INTRODUCTION

Depot District Clean Fuels Tech Center

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UTA is the largest single land owner in Salt Lake City's Depot District, with about 25 acres of developable land on three adjoining parcels. This land is the most transit-rich part of UTA's entire district and includes FrontRunner, TRAX and 15 bus routes.

PROJECT BUDGET	
Dollars in millions (2017)	
Construction	$40.2
Soft Costs, Permits & Fees	$ 2.4
Environmental, LEED & Solar	$ 7.9
Equipment, Admin., Misc.	$ 9.0
Contingency	$ 2.0
UTA Land Sale	$ (5.0)
Awarded CMAQ & STP Funds	$ (4.0)
TOTAL	$ 52.5

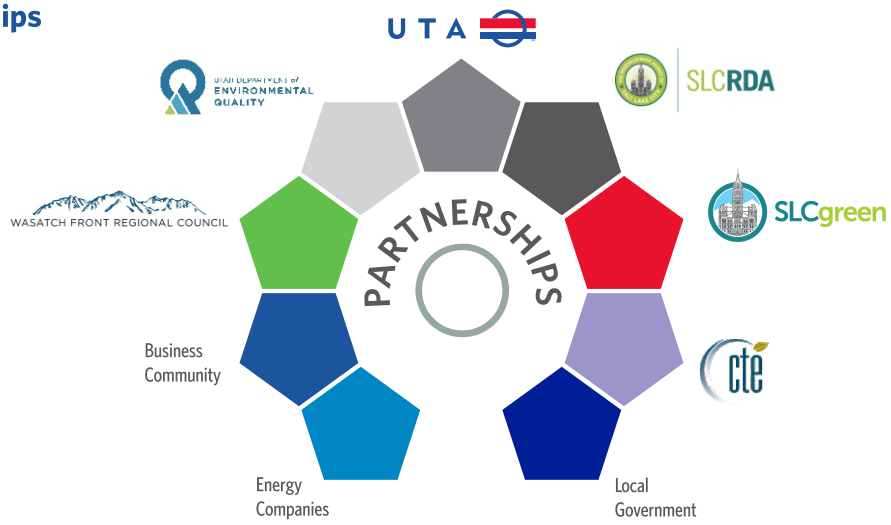
UTA's vision for this property has evolved and expanded from the simple relocation and rebuilding of an outdated bus garage to a robust, interconnected campus that defines transit-oriented development (TOD). Office jobs, mixed-use residential, high-tech job training and even a premier innovation hub are terms used to describe UTA's Depot District Clean Fuels Tech Center. To date, $17 million has been invested in the development of the project and to complete it, a combination of local, state, federal and private funds totaling $52.5 million are needed.

INTRODUCTION

Depot District Clean Fuels Tech Center

The Depot District Clean Fuels Tech Center has been identified by the area's metropolitan planning organization, the Wasatch Front Regional Council (WFRC), and UTA as a critical need to significantly expand public transportation service in Salt Lake and Davis counties. The facility will provide UTA with the ability to increase its fleet of clean fuel buses through additional capacity and infrastructure, which are not available due to the constraints of existing facilities. The Depot District Clean Fuels Tech Center is necessary to meet service needs identified by the Regional Transportation Plan (RTP). By expanding UTA's fleet of clean fuel buses, the agency can use more locally-obtainable alternative fuels, such as compressed natural gas (CNG) and electric power. This will not only create jobs and spur economic development in the Depot District but also improve regional air quality and promote public health by providing sustainable transit options.

