

Shiloh Road Station Area Goals

Land Use

Transportation

Open Space & Character

Innovation and Employment Focus

Promote the Shiloh Road Station Area as a thriving innovation district, attracting and supporting diverse employment-generating businesses..



Goal Priorities:

- ▶ Build on the area's current success in attracting technology and research businesses to strengthen its reputation as an innovation hub.
- ▶ Utilize the Shiloh Road Station to drive further development and position the area as a premier location for employment-generating businesses.
- ▶ Encourage a variety of supportive commercial uses and promote mixed-use projects near the station to support area employers.

Active Station Area Hub

Develop a vibrant mixed-use hub that serves as a welcoming gateway to the employment district, and offers a mix of retail, commercial, and institutional uses to cater to both visitors and locals.



Goal Priorities:

- ▶ Transform the area near Shiloh Road Station into a lively mixed-use center with retail, commercial, and institutional uses to attract both visitors and locals.
- ▶ Support increased transit use by providing convenient amenities and services for daily commuters and residents.
- ▶ Establish a focal point for community activities that enhances the area's sense of place and serves as a gateway to the employment district.

Compatible Development Transitions

Varied land use category types should be used to promote compatible development form transitions, shifting from transit-oriented scale and activity nearest the station to the established lower intensity neighborhoods and commercial areas.



Goal Priorities:

- ▶ Locate denser, more active developments closest to the station and gradually transition to lower density uses farther away.
- ▶ Use moderate-scale developments as buffers to create a seamless transition between higher-intensity areas and adjacent single-family and commercial zones.
- ▶ Integrate land uses thoughtfully to support station area growth while preserving the character and livability of established neighborhoods.

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Land Use Diversity

A range of residential types and non-residential uses should be encouraged to create a vibrant and cohesive environment that caters to the diverse needs of the area.



Goal Priorities:

- ▶ Encourage a mix of residential, retail, and commercial uses to better serve the needs of residents and employees and attract more transit ridership.
- ▶ Build on the existing assets of established residential neighborhoods, light commercial areas, and successful business parks to create a balanced land use mix.
- ▶ Support incremental revitalization and redevelopment to enhance property values and cater to changing community needs.

Enhanced Station Connectivity

Multi-modal connections should seamlessly link the station with adjacent land uses, breaking down existing barriers and facilitating easy movement within the area.



Goal Priorities:

- ▶ Improve links between the station and surrounding areas to support seamless movement for all transportation modes, including transit, bicycles, and pedestrians.
- ▶ Address pedestrian barriers such as long block lengths, large property sizes, and gaps in sidewalks to create more direct and accessible routes.
- ▶ Build on recent multimodal improvements by extending bicycle facilities and shared-use paths, like the Cotton Belt Trail, to strengthen connectivity within and beyond the station area.

Preserving Neighborhood Identity

The quality of existing neighborhoods and employment centers should be maintained and enhanced through landscape and pedestrian improvements, and thoughtful connections and transitions to other areas.



Goal Priorities:

- ▶ Maintain the quality and appeal of established neighborhoods and employment centers while transitioning to more active, transit-oriented uses.
- ▶ Implement well-designed connections and transitions between new developments and existing areas to preserve neighborhood integrity.
- ▶ Use design measures to maintain the safety and peaceful character of residential communities.

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Enhanced Public and Green Spaces

Inviting public open areas and green spaces that cater to area residents and employees should be prioritized and strategically developed.



Goal Priorities:

- ▶ Increase the availability of public open areas and green spaces to enhance livability and attractiveness within the station area.
- ▶ Update and improve existing parks like Shoshoni Park to better serve local neighborhoods.
- ▶ Include additional parks and green spaces in future redevelopment projects to offer recreational and social areas.

Distinctive District Identity

The distinctive identity of the research and technology-oriented industrial uses should be enhanced through uniquely designed character elements such as gateway monumentation and streetscape elements, creating a sense of place.



Goal Priorities:

- ▶ Reinforce the identity of the research and technology-oriented district through thoughtfully designed elements like gateways and streetscapes.
- ▶ Implement distinctive design features near the station that serve as visual anchors for the area.