

A photograph of a city street scene. In the foreground, a person with long dark hair is walking away from the camera on a sidewalk. The street is lined with large, mature trees with green foliage. A traffic light pole with a red light and a green light is visible on the right. A green sign with a bicycle symbol and the text 'BIKE ROUTE' is mounted on a pole. A white car is visible in the background. The scene is brightly lit, suggesting a sunny day.

SOUTH SALT LAKE CITY DOWNTOWN MASTER PLAN

Creating Our Downtown

South Salt Lake City Council



IBI GROUP
March 25, 2015

Vision Statement

OREM State Street Corridor Master Plan

Create a dynamic and incremental framework to guide future growth throughout the State Street Corridor resulting in economic development initiatives, transportation solutions and enhanced community image and identity. The State Street Corridor will promote a family-friendly culture while becoming an attractive, urban lifestyle alternative for residents, businesses and visitors.

DESIGN PRINCIPLES



mobility

State Street will utilize its extensive right-of-way in an efficient and functional way to create a people-friendly street that provides viable transportation options for pedestrians, bikes, transit and vehicles. The addition of new streets between State Street and Orem Boulevard will enhance walkability, traffic flow and improve building frontage.



land-use

A redeveloped, people-friendly State Street will allow and encourage a range of desired land-uses. Nodes will be identified and developed at key areas, in coordination with transit stops, which will become unique districts with a distinguished character and catalyze private investment throughout the corridor.



urban design

The right mix of mobility and land-use will provide an opportunity to create a "place" and significantly increase the quality of life along State Street. A network of parks, plazas, and other community space will be strategically located throughout the corridor and link to existing gathering spaces. The aesthetic appearance of State Street will be greatly improved by locating buildings along the street, minimizing visual impacts of parking lots and signage and unifying the streetscape.

MASTER PLAN GOALS

- Provide regional, local and multimodal transportation solutions
- Lateral approach to a linear corridor connecting adjacent neighborhoods east and west
- Increase building frontage real estate through finer grain street and block network leveraging opportunities with Orem Boulevard
- Concentrate density nodes around potential transit system station areas
- Create a complimentary network of character districts to establish sense of place
- Enhance urban open space system to encourage walkability, community gathering, healthy living and active storefronts
- Improve the aesthetic appearance of the corridor
- Redefine development standards and policies to manage growth
- Maintain bedroom community character while embracing critical and strategically located mixed-use density

