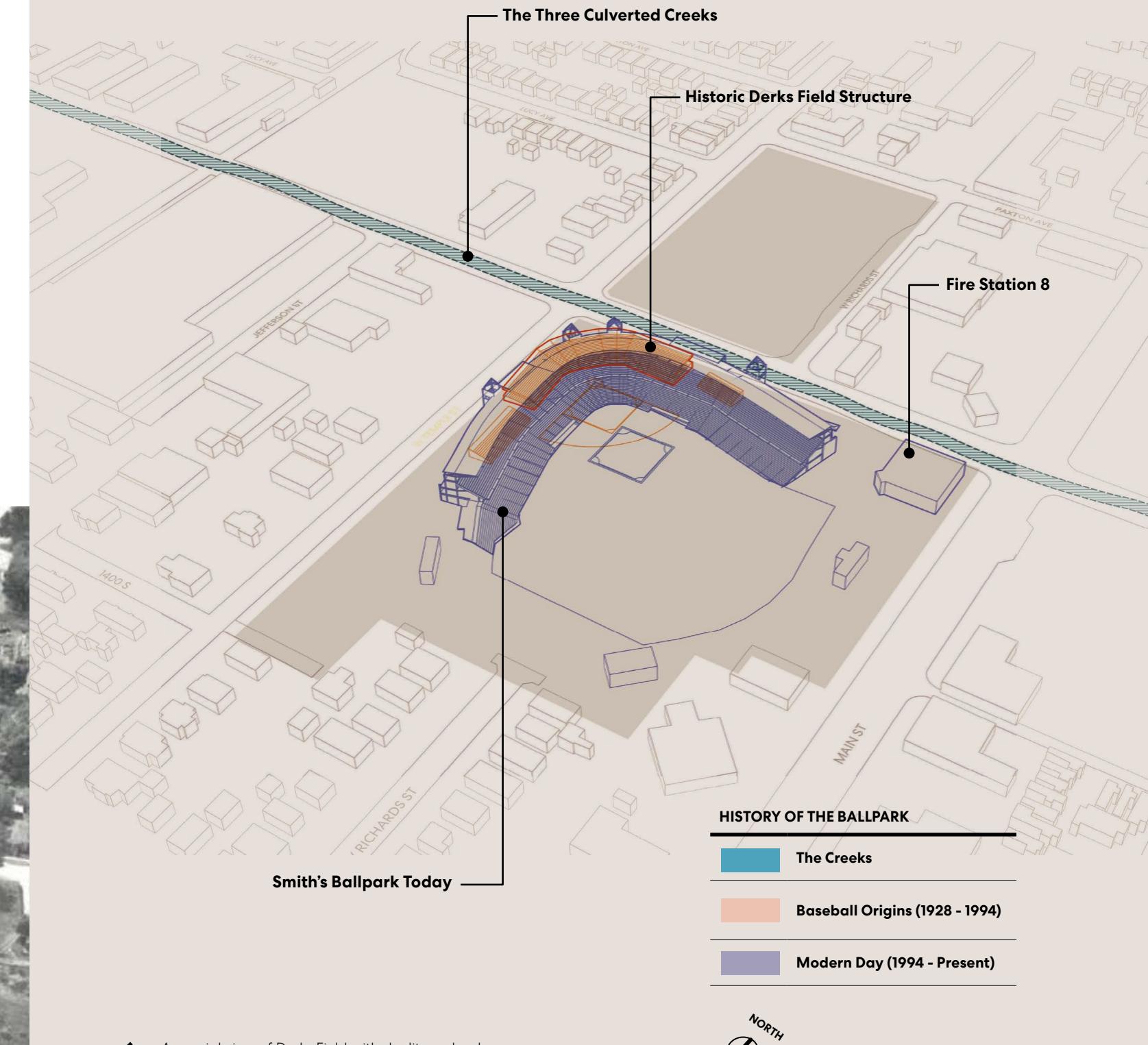
Field. This ballpark served as the home of the Salt Lake Bees, Gulls, and Trappers for decades as well as a beloved anchor for celebrations and civic pride, hosting events like concerts and July 4th fireworks shows.

Modern Day

In 1994, Derks Field was replaced by a modern minor league baseball facility, first named Franklin Covey Field, now known as Smith's Ballpark, which continued the tradition of baseball as the home of the Salt Lake Bees until 2024.



The History of the Ballpark



← An aerial view of Derks Field with daylit creeks along 1300 South as seen in 1952. (Credit: Salt Lake Tribune)

The Neighborhood Impact

Ballpark NEXT can catalyze larger neighborhood networks and citywide initiatives around ecology, transportation, and social infrastructure.

Ecology Infrastructure

Transportation Infrastructure

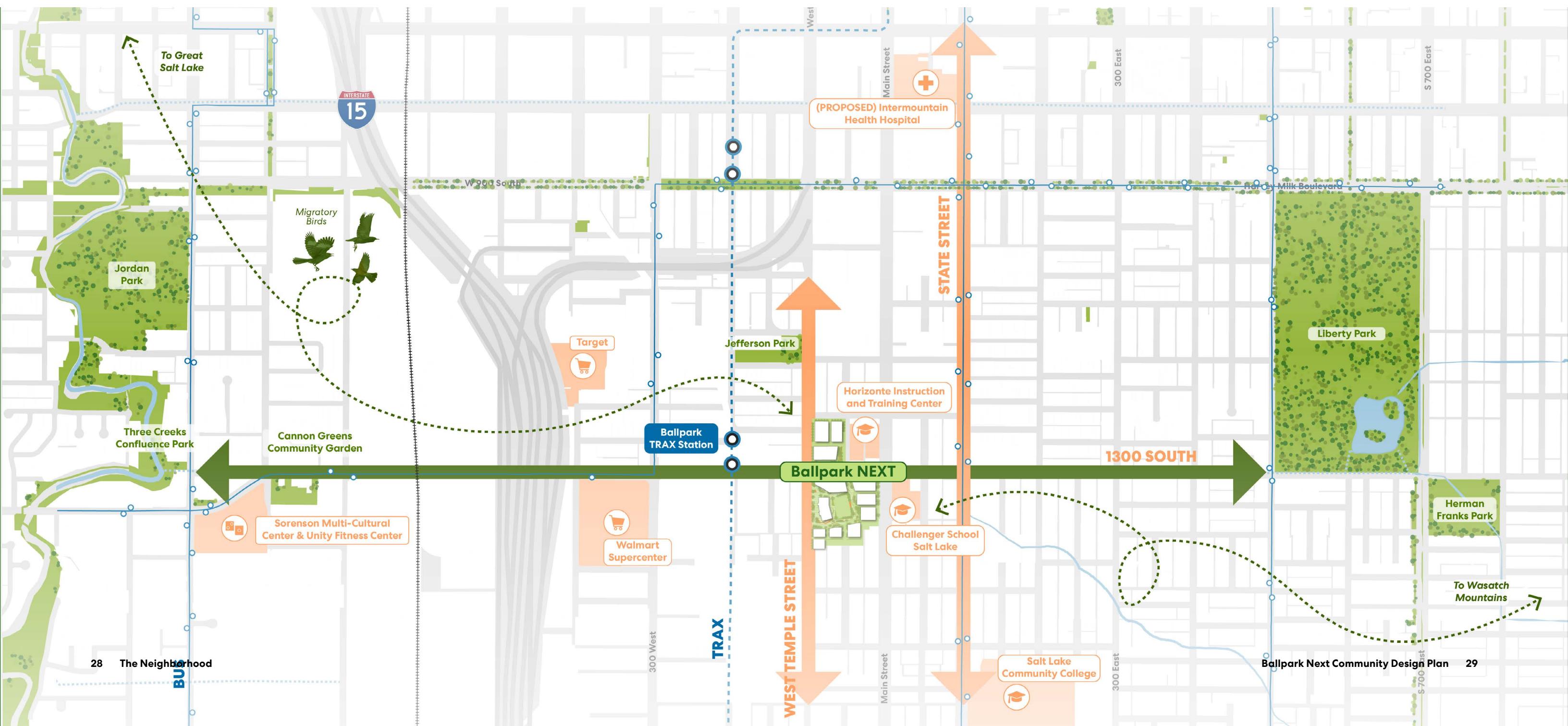
Social Infrastructure



Located between Jordan River and Liberty Park, the site offers ecological value beyond human networks. With intentional planting and open space design, Ballpark NEXT becomes a “stepping stone” along a migratory pollinator corridor.

The neighborhood is served by TRAX light rail and frequent bus service on State Street. The framework can deliver walkable and bikeable connections to everyday shops and services, reducing reliance on automobiles.

The site presents an opportunity to better connect to existing neighborhood social infrastructure such as educational institutions, everyday services, and health care support through green streets.



The Ballpark NEXT Site

The site consists of two city-owned blocks, separated by 1300 South, totaling 14.8 acres.

The south block is currently home to Smith's Ballpark with several ancillary ballpark structures including canteen and restrooms, and a sheltered pavilion. Salt Lake City's Fire Station 8 is currently located on the corner of 1300 South and Main Street.

The north block is currently a surface parking lot serving Ballpark events. A large portion of the site are zoned as Public Land with the southern parcels zoned as Moderate Density Multi-Family Residential. Parcel F is located in an area with a 0.2% annual chance of flooding.

PARCEL ID	ACREAGE	ZONING
A	6.47	Public Land (PL)
B	0.35	
C	0.45	
D	0.39	
E	2.54	Public Land (PL) Moderate Density Multifamily Residential (RMF-35)
F	4.30	Public Land (PL)
G	0.16	Moderate Density Multifamily Residential (RMF-35)
H	0.16	



Neighborhood Health Metrics

Ballpark NEXT is grounded in the belief that health is shaped not just by hospitals or clinics, but by the conditions in which people live, work, and play.

Guided by the U.S. Centers for Disease Control and Prevention's (CDC) Social Determinants of Health framework, the plan prioritizes human-centered design strategies that address root causes of health disparities in the Ballpark neighborhood.

According to the CDC, Social Determinants of Health are “*conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.*” These are organized into five key domains:



Healthcare Access and Quality

The CDC highlights that timely, affordable, and quality healthcare is essential. Many people lack insurance or providers nearby, making it harder to get preventive care or manage health conditions.

Social and Community Context

The CDC notes that strong social connections improve health and resilience. But many people, especially those facing discrimination or isolation, lack support. Building relationships at home, work, and in community spaces helps people thrive.



Neighborhood and Built Environment

Where people live affects their exposure to violence, pollution, and other risks. The CDC stresses that safer streets, clean air and water, and access to parks and transportation can greatly improve health.

Education Access and Quality

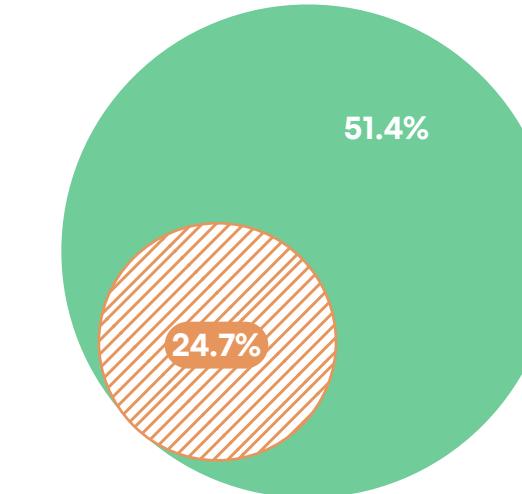
The CDC links education to long-term health. Students who attend quality schools are more likely to succeed and stay healthy. Barriers like poverty, discrimination, or underfunded schools increase health risks over time.

The Ballpark neighborhood faces significant disparities compared to Salt Lake County, underscoring the urgent need for place-based, health supportive design interventions. Below are a few key metrics:



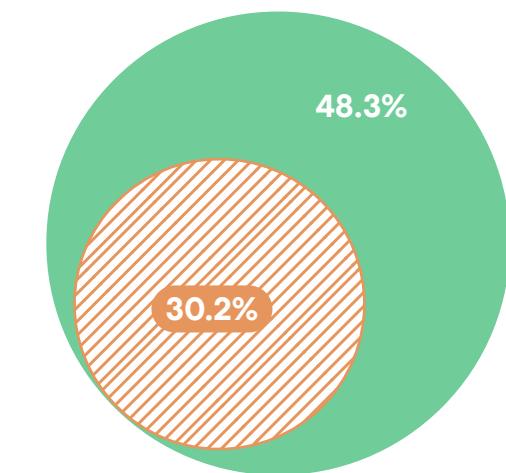
Housing Cost Burden

Housing cost burden shows when housing costs take up too much income, leaving less for essentials that support health.



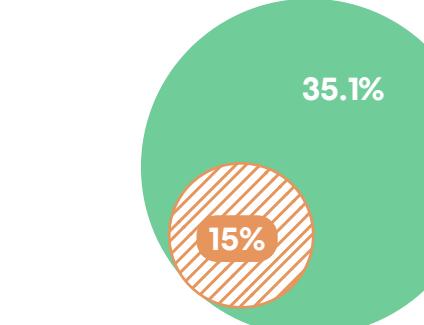
Racial/Ethnic Minority Status

Racial/ethnic minority status highlights groups that often face systemic barriers to health, housing, education, and economic opportunity.



Poverty

Poverty reflects limited income and access to basic needs, which can negatively impact health and deepen long-term inequality.



No High School Diploma

No high school diploma signals limited education access, which is linked to lower income, fewer job opportunities, and poorer health outcomes.

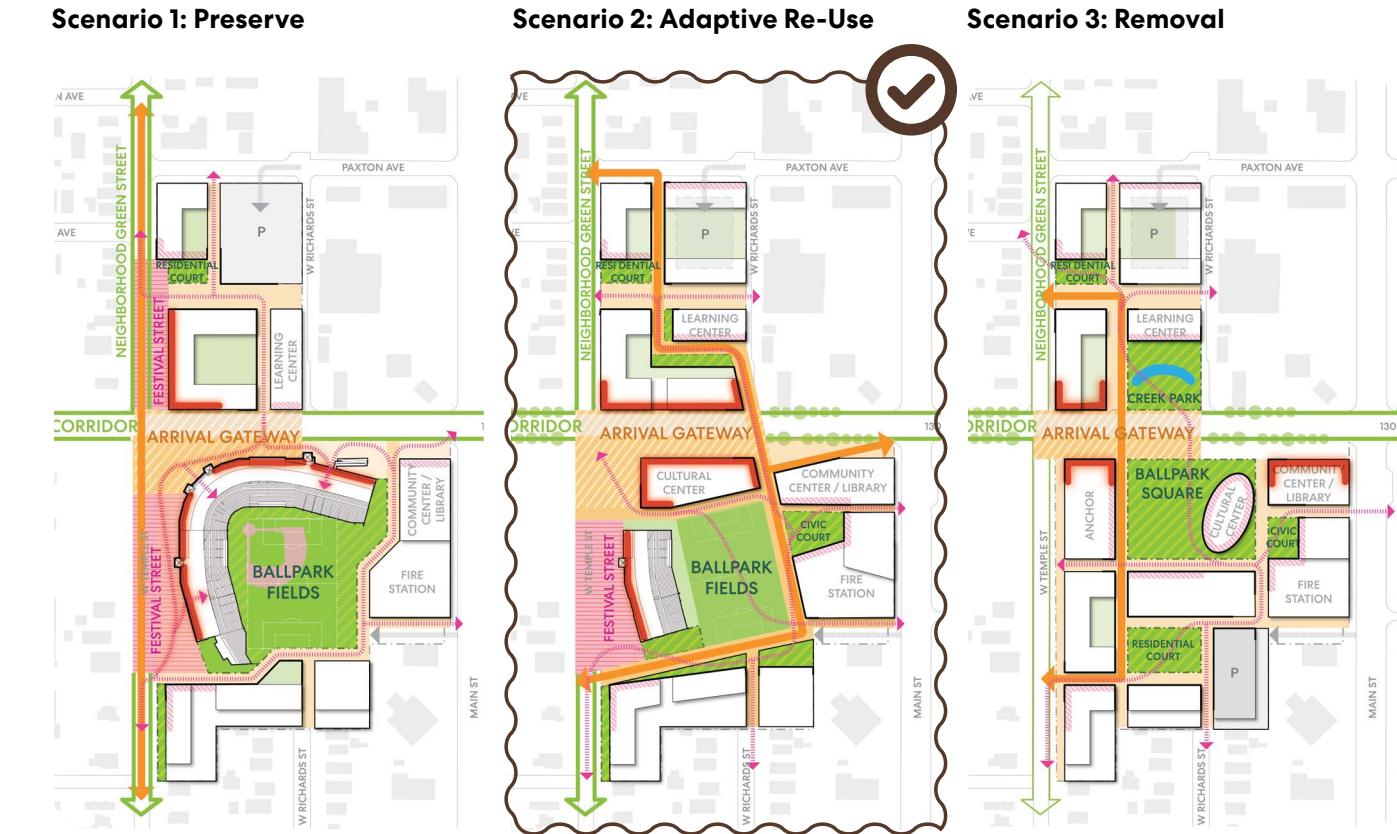


Ideation with City and Neighborhood Partners

The planning process invited stakeholders to provide input on priority programs they would like to see at the Ballpark site, organized around the five domains of Social Determinants of Health.



