

LIFE ON STATE

SIGNATURE STREET 2018



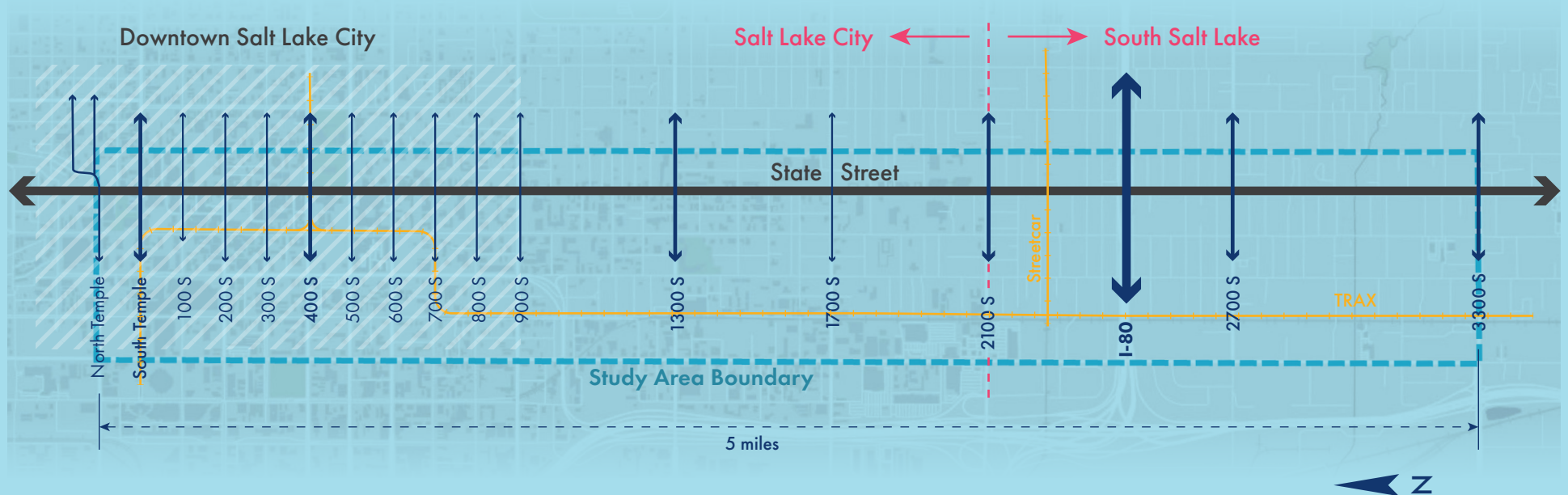
LIFE ON STATE IMPLEMENTATION PLAN

Utah, especially its urban areas, is booming. The population of the Wasatch Front Region is expected to grow by 73% by 2040 – that's over half a million new residents. With few new places to grow, urban infill is the future. (Source: *Wasatch Choice for 2040*)

Citizens, planners, and designers of the region's urban core have come together to envision how this growth happens in a neighborhood of highest potential, surrounding State Street from downtown Salt Lake City through downtown South Salt Lake. This 5-mile stretch of State Street is a target for both growth and transportation investment.

This plan has foundations in the *Wasatch Choice 2040* regional plan that shows how we want to grow around mixed-use town/city centers with a variety of transportation choices and an emphasis on walkability. It also builds on the 2010 *Life on State* regional vision. It puts your ideas into action in order to transform this street into its destiny as a signature street and gateway to our capital city. This plan will be followed up with a detailed State Street roadway design for multi-modal mobility.

STUDY AREA



WHY HERE? WHY NOW?



Utah is fourth in the US for housing cost increase since 1991. In this time, **housing prices have tripled** in the Salt Lake area, **twice as fast as the nation**.¹ At this rate, the average Utah home will cost \$700,000 in 2044 – equivalent to San Francisco's market.¹



Utah had the **fastest growing population** and job growth in the US between 2010-2016.¹

The population is expected to grow **another 50% by 2040**.² It is no surprise, then, that Utah is the third hottest real estate market in the US in 2018.³



There is **redevelopment opportunity** in the **urban core** that only exists in the State Street neighborhood.