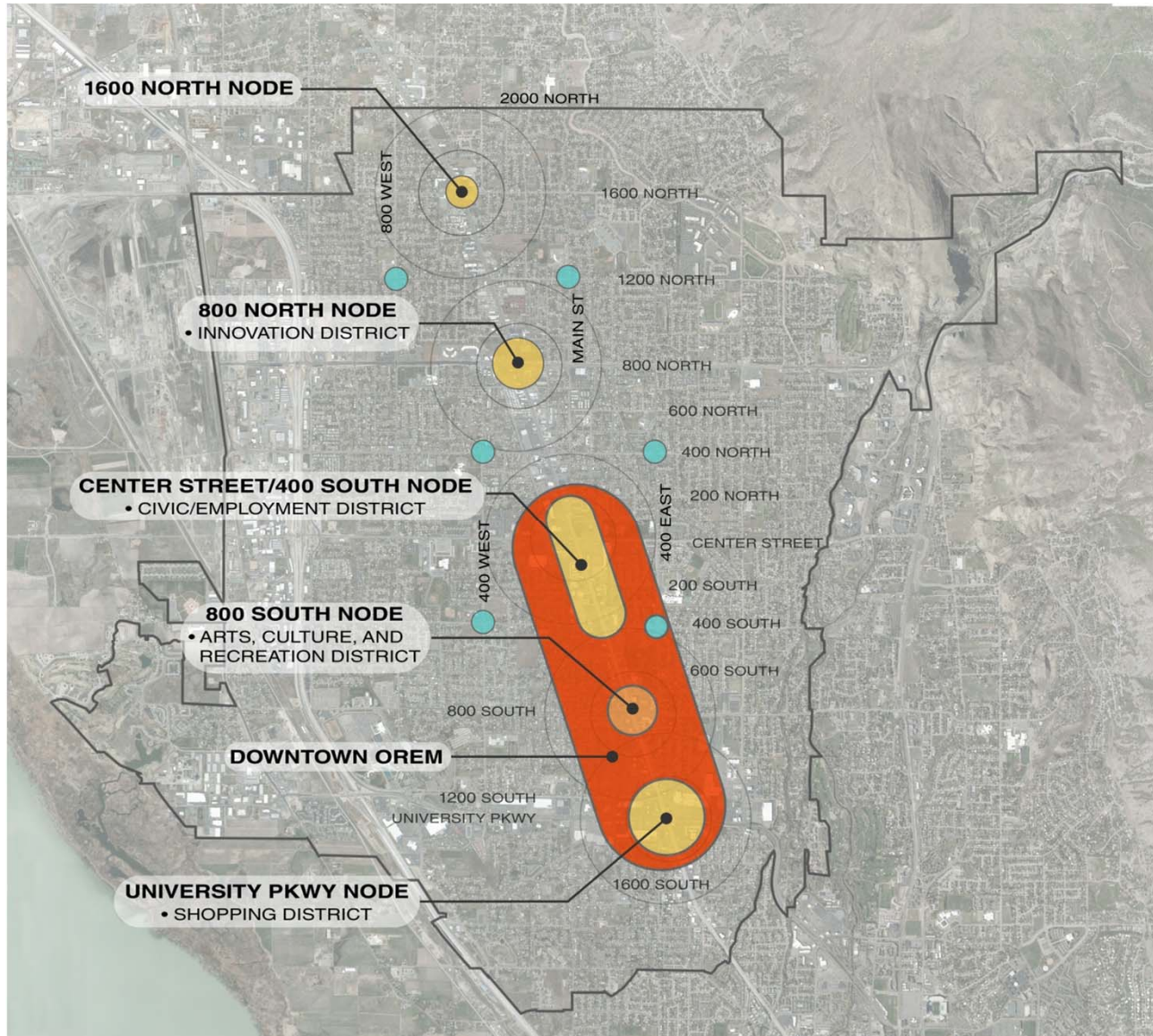


OREM State Street Corridor
Master Plan



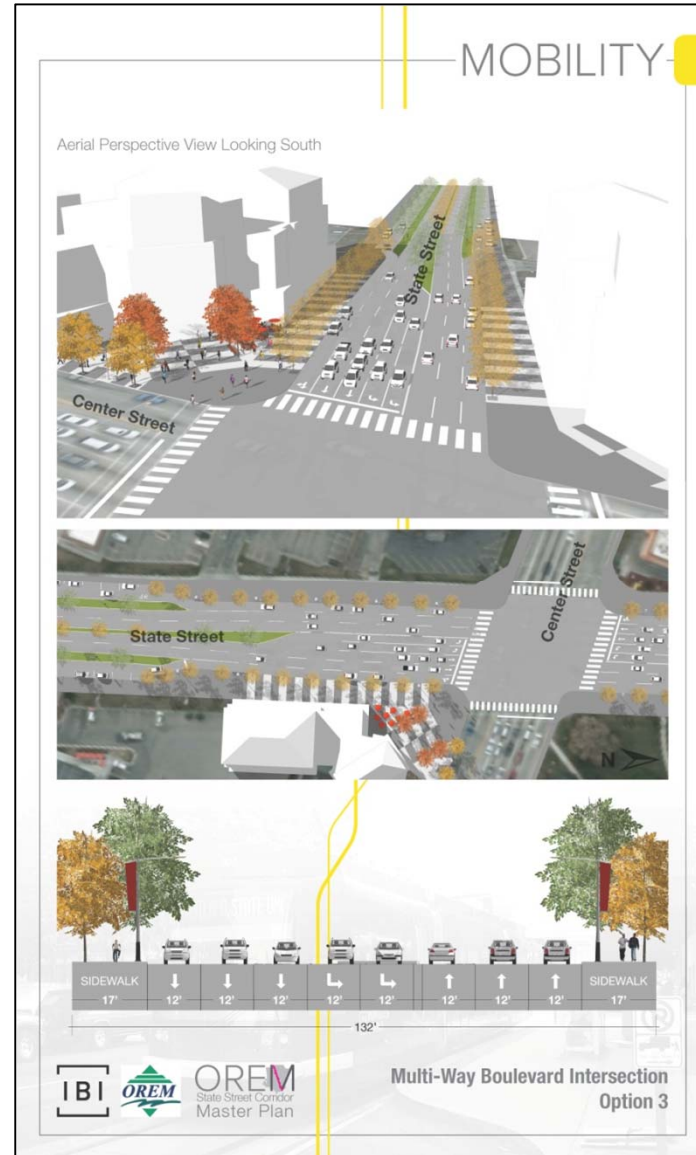
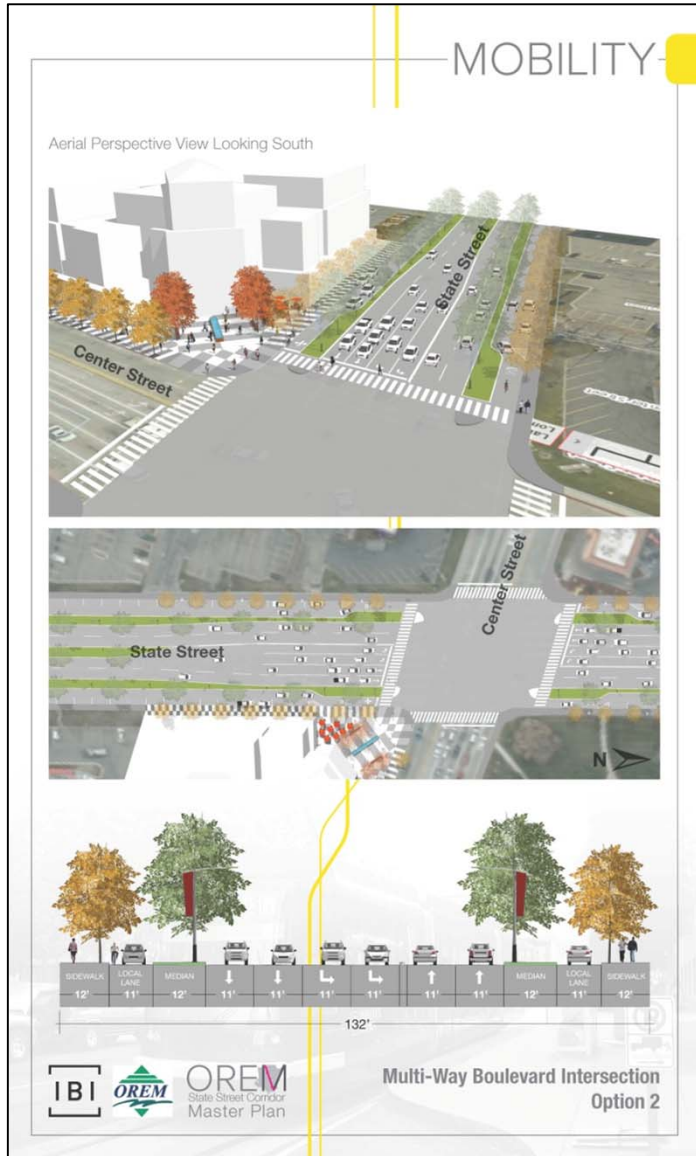
Framework Plan