Three distinct design test fits were developed to illustrate different scenarios for the future of Smith's Ballpark. Based on community input, Scenario 2: Adaptive Re-Use was chosen as the preferred alternative.



Scenario 2 reimagines the Ballpark as a cultural and civic landmark, blending art, performance, and community driven activities while preserving the western portion of the stadium.

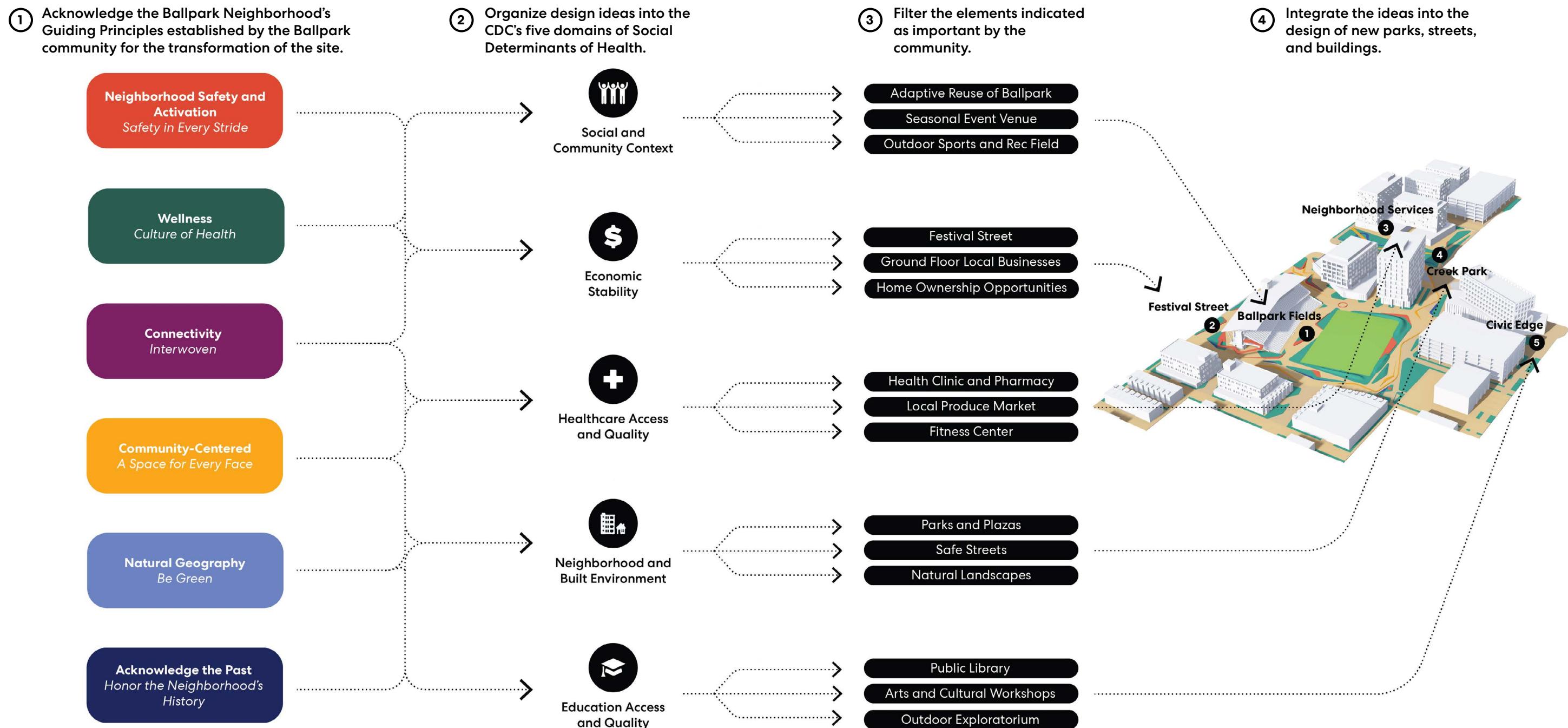
Key Themes from Ideation Sessions

The ideation sessions revealed a series of key themes and design ideas that have been integrated into the final urban design framework.

Land Use	Relocate Fire Station 8 for enhanced operations.	Activate the ground floor for small, local businesses .	Accommodate civic uses such as a public library and fitness center .	Bring affordable homeownership opportunities, including townhomes and condos, to support families.	Create an entertainment and concert venue at 1300 South and West Temple.
Public Spaces	Acknowledge and celebrate the confluence of the creeks .	Enhance connectivity across the blocks by creating pedestrian and/or vehicular streets.	Carry forward the “Festival Street” from the Station Area Plan.	Improve 1300 South to be a safe street for pedestrians and vehicles alike.	Create an open green space for children and the community at large.
Investments and Activations	Partial preservation of the Ballpark as a symbolic node to the baseball legacy.	Programming should support year-round activities like sports, concerts, markets, and seasonal events	Seek out private partnerships to support publicly accessible amenities to ensure long-term vitality.	Address crime and homelessness and create secure, welcoming spaces .	Cater to multigenerational populations , with parks and grocery stores.

Human-Centered Design Approach

The design process integrated physical conditions analysis, public health assessment, and key programming ideas to shape the preferred land use and urban design framework.





CHAPTER 03

The

Framework

Mobility Framework

Streets are envisioned not just as infrastructure, but as shared public spaces that create a seamless transit experience and foster greater social connectedness. The mobility framework prioritizes breaking down large blocks to make the site walkable and welcoming to the neighborhood.



Keep Cars on the Perimeter

Vehicle access is concentrated along the site's perimeter - 1300 South, Main Street, Paxton Avenue, and parts of West Temple—preserving interior streets as pedestrian-priority zones.



Reconnect Richards Street

Restitching the fragmented segments of Richards Street creates a key north-south pedestrian link through the site's mid-block.



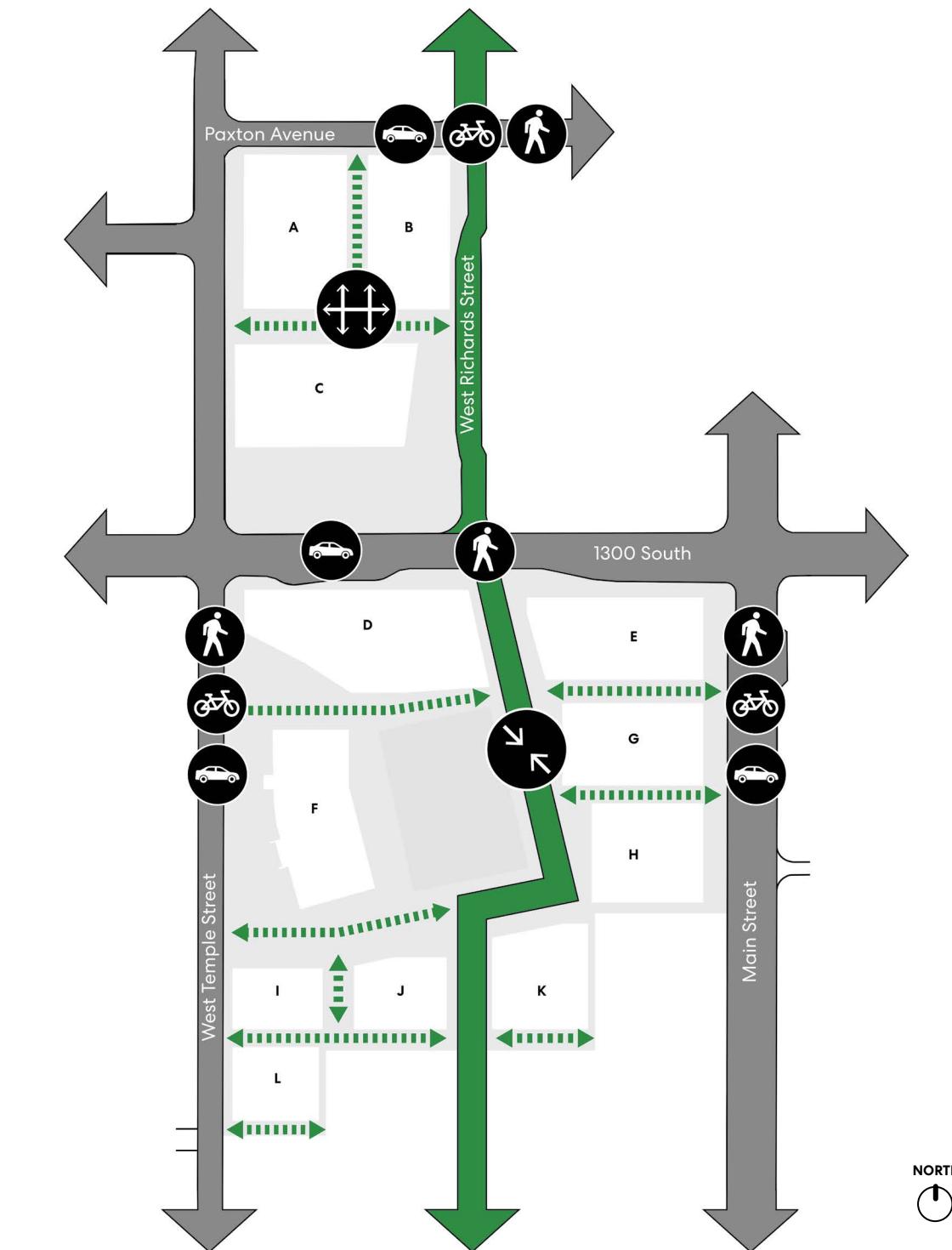
Break Up the Super Block

By opening the edges and inviting the pedestrian to traverse the site through a series of connected alleyways and walkways, the super block is broken down into smaller pieces. This intentional porosity encourages walking and biking through the neighborhood as well as informing the scale and form of new buildings.



Integrate Pedestrian and Bicycle Infrastructure

The proposed bike infrastructure within the Ballpark site aligns with the Ballpark Station Area Plan, which recommends bike routes along Main Street and Paxton Avenue. Additionally, the West Temple Festival Street will provide a comfortable and accessible north-south bikeway. Interior streets throughout the site are intentionally designed to promote walking and biking, creating a safe and inviting environment for active transportation.



Street Typologies

The framework applies three distinct street typologies: Park Promenade, Shared Streets, and Walkways, to support multi-modal movement and service needs. Together, they create safe, navigable pathways for pedestrians and vehicles throughout the development.

Champion a Park Promenade

The Park Promenade which wraps around the perimeter of the neighborhood field serves as a primary pedestrian link through the site, connecting West Temple to 1300 South in a biophilic environment that is restorative, safe, and welcoming.

Establish Ground Floor Walkways

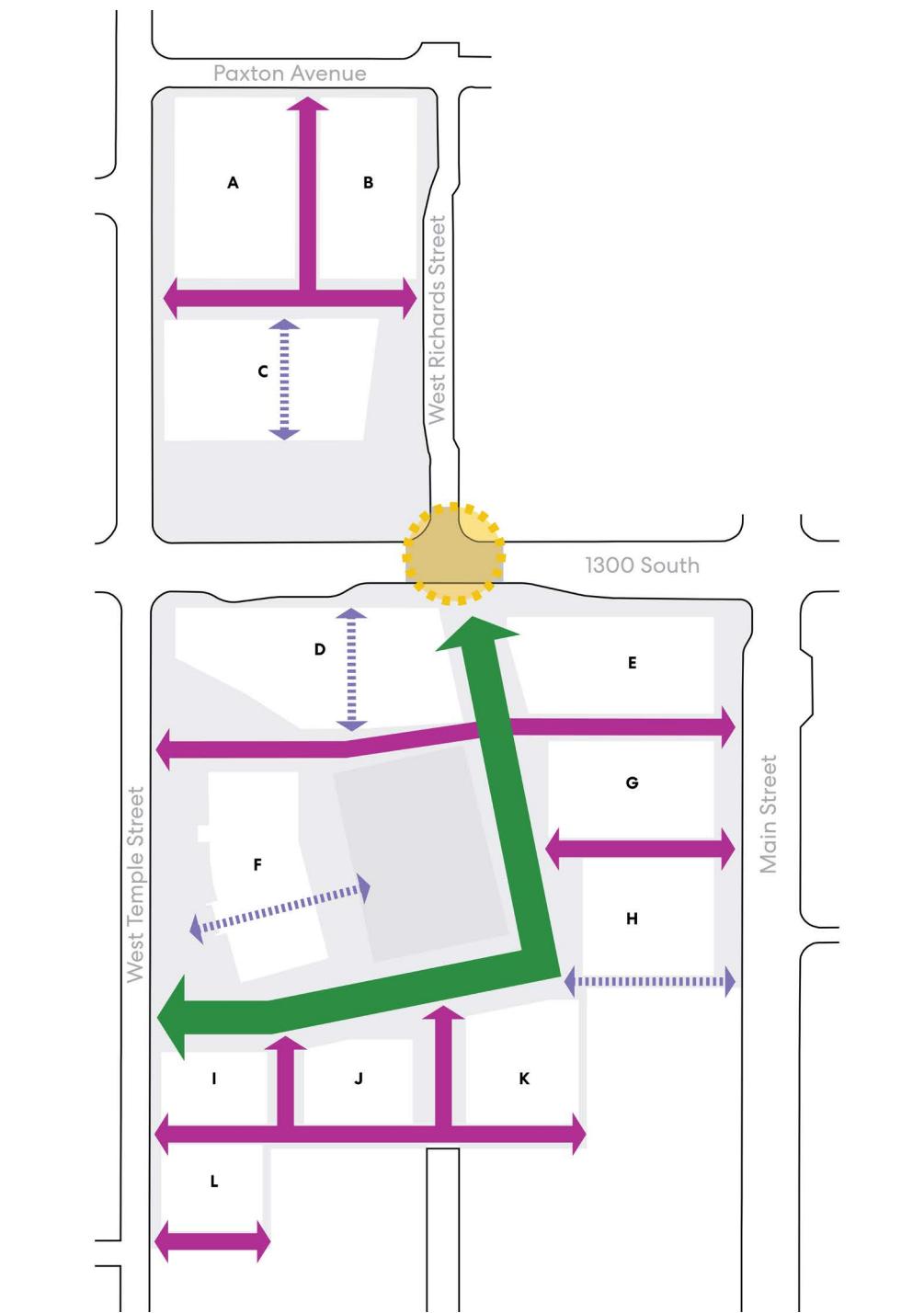
New buildings with a long frontage should establish public walkways to allow additional options for pedestrians to enter into the interior of the site.

Enable Shared Streets

These internal streets, shown as pink arrows in the corresponding figure, serve as secondary pedestrian connectors to the Park Promenade. At the same time, they must accommodate emergency vehicles, event loading and servicing, as well as access to parking and loading areas for adjacent buildings.

Create a 1300 South Mid-Block Scatter Crossing

A mid-block scatter crossing is introduced to ensure seamless movement between the two parcels on either side of the street. Positioned at the heart of the site, this crossing allows people to move diagonally, laterally, and directly across the intersection, improving convenience, walkability, and visibility.