Walking and biking on State Street **is dangerous**. Unfriendly conditions are an obstacle to economic development.



Traffic across the region is noticeably worse in recent years.

Delays are expected to **increase 75% by 2050**, from 59 minutes to 101 minutes, if current development and transportation patterns continue.⁴



Transportation habits and technology are changing. Transit and bike trips are on the rise in urban neighborhoods and some trips are being replaced by ride-hailing services. Free parking is no longer a given.

Source:

¹ Housing Prices and the Threat to Affordability. James Wood and Dejan Eskic. Kem C. Gardner Policy Institute. March 2018.

² Utah's Unified Transportation Plan, WFRC. 2015-2040.

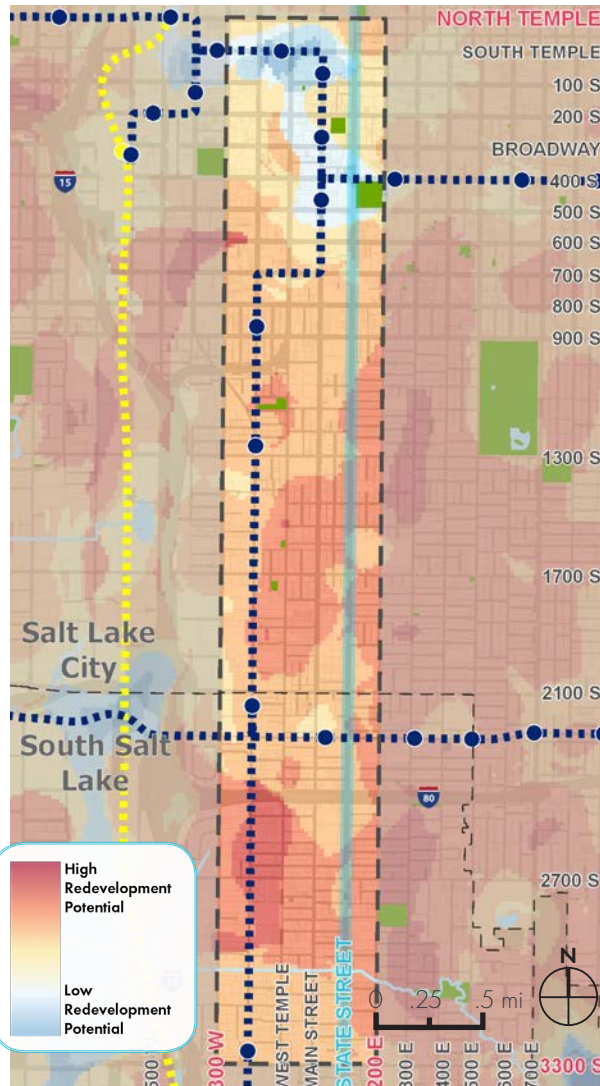
³ Emerging Trends in Real Estate 2018. Urban Land Institute Utah.

⁴ Wasatch Choice 2050 Draft Vision. WFRC 2018.