OREM State Street Corridor Master Plan



Mobility

OREM State Street Corridor Master Plan



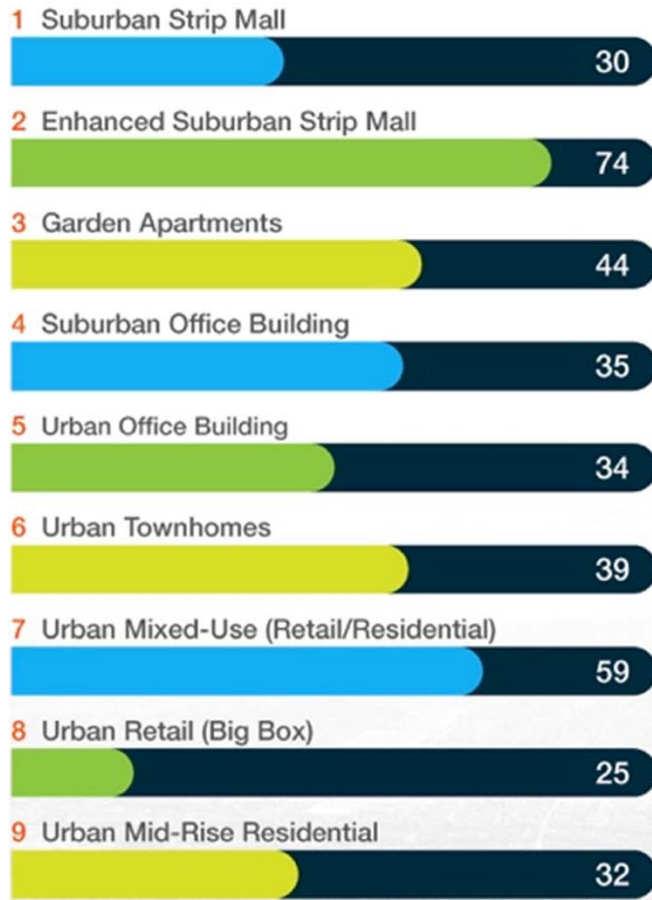
Public Outreach / Communications Plan

OREM State Street Corridor Master Plan

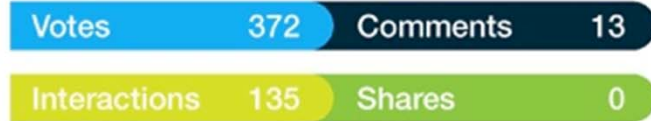
MindMixer Topic #13

What types of buildings would you like to see along State Street?
Choose from the different options!