STREET TYPOLOGIES

↔ Park Promenade

↔ Shared Streets

↔ Walkways

● Scatter Crossing

Development Blocks

Informed by the mobility framework and with an emphasis on a fine grain, human scaled urban fabric, the site is organized into 11 blocks for vertical development.

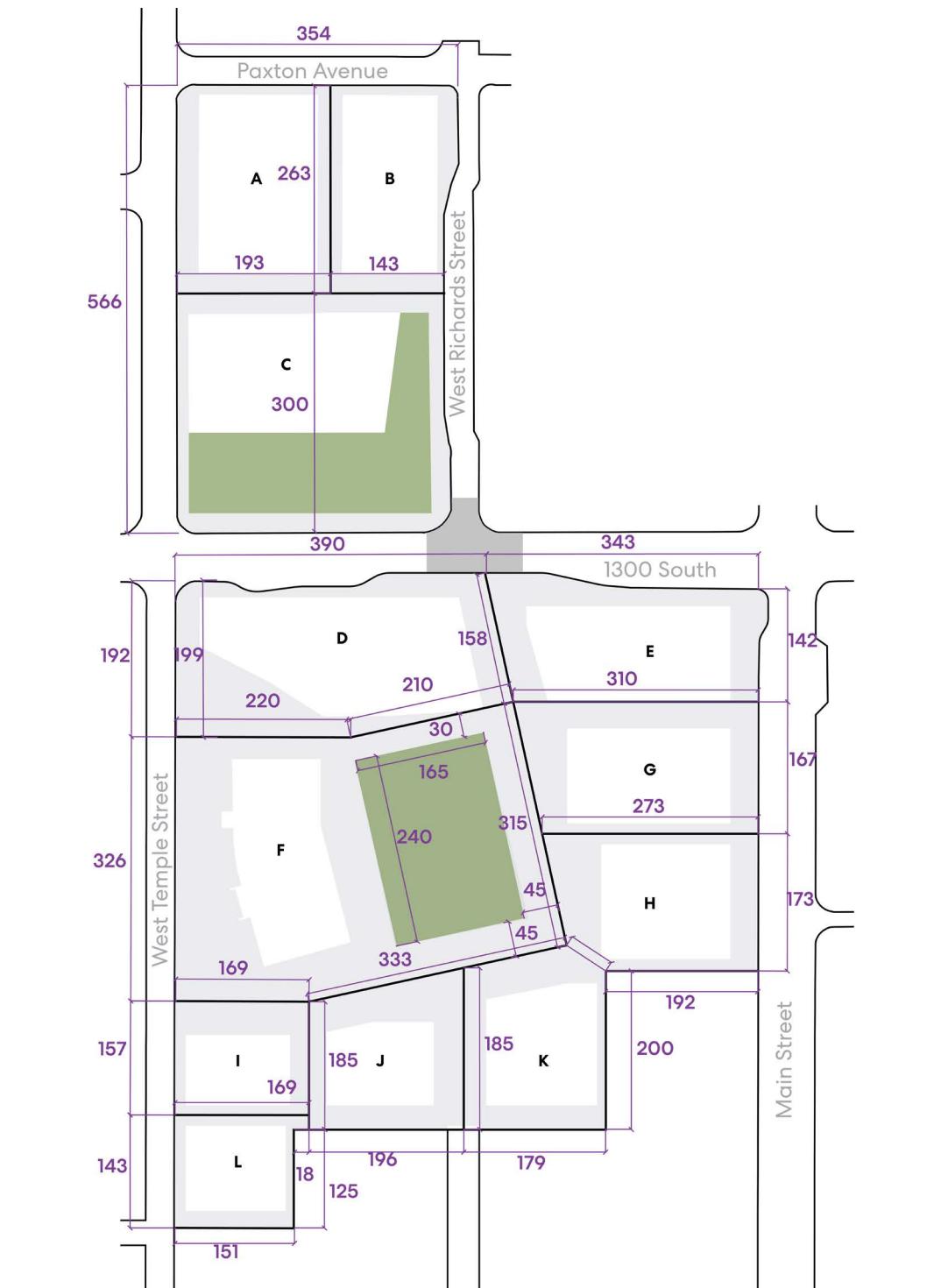
Land Parcelization

Development blocks are the foundation for walkable urban fabric and well-proportioned, visually engaging, and high-performing architecture. The approximate acreage for each block is listed in the table below and approximate dimensions are featured on the figure on the corresponding page.

PARCELS	ACREAGE
A	1.0
B	0.9
C	2.3
D	1.6
E	1.0
F	3.4
G	1.0
H	0.9
I	0.5
J	0.8
K	0.9
L	0.5

Public Realm Allocation

All development blocks provide space for roadways, parks, and plazas. The acreage for Blocks C and F are larger due to the proposed location of parkspace.



Urban Form

The shape, scale, and height of buildings play a key role in defining the character and experience of a place. The proposed urban form framework sculpts building heights through the site to balance the need for density with access to natural light and views.

Highest Density Around 1300 South

The framework concentrates the tallest height at the southwestern corner of 1300 South and West Temple, with allowable heights of up to 150 feet. This height reinforces a bold and iconic western gateway to the site. The parcels directly north and east step down to an allowable height of 120 feet.

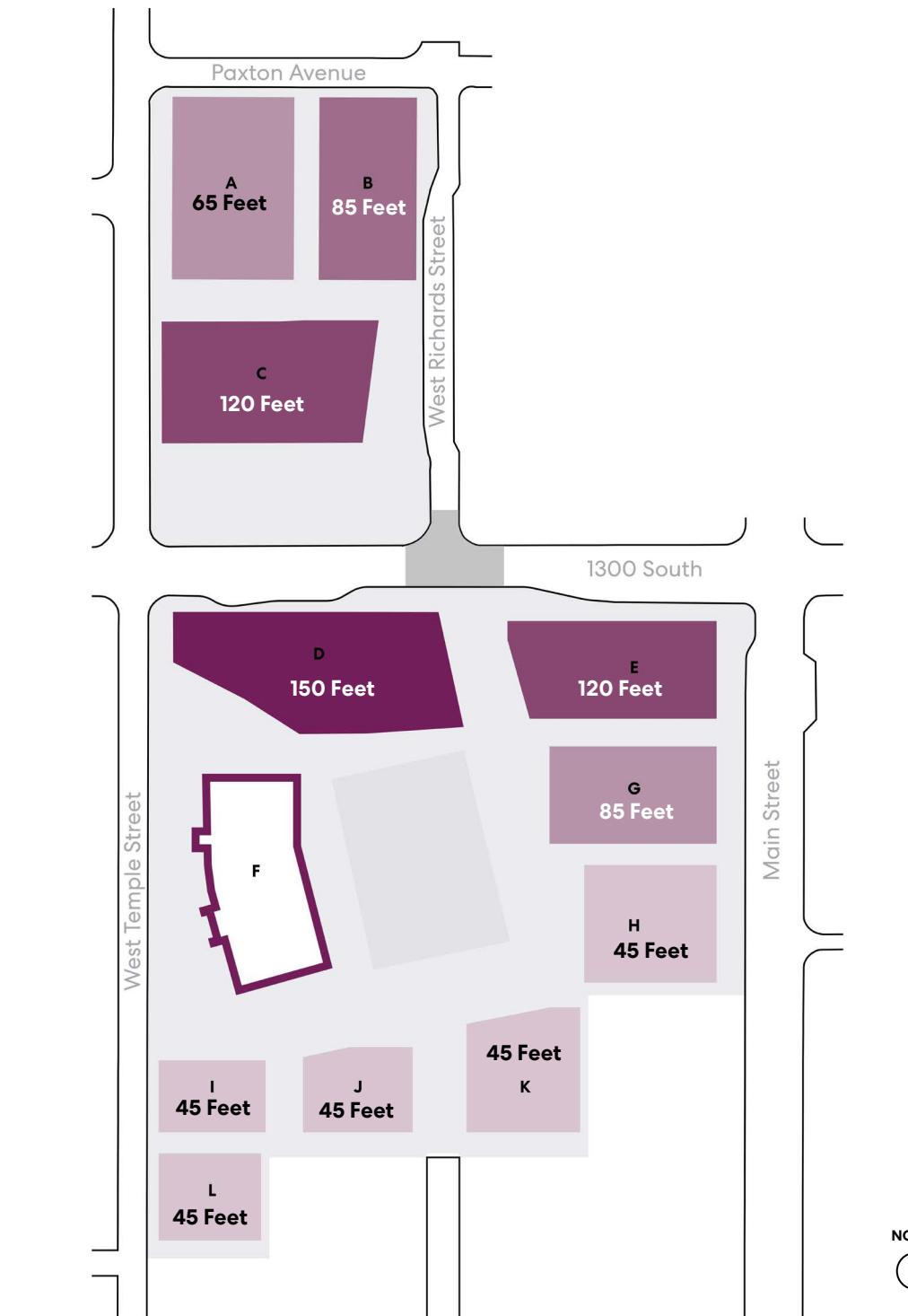
Both parking garages on the south and north block have an allowable height of 85 feet. However, to reduce the height of the Block G parking garage while maintaining adequate parking capacity, underground parking decks could be considered in future phases. While this approach could preserve views of the Mountains, it comes with significant cost and sustainability implications.

Preserve Views of the Wasatch Mountains

To preserve the views to the Wasatch Mountains, parcels K and H are limited to 45 feet. This allows clear views from the revitalized stadium as well as key site locations such as the intersection of 1300 South and West Temple Street.

Thoughtfully Blending into the Neighborhood

The parcels at the northern and southern edges are planned for higher density, but their scale is carefully calibrated to transition smoothly into the surrounding neighborhood, ensuring the new development feels integrated, not out of place.



ALLOWABLE BUILDING HEIGHTS

	Ballpark Structure
	150 Feet
	120 Feet
	85 Feet
	60 Feet
	45 Feet

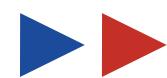
Service and Access

While prioritizing pedestrian movement, the framework ensures interior roadways can accommodate vehicles, meeting fire requirements and providing clearly demarcated areas for service, parking, and pick up/drop off.



Emergency Access Streets

The internal roadways are designed for everyday use but built to support fire access when needed. The Park Promenade and Shared Pathways are designated as emergency access streets with the appropriate width for fire access. The approximate roadway width for emergency access streets is 40 feet.



Service and Lobby Entries

Main Street provides direct vehicular access for Fire Station 8.

All service entries are sited on service streets along the backside of new development.

Lobby entries are primarily sited along existing roadways like West Temple Street, 1300 South, Main Street, Richards Street, and Paxton Street. However, multi-family housing blocks have lobby entries along the shared streets and/or alleyways.



Service Streets

These are shared streets with appropriate width for garbage trucks and other service vehicles. The approximate roadway width for the service streets is 30 feet.



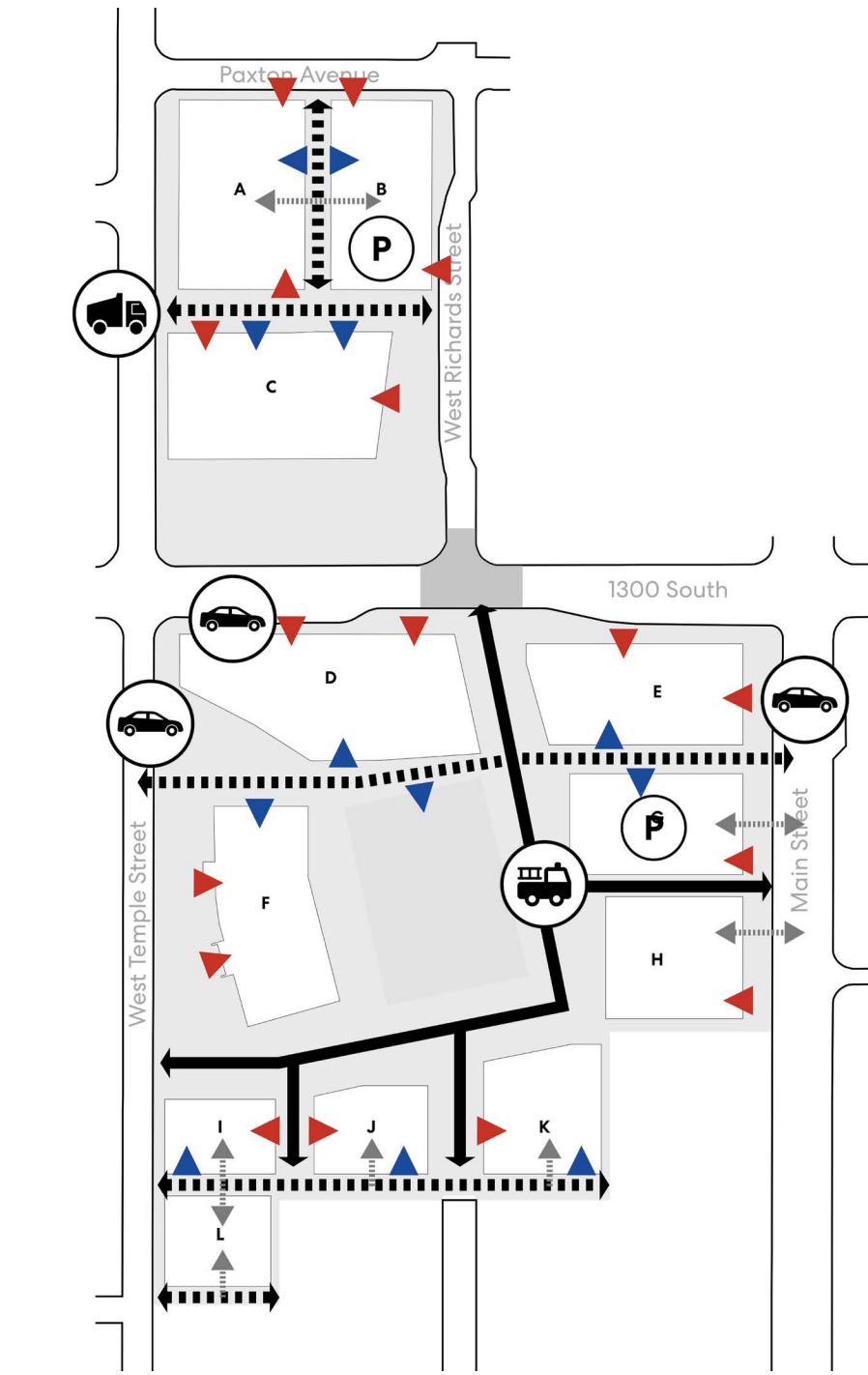
Designated Pick-Up/Drop-Off

Designated pick-up/drop-off areas for events are located on West Temple, 1300 South, and Main Street.



Shared Parking Garages

Two shared parking garages are located on either side of 1300 South. Parking Garage South has access from Main Street and Parking Garage North has access from mid-block service street.



SERVICE AND LOADING

	Emergency Access Streets		Service Entries		Lobby Entries
	Service Streets		Pick-Up/Drop-Off		
	Vehicle Access		Parking Garages		

A Walkable, Transit-Oriented Future

The Smith's Ballpark site, just a five minute walk from TRAX and UTA bus service, is ideal for Transit-Oriented Development. To unlock its potential, 1300 South must be redesigned as a safe, low-stress, multi-modal street that enhances transit access and walkability.

Currently, the pedestrian environment between the Ballpark TRAX Station and the development site is suboptimal. The existing 10-foot-wide sidewalk along 1300 South lacks a landscaped buffer from traffic, leaving pedestrians exposed to high vehicle volumes and speeds. This results in an unpleasant and potentially unsafe walking experience.

To enhance walkability, safety, and multimodal connectivity, the following pedestrian-focused urban design strategies are recommended:

- Wider sidewalks with landscaped buffers to separate pedestrians from traffic.
- Enhanced pedestrian crossings for safer street navigation.
- Improved lighting and wayfinding to support visibility and orientation.