Creative Partnerships

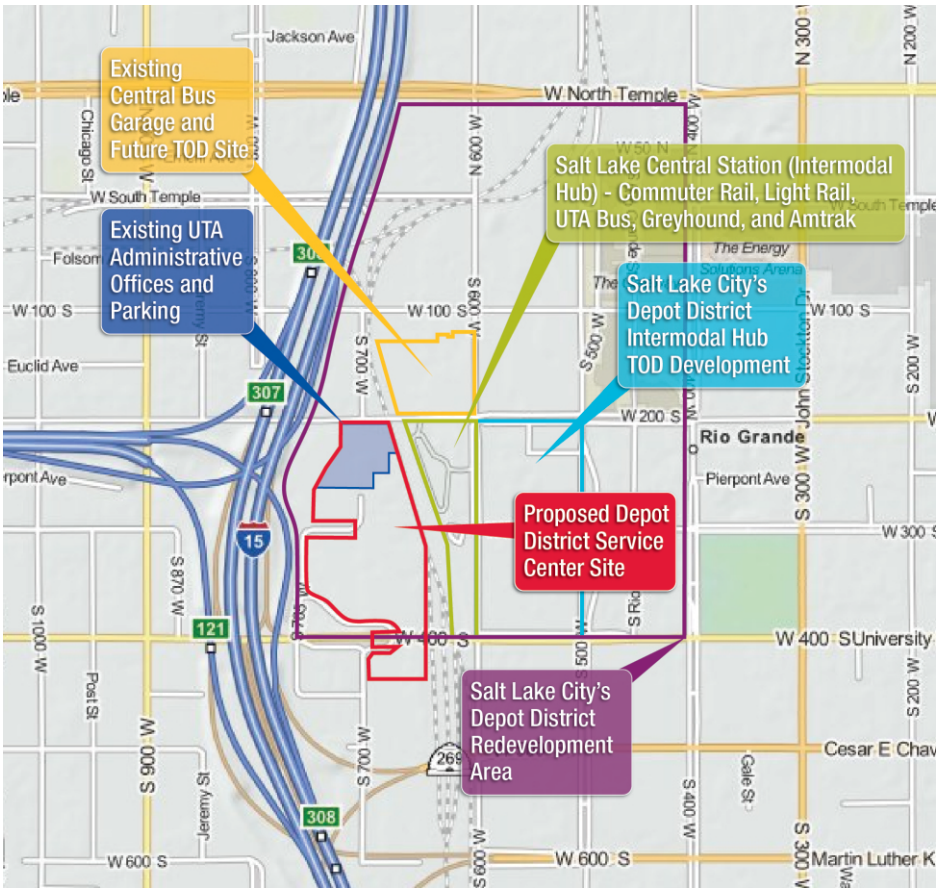


KEY PROJECT POINTS

Depot District Clean Fuels Tech Center

Key Project Points

- Becomes the catalyst for revitalizing and reusing a 100-year old rail facility in an historic inner-city site.
- Frees up the adjacent existing, obsolete 45-year old bus garage site for mixed-use, transit-oriented development (TOD), which promotes sustainable growth and contributes to a comprehensive urban renewal effort.
- Leverages a federal State of Good Repair Fiscal Year 2010 grant, 2015's reprogrammed Surface Transportation Program (STP) funds and local investments.
- Utilizes green infrastructure, such as solar photovoltaics, to charge electric buses.
- Provides classroom space for job training opportunities.
- Produces a LEED-certified bus facility.
- Creates public-private partnership opportunities including training facilities, land development, solar energy storage and financing.



PROJECT BENEFITS

Depot District Clean Fuels Tech Center

Project Benefits

It's no secret the Wasatch Front's poor air quality poses significant problems for residents. Utah's most populous region has many days with pollution reaching dangerous levels. This situation significantly increases the health risks to the breathing-impaired, children and the elderly.

Additionally, poor air quality has the potential to negatively impact regional economic growth by making Utah a less attractive place for business relocation and expansion. With this in mind, UTA is looking to improve regional air quality by increasing its use of clean fuels and by encouraging more people to use mass transit.

Construction of the Depot District Clean Fuels Tech Center offers many regional benefits including improving air quality by allowing the transit system to better use alternative fuels and expand service and creating jobs and training opportunities. The project also repurposes a century-old railroad site into a facility designed to accommodate today's transportation infrastructure and frees up land for development.

Other benefits of the Depot District Clean Fuels Tech Center include:

- Replaces the existing aging and undersized bus maintenance facility, saving over $500,000 annually through increased operations and maintenance efficiencies and reduced utility costs.
- Provides the ability to expand bus service by immediately increasing capacity to house 150 alternative and standard fuel buses to meet short-term and 2040 needs.
- Increases the number of buses that can be deployed in the most densely populated part of the Salt Lake Valley, dramatically increasing the number of transit passengers that can be accommodated.

PROJECT BENEFITS

Depot District Clean Fuels Tech Center

- Speeds the transition of UTA's bus fleet to alternative fuel technologies that utilize locally-produced compressed natural gas (CNG) and electricity.
- Saves more than $42 million in fuel costs over the 40-year life of the project by fueling current and future buses with CNG and electricity instead of diesel.
- Adds the potential for creating a public CNG fueling facility in downtown Salt Lake City.
- Supports Salt Lake City's Depot District redevelopment plan by promoting neighborhood revitalization and economic development.
- Creates long- and short-term jobs, including more than 600 full time job-years* during design and construction, as well as job training and mechanic apprenticeship opportunities.