STATE STREET TODAY

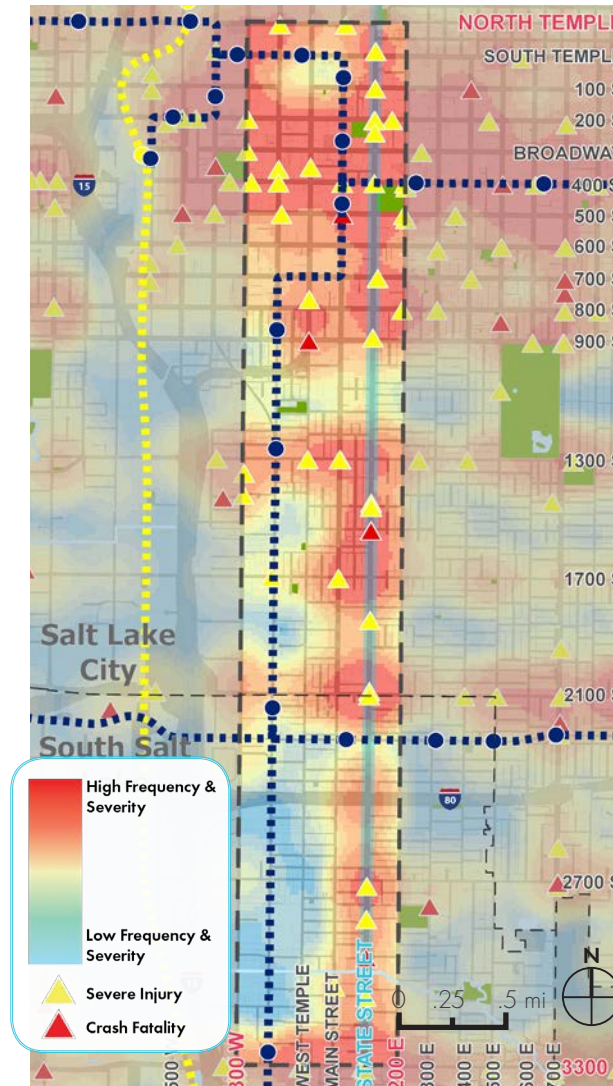
Life on State studied land use, transportation, and the dynamics between the two that shape redevelopment potential. Three of over thirty factors analyzed are shown here, highlighting some of the challenges and opportunities. Chapter 4 and the appendix show more detail.

