

Salt Lake City Ballpark Site

# Master Plan Amendment

## Zoning Map & Text Amendment



## PURPOSE STATEMENT

The Mayor has initiated a petition to amend the zoning for city-owned property that includes the Ballpark (formerly Smith's Ballpark) at 1300 South and West Temple. The proposed amendment would establish zoning regulations that align with the vision outlined in the Ballpark Next Community Design Plan and advance the goals of the Ballpark Station Area Plan. This action would consider either applying the recently adopted MU-11 zoning district or adopting and applying the new MU-15 zoning district to the site. The following amendments are requested as part of the petition:

### ***Ballpark Station Area Plan Amendment***

The amendment request updates the Ballpark Station Area Plan to reflect the potential for slightly taller buildings on the Ballpark Site off 1300 South from 8-10 stories as described in the Station Area Plan to up to 15 stories as described in the Ballpark Next Community Design Plan. The Design Plan was completed by the Community Reinvestment Agency (CRA) in close collaboration with the Ballpark community and charts the course for creating an urban, mixed-use neighborhood that supports existing residents and attracts visitors from across the region.

### ***Zoning Map and Potential Text Amendment***

The amendment request rezones the entire 14.8-acre Ballpark Site from **PL: Public Lands/RMF-35: Multifamily Residential 35** to either **MU-11: Mixed Use 11 with a height allowance for buildings off 1300 South up to 150 feet, or, MU-15: Mixed Use 15 without an additional text amendment**. The purpose of this change is to permit a broader range of land uses and building types than those allowed under the existing zone in place to accommodate the baseball stadium. The increased height would facilitate transit-oriented development so close to public transit and the capital city's downtown, enable the construction of a landmark, architecturally significant tower that marks a distinctive entry into the neighborhood, and provide the density needed to secure funding for the numerous public amenities incorporated on the site.

A rezone has been anticipated by the Planning Division following the establishment of redevelopment plans within the Ballpark Next Community Design Plan. The following parcel numbers are included in the request:

- 15-12-478-019-0000
- 15-12-482-001-2000
- 15-13-230-001-0000
- 15-13-230-033-2000
- 15-13-231-031-2000
- 15-13-230-034-2000
- 15-13-230-031-2000
- 15-13-230-032-2000

## DISTRICT CONTEXT

### Ballpark Station Area

Salt Lake City's Ballpark neighborhood is located just south of the city's downtown, bookended by I-15 to the west and State Street to the east. It incorporates several community assets including the Ballpark light rail station, several social service agencies, Fire Station #8, and the nearby Salt Lake Community College downtown campus. Multiple big box stores and light industrial uses can be found along 1300 West. The Salt Lake Bees, the AAA affiliate of the Los Angeles Angels, may have left, but baseball has been part of this neighborhood for over a century. The game helped define its character, and its spirit still endures today.

