



DOWNTOWN SALT LAKE CITY URBAN ANALYSIS



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Downtown Demographics

Total Population; City Center	14,105
Population Density; ppl/sq. mi.	4,702
Total Households	6,856
Median Household Income	\$25,546.00
Per Capita Income	\$16,673.00

City Center Acreage: 2,042

Salt Lake Metro Demographics

Total Population	181,743
Population Density	1,666
Total Households	74,461
Median Household Income:	\$36,944.00
Per Capita Income:	\$20,752.00

Total Metro Acreage: 69,760

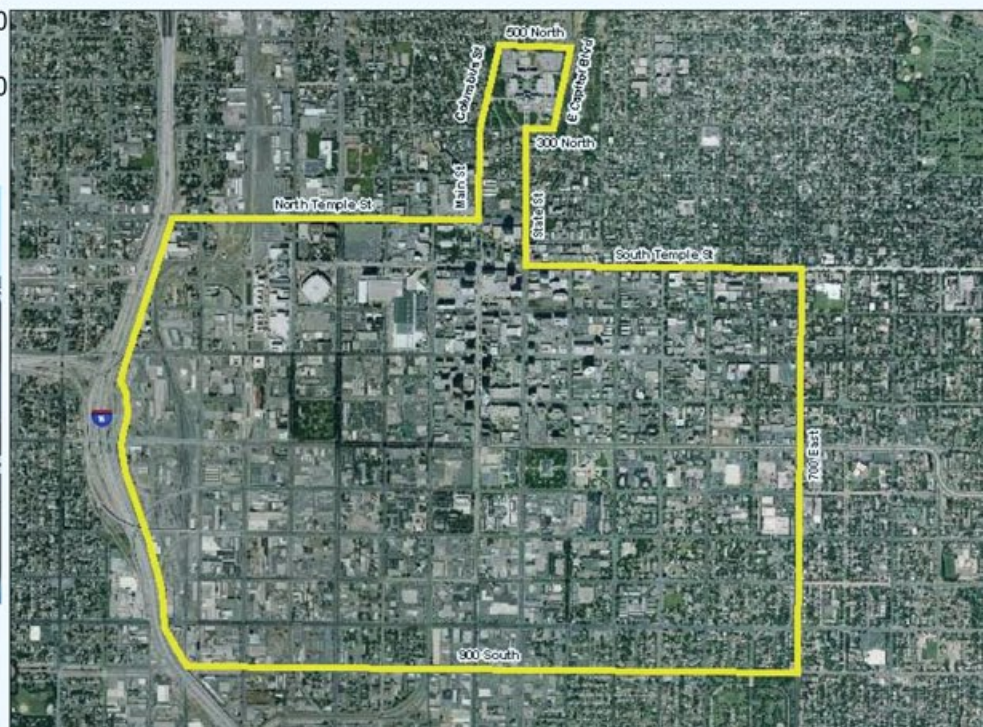
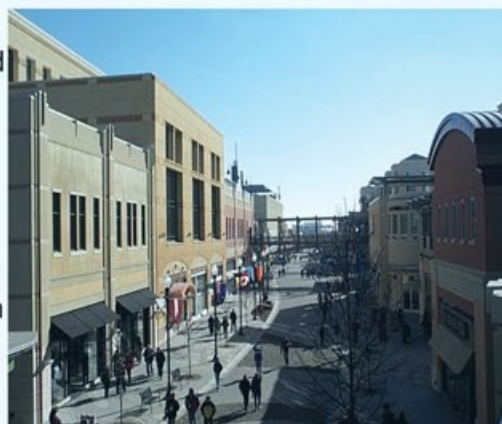
Salt Lake City downtown area has a large commercial base that influences trends for other land use sectors and mimics key economic indicators. The trends point to growth in 2007. The largest managing and financial influence is the LDS Church. The city has constructed large areas for economic expansion in the commercial and residential sectors. It has had some large events, namely the 2002 Winter Games and the I-15 expansion project to help investment. Retail development has expanded in the last decade and mixed zoning and land use redevelopment is underway to capture more residential and shopping revenue.

Top Growth and Development Issues

-Over the next 5 years, an unprecedented \$1.5 billion redevelopment campaign is slated to transform a 10 block area in central downtown.

-Current projects include:

The Gateway -- a very successful mixed-use development (opened 2001)
City Creek Center--a 3 block pedestrian mall abutting the LDS temple. Including retail, office and residential



Transportation Issues

- Development of Intermodal Transit Hub
- I-15 Expansion Project
- Development of Light Rail System
- Access Provided by Light Rail successful for both work commuters and visitors to The Gateway
- Analog of The Gateway bodes well for development along the light rail corridor - City Creek Center

Denver - Salt Lake City Comparisons

-Salt Lake City and Denver are learning from each other. Both cities have completed major transportation renovations that have incorporated light rail into their CBDs. The T-Rex project in Denver was similar to the I-15 expansion project.

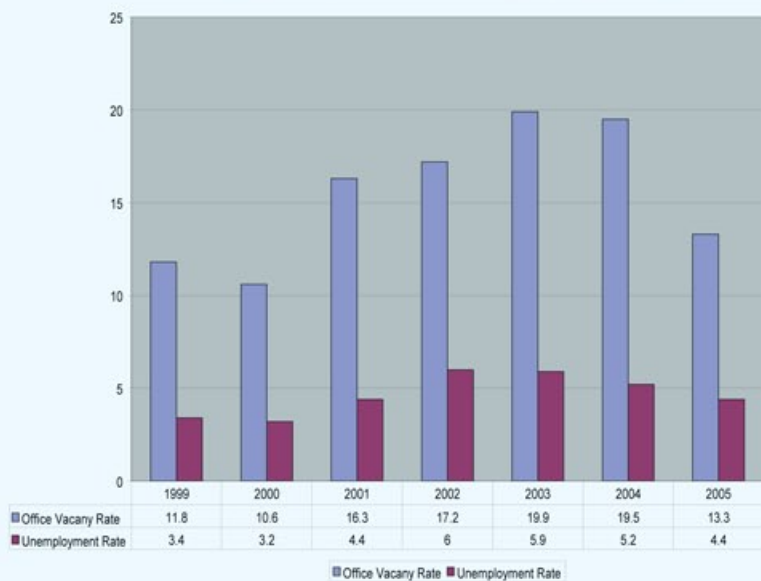
-Both cities have renovated their downtowns with commercial and retail businesses. The objective of the City Creek Center project is to create vibrant, commercial nightlife, much like the results seen by the Denver Pavilion and LoDo. Salt Lake City's Gateway Mall has given a large boost to retail sales since 2001.

-The Convention Centers for both downtowns have been remodeled. Salt Lake's Convention Center is expected to open this year.

-Salt Lake City and Denver have an overwhelming ratio of office space to other uses. The vacancy rates for office space have similar trends with other uses and major economic indicators such as unemployment.

-Residential and retail uses are on the rise in both cities. Residential high rises are being constructed in areas along with a large amount of building renovations. 2007 and 2008 should see construction, economic investment, and population growth in both state capitals.

Office Vacancy Rate vs. Unemployment Rate



Lessons for Planning

The success of light rail in Salt Lake City has created retail, office and residential growth.

Mixed use developments are successful combinations in the downtown environment.