Poll Results



Engagement



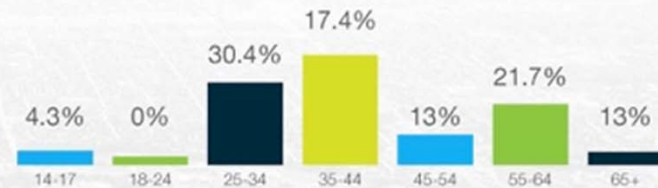
Participation



Gender Breakdown



Age Breakdown





STATE STREET CORRIDOR MASTER PLAN

Land Use Plan

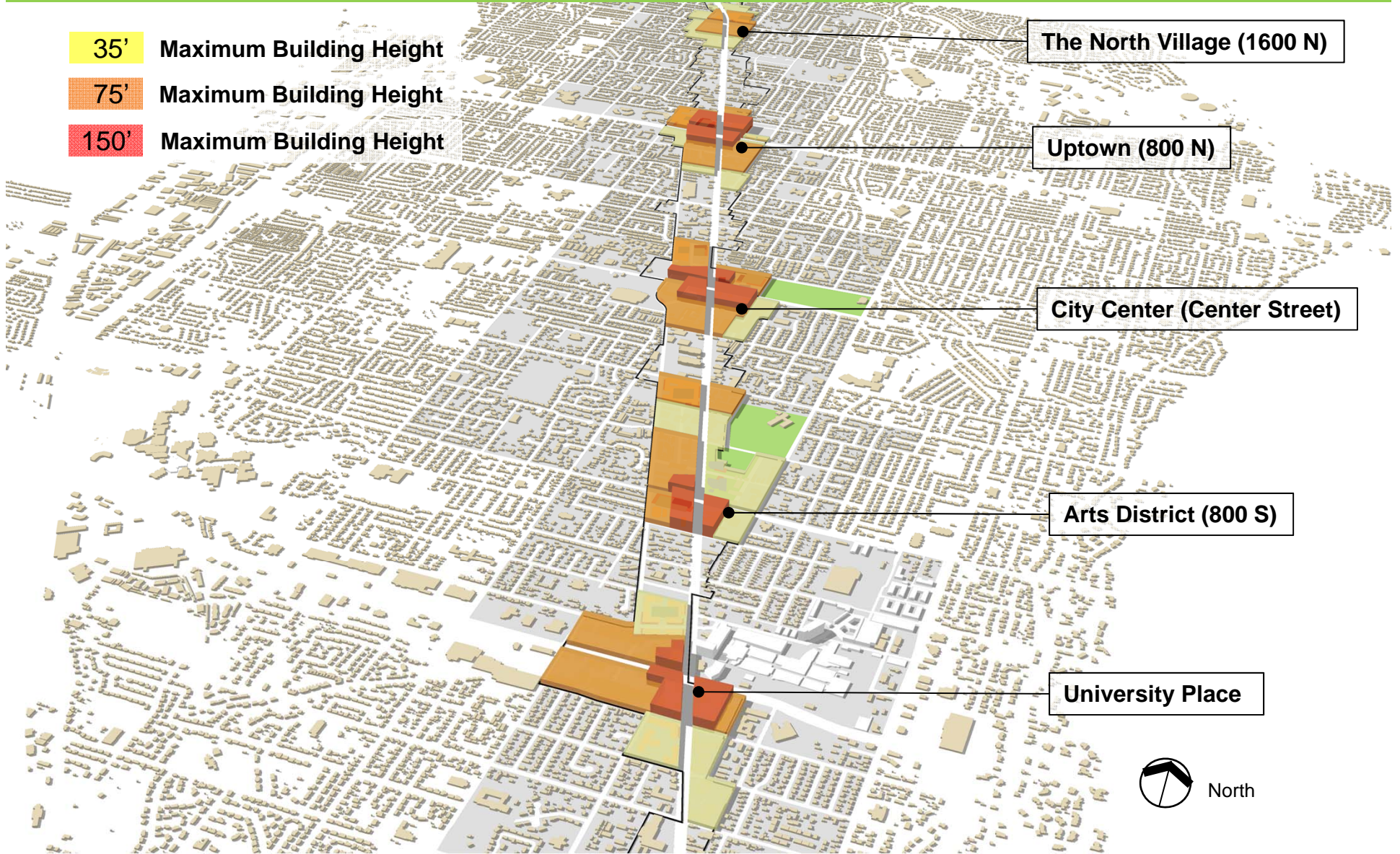


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Land Use – Nodes/Districts

OREM State Street Corridor Master Plan

- 35' Maximum Building Height
- 75' Maximum Building Height
- 150' Maximum Building Height

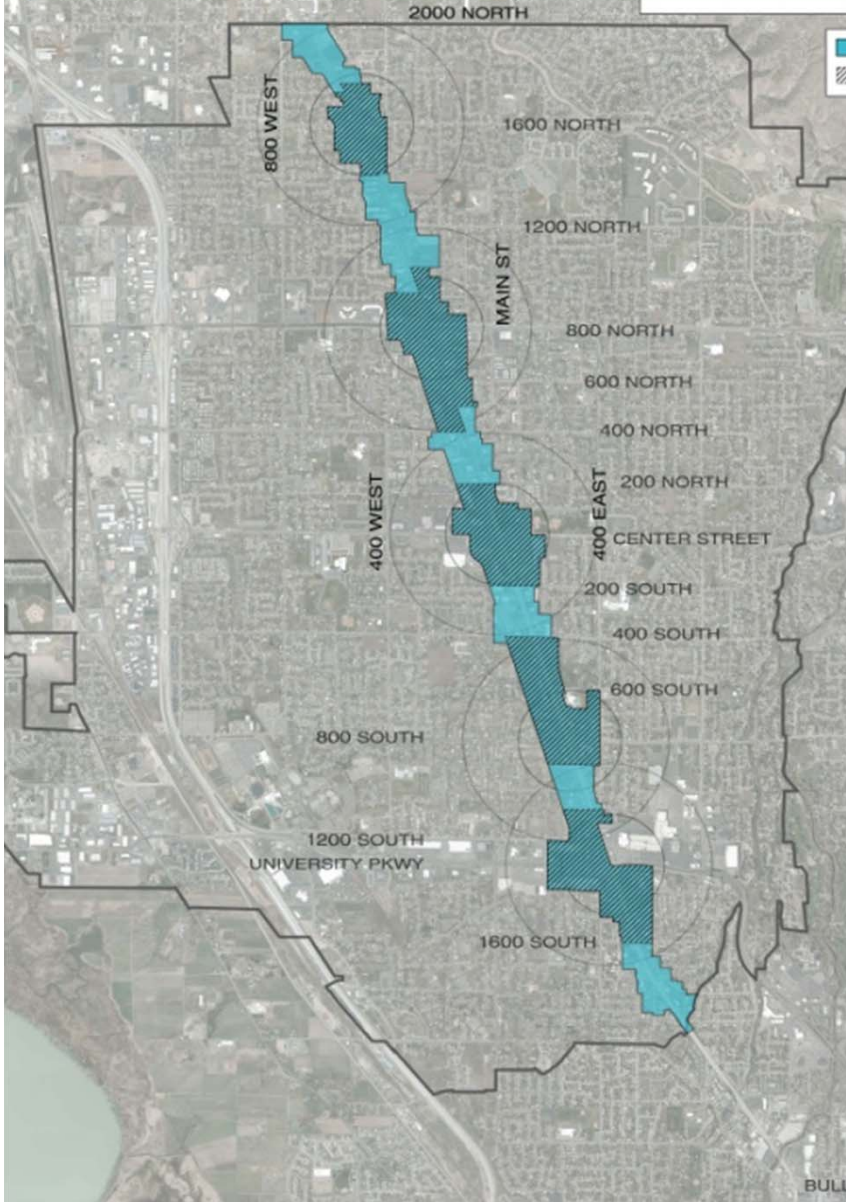


Downtown Master Plan
South Salt Lake City, UT

City Council Briefing
March 25, 2015

Land Use – Existing Conditions

OREM State Street Corridor Master Plan



Study Area Statistics

- 1600 North 62 acres
- 800 North 98 acres
- Center Street 93 acres
- 800 South 106 acres
- University Parkway 92 acres
- Other 301 acres
- Total Study Area 752 acres

- Total Parcels 575 acres (76%)
- Total Streets 177 acres (24%)