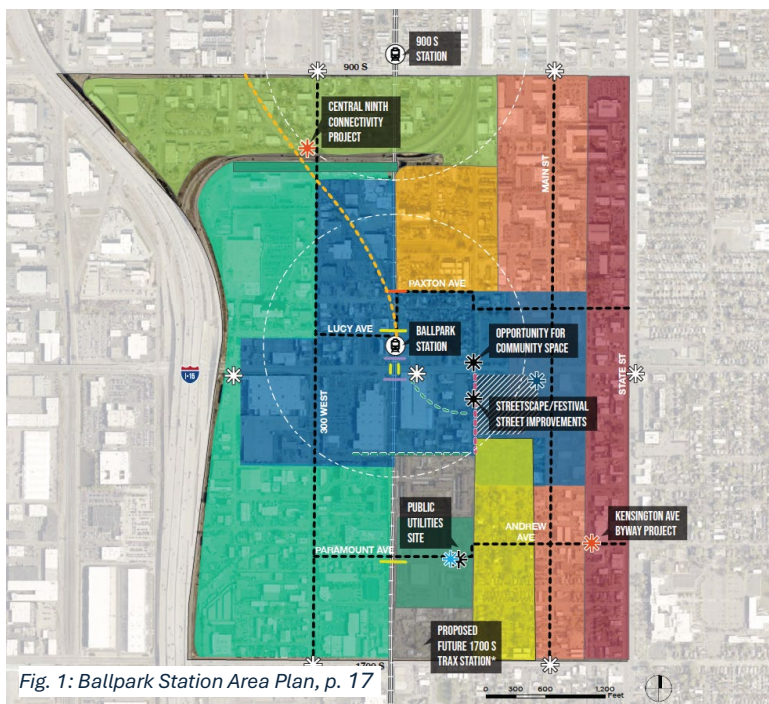


Fig. 1: Ballpark Station Area Plan, p. 17

The neighborhood is evolving from its traditional role as a downtown “support” area – offering housing and services on the edge of the city center – into a more defined urban district of its own. This area has experienced several periods of change. Recent developments have introduced new multifamily housing projects, with residential densities ranging from approximately 15 to 60 units per acre. This growth positions the neighborhood to continue contributing to Salt Lake City’s ongoing demand for additional housing.

The Ballpark neighborhood has a notably higher share of renter-occupied units compared to Salt Lake City, Salt Lake County, and the State of Utah overall. Historically, it has been among the city’s more affordable neighborhoods, attracting residents from diverse backgrounds and income levels. Median household income in the neighborhood remains below that of both the city and the broader region.



## THE BALLPARK SITE

The Ballpark site, located at approximately 1365 S West Temple, encompasses approximately 14.8 acres across two city-owned blocks divided by 1300 South. The southern block contains the stadium and supporting facilities, including a canteen, restrooms, and a covered pavilion. Fire Station #8 is located on the site off the southwest corner of 1300 South and Main Street. The north block currently serves as a surface parking lot for events held at the stadium.

Most of the site is currently zoned as Public Lands with the exception of the southern-most parcels zoned RMF-35: Moderate Density Multi-Family Residential. Surrounded by a mix of residential and commercial uses with nearby transit access, the site is envisioned as an extension of downtown, featuring the transformation of West Temple into a festival street, the reuse of the stadium as a multipurpose event venue, and the inclusion of new housing, recreation spaces and community gathering spaces.



## BALLPARK NEXT COMMUNITY DESIGN PLAN – FUTURE DEVELOPMENT

For nearly a century, baseball has defined the Ballpark neighborhood. With the relocation of the Salt Lake City Bees, the community has a rare opportunity to shape a new chapter grounded in shared values, inclusive planning, and long-term prosperity. Building on the Ballpark Station Area Plan and an extensive [community visioning](#) process that produced the Vision and 6 Guiding Principles below, the Ballpark NEXT Community Design Plan provides a roadmap for the site’s future development. The plan was adopted by the CRA Board (City Council) in December of 2025.

### THE VISION

The future Ballpark Site is an *iconic, exciting destination* for the neighborhood, city, and region. It is a catalyst for the transformation of the neighborhood, attracting people and development that *uplifts and celebrates the area* and its residents.

### GUIDING PRINCIPLES



The overarching vision for the site is a vibrant mixed-use district. The western-wing of the existing stadium is to be adaptively reused as a multi-purpose entertainment venue as the anchor tenant or “heart” of the district. It’s envisioned that residents could take in views of the Wasatch from the bleachers by day and attend concert or sporting events by night. A pedestrian promenade will encircle the venue as one of the many people-first paths bisecting the site to encourage walkability.

The southern parcel will also feature a civic edge along Main Street with heights up to 120 feet, to house both a new library/community center and a new fire station. A hotel building with ground-floor commercial space on 1300 South will form a distinctive entryway to the node, marked by greater height up to 150 feet and notable architectural design. To note, additional height and density create the financial capacity needed to help fund the numerous public amenities planned for the site. Finally, mid-scale housing up to 45 feet is proposed to the south of the entertainment venue that provides a transition to the single-family homes as well as homeownership opportunities greatly needed in the city.

