

ROSS C. "ROCKY" ANDERSON
MAYOR

SALT LAKE CITY CORPORATION

OFFICE OF THE MAYOR

Statement of Objections

Pursuant to Utah Code Section 10-3-1214, I hereby provide this statement of objections in support of my veto ("disapproval") of the Ordinance amending the Salt Lake City Downtown Master Plan and the Urban Design Element Pursuant to Petition No. 400-06-37.

The City Council's 6 - 1 vote to amend the Downtown Master Plan to allow for the consideration of sky bridges conflicts with the City's long-standing commitment to protect our view corridors and to enliven our streets by fostering pedestrian activity at the street level. The Amendment is clearly at odds with the City's urban development values and goals and is in direct opposition to the original intent of the Master Plan. The Plan reads as follows:

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, 300 South, and are discouraged on other streets except in extenuating circumstances.

The wording in the Plan was chosen to secure the preservation of the view corridors on particular streets. The intent of the Plan was to clearly state how that preservation should take place so there would be no room for error in the decisions made with regard to the development on these streets. That intent could not be more clear: skywalks are prohibited on Main Street.

The amendment of the Downtown Master Plan is in violation of this intent. Moreover, the amendment is in violation of one of the underlying goals of the Master Plan, to provide for the presence of people in the public spaces of our downtown. The Master Plan states, "...the essence of downtown is people." (Page 35.) If the proposed sky bridge were built, pedestrian activity and the presence of people on Main Street would be hindered at the street level. Visitors to our downtown area would be kept

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inside the City Creek mall, rather than flowing naturally to Main Street, a place in need of our focus and protection.

Having people visibly present on the street is the single most important ingredient in creating an attractive, vibrant, living place, where people want to spend time, linger, and interact with their community. The presence of people on the street attracts others. We are irresistibly drawn to areas that seem alive. On the other hand, empty sidewalks tend to remain that way. A sky bridge takes pedestrians off the street, isolating people from city life and the connection to other people so necessary in building community, and isolating our Main Street merchants from their customer base.

Understanding that sky bridges undermine other efforts to revitalize downtown atmospheres, professional planners discourage them. Recognizing the disconnect that has created damage to the public realm, cities across the country - including Cincinnati, Spokane, and Denver - are removing their skybridges. Yet here, in violation of our own wise and carefully crafted Master Plan, we are considering allowing one in the heart of our downtown. This consideration represents a tremendous regression in our efforts to enhance the vitality and the pulse of our city.

A sky bridge will tarnish the historic character of Main Street and downtown Salt Lake City. It will also negatively impact the view of Ensign Peak from Downtown.

The Petitioners are proposing healthy, laudable goals for a mixed-use development, the very kinds of developments we have been seeking and for which we have created policies and master plans that will support appropriate implementation. I encourage the Petitioners to find design solutions which complement rather than challenge decades of resolve and disciplined effort on the part of several administrations, dozens of committees and multiple teams of city building experts from around the world. To abandon these efforts now turns our backs on citizen participation and encourages cynicism. Abandoning the public way for private benefit will only redouble this cynicism.

As servants of this community, we are given stewardship over its growth and development. Our role in that stewardship is to be aware of how the

choices we make in the development of this city affect the feel of the city and the lives of the people who live here. Our duty is to protect the history of our City and to act with mindfulness and awareness in our governance.

For all of these reasons, the proposed change to the master plan should be rejected because of its direct conflict with the City's urban development values and goals. I urge the members of the City Council, as stewards of our future, to reconsider their support for changing our well-conceived Master Plan.

Dated this 4th day of May, 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "R. C. Anderson", written over a horizontal line.

Ross C. Anderson

Mayor

SALT LAKE CITY ORDINANCE

No. _____ of 2007

(Amending the Salt Lake Downtown Master Plan and the Urban Design Element)

AN ORDINANCE AMENDING THE SALT LAKE CITY DOWNTOWN MASTER PLAN AND THE URBAN DESIGN ELEMENT PURSUANT TO PETITION NO. 400-06-37

WHEREAS, Utah Code Annotated Section 10-9a-404 outlines the process for adopting or amending the City general plan; and

WHEREAS, after public hearings before the Planning Commission and the City Council, the City Council has determined that the following amendments to the Salt Lake City Downtown Master Plan and the Urban Design Element are in the best interests of the City;

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. The Salt Lake City Downtown Master Plan, as previously adopted by the City, includes a section discussing "View Corridors". That section, currently located on page 30 of the Plan, shall be and hereby is amended to read as follows:

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, 300 South and 400 South, and are discouraged on other streets.