Benefit-Cost Analysis

The 40-year Benefit Cost Analysis (BCA) conducted by Zions Public Finance shows a net present value benefit of $1.88 for every $1 in cost. The benefit is based on the following life-cycle cost savings:

- $42 million in fuel cost savings through CNG bus fleet expansion
- $5.7 million in reduced emission costs from CO_2 through CNG bus fleet expansion
- $13 million in reduced emission costs from Criteria Air Pollutants (NOx, PM, VOC, SO_2) through CNG bus fleet expansion
- Savings based on reductions in vehicle miles traveled (VMT) through increased transit ridership from expanded bus service: $74 million in auto fuel savings, $12 million in CO_2, NOx, VOCs, PMs, and SO_2 emission cost savings, and $97 million in increased safety (reduced auto crashes, injuries and deaths)
- $9.2 million in transit-oriented development land value benefits

**The Executive Office of the President's Council of Economic Advisers estimates one job-year is created for every $76,923 of government spending (Notice of Funding Availability for the Department of Transportation's National Infrastructure Investments under the Consolidated and Further Continuing Appropriations Act, 2013).*

DEVELOPMENT OPPORTUNITIES

Depot District Clean Fuels Tech Center

Historic Locomotive Shop

New Maintenance Facility

Development Opportunities

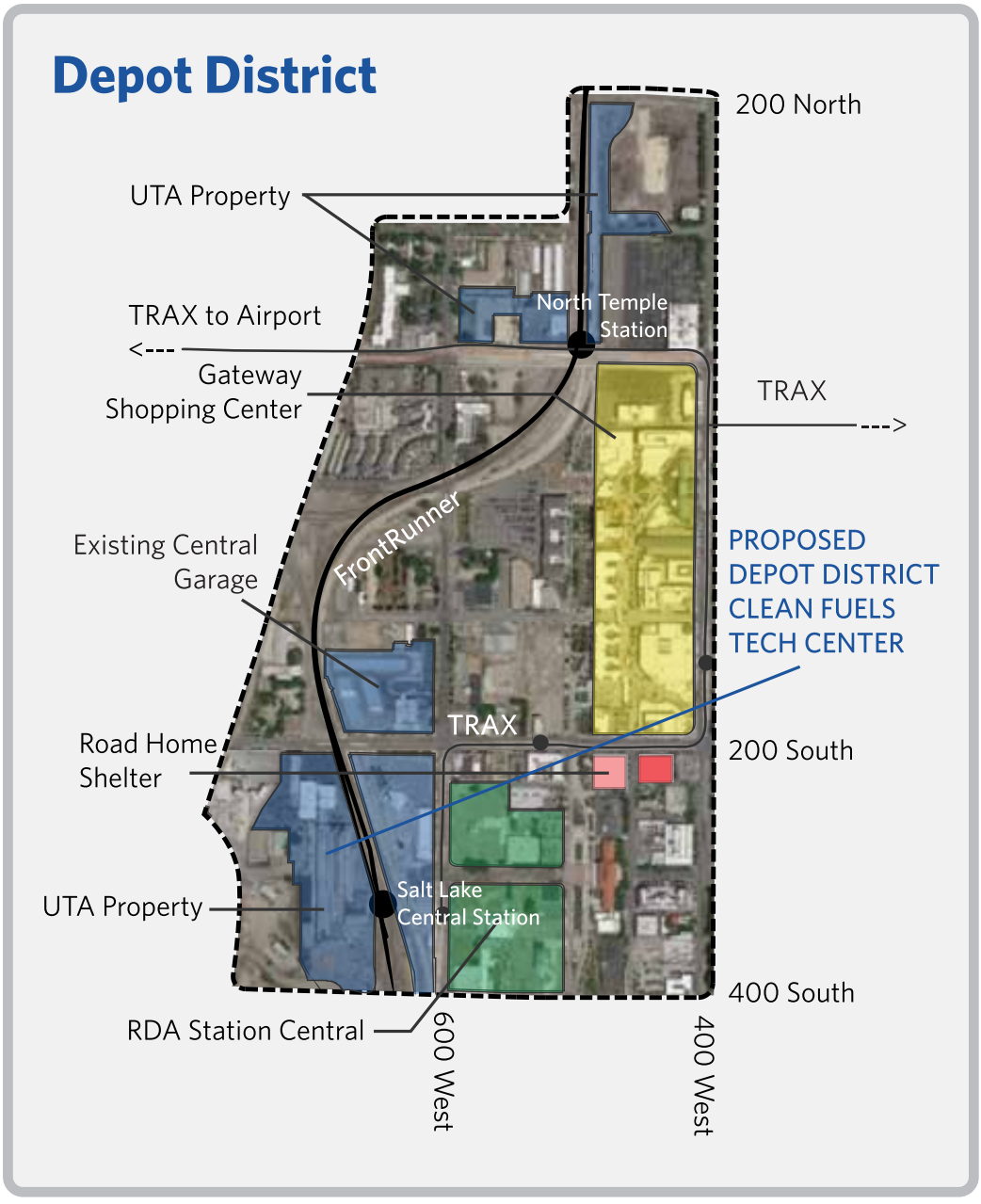
Building the Depot District Clean Fuels Tech Center will provide Salt Lake City with unique development opportunities. The area slated for the center, as well as UTA's nearby existing Central Bus Garage, are located in a Salt Lake City Redevelopment Agency (RDA) project area.

