

The image features a city street scene at dusk or dawn. In the foreground, a cyclist wearing a helmet and a purple backpack is riding a road bike across a crosswalk marked with green paint. To the right, a blue car is partially visible. The background shows a mix of modern glass-fronted buildings and older brick structures. Streetlights and traffic signals are visible, with one traffic light showing a red light. The Urban Land Institute logo, consisting of a stylized 'U' and 'I' inside a square, is overlaid on the left side of the image. The text 'Urban Land Institute' is written in a large, white, sans-serif font across the center of the image.

# Urban Land Institute



## THE MISSION OF THE URBAN LAND INSTITUTE

Shape the future of the built environment for transformative impact in communities worldwide

### MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement



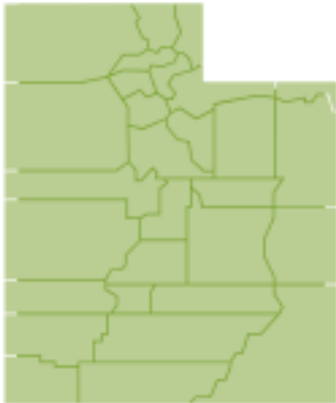
# Membership

ULI is the premiere convener of real estate and land use professionals



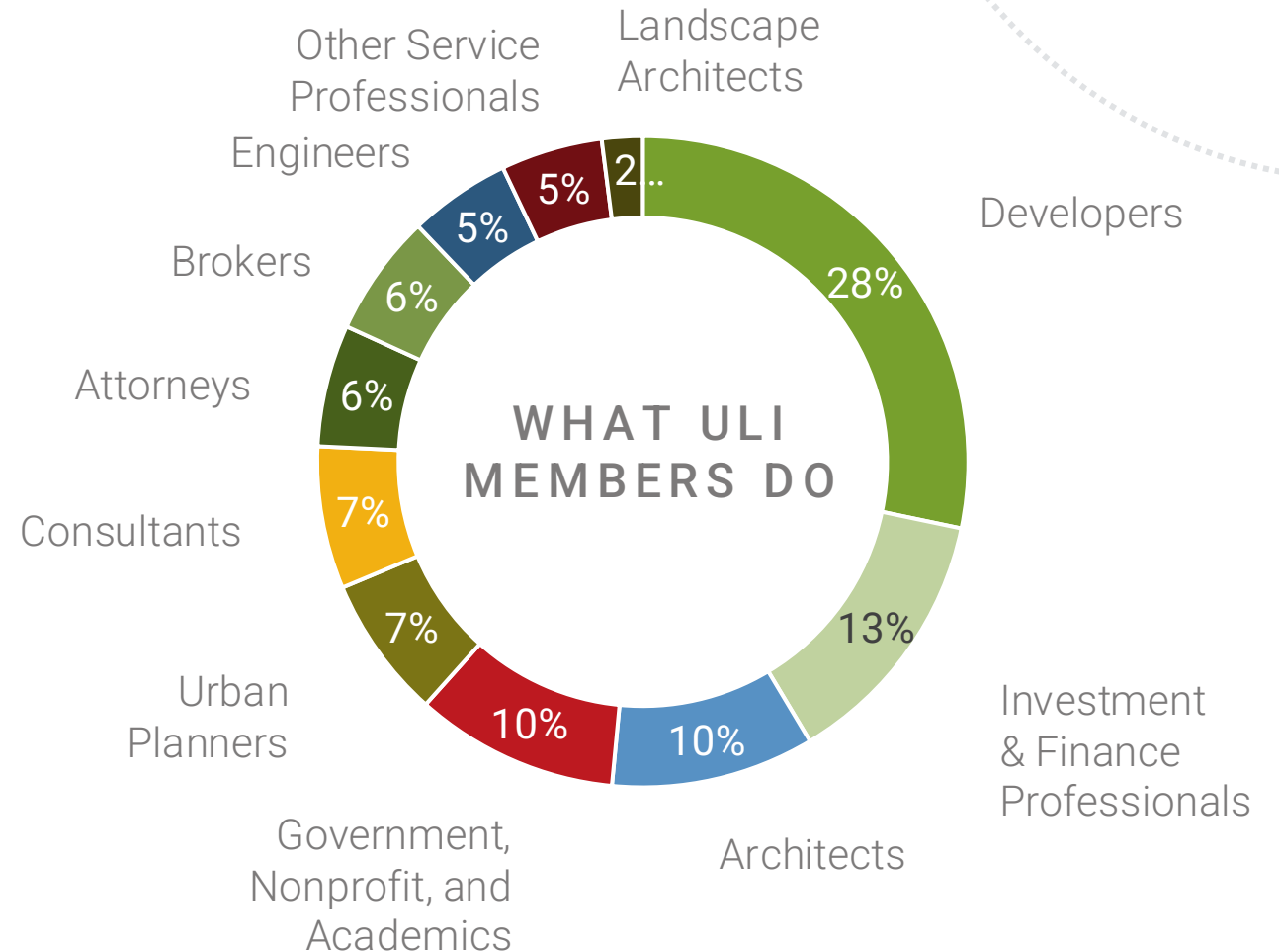
**48,000+**

Members in more than 80 countries



**400+**

Members across the state of Utah



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TAPs are engaged to support community revitalization, assess development potential, and proactively identify opportunities to foster healthier, more livable cities worldwide.

Since 1947, the Urban Land Institute (ULI) has leveraged the diverse expertise of its members to:

- Help communities address complex land use, development, and redevelopment challenges
- Make recommendations that have sparked community debate on public priorities; and ensured market viability and economics of community and place
- Utilize local knowledge through the stakeholder engagement process to help inform recommendations

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## The TAP Difference

TAP panels bring together the best and brightest from ULI's diverse membership - developers, planners, financiers, market analysts, economists, architects, designers and public officials - to provide practical solutions and objective, unbiased advice not available from any other source.

They partner with public leaders and are not afraid to ask the tough questions that illuminate unique pathways forward.