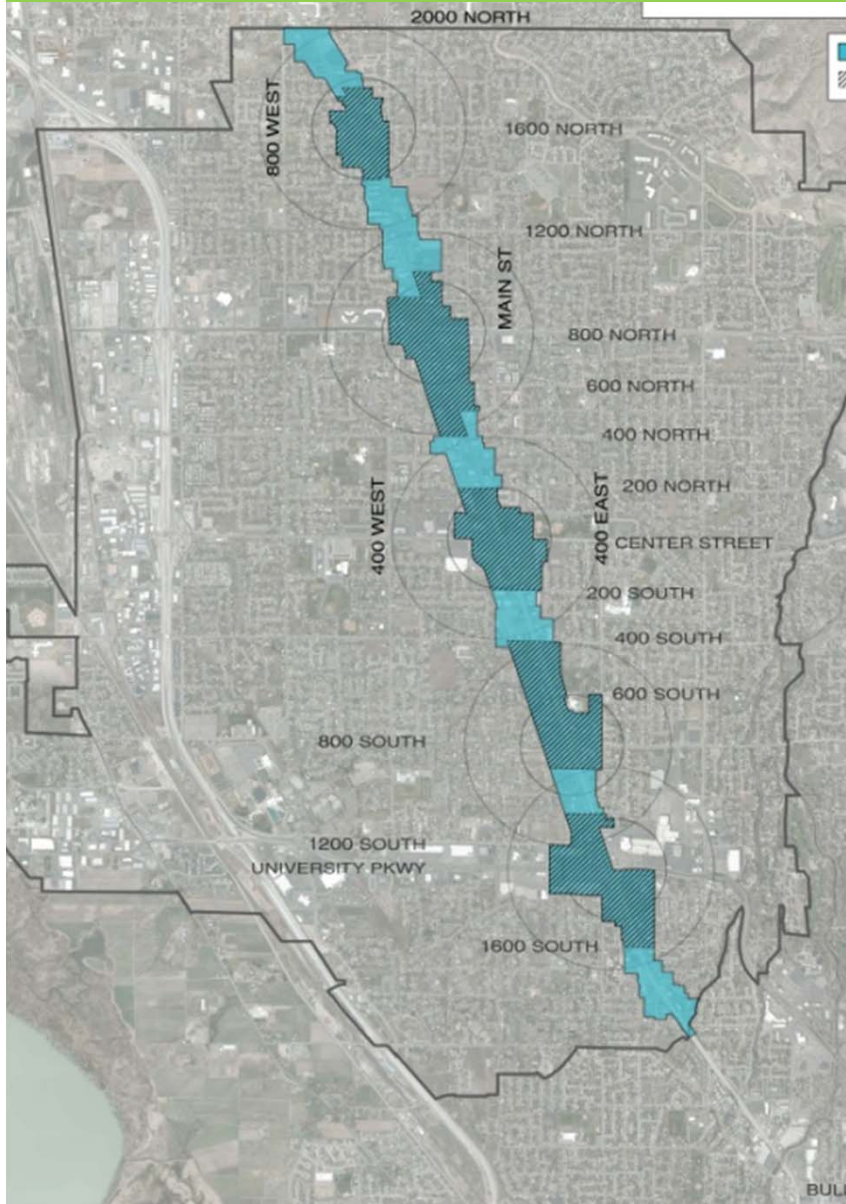
Existing Use

- Residential 13%
- Office 7%
- Commercial/Retail 68%
- Civic 3%
- Vacant 9%



Land Use – Existing Conditions

OREM State Street Corridor Master Plan



Study Area Statistics

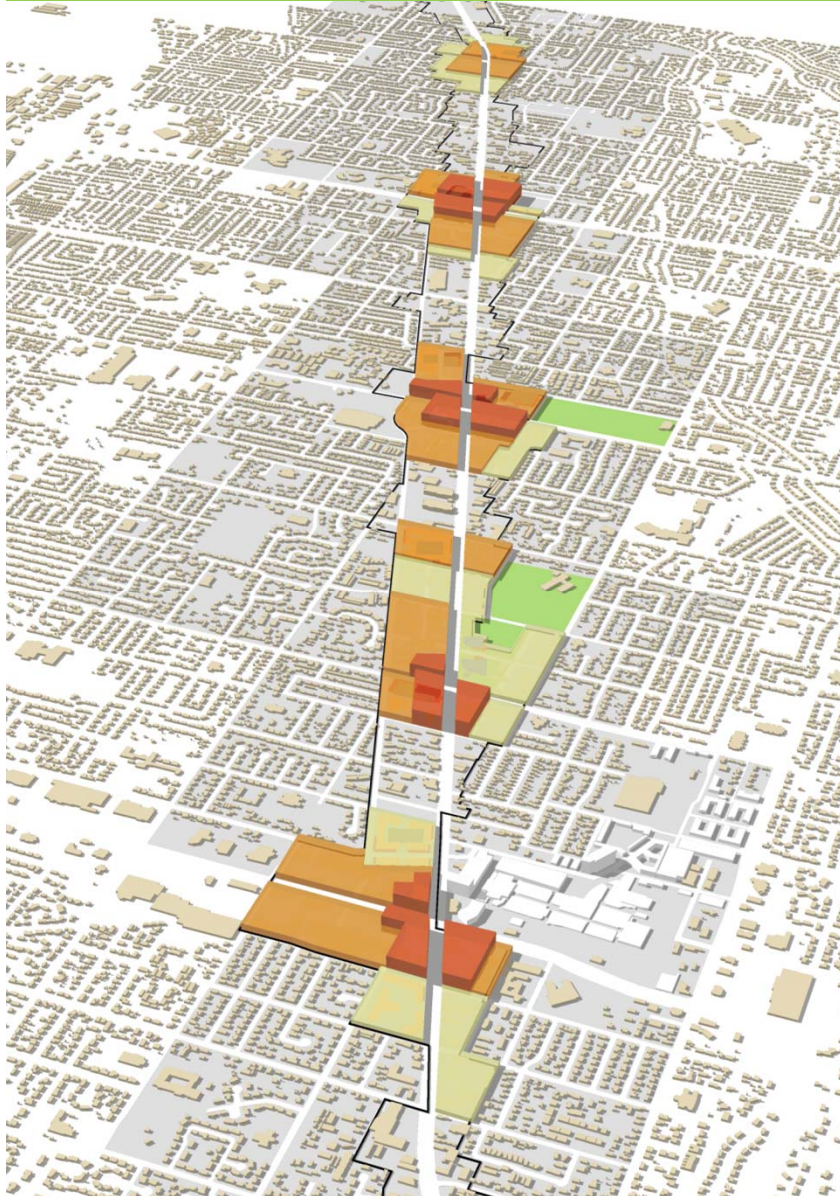
- Total Parcels 575 acres (76%)
- Total Streets 177 acres (24%)
- Total Area 752 acres (100%)

Existing Parcel Breakdown

- Building Footprint 142 acres (25%)
- Parking/Driveways 402 acres (70%)
- Other 31 acres (5%)

Land Use – Overall Corridor Projection

OREM State Street Corridor Master Plan



What are the impacts?