A high-level design concept for 1300 South proposes several key improvements:

- No direct vehicle access to the development from 1300 South, reinforcing a pedestrian-priority corridor.
- Raised intersection at 1300 South & Richards Street, designed to prioritize pedestrian movement while maintaining vehicle access.
- Upgrade of the existing pedestrian hybrid beacon (PHB) to a full pedestrian signal for improved safety.
- Development setbacks on both the north and south parcels of the Ballpark site, enabling widened sidewalks accommodating a comfortable pedestrian zone with a double row of trees.

Beyond the boundaries of the Ballpark Next project, further improvements to the pedestrian realm along 1300 South will require collaboration with adjacent property owners to ensure a cohesive and inviting street experience.



↑ An illustrative vignette of the 1300 South Street experience features a generous sidewalk that supports a comfortable pedestrian pathway, alongside a furnishing zone designed to accommodate a double row of trees and street furniture such as benches and pedestrian scale street lights.



↑ This graphic is meant for illustration purposes only. Future modifications to 1300 South will require additional analysis and approval by Salt Lake City's Transportation Division.

Development Scenario

This development scenario presents a long-term vision for the site, adaptable to evolving market conditions and community priorities.

Zoning

The site is primarily zoned Public Lands (PL). Future rezoning efforts should align permitted uses with the proposed land uses and densities specified in this scenario.

Program Notes and Assumptions

In order to calculate the approximate yield shown below, the following assumptions were used:

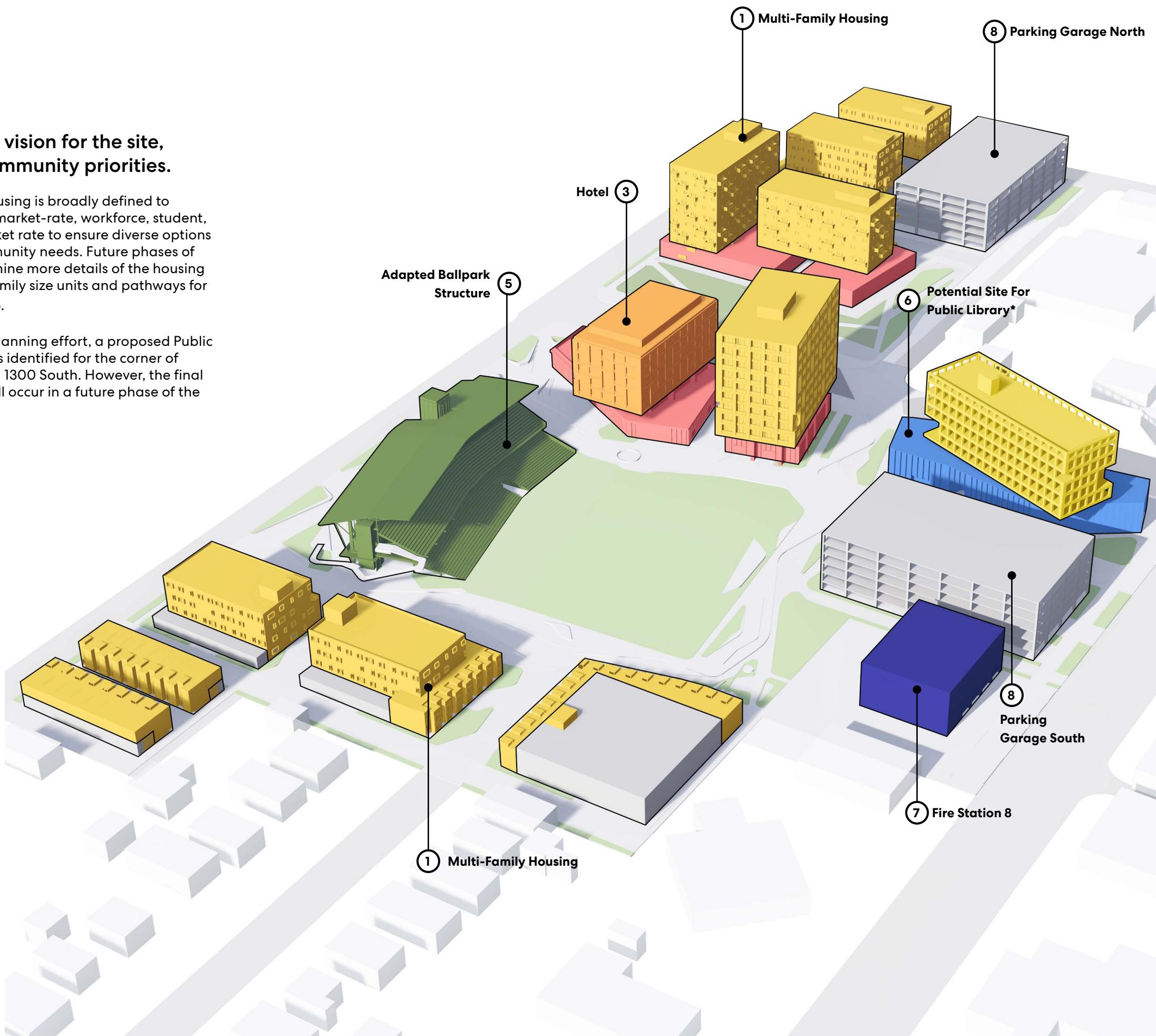
- Residential Unit Size: 1000 sq.ft.
- Hotel Room Size: 400 sq.ft.
- Parking Stall Size: 400 sq.ft.

The programs and resulting yields are listed below:

PROGRAM	AREA (SQUARE FEET)
Multi-Family Housing	400,000 (400 Units)
Senior Housing	60,000 (60 Units)
Hotel	50,000 (125 Keys)
Retail (Grocery, Restaurants, Retail)	75,000
Adapted Ballpark Structure	20,000
Library*	30,000
Fire Station	25,000
Parking	385,000 (964 Stalls)

Multi-family housing is broadly defined to accommodate market-rate, workforce, student, and below market rate to ensure diverse options that meet community needs. Future phases of work will determine more details of the housing mix including family size units and pathways for homeownership.

As part of this planning effort, a proposed Public Library branch is identified for the corner of Main Street and 1300 South. However, the final site selection will occur in a future phase of the project.





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1

Multi-family housing is permitted throughout the site, with a total of approximately 400 new units planned. The framework focuses higher-density development along 1300 South and the northern block, while lower-density housing is concentrated along the southern edge. This approach is intended to maximize flexibility, accommodating a diverse mix of housing types, from rental apartments to townhomes to support residents across various income levels and life stages.

2

Senior Housing is proposed above the public library branch at the corner of 1300 South and Main Street. This allows seniors direct access to the library's services and programming, reinforcing resilience and aging in place. The Northtown Library in Chicago featured in the image below is a good example of how a public library and senior housing can successfully co-locate.

3

A hotel is proposed at the corner of 1300 South and West Temple, adjacent to the adapted ballpark structure and the neighborhood park. Incorporating hospitality use with ground-floor retail aims to activate this intersection throughout the day and week.

4

Ground-floor retail is permitted along the edges of the development, with local shops and neighborhood services envisioned for the adapted ballpark structure and new buildings fronting both sides of 1300 South. The intersection of 1300 South and West Temple is designed as a prominent western gateway into the site, animated by a vibrant mix of shops and restaurants. Additional retail may also be integrated along Main Street to support broader urban design goals for a more walkable and active streetscape.



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5

A Sports and Entertainment Event Venue is the primary use for the adapted Smith's Ballpark. The ground floor includes local shops on West Temple as well as storage, restrooms and concession areas. The upper floors include leasable commercial spaces and a rooftop restaurant/bar. There are approximately 3,700 stadium seats preserved.

6

A library branch is proposed at the corner of 1300 South and Main Street, establishing an eastern civic gateway into the site. The location was selected in part for its proximity to key educational anchors, including the Horizonte School and Challenger School. The timing of the library's development will be contingent upon the relocation of the existing fire station.

7

Fire Station 8 is relocated further south on Main Street. The ground floor includes four truck bays, a front office, as well as operational facilities including tool and medical gear storage. The upper floors include a large central kitchen, fitness area, and dormitories.

8

Parking is distributed across with two municipal parking garages one on each block, serving adjacent development and events.

Parking Garage North on 1300 South and Paxton Avenue contains approximately 405 parking spaces. Parking Garage South on Main Street contains approximately 370 parking space.

Multi-family housing on select blocks have on-site parking where as mixed-use blocks on 1300 South will utilize the parking garages.

Parking needs for the fire station are not be shared with the rest of the development.



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Parking Framework

To take advantage of the site's proximity to transit while ensuring adequate parking for residents and events, the parking framework calibrates the supply to meet demand appropriately.

Shared Parking

The site is designed to support a shared parking model, maximizing efficiency and ensuring optimal use of parking spaces by different user groups throughout the day and night.

While some multi-family buildings include on-site parking reserved for residents, most parking is shared at the site's two parking garages.

Park Once Environment

Parking entrances are strategically positioned to minimize the presence of vehicles within the site's interior and to encourage sustainable modes of transportation such as walking and biking.

Parking Requirements

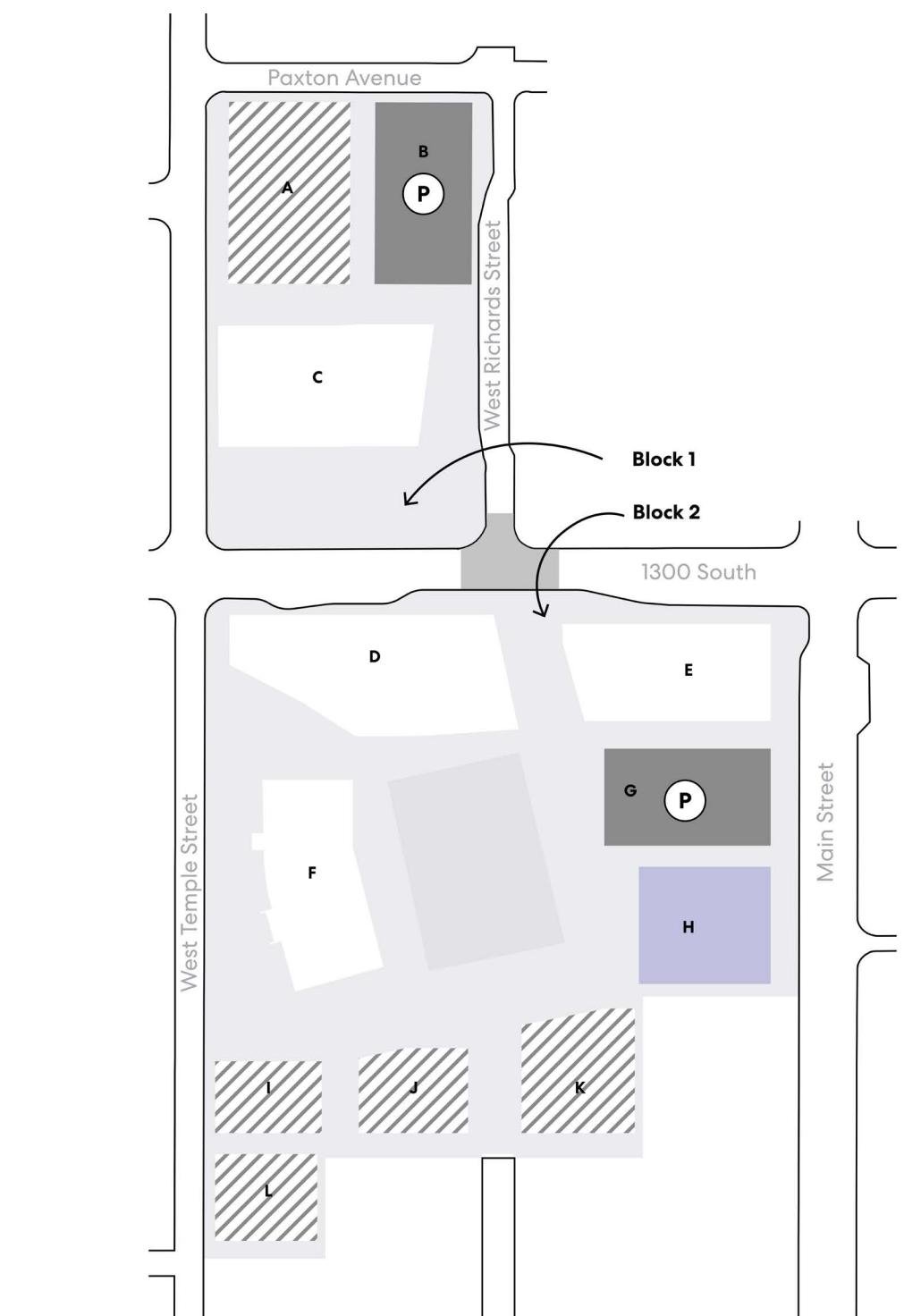
Section 21A.44.040 of the Salt Lake City Code of Ordinances establishes minimum requirements for off-street parking. As this development falls under the transit context, there are no minimum parking requirements.

Parking Supply

The development plan includes approximately 964 parking stalls overall, with 505 located in the northern block and 459 in the southern block. A detailed breakdown is provided in the accompanying table. Parcels are categorized as follows: those with on-site parking, where dedicated resident spaces are integrated within the building; 'Garage,' which refers to shared parking facilities accessible to all users of the development; 'No On-Site Parking,' where residents utilize the shared garages; and the fire station, which will have its own dedicated spaces.

BLOCK	PARKING GARAGE	ON-SITE PARKING
Block 1 (North)	405	100
Block 2 (South)	370	89
Total	775	189

PARCELS	PARKING
A	On-Site Parking
B	Garage
C	No On-Site Parking
D	No On-Site Parking
E	No On-Site Parking
F	No On-Site Parking
G	Garage
H	Fire Station Reserved Parking
I	On-Site Parking
J	On-Site Parking
K	On-Site Parking
L	On-Site Parking



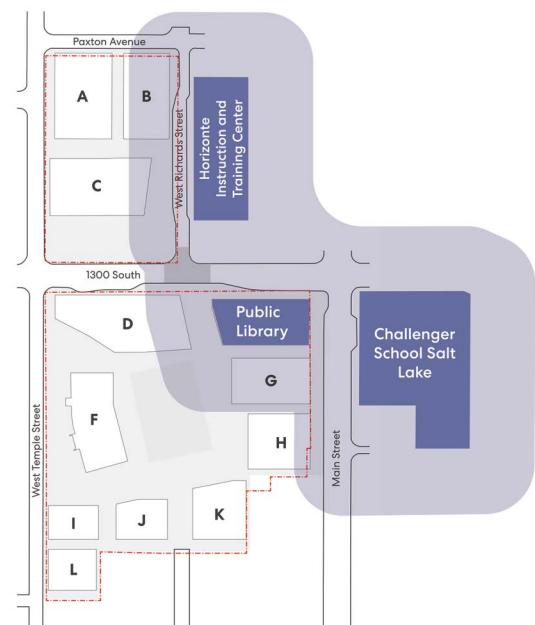
PARKING FRAMEWORK

	Shared Parking Garage
	On-Site Parking
	No On-Site Parking
	Fire Station

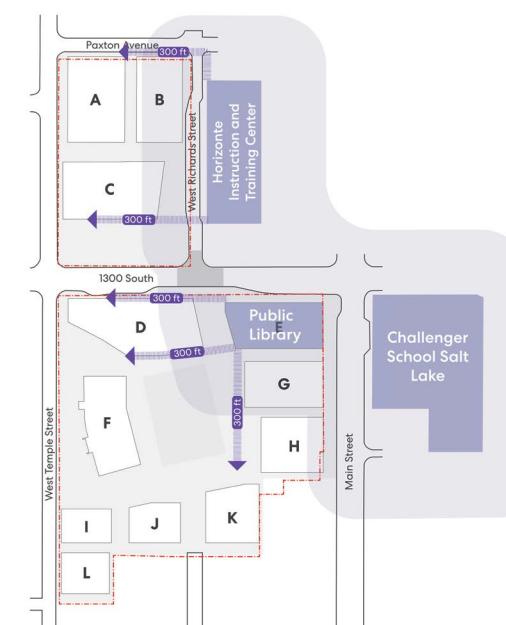
Alcohol Proximity Considerations

Utah imposes strict regulations on the siting of alcohol-serving establishments, restricting their proximity to community-oriented uses. The diagrams below illustrate how state-mandated buffer zones - 300 feet for restaurants and 600 feet for other types of alcohol outlets - shape where these establishments may be located. These spatial constraints are a key consideration in ground-floor planning and ensuring alignment with regulatory requirements.