REDEVELOPMENT POTENTIAL



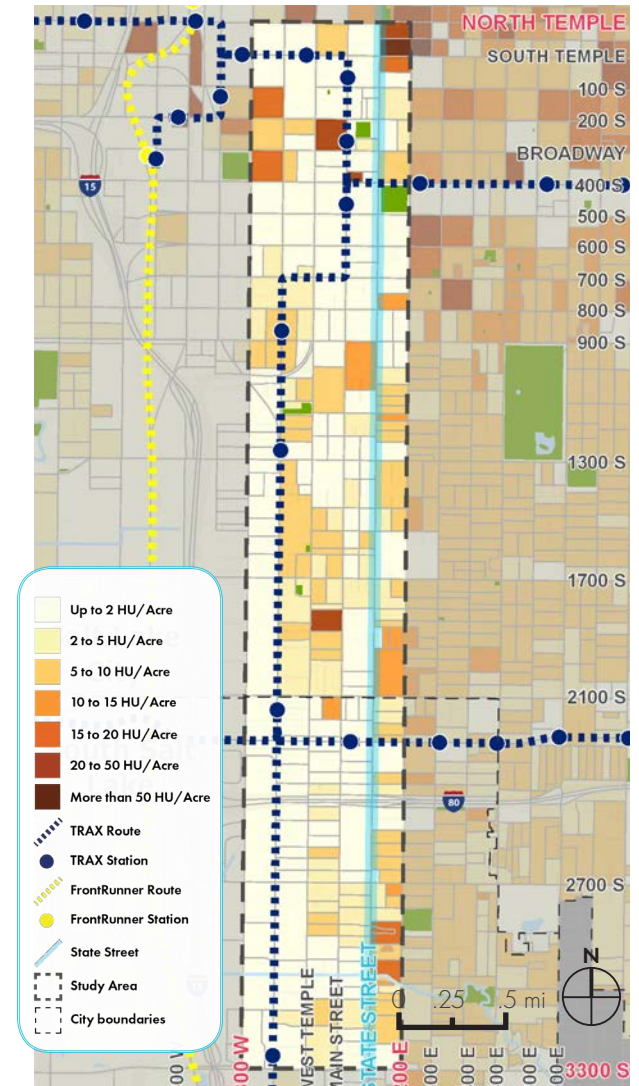
Source: UDOT Crash Database - 2010-2016

CRASHES INVOLVING BIKES OR PEDESTRIANS, 2010-2016



Source: Salt Lake County Tax Assessor; Fregonese Associates

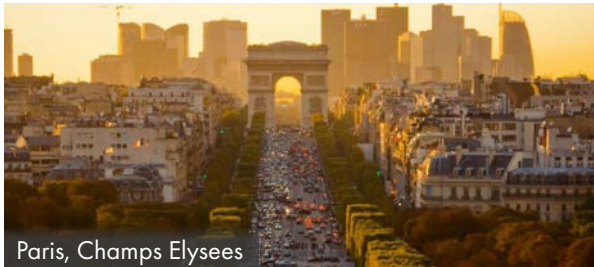
HOUSING UNIT DENSITY PER ACRE



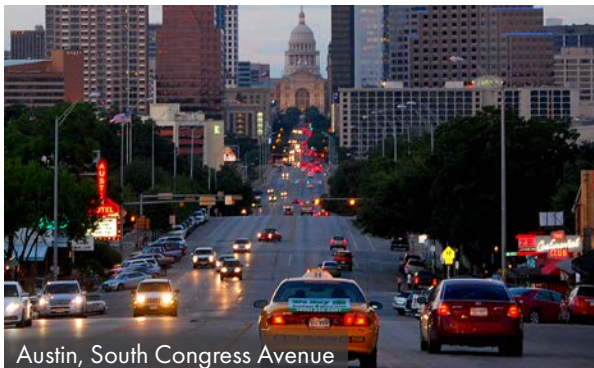
Source: U.S. 2010 Decennial Census

GOALS + PRIORITIES

These goals were written by the stakeholders and community, and priorities were established with public input. These goals directly address the concerns and aspirations described in the State Street Today chapter.



Paris, Champs Elysees



Austin, South Congress Avenue



Philadelphia, Broad Street

Goals

Description

IMPROVE SAFETY & SECURITY



Create a State Street that is welcoming, safe, and healthy by improving traffic safety for drivers, pedestrians, bicyclists, and transit riders, and use urban design to prevent crime and improve security.

IMPROVE IDENTITY OF PLACE



Establish and strengthen a unique sense of place that supports State Street's cultural significance in the region, encourages civic pride in the surrounding neighborhoods, and leads to economic success.

EXPAND CONNECTIVITY



Expand opportunities to safely cross State Street, connect more people to more places in and around the area, and improve access to nearby schools, businesses, and community services.

OPTIMIZE MOBILITY



Improve access for commuters, residents, and businesses along the State Street corridor by enhancing safe and comfortable travel for all modes of transportation.

DRIVE ECONOMIC PROSPERITY



Examine opportunities for infrastructure improvements, regulatory changes and public-private partnerships that increase investment and job growth, and promote a multi-faceted, internationally competitive corridor.

SUPPORT EQUITABLE LIVING OPPORTUNITIES



Expand and attract new housing options along State Street for all life stages, and incomes, and enable sustainable, urban living with improved access to local businesses and community services.

ENCOURAGE HEALTHY & SUSTAINABLE DESIGN

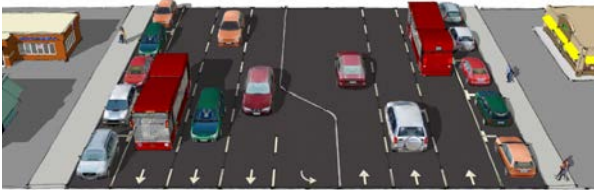


Create a public realm and built environment that promotes healthy lifestyles and reduces the environmental impacts of new and existing development.

CREATING A VISION: ENVISION TOMORROW SCENARIOS

Four development scenarios were analyzed through a land-use change model to understand the impact of different levels of investment in State Street.