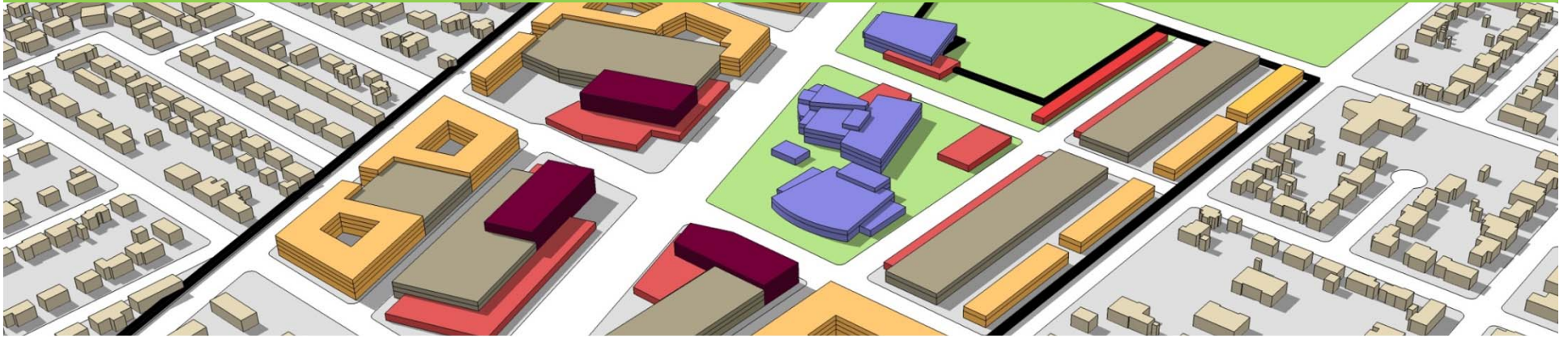
- Addition of up to 6,500 residential units
 - At an average of two residents per unit will add up to 13,000 residents to the population.
 - If projected growth in Orem is 25,000 by 2040, the State Street corridor could absorb more than 50% of this growth.
- Addition of up to 4,300 jobs in new office development.
- 15% reduction in overall retail square footage through shift to more compact and walkable boutique retail users within growth nodes. Maintain existing retail land use pattern between growth nodes.
- 100% average increase in tax revenue of per acre

[all numbers are hypothetical and will be adjusted based on final analysis]



Land Use – Overall Corridor Projection

OREM State Street Corridor Master Plan



Tax Generation Comparison

NODE	Existing Taxable Value	Existing Taxable Sales	Future Taxable Value	Future Taxable Sales
1600 North	\$29,856,277	\$16,437,237	\$82,037,637	\$43,750,000
800 North	\$72,574,066	\$73,036,381	\$205,881,785	\$117,000,000
Center Street	\$68,213,268	\$80,082,488	\$200,642,578	\$115,875,000
800 South	\$73,140,070	\$30,696,014	\$98,486,330	\$37,500,000
University Parkway	\$82,159,856	\$180,678,741	\$183,421,032	\$143,500,000
Total Revenue	\$325,943,537	\$380,930,861	\$770,469,361	\$457,625,000
Orem City Annual Tax Revenue	\$4,013,669	\$1,904,654	\$9,487,560	\$2,288,125

\$5,918,323

\$11,775,685



Land Use – Growth Nodes

OREM State Street Corridor Master Plan



Existing Uses (2015)

- Total Area 97.9 acres (100%)
- Residential 0 sf (0%)
- Office 42,099 sf (6%)
- Comm./Retail 626,320 sf (82%)
- Industrial 95,709 sf (12%)
- Total 764,128 sf (100%)

Proposed Uses (2040)

- Residential 724,000 sf (31%)
- Office 1,155,500 sf (49%)
- Comm./Retail 463,500 sf (20%)
- Total 2,343,000 sf (100%)



Land Use – City Center (Center Street)

OREM State Street Corridor Master Plan

5 Year Plan



Land Use – City Center (Center Street)

OREM State Street Corridor Master Plan

10 Year Plan



Land Use – City Center (Center Street)

OREM State Street Corridor Master Plan

25 Year Plan



Land Use – Growth Nodes

OREM State Street Corridor Master Plan



Existing Uses (2015)

- Total Area 104.74 acres (100%)
- Residential 147,171 sf (20%)
- Office 161,196 sf (21%)
- Comm./Retail 336,848 sf (45%)
- Industrial 104,409 sf (14%)
- Total 749,624 sf (100%)

Proposed Uses (2040)

- Residential 2,394,000 sf (78%)
- Office 280,000 sf (9%)
- Commercial/Retail 243,500 sf (8%)
- Civic 150,000 sf (5%)
- Total 3,067,500 sf (100%)



Land Use – Arts District (800 South)

OREM State Street Corridor Master Plan

5 Year Plan



Land Use – Arts District (800 South)