The northern parcel also features a mix of uses including a condominium building and parking garage on its northern edge up to 85 feet. A commercial building slated for a grocery store and wellness/office uses is set in the building of the site up to 120 feet. Finally, green space – the “creek park: running along the southern edge of the site and signaling to drivers that they are entering a pedestrian-oriented area.

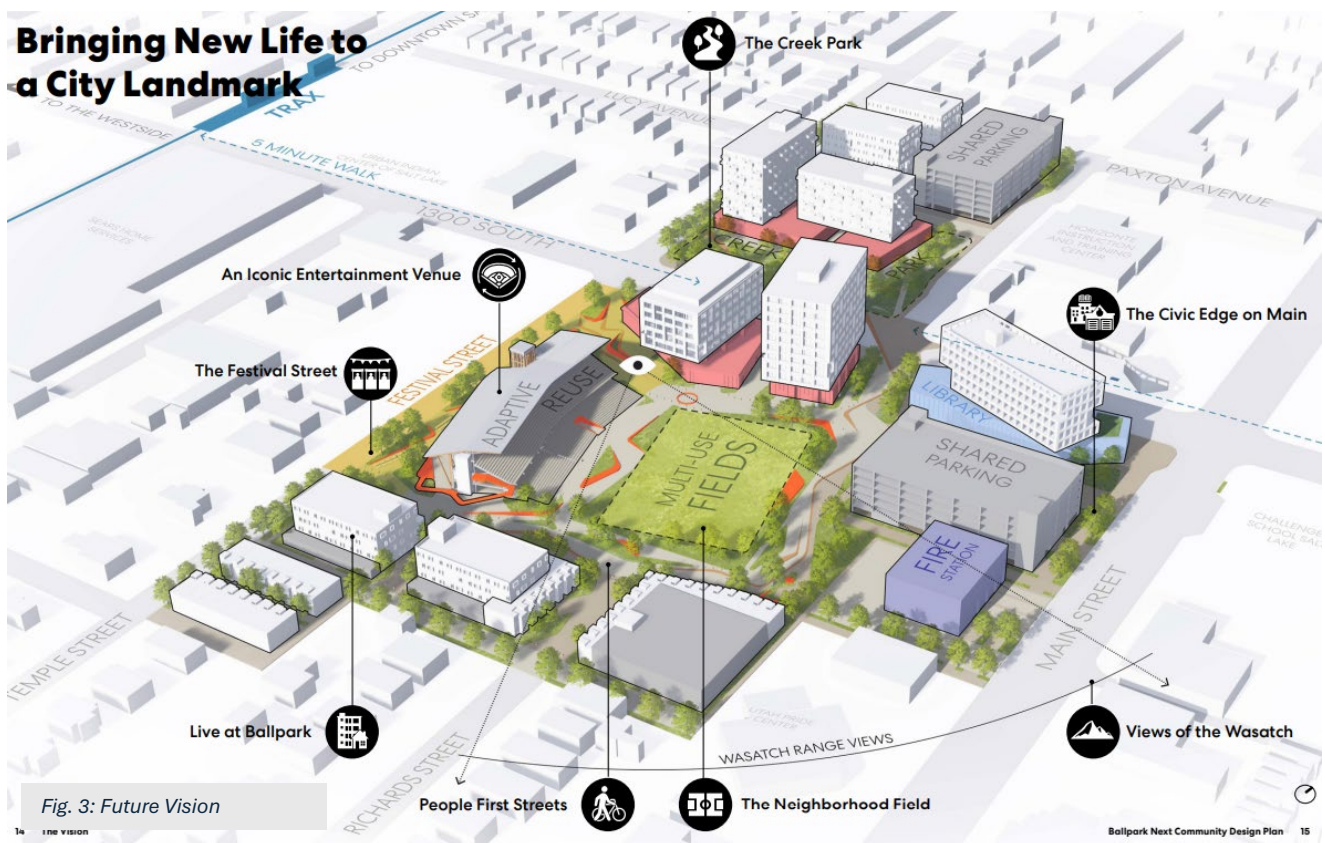
The following list describes the most significant land use and design elements incorporated into the plan in greater detail:

- **People First Streets:** Tree-lined promenades create inviting, low-stress pathways through the site, offering residents and visitors seamless connections across the neighborhood.
- **The Neighborhood Field:** The baseball diamond and outfield now serve as a multipurpose field, hosting both regional cultural events and neighborhood activities like youth sports.
- **An Iconic Entertainment Venue:** The western portion of Smith’s Ballpark has been preserved and reimaged as a vibrant event venue and cultural hub, featuring attainable ground-floor commercial spaces for local businesses.
- **The Creek Park:** Creek Park supports a broader effort to restore the Salt Lake Valley’s waterways by partially daylighting Red Butte, Emigration, and Parleys Creeks, currently flowing beneath 1300 South—transforming a portion of the existing parking lot into a lush, natural oasis at the heart of the community.
- **The Festival Street:** Building on the Station Area Plan, West Temple is transformed into the neighborhood’s festival street, a venue for outdoor events like farmers’ markets and street fairs.



- **Views of the Wasatch:** Development has been thoughtfully sculpted to ensure the majestic views of the Wasatch Mountains remain preserved.
- **The Civic Edge on Main Street:** Along Main Street, the new Salt Lake City Library Branch and relocated Fire Station 8 establish a civic anchor, reinforcing the neighborhood's identity.
- **Housing Opportunities at the Ballpark:** The park spaces, local businesses, and event spaces are anchored by a variety of attainable housing options serving community members at different stages of life with opportunities for home ownership.

The complete Ballpark NEXT Community Design Plan can be found [HERE](#).



## STANDARDS FOR ZONING MAP AMENDMENTS:

- 1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.**

The proposed map amendment aligns with and advances the City's adopted plans by supporting transit-oriented development, adding mixed-income housing and homeownership opportunities, expanding parks and public spaces, improving multimodal mobility, and repurposing underused public land for community-serving uses. These outcomes fulfill key housing, transportation, and placemaking goals in documents such as Plan Salt Lake, Housing SLC, Thriving in Place, the Pedestrian and Bicycle Master Plan, the Ballpark Station Area Plan, and the Ballpark Community Design Plan most recently adopted by the CRA Board.

- 2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance.**

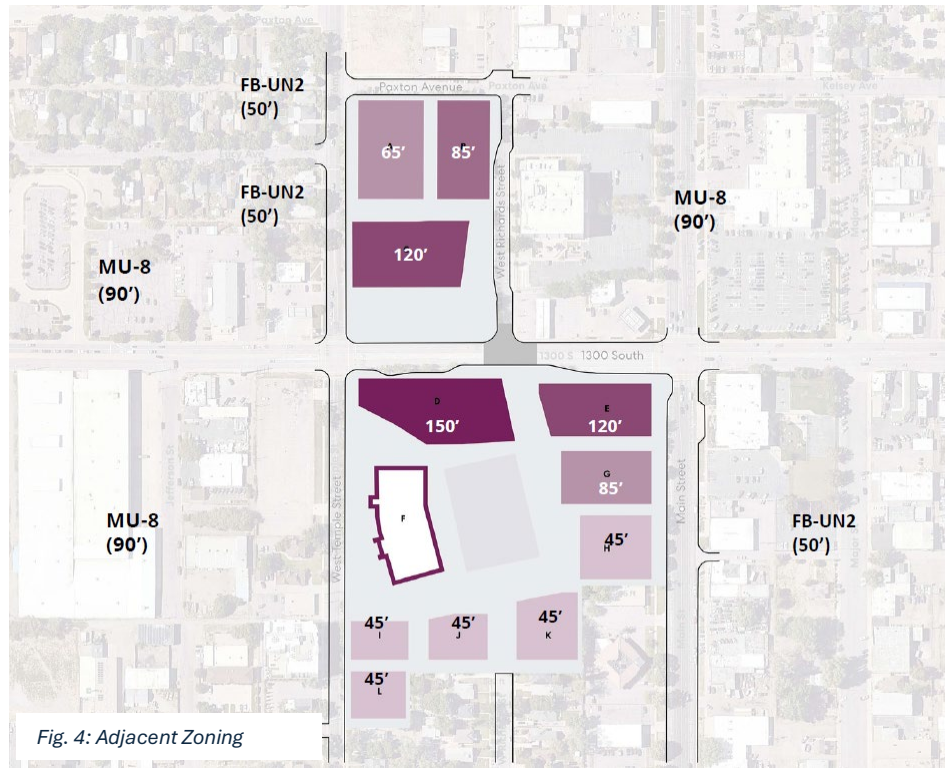
The purpose statement for the MU-11 district indicates it accommodates building from 8-11 stories or up to 125 feet for multi-family residential/storefront/vertical mixed use. Proposed buildings heights on the Ballpark Site range from 45-120 feet, which aligns with the purpose statement of 8-11 stories apart from the single, 150-foot structure. The purpose statement also accommodates a mix of land uses including commercial, technical and residential. The Ballpark district is intended to be a true mixed-use district where people can live, work, and play.