Proposed Community Locations With Required Buffers



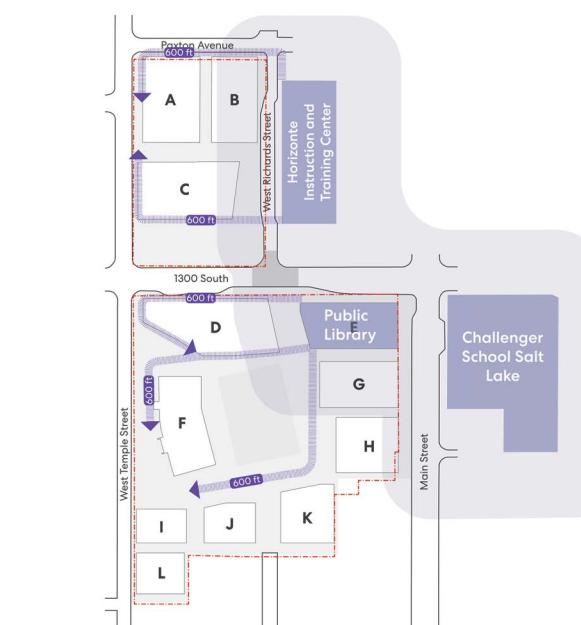
Alcohol-Serving Restaurants Must Be 300 Feet from Protected Uses



The site includes two existing community facilities: Horizonte Instruction and Training Center and Challenger School as well as a proposed public library at the corner of 1300 South and Main Street, which is also considered a community location.

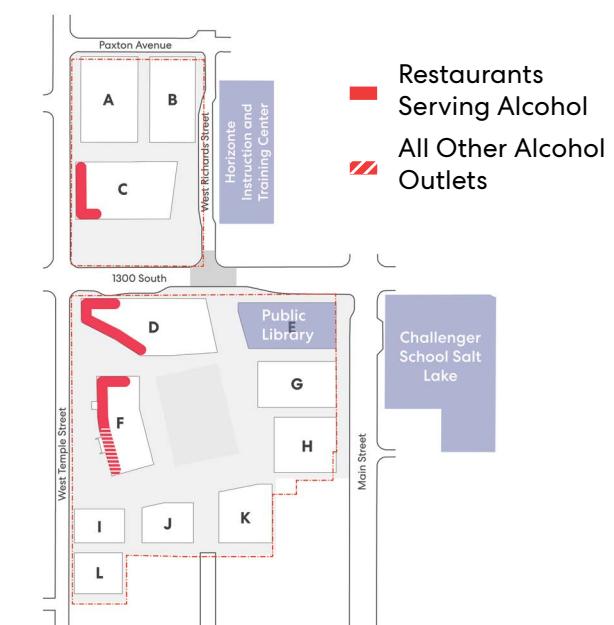
This diagram measures 300 feet in pedestrian walking distance from the nearest patron entrance of the proposed outlet to the property boundary of the community location.

All Other Alcohol Outlets Must Be 600 Feet from Protected Uses



This diagram measures 600 feet in pedestrian walking distance from the nearest patron entrance of the proposed outlet to the property boundary of the community location.

Allowable Locations for Restaurants and All Other Alcohol Outlets



This diagram shows the remaining eligible locations for alcohol-serving restaurants and other alcohol outlets after applying buffer regulations.

Ground Floor Active Uses

Active ground floor uses are concentrated along 1300 South, West Temple Street, and Main Street to enhance vibrancy, support walkability, and create a lively public realm.



Material choices, canopy depths, and window transparency are all considered to support street-level comfort. Design for the ground floors is tactical, making the everyday act of walking, meeting, or pausing feel natural and safe.



Programming along these frontages prioritizes uses that extend into the public realm—cafés, corner stores, coworking hubs, and community spaces that invite people to linger, gather, and return. These edges are social anchors.



GROUND FLOOR USES

Active Use (Restaurants Serving Alcohol Permitted)	Active Use (No Alcohol Permitted)	Residential Entry
Active Use (All Other Alcohol Outlets Permitted)	Library Entry	

Landscape Framework

Inspired by the tree-covered canyons that cascade into the valley, the landscape framework invites nature to weave seamlessly throughout the site. Drawing from the rich ecology of the Wasatch Front, such as the Great Basin Sagebrush and the verdant Shurband canyons where natural creeks carve through the landscape, it reflects a deep connection to the region's natural character.

1 Preserve Existing Street Trees

The urban forestry approach prioritizes the preservation of existing street trees, while promoting native tree plantings that rehabilitate habitat and provide a canopy of shade and cover for understory plants and people.

2 The Softscape Plan

The design strikes a balance between manicured spaces for entertainment and sporting events at the neighborhood field to surrounding native plantings to improve overall habitat.

3 The Hardscape Plan

The design puts forward a paving system which extends across the site, encouraging a pedestrian first environment. The pavers are designed in sync with built in benches and landscaped areas. Educational placards are integrated into the paving, telling the rich history of the site.

4 Urban Elements

The design of urban elements like built in benches, lighting with banners, and planters are coordinated with a distinct color palette and environmental signage to establish the unique identity of Ballpark NEXT.



Open Space Typologies

Open spaces are the heart of community life. This section presents a range of public spaces intentionally designed to foster connection, support well-being, and cultivate a strong sense of place.

1 The Creek Park

0.7 acres

Located on the northern edge of 1300 South, the Creek Park is a natural space that reveals and celebrates the site's hidden creeks - Red Butte Creek, Emigration Creek, and Parley's Creek.

2 The Festival Street

1.3 acres

Located on a segment of West Temple Street in front of the Ballpark, the Festival Street is intended to be a venue for weekly local neighborhood events like farmer's markets, while being open to traffic on non-event days.

3 The Neighborhood Field

1.2 acres

The former baseball diamond and outer fields have been converted into a multi-functional field serving local and city sporting and entertainment events. The field is connected to the adaptive re-use of the Ballpark.

4 The Park Promenade

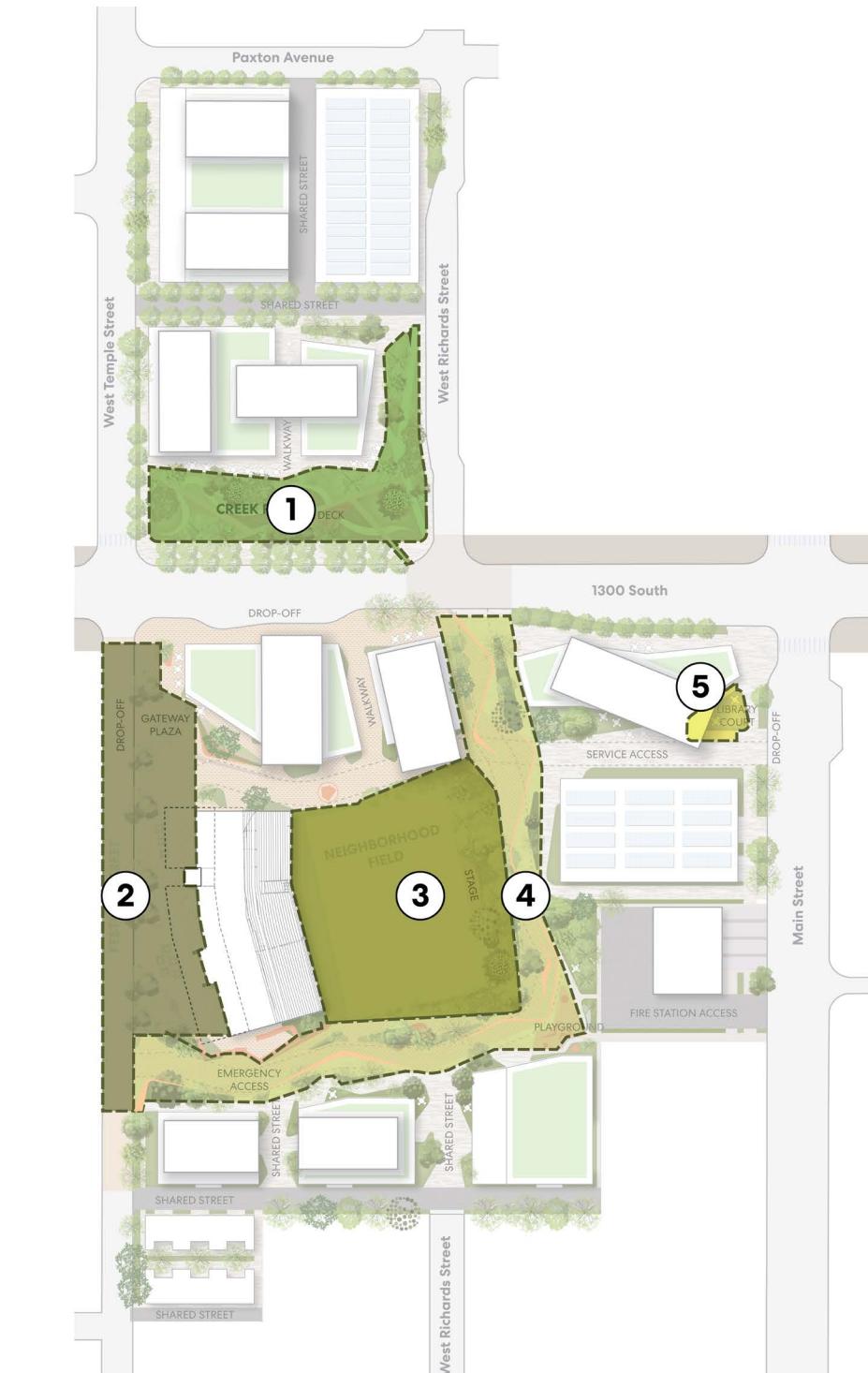
1.5 acres

A linear park that weaves through the site, the Park Promenade has generous shade trees, nature-based play areas, and a variety of seating options for rest, gathering, and casual activity.

5 The Library Court

0.1 acres

This is an activated urban plaza along Main Street, used primarily as a space to showcase the Library's programs and events. The court also serves as a mid-block walkway to the Park Promenade and Neighborhood Field.



Landscape Framework: Water

The water framework focuses on two key ideas: first, the daylighting of three creeks; and second, the integration of water elements throughout the site to support cooling, biodiversity, and overall environmental health.

1 Daylighting Creeks

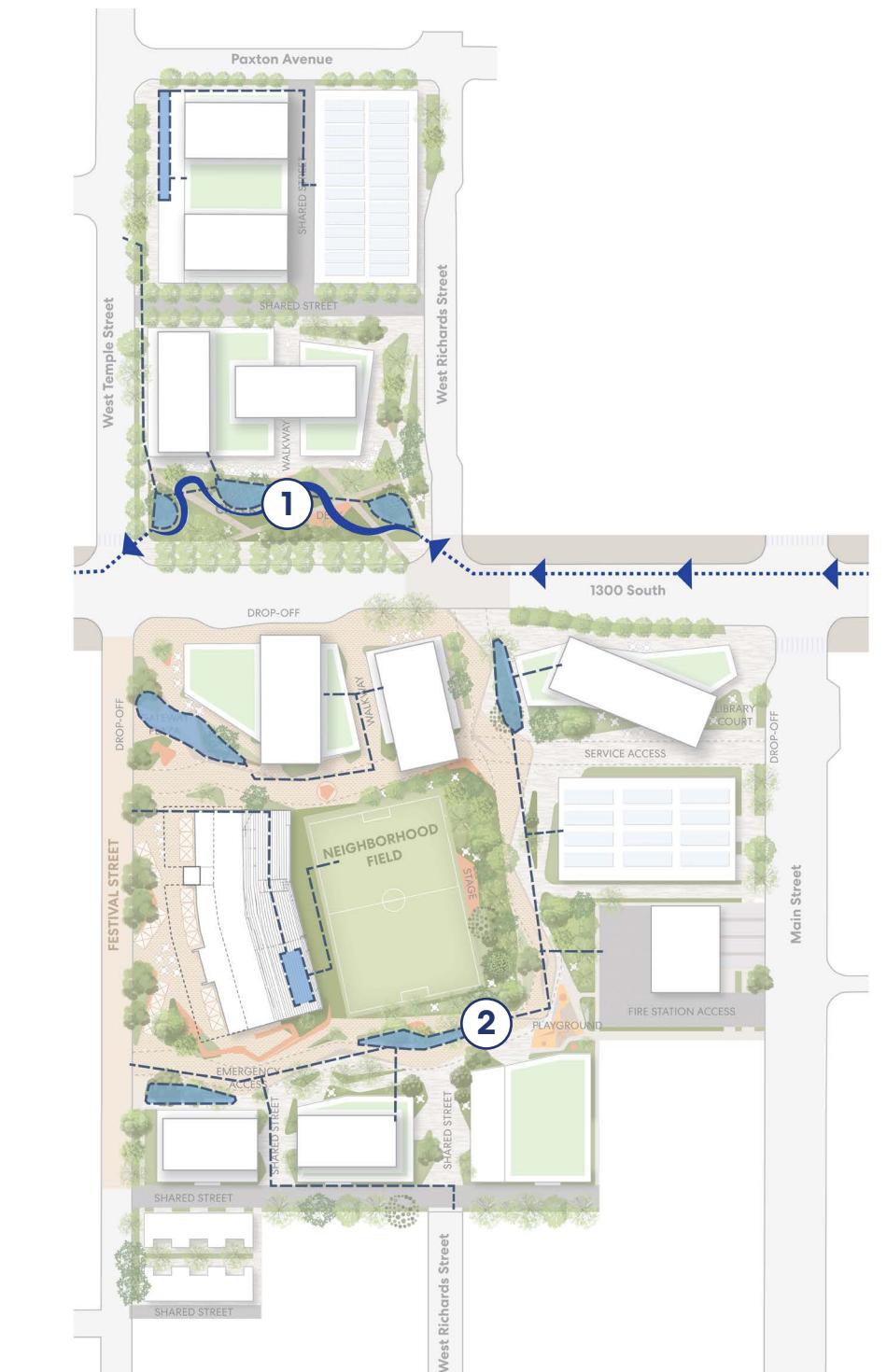
The Creek Park brings water back to the surface, partially daylighting three creeks buried beneath 1300 South. One potential strategy to achieve this is by installing diversion structures to remove water from the existing 1300 South system and a control structure to re-enter the 1300 South system.

This act of restoration turns forgotten flows into a living feature—cooling the site, supporting ecosystems, and inviting people to gather around water as a source of life, beauty, and connection in the city.

2 Stormwater Swales

Several open water elements, designed as stormwater swales, are integrated around the Neighborhood Field. While they may not hold water year-round, depending on rainfall and seasonal conditions, they play a vital role in managing stormwater on site.

These swales help filter pollutants, support native planting, and create small pockets of cleaner, cooler air, offering both ecological and public health benefits for the community.