TAPs are engaged to help communities address complex land use, development, and redevelopment challenges, support community revitalization, assess development potential, and proactively identify opportunities to foster healthier, more livable cities worldwide.

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# TAP participants put their expertise to work for an impressive array of real estate and land use challenges.

Thinking creatively, seeing the whole picture and finding unexpected solutions when and where it matters most.

- **Downtown revitalization**
- **Land management strategies**
- **Evaluation of development potential**
- **Growth management**
- **Community revitalization**
- **Corridor redevelopment and revitalization**
- **Affordable housing strategies**

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## What a TAP is NOT

ULI is a member-led organization that leverages the intellectual capital of its members to advance ULI's global mission and priorities. As such, ULI's technical assistance work cannot be seen in competition with a service our member leaders can provide. **A TAP is not:**

- A master plan or other process that can be provided by consultants
- A data collection or analysis intensive study (such as a housing need assessment or housing study)
- Overly focused on a single technical or professional field (i.e. architecture, design, engineering)
- Convened on a site that is not owned or controlled by the client
- Serving a client who is not an active participant in applying for, organizing, or participating in the TAP

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# Elements of a Tested Process

In summary, each TAP panel utilizes the local knowledge of seasoned volunteer ULI members to lay the foundation for solving community problems and fostering innovation through a tested and objective process.

## Listening/Learning

- Sponsor Briefing
- Site tour
- Stakeholder interviews

## Developing Recommendations

- Guided panelist deliberation
- Deliverable production

## Offering Expert Solutions

- Presentation of recommendations
- Final report/work product



Solve your city's complex real estate  
and land use challenges with ULI's  
**Technical Assistance Panel (TAPs)**  
program.