The City Council, after recommendation by the Planning Commission, may authorize exceptions to the policy of prohibiting skywalks on Main Street, State Street, West Temple, South Temple, 100 South, 200 South, 300 South and 400 South, and allow for up to one skywalk per view corridor if they find justification based upon the following extenuating circumstances and minimum requirements:

- A. A unified development proposal 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 listed above is submitted by the property owner / developer to the Planning Commission, and the unified development contains no other skywalk.
- B. 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:
 1. A safety concern or
 2. physical barrier or

3. insufficient integration of both sides of the development via an at-grade link
- C. A finding is made that a compelling public interest exists through substantial demonstration of each of the following:
1. The proposed development would contribute to the objective of creating an active, vibrant streetscape by connecting people easily from upper levels to the street level corridor and maximizing public movement through architectural elements such as elevators, escalators, or grand entrances.
 2. The skywalk would be designed such that impacts on an identified view corridor would be minimal.
 3. The proposed development utilizes urban design, architectural elements and visual connections including pedestrian linkages that actively enhance the project's relationship to surrounding blocks and economic development opportunities for those blocks.
- D. Application of street level urban design elements for an entire project that enhance a primary pedestrian focus, requiring components including but not limited to all of the following:
1. Maximize permeable block faces through actions including but not limited to:
 - a) Landscaped project entrances on each block face that open the block with pedestrian corridors, and;
 - b) Maximize visual permeability into a store or by a legitimate display window, and
 - c) Maximize outward facing retail on all block faces.
 2. Enhanced pedestrian amenities on all block faces such as but not limited to shading devices, signage and seating.
 3. Uses on all external block faces that support pedestrian activity including but not limited to restaurants, residential, or retail uses comparable to internal commercial activity.

After recommendation from the Planning Commission, the City Council (as the land use authority) shall have final approval of a skywalk as part of the street vacation process authorized by State Code. The Council may choose, on an individual project basis, to add specific project and skywalk related design or other urban planning policy elements, criteria or conditions as part of the related street vacation action.

SECTION 2. The Salt Lake City Urban Design Element, as previously adopted by the City, includes section identifying view corridors and discussing skybridges. Those sections, currently located on pages 20, 21, 23 and 87, shall be and hereby are amended to read as follows:

Page 20: Salt Lake City has many view corridors which influence both the urban form of the City and the development character of its districts and communities. The most prominent include the following (see Vista Protection Map). (Figure 8.)

- State Street corridor of the State Capitol Building and surrounding foothills.
- Exchange Place terminating at the Post Office Building.

- Main Street to the Daughters of the Utah Pioneers Museum.
- 200 South East to the University of Utah Park Building.
- 300 South terminating at the D&RGW Railroad Depot.
- South Temple from Union Pacific Depot to Federal Heights foothills.
- First Avenue terminating at the LDS Temple Square.
- West Temple Street.
- 100 South Street.
- 400 South Street.
- Ensign Peak.
- Oquirrh Vista.
- Wasatch Foothills.

Page 21: The map entitled "Gateways and Vistas" shall be amended to designate West Temple Street, 100 South Street and 400 South Street as street view corridors.

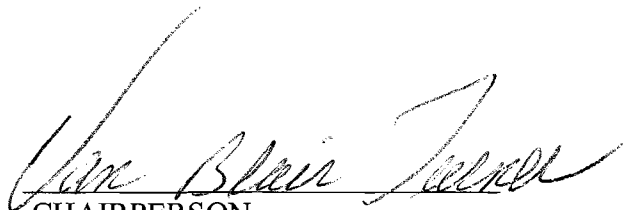
Page 23: The use of skybridges should be carefully planned. Skybridges on streets identified as "major view corridors" should be prohibited, except as otherwise authorized in the Salt Lake City Downtown Master Plan.

Page 87: Emphasize street level open space first, inner block pedestrian networks second, and below and above grade networks third. Skyways should not take activity away from the street or detract from principal views, except as otherwise authorized in the Salt Lake City Downtown Master Plan.

SECTION 3: Copies of the revised Downtown Master Plan and the Urban Design Element shall be maintained in the office of the Salt Lake City Planning Division.

SECTION 4. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2007.



CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

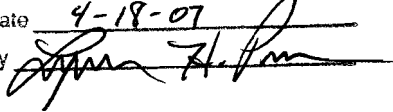
Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. Vetoed.


MAYOR
5-4-07

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date 4-18-07
By 

(SEAL)

Bill No. _____ of 2007.

Published: _____.

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