WATER ELEMENTS



Creek Water Flow



Open Water Elements



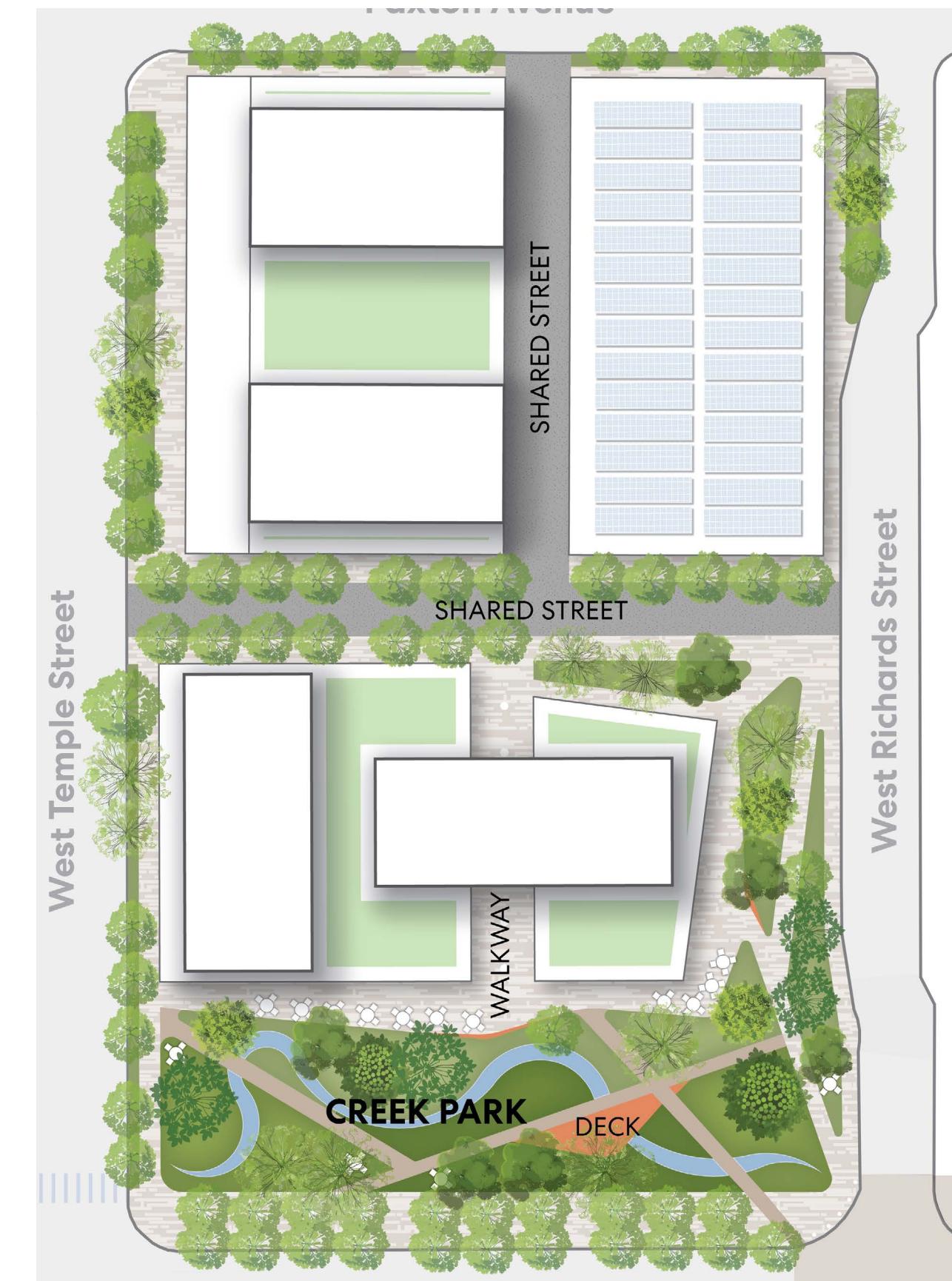
Stormwater Bioswales

Landscape Framework: North Block

Neighborhood life in the North Block centers around the Creek Park, which celebrates the site's restored creeks and urban biodiversity. Adjacent hardscaped plazas create opportunities for restaurants, cafés, and local shops to spill out into gathering spaces along the park's edge.

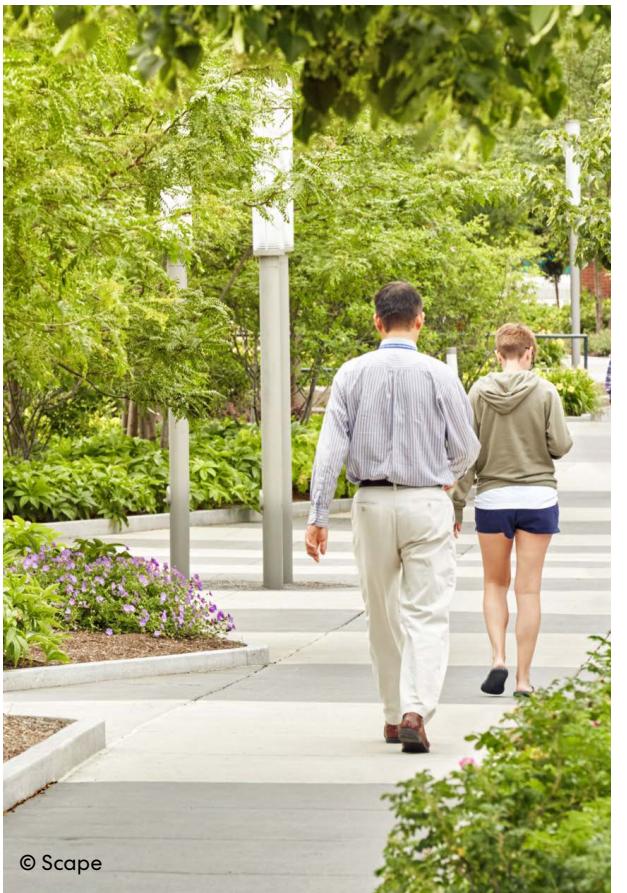


Like Tanner Springs Park in Portland, the Creek Park weaves stormwater function, native ecology, and layered history into a central public space. It restores visibility to hidden creeks while offering a place for gathering, reflection, and everyday connection to nature.



Landscape Framework: South Block

The South Block is organized around the adapted Neighborhood Field. A tree-shaded Park Promenade runs through the block, linking all parcels with a continuous path and offering quiet moments to pause, gather, or play along the way.



A lush, tree-lined walkway demonstrates how native plantings and layered vegetation can enhance biodiversity, offer shade, and create a welcoming pedestrian experience at the Park Promenade. This turns the streetscape into both green infrastructure and a lively community space.

This playful urban landscape shows how topography, texture, and informal play elements can create moments of exploration and delight in everyday spaces. At Ballpark NEXT, similar design strategies—like elevated pathways, boulders, and integrated seating—can transform circulation routes and plazas into opportunities for movement and engagement.



At the heart of the development is the Neighborhood Field and the Park Promenade, the central open space designed to welcome residents, employees, and visitors of all ages.



Social Infrastructure

Social infrastructure encompasses the spaces and services that nurture the Social Determinants of Health, promoting physical well-being, social bonds, learning opportunities, and access to care. These elements lay the groundwork for a resilient and thriving community. The following uses establish a foundation for meaningful, community-centered investment at the heart of the neighborhood.



Attainable Homeownership Opportunities

These opportunities are distributed across several residential blocks, supporting long-term stability for local families. While the CRA will prioritize creating ownership opportunities as part of this development, affordable rental options may also be considered in alignment with the CRA's mission, the Board's housing priorities, and prevailing market conditions.



Local Small Businesses

The re-adapted ballpark structure is envisioned as a hub for local small businesses, offering affordable commercial leases that help sustain neighborhood entrepreneurship and cultural identity.



Local Fresh Food

To support health and food access in the Ballpark NEXT neighborhood, a location has been identified for a fresh food market. Positioned near key pedestrian routes and transit, the market provides walkable access to affordable, nutritious options—addressing a long-standing gap in healthy food availability and supporting local food systems.



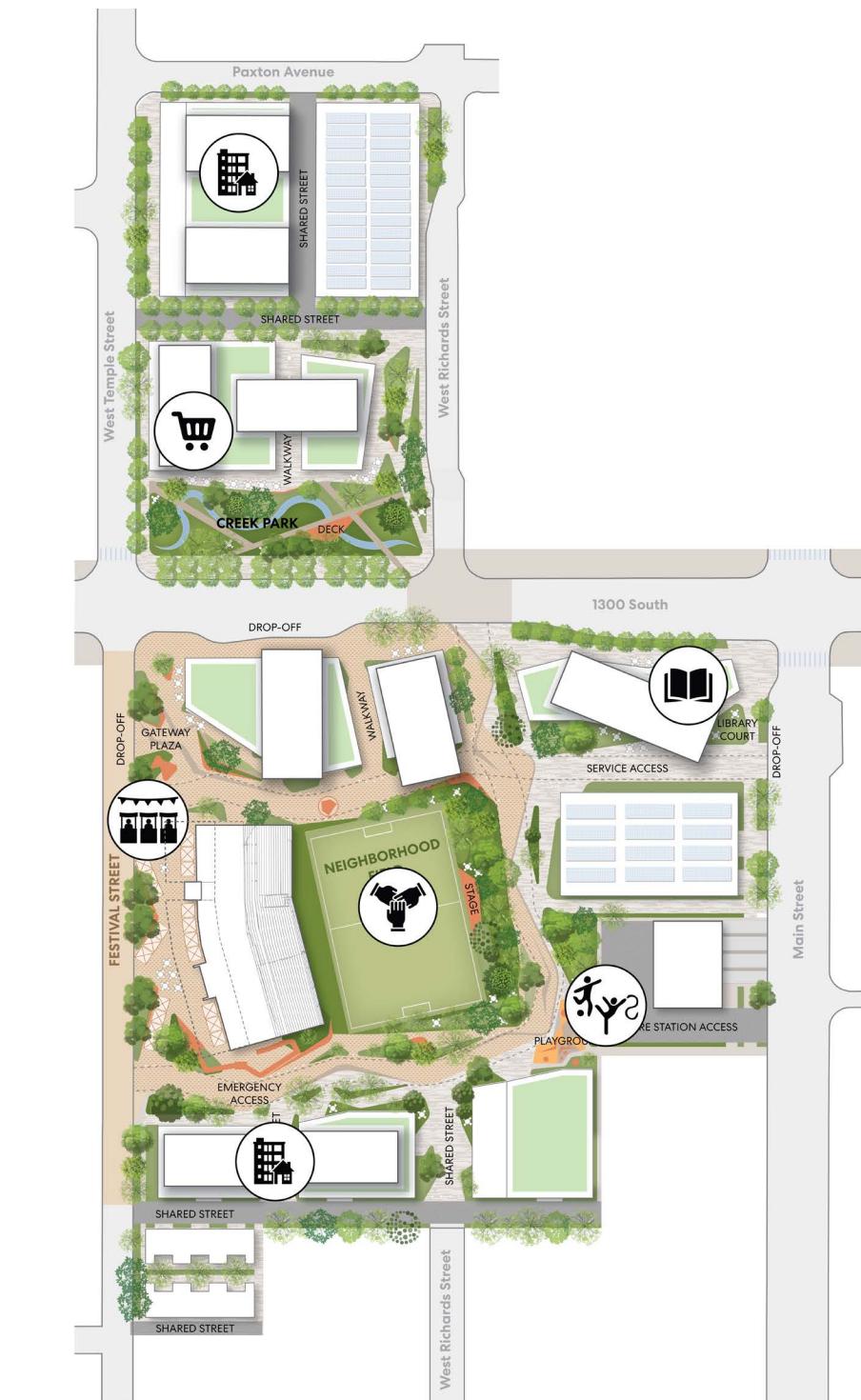
Public Library

A public library is proposed at the corner of 1300 South and Main Street, establishing a civic anchor for the neighborhood. This location supports walkable access to learning, resources, and gathering space—fostering community connection and lifelong education.



Places for Play

Ballpark NEXT reimagines play as an everyday experience for all ages. The former ballfield becomes a flexible open space for informal sports and community events, while a dedicated children's play area offers safe, shaded play close to residential blocks. Together, these spaces support physical activity, social connection, and intergenerational recreation—core elements of a healthy, vibrant neighborhood.





CHAPTER 04

The Destination

Multipurpose Event Venue

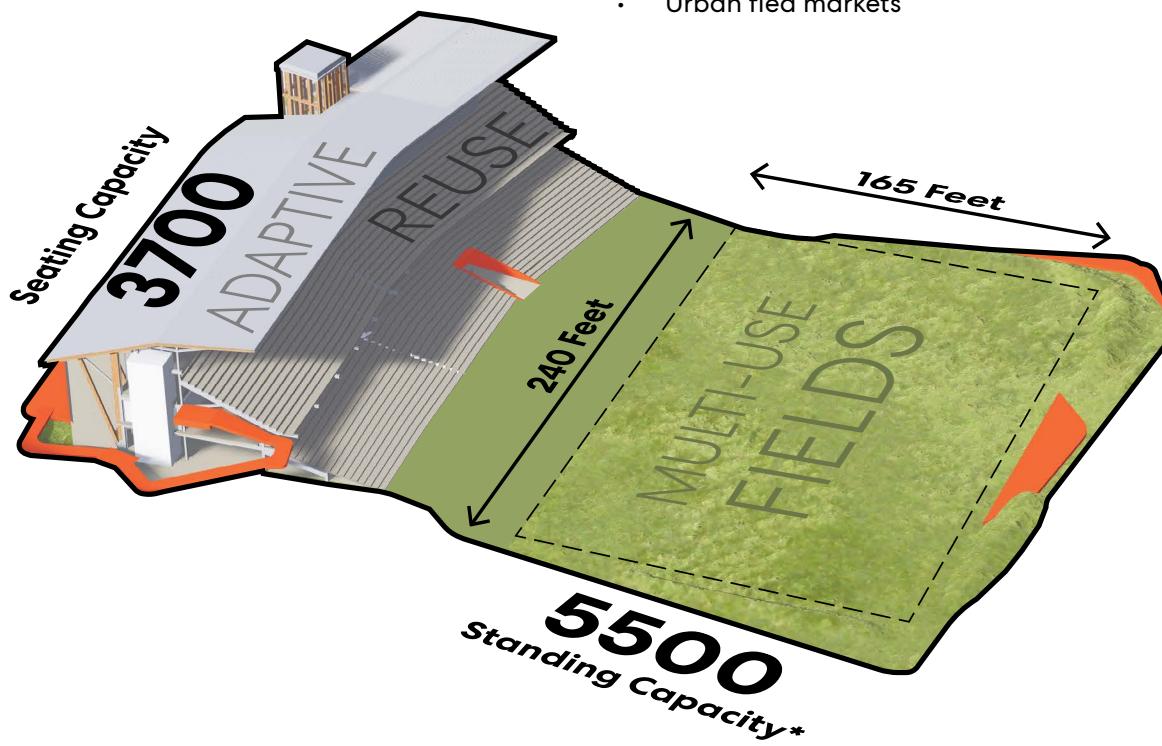
Once a single-use stadium, Smith's Ballpark is reimagined as a vibrant destination for both the neighborhood and the city—blending open space, active ground floors, and varied programming into a civic hub.

Sports

The adaptable layout of neighborhood fields supports both informal community sports and formal events. For example:

- Informal pick-up games, such as casual youth soccer matches or friendly basketball sessions.
- Formal events, including youth soccer tournaments, X Games competitions, and sporting events leading up to the Olympics.

Measuring 240 feet in length (80 yards) by 165 feet in width (55 yards), the multi-use field is spacious enough to host a regulation youth soccer match.



*Calculated with 7 square feet per capita space requirement.

Designed for versatility, the field easily transitions between informal, unstructured play and organized sporting events.

Cultural

The new venue offers a combined capacity of approximately 9,000 spectators—filling a gap in Salt Lake City's current venue landscape. This versatile space is ideal for hosting both large music events and smaller community functions, such as:

- Concerts
- DIY festivals
- Utah beer festivals
- Urban flea markets



Adaptive Reuse of Smith's Ballpark

The decision to preserve a segment of Smith's Ballpark was determined through a structural assessment and the collective desire to celebrate an important part of Salt Lake City's history.

1 Structural Framing System

Smith's Ballpark has a main structural framing system of cast-in-place (CIP) concrete bearing walls and steel framing and columns with precast risers in the elevated seating area, composite steel deck on the second and third floors, and metal deck on steel trusses for the high roof. The lateral force resisting system of the structure is special concrete shear walls at the ground level, and special steel moment frames at elevated levels.

2 Non-Load Bearing Elements

The ground floor consists of infill, non-load bearing concrete masonry unit (CMU) walls. The CMU can be removed to provide greater ground floor transparency.