Scenario 1: Business as Usual



Scenario 2: Streetscape Upgrades



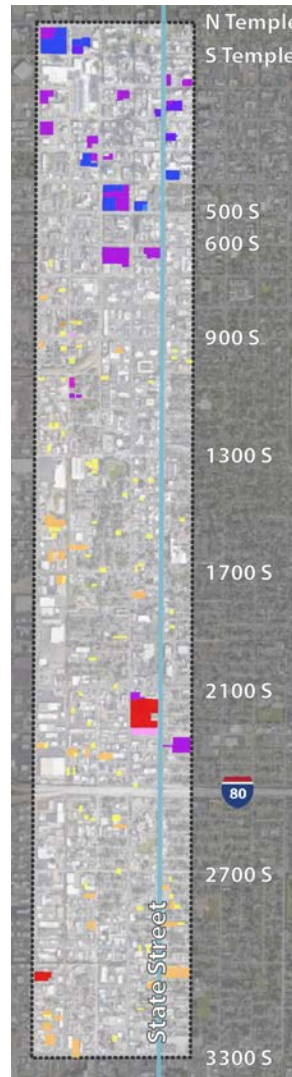
Scenario 3: Moderate Investment



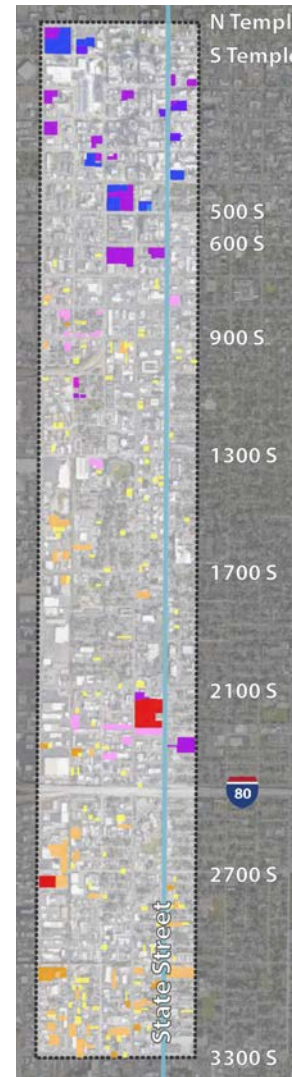
Scenario 4: Full Implementation



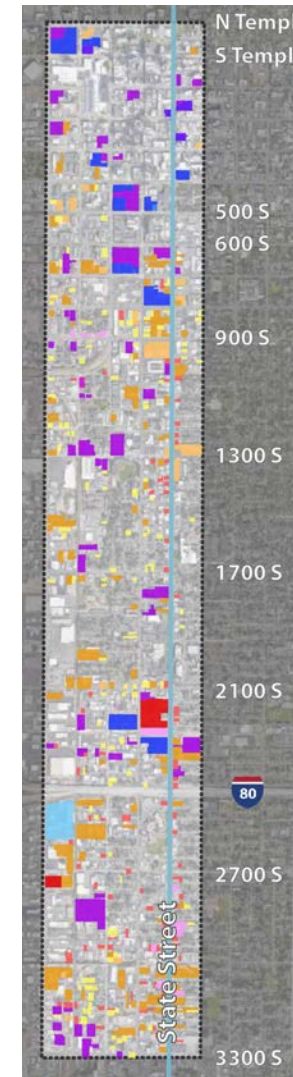
Scenario 1: Business as Usual



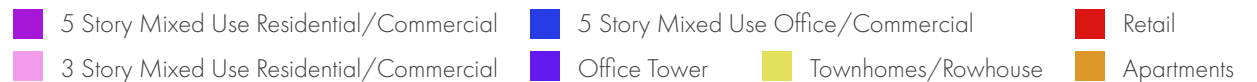
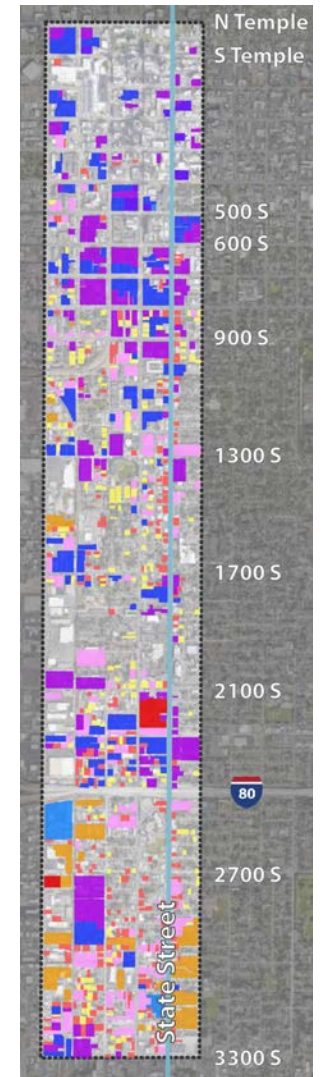
Scenario 2: Streetscape Upgrades