- 3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property.**

The proposed zoning district is very much in alignment with the existing zones that surround the Ballpark Site in terms of scale and use including MU-8 that allows up to 8 stories or 90 feet. The tallest buildings have been proposed within the center of the site and taper down to provide a transition to the residential areas to the north and south. A block from public transit, the site is well-suited for slightly denser, transit-oriented development that can deliver attainable housing options near downtown for populations impacted by housing scarcity.

Regarding land use, the former baseball stadium was lively and highly-activated, which is what is envisioned for Ballpark NEXT. As highlighted in the community vision statement, the Ballpark neighborhood wants this site to become an iconic, vibrant destination.





**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.**

It appears that site falls within a sign overlay district to accommodate the former baseball stadium. It's likely that this overlay will be eliminated as the stadium will no longer be used for minor league baseball.

**5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.**

As part of the Ballpark NEXT Community Design Plan, engineers have located existing utilities on the site including water, sewer and storm drain lines. The plan incorporates a proposal for upgraded water, sewer, storm drain and fire suppression lines to accommodate the increase in development. The proposed drainage system represents a major improvement over existing conditions. It will capture stormwater from impervious surfaces and rooftops, directing it into a series of bioswales that detain and treat the water before discharge. These bioswales can also be integrated into the site's open spaces to provide additional habitat benefits.

**The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.**

The Ballpark Site is located within a five-minute walk from TRAX and UTA bus service, ideal to support transit-oriented development and facilitate the use of public transit. The Design Plan includes new connections, wider sidewalks, enhanced street crossings and improved wayfinding to increase safety for pedestrians, while maintaining the efficiency of 1300 South as an arterial road connecting to I-15 as recommended by traffic engineers who studied the site.

**6. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.**

The Ballpark Site is adjacent to multiple schools, Jefferson Park to the north, and commercial retailers to the west along 300 South. While these amenities exist, the proposal incorporates significant community amenities including a library, new fire station, grocery store, green space, wellness spaces and more – all intended to serve and be easily accessed by the residents living in the Ballpark neighborhood and beyond.

**7. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.**

As redevelopment occurs, demand for public safety resources is expected to grow. The Design Plan therefore includes a new, expanded fire station to serve the Ballpark neighborhood and nearby districts. The Police Department has also indicated a desire to retain a substation on-site. Both departments were engaged throughout the design plan process.

**8. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

The boundary of the proposed zoning map amendment does not include residential units.

**9. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

The stadium has been vacant since the Bee's departure in 2024 and new development will not cause displacement of businesses. The Ballpark NEXT Community Design Plan calls for new spaces for small businesses along 1300 South and within the renovated portion of the stadium.