# Mill Creek Greenway

South Salt Lake, Utah

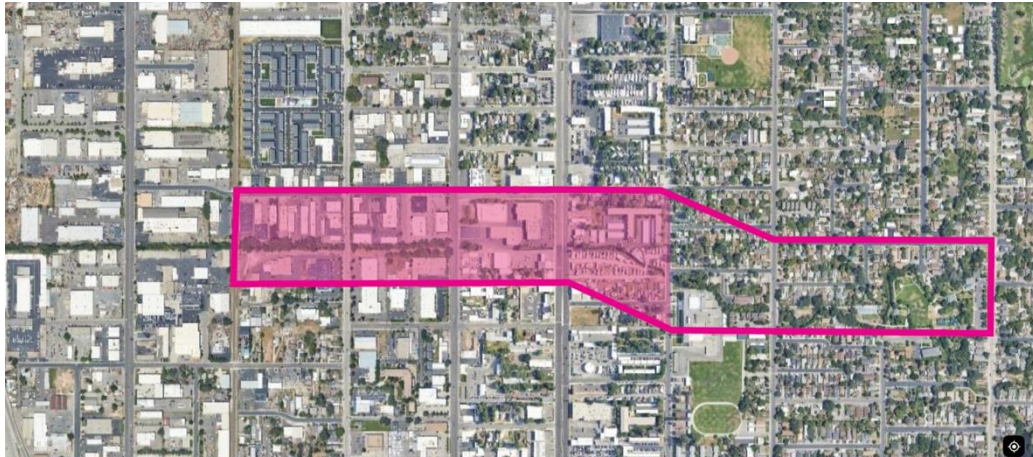
JANUARY 28-30, 2025





## The Scope

The City of South Salt Lake and the Seven Canyons Trust (the Sponsors) engaged ULI Utah for assistance with plans for Mill Creek.



The panel was charged with evaluating the TAP study area, marked by the pink shading

## The Sponsors requested strategies for:

- Daylighting the stream
- Creating a greenway trail
- Recommendations for activating the creek corridor
- Identifying economic development opportunities

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## The panel's goal for the work:

To create a mobile, connected community, to facilitate economic growth, to remain inclusive of meeting all types of housing needs, and to create a healthy and vibrant waterway providing recreation, open space, and connections

## Recommendations focused on four areas:

- **Community connectivity**
- **Creekside connectivity**
- **Rezoning and overlay potential**
- **Funding**



# Stakeholder and Community Engagement

The panel interviewed over 40 stakeholders from the community, including city staff and elected officials, institutional neighbors, property owners, creative professionals, nonprofit advocates, business owners, residents and students from the nearby Jr. High.







# RECOMMENDATIONS



## Creekside Connectivity

- Painted Intersections
- Street Diets
- Sidewalks
- Connectivity loops
- Enhance wayfinding
- Paint bike lanes
- Creekside activity notes
- Connect to Jordan River Trail

## Community Connectivity

- Create a trail/park experience between W. Temple and Main St.
- Install a pedestrian bridge over the creek
- Create a park & trail rest area near TRAX line
- Create a pocket park
- Improve waterway functionally & visually
- Reinforce crossing at State Street
- Visualize the creek's path in paint

## Rezoning & Overlay

- Rezone the study area to mixed-use
- Establish a riparian overlay for the Mill Creek Corridor

# TAP Funding Opportunities

- **Terwilliger Center Housing Focused TAP Grant**
  - TAP must focus on delivering and/or maintaining housing units attainable to cities' current and future residents
- **ULI Net Zero Imperative TAP Grant**
  - TAP must focus on reducing carbon emissions associated with buildings, communities, and cities.
- **Salt Lake County TAP Grant**
  - TAP study area must be located in Salt Lake County
  - TAP applicants must match half the cost of the TAP

**For more information or  
to apply for a TAP visit  
our website or contact  
[kristen.cordova@uli.org](mailto:kristen.cordova@uli.org)**