Scenario 3: Moderate Investment







Scenario 4: Full Implementation



CREATING A VISION: MEASURING SUCCESS

Scenario Modeling Outcomes

Goal	Envision Tomorrow Indicators	Business as Usual Scenario 1:	Streetscape Upgrades Scenario 2:	Moderate Investment Scenario 3:	Full Implementation Scenario 4:
OPTIMIZE MOBILITY 	Change in Daily Walk Trips (in %)	+16	+21	+41	+76
	Change in Transit Trips (in %)	+10	+12	+23	+43
	Change in Transportation Costs per Household (in %)	-5	-7	-12	-14
	Change in Vehicle Miles Traveled per Capita (in %)	-5	-7	-13	-15
DRIVE ECONOMIC PROSPERITY 	Increased Number of Jobs near State Street	10,700	11,000	13,000	30,500
	Annual Sales Tax Revenue (in Millions)	\$13	\$15	\$23	\$59
	Annual Property Tax Revenue (in Millions)	\$12	\$12	\$18	\$43
	Total Value of New Development (in Billions)	\$1.2	\$1.3	\$1.9	\$4.4
SUPPORT EQUITABLE LIVING OPPORTUNITIES 	New Housing Units	1,700	2,300	4,600	8,000
	New Retail Square Footage (in Thousands)	650	700	1,100	2,800
	New Office Square Footage (in Thousands)	3,870	3,960	4,550	11,800
	Housing Affordability Cost / Month	\$890	\$920	\$1,040	\$1,240
ENCOURAGE HEALTHY & SUSTAINABLE DESIGN 	Change in Energy Use per Household (in %)	-1	-2	-3	-4
	Change in Internal Water Use per Household (in %)	-7	-10	-15	-21

Results ranked
BEST and **WORST**

- Note: This comparison shows the project goals that are quantifiable and able to be measured by Envision Tomorrow software. Many goals were qualitative and not able to be measured in the computer model.

CATALYTIC SITES

Three important sites were selected to test out ideas that would achieve Life on State goals. Suggested improvements to the street, sidewalk/setback, and adjacent private properties are shown here.