3 Cast-In-Place Concrete

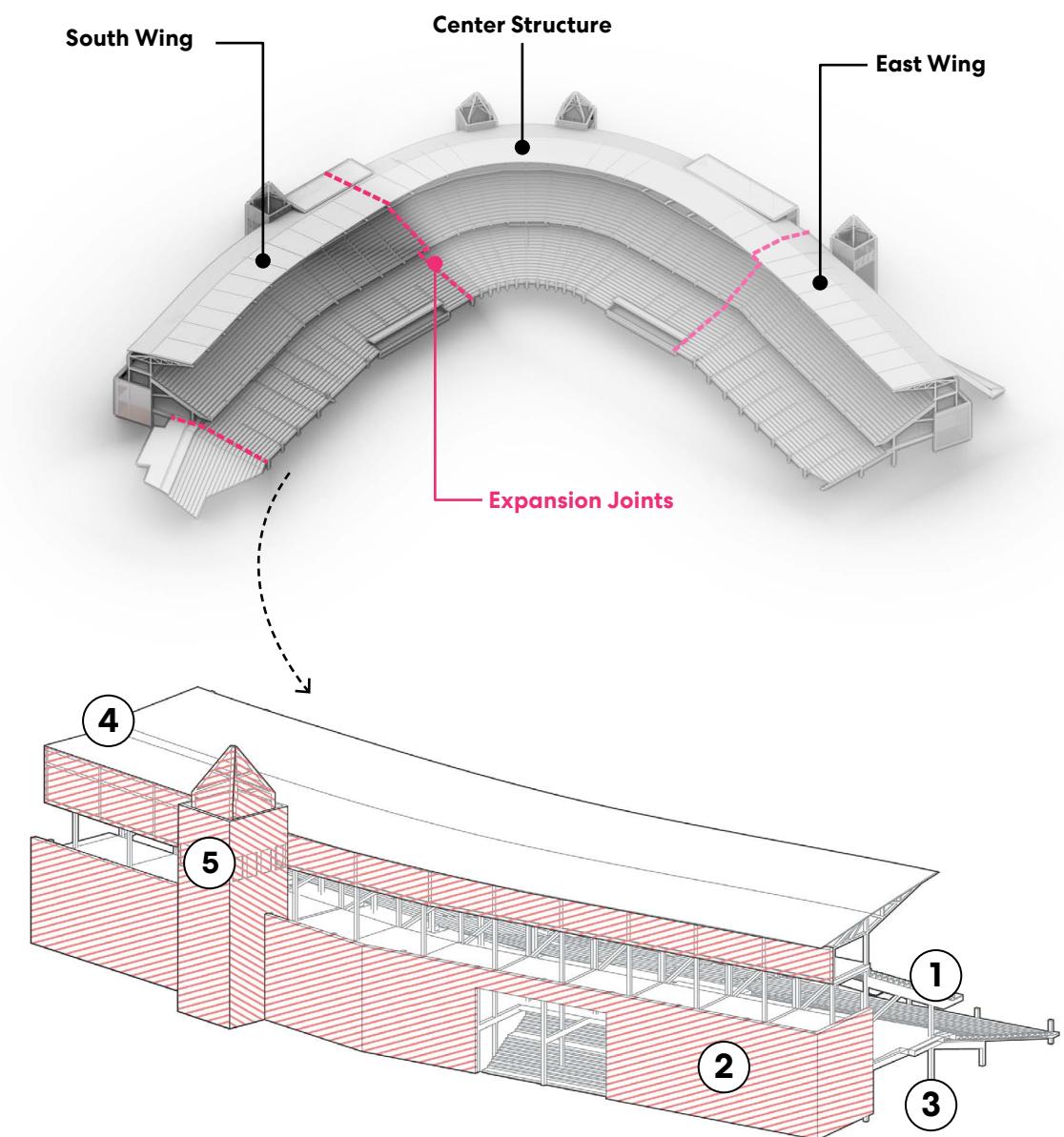
Underneath the first level of precast seating risers there are cast-in-place concrete tunnels comprised of retaining walls that lead to the field and dugouts.

4 Expansion Joints

Smith's Ballpark is divided into three areas, named the south wing, center structure, and east wing. It has three levels, the ground level, second floor (concourse area), and the third floor (suite level). The south and east wings are open-air areas where most of the seating is located. The center structure contains enclosed, suite-style seating. These three areas are structurally isolated with expansion joints which enables partial demolition.

5 Architectural Elements Preservation

The adaptive reuse of the building will aim to preserve key architectural elements while exploring opportunities for repurposing them either on-site or at other locations throughout the city. A notable example is the commissioned etched glass installation in the stadium's towers entitled, 'Lanterns of Salt Lake City Baseball', designed by Paul Heath and William Littig.



Reimagining a Historic Landmark

Following partial demolition, the southern wing of the remaining Ballpark will be enhanced with contemporary architectural elements that support new event and community programming, while reinforcing the structure's role as a lasting, iconic symbol for the neighborhood.

1 New Roof Extension

The proposal includes a new standing seam roof extension that provides shade and a sense of enclosure along Festival Street creating an outdoor room that encourages moments of pause and recreation.

2 CLT and Steel Structural Addition

Inspired by the tectonics of the existing steel structure, the design introduces a new cross-laminated timber (CLT) and steel truss system to support the roof extension. This contemporary intervention injects new architectural life into the structure, elevating the overall design with warmth, contrast, and a refined material palette.

3 Existing Structure

The existing steel structure, which is generally in good condition, will undergo preventative maintenance to extend its serviceable life.

4 Circulation Cores

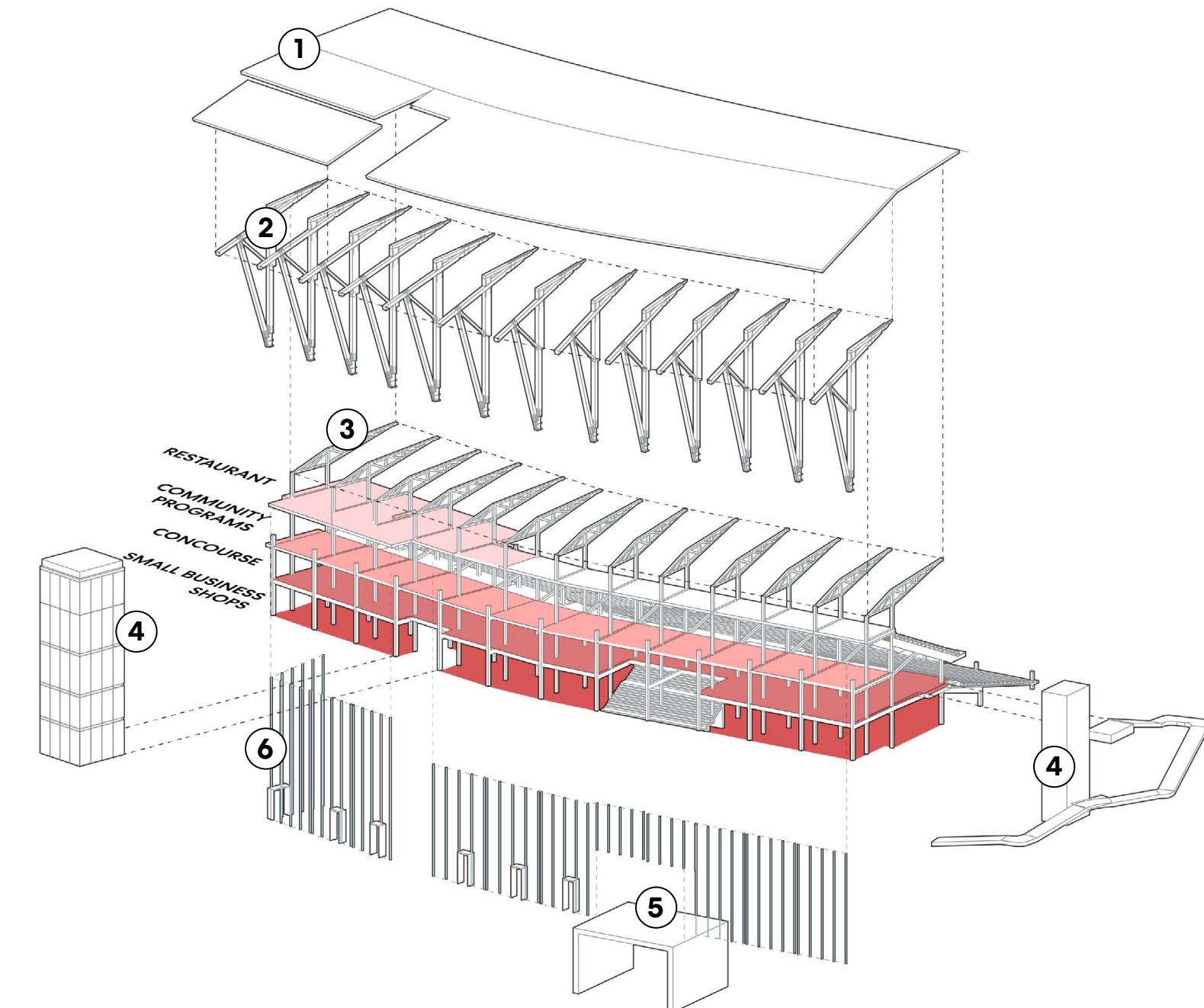
All vertical circulation will be retrofitted to meet accessibility requirements related to occupancy. The preserved tower in the selected section is reimaged with a structural refresh, transforming it into an iconic beacon. Additionally, a sculptural ADA-compliant ramp is proposed, rising from the Festival Street and landing directly on the concourse level.

5 Entrance Portals

Both existing and new entrances will be enhanced with prominent, vibrantly colored portals to create a more welcoming atmosphere, improve visibility, and support intuitive wayfinding.

6 New Façade Treatment

The existing concrete masonry unit (CMU) infill walls along the exterior façade will be replaced with glass curtain walls to improve visual porosity and activate the street edge. A string of small businesses will line the base, spilling out onto Festival Street to create a lively pedestrian environment.



A Revitalized SLC Destination.





CHAPTER 04

The Experience

User Experience

The Ballpark NEXT User Experience is illustrated through five everyday moments.

Vignette 1: The Field

Guiding Principle: Community Centered: A Space for Every Face

Social Determinant of Health: Social and Community Context

Vignette 2: The Field

Guiding Principle: Acknowledge the Past: Honor the Neighborhood's History

Social Determinant of Health: Economic Stability

Vignette 3: The Shops

Guiding Principle: Wellness: Culture of Health

Social Determinant of Health: Health Care and Quality

Vignette 4: The Creek Park

Guiding Principle: Wellness: Natural Geography: Be Green

Social Determinant of Health: Neighborhood and Built Environment

Vignette 5: The Library

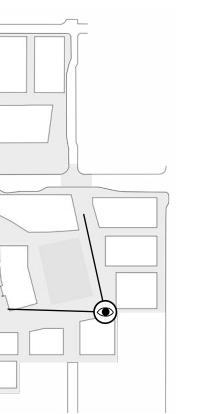
Guiding Principle: Neighborhood Safety and Activation: Safety in Every Stride

Social Determinant of Health: Education Access and Quality



The Neighborhood Field

For over 75 years, the Ballpark has stood as a beloved social anchor—embodying connection, pride, and collective memory within the neighborhood. Now, through adaptive reuse, it is reimagined as a dynamic community hub designed for all ages and abilities. The transformed space invites both daily rituals and chance encounters, from morning runs and youth athletic training for the Olympics to elder wellness routines and inclusive, intergenerational play.

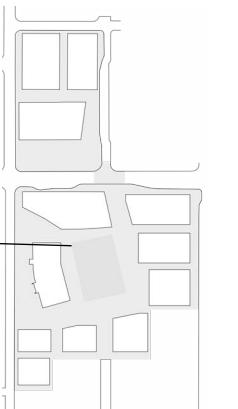


Why This Matters

Seasonal events and gathering spaces reduce social isolation, enhance cognitive function in older adults, and support emotional resilience and mental health across all age groups.

The Festival Street

The Ballpark has long brought people together on game days, energizing the neighborhood and supporting local businesses. Building on that legacy, the adapted Ballpark promotes economic stability through subsidized ground-floor spaces for small, local businesses. West Temple transforms into a Festival Street, hosting farmers markets, pop-ups, and cultural events. These interventions create pathways to local wealth-building and advancing health equity.

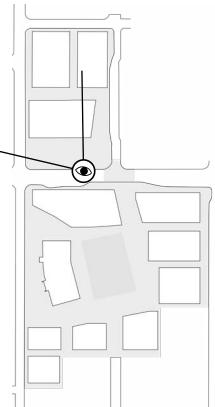


Why This Matters

Planning for local businesses encourages economic participation, which is closely tied to health equity, access to resources, and reduced stress in underserved communities.

The Shops

The Ballpark NEXT vision is rooted in wellness, welcoming young residents while helping older adults age in place with dignity. Health-supportive design is woven into daily life, making care accessible, familiar, and community-based. A network of ground-floor services—clinics, pharmacies, fresh food markets, and mental health providers—prioritizes proximity and affordability, supporting chronic care, timely treatment, and reduced reliance on emergency services.



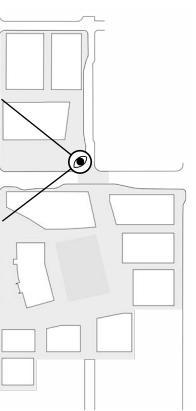
Why This Matters

Community clinics and testing centers enable early diagnosis and preventive care, which are essential for proactively managing health and reducing emergency room visits.



The Creek Park

Creek Park reveals and celebrates the site's hidden creeks to restore a sense of place and a daily connection to nature. This green vision brings shade, fresh air, and calm to a neighborhood long underserved by open space. It creates a cooling microclimate, boosts biodiversity, and improves air quality, especially vital in historically redlined communities facing higher environmental burdens. These investments promote health, resilience, and everyday joy in the Ballpark neighborhood.



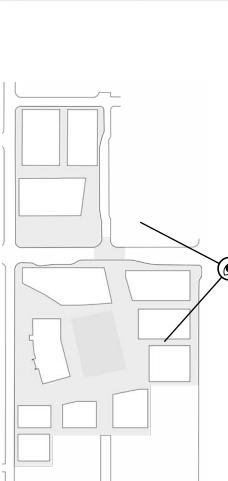
Why This Matters

Increased tree canopy and vegetation help filter air pollutants, improve air quality and reduce asthma, allergies, and other respiratory issues—particularly important in historically redlined areas that often face environmental injustice.



The Library

The new Public Library anchors a vibrant Civic Edge for lifelong learning and community connection. It offers indoor and outdoor spaces for both formal and informal learning where children read with grandparents, students study, and neighbors gather around shared stories. By making high-quality educational resources walkable and transit-accessible, the Library helps close opportunity gaps, boost digital literacy, and open pathways to upward socio-economic mobility.



Why This Matters

Improved educational access contributes to higher income potential, better job opportunities, and stable housing, all of which are core social determinants of health that directly impact life expectancy and well-being.





