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.

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

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 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, places, and other community spaces 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.
MindMixer Topic #13
What types of buildings would you like to see along State Street? Choose from the different options!

Poll Results
1. Suburban Strip Mall - 30 votes
2. Enhanced Suburban Strip Mall - 74 votes
3. Garden Apartments - 44 votes
4. Suburban Office Building - 35 votes
5. Urban Office Building - 34 votes
6. Urban Townhomes - 39 votes
7. Urban Mixed-Use (Retail/Residential) - 59 votes
8. Urban Retail (Big Box) - 25 votes
9. Urban Mid-Rise Residential - 32 votes

Engagement
- Votes: 372
- Comments: 13
- Interactions: 135
- Shares: 0

Participation
- 19% of People Participated
- Total Participants: 125
- More than Your Average: 9%
- More than the MindMixer Average: 381%

Gender Breakdown
- 46% Females (51)
- 54% Males (61)

Age Breakdown
- 14-17: 4.3%
- 18-24: 0%
- 25-34: 30.4%
- 35-44: 17.4%
- 45-54: 13%
- 55-64: 21.7%
- 65+: 13%
The North Village (1600 N)
Uptown (800 N)
City Center (Center Street)
Arts District (800 S)
University Place

Maximum Building Height
Maximum Building Height
Maximum Building Height

35'
75'
150'
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%
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%)
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]
<table>
<thead>
<tr>
<th>NODE</th>
<th>Existing Taxable Value</th>
<th>Existing Taxable Sales</th>
<th>Future Taxable Value</th>
<th>Future Taxable Sales</th>
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<td>1600 North</td>
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<td>Orem City</td>
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<td>Annual Tax Revenue</td>
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$5,918,323                      $11,775,685
**City Council Briefing**

**Downtown Master Plan**

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**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%)
- **Industrial**:
- **Total**: 2,343,000 sf (100%)

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City Center

(Center Street)

March 25, 2015

South Salt Lake City, UT
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%)
DOWNTOWN SOUTH SALT LAKE
Concept Master Plan

IBI GROUP
March 25, 2015