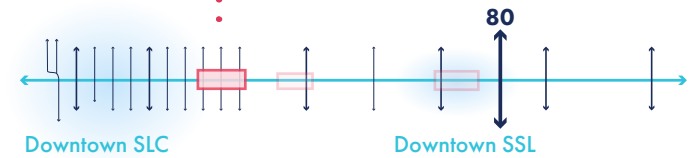
SITE 1

700 South to 900 South - Downtown Gateway

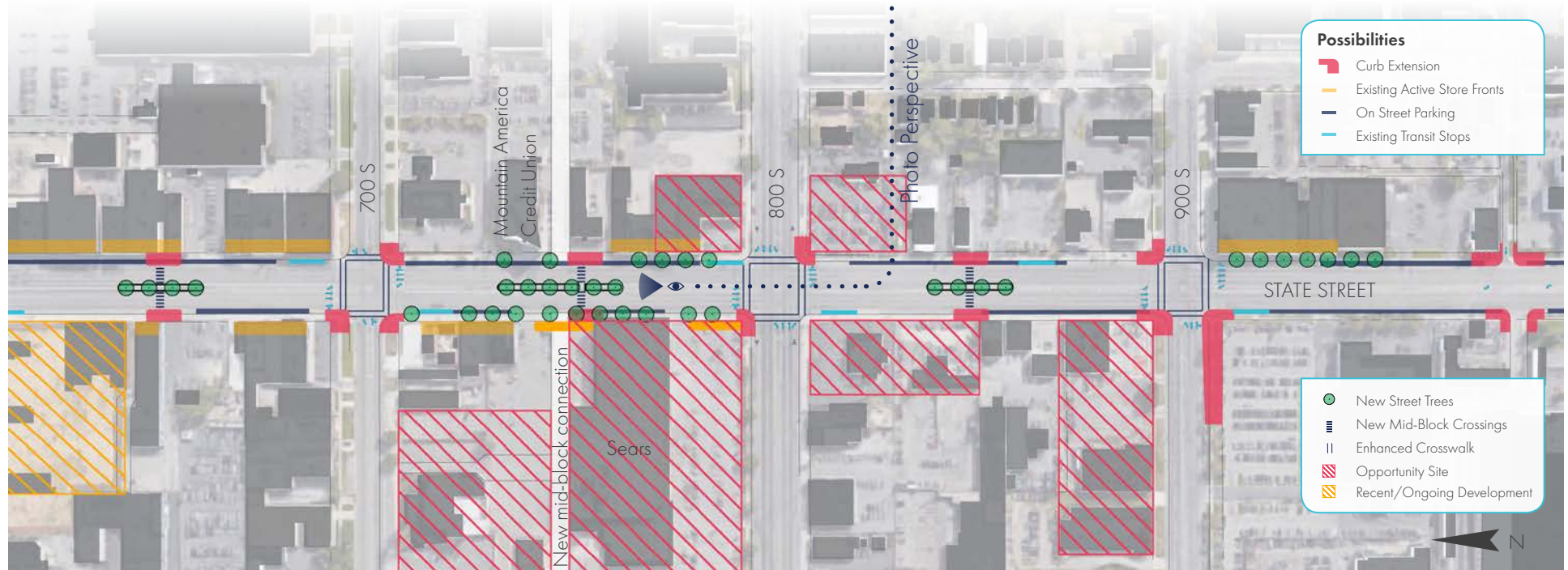
Before



After

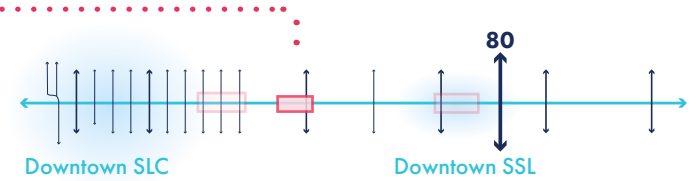


- 1 5 Story Building with Ground Floor Commercial
- 2 Street Trees
- 3 Curb Extensions/Pedestrian Bulb-outs
- 4 Planted Median
- 5 High-Visibility Markings
- 6 Widened Sidewalks
- 7 Pedestrian-Scale Lighting
- 8 Ground Floor Transparency
- 9 Amenity Space
- 10 Signalized Crosswalk



