

This large-scale Transit-Oriented Development places a new downtown on the 294-acre brownfield formerly occupied by the Geneva Steel Mill. Vineyard is one of the fastest growing cities in the U.S., but thus far has not developed any of the walkable urbanism that can be found in Utah’s older communities. This plan re-centers the city on its new rail stop and shapes 20 million square feet of new growth into a complete community of places to live, work, shop, worship, recreate, and also seek care at a regional medical center.

The plan is organized as two neighborhoods, each centered on a linear promenade reaching to the lakefront. The larger promenade terminates on a civic square, which then transitions to a “shared space” main street reaching to the station plaza. The square itself functions as a traffic distribution device, like a roundabout, so that no one street beyond it need contain more than two driving lanes.

The plan and associated form-based code were quickly approved by the City and development is well underway. Trains are arriving at the Front Runner Station, multiple mixed-use blocks are under construction, with 1,400 residential units and 70,000 square feet of commercial space complete or under construction, including a supermarket. Site planning is almost complete for a new 40-acre campus for the Huntsman Cancer Institute.

CLIENT

Woodbury Corporation,
Flagship Companies

COLLABORATORS

DPZ CoDesign

SCALE

294 acres

TIMELINE

2019-2020

STATUS

Under Construction

CATEGORY

New Towns &
Neighborhoods, Transit
Oriented Developments

REFERENCE

Bronson Tatton, Flagship
Development,
bronson@forsail.com

The Salt Lake City region has seen a tremendous investment in transit but not much of the resulting station area development has been truly walkable. Utah City aims to make good on the promise of T.O.D.



A central “square-about” creates a large public space while distributing traffic onto smaller local streets.



A second neighborhood center on Utah Lake leads to a smaller promenade that anchors the northern half of the plan.