OREM State Street Corridor Master Plan

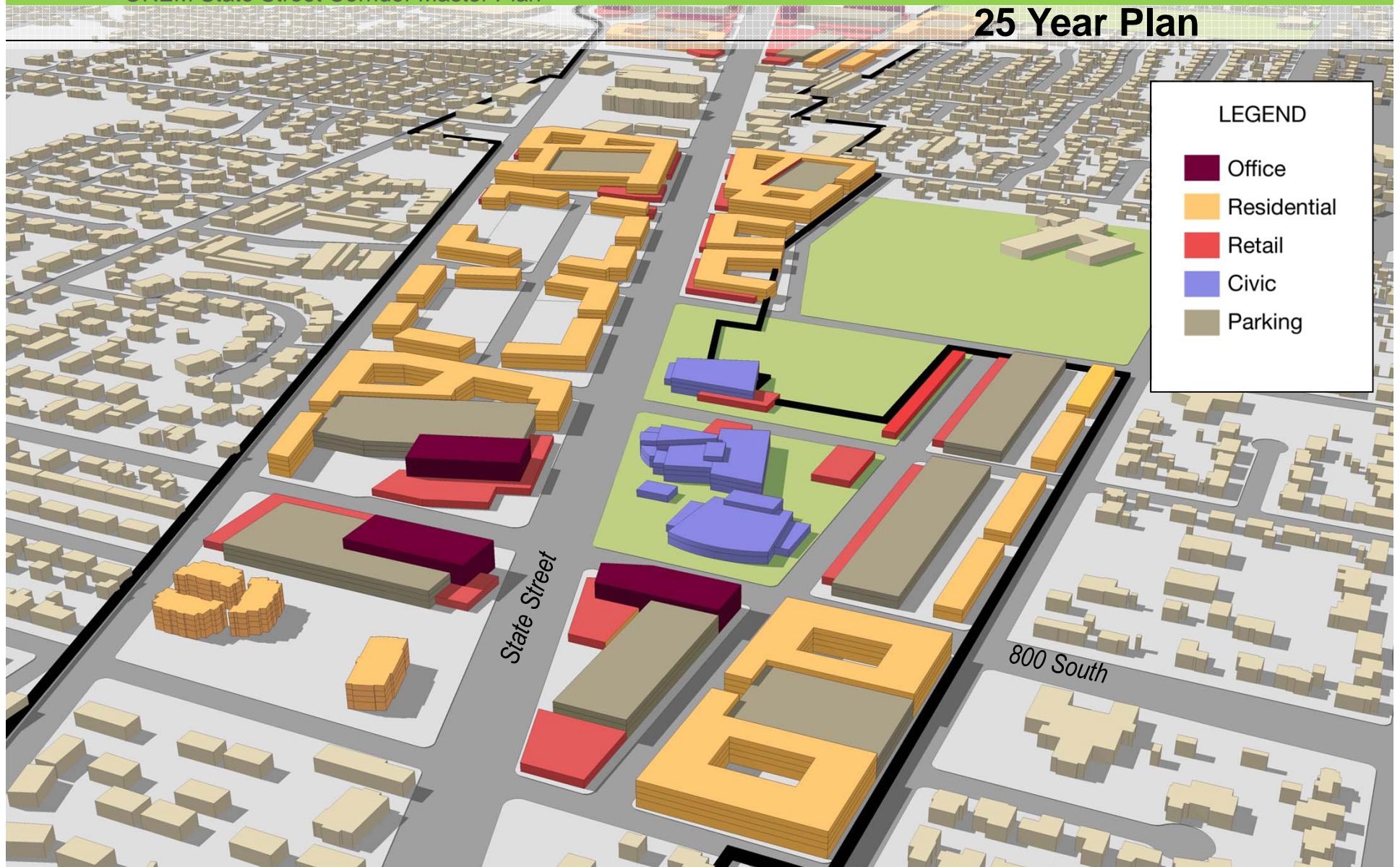
10 Year Plan



Land Use – Arts District (800 South)

