

Staff Report

Friday, April 21, 2006

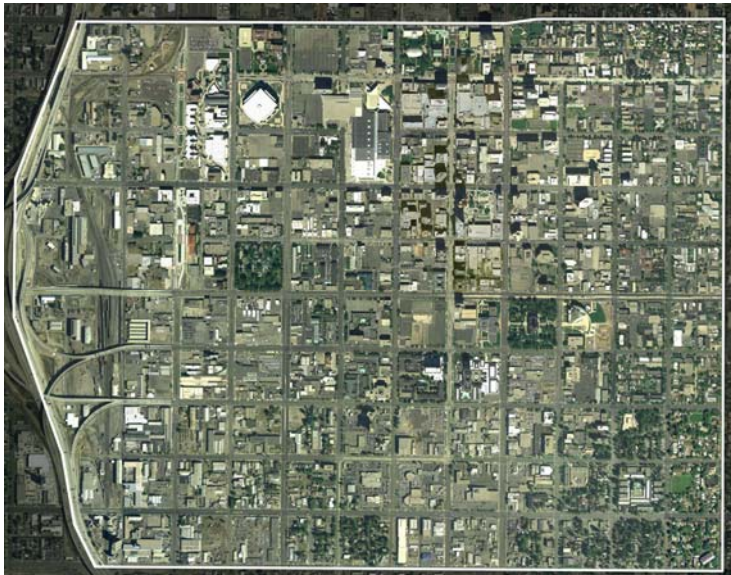
Subject: University of Utah Downtown Redevelopment Analysis

Background:

With the completion of the North-South Line, University Line, Intermodal Center and Commuter Rail in 2008, much of the 1995 Downtown Vision Plan has come to fruition. In March 2006 the City of Salt Lake, in cooperation with Utah Transit Authority (UTA), Wasatch Front Regional Council and Utah Department of Transportation (UDOT), awarded a contract to Wilbur Smith and HNTB to develop an updated Downtown Transportation Master Plan. In support of the Downtown Transportation Plan, the College of Architecture and Planning at the University of Utah has developed an analysis of the developable acreage in Downtown Salt Lake City. Ten students were divided into two teams. Using air photography and windshield survey, students determined which parcels had the potential to redevelop in the next 30 years. This assessment was based on current property use and condition.

The area of focus is a portion of Downtown Salt Lake City located between I-15 to 500 East and North Temple to 900 South.

Project Area – North and South



Analysis:

- Total acreage of the study area is 1201
- Acreage which could potentially redevelop is between 401 and 575
- Redevelopment would result in the addition of between 10,100 and 35,000 added people (Wasatch Front Regional Council is projecting 8,000 added residents)
- Between 17 M and 62 M square feet of development would be added

Key recommendation

- Redevelopment would be focused in three key areas:
 1. south and west of the Gateway development;
 2. east and west of the existing 500 South Trax Station and future 700 South Station; and
 3. along 400 South.
- Continue development of alternate modes of transportation;
- Consider reintroducing on-street parking on 400 South;
- Possible readjustment of school boundaries to support future population growth;
- Work with Salt Lake County to consider property tax rebates for low income home owners;
- Add purposed functional open space as part of new development;
- Consider the development of downtown parking districts;
- In order to streamline the development process, consider allowing desired uses to be a permitted use under the zoning code.

As part of the Downtown Transportation Master Plan, Wilbur Smith and HNTB will use the students work to make an assessment of the future transportation network and strategies. A final printed report of the student work will be available by May 22, 2006.

Student participants:

- Molly Berman
- Diedre Fuerst
- Spencer Sloan
- Francisco Astorga
- Joel Burkhart
- Sheldon Doney
- Brian Hansen
- Victoria Montoya
- Greg Robinson
- Sara Staffanson

The instructor is Hal Johnson