SITE 2

1300 South - Ballpark Neighborhood



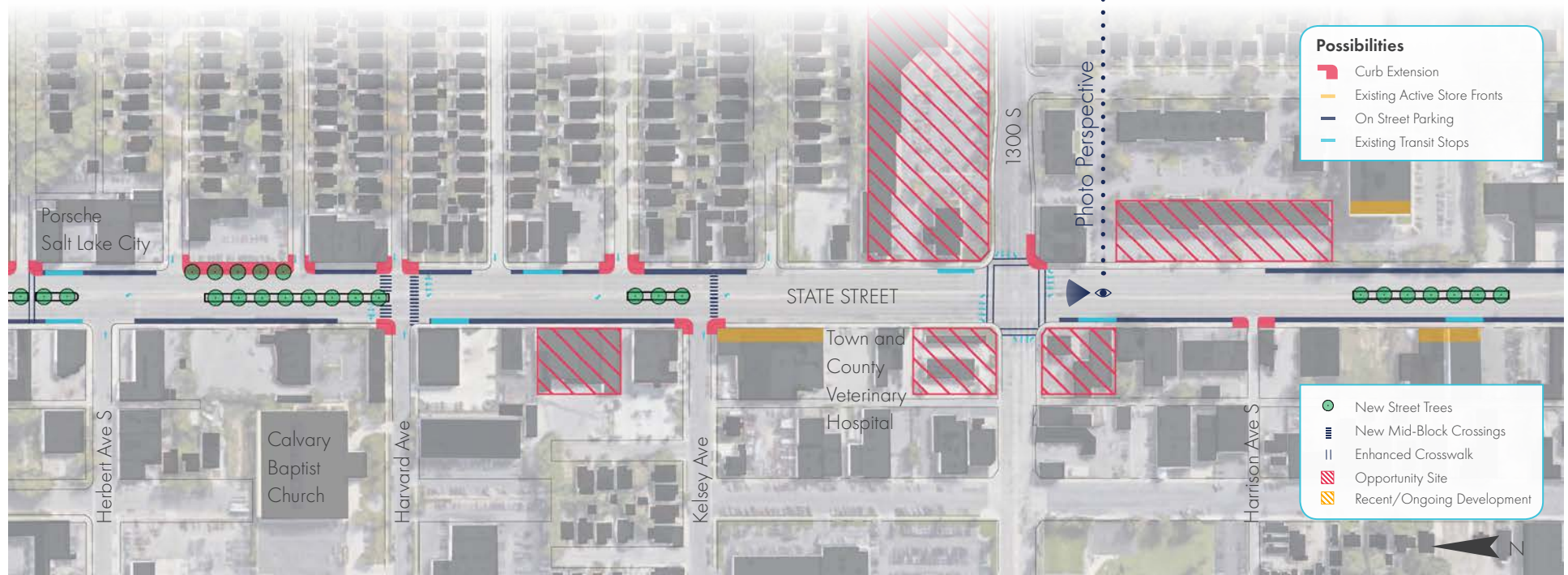
Before



After



- 1 6 Story Building with Ground Floor Commercial
- 2 Street Trees
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- 4 Widened Sidewalks
- 5 High-Visibility Markings
- 6 Ground Floor Transparency



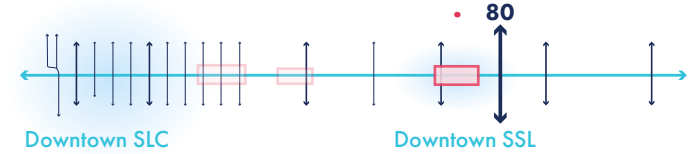
Possibilities

- Curb Extension
- Existing Active Store Fronts
- On Street Parking
- Existing Transit Stops

- New Street Trees
- New Mid-Block Crossings
- Enhanced Crosswalk
- Opportunity Site
- Recent/Ongoing Development

SITE 3

2100 South to the S-Line (2250 South) - Downtown South Salt Lake



Before



After



- 1 6 Story Building with Ground Floor Commercial
- 2 Street Trees
- 3 Curb Extensions/Pedestrian Bulb-outs
- 4 Planted Median
- 5 High-Visibility Markings
- 6 Widened Sidewalks
- 7 Pedestrian-Scale Lighting
- 8 Ground Floor Transparency
- 9 Enhanced Transit Stop



Possibilities

- Curb Extension
- Existing Active Store Fronts
- On Street Parking
- Existing Transit Stops

- New Street Trees
- New Mid-Block Crossings
- Enhanced Crosswalk
- Opportunity Site
- Recent/Ongoing Development
- Streetcar

CALL TO ACTION



YOUR TO DO LIST

- ▶ Subscribe to the Life on State email list
- ▶ Contact city council members and state reps to express support for changes to State Street
- ▶ Tell a friend or neighbor about the project
- ▶ Join or organize a group to advocate for change
- ▶ Visit a business or take a walk on State Street

Achieving the goals for State Street takes an active and engaged community to advocate for change. This Implementation Plan lays out a variety of design tools, policies, and programs to turn State Street into a signature street and major destination. Additionally, a detailed action plan provides clear direction on how to move the State Street vision forward, identifying implementation partners as well as potential funding strategies.

The plan is also a call to action to the people – to YOU. In order to turn State Street into a regional destination with great opportunities for living, working, and playing, we need to maintain the momentum. Use this scorecard to track your own activities and the resulting actions.

PROCESS TIMELINE

Short term:	Plan adoption by jurisdictions
Short term:	Continuous community involvement
Short term:	Code amendments
Mid term:	Design + cost estimates
Mid term:	Detailed transportation design
Mid term:	Initial low-cost implementation catalytic site improvements
Long term:	Implementation funding
Long term:	Full implementation

























PEOPLE TO CONTACT

- ☐ **My City Council Representatives**
- ☐ **My State Legislators**
- ☐ **Business Groups**
- ☐ **Neighborhood Associations**
- ☐ **Neighbors**

























HEALTH TRACKER



Keep track of change you see on State Street

Trees Planted	     
Crosswalk Installed	     
Widened Sidewalks	     
Increased Safety	     

ECONOMIC TRACKER

Housing Units	     
Jobs	     
Fiscal Impact	     
Activated Storefronts	     

LIFE ON STATE