CHAPTER 04

The Road Map

Phase 1

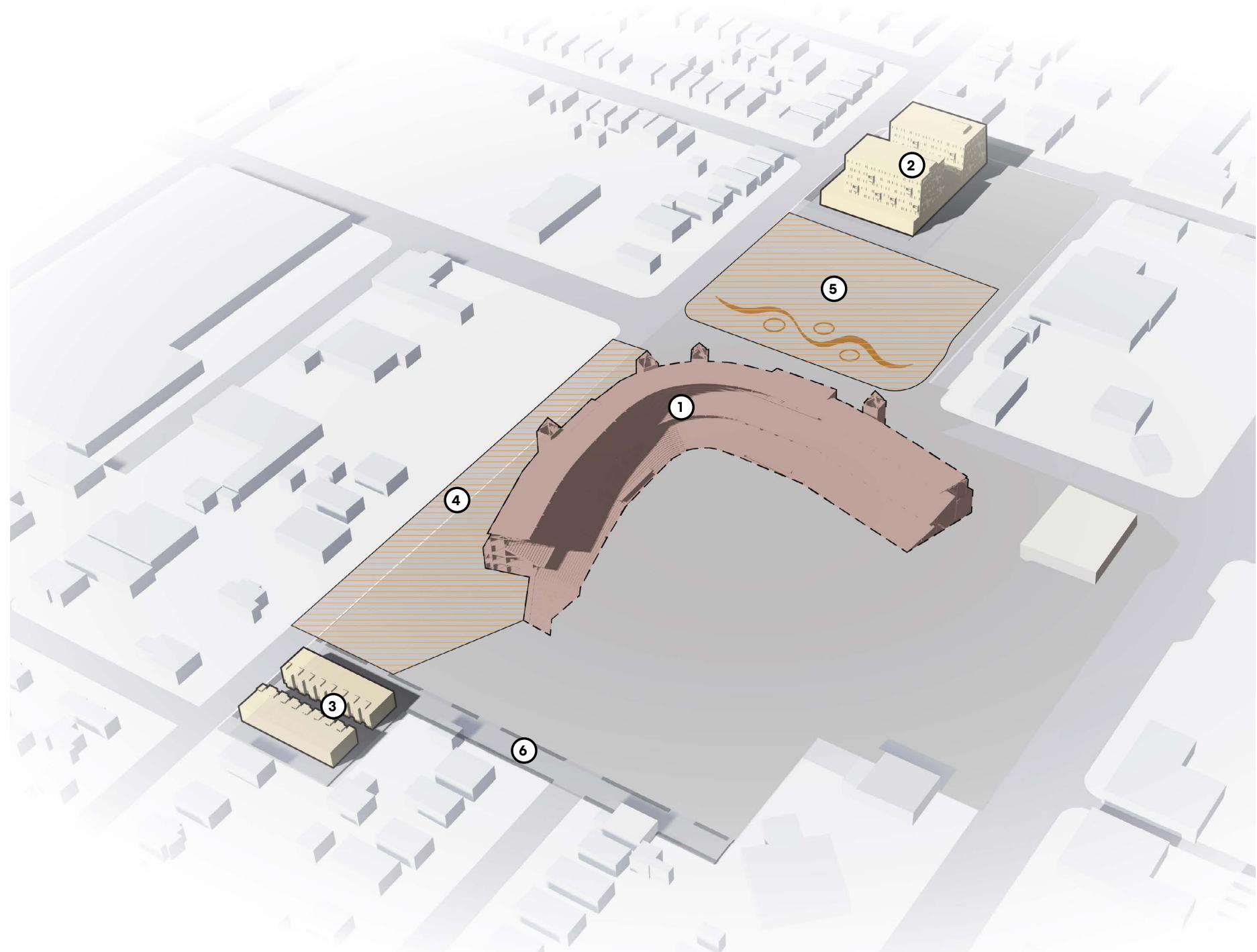
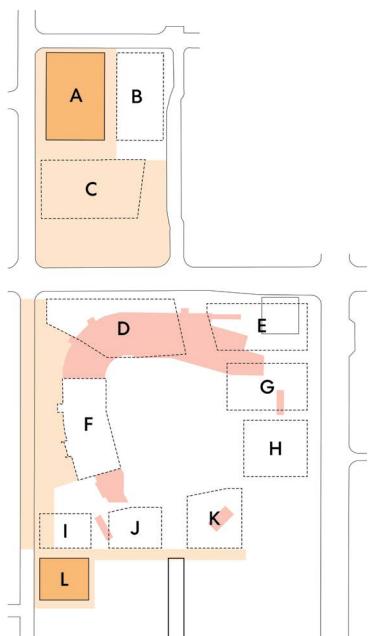
Phase 1 development and infrastructure is focused on the partial demolition of the ballpark, interim activation of streets and parking lots, and building housing.

New vertical development includes the following:

- ① The partial demolition of Smith's Ballpark, preserving the western segment for future adaptive re-use.
- ② Construction of multi-family housing on the northern surface parking block at the corner of West Temple Street and Paxton Avenue.
- ③ Construction of lower density housing along West Temple Street.

New infrastructure investment includes the following:

- ④ Interim activation of West Temple as a 'festival street', providing opportunity for street closures for seasonal community events.
- ⑤ Interim activation of a portion of the surface parking lot closest to 1300 South.
- ⑥ Construction of a east-west street segment to serve lower density housing.



Phase 2

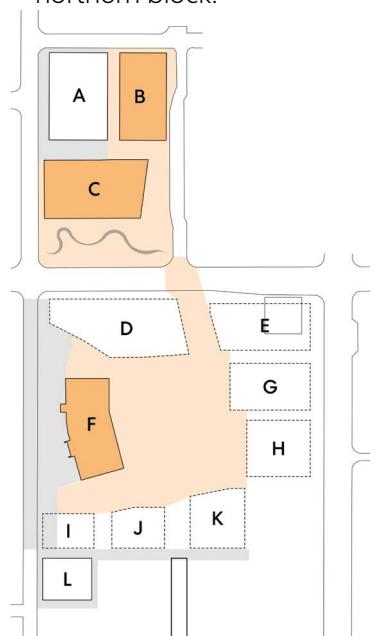
Phase 2 development and infrastructure is focused on the adaptive re-use of the ballpark, construction of new streets and parks, and adding housing and a parking garage.

New vertical development includes the following:

- ① Adaptive re-use of the western segment of the Ballpark into an entertainment venue. This includes ground floor spaces for local businesses.
- ② Construction of multi-family housing on the northern surface parking block which could include a grocery store and community serving retail on the ground floor.
- ③ Construction of a municipal parking garage which would be shared across multiple buildings.

New infrastructure investment includes the following:

- ④ In coordination with the adaptive re-use of the Ballpark, the festival street and plaza areas along West Temple will be constructed.
- ⑤ The interior infrastructure of the southern block will be constructed including the neighborhood field and pedestrian promenade.
- ⑥ Construction of the mid-block service street on the northern block.



Phase 3

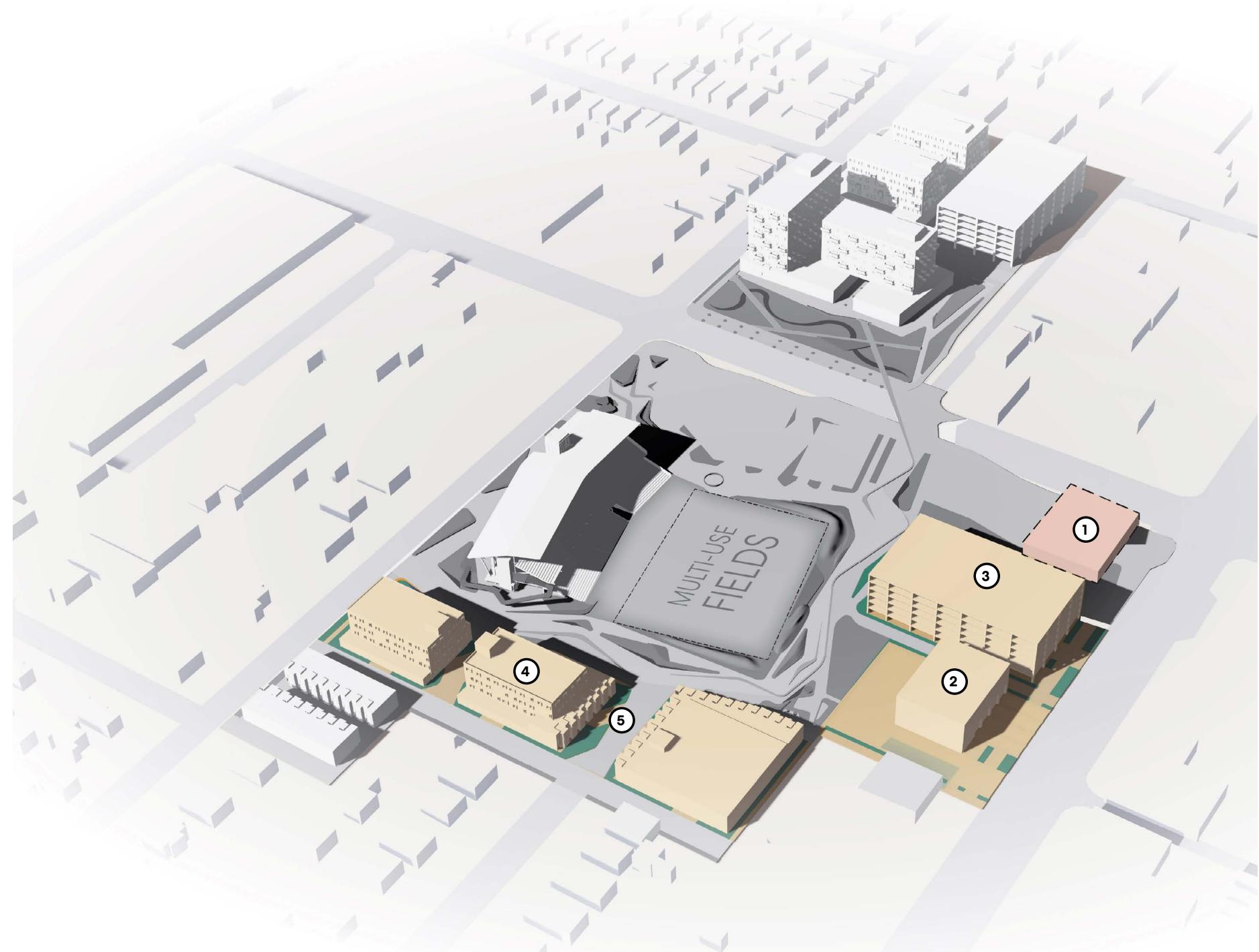
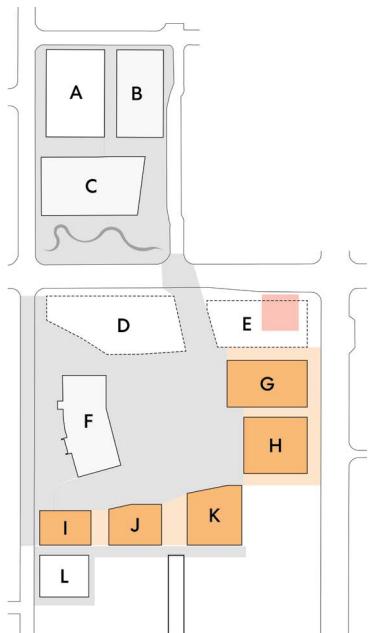
Phase 3 development and infrastructure is focused on building the new Fire Station 8 on Main Street and adding housing on the southern portion of the site.

New vertical development includes the following:

- ① Demolition of existing Fire Station 8 at the intersection of 1300 South and Main Street.
- ② Construction of new Fire Station 8, located at Main Street and Harrison Avenue South.
- ③ Construction of the 2nd municipal parking garage on Main Street which will be shared by multiple users.
- ④ Construction of new multi-family housing on the south portion of the site.

New infrastructure investment includes the following:

- ⑤ In coordination with the new multi-family housing, construction of new shared streets including the extension of Richards Street into the site.



Phase 4

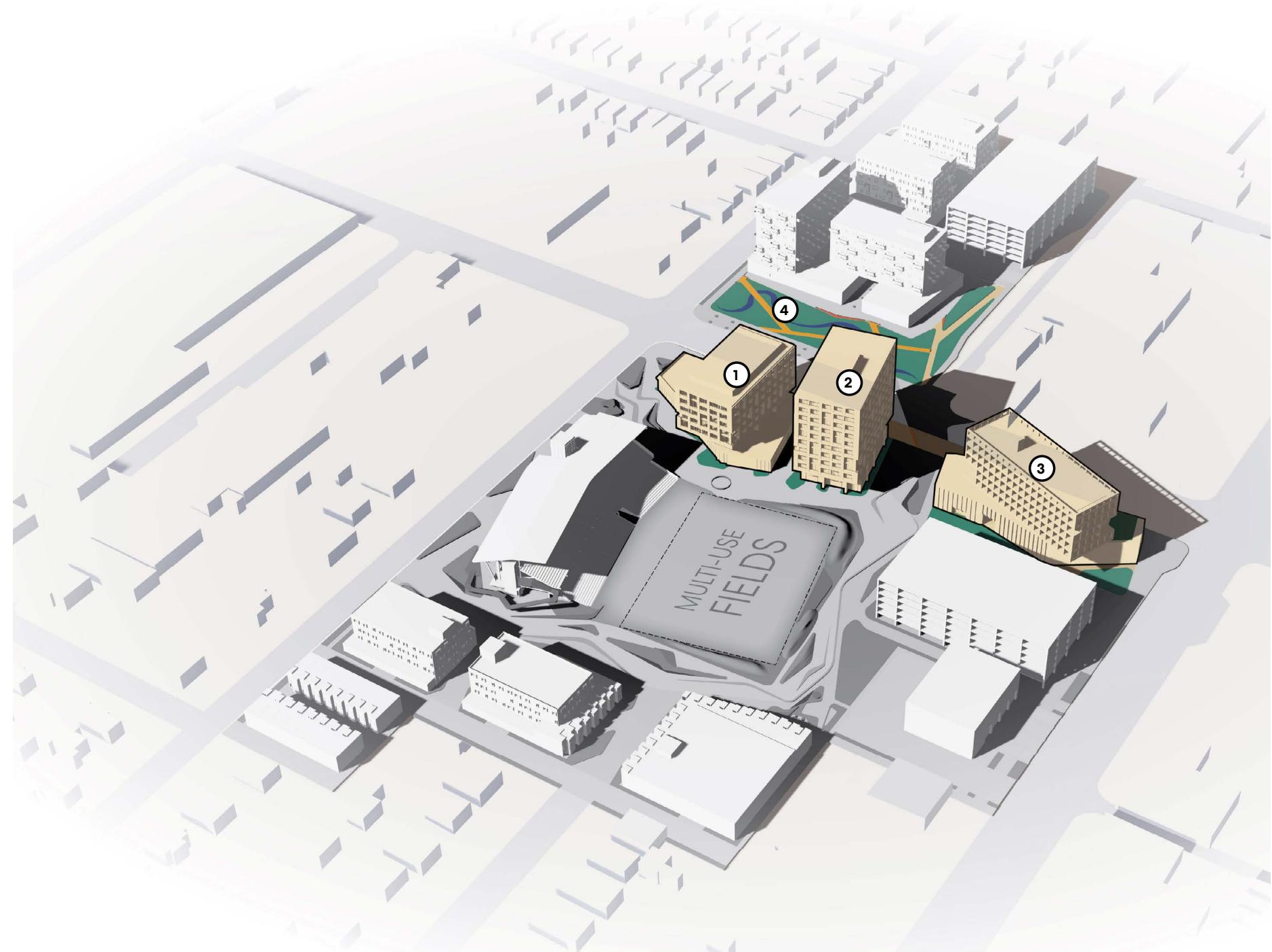
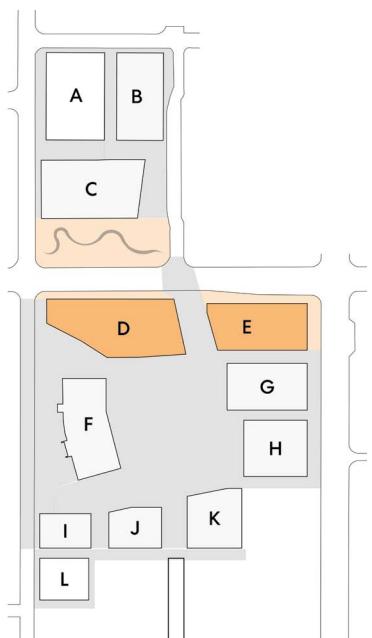
Phase 4 development and infrastructure is focused on higher density mixed-use development along 1300 South, including a new ground floor public library branch and the construction of the Creek Park.

New vertical development includes the following:

- ① Construction of a hotel with ground floor food and beverage and retail establishments.
- ② Construction of higher density multi-family residential development with ground floor retail.
- ③ Construction of higher density housing with a potential site for a new public library branch on the ground floor at 1300 South and Main Street.

New infrastructure investment includes the following:

- ④ In coordination with Salt Lake City and County stakeholders, construct the Creek Park with partial daylighting of Parsley, Red Butte, and Emigration Creeks.



Acknowledgments

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