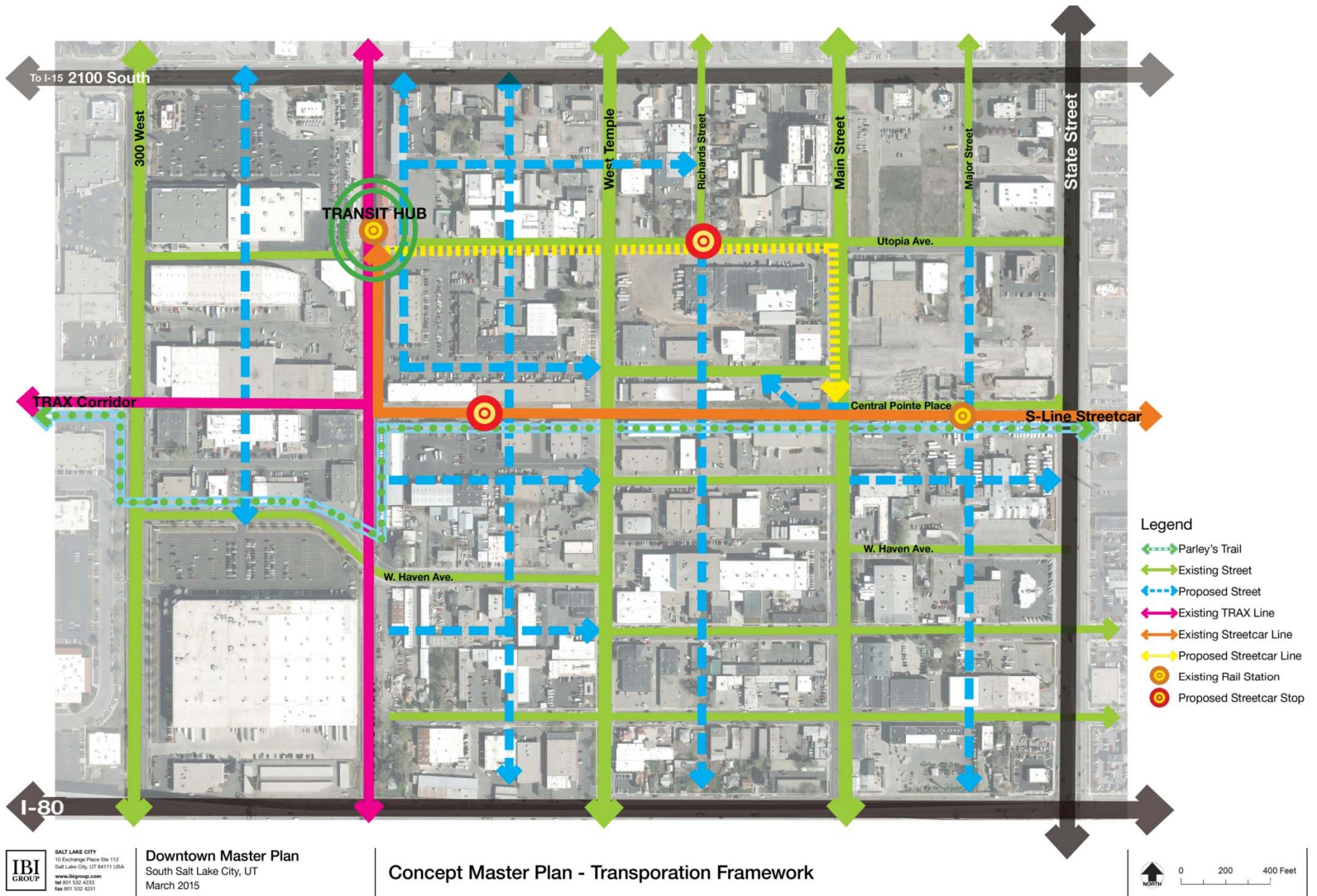
OREM State Street Corridor Master Plan

25 Year Plan



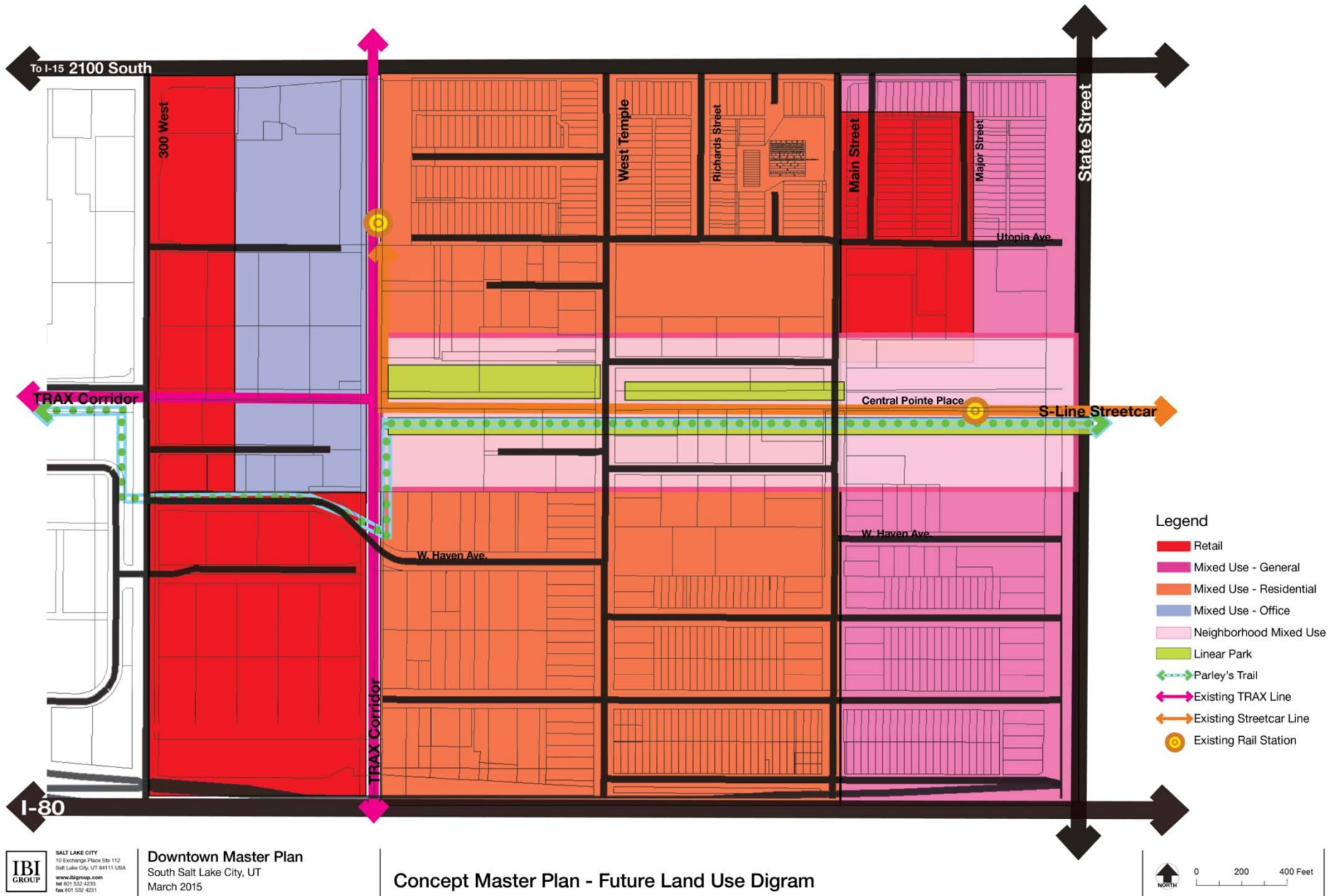
Transportation Framework

Downtown South Salt Lake Concept Master Plan



Future Land Use Diagram

Downtown South Salt Lake Concept Master Plan



Downtown Districts

Downtown South Salt Lake Concept Master Plan

