
M E M O R A N D U M

DATE: August 30, 2002
TO: City Council Members
FROM: Russell Weeks
RE: Library Block Master Plan
CC: Cindy Gust-Jenson, Rocky Fluhart, David Nimkin, Margaret Hunt, Nancy Tessman, DJ Baxter, Stephen Goldsmith, Gary Mumford, Joel Paterson, Janice Jardine

This memorandum addresses issues involved in the proposed master plan for the Library Block that the City Council will consider after a public hearing September 3.

POTENTIAL MOTIONS

- I move that the City Council adopt the ordinance enacting the *Library Square Block Plan* for Block 37, pursuant to Petition No. 400-00-44.
- I move that the City Council not adopt the ordinance enacting the *Library Square Block Plan* for Block 37, pursuant to Petition No. 400-00-44.

POTENTIAL OPTIONS

- Adopt the proposed ordinance.
- Do not adopt the proposed ordinance.
- Amend the proposed block plan before adopting the proposed ordinance. (Please see Discussion/Background section of this memorandum.)

MATTERS AT ISSUE/QUESTIONS FOR CONSIDERATION

The major policy points of the proposed master plan include:

- Developing the eastern four acres of Block 37 as open space.
- Integrating the block as part of a three-block “civic center” with the City & County Building flanked by the Library Block and the Scott M. Matheson Courthouse.
- Developing mid-block connections between the Library Block and the blocks surrounding it, including a mid-block pedestrian corridor east of the Library Block to 700 East Street.
- Supporting the new Main Library as the primary focus of the block.
- Programming the plaza between the new and old Main Libraries to make the block a public destination.
- Using the Library Block as a public amenity to spur housing construction around the block.

- Having the City take an active role in promoting development of residential mixed-use projects around the block.

Major action items include:

- Adopting amendments to the public lands zoning district to clarify building height regulations.
- Potentially adopting amendments to the public lands zoning district to allow the Salt Lake City Library System to lease space in the new Main Library for accessory retail use to benefit library patrons and other visitors.
- Constructing a pedestrian friendly connection between the Library Block and Washington Square.
- Potentially obtaining property on the block east of the Library Block to extend a pedestrian corridor east toward 700 East Street.

DISCUSSION/BACKGROUND

The City Council adopted a motion August 15 to schedule a public hearing and consider adopting an ordinance enacting the *Library Square Block Plan* for Block 37. As the Administration's transmittal letter indicates, the proposed block plan has gone through several variations since the original concept was presented in March 2000.

The latest version is subtitled *City Council Draft*. The version was the result of a meeting among City Council staff Russell Weeks and Janice Jardine, mayoral Senior Advisor DJ Baxter and Joel Paterson and Everett Joyce from the Planning Division. The *City Council Draft* is very close to the version subtitled *Planning Commission Recommended Draft* that the Planning Commission recommended to the City Council on June 21, 2001.

As a document, the *Planning Commission Recommended Draft* has held up well in the interim between June 21, 2001, and the transmittal of the *City Council Draft*. The latter version contains almost the whole of the *Planning Commission Recommended Draft*. However, some items have been deleted or changed, in Council staff's opinion, to reflect changes in City Council consideration of the Library Block in the last year, including the *Library Block Open Space Plan* by Civitas Inc., and the progress of the *Central City Master Plan* that the City Council will consider soon.

Although Council staff has attached a copy of the *Planning Commission Recommended Draft* and underlined deletions or changes, here is a synopsis of the major changes that resulted in the *City Council Draft*:

- A historical reference to the 1999 *Library Block Transit Oriented Development Study* was deleted. The reference no longer seemed germane to the *Library Block Plan* given City Council action toward developing the eastern four acres of Block 37 as open space.
- References to fund-raising as a means to help pay the cost of design and construction of open space on the Library Block have been deleted. Again, the references no longer seemed germane given the Administration's proposal to use one-time Olympics-related revenue to design and construct the eastern four acres and to focus its private fund-raising efforts on the addition of art and other amenities to the block.

- A reference about the potential addition of about 350 underground parking spaces underneath the eastern four acres of the block has been deleted. Given decisions earlier this year to configure the eastern four acres into open space, the potential to build additional underground parking appears to have been eliminated.
- A sentence on Page 15 of the *City Council Draft* was revised to indicate that a zoning amendment has been requested to allow the Salt Lake City Library System to lease space inside and outside the new Main Library for accessory retail outlets to benefit library patrons and other visitors.

It should be noted that the proposed ordinance containing the amendment pertaining to leasing space in the new Main Library also would address height restrictions currently in place on the block. The Planning Commission is scheduled to consider the proposed ordinance amendments at its September 5 meeting. It also should be noted that the Library System Board of Directors earlier in August authorized negotiations with five businesses or organizations to operate in the new library. The five businesses or organizations are the Salt Lake Roasting Company; Q Street Fine Crafts; 10,000 Villages; Night Flight Comics; and Crismon's News & Views. The five are part of 18 businesses or organizations that responded to the Library System's request for proposals issued earlier this year. The Library System still is considering adding other retailers to fill space in the wall outside the new library.

Clearly, the City Council could amend the *City Council Draft* to add deleted items or change the draft if it chooses to do so.

The other revisions in the *City Council Draft* are minor changes for clarity and verb tense.

Perhaps two other things should be noted. Like the *Planning Commission Recommended Draft*, the *City Council Draft* appears to make it a long-term policy to encourage mixed-use housing development around the Library Block and to support the creation of a pedestrian corridor at 450 South between 300 East and 700 East streets, including the acquisition of property for the corridor. It is Council staff's understanding that both policies are part of the *Central City Master Plan* that the City Council will consider later this year.