

Master Plan Amendment Options

	Original	Planning Commission Recommendation	Community Development Department Variation	Variation No. 2
LANGUAGE	<p>View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets except in extenuating circumstances.</p>	<p>View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets except in extenuating circumstances.</p> <p>The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:</p> <ol style="list-style-type: none"> 1. All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and 2. The design of a skywalk is such that it would not substantially impair or impact a view corridor; and 3. A skywalk would not materially detract from pedestrian and commercial activity at the street level. <p>The City shall have significant design input and final design approval of the skywalk.</p>	<p>View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets except in extenuating circumstances.</p> <p>The City may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:</p> <ol style="list-style-type: none"> 1. All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and 2. The design of a skywalk is such that it would not substantially impair or impact a view corridor; and 3. A skywalk would not materially detract from pedestrian and commercial activity at the street level. <p>The City shall have significant design input and final design approval of the skywalk.</p>	<p>View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets except in extenuating circumstances.</p> <p>The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:</p> <ol style="list-style-type: none"> 1. All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and 2. The design of a skywalk is such that it would not substantially impair or impact a view corridor; and 3. A skywalk would not materially detract from pedestrian and commercial activity at the street level. <p>The City Council shall have significant design input and final design approval of the skywalk.</p>
POTENTIAL EFFECTS	<ol style="list-style-type: none"> 1. Prohibits Skywalks on Main Street and any other identified view corridor 	<ol style="list-style-type: none"> 1. Would allow skywalks on Main St. under certain circumstances 2. City Council determines if the project meets criteria for exception (see items 1-3 in the above row) 3. Implies Planning Commission has final design approval 	<ol style="list-style-type: none"> 1. Would allow skywalks on Main St. under certain circumstances 2. Implies that the Planning Commission determines if the project meets criteria for exception (see items 1-3 in the above row) 3. Implies Planning Commission has final design approval 4. Difference between Planning Commission criteria: none 	<ol style="list-style-type: none"> 1. Would allow skywalks on Main St. under certain circumstances 2. The City Council determines if the project meets criteria for exception (see items 1-3 in the above row) 3. The City Council has final design approval 4. Difference between Planning Commission criteria: none

Alternative A (Council Subcommittee)	Alternative B (Council Subcommittee)	Property Reserve Inc. Proposal
<p>View Corridors: Views from downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, West Temple, South Temple, 100 South, 200 South, and 300 South and 400 South, and are discouraged on other streets except in extenuating circumstances. The City may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:</p> <p>1. All other alternatives for creating a successful at-grade link between opposite sides of the street have been evaluated and found not to be feasible due to a safety concern or physical barrier;</p> <p>2. The skywalk would contribute to the objective of creating an active, vibrant streetscape by connecting people easily to the street level corridor;</p> <p>3. The design of a skywalk is such that it would not negatively impact an identified view corridor;</p> <p>4. Urban design elements of the streetscape of an entire project are enhanced to require permeable block faces (entrances 20-50 feet), lower ratio of solid and void (minimum 60% transparent glazing), and pedestrian amenities such as shading devices and signage, such that the skywalk does not detract from pedestrian and commercial activity at the street level.</p> <p>The City shall have, through the site design and review process, significant design input and final design approval of the skywalk.</p>	<p>View Corridors: Views from downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, West Temple, South Temple, 100 South, 200 South, and 300 South and 400 South, and are discouraged on other streets except in extenuating circumstances. The City Council, after recommendation by the Planning Commission, may consider the following extenuating circumstances as justification for an exception to the policy prohibiting and discouraging skywalks or other obstructions, when:</p> <p>1. A unified development proposal is submitted which includes no less than 7.5 acres of retail/residential mixed use located on each of the two blocks on opposite sides of one of the streets as listed above;</p> <p>2. A finding is made that a compelling public interest exists through substantial demonstration of each of the following:</p> <p>i. All other reasonable alternatives for creating a successful at-grade link between opposite sides of the street have been evaluated and found not to be feasible due to:</p> <p>(a) safety concern or (b) physical barrier or (c) insufficient integration of both sides of the development via an at-grade link</p> <p>ii. A skywalk would be designed such that impacts on an identified view corridor would be minimal;</p> <p>iii. A skywalk would be designed such that it would contribute to the City's overall policy objective of creating a walkable, vibrant streetscape that would enhance pedestrian and commercial activities at the street level including ease of connection between the skywalk level and the street level as well as application of street level urban design elements such as permeable block faces and pedestrian amenities.</p> <p>iv. The proposed development encourages primary pedestrian activity at the street level through inclusion of significant retail and commercial activity on the internal corridors of the proposed development with similarly significant retail and commercial activity on the external streets of the proposed development.</p> <p>v. The proposed development encourages urban design and visual connections including pedestrian linkages that actively encourage economic development opportunities for those blocks surrounding the development.</p> <p>The City Council may add other design or urban planning policy elements when affirmatively referring a skywalk proposal to the Planning Commission for final design consideration.</p> <p>The City Planning Commission shall have, through conditional design review, significant design input and final design approval of the skywalk.</p>	<p>Here is Property Reserve Inc.'s proposal dated October 31, 2006, to amend the two plans:</p> <p>"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks except in extenuating circumstances as determined by the City Council, skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets except in extenuating circumstances.</p> <p>Circumstances that may justify an exception should be based on such compelling public policies as the need for economic development, pedestrian safety and convenience, or excellence in urban design.</p>
<p>1. Would allow skywalks on Main St. under certain circumstances, but increases number of streets where skywalks are generally prohibited</p> <p>2. Implies the Planning Commission determines if the project meets criteria for exception (see items 1-4 in the above row)</p> <p>3. Implies the Planning Commission has final design approval</p> <p>4. Difference between Planning Commission criteria</p> <p>a. Specifies "safety concern" and "physical barriers" as main criteria for evaluating feasibility of skywalk alternatives (#1)</p> <p>b. Skywalk would have to contribute to the vibrancy of the streetscape (#2)</p> <p>c. Adds specific "urban design element" requirements (#4)</p>	<p>1. Would allow skywalks on Main St. under certain circumstances, but increases number of streets where skywalks are generally prohibited</p> <p>2. The City Council determines if the project meets criteria for exception (see items 1-2 in the above row)</p> <p>3. The Planning Commission has final design approval</p> <p>4. City Council may include specific required urban design elements in their recommendation to the Planning Commission</p> <p>5. Difference between Planning Commission criteria</p> <p>a. Requires a minimum land mass on opposite sides of street, as well as a retail/residential mixed use plan, to qualify for consideration (#1)</p> <p>b. Specifies "safety concern," "physical barriers," and "insufficient integration of an at-grade link" as main criteria for evaluating feasibility of skywalk alternatives (#2.i.a.b.c.)</p> <p>c. Skywalk would have to contribute to the vibrancy of the streetscape, enhancement of activities, ease of connection, identifies types of desirable urban design elements (#2.iii.)</p> <p>d. Adds general requirements for urban design/pedestrian amenities (#2.iii.v.)</p>	<p>1. Would allow skywalks on Main St., or other identified view corridors under certain circumstances</p> <p>2. The City Council determines if the proposal meets "extenuating circumstances"</p> <p>3. Silent on who has final design approval</p> <p>4. Difference between Planning Commission criteria:</p> <p>a. Adds "economic development" and "excellence in urban design" as justification for consideration</p> <p>b. Does not contain provision for City to be involved in final design of bridge</p>