The structure that will become the new Tech Center is currently a dilapidated, century-old rail facility. Construction of the center will rehabilitate this historic property while improving the site's aesthetics and usefulness. The center will also improve the environmental quality of the site by using green building design and construction practices. The facility will feature LEED Gold or Platinum standards and will promote decreased energy and water use.

DEVELOPMENT OPPORTUNITIES

Depot District Clean Fuels Tech Center

The center will also make UTA's existing Central Bus Garage property available for development. Redevelopment will create a vibrant and welcoming transit-oriented community where residents can work, live and play. The Central Bus Garage property is a prime location for transit-oriented development (TOD), as the area is located within ¼ mile of the Salt Lake Intermodal Hub. The hub offers easy access to UTA bus, light rail and commuter rail services as well as Greyhound Bus, Amtrak, local cab, and car and bike sharing services. Currently, many developers and businesses prefer to build and locate near transit, as access to public transportation is a powerful employee incentive as well as an excellent way to increase foot traffic.

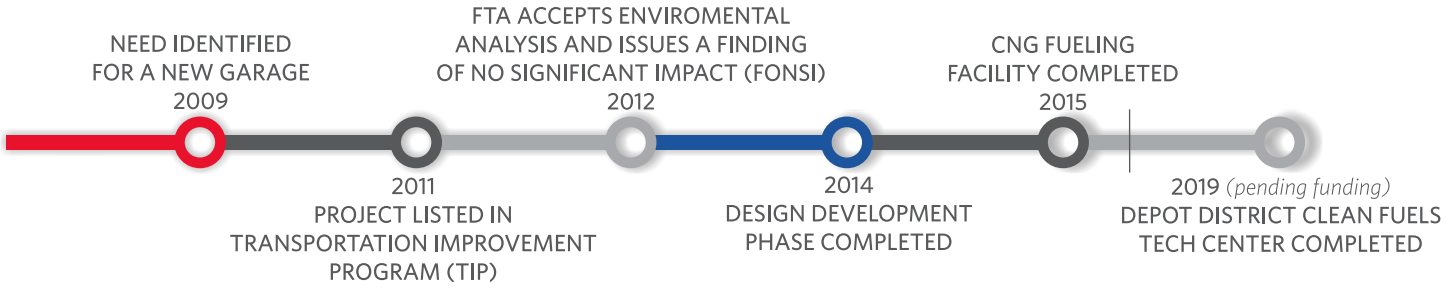


In addition, construction of the Depot District Clean Fuels Tech Center aligns with Salt Lake City's Depot District development plan, which focuses on promoting job creation and economic revitalization. The area in and around the Depot District is home to a significant number of minority and low- and moderate-income households, with the income level of district residents generally below $36,000 per year. The Tech Center will support both short-term and long-term local jobs, providing increased economic opportunities in one of Salt Lake City's most economically-disadvantaged areas.

PROJECT HISTORY, STATUS & TIMELINE

Depot District Clean Fuels Tech Center

Project Timeline



Project History, Status and Timeline

For many years, UTA has been making plans to replace its 45-year old Central Bus Garage, which is fast approaching the end of its useful life. The agency provides more than 45 million rides per year on its buses, commuter rail, light rail, paratransit and vanpool vehicles, and operates and maintains 93 buses out of its Central Bus Garage. The 7.3 acre facility is outdated, inefficient and designed to serve a maximum of 90 vehicles. The garage was last modified in 1987 and cannot be expanded further due to lack of available adjacent land.

Additionally, UTA's Central Bus Garage is not large enough to store its current fleet, forcing the agency to park 20 of its buses at its administrative offices. The lack of space makes it impossible for UTA to significantly expand bus service, as there is no available room to store and maintain the necessary additional vehicles.

Besides the lack of available space, the existing facility is neither energy efficient nor can it accommodate maintenance and major repair activities for UTA's rapidly expanding CNG vehicle fleet.

Project Status

While searching for the necessary funds to build the Depot District Clean Fuels Tech Center, UTA has worked to advance the project and to establish readiness. UTA has finished the necessary federal environmental studies, finalized design and has constructed a small fueling facility for its current CNG buses on the site. The project is also listed on the regional Transportation Improvement Plan (TIP), which is developed by the area's metropolitan planning organization, the Wasatch Front Regional Council (WFRC). UTA has also identified local funding to help cover the cost of facility design and construction and is actively pursuing federal grants for the project's remaining capital requirements.

PROJECT STATUS

- Utah Congressional members, Governor Gary R. Herbert, Salt Lake City, Salt Lake and Davis counties, WFRC, and many other local and regional stakeholders have provided written support for the project.
- Environmental clearance is complete, and the FTA signed the Finding of No Significant Impact in June 2012.